

Plat of Survey

Happy Acres Subdivision

Public Utility & Drainage Easement

Pool Layout

Public Utility & Drainage Easement

Important Notes

1. The pools as shown on this plat are examples of potential locations in a typical rear yard.
2. Pools are strictly prohibited in side yards and front yards.
3. Pools can be placed within 3 ft. of a property line, provided that there are no easements.
4. All structures (excluding driveways, sidewalks, pools, decks, & 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.

Location 2

- Out of Public Utility Easement
- Attached decks or patios are prohibited in any Public Utility Easements

Deck or Patio

Rear Yard

Location 1

6 Ft. Separation From House

House

Side Yard

Side Yard

Front Yard

Happy Road

Location 3

When there are no easements, pool can be placed 3 ft. from rear and side yard property line.

Permits

1. Both in-ground and above-ground pools require a permit.
2. Permit fees for above-ground pools are waived.
3. In-ground pools require building and electrical permits, including fees.
4. Both in-ground and above-ground pools (inclusive of attached decks and patio surfaces) are subject to the setback requirements as presented on this plat of survey.

Fencing Requirements

For controlled access to a pool, the following is required:

1. The yard for the pool must be enclosed with a fence that is at least 4 ft. high with a locking gate, or;
2. A rail along the top of the pool, with a lockable ladder/gate.

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.