

Jewish Community Center of Greater Ann Arbor

PUD Amendment

DIRECTORY

PROJECT OWNER

HEBREW DAY SCHOOL
2937 BIRCH HOLLOW DR
ANN ARBOR, MICHIGAN, 48108
(734) 971-4633

PROJECT ADDRESS

JEWISH COMMUNITY CENTER OF GREATER ANN ARBOR
2935 BIRCH HOLLOW DR
ANN ARBOR, MICHIGAN, 48108
(734) 971-0990

ARCHITECT

DANIELS AND ZERMACK ARCHITECTS, LLC
SETH PENCHANSKY, AIA
2080 S STATE ST
ANN ARBOR, MICHIGAN, 48104
(734) 761-2090
FAX (734) 761-6607

INTERIOR DESIGNER

DANIELS AND ZERMACK ARCHITECTS, LLC
SETH PENCHANSKY, AIA
2080 S STATE ST
ANN ARBOR, MICHIGAN, 48104
(734) 761-2090
FAX (734) 761-6607

LANDSCAPE ARCHITECT

INSITE DESIGN STUDIO, INC
SHANNAN GIBB-RNADALL, PLA
412 LONGSHORE DR
ANN ARBOR, MICHIGAN, 48105
(734) 995-4194

SURVEY AND ENGINEERS

MONUMENT ENGINEERING GROUP ASSOCIATES, INC
DAVID GILLETTE, PS
DAVID DAVIS, PE
298 VETERANS DRIVE
FOWLERVILLE, MICHIGAN, 48836
(517) 223-3512

GEOTECHNICAL CONSULTANT

G2 CONSULTING GROUP
1350 EISENHOWER PL
ANN ARBOR, MICHIGAN, 48108
(734) 390-9330
FAX (734) 390-9331

GENERAL PROJECT INFORMATION:

The Jewish Community Center of Greater Ann Arbor and the Hebrew Day School are looking for a relocation and expansion of the Hebrew Day School Library currently located elsewhere within the existing building. The project would be a 630 sqft addition to enclose a courtyard that currently hold a memorial garden, the memorial garden would be migrated to the East of the new addition on the property. In addition the Jewish Community Center of Greater Ann Arbor would like to place a 540 sqft storage shed in the North yard of the property, East of the woodlands area, and West of the storm water detention basin. The library is currently housed in one of the classrooms located on the East side of the building, the addition will allow an expansion of the libraries collection, return the classroom to its intended use, and provide the Hebrew Day School and the JCC a space for programs and lectures.

The development currently provides adequate parking, ingress and egress, storm water management, pedestrian connections, and all other required site elements. The proposed project will be scheduled to begin construction upon approval from the city and completion is expected in early 2024.

DEVELOPMENT PROGRAM:

The Jewish Community Center of Greater Ann Arbor (JCC) was founded in 1984 and quickly acquired the property at 2935 Birch Hollow Drive, Ann Arbor, Michigan and the 30,893 sf public school building from the Ann Arbor Public Schools in 1986 at which time the property was rezoned into a P.U.D. to accommodate the various mixed use needs of the various local Jewish organizations. These uses have remained unchanged and include: the Hebrew Day School (HDS), a K-5 Private Religious School; the JCC Early Childhood Education, a pre-school serving children from ages 2-5; JCC summer day camp programs; Community Meeting and Program Space for all age groups including specific programs for teens and seniors; Jewish Family Services who provides on-site services for seniors; office space for the Washtenaw Jewish News, Jewish Cultural Society, Ann Arbor Reconstructionist Congregation, and Jewish Federation of Greater Ann Arbor which is the fundraising entity for the Jewish Community.

In 1997 the P.U.D. was amended to add a 13,089 sf addition to the building and to expand parking from 38 to 62 spaces at which time an additional 37 spaces were indicated as deferred. This addition primarily added 4 additional Early Childhood classrooms and 4 additional HDS classrooms to replace existing portable classrooms. At this time a commercial kitchen was installed, and various size meeting rooms and office space and a new entrance lobby were added. A detention basin was also added to accommodate the added impervious area and deferred parking.

Since 1997 there have been a dozen internal renovations of the building to office space, meeting rooms, the gymnasium, and classrooms as well as improvements to the envelope of the building such as blast resistant Low-E glazing and other security improvements. The mechanical system of the building is a combination of the original 1968 boiler and various roof top units and heat pumps. One of the previous renovations added a 12-ton geothermal field to serve a renovated area of the building with a desire to eventually replace the boiler system with a geothermal system for the entire building. The JCC is a member of the Ann Arbor 2030 district and is working to reduce energy consumption by 50% by 2030.

At this time the Hebrew Day School has acquired a grant to expand the Library from 800 sf to 1600 sf and the JCC requires additional storage space, but the existing P.U.D. does not contemplate expansion of the building, so the JCC is proposing to amend the PUD to allow for current and future expansion including the JCC's strategic plan that proposes increasing programming in the future and would require additional classrooms, office space, café, theater, athletic facilities and possibly assisted living facilities.

A major future expansion of the building would be designed in a multi-story configuration to provide additional parking under the structure and adequate roof structure for a green roof to minimize the impervious area and maximize the site for playgrounds with a combination of surface and underground stormwater management strategies to coordinate with a geothermal well field to replace the existing 1968 boiler system.

The Jewish Community Center of Greater Ann Arbor does not own any land contiguous to this site.

COMMUNITY ANALYSIS:

The Jewish Community Center is a Facility that provides space for multiple uses such as but not limited to: Hebrew Day School, Jewish Cultural Society, programming for senior citizens, a preschool, Washtenaw Jewish News, Jewish Family Services, The Jewish Federation of Greater Ann Arbor, and miscellaneous other functions.

The proposed project is located on the North side of Birch Hollow Dr, between Stone School Rd and Pebble Creek Dr, West of Clinton Park. The properties directly to the North, South, and West are zoned R1C. The property to the East is zoned PL. The property to the South across Birch Hollow Dr. is zoned R4A.

The project will have no effect on the public school system, air, or water quality. Vehicular and pedestrian circulation patterns will remain the same with vehicular traffic entering only on Birch Hollow Dr and exiting only onto Pebble Creek Dr. Parking will remain at the current volume as we do not anticipate a noticeable increase in attendance. Vegetative screening will be maintained on each side of the southerly parking area to augment the buffering already provided by existing screen fences and tall yew hedges.

GENERAL DESCRIPTION OF NATURAL FEATURES:

There are no endangered species habitats, floodplains, steep slopes, or watercourses on the site. 0.87 acres at the Northwestern part of the site is woodland and will remain untouched by the proposed development. Trees within the woodland near proposed development will be protected during construction (see L2.0 for tree fence layout). A wetland is present on site, however the area outside of the woodland that it comprises is highly disturbed and is over 100' from construction. However, to comply with CLUB code, some shrubs will need to be planted within the setback (refer to L1.1). For information on existing landmark trees, refer to the natural features landscape plan (L2.0).

NATURAL FEATURES STATEMENT OF IMPACT:

There are no natural feature located in the immediate vicinity of the project area. The existing grades will be maintained to reduce any impact to trees on adjacent properties.

SOLID WASTE DISPOSAL PLAN:

The development currently provides one (1) six (6) cubic yard trash dumpster and one (1) six (6) cubic yard recycling dumpster stored in a screened area at the West end of the parking lot near the exit onto Pebble Creek Drive. We believe this is sufficient for the development as we do not anticipate a significant increase in occupancy or production of solid waste.

DETENTION ANALYSIS:

The facility was originally constructed in 1968 as a public elementary school when the Ann Arbor Public Schools developed the property along with the 4.75-acre site to the east for athletic fields (which was a separate lot). The original storm water drainage design utilized the natural drainage of the site and included storm water structures at natural low points of the site. Two structures 80' and 180' north of the building exited the site north via an 18" conductor to the storm water main in Pebble Creek Rd. Additionally, the 2 structures approximately 25' east of the building and one 100' west of the building, connected to the storm water piping for the 44 space parking lot south of the building which also accommodated the stormwater from the 23,000 sf internally drained roof before exiting the site to the west into the stormwater sewer in Pebble Creek Drive. The building and property excluding the 4.75-acre athletic fields was conveyed to the current owner in 1986 and subsequently the 4.75-acre site to the east was conveyed to the city of Ann Arbor for a public park. The resulting property line east of the building separating the subject parcel from the park parcel is only 2' east of the building and the two storm structures are on the park parcel. Due to the fact that the stormwater system connects both parcels, the jurisdiction over the system is the Washtenaw County Water Resources Commission (WCWRC). The original justification for the PUD was the mixed use of the building by a private entity and the 2' setback on the east side of the building.

When the building was planned to be expanded in 1997, the existing detention basin was designed to detain storm water runoff from new impervious surfaces (22,670 SF). This included 13,089 SF of building additions (East, West & Central Wings), and 9,581 SF of pavement. The design tributary area of the existing detention basin is 1.19 Acres, the basin bottom elevation is 819' and the high-water elevation is 820.75'. The 1997 required detention volume was 6,140 CF.

Using the current Washtenaw County Water Resources Commission's (WCWRC) current standards the required volume for the existing and proposed conditions is 6,850 CF, and 7,405 CF, respectively (including the 20% penalty). The as-built provided volume of the existing detention basin is 9,254 CF; calculated by topographic contour area. This volume is provided between 819' (basin bottom) to 821' (max storage elevation), with a freeboard elevation of 822'. Therefore, the existing detention basin has capacity to accept the additional storm water runoff from the proposed building addition.

The original detention basin design included an outlet control structure, overflow structure and a solid orifice plate. However, no outlet control structure nor solid orifice plate were observed in the field. To achieve the necessary volume (per current WCWRC requirements) an outlet control structure with a restricted outlet will be constructed as part of the proposed improvements.

If the outlet control structure rim is set at 821 (max storage elevation) the basin has 2,404 CF of spare volume, this corresponds to approximately 5,200 SF of additional impervious area that could be added to the tributary area of the existing detention basin. The proposed conditions add 1,210 SF of additional impervious area of the available 5,200 SF.

The stormwater management strategy for future additions to the impervious area is to enlarge the basin and/or provide underground detention. The existing soils of the site below 7' are sand and gravel, making underground detention a viable option in the future to be coordinated with proposed geothermal wells. Additionally, expansion of the building in the future is intended to be designed in a multi-story configuration to provide additional parking under the structure and adequate roof structure for a green roof to minimize the impervious area and maximize the site for playgrounds.

(The storm water analysis sheet and calculations will be submitted to Washtenaw County's Water Resources Commissioner's Office for approval.)

SOIL TYPES:

Soil types on site are Sebewa Loam, Matherton Sandy Loam, and Boyer Loamy Sand per the Washtenaw County soil survey.

SUSTAINABILITY:

The current project will not drastically affect the performance of the building. The goal of revising the PUD zoning is to allow for future developments to the site. The goal is to improve the current facility and build additional spaces that comply with Ann Arbor's Living Carbon Neutrality Plan. Within two years the goal is to replace the 1968 boiler that currently heats most of the building with a geothermal system that will serve the HVAC and electricity that will power the Hot Water Heating needs for the building. With new additions being added to the building we can populate the otherwise unused roof area with solar panels or green roof space. With new additions comes the ability to expand the services that the Jewish Community Center of Greater Ann Arbor provides, including independent living and its complimentary services.

TRAFFIC IMPACT ANALYSIS:

The development is not anticipating an increase in traffic. The existing drive approach will remain with an entrance on Birch Hollow Dr., and an exit on Pebble Creek Dr. No traffic study is required at this time.

LEGAL DESCRIPTION:

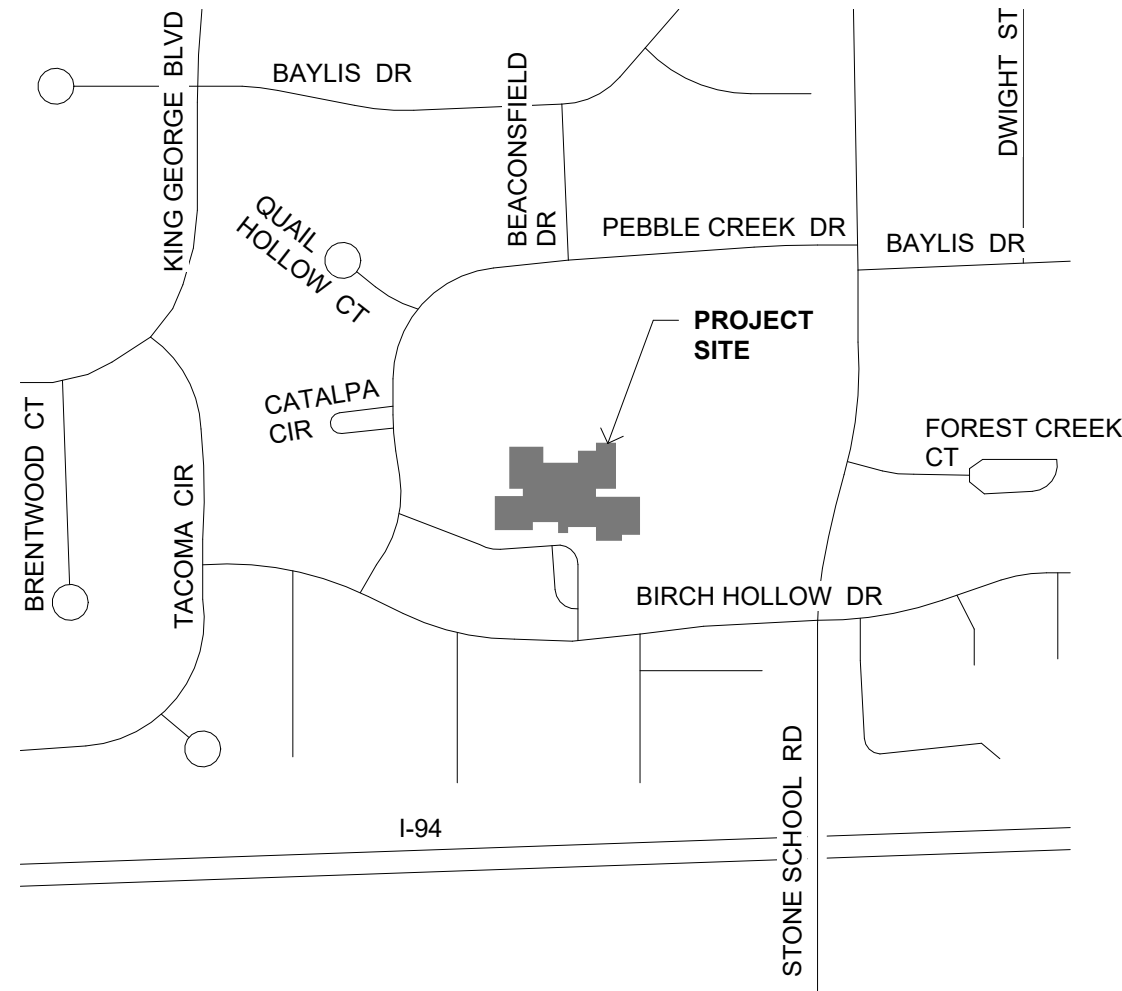
TAX ID 09-12-09-100-004

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 9, TOWN 3 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 1° 18' WEST 1290.58 FEET; THENCE SOUTH 87° 00' WEST 47.09 FEET; THENCE SOUTH 83° 10' WEST 135.0 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 1° 07' EAST 507.20 FEET; THENCE SOUTH 85° 07' WEST 100.79 FEET; THENCE SOUTH 5° 30' EAST 139.0 FEET; THENCE WESTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH, RADIUS 829.43 FEET, CHORD BEARING SOUTH 88° 00' WEST 217.96 FEET; THENCE NORTH 7° 50' EAST 127.0 FEET; THENCE NORTH 82° 20' WEST 67.0 FEET; THENCE NORTH 73° 00' WEST 115.0 FEET; THENCE NORTH 67° 51' WEST 69.44 FEET; THENCE NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, RADIUS 275.55 FEET, CHORD BEARING NORTH 4° 39' 30" EAST 127.01 FEET; THENCE NORTH 8° 40' WEST 63.0 FEET; THENCE NORTH 81° 20' EAST 130.0 FEET; THENCE NORTH 8° 40' WEST 80.0 FEET; THENCE NORTH 7° 56' EAST 80.0 FEET; THENCE NORTH 41° 08' EAST 80.00 FEET; THENCE NORTH 71° 42' EAST 67.58 FEET; THENCE NORTH 85° 40' EAST 62.0 FEET; THENCE NORTH 2° 33' WEST 130.0 FEET; THENCE NORTH 87° 27' EAST 60.00 FEET; THENCE SOUTH 2° 33' EAST 130.0 FEET; THENCE NORTH 85° 40' EAST 152.0 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SAID SECTION 9.

NOW KNOWN AS: OUTLOT A SPRUCE KNOB SUBDIVISION

STANDARD SIDEWALK REPAIR AND MAINTENANCE NOTE:

All sidewalks are to be kept and maintained in good repair by the owner of the land adjacent to an abutting the same. Prior to the issuance of the final certificate of occupancy for this site, all existing sidewalks in need of repair must be repaired in accordance with city standards.



VICINITY MAP

SCALE: NO SCALE

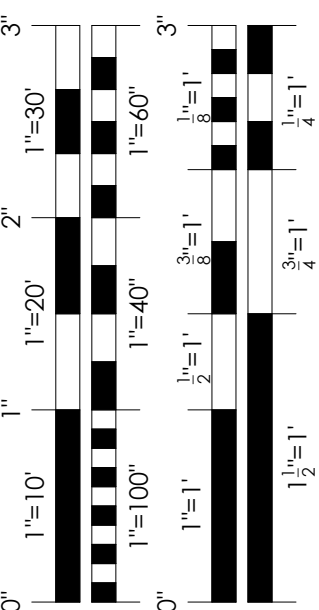
DRAWING INDEX

0	T1.0	TITLE SHEET
1	C1.2	ALTA SURVEY
	V-1.0	ALTA SURVEY
	V-1.1	ALTA SURVEY
2	L1.1	LANDSCAPE PLAN
	L2.0	NATURAL FEATURES PLAN
	L3.0	GRADING AND SOIL EROSION PLAN
3	ST1.1	ARCHITECTURAL SITE PLAN
	ST2.0	DIMENSIONAL LAYOUT PLAN
	ST3.0	UTILITIES PLAN
4	A1.1	FIRST FLOOR PLAN
	A2.1	EXTERIOR ELEVATIONS
	A2.2	SHED ELEVATIONS
	A2.3	EXTERIOR VIEWS
	A3.1	BUILDING SECTIONS

Jewish Community Center of Greater Ann Arbor
PUD Amendment

DANIELS
AND ZERMACK
ARCHITECTS

2080 S State Street
Ann Arbor, MI 48104
O 734.761.2090
F 734.761.6607



REVISIONS

No.	Revision Description & Date
1	ISSUED FOR SITE PLAN APPROVAL - 20 APRIL 2023.



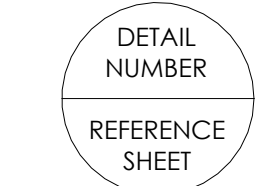
PROJECT: 2022-95

DATE: 03/20/23

DRAWN: T.L.

CHECKED: Checker

DETAIL SYMBOL



T1.0

TITLE SHEET



LEGAL DESCRIPTION (AS PROVIDED)

(PER TITLE AGENCY: LIBERTY TITLE AGENCY,
TITLE COMMITMENT NO: LB182827, EFFECTIVE DATE: 3/9/2023)

SCHEDULE C DESCRIPTION:

THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:

LOT(S) OUTLOT A, SPRUCE KNOB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 18 OF PLAT(S), PAGES 43 AND 44, WASHTENAW COUNTY RECORDS.

FURTHER DESCRIBED BY WARRANTY DEED AS RECORDED IN LIBER 2104, PAGE 418, WASHTENAW COUNTY RECORDS AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 9, TOWN 3 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN; THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 1° 18' WEST 1290.58 FEET; THENCE SOUTH 87° 00' WEST 347.09 FEET; THENCE SOUTH 83° 10' WEST 135.0 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 1° 07' EAST 507.20 FEET, THENCE SOUTH 85° 07' WEST 100.79 FEET; THENCE SOUTH 5° 30' EAST 139.0 FEET; THENCE WESTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH, RADIUS 829.43 FEET, CHORD BEARING SOUTH 88° 00' WEST 217.96 FEET; THENCE NORTH 7° 50' EAST 127.0 FEET; THENCE NORTH 82° 20' WEST 67.0 FEET; THENCE NORTH 73° 00' WEST 115.0 FEET; THENCE NORTH 67° 51' WEST 69.44 FEET; THENCE NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, RADIUS 275.55 FEET, CHORD BEARING NORTH 4° 39' 30" EAST 127.01 FEET; THENCE NORTH 8° 40' WEST 63.0 FEET; THENCE NORTH 81° 20' EAST 130.0 FEET; THENCE NORTH 8° 40' WEST 80.0 FEET; THENCE NORTH 7° 56' EAST 80.0 FEET; THENCE NORTH 41° 08' EAST 80.00 FEET; THENCE NORTH 71° 42' EAST 67.58 FEET; THENCE NORTH 85° 40' EAST 62.0 FEET; THENCE NORTH 2° 33' WEST 130.0 FEET; THENCE NORTH 87° 27' EAST 60.00 FEET; THENCE SOUTH 2° 33' EAST 130.0 FEET; THENCE NORTH 85° 40' EAST 152.0 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SAID SECTION 9.

NOW KNOWN AS:

OUTLOT A, SPRUCE KNOB SUBDIVISION, CITY OF ANN ARBOR, WASHTENAW COUNTY, STATE OF MICHIGAN ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 18 OF PLATS AT PAGES 43 AND 44, WASHTENAW COUNTY RECORDS.

2935 BIRCH HOLLOW DRIVE

SUBJECT TO ALL APPLICABLE BUILDING AND USE RESTRICTIONS IMPOSED BY ANY GOVERNMENTAL AUTHORITY, AND EASEMENTS AND RESTRICTIONS OF RECORD, AND THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT TO ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

BEARING REFERENCE

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM: MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MOL) (GRS80), SOUTH ZONE 2113, INTERNATIONAL FEET, GROUND (LAT: 42°14'23.16" N, LON: 83°43'18.34" W, ELEV: 824, SCALE FACTOR: 1.00006948).

UTILITY/REFERENCE INFO

WM: CITY OF ANN ARBOR
PHONE: 734-812-7932
RECEIVED: 2/7/23

SAN: CITY OF ANN ARBOR
PHONE: 734-812-7932
RECEIVED: 2/7/23

STORM: CITY OF ANN ARBOR
PHONE: 734-812-7932
RECEIVED: 2/7/23

GAS: DTE ENERGY
PHONE: 248-318-7839
RECEIVED: 2/7/23

ELEC: DTE ENERGY
PHONE: 313-407-5364
RECEIVED: 2/16/23

PHONE/CABLE: AT&T
PHONE: 800-778-9140
RECEIVED: 2/15/23

PHONE/CABLE: COMCAST
PHONE: 855-962-85250
RECEIVED: 2/16/23

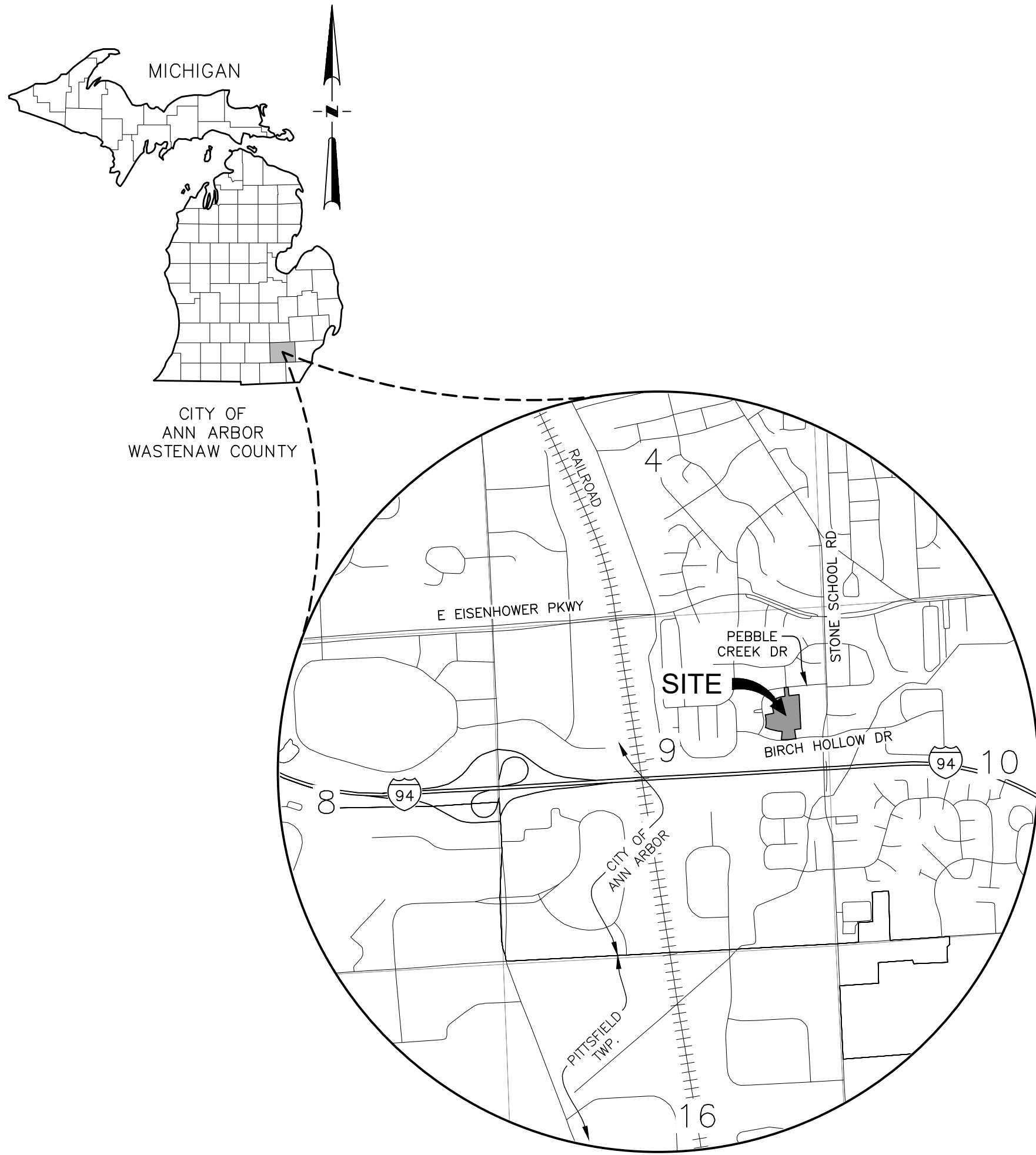
UTILITY NOTES

- ALL UTILITIES SHOWN ARE BASED ON;
A. MISS DIG MARKINGS LOCATED AT TIME OF SURVEY, OR;
B. UTILITY MAPS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY.
- THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

SCHEDULE B-SECTION II EXCEPTIONS

TITLE AGENCY: LIBERTY TITLE AGENCY
TITLE COMMITMENT NO: LB182827
EFFECTIVE DATE: 3/9/2023

- GRANT OF EASEMENT IN FAVOR OF CITY OF ANN ARBOR, AS RECORDED IN LIBER 2103, PAGE 716, WASHTENAW COUNTY RECORDS.
(PLOTTED & SHOWN HEREIN)
- SITE DEVELOPMENT AGREEMENT AND THE TERMS AND PROVISIONS CONTAINED THEREIN, AS RECORDED IN LIBER 2124, PAGE 730, WASHTENAW COUNTY RECORDS.
(AFFECTS SUBJECT PROPERTY BUT IS NOT PLOTTABLE)
- GRANT OF EASEMENT IN FAVOR OF CITY OF ANN ARBOR, AS RECORDED IN LIBER 3505, PAGE 958, WASHTENAW COUNTY RECORDS.
(PLOTTED & SHOWN HEREIN)



LOCATION MAP

SHEET INDEX

V-1.0 = ALTA COVER

V-1.1 = ALTA TOPO SURVEY

V-3.0 = ALTA TREE SURVEY

SURVEYOR'S OBSERVATIONS

AT THE TIME OF THIS SURVEY, EVIDENCE WAS OBSERVED OF POTENTIAL ENCROACHMENTS. OTHER ENCROACHMENTS MAY OR MAY NOT STILL EXIST ON OR OFF THE SUBJECT PROPERTY.

