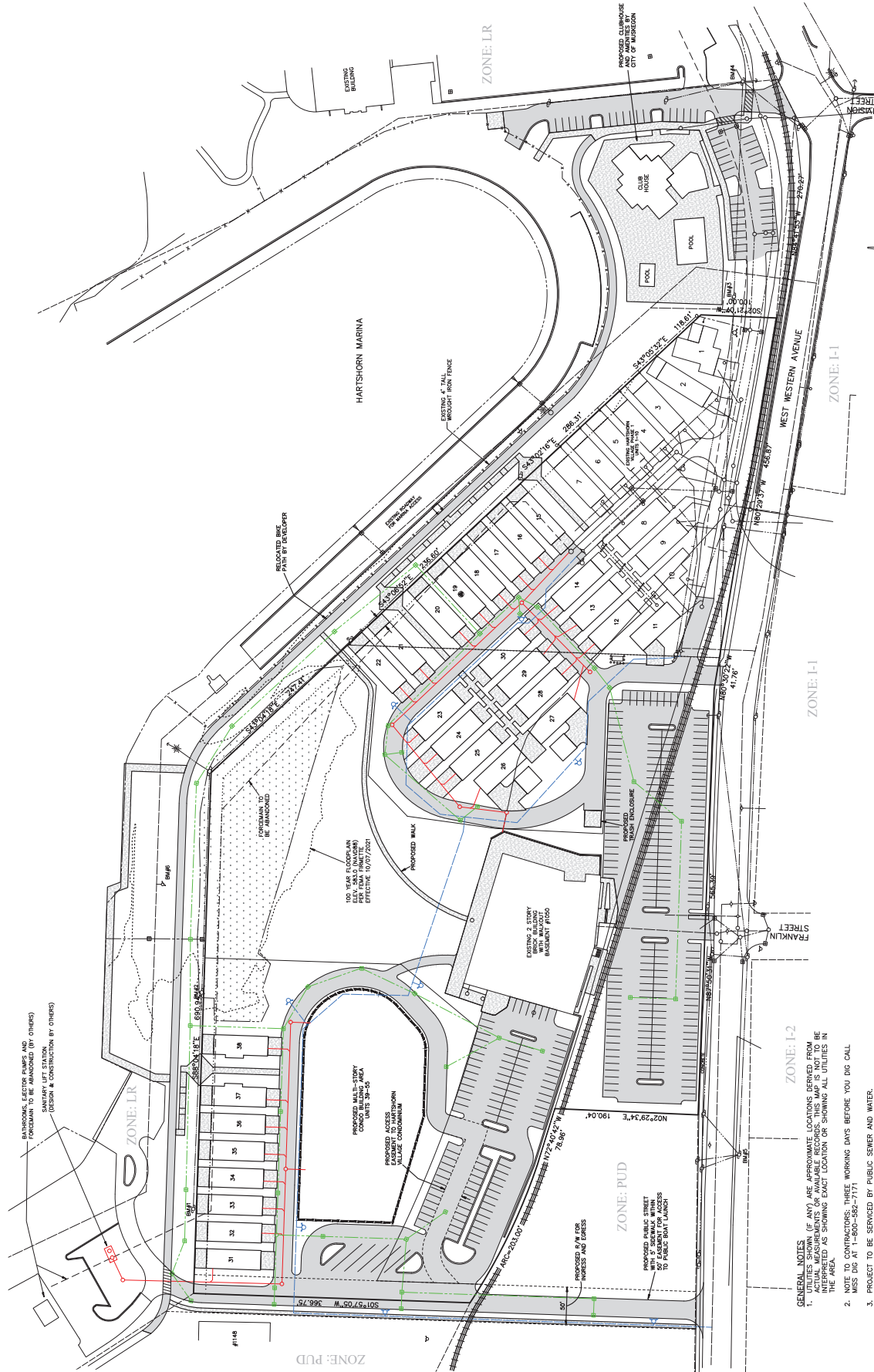


BENCHMARK #1 ELEV. 558.45 (NAVD83) TOP OF 8" DRAIN IN WEST SIDE UTILITY POLE (17' A/D)
BENCHMARK #2 ELEV. 558.55 (NAVD83) TOP OF 8" DRAIN IN SOUTH SIDE UTILITY POLE (17' A/D)
BENCHMARK #3 ELEV. 558.11 (NAVD83) TOP OF 8" DRAIN IN WEST SIDE UTILITY POLE (17' A/D)
BENCHMARK #4 ELEV. 560.11 (NAVD83) TOP OF 8" DRAIN IN NORTH SIDE UTILITY POLE (17' A/D)
BENCHMARK #5 ELEV. 558.53 (NAVD83) TOP OF 8" DRAIN IN NORTH SIDE UTILITY POLE (17' A/D)
BENCHMARK #6 ELEV. 563.53 (NAVD83) TOP OF 8" DRAIN IN NORTH SIDE UTILITY POLE (17' A/D)
BENCHMARK #7 ELEV. 564.25 (NAVD83) TOP OF 8" DRAIN IN NORTH SIDE UTILITY POLE (17' A/D)
BENCHMARK #8 ELEV. 563.53 (NAVD83) TOP OF 8" DRAIN IN NORTH SIDE UTILITY POLE (17' A/D)



PROPOSED SITE PLAN

HARTSHORN VILLAGE CONDOMINIUM - 2022 PUD AMENDMENT

FOR: HARBOR WEST LLC

ATTN: SIDNEY SMITH

108 SOUTH UNIVERSITY

MUSKEGON, MI 49868

PART OF THE NE 1/4, SECTION 25, T10N, R17W, CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

excel engineering inc.

civil, mechanical, electrical, plumbing, fire, and energy engineers

2500 Main Ave. S.W. • Grand Rapids, MI 49508

Phone: 616.755.1100 • Fax: 616.755.1101

DATE: 02/08/2022

BY: RE/SSW

APP'D: [Signature]

PROJ. ENCL: 000

PROJ. NAME: 2022 PUD

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30
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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

