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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

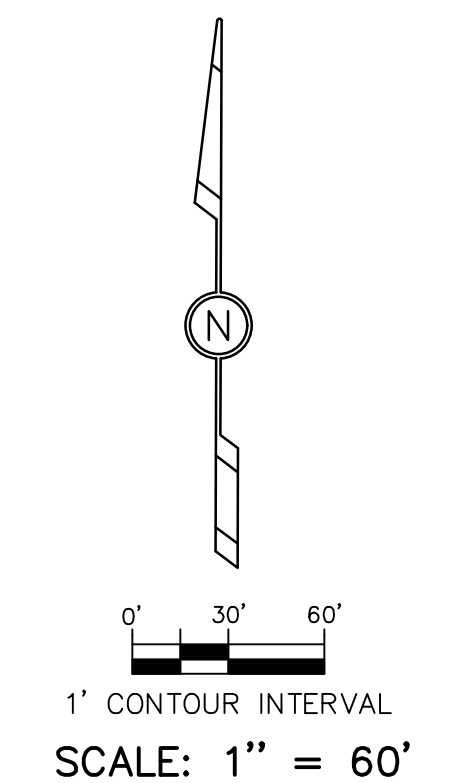
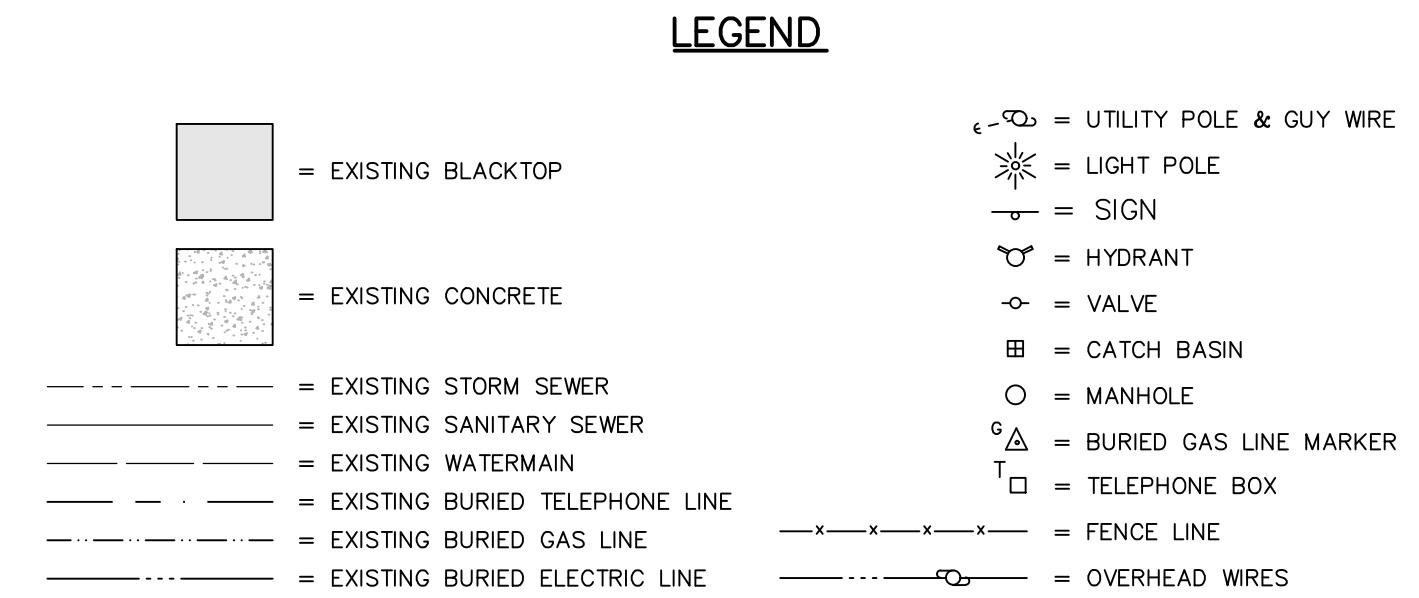
FLOODPLAIN INFORMATION

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 -- PUD AMENDMENT

FOR: HARBOR WEST LLC
C/O RYAN LEESTMA
1204 WEST WESTERN AVENUE
MUSKEGON, MI 49441
PART OF THE NE 1/4, SECTION 25, T10N, R17W, CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

