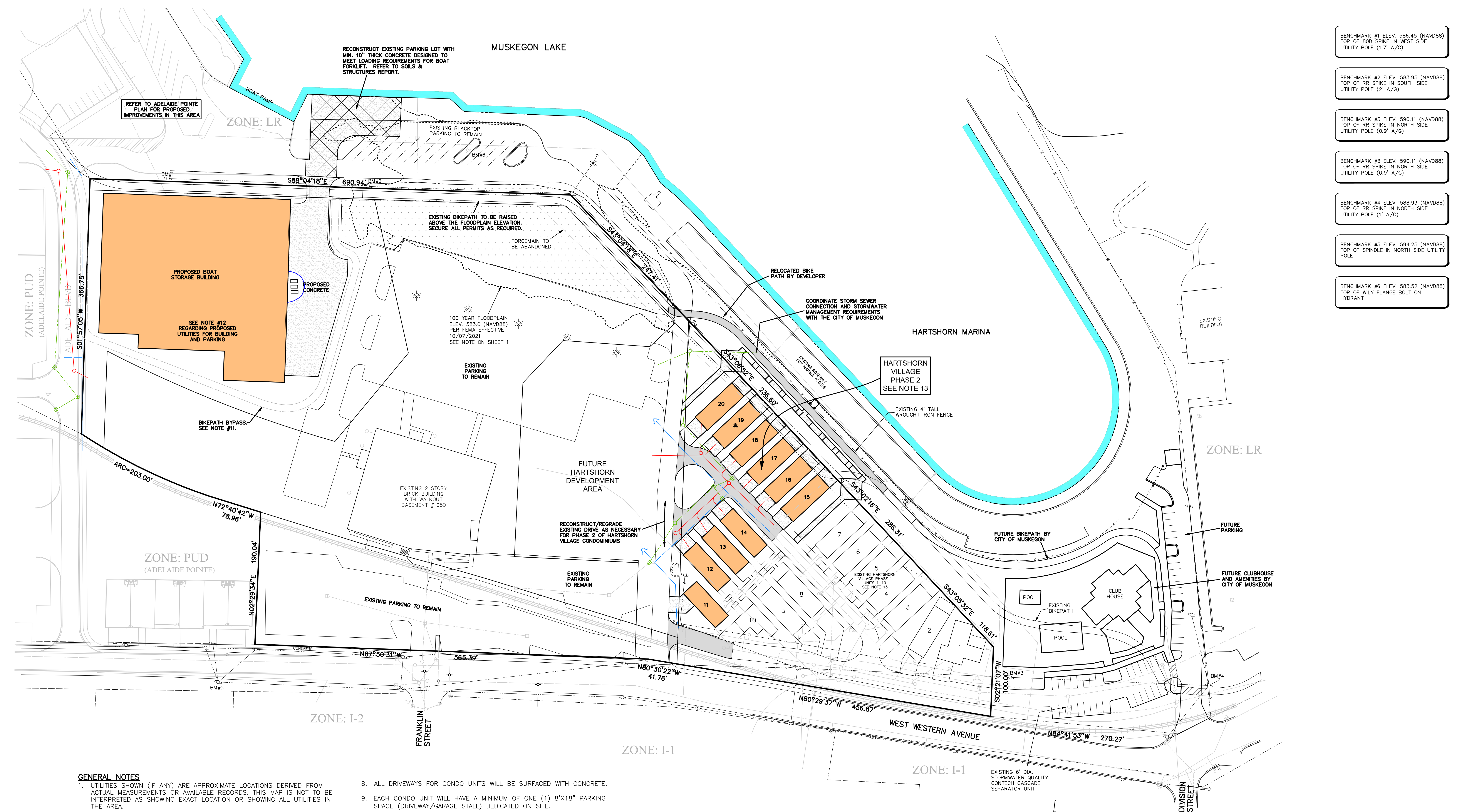




BENCHMARK #1 ELEV. 586.45 (NAVD88)
TOP OF 80D SPIKE IN WEST SIDE
UTILITY POLE (1.7' A/G)