SUN

HYDANT

WALK

CONCRETE SIGN

MANHOLE

BURIED GAS LINE MARKER

TELEPHONE BOX

FENCE LINE

OVERHEAD WIRES

1" = 60'

1' CONTOUR INTERVAL

GENERAL NOTES

UTILITIES SHOWN (IF ANY) ARE APPROXIMATE LOCATIONS DERIVED FROM RECORD PLANS AND FIELD SURVEY. THE CITY OF MUSKEGON WILL BE RESPONSIBLE FOR INTERPRETING AND SHOWING EXACT LOCATION OR SHOWING ALL UTILITIES IN THE AREA.

NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-589-7171

PROJECT TO BE SERVICED BY PUBLIC SEWER AND WATER.

A PUBLIC STREET WILL BE CONSTRUCTED ALONG THE WEST SIDE OF THE CONDOMINIUM. THE STREET WILL BE 16' WIDE AND 12' DEEP. THE STREET WILL BE OPEN TO TRAFFIC FROM THE WEST SIDE OF THE CONDOMINIUM TO THE BOAT LAUNCH.

ROADWAYS WITHIN HARTSHORN VILLAGE CONDOMINIUM TO BE PRIVATE.

CONDO ASSOCIATION TO MAINTAIN OPEN AREAS.

ALL INTERIOR DIRECTIONAL AND TRAFFIC SIGNS WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF MUSKEGON AND THE MAINTENANCE DEPARTMENT.

STREET LIGHTING TO BE IN ACCORDANCE WITH THE CITY OF MUSKEGON. PRESENT LIGHTING TO BE REMOVED AND REPLACED WITH NEW LIGHTING TO PREVENT GLARE ONTO ADJACENT PROPERTIES.

ALL DRIVEWAYS WILL BE SURFACED WITH CONCRETE.

EACH UNIT WILL HAVE A MINIMUM OF ONE (1) 8'X18' PARKING SPACE (DRIVEWAY/GARAGE STALL) DEDICATED ON SITE.

ALL PROPOSED WATER AND SANITARY SEWER LINES WILL BE LOCATED IN AN EASEMENT DEDICATED TO THE CITY OF MUSKEGON.