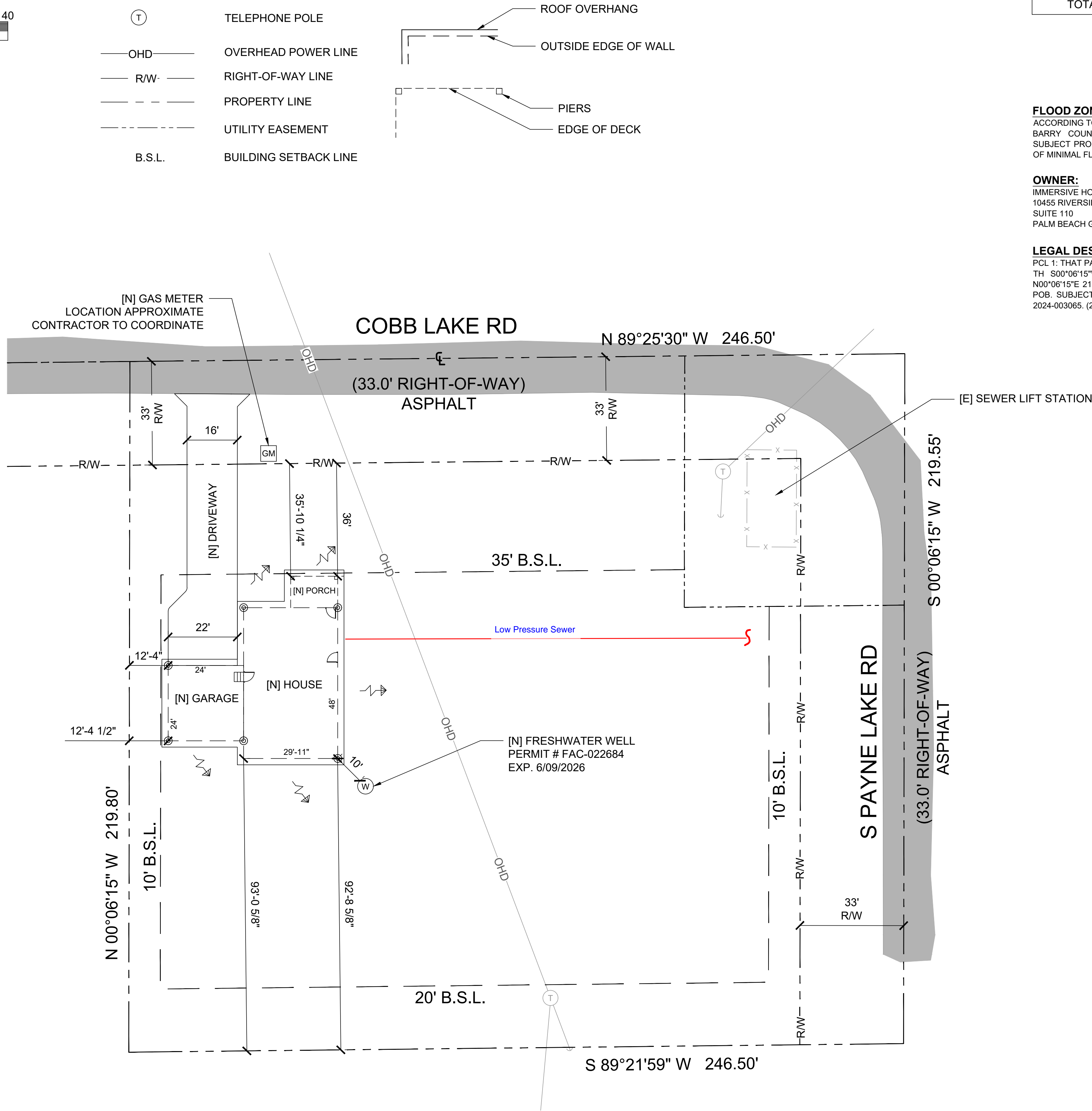


LEGEND

[E]	EXISTING	(W)	FRESHWATER WELL
[N]	NEW	(C)	ROOF DRAIN LEADER
ELEV XX.XX	SPOT ELEVATION	↖↗	DRAINAGE FLOW ARROW
FF	FINISHED FLOOR	—X—X—X—	FENCE
GM	GAS METER		
(T)	TELEPHONE POLE		
—OHD—	OVERHEAD POWER LINE		
—R/W—	RIGHT-OF-WAY LINE		
----	PROPERTY LINE		
-----	UTILITY EASEMENT		
B.S.L.	BUILDING SETBACK LINE		



IMPERVIOUS COVERAGE (SQ FT)

LOT AREA = 54,014

PRE-DEVELOPMENT

1. VACANT	=	0
TOTAL	=	0 [0.0%]

POST-DEVELOPMENT

1. HOUSE	=	1436
2. PORCH	=	150
3. GARAGE	=	576
4. DRIVEWAY	=	1525
TOTAL	=	3687 [6.8%]

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF BARRY COUNTY, PANEL NUMBER 26015C0150C, DATED 05/04/2009, THE SUBJECT PROPERTY LIES WITHIN ZONE X. ZONE X IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD.

OWNER:

IMMERSIVE HOMES LLC
10455 RIVERSIDE DRIVE
SUITE 110
PALM BEACH GARDENS, FL 33410

LEGAL DESCRIPTION:

PCL 1: THAT PART OF SE 1/4 SEC 18-T3N-R10W DES AS: BEG E 1/4 COR SEC 18: TH S00°06'15"W AL E LN SD SEC 219.55'; TH S 89°21'59"W 246.50'; TH N00°06'15"E 219.80' TO E-W 1/4 LN; TH N89°25'30"E 246.50' ALG E-W 1/4 LN TO POB. SUBJECT TO ESMT FOR SEWER LIFT STATION AS RECORDED DOC # 2024-003065, (2025T)

