

WILLIAM A. KIBBE & ASSOCIATES, INC.
ENGINEERS | ARCHITECTS | SURVEYORS

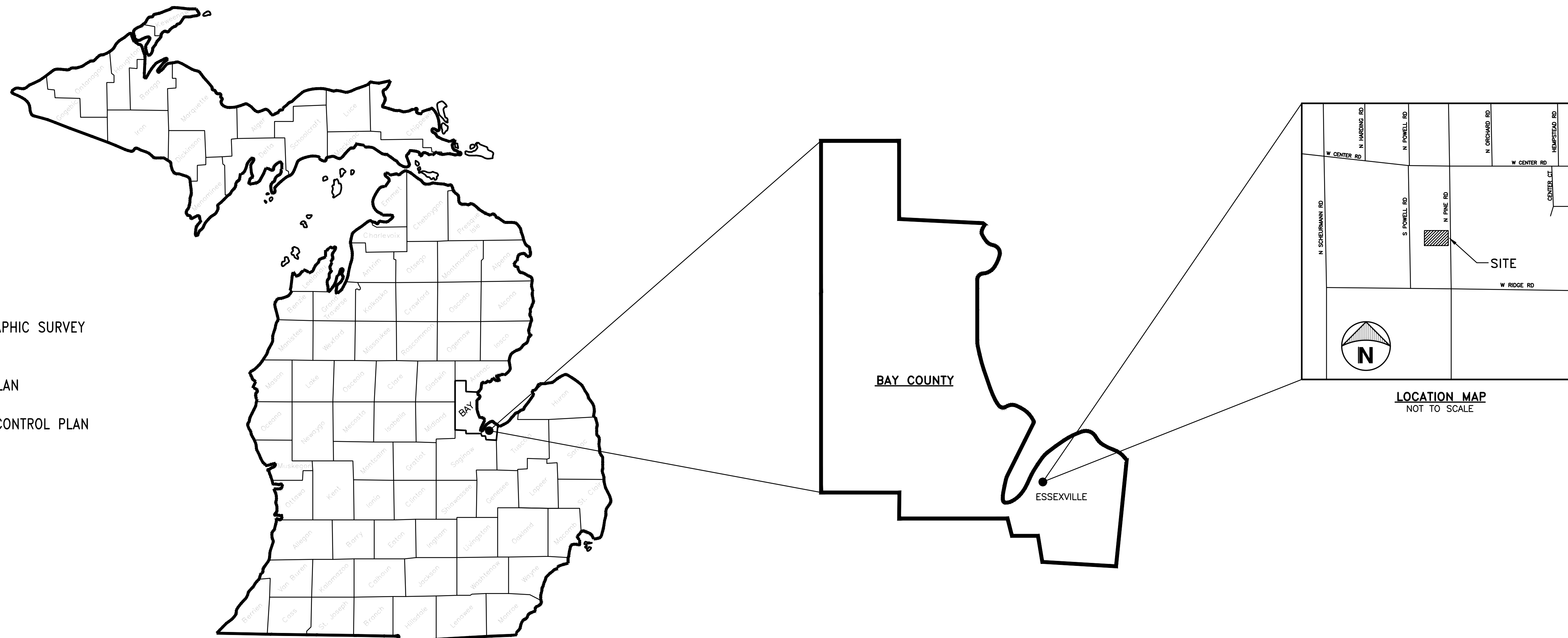
**NEW PARKING LOT ADDITION FOR
SKORUPSKI FAMILY FUNERAL HOME &
CREMATION SERVICES - PHASE 1**

APPLICANT:

WILLIAM A. KIBBE & ASSOCIATES
1475 S. WASHINGTON AVENUE
SAGINAW, MI 48601
ATTN: DENNIS W. BANASZAK

CIVIL:

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|--|---|
| ☒ T1.0 | TITLE SHEET |
| ☒ C1.0 | EXISTING SITE LAYOUT AND TOPOGRAPHIC SURVEY |
| ☒ C2.0 | SITE DEMOLITION PLAN |
| ☒ C3.0 | SITE LAYOUT PLAN |
| ☒ C4.0 | SITE GRADING AND STORM SEWER PLAN |
| ☒ C5.0 | SITE DETAILS |
| ☒ C6.0 | SOIL EROSION AND SEDIMENTATION CONTROL PLAN |
| ☒ C7.0 | LANDSCAPING PLAN |



LOCATION MAP
NOT TO SCALE

TITLE SHEET

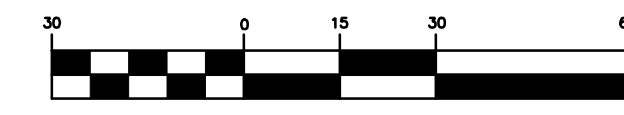
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LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND

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| | EX. 1' CONTOUR INTERVAL |
| | EX. 5' CONTOUR INTERVAL |
| | EX. CENTERLINE DITCH/SWALE |
| | EX. SANITARY SEWER W/MANHOLE |
| | EX. STORM SEWER |
| | EX. WATERMAIN |
| | EX. ELECTRIC LINES |
| | EX. CHAINLINK FENCE |
| | EX. GAS LINES |
| | EX. COMMUNICATION LINES |
| | EX. OVERHEAD UTILITY WIRES |
| | EX. SIGN WITH POST |
| | EX. BUILDINGS |
| | EX. BITUMINOUS PAVEMENT |
| | EX. CONCRETE PAVEMENT |
| | EX. GRAVEL PAVEMENT |
| | EX. STEEL POST |
| | EX. STORM CURB INLET |
| | EX. STORM CATCH BASIN/MANHOLE |
| | EX. HYDRANT |
| | EX. WATER OR GAS VALVE |
| | EX. UTILITY POLE |
| | EX. SEWER CLEANOUT |
| | EX. LIGHT POLE |
| | EX. UTILITY RISER |
| | EX. UTILITY ROUTE UNDETERMINABLE |

OWNER

OWNER
SKORUPSKI FAMILY FUNERAL HOME & CREMATION SERVICES
 MR. SPENCER SKORUPSKI spencer@skorupskis.com
 (989) 790-7334
 821 N. PINE ROAD
 ESSEXVILLE, MI 48732

ZONING NOTE

ZONING AUTHORITY:
PER HAMPTON TOWNSHIP LETTER DATED DECEMBER 29, 2017. ZONED
B-1, GENERAL BUSINESS DISTRICT DWELLINGS ARE A USE PERMITTED BY
RIGHT WITHIN THE B-1 ZONING DISTRICT.
AS SUCH, THE DOLLAR DAZE ARE A LEGAL USE FOR THE ABOVE
REFERENCE PROPERTY.
HAMPTON TOWNSHIP PLANNING & ZONING,
801 W. CENTER RD, ESSEXVILLE, MI 48732

PARCEL DESCRIPTION

070-026-200-090-01
COMMENCING AT A POINT 660.00 FEET N 00° 21' 10" W OF THE EAST
1/4 POST OF SECTION 26, TOWN 14 NORTH, RANGE 5 EAST, RUNNING
THENCE N 89° 41' 36" W PARALLEL TO THE EAST AND WEST 1/4 LINE
OF SAID SECTION 26, 330.00 FEET; THENCE N 00° 21' 10" W PARALLEL
TO THE EAST LINE OF SAID SECTION 26, 175.00 FEET; THENCE S 89° 41'
36" E PARALLEL TO THE EAST AND WEST 1/4 LINE, 330.00 FEET TO THE
EAST LINE OF SAID SECTION 26; THENCE S 00° 21' 10" E, 175.00 FEET
ALONG SAID EAST LINE OF SECTION 26, TO THE PLACE OF BEGINNING AND
CONTAINING 1.32 ACRES OF LAND, MORE OR LESS AND SUBJECT TO ANY
AND ALL EASEMENTS AND/OR RIGHTS OF WAY, WHETHER USED, IMPLIED
OR OF RECORD.