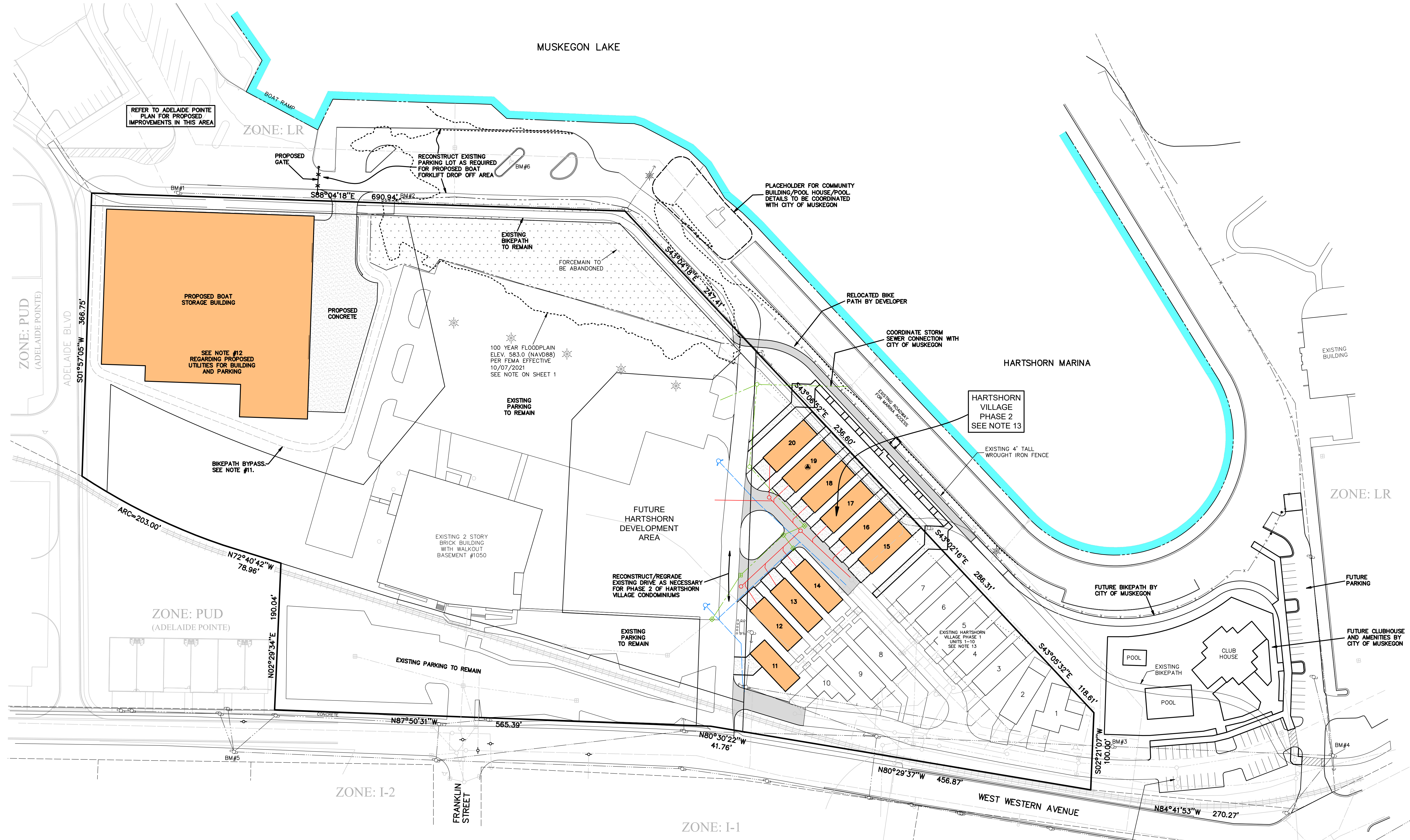
exxel engineering, inc.
planners • engineers • surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

12/27/22	SUBMIT FOR REVISED PUD (LEESTMA)	JDR
05/16/22	REV. STORMWATER MNGMT.	JDR
03/28/22	ADD EXISTING UTIL. POLE	JDR
	REVISION	BY