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
UTILITY POLE (0.9' A/G)

BENCHMARK #3 ELEV. 590.11 (NAVD88)
TOP OF RR SPIKE IN NORTH SIDE
UTILITY POLE (0.9' A/G)

BENCHMARK #4 ELEV. 588.93 (NAVD88)
TOP OF RR SPIKE IN NORTH SIDE
UTILITY POLE (1' A/G)

BENCHMARK #5 ELEV. 594.25 (NAVD88)
TOP OF SPINDLE IN NORTH SIDE UTILITY
POLE

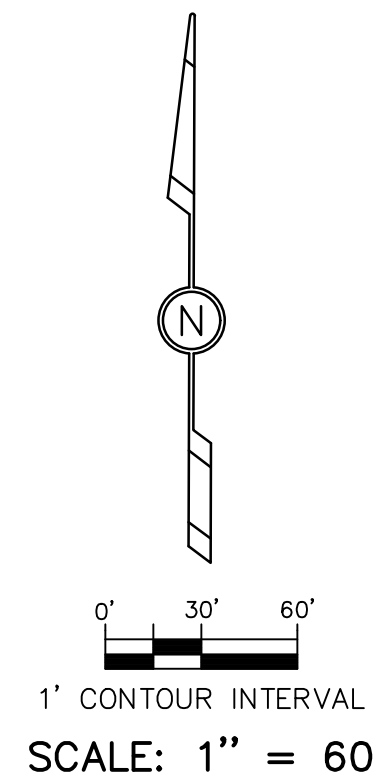
BENCHMARK #6 ELEV. 583.52 (NAVD88)
TOP OF WLY FLANGE BOLT ON
HYDRANT

GENERAL NOTES

- 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.
- NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-582-7171
- PROJECT TO BE SERVICED BY PUBLIC SEWER AND WATER.
- ROADWAYS WITHIN HARTSHORN VILLAGE CONDOMINIUM TO BE PRIVATE
- CONDO ASSOCIATION TO MAINTAIN OPEN AREAS.
- ALL INTERIOR DIRECTIONAL AND TRAFFIC SIGNS WILL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MUSKEGON AND THE MMUTCD.
- 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.
- ALL DRIVEWAYS FOR CONDO UNITS WILL BE SURFACED WITH CONCRETE.
- EACH CONDO 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.
- BIKEPATH BYPASS TO BE USED WHEN BOATS ARE BEING TRANSPORTED FROM BOAT STORAGE OVER MAIN BIKEPATH TO THE LAKE
- ALL UTILITIES REQUIRED FOR THE PROPOSED BOAT STORAGE, INCLUDING WATERMAIN, SANITARY AND STORM SEWER WILL CONNECT TO THE ADELAIDE POINTE DEVELOPMENT TO THE WEST, AS SHOWN. STORMWATER MANAGEMENT FOR BOAT STORAGE SITE TO BE PROVIDED AS PART OF THE ADELAIDE POINTE DEVELOPMENT.
- 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