070-026-200-090-03
PART OF THE E 1/2 OF SE 1/4 OF NE 1/4 OF SEC 26, T14N, R5E.
COM AT E 1/4 COR OF SEC 26; TH N 01D 21M 10S W, 951.82 FT; TH
N 89D 53M 52S W, 329.99 FT TO POB; TH S01D 21M 10S E, 159.27 FT;
TH N 89D 41M 36S W, 340.46 FT TO E LINE OF SOCIERS SUBDIVISION;
TH N 01D 25M 12S W, 159.05 FT; TH S 89D 43M 36S E, 340.64 TO
BEG. (PER BAY AREA GIS)

070-026-200-090-04
PART OF THE 1/4 OF SE 1/4 OF NE 1/4 OF SEC 26, T14N, R5E.
COM AT E 1/4 COR OF SEC 26; TH N 01D 21M 10S W, 951.82 FT TO
POB; TH N 89D 43M 52S W, 670.63 FT TO THE EAST LINE OF SOCIERS
SUBDIVISION; TH N 01D 25M 12S W, 100 FT; TH S 89D 43M 53S E,
670.75 FT; TH S 01D 21M 10S E, 100 FT TO BEG.

FLOODPLAIN

PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN ZONE.
PARCEL IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL
FLOODING.
ACCORDING TO BAY COUNTY GIS AND FEMA MAP PANEL NUMBER
26017C0355E



Know what's **below**.
Call before you dig.



EXISTING SITE LAYOUT AND TOPOGRAPHIC SURVEY PLAN

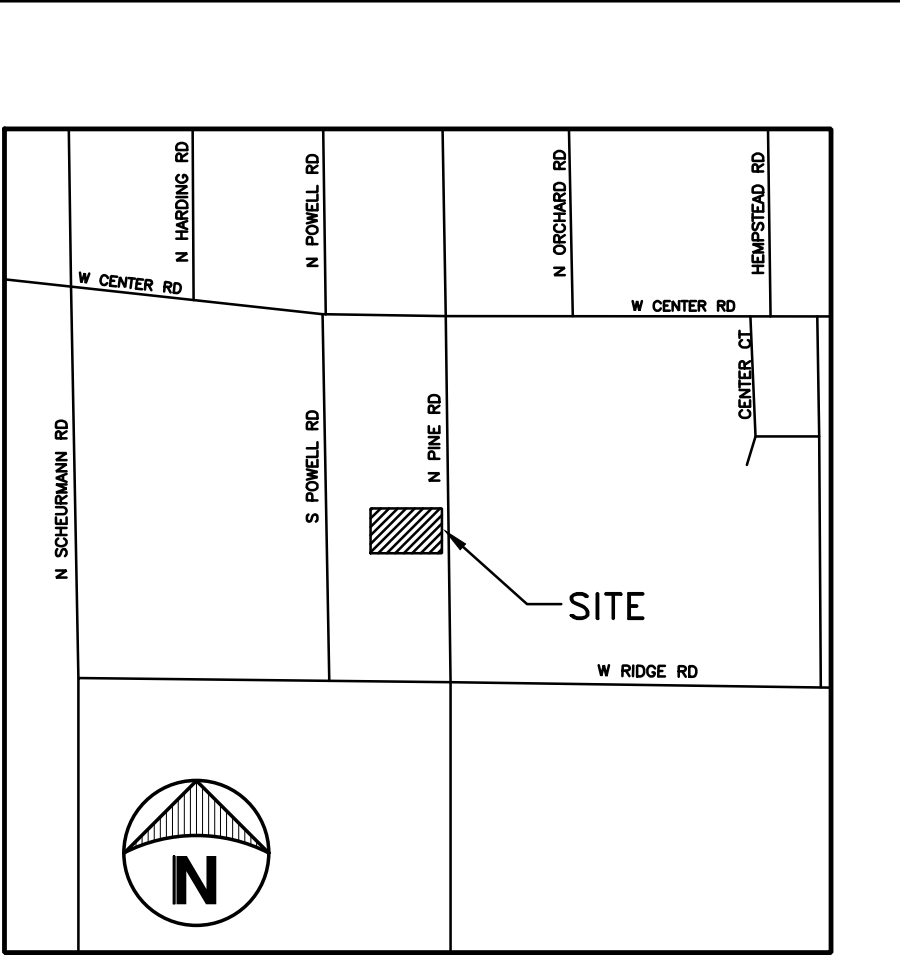
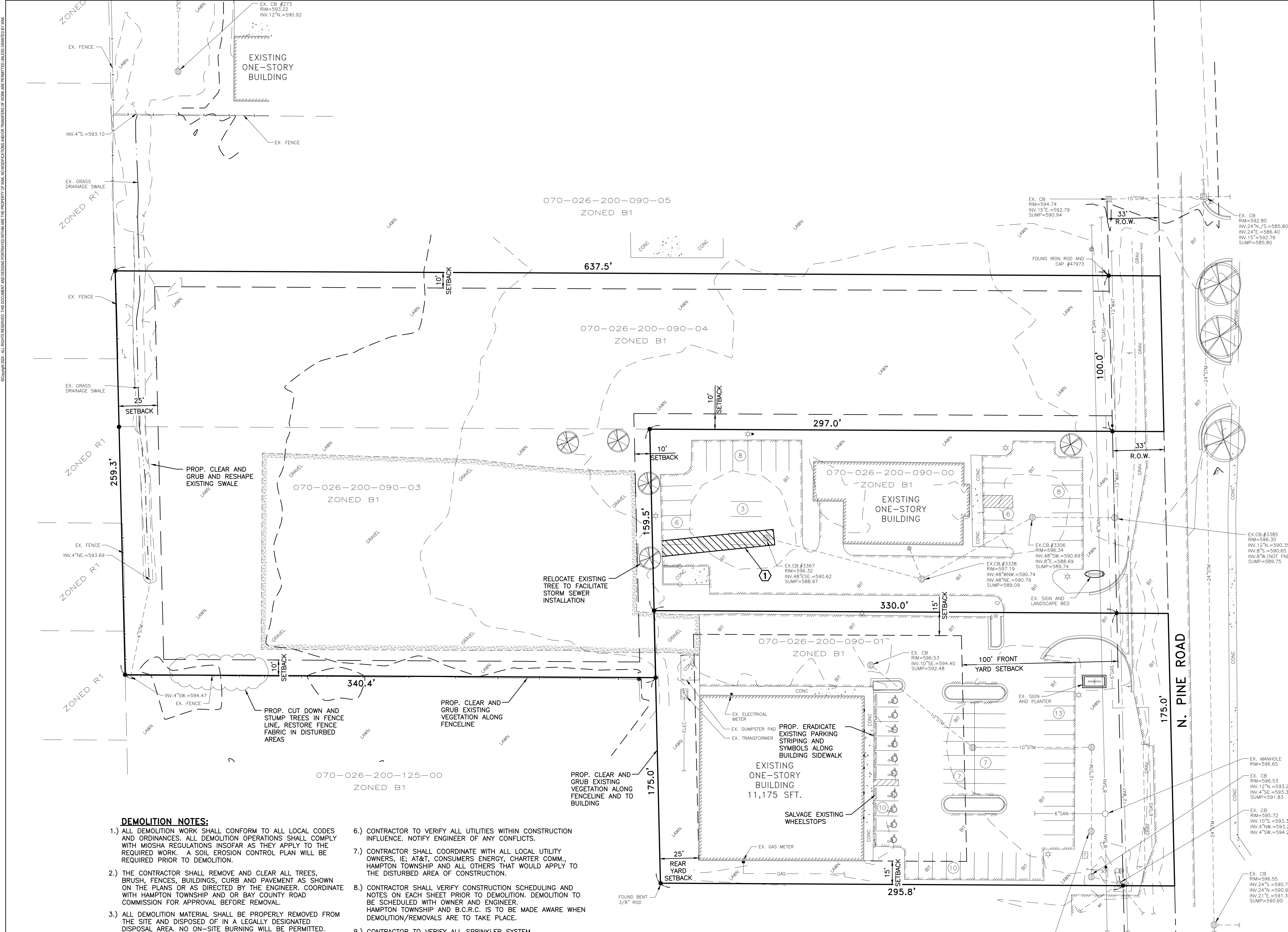
SCALE: 1" = 30'