THE FOLLOWING OBSERVATIONS WERE MADE AT THE TIME OF SURVEY:

- OVERHEAD ELECTRIC LINE CROSSES THE NORTHERN AREA OF SUBJECT'S PROPERTY 130± SOUTH OF PEBBLE CREEK DRIVE.
- OVERHEAD ELECTRIC LINE APPEARS TO LIE A MAXIMUM DISTANCE OF 2 FEET OVER SUBJECT'S NORTHWEST-NORTH PROPERTY LINE.

TABLE A ITEM NOTES

(FOR TABLE "A" ITEMS NOT LISTED BELOW, SEE PLAN VIEW ON ALT-X SHEET FOR MORE INFORMATION)

- ITEM 2: THE POSTED ADDRESS ON SITE IS 2935 BIRCH HOLLOW DRIVE.
- ITEM 3: FLOOD ZONE
FEMA MAP SCALES DO NOT SUPPLY SUFFICIENT LEVEL OF DETAIL TO PLOT ACCURATELY. ZONES IF PLOTTED HEREIN ARE APPROXIMATE.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE (X) AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF WASHTENAW, COMMUNITY PANEL NO. (26161C0401E), EFFECTIVE DATE APRIL 3, 2012.

ITEM 6(a) and 6(b):ZONING

A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR AS REQUIRED BY 2021 ALTA/NSPS STANDARDS TABLE A ITEMS 6(A) & 6(B).

THIS ZONING INFORMATION SHOWN HEREIN WAS TAKEN FROM THE CITY OF ANN ARBOR ZONING ORDINANCE, EFFECTIVE DATE: NOVEMBER 17, 2019.

ZONING CLASSIFICATION: (PUD) (ZONING DESCRIPTION)
THE BUILDING SETBACK REQUIREMENTS ARE SUBJECT TO FURTHER INTERPRETATION BY THE LOCAL ZONING AUTHORITY LISTED ABOVE AND ARE NOT PLOTTED OR SHOWN HEREIN. FOR FURTHER INTERPRETATION OF THE BUILDING SETBACK REQUIREMENTS OR OTHER APPLICABLE ZONING REGULATIONS, PLEASE REFER TO THE LOCAL ZONING AUTHORITY LISTED ABOVE.

- ITEM 9: EXISTING PARKING
NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.
- 54 REGULAR SPACES
5 BARRIER FREE SPACES
- 59 TOTAL PARKING SPACES
- ITEM 16: AT THE TIME OF THIS SURVEY "EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK" WAS NOT OBSERVED.
- ITEM 17: AT THE TIME OF THIS SURVEY, INFORMATION REGARDING PROPOSED CHANGES TO RIGHT OF WAY LINES WAS NOT MADE AVAILABLE BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 19: CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

MISCELLANEOUS NOTES

- THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA BIRCH HOLLOW DRIVE & PEBBLE CREEK DRIVE, BOTH ARE PUBLIC RIGHT-OF-WAYS.
- THE PROPERTY SURVEYED AND SHOWN HEREIN IS THE SAME PROPERTY DESCRIBED IN SCHEDULE C OF TITLE AGENCY: LIBERTY TITLE AGENCY, TITLE COMMITMENT NO: LB182827, EFFECTIVE DATE: 3/9/2023, ALSO FURTHERMORE DESCRIBED IN WARRANTY DEED AS RECORDED IN LIBER 2104, PAGE 419, WASHTENAW COUNTY RECORDS.

CERTIFICATION

TO: LIBERTY TITLE AGENCY, WESTCOR LAND TITLE INSURANCE COMPANY, JEWISH COMMUNITY CENTER OF GREATER ANN ARBOR, A MICHIGAN NON-PROFIT ORGANIZATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b1), 8, 9, 11, 13, 16, 17 &19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 3/01/2023.

DAVID P. GILLETTE, PS
PROFESSIONAL SURVEYOR
NO. 4001041916

4/19/2023
DATE OF PLAT OR MAP:

THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED THIRD PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID THIRD PERSON.

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

MONUMENT Engineering Group Associates

298 VETERANS DRIVE
FOWLERVILLE, MICHIGAN 48836
(OFFICE) 517-223-3512
MONUMENTENGINEERING.COM

SERVICE DISABLED VETERAN OWNED
SMALL BUSINESS (SDVOSB)

STATE OF MICHIGAN

DAVID P. GILLETTE
License No. 4001041916

LICENSED PROFESSIONAL SURVEYOR

Call MISS DIG
3 full working days before you dig:

Michigan's One-Call Utility Notification Organization

1-800-482-7171
www.missdig.org

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT :

DANIELS AND ZERMACK ARCHITECTS

SETH PENCHANSKY, AIA
2080 SOUTH STATE ST.
ANN ARBOR, MI 48104
PH: 734-761-2090

ALTA/NSPS LAND TITLE SURVEY

JEWISH COMMUNITY CENTER OF GREATER ANN ARBOR PUD AMENDMENT, 2935 BIRCH HOLLOW PART OF NE 1/4, SEC. 9, T3S-R6E
CITY OF ANN ARBOR, WASHTENAW COUNTY, MI.

PLAN SUBMITTALS/REVISIONS	DATE
STORM WATER ANALYSIS TO CLIENT	3/24/2023
STORM WATER ANALYSIS FOR CITY SITE PLAN	4/19/2023

CURRENT ISSUE DATE:
4/19/2023

PROJECT NO: 23-016

SCALE: 1" = 40'
0 1/2" 1"

FIELD: AH, RZ
DRAWN BY: DC
DESIGN BY:
CHECK BY: DG, AP

V-1.0

NOT FOR CONSTRUCTION

(15706) SMH	822.20	12" N IE= 808.63 8" E IE= 811.33
-------------	--------	-------------------------------------

STRUCTURE	RIM ELEV.	PIPES



_____ > _____ > _____

_____ T X TV

_____ FOM VLT

----- (T) --- (T) --- (TV) -----
 [Envelope] [EQM] [SAT] -----

CITY OF ANN ARBOR DATUM
M NO.: AARGS #0011A
NGS PID: AA5162
LEV = 858.76

SITE BMS

ACCORDING TO THE DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE) WEBSITE [HTTPS://WWW.MCGI.STATE.MI.US/WETLANDS/MCGIMAP.HTML](https://www.mcgi.state.mi.us/wetlands/mcgimap.html), THERE ARE NOTED WETLAND SOILS ON THE SUBJECT PARCEL.

WETLAND FLAGGING WAS NOT OBSERVED DURING THE FIELD SURVEY. AN OFFICIAL STUDY FOR THE PRESENCE OF WETLANDS WAS NOT CONDUCTED BY MONUMENT ENGINEERING GROUP ASSOCIATES.

LINE TABLE		
LINE #	BEARING	DISTANCE

CURVE TABLE

SOIL TYPES ARE ACCORDING TO THE USDA SOIL SURVEY WEB SITE (<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>)

- BnB: BOYER LOAMY SAND, 1-6% SLOPES

Michigan's
One-Call



Utility
Notification
Organization

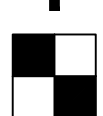
DANIELS AND
ZERMACK ARCHITECTSRV
REAT
CH
-R6E
UNIT

DATE	
/24/Z	
/19/Z	

PROJECT NO: 23-016

vii

NOT FOR CONSTRUCTION



TREE INVENTORY



Monument Engineering Group Associates, Inc.
298 Veterans Drive, Fowlerville, MI
517-223-3512
www.monumentengineering.com