APPROVED BY: DDG
DATE: 202164E

PROJ. ENG.: DDG
PROJ. SURV.: JCB
DATE: 02/28/2022

SHEET 1 of 3



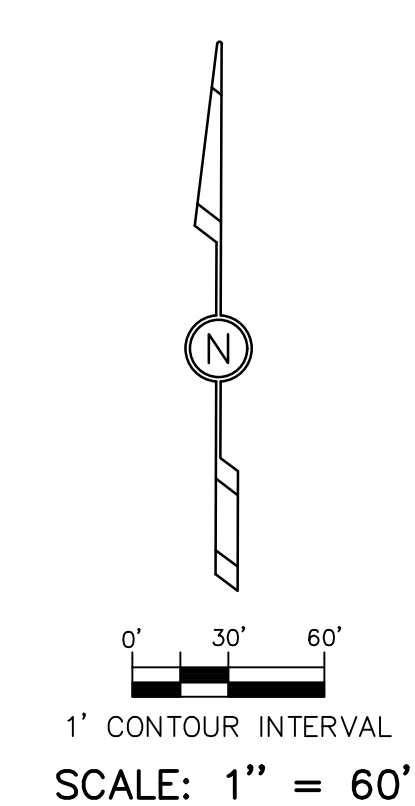
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2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-582-7171
3. PROJECT TO BE SERVICED BY PUBLIC SEWER AND WATER.
4. ROADWAYS WITHIN HARTSHORN VILLAGE CONDOMINIUM TO BE PRIVATE
5. CONDO ASSOCIATION TO MAINTAIN OPEN AREAS.
6. ALL INTERIOR DIRECTIONAL AND TRAFFIC SIGNS WILL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MUSKEGON AND THE MMUTCD.
7. 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.
8. ALL DRIVEWAYS FOR CONDO UNITS WILL BE SURFACED WITH CONCRETE.
9. EACH CONDO UNIT WILL HAVE A MINIMUM OF ONE (1) 8'X18" PARKING SPACE (DRIVEWAY/GARAGE STALL) DEDICATED ON SITE.
10. ALL PROPOSED WATER AND SANITARY SEWER LINES WILL BE LOCATED IN AN EASEMENT DEDICATED TO THE CITY OF MUSKEGON.
11. BIKEPATH BYPASS TO BE USED WHEN BOATS ARE BEING TRANSPORTED FROM BOAT STORAGE OVER MAIN BIKEPATH TO THE LAKE
12. ALL UTILITIES REQUIRED FOR THE PROPOSED BOAT STORAGE, INCLUDING WATERMAIN, SANITARY AND STORM SEWER WILL CONNECT TO THE ADELAIDE POINTE DEVELOPMENT TO THE WEST.
13. HARTSHORN VILLAGE CONDOMINIUMS WILL BE CONVERTED FROM A TRADITIONAL CONDOMINIUM TO A SITE CONDOMINIUM.

LEGEND

- = PROPOSED BLACKTOP
- = PROPOSED CONCRETE
- = EXISTING STORM SEWER
- = EXISTING SANITARY SEWER
- = EXISTING WATERMAIN
- = EXISTING BURIED ELECTRIC LINE
- = PROPOSED WATERMAIN
- = PROPOSED SANITARY SEWER
- = PROPOSED STORM SEWER
- = UTILITY POLE & GUY WIRE
- = LIGHT POLE
- = SIGN
- = HYDRANT
- = VALVE
- = CATCH BASIN
- = MANHOLE
- = BURIED GAS LINE MARKER
- = TELEPHONE BOX
- = FENCE LINE
- = OVERHEAD WIRES