**NEW PARKING LOT ADDITION FOR
SKORUPSKI FAMILY FUNERAL HOME &
CREMATION SERVICES - PHASE 1**
821 N. PINE ROAD

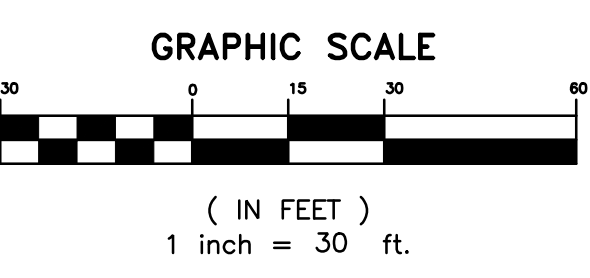
EXISTING SITE LAYOUT AND TOPOGRAPHIC SURVEY PLAN

[illegible]

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LOCATION MAP
NOT TO SCALE



LEGEND	
	EX. SPOT GRADE
	EX. 1' CONTOUR INTERVAL
	EX. 5' CONTOUR INTERVAL
	EX. CENTERLINE DITCH/SWALE
	EX. SANITARY SEWER W/MANHOLE
	EX. STORM SEWER
	EX. WATERMAIN
	EX. ELECTRIC LINES
	EX. CHAINLINK FENCE
	EX. GAS LINES
	EX. COMMUNICATION LINES
	EX. OVERHEAD UTILITY WIRES
	EX. SIGN WITH POST
	EX. BUILDINGS
	EX. BITUMINOUS PAVEMENT
	EX. CONCRETE PAVEMENT
	EX. GRAVEL PAVEMENT
	EX. STEEL POST
	EX. STORM CURB INLET
	EX. STORM CATCH BASIN/MANHOLE
	EX. HYDRANT
	EX. WATER OR GAS VALVE
	EX. UTILITY POLE
	EX. SEWER CLEANOUT
	EX. LIGHT POLE
	EX. UTILITY RISER

DEMOLITION NOTES:

- ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH MIOSHA REGULATIONS INsofar AS THEY APPLY TO THE REQUIRED WORK. A SOIL EROSION CONTROL PLAN WILL BE REQUIRED PRIOR TO DEMOLITION.
- THE CONTRACTOR SHALL REMOVE AND CLEAR ALL TREES, BRUSH, FENCES, BUILDINGS, CURB AND PAVEMENT AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. COORDINATE WITH HAMPTON TOWNSHIP AND OR BAY COUNTY ROAD COMMISSION FOR APPROVAL BEFORE REMOVAL.
- ALL DEMOLITION MATERIAL SHALL BE PROPERLY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGALLY DESIGNATED DISPOSAL AREA. NO ON-SITE BURNING WILL BE PERMITTED. PERMITS AND FEES FOR DISPOSAL OF DEMOLITION MATERIALS SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
- BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO 95% DENSITY IN 12" LIFTS.
- AT THE CONCLUSION OF THE DEMOLITION OPERATIONS, THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION WITH ANY PROTECTIVE DEVICES AND BARRIERS REMOVED. ALL EXPOSED AREAS SHALL HAVE SUITABLE TOPSOIL, SEEDED AND MULCHED.
- CONTRACTOR TO VERIFY ALL UTILITIES WITHIN CONSTRUCTION INFLUENCE. NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL COORDINATE WITH ALL LOCAL UTILITY OWNERS, IE: AT&T, CONSUMERS ENERGY, CHARTER COMM., HAMPTON TOWNSHIP AND ALL OTHERS THAT WOULD APPLY TO THE DISTURBED AREA OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY CONSTRUCTION SCHEDULING AND NOTES ON EACH SHEET PRIOR TO DEMOLITION. DEMOLITION TO BE SCHEDULED WITH OWNER AND ENGINEER. HAMPTON TOWNSHIP AND B.C.R.C. IS TO BE MADE AWARE WHEN DEMOLITION/REMOVALS ARE TO TAKE PLACE.
- CONTRACTOR TO VERIFY ALL SPRINKLER SYSTEM APPURTENANCES WITHIN PROPOSED NEW CONSTRUCTION AREAS. IF APPLICABLE, CONTRACTOR SHALL REMOVE AND RELOCATE PER THE SPRINKLER MANUFACTURER'S SPECIFICATIONS AND PER OWNER, IF APPLICABLE.
- ANY DECORATIVE LANDSCAPING MATERIAL WITHIN LANDSCAPING BEDS IN THE AREA OF NEW CONSTRUCTION TO BE REMOVED. COORDINATE ITEMS WITH OWNER FOR REMOVAL OR RELOCATION.
- REFER TO ELECTRICAL DRAWINGS, BY OTHERS, FOR RELATED DEMO ITEMS, IF APPLICABLE.
- PROTECT ALL TREES THAT SHALL REMAIN WITHIN AREAS OF SITE DEMO.

SITE DEMOLITION PLAN
SCALE: 1" = 30'

DEMOLITION KEYED NOTES:

- ① REMOVE EXISTING BITUMINOUS SURFACES. SAWCUT PER PLAN OR TO NEAREST JOINT. SEE NOTE 3 THIS SHEET.
AREA REPRESENTED BY:



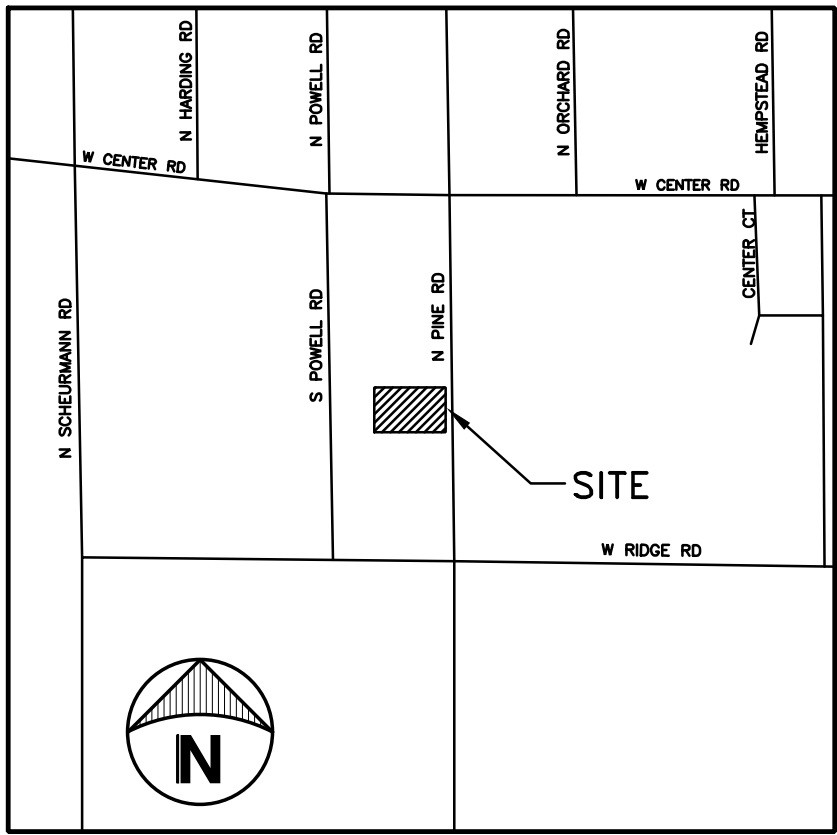
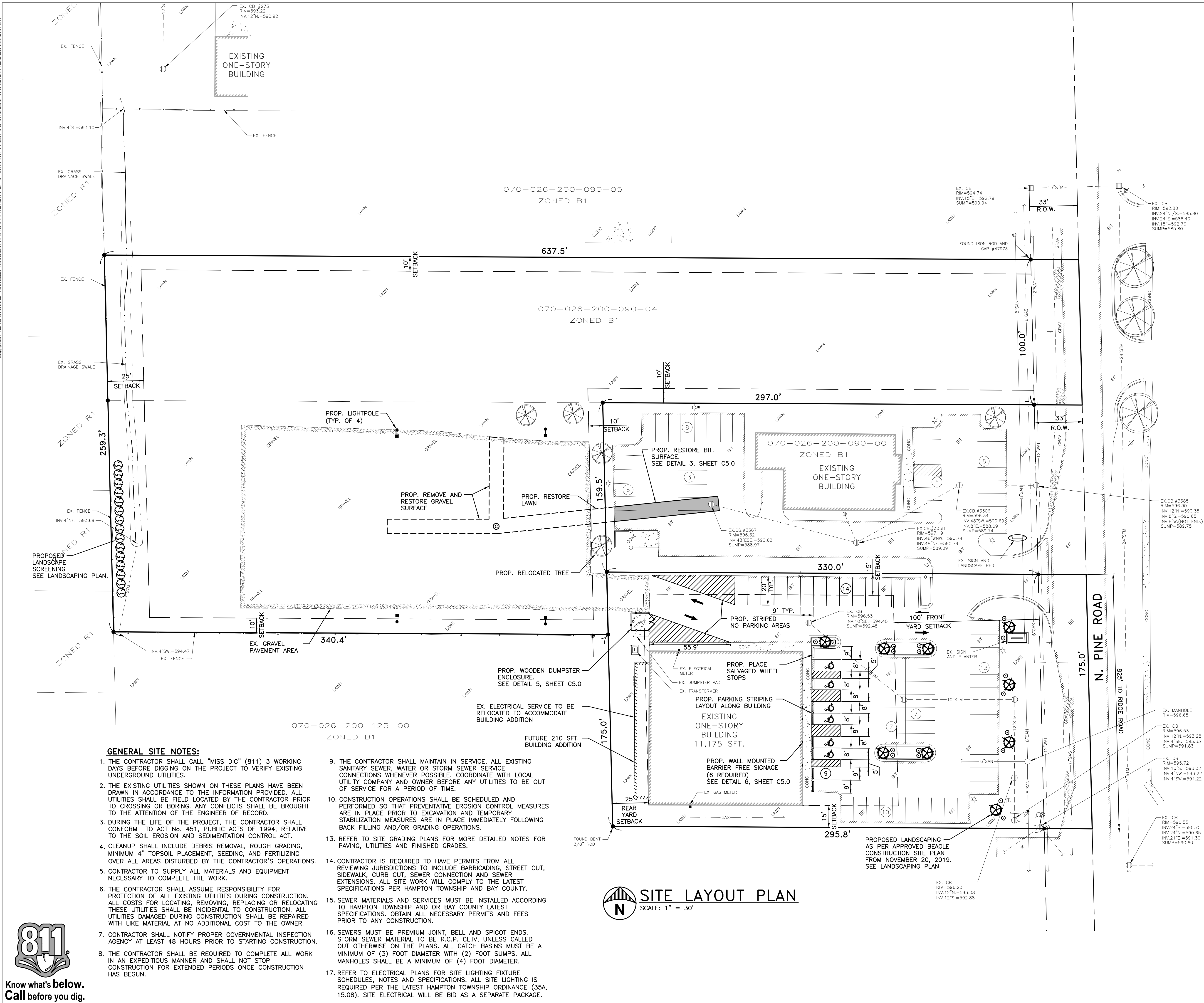
Know what's below.
Call before you dig.



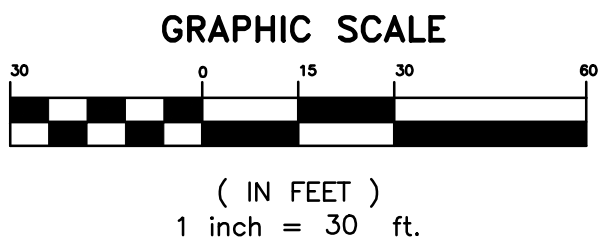
NEW PARKING LOT ADDITION FOR
SKORUPSKI FAMILY FUNERAL HOME &
CREMATION SERVICES - PHASE 1
821 N. PINE ROAD
HAMPTON TOWNSHIP, BAY COUNTY, MI

SITE DEMOLITION PLAN

DATE	
03-07-23	09-18-23
STATUS/REVISIONS	
ISSUED FOR SITE PLAN REVIEW	ISSUED FOR BIDS
NO.	
CHECKED BY:	
DESIGNED BY:	D.W.BANASZAK
DRAWN BY:	D.W.BANASZAK
PROJ.#:	21-2951-0420
SHEET	
C2.0	



LOCATION MAP
NOT TO SCALE



LEGEND

- EX. SPOT GRADE
- EX. 1' CONTOUR INTERVAL
- EX. 5' CONTOUR INTERVAL
- EX. CENTERLINE DITCH/SWALE
- EX. SANITARY SEWER W/MANHOLE
- EX. STORM SEWER
- EX. WATERMAIN
- EX. ELECTRIC LINES
- EX. CHAINLINK FENCE
- EX. GAS LINES
- EX. COMMUNICATION LINES
- EX. OVERHEAD UTILITY WIRES
- EX. SIGN WITH POST
- EX. BUILDINGS
- EX. BITUMINOUS PAVEMENT
- EX. CONCRETE PAVEMENT (C. OR CONC.)
- EX. GRAVEL PAVEMENT
- EX. STEEL POST
- EX. STORM CURB INLET
- EX. STORM CATCH BASIN/MANHOLE
- EX. HYDRANT
- EX. WATER OR GAS VALVE
- EX. UTILITY POLE
- EX. SEWER CLEANOUT
- EX. LIGHT POLE
- EX. UTILITY RISER
- PROP. STORM CATCH BASIN/MANHOLE
- PROP. STORM SEWER
- PROP. BITUMINOUS PAVEMENT
- PROP. LIGHTPOLE
- PROP. BUILDINGS

PARKING:

- EXISTING:
BARRIER FREE = 10 SPACES
REGULAR = 37 SPACES
TOTAL = 47 SPACES
- EXISTING (REVISED)
BARRIER FREE = 6 SPACES
REGULAR = 54 SPACES
TOTAL = 60 SPACES
- COVENANT (SHARED)
BARRIER FREE = 2 SPACES
REGULAR = 29 SPACES
TOTAL = 31 SPACES
- DEFERRED SPACES
141- 60 = 81 SPACES
- REQUIRED:
6630 SFT./50 = 133 SPACES
8 MORTICIANS AT MAX SHIFT
TOTAL = 141 (6 TO BE B.F.)

