

- BENCHMARK #1 ELEV. 586.45 (NAVD88)
TOP OF 80D SPIKE IN WEST SIDE
UTILITY POLE (1.7' A/G)
- BENCHMARK #2 ELEV. 583.95 (NAVD88)
TOP OF RR SPIKE IN SOUTH SIDE
UTILITY POLE (2' A/G)
- BENCHMARK #3 ELEV. 590.11 (NAVD88)
TOP OF RR SPIKE IN NORTH SIDE
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TOP OF SPINDLE IN NORTH SIDE
UTILITY POLE
- BENCHMARK #6 ELEV. 583.52 (NAVD88)
TOP OF WLY FLANGE BOLT ON
HYDRANT

GENERAL NOTES

1. TOPO AND BOUNDARY INFORMATION FROM WESTSHORE ENGINEERING AND SURVEYING AND UPDATED BY EXXEL ENGINEERING BASED ON EXISTING FIELD CONDITION CHANGES.
2. UTILITIES SHOWN (IF ANY) ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATION OR SHOWING ALL UTILITIES IN THE AREA.
3. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-582-7171

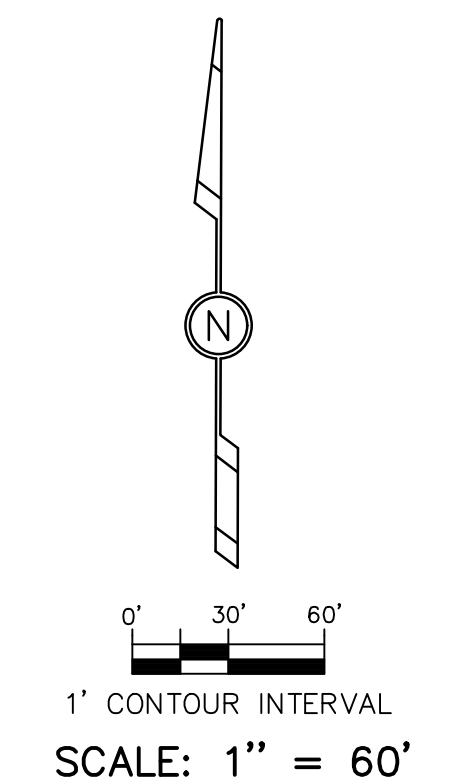
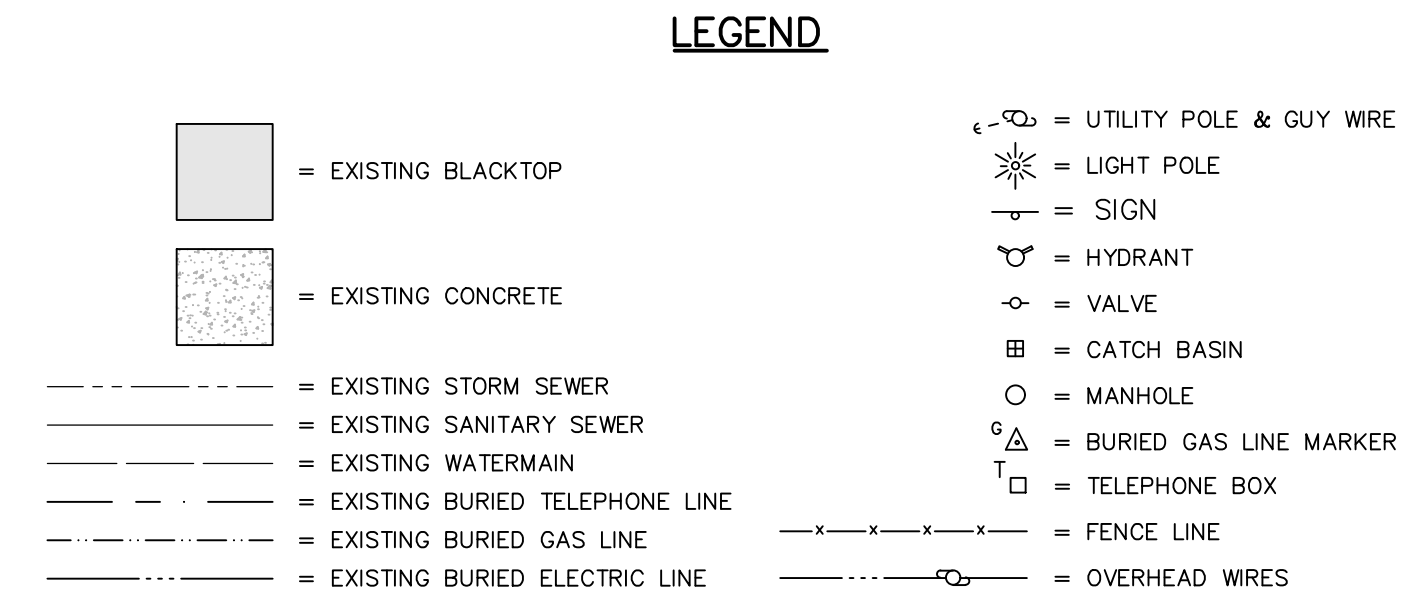
FLOODPLAIN INFORMATION