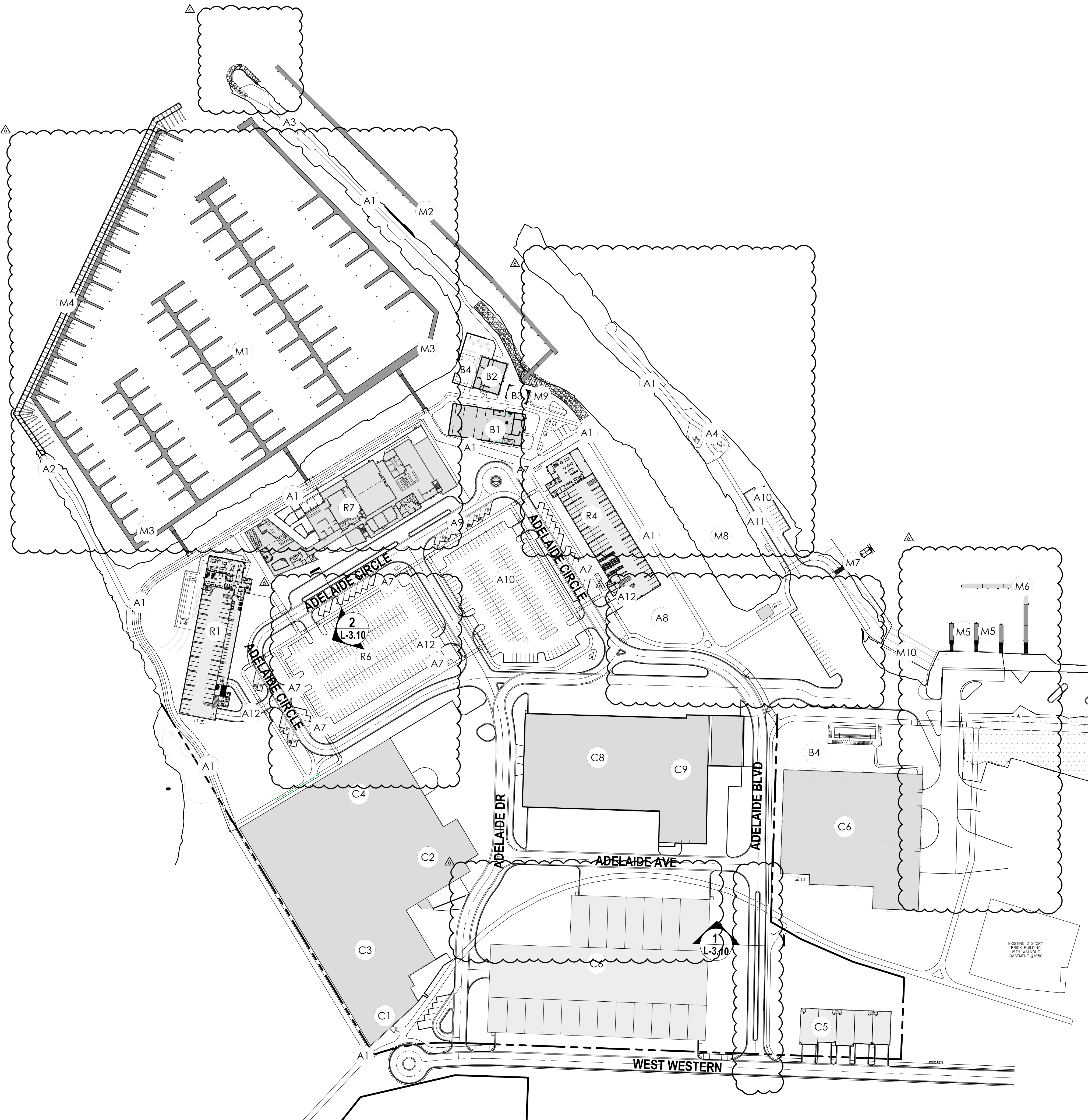
HARTSHORN VILLAGE CONDOMINIUM -- PUD AMENDMENT

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

01/23/23		REV PER 01/12/23 P.C. MEETING	JDR
01/10/23		REV PER CITY ENG COMMENTS 1/3/23	JDR
12/27/22		SUBMIT FOR REVISED PUD (LEESTMA)	JDR
05/16/22		REV. STORMWATER MNGMT.	JDR
03/28/22		ADD EXISTING UTIL. POLE	JDR
DATE		REVISION	BY
DRAWN BY: JDR		APPROVED BY: DDG	FILE NO.: 202164E
PROJ. ENG.: DDG		PROJ. SURV.: JCB	DATE: 02/28/2022
SHEET 2 of 3			