WILLIAM A. KIBBE & ASSOCIATES, INC.
ENGINEERS | ARCHITECTS | SURVEYORS

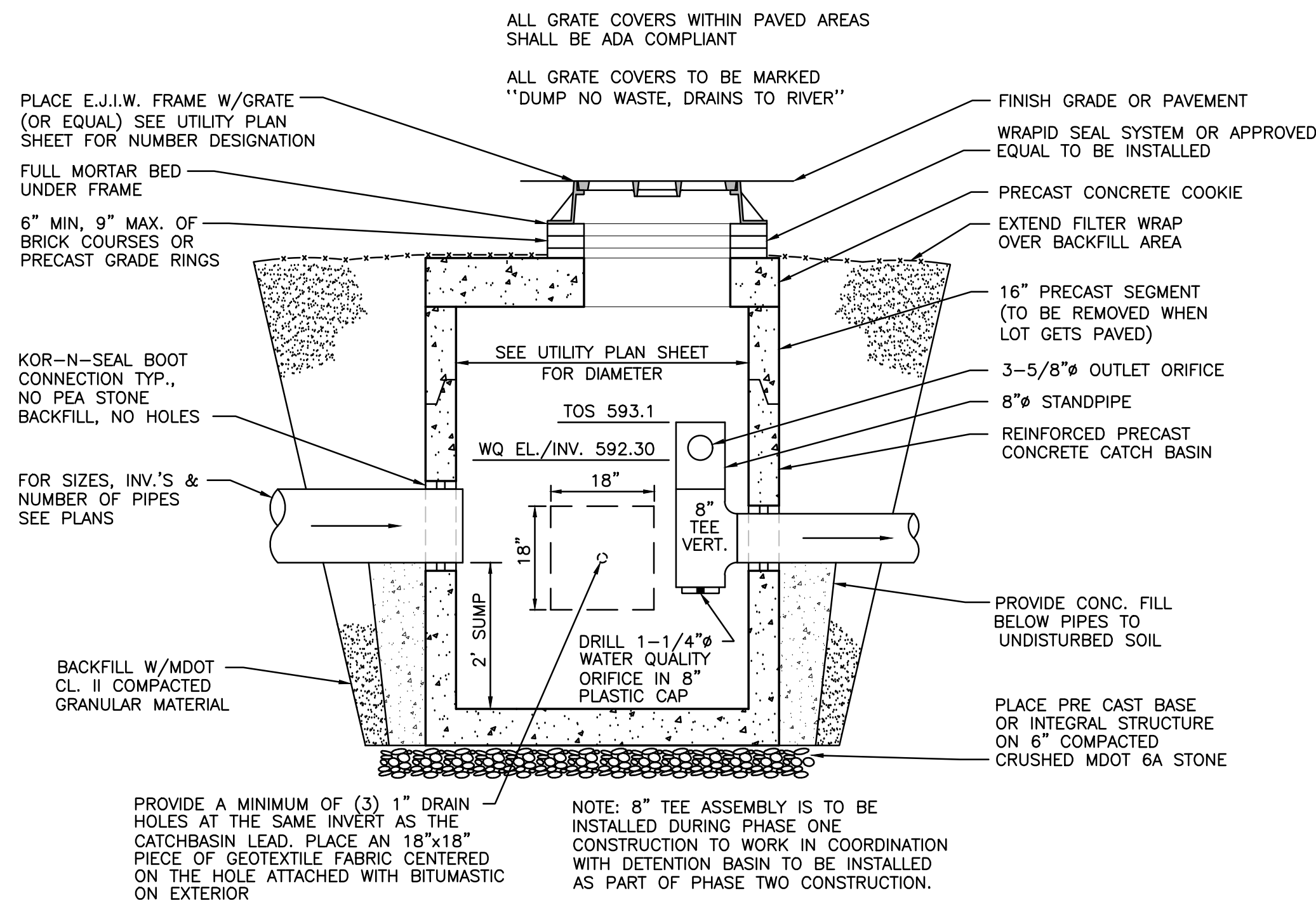
NEW PARKING LOT ADDITION FOR
SKORUPSKI FAMILY FUNERAL HOME &
CREMATION SERVICES - PHASE 1
821 N. PINE ROAD
HAMPTON TOWNSHIP, BAY COUNTY, MI