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AREAS "AE" (AREAS OF 100 YEAR FLOOD HAZARD WITH BASE FLOOD ELEVATION 583.0), AND "X" (AREAS OF MINIMAL FLOOD HAZARD) PER COMMUNITY NUMBER 260161 PANEL 26121C0257E CITY OF MUSKEGON DATED OCTOBER 7, 2021.

UTILITY INFORMATION

CITY OF MUSKEGON
 SANITARY SEWER, STORM SEWER AND WATER 231-724-4100
 COMCAST-CABLE 888-266-2278
 VERIZON-TELEPHONE 800-483-5600
 CONSUMERS ENERGY 800-477-5050
 MICH-CON 800-477-5000

OVERALL PUD DESCRIPTION:
 THAT PART OF BLOCK 574 OF THE REVISED PLAT (OF 1903) OF THE CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 574; THENCE N84°41'53"W 270.27 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST WESTERN AVENUE TO THE POINT OF BEGINNING; THENCE N80°29'37"W 498.63 FEET ALONG SAID NORTH RIGHT-OF-WAY; THENCE N87°50'31"W 565.39 FEET ALONG SAID NORTH RIGHT-OF-WAY; THENCE N02°29'34"E 190.04 FEET TO THE NORTHERLY LINE OF THE C&O RAILROAD RIGHT-OF-WAY; THENCE N72°40'42"W 79.23 FEET ALONG SAID RR ROW; THENCE NORTHWESTERLY 203.00 FEET ALONG THE ARC OF A 792.59 FOOT RADIUS CURVE TO THE RIGHT, BEING ALONG SAID RR ROW, THE CHORD OF WHICH BEARS N63°57'08"W 202.45 FEET; THENCE N01°57'05"E 366.74 FEET; THENCE S88°04'18"E 690.94 FEET; THENCE S43°04'18"E 247.41 FEET; THENCE S43°06'52"E 236.60 FEET; THENCE S43°02'16"E 286.31 FEET; THENCE S43°05'32"E 118.61 FEET; THENCE S02°21'07"W 100.00 FEET TO THE POINT OF BEGINNING. (THE PREVIOUS 6 COURSES BEING ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF HARTSHORN VILLAGE)