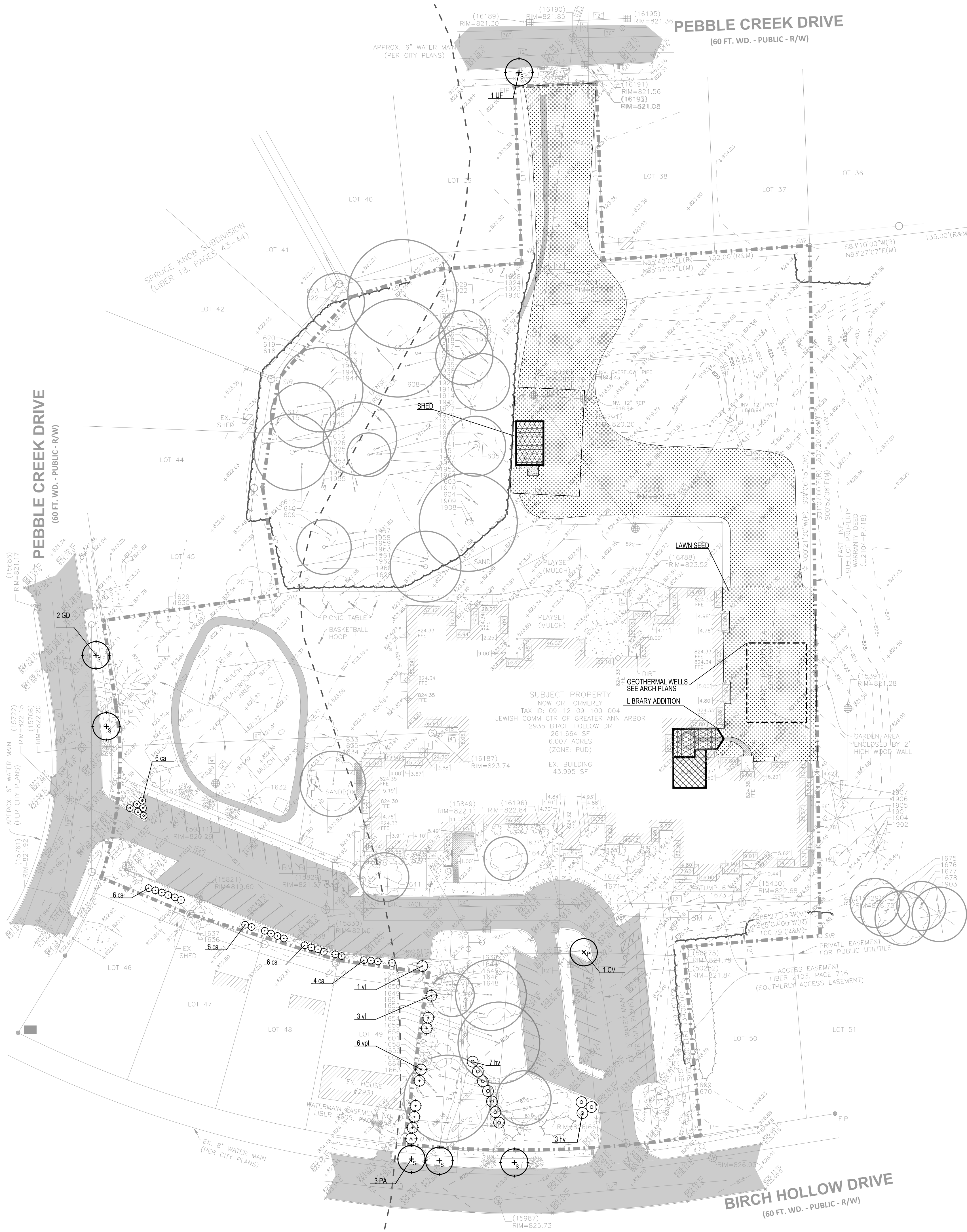
Tree Survey



Peter M. Lundgren
P.E. (Professional Engineer)
Michigan License No. 4001041916

Project No./Name: 23-016 Ann Arbor Jewish Community Center Date: 4/19/2023

Tag No.	Scientific Name	Common Name	D.B.H.	Landmark Status	Trunk	Growth Rate	Structure	Insects & Diseases	Crown Development	Life Expectancy	Total
622	Carya ovata	Shagbark Hickory	21"	Yes	4	2	3	4	3	4	20
625	Juglans nigra	Black Walnut	27"	Yes	5	3	3	5	3	4	23
634	Gleditsia triacanthos	Honey Locust	24"	Yes	4	4	2	3	4	3	20
1641	Fraxinus pennsylvanica	Green Ash	18"	Yes	4	3	4	3	5	4	23
1642	Acer rubrum	Red Maple	16"	Yes	4	3	2	4	4	2	15
1649	Quercus rubra	Red Oak	16"	Yes	4	2	3	4	3	3	17
1650	Juglans nigra	Black Walnut	26"	Yes	4	2	2	3	2	2	15
1652	Juglans nigra	Black Walnut	30"	Yes	4	3	4	4	4	4	23
1661	Quercus alba	White Oak	32"	Yes	4	2	3	2	3	3	17
1665	Carya ovata	Shagbark Hickory	20"	Yes	4	2	3	4	3	3	15
1675	Carya glabra	Pignut Hickory	18"	Yes	4	3	4	4	4	4	23
1676	Alnus concolor	Concolor Fir	18"	Yes	4	3	4	4	4	4	23
1677	Ulmus americana	American Elm	20"	Yes	4	3	4	4	4	4	22
1678	Alnus concolor	Concolor Fir	18"	Yes	4	4	3	4	4	2	21
1903	Alnus concolor	Concolor Fir	20"	Yes	4	4	4	4	4	4	22
1906	Quercus rubra	Red Oak	36"	Yes	4	3	3	3	4	4	23
1911	Carya ovata	Shagbark Hickory	16"	Yes	4	3	2	4	2	2	17
1917	Quercus rubra	Red Oak	21"	Yes	4	3	3	4	3	4	21
1919	Quercus rubra	Red Oak	18"	Yes	4	3	3	4	2	2	18
1921	Quercus rubra	Red Oak	36"	Yes	4	2	3	4	4	4	21
1925	Quercus rubra	Red Oak	40"	Yes	4	3	3	3	4	4	21
1926	Quercus rubra	Red Oak	28"	Yes	4	3	3	4	3	4	21
1927	Quercus rubra	Red Oak	22"	Yes	3	3	3	4	2	4	19
1938	Fraxinus americana	White Ash	21"	Yes	4	3	3	4	3	4	21
1947	Fraxinus americana	White Ash	31"	Yes	5	3	3	4	3	4	21
1948	Fraxinus americana	White Ash	24"	Yes	4	3	4	4	2	3	20
1958	Fraxinus americana	White Ash	26"	Yes	4	3	3	4	4	4	22
1962	Quercus macrocarpa	Bur Oak	26"	Yes	4	3	3	4	4	4	23
601	Tilia americana	Basewood	7"	No							
602	Tilia americana	Basewood	14"	No							
603	Tilia americana	Basewood	10"	No							
604	Quercus alba	White Oak	9"	No							
605	Quercus rubra	Red Oak	7"	No							
606	Tilia americana	Basewood	10"	No							
607	Quercus alba	White Oak	9"	No							
608	Carya glabra	Pignut Hickory	6"	No							
609	Ulmus americana	American Elm	6"	No							
610	Tilia americana	Basewood	7"	No							
611	Acer rubrum	Red Maple	10"	No							
612	Ulmus rubra	Slippery Elm	9"	No							
613	Celtis occidentalis	Hackberry	8"	No							
614	Ulmus rubra	Slippery Elm	8"	No							
615	Acer saccharum	Sugar Maple	8"	No							
616	Juglans nigra	Black Walnut	16"	No							
617	Ulmus rubra	Slippery Elm	7"	No							
618	Ulmus rubra	Slippery Elm	7"	No							
619	Pinus strobus	Cherry Pine	8"	No							
620	Tilia americana	Basewood	7"	No							
621	Tilia americana	Basewood	6"	No							
623	Gleditsia triacanthos	Honey Locust	24"	Yes	4	4	2	3	4	3	20
624	Tilia americana	Basewood	13"	No							
625	Quercus rubra	Red Oak	14"	No							
1629	Pinus serotina	Jap. Cherry	9"	No							
1630	Pinus serotina	Jap. Cherry	6"	No							
1631	Pinus corymbosa	Ornamental Pear	8"	No							
1632	Picea pungens	Colorado Spruce	11"	No							
1633	Carya ovata	Shagbark Hickory	15"	No							
1635	Picea abies	Norway Spruce	16"	No							
1636	Salix fragilis	Crack Willow	8"	No							
1637	Acer rubrum	Red Maple	8"	No							
1638	Pinus strobus	White Pine	8"	No							
1639	Ulmus pumila	Siberian Elm	10"	No							
1640	Ulmus pumila	Siberian Elm	9"	No							
1641	Quercus rubra	Red Oak	8"	No							
1645	Quercus rubra	Red Oak	6"	No							
1646	Ulmus pumila	Siberian Elm	8"	No							
1647	Quercus rubra	Red Oak	11"	No							
1648	Ulmus pumila	Siberian Elm	8"	No							
1651	Ulmus pumila	Siberian Elm	10"	No							
1653	Carya glabra	Pignut Hickory	6"	No							
1654	Carya glabra	Pignut Hickory	6"	No							
1655	Carya glabra	Pignut Hickory	8"	No							
1656	Carya cordiformis	Butternut Hickory	9"	No							
1657	Carya glabra	Pignut Hickory	7"	No							
1658	Quercus alba	White Oak	7"	No							
1659	Quercus alba	White Oak	8"	No							
1660	Carya glabra	Pignut Hickory	7"	No							
1662	Carya glabra	Pignut Hickory	8"	No							
1663	Quercus alba	White Oak	8"	No							
1664	Quercus alba	White Oak	6"	No							
1666	Pinus strobus	White Pine	8"	No							
1667	Pinus strobus	White Pine	7"	No							
1668	Quercus rubra	Red Oak	14"	No							
1669	Robinia pseudoacacia	Black Locust	10"	No							
1670	Robinia pseudoacacia	Black Locust	10"	No							
1671	Quercus rubra	Red Oak	12"	No							
1672	Acer rubrum	Red Maple	13"	No							
1673	Quercus rubra	Red Oak	15"	No							
1901	Carya glabra	Pignut Hickory	8"	No							
1902	Alnus concolor	Concolor Fir	14"	No							
1904	Alnus concolor	Concolor Fir	15"	No							
1905	Alnus concolor	Concolor Fir	16"	No							
1906	Alnus concolor	Concolor Fir	10"	No							
1907	Alnus concolor	Concolor Fir	15"	No							
1909	Carya glabra	Pignut Hickory	11"	No							
1910	Carya glabra	Pignut Hickory	10"	No							
1912	Carya glabra	Pignut Hickory	10"	No							
1913	Carya glabra	Pignut Hickory	10"	No							
1914	Carya glabra	Pignut Hickory	9"	No							
1915	Pinus serotina	Black Cherry	15"	No							
1918	Pinus serotina	Black Cherry	10"	No							
1918	Quercus rubra	Red Oak	11"	No							
1920	Quercus rubra	Red Oak	10"	No							
1922	Quercus rubra	Red Oak	9"	No							
1923	Carya glabra	Pignut Hickory	11"	No							
1924	Carya glabra	Pignut Hickory	9"	No							
1928	Tilia americana	Basewood	7"	No							
1929	Populus deltoides	Cottonwood	8"	No							
1930	Juglans cinerea	Butternut	7"	No							
1931	Carya glabra	Pignut Hickory	10"	No							
1932	Fraxinus americana	White Ash	15"	No							
1933	Tilia americana	Basewood	8"	No							
1934	Quercus rubra	Red Oak	10"	No							
1935	Tilia americana	Basewood	7"	No							
1936	Fraxinus americana	White Ash	16"	No							
1937	Tilia americana	Basewood	6"	No							
1939	Tilia americana	Basewood	11"	No							
1940	Fraxinus americana	White Ash	16"	No							
1941	Tilia americana	Basewood	8"	No							
1942	Tilia americana	Basewood	10"	No							
1943	Celtis occidentalis	Hackberry	6"	No							
1944	Celtis occidentalis	Hackberry	7"	No							
1945	Celtis occidentalis	Hackberry	7"	No							
1946	Celtis occidentalis	Hackberry	6"	No							
1949	Tilia americana	Basewood	8"	No							
1950	Celtis occidentalis	Hackberry	6"	No							
1951	Tilia americana	Basewood	8"	No							
1952	Fraxinus americana	White Ash	16"	No							
1953	Fraxinus americana	White Ash	7"	No							
1954	Tilia americana	Basewood	9"	No							
1955	Fraxinus americana	White Ash	8"	No							
1956	Fraxinus americana	White Ash	15"	No							
1957	Tilia americana	Basewood	9"	No							
1959	Tilia americana	Basewood	8"	No							



Landmark Tree CRZ

Non-Landmark Tree

Tree not on survey

Shrub not on survey

Proposed shrub: conflicting land use buffer

Proposed shrub: right-of-way screening

Restored Lawn

Wetland Setback

Proposed canopy tree: street tree

Proposed canopy tree: mitigation

Proposed canopy tree: right-of-way screening

Proposed canopy tree: parking lot island

NOTE: Refer to survey for elements not listed above.

Legend

InSite Design Studio, Inc.

412 Longshore Drive
Ann Arbor, Michigan
48105

Phone: 734.995.4194
Fax: 734.668.2525

SHANNA GIBB-RANDALL
LANDSCAPE ARCHITECT
NO. 3801001516

Project: Jewish Community Center of Greater Ann Arbor PUD Amendment

Title: LANDSCAPE PLAN

Sheet: L1.1

LANDSCAPE REQUIREMENTS

	Required by Code	Existing	Proposed by PUD
RIGHT-OF-WAY SCREENING			
Public right-of-way street frontage (LF)	150		
Deciduous or shade trees		5	6
1 tree per every 30 LF of frontage			0
Continuous screening (LF)	150		
Min. 30' in height and 10' wide			*See PUD Landscape Modifications
INTERIOR LANDSCAPE ISLANDS			
Vehicular use area (SF)	27,007		
Landscape island area (SF)	1,350	1,345	
1:20 landscape area to vehicular use area ratio			
Landscape island bioretention area (SF)			*See PUD Landscape Modifications
50% of the required interior landscape island			
Landscape island trees	5	4	1
1 tree per every 250 SF of required interior landscape island			
CONFLICTING LAND USE BUFFER			
Portion of vehicular use area adjacent to public park (LF)			
Portion of parcel adjacent to residential zoning (LF)	547		
Continuous screening (LF)		547	
Min. 4' in height; min. 15' wide			*See PUD Landscape Modifications
Trees		36	
One tree for every 15 LF of abutting land			*See PUD Landscape Modifications
Evergreen trees		18	
50% of the trees shall be evergreen			*See PUD Landscape Modifications
STREET TREES			
Public right-of-way street frontage (LF)	415		
Street trees		10	4
1 tree per every 45 LF of frontage			6
NATURAL FEATURES MITIGATION			
Woodland and landmark trees to be removed (see NF-1)	0	0	0
Mitigation Trees			
None			

PLANT LIST

Type*		L		S		R		C		ID		Botanical Name	Common Name	Size	Spacing	Notes					
TREES																					
1	1											CV	<i>Crataegus viridis</i>	Winter King Hawthorn	2" cal.	as shown					
2	2											GD	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	2" cal.	as shown					
3	3											PA	<i>Platanus x. acerifolia</i>	London Planetree	2" cal.	as shown					
1	1											UF	<i>Ulmus 'Frontier'</i>	Frontier Hybrid Elm	2" cal.	as shown					
		1	6	0	0	0															
SHRUBS																					
16				6	10							ca	<i>Clethra alnifolia</i>	'Pink Spire'	3 gal.	as shown					
12												cs	<i>Cornus sericea</i>	Redtwig Dogwood	3 gal.	as shown					
10												hw	<i>Hamelis virginiana</i>	Common Witch-Hazel	5 gal.	as shown					
4												vl	<i>Viburnum lantana</i>	Wayfaring tree	5 gal.	as shown					
6												vpt	<i>Viburnum plicatum tomentosum</i>	'Mariesi'	5 gal.	as shown					
		0	0	6	16	32															
* Type Legend																					
L= Interior Landscape Island Tree																					
S= Street Tree																					
R= Right-of-way Screening Tree/ Refuse Screening																					
C= Conflicting Land Use Buffer																					

NOTES

- Refer to Plant List table for size and species of existing trees.
- Decompact any compacted soil areas before planting.
- All proposed plantings that exceed a mature height greater than 6-inches shall be planted a minimum of 5 feet from fire hydrants.
- All proposed trees shall be planted a minimum of 15 feet from fire hydrants.
- Snow storage to remain in same location(s) as in previous site plans.
- All vegetation species deviation from the approved site plan must be approved ahead of time in writing by the City of Ann Arbor.
- The City of Ann Arbor has adopted an ordinance limiting phosphorus in fertilizer. Applications of fertilizer beyond the initial topsoil and seeding shall be a fertilizer with no phosphorus.
- Contact designer before changing any proposed plants on any landscape sheets

LANDSCAPE MAINTENANCE PROGRAM

- All diseased, damaged, or dead material shown on the Landscape Plan as proposed plantings shall be replaced by the end of the following planting season as a continuing obligation for the duration of the site plan.
- Snow cannot be pushed into interior landscape islands unless they are designated on previous landscape plans for snow storage.
- No chemicals are allowed in the stormwater features or buffer zones with the following exception: invasive species may be treated with chemicals by a certified applicator.

PUD: LANDSCAPE MITIGATIONS TO CITY CODE

RIGHT OF WAY SCREENING

Presently, the proposed vehicular use areas are situated along a 150' right-of-way (ROW) street frontage, necessitating the installation of 5 ROW trees and 150' of continuous screening. The petitioner has made every effort to place the proposed ROW trees and shrubs in a manner that provides effective screening while working within the limitations of existing utilities, infrastructure, and sightlines. The proposed ROW screening represents the maximum feasible amount of screening within these constraints. No ROW trees are proposed due to sufficient existing trees in the areas adjacent to the vehicular use areas.

CONFLICTING LAND USE BUFFER

As per the current city code requirements, the strip that separates the parking lot from the residential properties to the Southwest falls short of the 15' minimum width, rendering it unable to comply with the CLUB (Conflicting Land Use Buffer) screening requirements. Furthermore, considering the presence of an existing fence between these parcels and several shrubs/trees in the said area, the petitioner has proposed CLUB screening to address any gaps in the current conditions.

In addition, at the Northwestern-most edge of the parking lot, the petitioner requests an exception to the CLUB screening requirements, taking into consideration the substantial quantity of existing shrubs and trees present between this edge and the adjacent residential parcels.

PARKING LOT ISLANDS

The petitioner respectfully seeks an exemption from the bioretention requirements for the parking lot, citing that the scope of the project does not have any impact on the parking lot.