GENERAL NOTES

- THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, OR THE ENGINEER, OR ANY PUBLIC AGENCY.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SCHEDULE ALL REQUIRED INSPECTIONS WITH THE APPROPRIATE AGENCIES BEFORE COMMENCING WORK. FAILURE TO DO SO MAY RESULT IN DELAYS, FINES, OR REQUIRED RECONSTRUCTION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS, INCLUDING PAVEMENT, CURBS, SIDEWALKS, UTILITIES, LANDSCAPING, AND ADJACENT STRUCTURES. ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND JURISDICTIONAL AGENCY, AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO AND DURING CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL SEDIMENTATION AND EROSION CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON SITE AND TO PREVENT VIOLATIONS OF STATE WATER QUALITY STANDARDS. SEDIMENTATION AND EROSION CONTROL FEATURES MAY INCLUDE, BUT ARE NOT LIMITED TO, SILT FENCES, SILTATION BARRIERS, GEOTEXTILE FILTER BARRIERS, TURBIDITY SCREENS AND SEDIMENTATION BASINS. CONSTRUCTION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH APPLICABLE STATE, COUNTY OR CITY RULES AND REGULATIONS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES FOR WHICH THIS PROJECT RESIDES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING, UNLESS OTHERWISE NOTED. ALL STAKING SHALL BE PERFORMED BY A LICENSED SURVEYOR OR QUALIFIED PROFESSIONAL FAMILIAR WITH THE APPROVED SITE PLAN. THE CONTRACTOR SHALL VERIFY ALL STAKEOUT PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY DEVIATION FROM THE APPROVED PLANS DUE TO FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO IMPLEMENTATION. UNAUTHORIZED FIELD CHANGES ARE STRICTLY PROHIBITED AND MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND ANY TYPICAL DETAILS. WHERE NO DETAILS ARE PROVIDED, CONSTRUCTION SHALL FOLLOW STANDARD PRACTICES OR GOVERNING AGENCY REQUIREMENTS FOR SIMILAR WORK.
- THE EXISTENCE, LOCATION, AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND DEPTHS BY POTHOLING OF ALL UTILITIES WITH APPROPRIATE AGENCIES, AND TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE AGENCY AND TO THE CIVIL ENGINEER.
- LOCATION OF POLES AND/OR OTHER DRY UTILITY FACILITIES AS SHOWN ON THE APPROVED PLANS ARE SCHEMATIC UNLESS OTHERWISE NOTED. BEFORE BEGINNING ANY CONSTRUCTION WORK, THE CONTRACTOR SHALL VERIFY IF THERE ARE ANY CONFLICTS WITH UNDERGROUND UTILITIES, OVERHEAD UTILITIES, OR OTHER OBSTACLES. IF EQUIPMENT OR POLES MUST BE RELOCATED, THE CITY ENGINEER MUST APPROVE THE NEW LOCATION PRIOR TO INSTALLATION.
- REMOVAL OR RELOCATION OF UTILITY OR POWER POLES, OVERHEAD LINES, AND/OR OTHER EXISTING FACILITIES WHICH INTERFERE WITH PROPOSED IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE UTILITY COMPANY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE UTILITY COMPANIES.
- THE BOUNDARY SHOWN HEREON IS BASED ON PUBLIC RECORDS AND NOT THE RESULT OF A BOUNDARY SEARCH BY A LICENSED SURVEYOR. NO REPRESENTATION IS MADE TO ITS ACCURACY AND THE ENGINEER SHALL NOT BE LIABLE FOR DISCREPANCIES, DISPUTES, OR LEGAL MATTERS ARISING FROM THE USE OF THESE PLANS FOR BOUNDARY-RELATED PURPOSES. IT IS STRONGLY ADVISED THAT A LICENSED SURVEYOR BE CONSULTED TO CONDUCT A COMPREHENSIVE BOUNDARY SURVEY TO ASCERTAIN ACCURATE AND LEGALLY DEFENSIBLE PROPERTY LINES.
- FINISHED GRADE SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET, WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.

ZONING & PROPERTY DATA

TAX ID	08-16-018-001-11
SIZE (ACRES)	1.24
TAX DISTRICT	YANKEE SPRINGS TOWNSHIP
ZONING DISTRICT	RURAL RESIDENTIAL
MAXIMUM LOT COVERAGE	NO MAXIMUM
SETBACKS:	
FRONT	35 FEET
SIDE	10 FEET
REAR	20 FEET

REVISIONS

REV	DATE	DESCRIPTION

All documents, including Drawings and Bids, Specifications, prepared or furnished by Firms listed on face, are instruments of service in respect of the client and firms listed on face, shall retain an ownership and property interest therein whether or not the documents are delivered to the client. These documents are not intended to be substituted for reuse by the Client or others on extensions of the Project or on any other project. Any reuse without written verification by Firms listed on face will entitle Firms listed on face to further compensation at rates to be agreed upon by Firms listed on face and the Client.

IMMERSIVE HOMES, LLC

10455 RIVERSIDE DRIVE

SUITE 110

PALM BEACH GARDENS, FL 33410

WWW.IMMERSIVEHOMES.COM

NOT APPROVED UNLESS
ACCOMPANIED WITH
A VALID SIGNATURE



ENGINEER OF RECORD
MICHAEL R. BANEY, P.E.
MI P.E. No. 6201312863



72 HOURS OF NOTICE IS
REQUIRED BEFORE ANY
LAND DISTURBANCE
ACTIVITIES CAN BEGIN.

PROJECT NAME
12145 COBB LAKE RD

PROJECT ADDRESS
12145 COBB LAKE RD
WAYLAND, MI 49348

SITE PLAN

PROJECT NUMBER:
2025-SB-043

DESIGNED BY: MRB
DRAWN BY: MRB
CHECKED BY: MRB

SHEET NO.

C1.00