PROPOSED SITE PLAN

HARTSHORN VILLAGE CONDOMINIUM -- PUD AMENDMENT

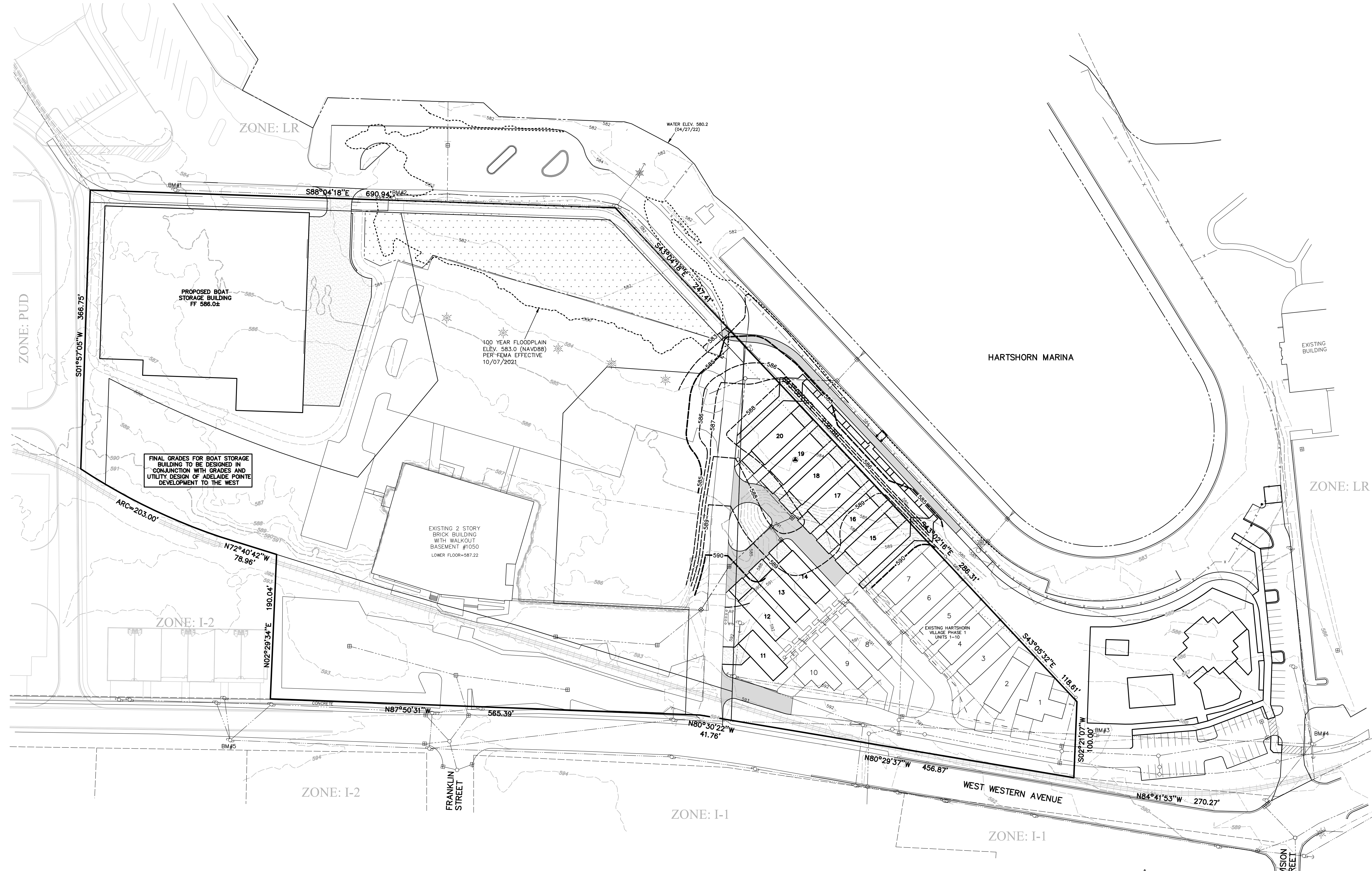
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1204 WEST WESTERN AVENUE
MUSKEGON, MI 49441
PART OF THE NE 1/4, SECTION 25, T10N, R17W, CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

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05/16/22	REV. STORMWATER MNGMT.	JDR	
03/28/22	ADD EXISTING UTIL. POLE	JDR	
DATE	REVISION	BY	FILE NO.:

DRAWN BY: JDR	APPROVED BY: DDG	PROJ. ENGR.: DDG	SHEET
DATE: 202164E	DATE: 02/28/2022	PROJ. SURV.: JOB	2 of 3



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FINAL GRADES FOR BOAT STORAGE BUILDING TO BE DESIGNED IN CONJUNCTION WITH GRADES AND UTILITY DESIGN OF ADELAIDE POINTE DEVELOPMENT TO THE WEST

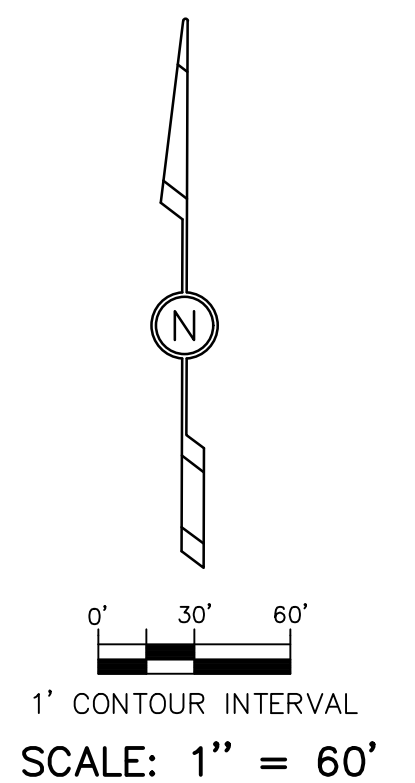
EXISTING 2 STORY BRICK BUILDING WITH WALKOUT BASEMENT #1050
LOWER FLOOR=587.22

100 YEAR FLOODPLAIN
ELEV. 583.0 (NAVD88)
PER FEMA EFFECTIVE
10/07/2021

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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
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 - ⊙ = VALVE
 - ⊙ = CATCH BASIN
 - ⊙ = MANHOLE
 - ⊙ = BURIED GAS LINE MARKER
 - ⊙ = TELEPHONE BOX
 - - - - - = FENCE LINE
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PROPOSED PRELIMINARY GRADING PLAN
HARTSHORN VILLAGE CONDOMINIUM – PUD AMENDMENT

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DRAWN BY: JDR	APPROVED BY: DDG	PROJ. ENGR.: DDG
PROJ. SURV.: JCB	DATE: 02/28/2022	SHEET 3 of 3