STREET TREES

In accordance with the city code requirements, a total of 9 street trees are mandated. The petitioner has proposed the maximum number of street trees feasible, taking into careful consideration the presence of existing street trees, utilities/infrastructure, and sight-lines from the parking lot areas.

BEFORE YOU DIG
CALL MISS DIG
800-482-1171
800-482-1171

CONTRACTOR is responsible to field verify location of all underground utilities prior to any work.

Project: Jewish Community Center of Greater Ann Arbor PUD Amendment

Date: 4/20/2023
Issued for: Site Plan Submission

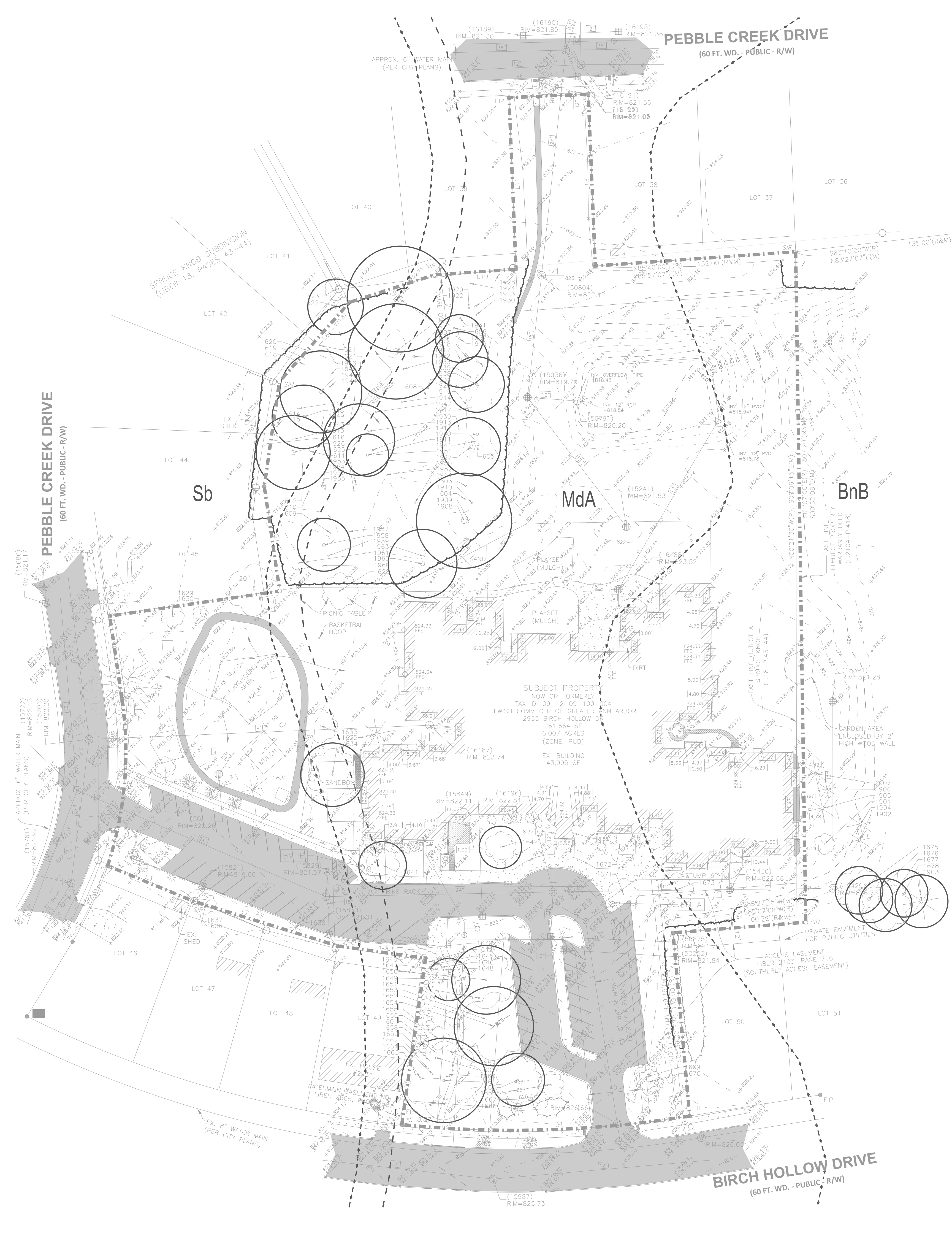
Scale: 1" = 40'-0"
Drawn by: KT & SGR

Title: LANDSCAPE PLAN

Sheet:

L1.1

Copyright 2023, InSite Design Studio, Inc.



LEGEND

Landmark Tree CRZ

Non-Landmark Tree

Tree not on survey

Shrub not on survey

Wetland Setback

Woodland Boundary

Soil type boundary

(Existing) Asphalt

NOTE: Refer to survey for elements not listed above.

IN SITE

InSite Design Studio, Inc.

412 Longshore Drive
Ann Arbor, Michigan
48105
Phone: 734.995.4194
Fax: 734.668.2525

SHAWN
GIBB-RANDALL
LANDSCAPE
ARCHITECT
NO. 380100151
JANUARY 2019

Project:

JEWISH COMMUNITY CENTER
OF GREATER ANN ARBOR
PUD AMENDMENT

Title:

NATURAL FEATURES PLAN

Scale: 1" = 40'-0"

Drawn by: KT & SGR

Sheet:

L2.0

MEGA

Monument Engineering Group Associates, Inc.
298 Veterans Drive, Fowlerville, MI
53172-3512
www.monumentengineering.com

Tree Survey

Project No./Name: 23-016 Ann Arbor Jewish Community Center

Date: 4/10/2023

Peter M. Lundgren
ISA Certified Arborist®
MB-43744

SWD

Tag No.	Scientific Name	Common Name	D.B.H.	Landmark Status	Trunk	Growth Rate	Structure	Insects & Disease	Crown Development	Life Expectancy	Total
622	Carya ovata	Shagbark Hickory	23	Yes	4	2	3	4	3	4	20
625	Juglans nigra	Black Walnut	27	Yes	5	3	3	5	3	4	23
634	Gleditsia triacanthos	Honey Locust	24	Yes	4	4	5	4	5	4	26
1641	Fraxinus pennsylvanica	Green Ash	18	Yes	4	3	4	3	5	4	23
1642	Acer rubrum	Red Maple	16	Yes	4	3	2	4	4	2	19
1649	Quercus rubra	Red Oak	15	Yes	4	2	3	4	3	4	20
1650	Juglans nigra	Black Walnut	26	Yes	4	2	2	3	2	2	15
1652	Juglans nigra	Black Walnut	30	Yes	4	3	4	4	4	4	23
1661	Quercus alba	White Oak	17	Yes	4	2	3	2	3	3	17
1665	Carya ovata	Shagbark Hickory	20	Yes	4	2	3	4	3	3	19
1675	Carya glabra	Pignut Hickory	18	Yes	4	3	4	4	4	4	23
1676	Abies concolor	Concolor Fir	18	Yes	4	3	4	4	3	3	22
1677	Ulmus americana	American Elm	20	Yes	4	3	4	4	3	4	22
1678	Abies concolor	Concolor Fir	18	Yes	4	4	3	4	4	2	21
1683	Abies concolor	Concolor Fir	20	Yes	4	4	4	4	4	2	22
1908	Quercus rubra	Red Oak	36	Yes	4	3	3	3	4	4	21
1911	Carya ovata	Shagbark Hickory	36	Yes	4	3	2	4	2	2	17
1917	Quercus rubra	Red Oak	27	Yes	4	3	3	4	3	4	21
1919	Quercus rubra	Red Oak	18	Yes	4	3	3	4	2	2	18
1921	Quercus rubra	Red Oak	36	Yes	4	2	3	4	4	4	21
1925	Quercus rubra	Red Oak	40	Yes	4	3	3	4	4	4	21
1926	Quercus rubra	Red Oak	28	Yes	4	3	3	4	3	4	21
1927	Quercus rubra	Red Oak	22	Yes	3	3	3	4	2	4	19
1938	Fraxinus americana	White Ash	27	Yes	4	3	3	4	3	4	21
1947	Fraxinus americana	White Ash	33	Yes	5	3	3	4	3	4	22
1948	Fraxinus americana	White Ash	24	Yes	4	3	4	4	2	3	20
1958	Fraxinus americana	White Ash	20	Yes	4	3	3	4	4	4	22
1962	Quercus macrocarpa	Bur Oak	26	Yes	4	3	3	4	3	4	21
601	Tilia americana	Basewood	7	No							
602	Tilia americana	Basewood	14	No							
603	Tilia americana	Basewood	10	No							
604	Quercus alba	White Oak	9	No							
605	Quercus rubra	Red Oak	7	No							
606	Tilia americana	Basewood	10	No							
607	Quercus alba	White Oak	9	No							
608	Carya glabra	Pignut Hickory	6	No							
609	Ulmus americana	American Elm	6	No							
610	Tilia americana	Basewood	7	No							
611	Acer rubrum	Red Maple	10	No							
612	Ulmus rubra	Slippery Elm	9	No							
613	Celtis occidentalis	Hackberry	8	No							
614	Ulmus rubra	Slippery Elm	8	No							
615	Acer saccharum	Sugar Maple	8	No							
616	Juglans nigra	Black Walnut	16	No							
617	Ulmus rubra	Slippery Elm	7	No							
618	Ulmus rubra	Slippery Elm	7	No							
619	Prunus spp.	Cherry	7	No							
620	Tilia americana	Basewood	7	No							
621	Tilia americana	Basewood	6	No							
623	Gleditsia triacanthos	Honey Locust	9	No							
624	Tilia americana	Basewood	13	No							
1628	Quercus rubra	Red Oak	14	No							
1629	Prunus serrulata	Jap. Cherry	9	No							
1630	Prunus serrulata	Jap. Cherry	6	No							
1631	Pyrus calleryana	Ornamental Pear	8	No							
1632	Picea pungens	Colorado Spruce	11	No							
1633	Carya ovata	Shagbark Hickory	15	No							
1635	Picea abies	Norway Spruce	16	No							
1636	Salix fragilis	Crack Willow	8	No							
1637	Acer rubrum	Red Maple	8	No							
1638	Pinus strobus	White Pine	8	No							
1639	Ulmus pumila	Siberian Elm	10	No							
1640	Ulmus pumila	Siberian Elm	9	No							
1644	Quercus rubra	Red Oak	8	No							
1645	Ulmus pumila	Siberian Elm	6	No							
1646	Ulmus pumila	Siberian Elm	8	No							
1647	Quercus rubra	Red Oak	11	No							
1648	Ulmus pumila	Siberian Elm	8	No							
1651	Ulmus pumila	Siberian Elm	10	No							
1653	Carya glabra	Pignut Hickory	6	No							
1654	Carya glabra	Pignut Hickory	6	No							
1655	Carya glabra	Pignut Hickory	8	No							
1656	Carya cordiformis	Bitternut Hickory	9	No							
1657	Carya glabra	Pignut Hickory	7	No							
1658	Quercus alba	White Oak	7	No							
1659	Quercus alba	White Oak	6	No							
1660	Carya glabra	Pignut Hickory	7	No							
1662	Carya glabra	Pignut Hickory	8	No							
1663	Quercus alba	White Oak	8	No							
1664	Quercus alba	White Oak	6	No							
1666	Pinus strobus	White Pine	6	No							
1667	Pinus strobus	White Pine	7	No							
1668	Quercus rubra	Red Oak	14	No							
1669	Robinia pseudacacia	Black Locust	10	No							
1670	Robinia pseudacacia	Black Locust	10	No							
1671	Quercus rubra	Red Oak	12	No							
1672	Acer rubrum	Red Maple	12	No							
1673	Quercus rubra	Red Oak	15	No							
1901	Carya glabra	Pignut Hickory	8	No							
1902	Abies concolor	Concolor Fir	14	No							
1904	Abies concolor	Concolor Fir	15	No							
1905	Abies concolor	Concolor Fir	16	No							
1906	Abies concolor	Concolor Fir	10	No							
1907	Abies concolor	Concolor Fir	15	No							
1909	Carya glabra	Pignut Hickory	11	No							
1910	Carya glabra	Pignut Hickory	10	No							
1912	Carya glabra	Pignut Hickory	10	No							
1913	Carya glabra	Pignut Hickory	10	No							
1914	Carya glabra	Pignut Hickory	10	No							
1915	Prunus serotina	Black Cherry	15	No							
1916	Prunus serotina	Black Cherry	10	No							
1918	Quercus rubra	Red Oak	11	No							
1920	Quercus rubra	Red Oak	10	No							
1922	Quercus rubra	Red Oak	9	No							
1923	Carya glabra	Pignut Hickory	11	No							
1924	Carya glabra	Pignut Hickory	9	No							
1928	Tilia americana	Basewood	7	No							
1929	Populus deltoides	Cottonwood	8	No							
1930	Juglans cinerea	Butternut	7	No							
1931	Carya glabra	Pignut Hickory	15	No							
1932	Fraxinus americana	White Ash	16	No							
1933	Tilia americana	Basewood	8	No							
1934	Quercus rubra	Red Oak	10	No							
1935	Tilia americana	Basewood	7	No							
1936	Fraxinus americana	White Ash	16	No							
1937	Tilia americana	Basewood	6	No							
1938	Tilia americana	Basewood	11	No							
1940	Fraxinus americana	White Ash	16	No							
1941	Tilia americana	Basewood	8	No							
1942	Tilia americana	Basewood	10	No							
1943	Celtis occidentalis	Hackberry	6	No							
1944	Celtis occidentalis	Hackberry	7	No							
1945	Celtis occidentalis	Hackberry	7	No							
1946	Celtis occidentalis	Hackberry	6	No							
1949	Tilia americana	Basewood	8	No							
1950	Celtis occidentalis	Hackberry	6	No							
1951	Tilia americana	Basewood	8	No							
1952	Fraxinus americana	White Ash	9	No							
1953	Fraxinus americana	White Ash	7	No							
1954	Tilia americana	Basewood	9	No							
1955	Fraxinus americana	White Ash	8	No							
1956	Fraxinus americana	White Ash	15	No							
1957	Tilia americana	Basewood	9	No							
1959	Tilia americana	Basewood	8	No							
1960	Fraxinus americana	White Ash	9	No							
1961	Celtis occidentalis	Hackberry	10	No							
1963	Ulmus americana	American Elm	10	No							
1964	Tilia americana	Basewood	10	No							

CONTRACTOR is responsible to field verify location of all underground utilities prior to any work.