SHEET NOTES:

C COMMERCIAL BUILDINGS

- C1 ADELAIDE POINTE OFFICES
- C2 LIGHT INDUSTRY
- C3 WAREHOUSING / BOAT STORAGE
- C4 WAREHOUSING / BOAT STORAGE
- C5 RETAIL /BOAT SERVICE / BOAT STORAGE
- C6 WAREHOUSING / BOAT STORAGE
- C8 WAREHOUSING / BOAT STORAGE
- C9 WAREHOUSING / BOAT STORAGE

R RESIDENTIAL BUILDINGS

- R1 CONDOMINIUM BUILDING
- R4 CONDOMINIUM / COMMERCIAL
- R6 APARTMENT BUILDING
- R7 HOTEL

B MIXED USE BUILDING / AMENITIES

- B1 SALES / RETAIL / RESTAURANT
- B2 BOATER SERVICES BUILDING
- B3 RESTROOMS FACILITY
- B4 POOL

M MARINA / MARINA SERVICES

- M1 WET SLIP MARINA
- M2 TRANSIENT SLIPS
- M3 FUEL DOCK
- M4 PILE SUPPORTED STRUCTURE WITH STEEL SHEET PILE WAVE FENCE
- M5 FORKLIFT WELLS
- M6 ADA SHOPPER DOCKS
- M7 KAYAK LAUNCH
- M8 FISHING BASIN
- M9 FISH CLEANING STATION
- M10 BOAT RAMP

A PUBLIC AMENITIES

- A1 BIKE & PEDESTRIAN TRAILS
- A2 WEST POINT PARK
- A3 LINEAR PARKS
- A4 EAST BASIN PARK
- A7 BIKE RACKS
- A8 EVENT LAWN
- A9 ON STREET PARKING
- A10 OFF STREET PARKING
- A12 PARKING GARAGE ACCESS

NOTE: LESS THAN 10% OF EACH BUILDING FACE WILL BE USED FOR SIGNAGE, LOGOS, OR LETTERING.

Project :



ADELAIDE POINTE
1204 WEST WESTERN AVENUE
MUSKEGON, MI 49441
P: (855) MKG-LAKE
<https://www.adelaidepointe.com>

Consultants:



518 BROAD STREET
SAINT JOSEPH, MI 49085
P: (269) 932.4502
www.edgewaterresources.com



1609 PINERIDGE DR
GRAND HAVEN, MI 49417
P: (616) 843-1002
www.architekturaplc.com/



KARB + ASSOCIATES ARCHITECTS
648 N. PLANKINTON AVE.
SUITE 240
MILWAUKEE, WI 53203
P: (414) 273-8230
www.kaa-arch.com

SITE LOCATION:



REVISION Date: 12/06/2022

Project No: 21-004

REVISION - 06/21/2023
REVISION - 07/06/2023
REVISION - 01/23/2024



Scale: 1"=100'-0" @ 24x36



Seal:

Project Phase:

PUD SUBMITTAL

Sheet Title:

SITE PLAN

Sheet Number:

C-1.00

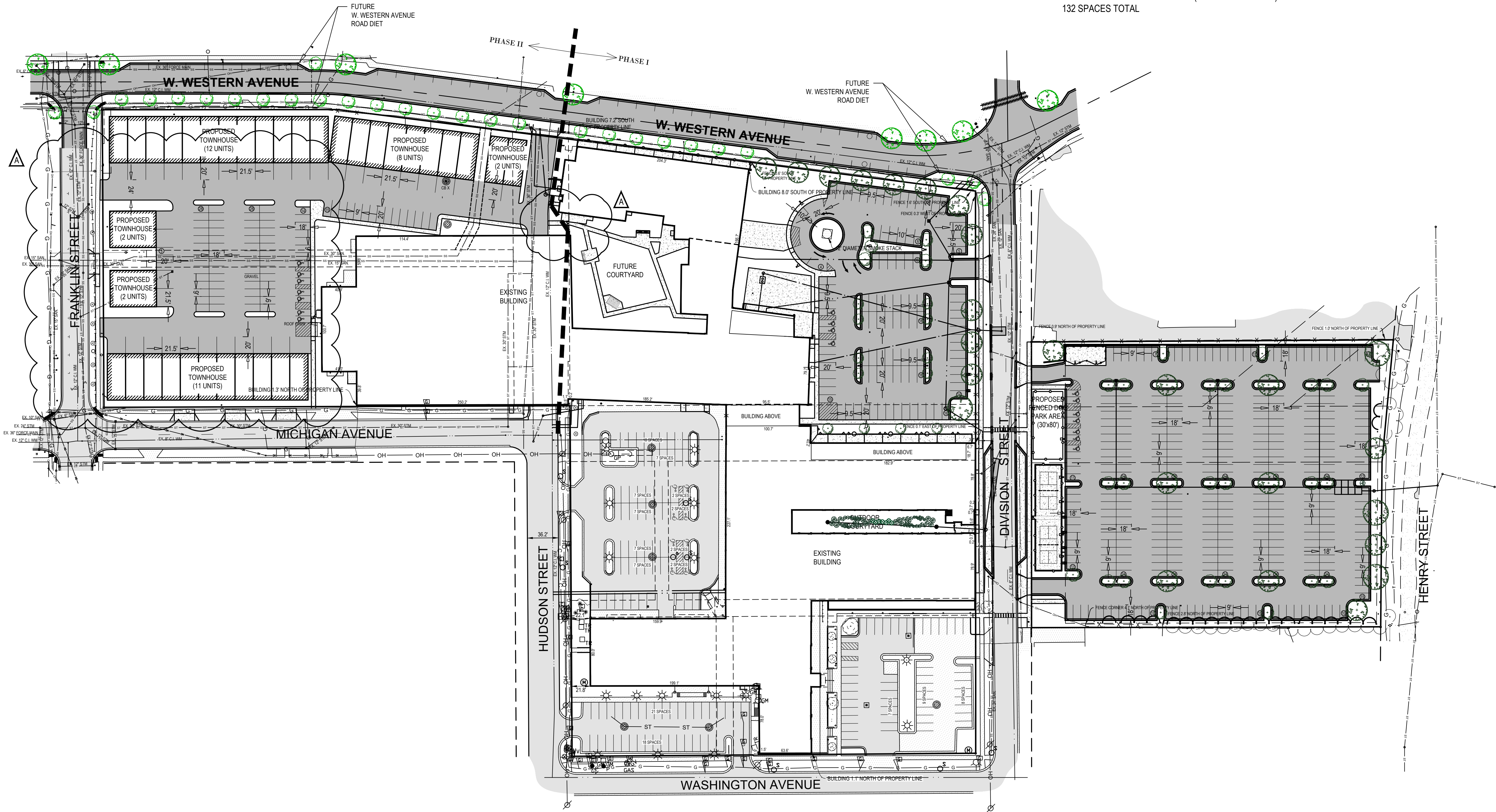
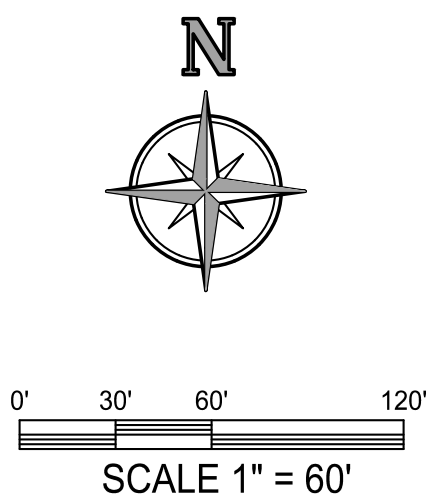
PHASE 1 - 350 APARTMENTS & 1 RETAIL & 1 RESTAURANT
350 APARTMENTS @ 1 SPACE PER APT. = 350 SPACES REQ.
* PLUS 10% EXTRA FOR GUESTS = 35 SPACES REQ.
4,253 SQFT RETAIL @ 3 SPACES PER 1,000 SQFT = 13 SPACES REQ.
124 PERSON REST. @ 1 SPACE PER 2 PERSONS = 62 SPACES REQ.
PHASE 1 = 470 SPACES REQUIRED

