



Permit # _____
Office use only

Dock Permit Application

City of Linn Valley - Building Codes

Submit applications to Building Codes Clerk at address / email listed below.

Application Date _____

Property Owner _____

Address _____

Phone _____

Email (Required) _____

Installation Site Address _____

Lot Number _____

Corner Pins must be staked by a licensed surveyor, and survey certificate be submitted with application.

Dock Construction Type:

_____ New Installation _____ Replacement _____ Repair _____ Modification

If replaced, it will be: _____ Dismanteled / Demolished

_____ Resold: Address of relocated dock _____

Submit a completed Site Plan including set backs. (see attached page)

Electrical: _____ New Service _____ Existing Service at dock location

Description of Work: _____

Contractor _____ Linn Valley Registration # _____

Address _____

Phone _____

Contractors must be registered with the City of Linn Valley.

Owner/Contractor Signature _____

Building Codes Officer Signature _____

Issue Date _____

Adopted Codes: 2006 National Electrical Code, 2006 International Plumbing Code, 2006 International Residential Code, 2006 International Building Code

Building Codes Enforcement
620-757-2926

Building Codes Clerk
913-757-2391 Office
codesclerk@linnvalleyks.com

22412 E. 2400 Road
Linn Valley, Kansas 66040

Dock Requirements

City of Linn Valley

1. Prior to new construction of a dock, restoring, rebuilding, or replacement of an existing dock on any city lake or pond within the City of Linn Valley, all individuals or entities shall submit a City of Linn Valley building permit application. The application must include drawings outlining the specifications of the dock, a site plan showing location of the dock on the property, and a survey of the location property.
2. The dock shall be built according to city building codes as follows:
 - a. All docks must have a minimum of 120 square feet and a maximum of 450 square feet of surface area. No structure may extend into the lake more than 24 feet from the property shoreline or interfere with the use of water by watercraft on the lake.
 - b. Minimum size for docks on the 10-acre lake and 7-acre lake is minimum of 64 square feet and maximum of 120 square feet.
 - c. No private docks are allowed on the 5-acre lake or smaller bodies of water.
 - d. Docks cannot exceed more than 50% of lake frontage in width.
 - e. Docks must be permanently anchored to the shore in such a manner that they will not break loose. All docks must be attached to their respective shoreline at the centerline of the property.
 - f. Docks must be identified with the property lot number using a minimum of 3-inch numbers. Numbers must be placed on the lake side of the dock.
 - g. All material for building the docks and bunks must be of treated material and/or steel. Decking material must be treated wood material, composite material, lay-in concrete tiles, or an approved alternate material.
 - h. Acceptable method of flotation is polyethylene tubs filled with polystyrene.
 - i. Power to any dock must be GFI (ground fault interrupter) protected and installed in conduit underground.
3. The City shall issue a building permit once the dock drawings and permit application are approved by the City and the permit fee is paid.
4. The City shall issue no variance from the standard requirements unless for the specific purpose of a medical necessitating the said variance. The City shall have full discretion on whether to approve or disapprove a variance for a medical necessity.

How to Draw a Site Plan

A site plan is a detailed drawing which depicts the current and proposed structures and uses of a lot. Site plans must be drawn to scale.

Drawing your own site plan is easier than you might expect. A site plan need not be professionally prepared and can be hand drawn. To draw an acceptable site plan, include all information required on this guideline document. However, depending on the size, scope, and complexity of the project, you may need to obtain professional expertise. You may also submit multiple drawings at different scales.

A Site Plan must include the following information: (See the Key Numbers on the attached Example Site Plan.)

- 1** Scale at which site plan is drawn. 1 inch = 25 feet (1 square = 5 feet)
- 2** Must show North Arrow on site plan
- 3** Show all property lines and their dimensions
- 4** Identify existing structures on property (i.e. house, garage, shop, carport, skid shed, accessory buildings, sewer holding tanks and cistern holding tanks, etc.) Locate the structure on the property from the property line and indicate the size of the structure
- 5** Identify proposed new structures and additions. Locate all proposed structures on the property.
- 6** Setback distances of all proposed structures and/or additions are 10' from side and rear property lines and 25' from front property line. Accessory buildings, skid sheds, decks, propane tanks and privacy fences cannot be placed in front of a structure in the front 25' of the property.

Skid sheds under 240 sq. ft. may be placed 2' 6' from the rear and side property lines and cannot be in front of the residence.
- 7** Identify existing or proposed driveways and culverts as required.
- 8** Site plan should include the name(s) of adjacent roads and the required address of the property.
- 9** Sewer holding tanks and cistern tanks shall be setback 10' from side and rear of property lines and can be located within the back 10' of the front 25' setback or 15' setback from the front property line. Sewer holding tanks and cistern tanks must be separated by 5' and be located 5' from any structure.
Septic location must be within 20' access for pump truck.

Additional information may be required beyond the items listed above.