MEGA

Monument Engineering Group Associates, Inc.
298 Veterans Drive, Fowlerville, MI
53172-3512
www.monumentengineering.com

Tree Survey

Project No./Name: 23-016 Ann Arbor Jewish Community Center

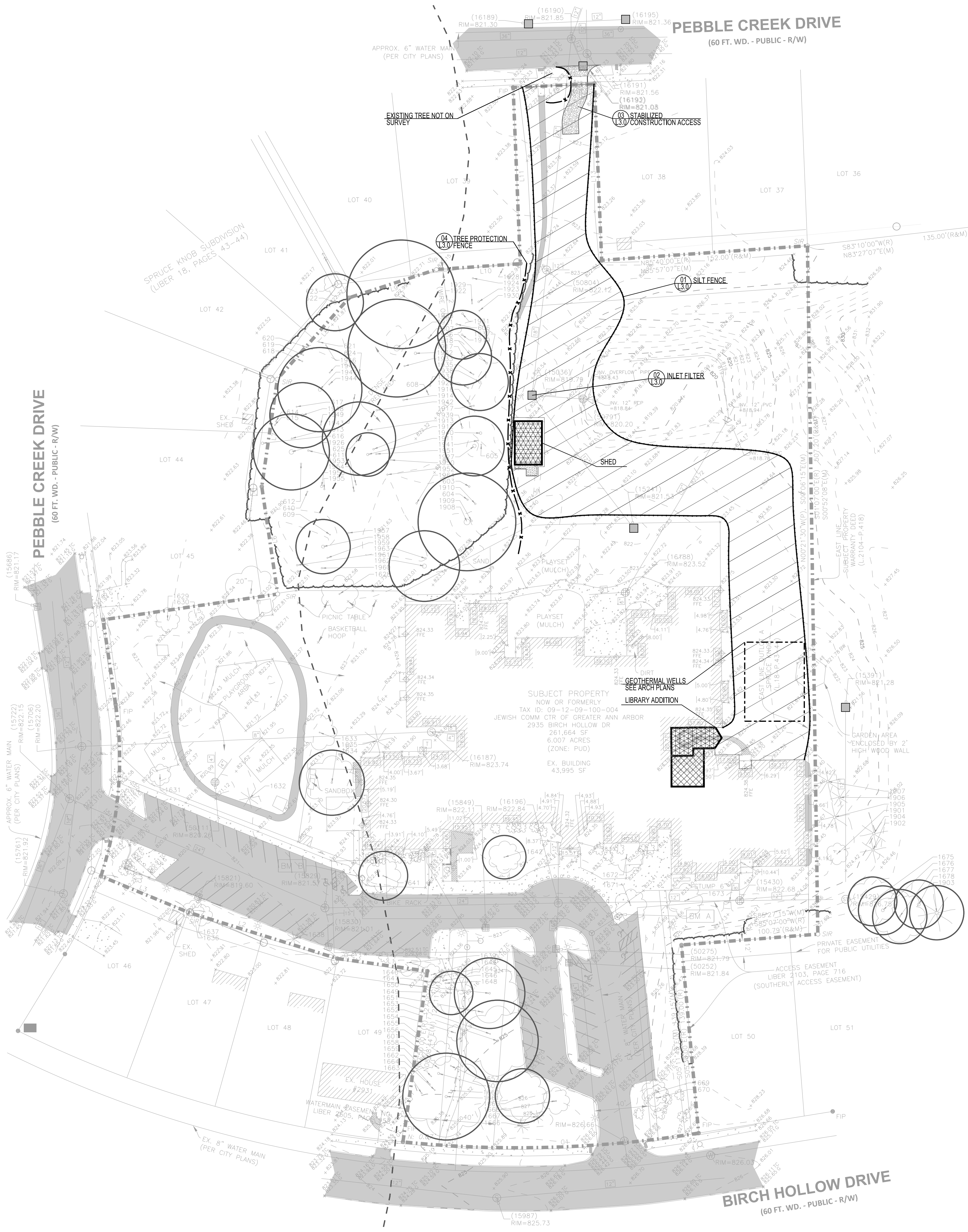
Date: 4/10/2023

Peter M. Lundgren
ISA Certified Arborist®
MB-43744

SWD

North

BEFORE YOU DIG
CALL MISS DIG
800-482-7171
TOL FREE



LEGEND

Landmark Tree CRZ

Non-Landmark Tree

Tree not on survey

Shrub not on survey

Existing Contour

Silt Fence

Tree Protection Fence

Welland Setback

Woodland Boundary

Access Area

Stabilized Construction Access

Inlet Filter

NOTE: Refer to survey for elements not listed above.

INSITE

InSite Design Studio, Inc.

412 Longshore Drive
Ann Arbor, Michigan
48105

Phone: 734.995.4194
Fax: 734.668.2525

SHANNA
GIBB-RANDALL
LANDSCAPE
ARCHITECT
NO. 3801001517

Shanna Gibb-Randall

SEQUENCE OF CONSTRUCTION

1. Soil erosion control - 1 Day
2. Install inlet filters, tracking surface, silt fence - 1 Day
3. Install underground utilities - 4 Weeks
4. Building construction - 12 Months
5. Maintain soil erosion control measures as necessary - Ongoing
6. Complete construction of buildings - 1 Week
7. Repair any sidewalks damaged during construction - 1 Day
8. Remove temporary erosion controls

SOIL EROSION COST ESTIMATE

SOIL EROSION CONTROL COST ESTIMATE			
			TOTAL PRICE
SILT FENCE	1250 LF	\$ 2.00	\$ 2,500.00
SILT SACS	7 EA	\$ 65.00	\$ 455.00
MUD TRACKING	11 SY	\$ 50.00	\$ 550.00
TOTAL			\$ 3,505.00
PROTECTING EXPOSED SURFACES			\$ 2,000.00

NOTES

1. Northernmost property border off of Pebble Creek Drive to be used as construction access.
2. Contractor is responsible for restoring any damages to existing sidewalk, road, grass/planted areas, and culvert due to construction activities.
3. Contractor is responsible for erosion and sediment control measures for any disturbed soils.
4. Contractor is responsible for devaluing excavated areas.
5. See Sheet L1.1: Landscape Plan for permanent seeding rates.
6. Monitor silt fence to ensure general flow is not impeded in swale along Rosedale Road.
7. Soil Erosion Control Blankets be constructed of Natural or Bio and Photodegradable materials.
8. Contractor is responsible for properly installing all tree protection fences, silt fences, and inlet filters to protect existing site features.

SOILS

According to the NRCS soil survey, the soils on site include:

Sb - Sebewa, 0 to 2 percent slopes
MxA - Matherton Sandy Loam, 0 to 4 percent slopes
BnB - Boyer loamy sand, 1 to 6 percent slopes

1 SILT FENCE
NO SCALE

2 INLET FILTER
NO SCALE

NOTES:

1. Establish stabilized construction entrance prior to the initiation of site construction activities.
2. Care should be taken to prevent material movement into adjacent wetlands/adjacent bodies.
3. Care should be taken to maintain existing roadside drainage via culvert installation, with sediment sump placed downline of culvert.

3 STABILIZED CONSTRUCTION ACCESS
NO SCALE

4 TREE PROTECTION FENCE
NO SCALE

CONTRACTOR is responsible to field verify location of all underground utilities prior to any work.

Project: Jewish Community Center of Greater Ann Arbor PUD Amendment

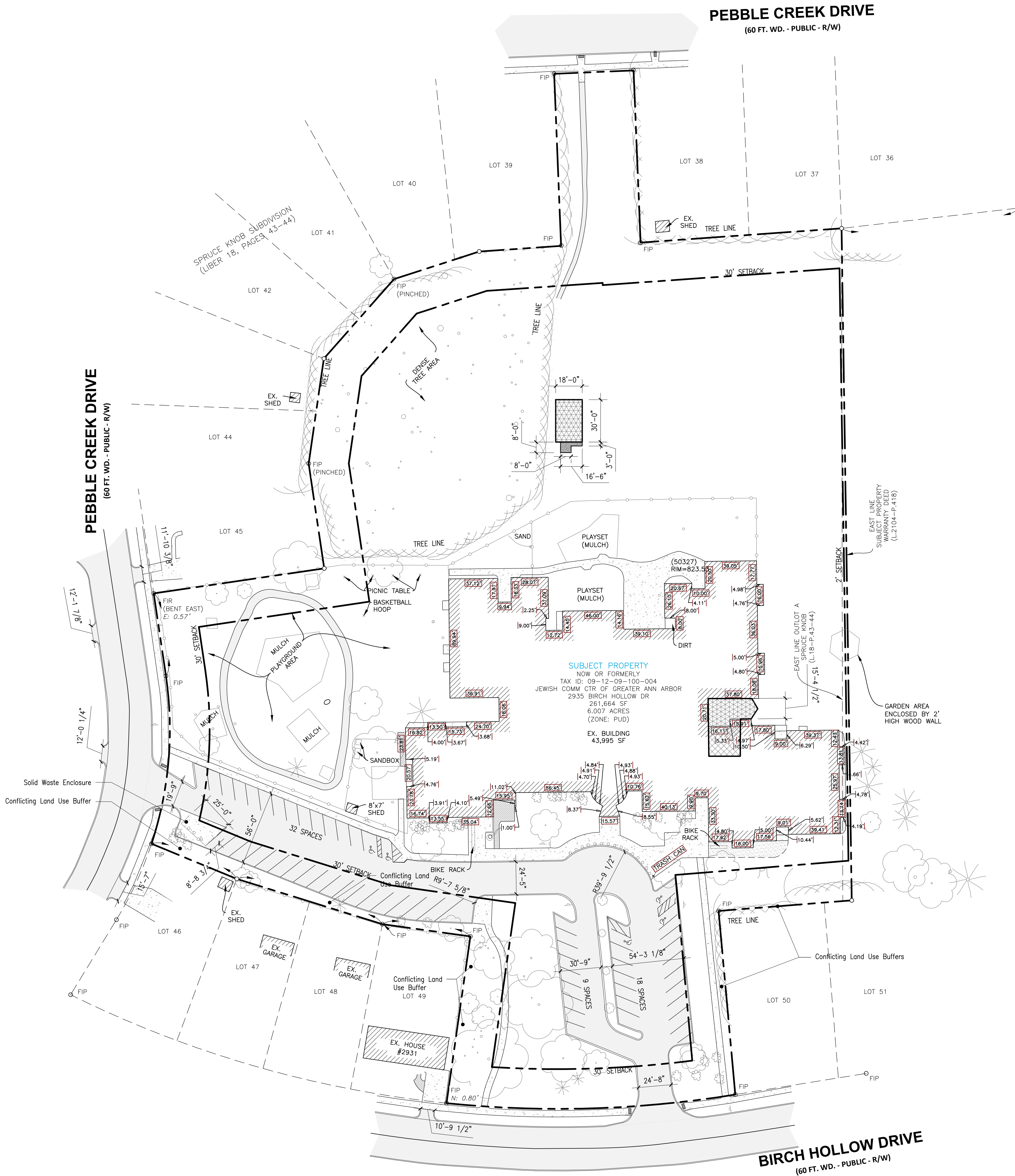
Date: 4/20/2023 Issued for: Site Plan Submission

Scale: 1" = 40'-0"
Drawn by: KT & SGR

Title: GRADING AND SOIL EROSION PLAN

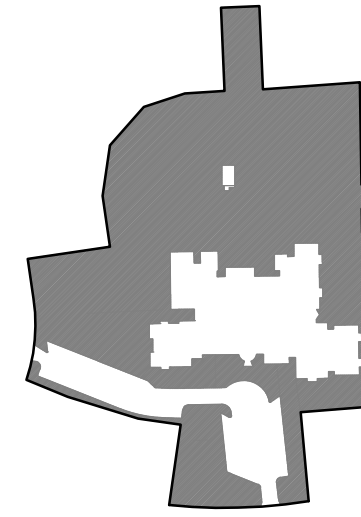
Sheet: L3.0

Copyright 2023, InSite Design Studio, Inc.

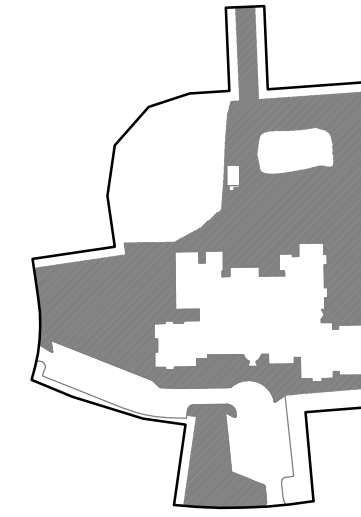


Open Space:

Open Space - 187,470 sf



Active Open Space - 122,118 sf



GENERAL NOTES

- REFER TO CIVIL SHEETS FOR ADDITIONAL SITE INFORMATION, GRADING, LAYOUT PARKING QUANTITIES AND DETAILING
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE LOCATIONS, QUANTITIES AND REQUIREMENTS



Know what's below.
Call before you dig.

