

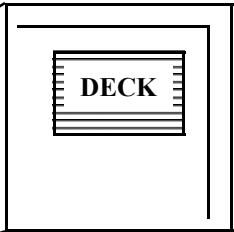
Plat of Survey

Happy Acres Subdivision

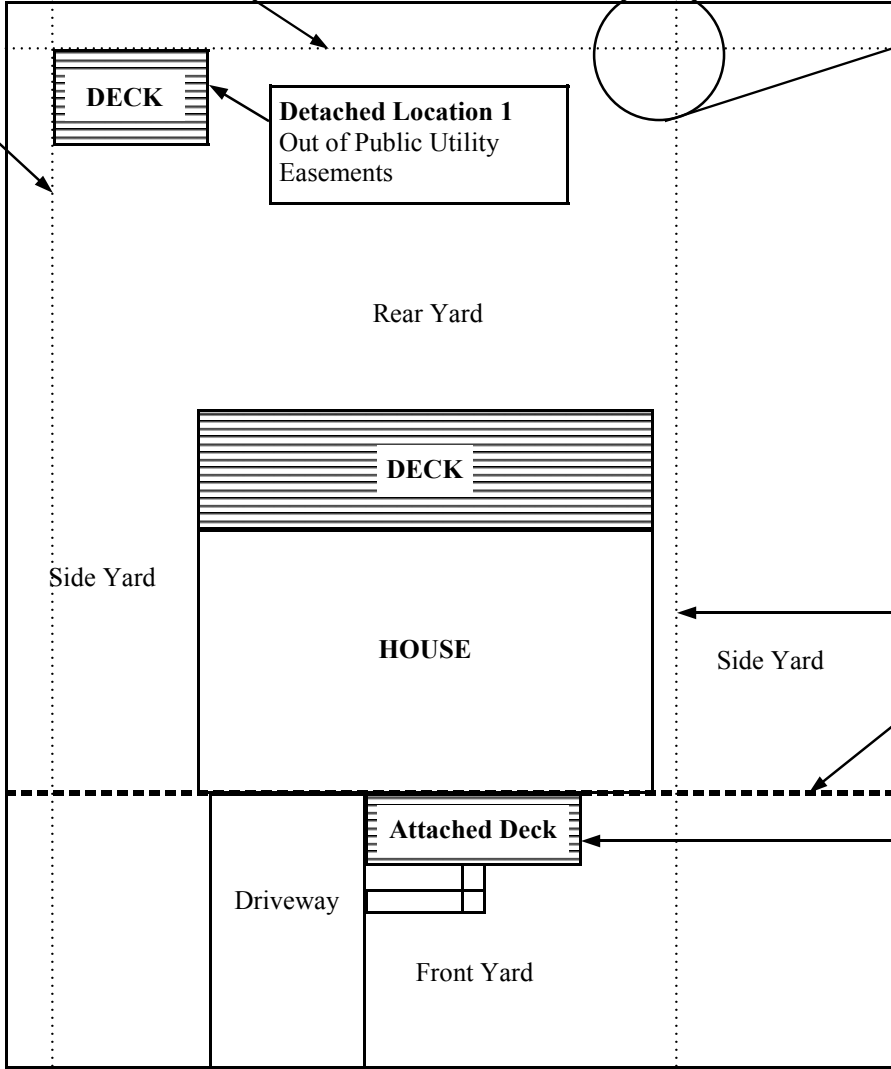
Attached/Detached Deck Layout on Corner Lot

Public Utility & Drainage Easement

Public Utility & Drainage Easement



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



Important Notes

1. The deck as shown on this plat is an example of an attached deck in a typical rear yard.
2. Certain subdivisions have covenants that are more restrictive than 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.

Very Happy Road

20 Ft. Side Yard Corner Lot Setback

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 decks.
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.