



# Village of Inverness

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## DECK & PATIO BUILDING IN THE ESTATES OF INVERNESS RIDGE

In addition to the general building permit requirements of the Village, the following items will need to be conformed to when building Decks & Patios in The Estates of Inverness Ridge:

- Decks, Patios or combination thereof shall not exceed 600 square feet in aggregate per Village Planned Unit Development Ordinance.
- Seat walls are limited to 20" in height and maximum length cannot exceed 50% of the open perimeter.
- Drainage lines, ditches and swales shall be maintained to existing profiles. Existing drainage cannot be disturbed by proposed improvements. Any proposed improvements shall be kept away a minimum distance of seven (7') feet from the centerline of such drainage path. The preferred distance is nine (9') feet or greater.
- All electrical and lighting shall be indicated on plans. Be sure to include catalog cut sheets of the proposed lighting to be installed.
- Designs including pillars, gates and fire pits are prohibited.
- Designs including outdoor kitchen areas are prohibited.
- An International Code Council National Evaluation Report shall be submitted for all deck designs utilizing engineered structural, decking and railing components.
- Safety glazing is required in windows within sixty (60") inches vertically of stair and landing walking surface, thirty-six (36") inches horizontally of stair and landing and within sixty (60") inches horizontally in any direction of the bottom of the stair.
- An original signed & certified Plat of Survey prepared by an Illinois Licensed Land Surveyor, scaled no greater than 30' to the inch, shall be required with all permit applications. The Plat of Survey shall include lot improvements (i.e. existing decks and or patios) & all easements and encumbrances throughout the development, including, but limited to, those shown on the following Cook County recorded document numbers: 0010292526, 0325810092, 0010952752, 0020537891 & 0604119090.
- Initially, submit all plans and specifications to Lieberman Management Services. Contact their Resident Services Team at 847-459-0000 for further information. When applying for a building permit, the Village will require an original signed approval letter from Lieberman Management Services for the KB Home community or the Estates of Inverness Ridge Architectural Control Committee for the Toll Brothers community plus two (2) professional quality, ¼" scale, detailed and signed "approved" plans to be submitted.