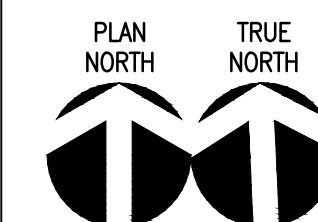
LEGEND

- LIGHT POLE
- FLAG POLE
- SITE SIGNAGE
- ELEC TRANSFORMER
- TELEPHONE RISER
- TRASH DUMPSTER
- RECYCLING DUMPSTER
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN
- SANITARY MANHOLE
- STORM WATER MANHOLE
- STORM WATER MANHOLE
- PROPERTY LINE, REFER TO CIVIL
- OVERHEAD UTILITIES
- STORM WATER SEWER
- WATER MAIN
- SANITARY SEWER
- FENCE LINE

- EXISTING BUILDING
- RENOVATED AREA OF BUILDING
- NEW ADDITION TO BUILDING
- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING GRAVEL
- NEW LANDSCAPING AREA
- EXISTING LANDSCAPE PAVING/SEMI-PERMEABLE SURFACE
- EXISTING ASPHALT

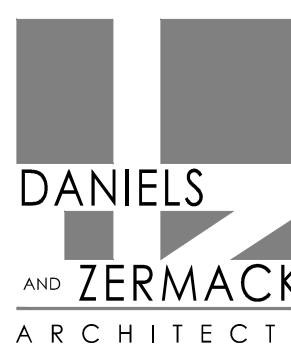
- TREE STUMP
- EXISTING TREE
- EXISTING SHRUBS
- NEW TREE

NOT FOR
CONSTRUCTION



DIMENSIONAL
LAYOUT PLAN
SCALE: 1" = 40'-0"

HEBREW DAY SCHOOL



2080 S. State Street
Ann Arbor, MI 48104
O 734.761.2090
F 734.761.6607

REVISIONS

ISSUED FOR XXXXX
XX XXX XX

JOB 2022-95

DATE XX XXX XX

DRAWN XXX

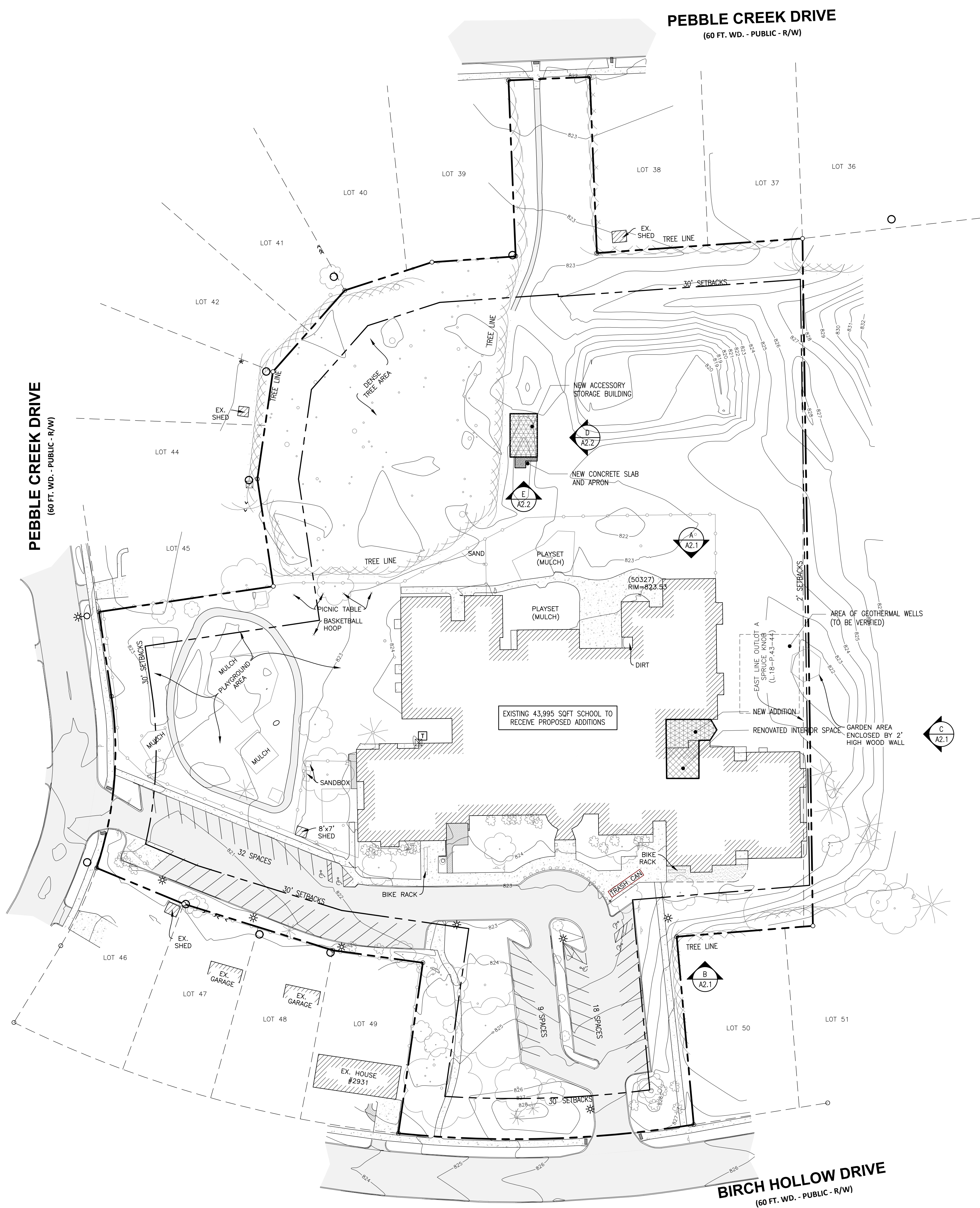
CHECKED XXX/XXX

DETAIL SYMBOL

DETAIL
NUMBER
REFERENCE
SHEET

ST1.1

HDS LIBRARY



NOT FOR
CONSTRUCTION

GENERAL NOTES

1. REFER TO CIVIL SHEETS FOR ADDITIONAL SITE INFORMATION, GRADING, LAYOUT PARKING QUANTITIES AND DETAILING
2. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE LOCATIONS, QUANTITIES AND REQUIREMENTS



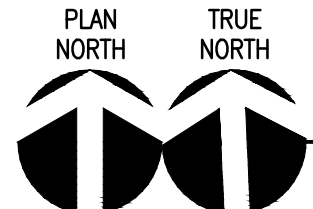
Know what's below.
Call before you dig.

LEGEND

- LIGHT POLE
- FLAG POLE
- SITE SIGNAGE
- ELEC TRANSFORMER
- TELEPHONE RISER
- TRASH DUMPSTER
- RECYCLING DUMPSTER
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN
- SANITARY MANHOLE
- STORM WATER MANHOLE
- STORM WATER MANHOLE
- PROPERTY LINE, REFER TO CIVIL
- OH-ELEC- OVERHEAD UTILITIES
- ST- STORM WATER SEWER
- WM- WATER MAIN
- S- SANITARY SEWER
- FENCE LINE

- EXISTING BUILDING
- RENOVATED AREA OF BUILDING
- NEW ADDITION TO BUILDING
- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING GRAVEL
- NEW LANDSCAPING AREA
- EXISTING LANDSCAPE PAVING/SEMI-PERMEABLE SURFACE
- EXISTING ASPHALT

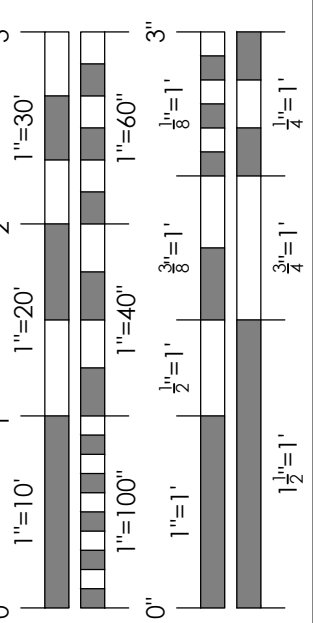
- TREE STUMP
- EXISTING TREE
- EXISTING SHRUBS
- NEW TREE



ARCHITECTURAL
SITE PLAN
SCALE: 1" = 40'-0"

JEWISH COMMUNITY CENTER OF GREATER
ANN ARBOR PUD AMENDMENT

DANIELS
AND ZERMACK
ARCHITECTS
2080 S. State Street
Ann Arbor, MI 48104
O 734.761.2090
F 734.761.6607



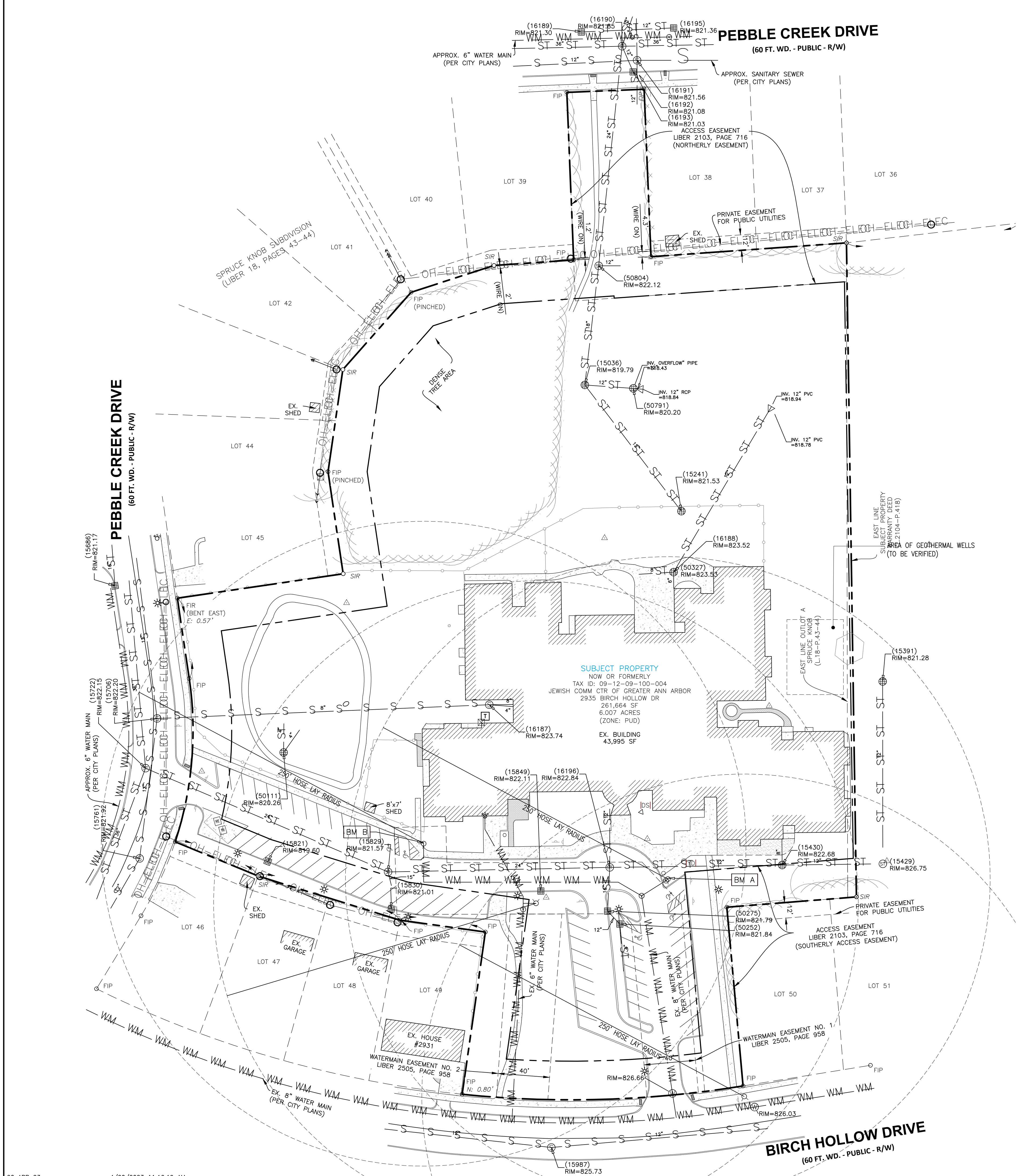
REVISIONS

ISSUED FOR SITE PLAN
APPROVAL 20 APRIL 23

JOB 2022-95
DATE 20 APR 2023
DRAWN TL
CHECKED SP

DETAIL SYMBOL
DETAIL NUMBER
REFERENCE SHEET

ST1.1



SANITARY SEWER MITIGATION NOTE:
We are not affecting any restrooms or adding any additional connections to the existing sanitary sewer lines. We do not anticipate a significant increase in occupancy or use that would require changes to be made to the existing sanitary sewer system at this time.

GENERAL NOTES

- REFER TO CIVIL SHEETS FOR ADDITIONAL SITE INFORMATION, GRADING, LAYOUT PARKING QUANTITIES AND DETAILING
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE LOCATIONS, QUANTITIES AND REQUIREMENTS



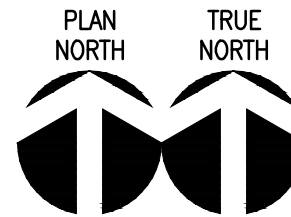
Know what's below.
Call before you dig.