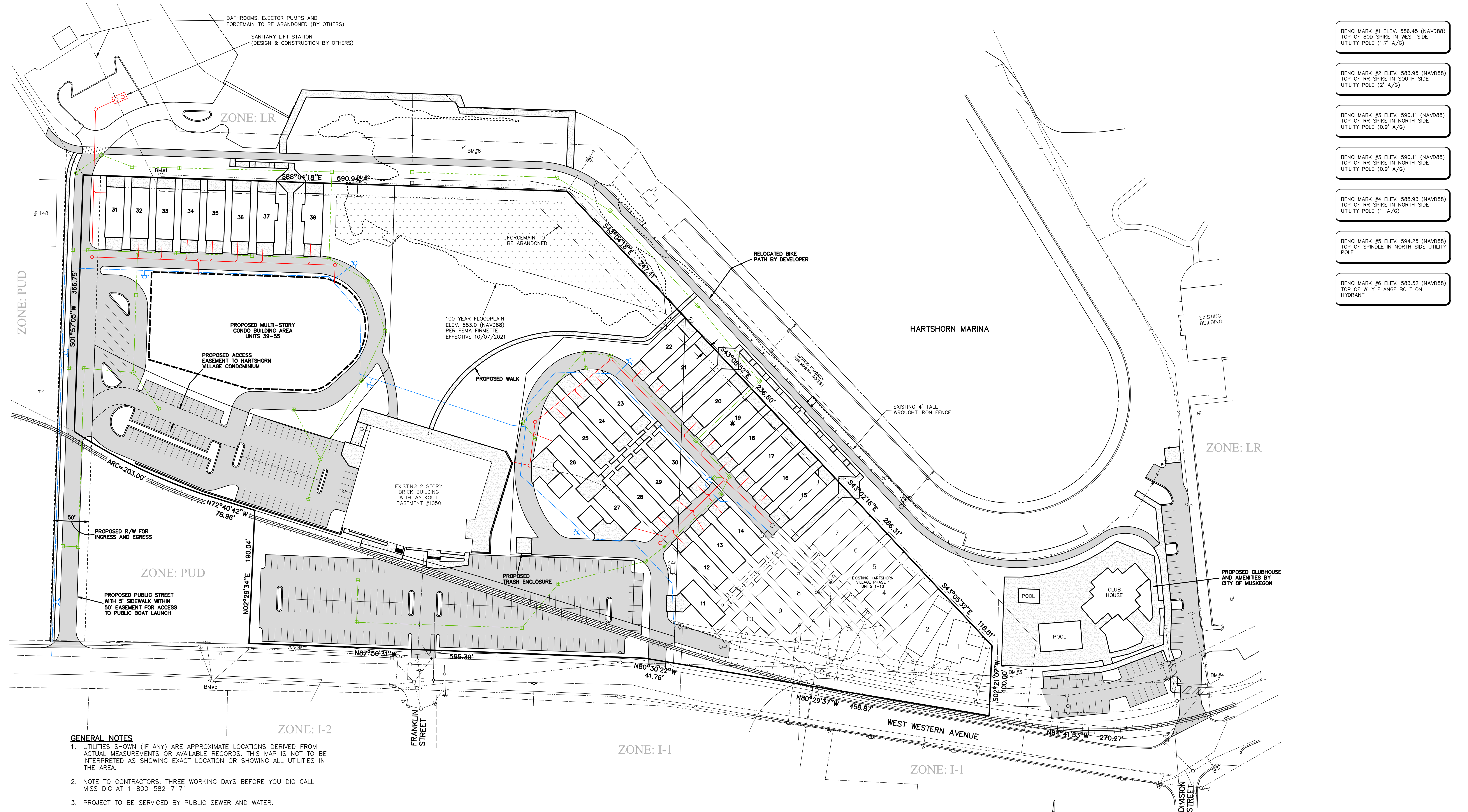


EXISTING CONDITIONS
HARTSHORN VILLAGE CONDOMINIUM – 2022 PUD AMENDMENT
 FOR: HARBOR WEST LLC
 ATTN: SIDNEY SMITH
 108 SOUTH UNIVERSITY
 MT. PLEASANT, MI 48858
 PART OF THE NE 1/4, SECTION 25, T10N, R17W, CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

exxel engineering, inc.
 planners • engineers • surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: JDR	PROJ. ENG.: DDG	SHEET 1 of 3
APPROVED BY: DDG	PROJ. SURV.: JCB	
DATE: 202164E	DATE: 02/28/2022	

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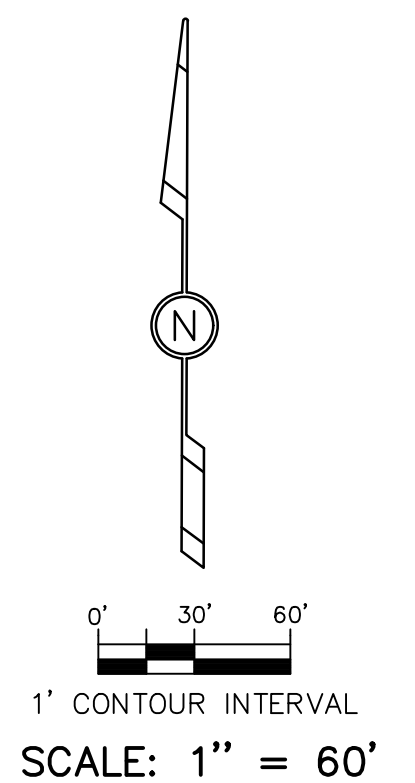