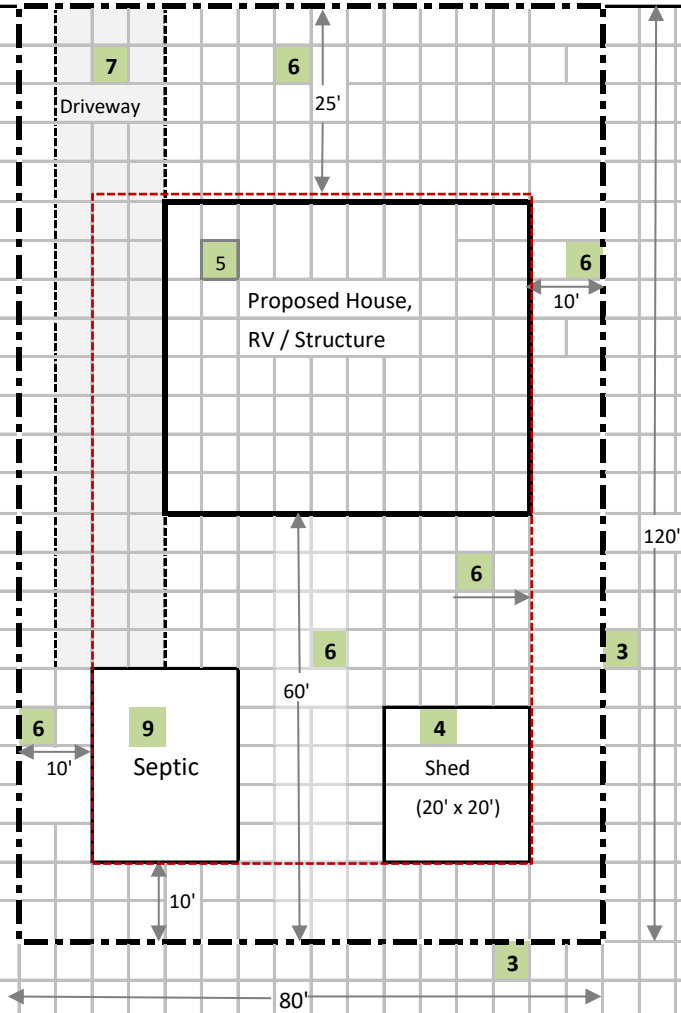
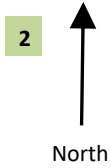
A site plan stamped by a Kansas professional engineer will be required for a new residence or accessory building.

Site Plan Example for Permit Application

See attached Information

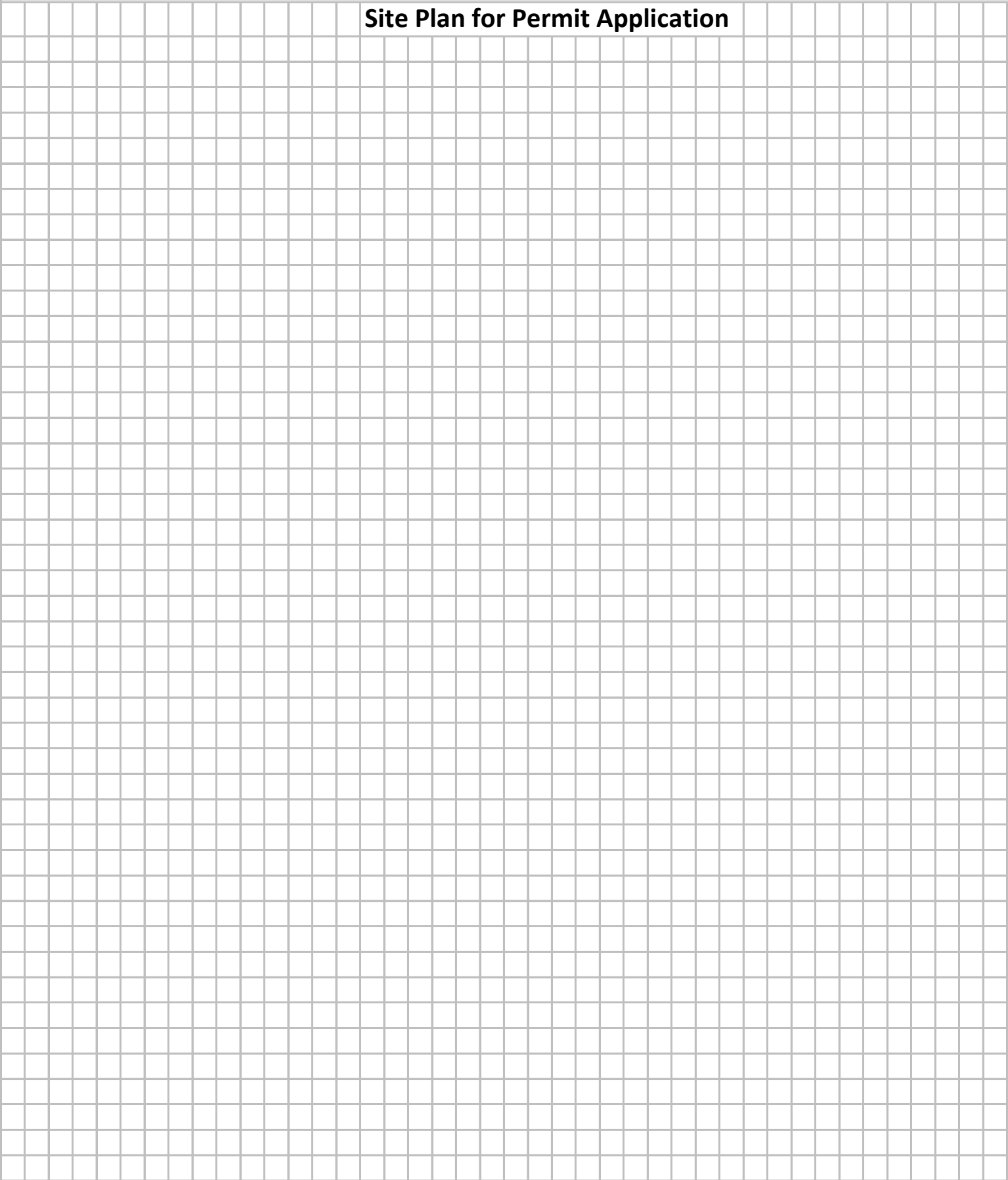
1 inch = 25 feet
1 square = 5 feet

8
Road Name



1 inch = 25 feet
1 square = 5 feet

Site Plan for Permit Application



Applicant's Name (please print): _____

Date _____