SITE LAYOUT PLAN

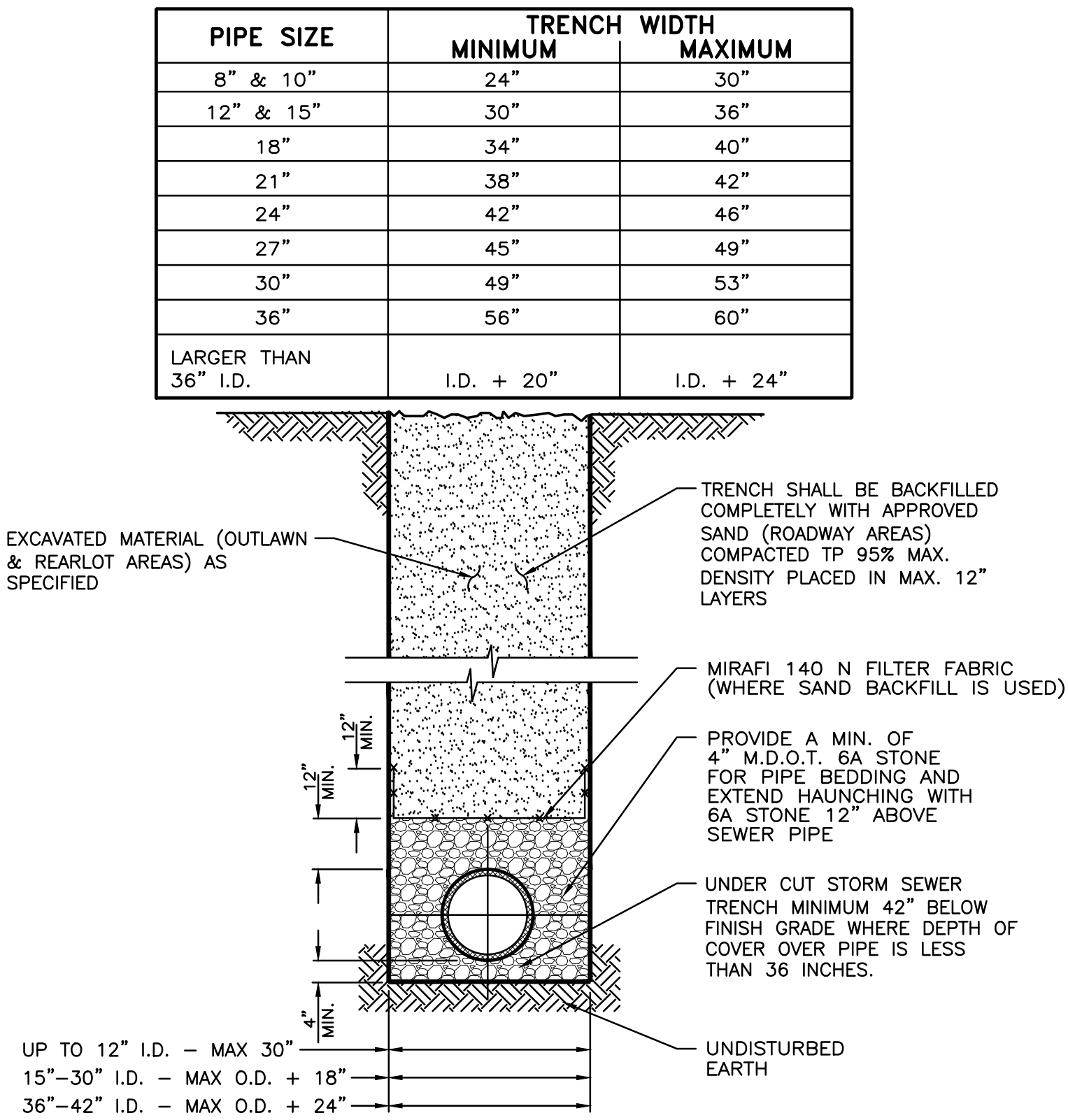
NO.	STATUS/REVISIONS	DATE
1	ISSUED FOR SITE PLAN REVIEW	03-07-23
2	ISSUED FOR BIDS	09-18-25
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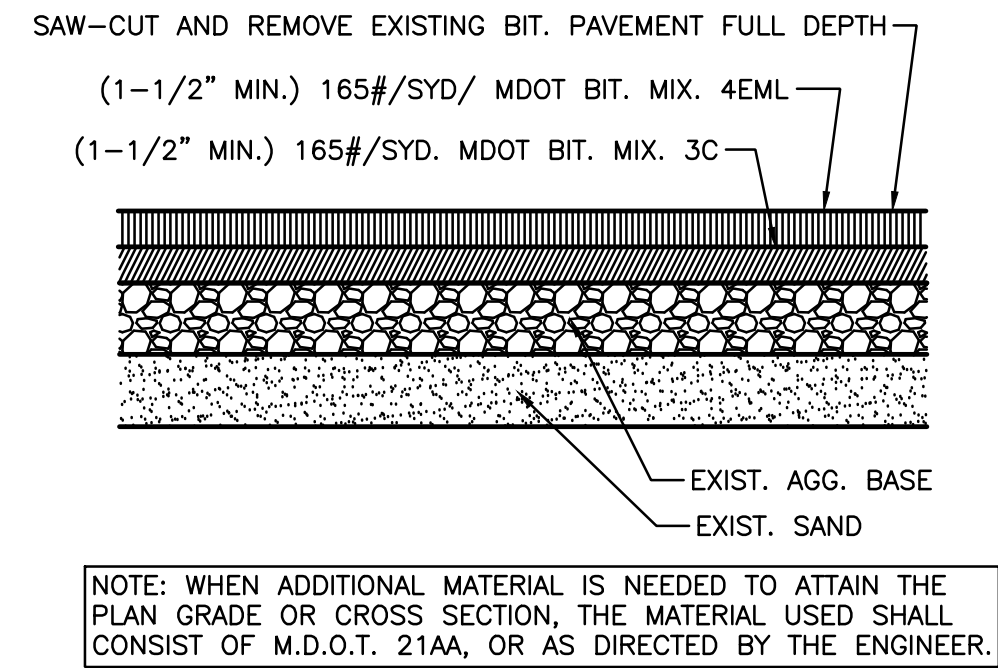
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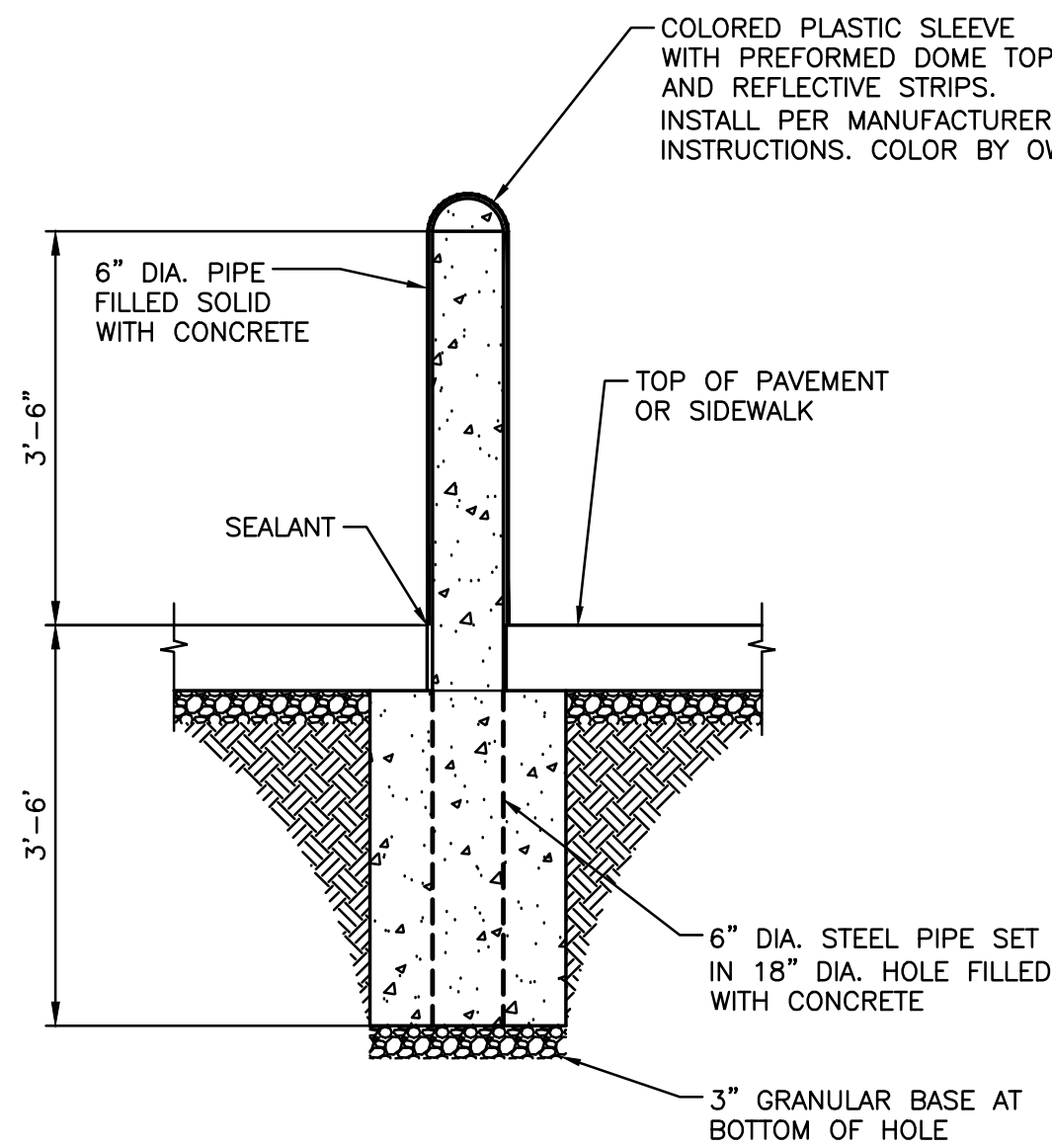
1 C.B.#1 OUTLET CONTROL STRUCTURE DETAIL
C5.0 NOT TO SCALE