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2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-582-7171
3. PROJECT TO BE SERVICED BY PUBLIC SEWER AND WATER.
4. A PUBLIC STREET WILL BE CONSTRUCTED ALONG THE WEST SIDE OF THE DEVELOPMENT BY THE CITY OF MUSKEGON AS SHOWN ON THE PLANS FROM WEST WESTERN TO THE BOAT LAUNCH.
5. ROADWAYS WITHIN HARTSHORN VILLAGE CONDOMINIUM TO BE PRIVATE
6. CONDO ASSOCIATION TO MAINTAIN OPEN AREAS.
7. ALL INTERIOR DIRECTIONAL AND TRAFFIC SIGNS WILL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MUSKEGON AND THE MMUTCD.
8. STREET LIGHTING TO BE IN ACCORDANCE WITH THE CITY OF MUSKEGON LIGHTING FOR PUBLIC STREETS. CITY WILL REQUIRE CUT-OFF FIXTURES TO PREVENT GLARE ONTO ADJACENT PROPERTIES.
9. ALL DRIVEWAYS WILL BE SURFACED WITH CONCRETE.
10. EACH UNIT WILL HAVE A MINIMUM OF ONE (1) 8'X18" PARKING SPACE (DRIVEWAY/GARAGE STALL) DEDICATED ON SITE.
11. ALL PROPOSED WATER AND SANITARY SEWER LINES WILL BE LOCATED IN AN EASEMENT DEDICATED TO THE CITY OF MUSKEGON.

- LEGEND**
- [Grey Box] = PROPOSED BLACKTOP
 - [Dotted Box] = PROPOSED CONCRETE
 - [Dashed Line] = EXISTING STORM SEWER
 - [Long Dashed Line] = EXISTING SANITARY SEWER
 - [Short Dashed Line] = EXISTING WATERMAIN
 - [Dash-dot Line] = EXISTING BURIED ELECTRIC LINE
 - [Blue Line] = PROPOSED WATERMAIN
 - [Red Line] = PROPOSED SANITARY SEWER
 - [Green Line] = PROPOSED STORM SEWER
 - [Symbol] = UTILITY POLE & GUY WIRE
 - [Symbol] = LIGHT POLE
 - [Symbol] = SIGN
 - [Symbol] = HYDRANT
 - [Symbol] = VALVE
 - [Symbol] = CATCH BASIN
 - [Symbol] = MANHOLE
 - [Symbol] = BURIED GAS LINE MARKER
 - [Symbol] = TELEPHONE BOX
 - [Symbol] = FENCE LINE
 - [Symbol] = OVERHEAD WIRES

