

Plat of Survey

Happy Acres Subdivision

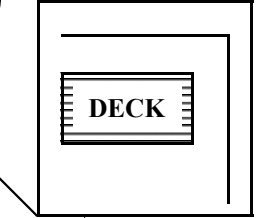
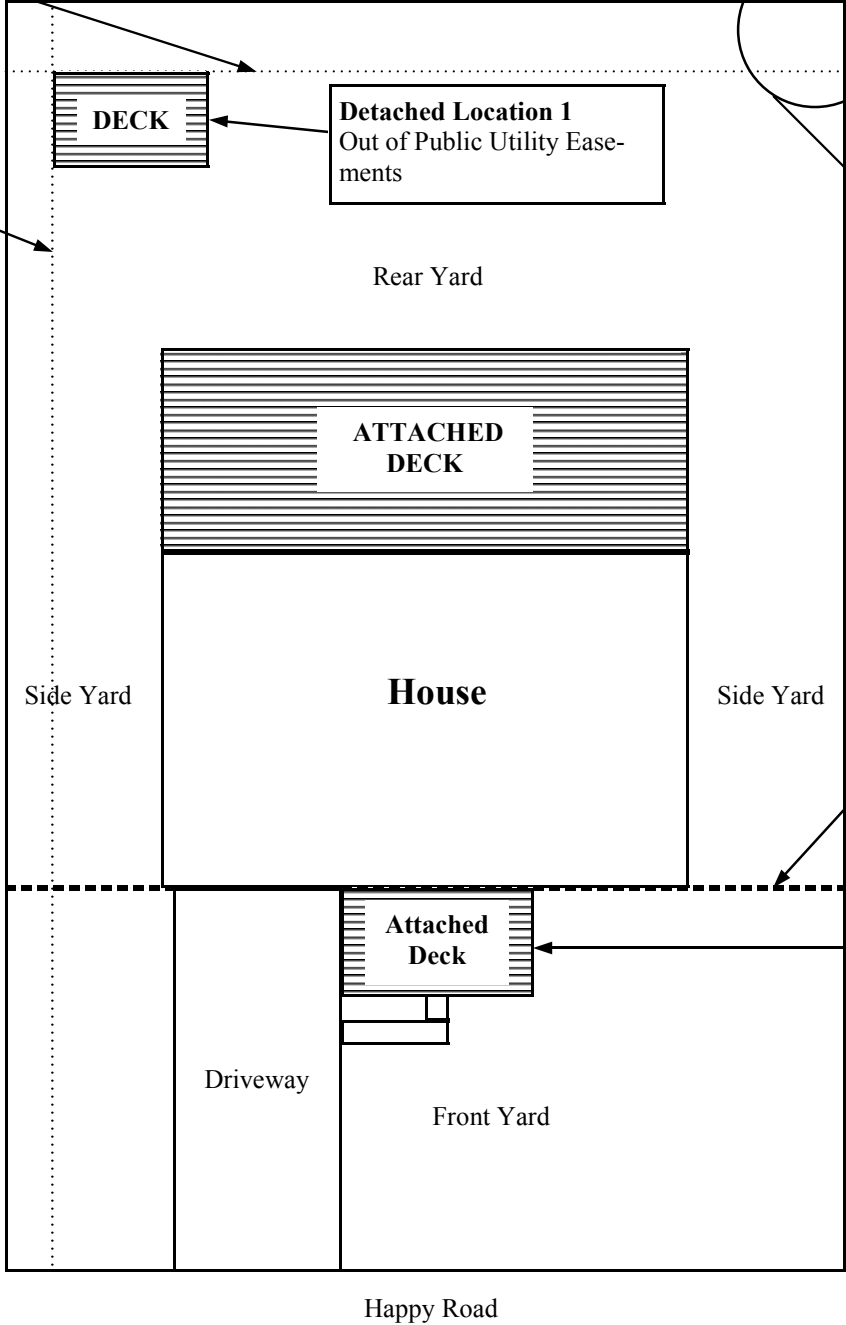
Attached/Detached Deck Layout

Public Utility & Drainage Easement

Public Utility & Drainage Easement

Important Notes

1. The decks as shown on this plat are examples of attached and detached decks in a typical rear yard.
2. Certain subdivisions have covenants that are more restrictive than the City ordinances. Prior approval from a Homeowners Association is required.
3. When a deck has a roof structure over it, the deck must meet the same setback requirements of a house structure, as well as meeting the lot coverage limit of 30%.
4. All structures (excluding driveways, sidewalks, pools, unroofed decks/patios, & fences) on a lot must cover no more than 30% of the total lot area.
5. Whenever a project requires digging please contact JULIE, in advance, at: 1-800-892-0123, to mark any underground utility lines.



Detached Location 2
When there are no easements, the deck can be placed 3 ft. from the rear and side yard property lines.

Front Yard Setback

Attached Location
Decks are allowed 10 ft. past the front yard setback.

Permits

1. A permit is required prior to construction of any deck.
2. A plat of survey or a site plan, structural drawings, and cost estimate for the project are required in order to obtain a permit for construction.

Disclaimer: This document is an example of a Plat of Survey and should be used for illustrative purposes only. It is not meant to replace an official Plat of Survey.