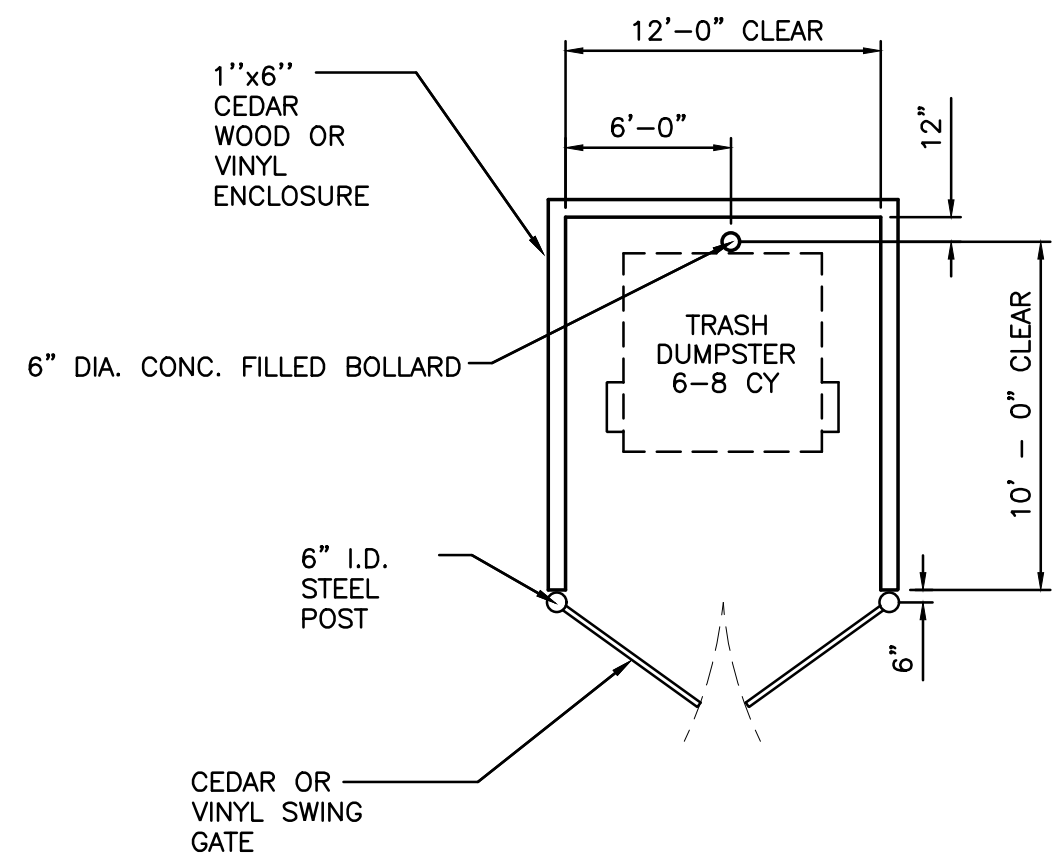
2 D.W.PE., H.D.PE., P.V.C. & A/D 2000, TYPICAL SEWER PIPE TRENCH DETAIL
C5.0 NOT TO SCALE



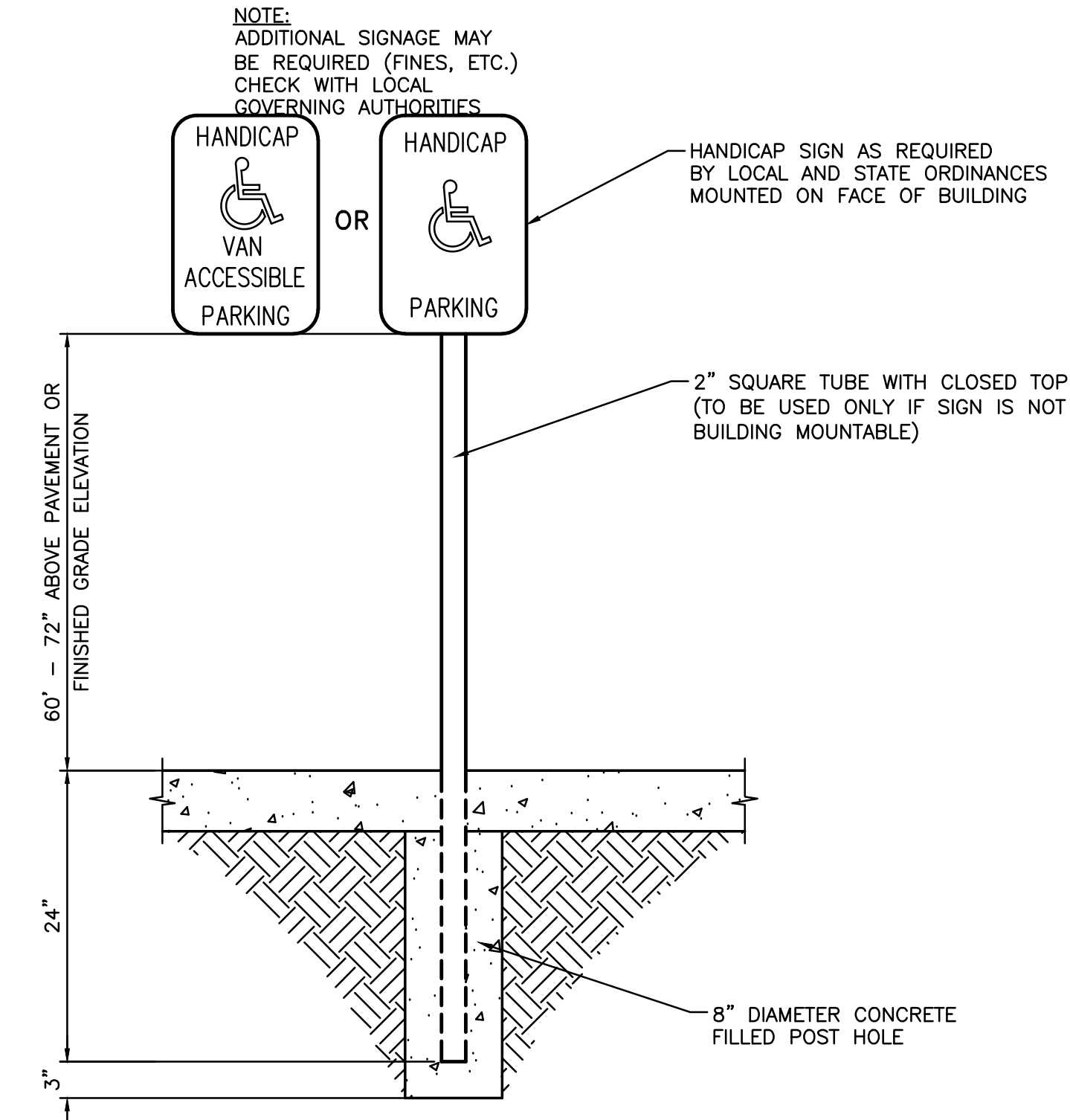
3 PAVEMENT REPAIR SECTION
C5.0 NOT TO SCALE