457 SPACES SHOWN W/ 11 BARRIER FREE SPACES
PLUS 50 ON-STREET PARKING SPACES ADJACENT TO STREETS

PHASE 2 - 100 APARTMENTS & 70 CONDOS & 33 TOWNHOUSE UNITS
100 APARTMENTS @ 1 SPACE PER APT. = 100 SPACES REQ.
70 CONDOS @ 2 SPACES PER CONDO = 140 SPACES REQ.
* PLUS 10% EXTRA FOR GUESTS = 24 SPACES REQ.
PHASE 2 = 264 SPACES REQUIRED

133 SPACES SHOWN W/ 7 BARRIER FREE SPACES (OPEN AIR)
112 SPACES SHOWN (COVERED)
246 TOTAL SPACES SHOWN

PLUS:
33 TOWNHOUSE UNITS TOTAL
2 SPACES PER GARAGE (2 x 33 = 66 SPACES)
2 SPACES PER DRIVEWAY AREA (2 x 33 = 66 SPACES)
132 SPACES TOTAL



Parkland Properties
75 W Walton Ave., Suite A,
Muskegon, MI 49440

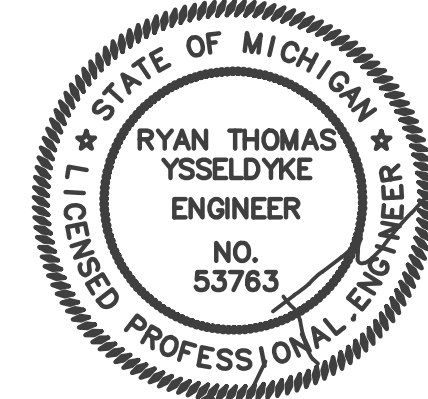
231-722-7001
<https://parklandmi.com/>

GHAFARI

37 OTTAWA NW
SUITE 700
GRAND RAPIDS, MI 49503-2900 USA
TEL +1.616.771.0909
www.ghafari.com

CONSULTANT INFORMATION

REGISTRATION SEAL



A	06/24/24	DOC REL 09 - ADDENDUM A
	06/03/24	DOC REL 07 - IFB
	04/22/24	DOC REL 05 - 85% CD
	03/11/24	DOC REL 04 - 50% CD
	02/09/24	DOC REL 03 - PRICING
	01/22/24	DOC REL 02 - DD
REV	DATE	DOC REL ## - DESCRIPTION

PROJECT #	2300029
PROJECT MANAGER	M. VANWIJENEN
DESIGNED BY	Designer
DRAWN BY	Author
QUALCHECK	Checker
SHEET TITLE	

OVERALL
SITE LAYOUT
PLAN

C-100
SHEET NUMBER

Project Manager RYAN T. YSSELDYKE, P.E.	SHAW WALKER
Drawn by STEVEN A. MORRIS	902 WASHINGTON AVE MUSKEGON, MICHIGAN
HEI Project Number 23-11-013	PT. OF THE NE 1/4, SECT 25, T10N, R17W CITY OF MUSKEGON, MUSKEGON CO., MI.

The Surveyor's /
Engineer's liability for any
and all claims, including
but not limited to those
arising out of the
Surveyor's / Engineer's
professional services,
negligence, gross
misconduct, warranties or
misrepresentations shall
be deemed limited to an
amount no greater than the
service fee.

HOLLAND
ENGINEERING

220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116