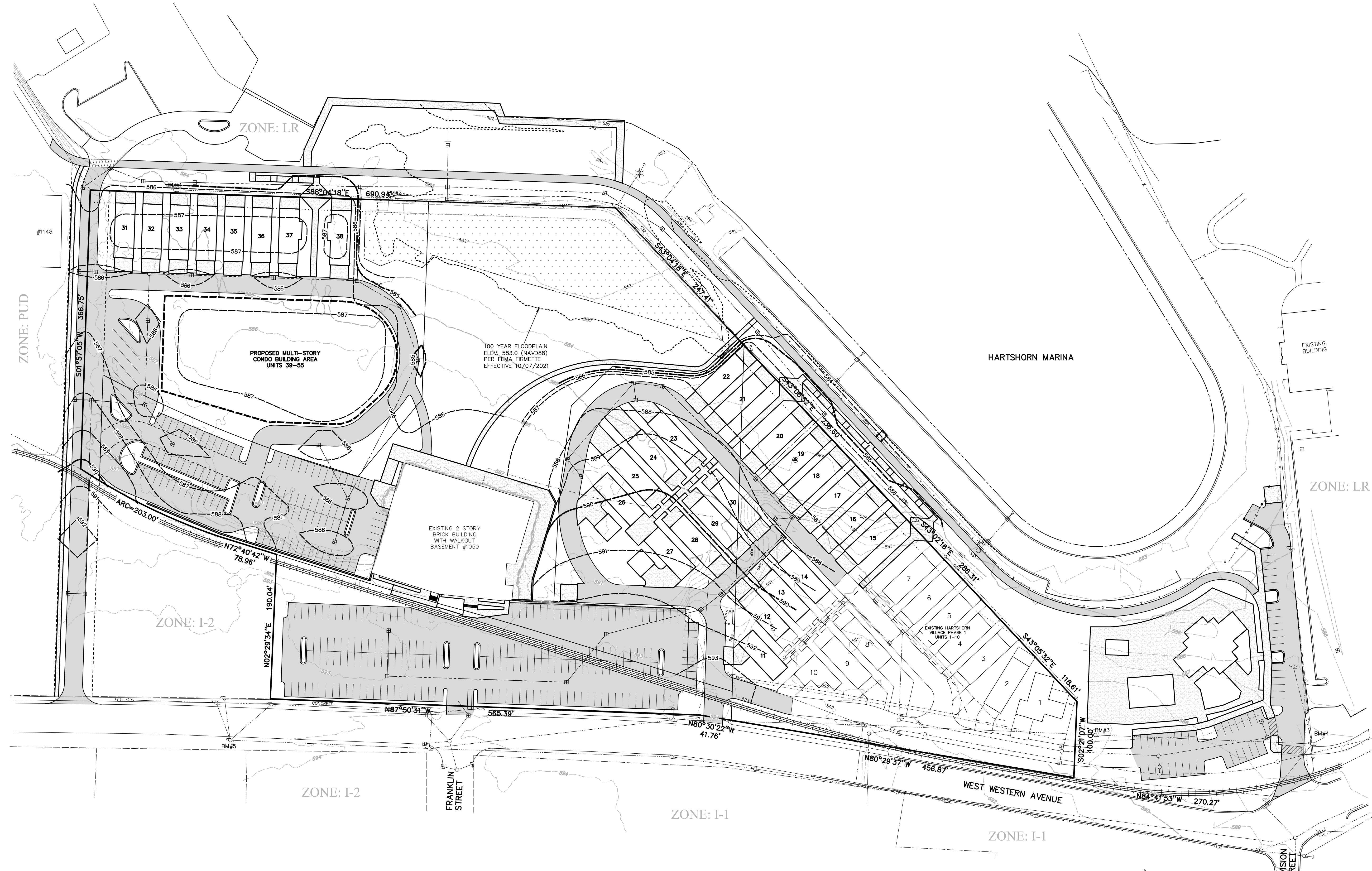


PROPOSED SITE PLAN
HARTSHORN VILLAGE CONDOMINIUM – 2022 PUD AMENDMENT
 FOR: HARBOR WEST LLC
 ATTN: SIDNEY SMITH
 108 SOUTH UNIVERSITY
 MT. PLEASANT, MI 48858
 PART OF THE NE 1/4, SECTION 25, T10N, R17W, CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

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DRAWN BY: JDR	PROJ. ENG.: DDG	SHEET 2 of 3
APPROVED BY: DDG	PROJ. SURV.: JCB	
DATE:	FILE NO.: 202164E	DATE: 02/28/2022

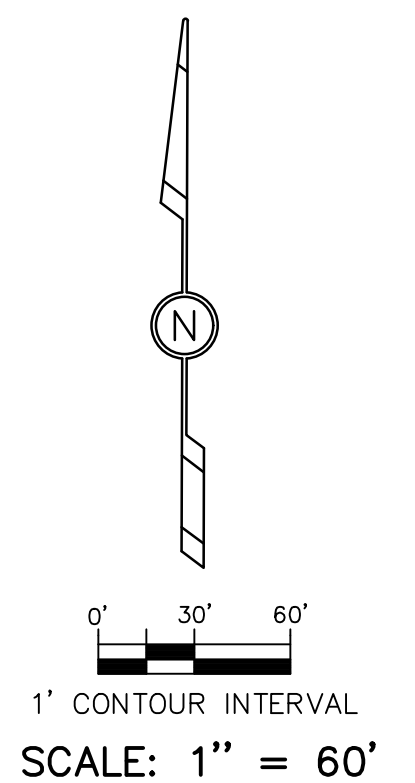
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 2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-582-7171
 3. IT IS PROPOSED THAT ALL EXISTING SOIL WILL REMAIN ON SITE. ADDITION FILL MATERIAL MAY NEED TO BE TRUCKED IN.

- LEGEND**
- = EXISTING CONTOUR
 - - - - - = PROPOSED CONTOUR
 - - - - - = EXISTING STORM SEWER
 - - - - - = EXISTING BURIED ELECTRIC LINE
 - ⊕ = UTILITY POLE & GUY WIRE
 - ☼ = LIGHT POLE
 - ⊕ = SIGN
 - ⊕ = HYDRANT
 - ⊕ = VALVE
 - ⊕ = CATCH BASIN
 - ⊕ = MANHOLE
 - ⊕ = BURIED GAS LINE MARKER
 - ⊕ = TELEPHONE BOX
 - - - - - = FENCE LINE
 - - - - - = OVERHEAD WIRES



PROPOSED GRADING PLAN
HARTSHORN VILLAGE CONDOMINIUM – 2022 PUD AMENDMENT
 FOR: HARBOR WEST LLC
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		FILE NO.: 202164E	DATE: 02/28/2022

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