4 PIPE BOLLARD DETAIL
C5.0 NOT TO SCALE

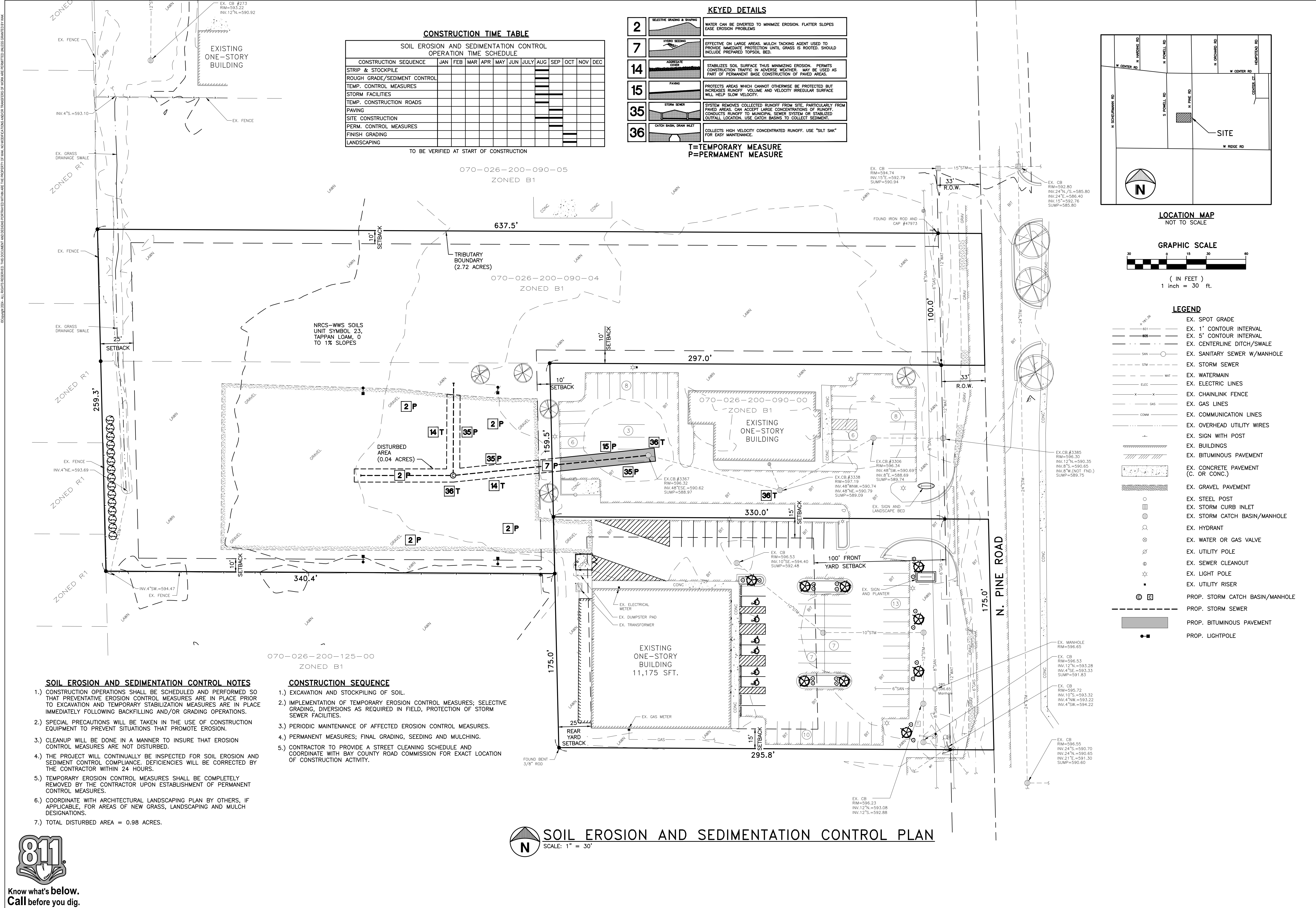


5 TYPICAL DUMPSTER LAYOUT DETAIL
C5.0 NOT TO SCALE



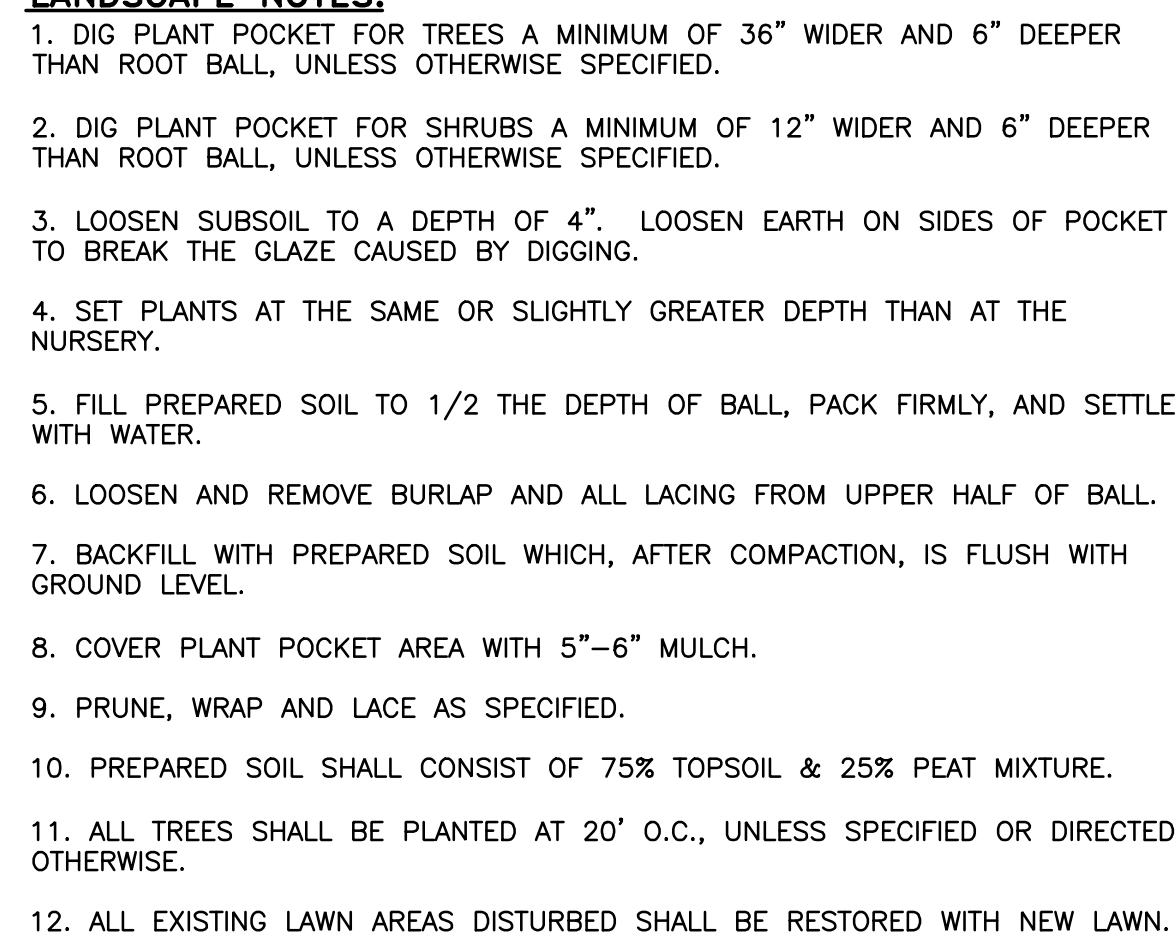
6 HANDICAP SIGN DETAIL
C5.0 NOT TO SCALE

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SHEET
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COORDINATE WITH OWNER ON EXACT SPECIMEN OF
DECIDUOUS TREES AND SHRUBS TO PLANT. ALL
LANDSCAPING SHALL BE PLACED PER THE LATEST
HAMPTON TOWNSHIP ZONING ORDINANCE.