LEGEND

- [Symbol] LIGHT POLE
- [Symbol] FLAG POLE
- [Symbol] SITE SIGNAGE
- [Symbol] ELEC TRANSFORMER
- [Symbol] TELEPHONE RISER
- [Symbol] TRASH DUMPSTER
- [Symbol] RECYCLING DUMPSTER
- [Symbol] UTILITY POLE
- [Symbol] FIRE HYDRANT
- [Symbol] CATCH BASIN
- [Symbol] SANITARY MANHOLE
- [Symbol] STORM WATER MANHOLE
- [Symbol] STORM WATER MANHOLE
- [Symbol] PROPERTY LINE, REFER TO CIVIL
- [Symbol] OVERHEAD UTILITIES
- [Symbol] STORM WATER SEWER
- [Symbol] WATER MAIN
- [Symbol] SANITARY SEWER
- [Symbol] FENCE LINE

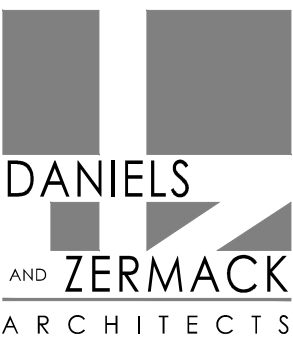
- [Symbol] EXISTING BUILDING
- [Symbol] RENOVATED AREA OF BUILDING
- [Symbol] NEW ADDITION TO BUILDING
- [Symbol] EXISTING CONCRETE
- [Symbol] NEW CONCRETE
- [Symbol] EXISTING GRAVEL
- [Symbol] NEW LANDSCAPING AREA
- [Symbol] EXISTING LANDSCAPE PAVING/SEMI-PERMEABLE SURFACE
- [Symbol] EXISTING ASPHALT

- [Symbol] TREE STUMP
- [Symbol] EXISTING TREE
- [Symbol] EXISTING SHRUBS
- [Symbol] NEW TREE

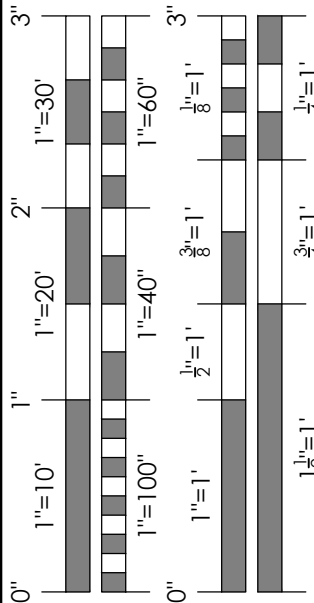


UTILITY PLAN
SCALE: 1" = 40'-0"

JEWISH COMMUNITY CENTER OF GREATER
ANN ARBOR PUD AMENDMENT



2080 S. State Street
Ann Arbor, MI 48104
O 734.761.2090
F 734.761.6607



REVISIONS

ISSUED FOR SITE PLAN
APPROVAL 20 APRIL 23

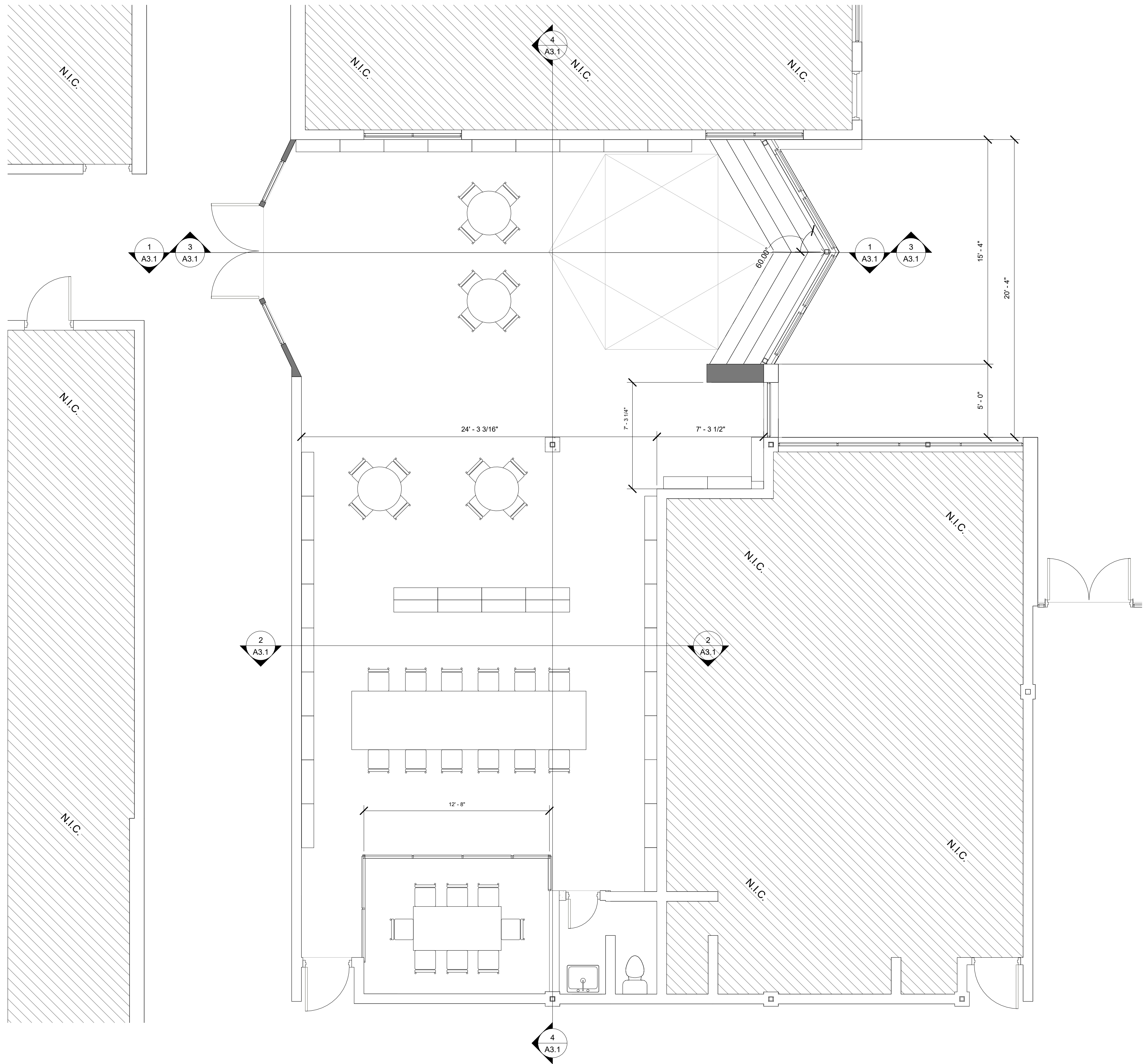
JOB 2022-95
DATE 20 APR 2023
DRAWN TL
CHECKED SP

DETAIL SYMBOL

DETAIL
NUMBER
REFERENCE
SHEET

ST3.0

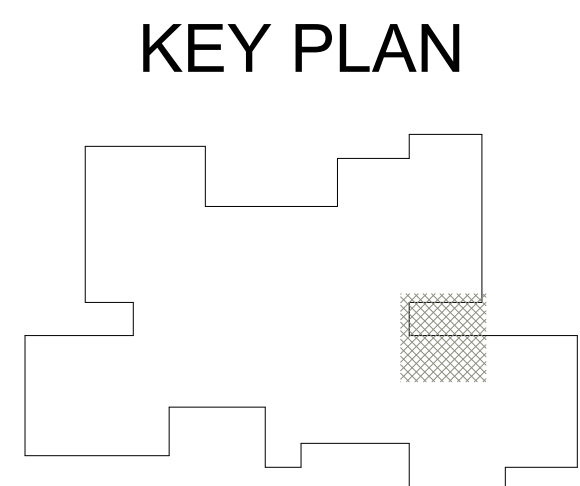
NOT FOR
CONSTRUCTION



1
A1.1

FIRST FLOOR PLAN

1/4" = 1'-0"

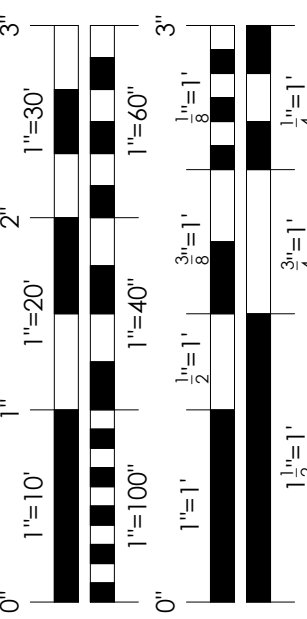


F.A.R. CALCULATIONS NOTE:

The building is currently 43,995 SF with a FAR of 0.17. The proposed addition would add 630 SF to the FAR of the building and 540 SF for the storage shed in the North yard making the new FAR 0.173, a negligible difference.



2080 S State Street
Ann Arbor, MI 48104
O 734.761.2090
F 734.761.6607



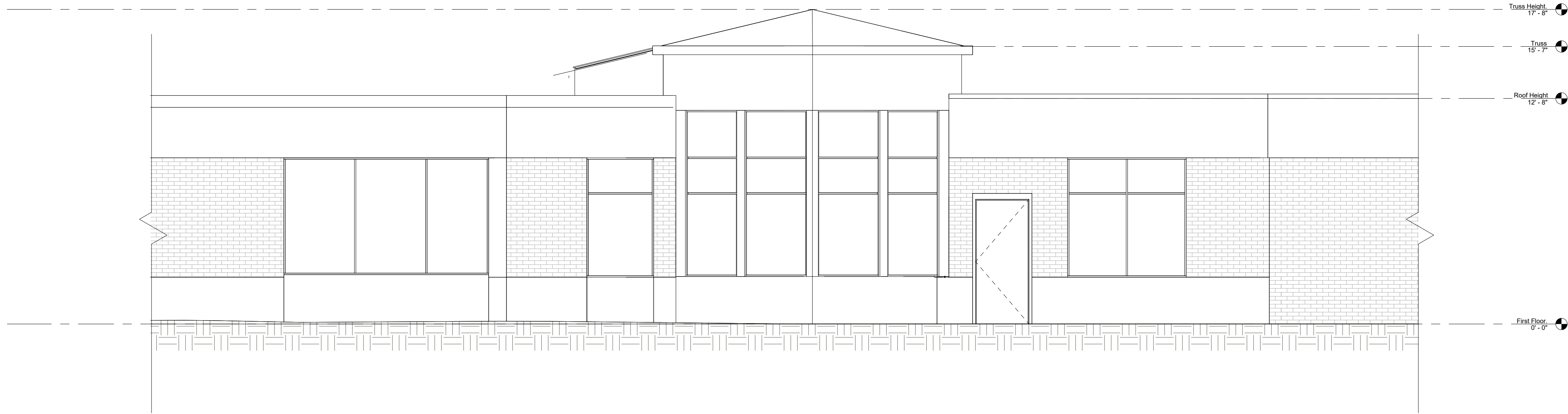
REVISIONS		
No.	Revision Description & Date	
1	ISSUED FOR SITE PLAN APPROVAL - 20 APRIL 2023	



PROJECT:	2022-95
DATE:	03/16/23
DRAWN:	HK
CHECKED:	Checker

DETAIL SYMBOL
DETAIL NUMBER
REFERENCE SHEET

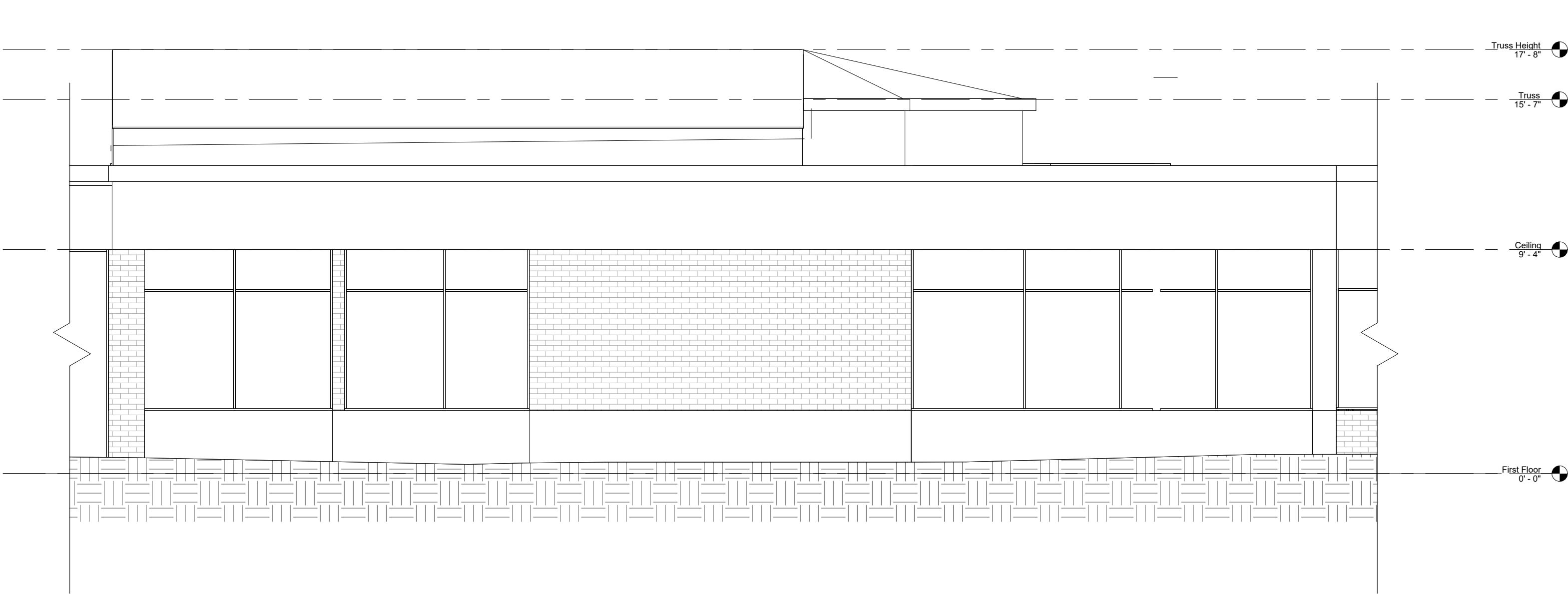
A1.1



C
A2.1

EAST ELEVATION

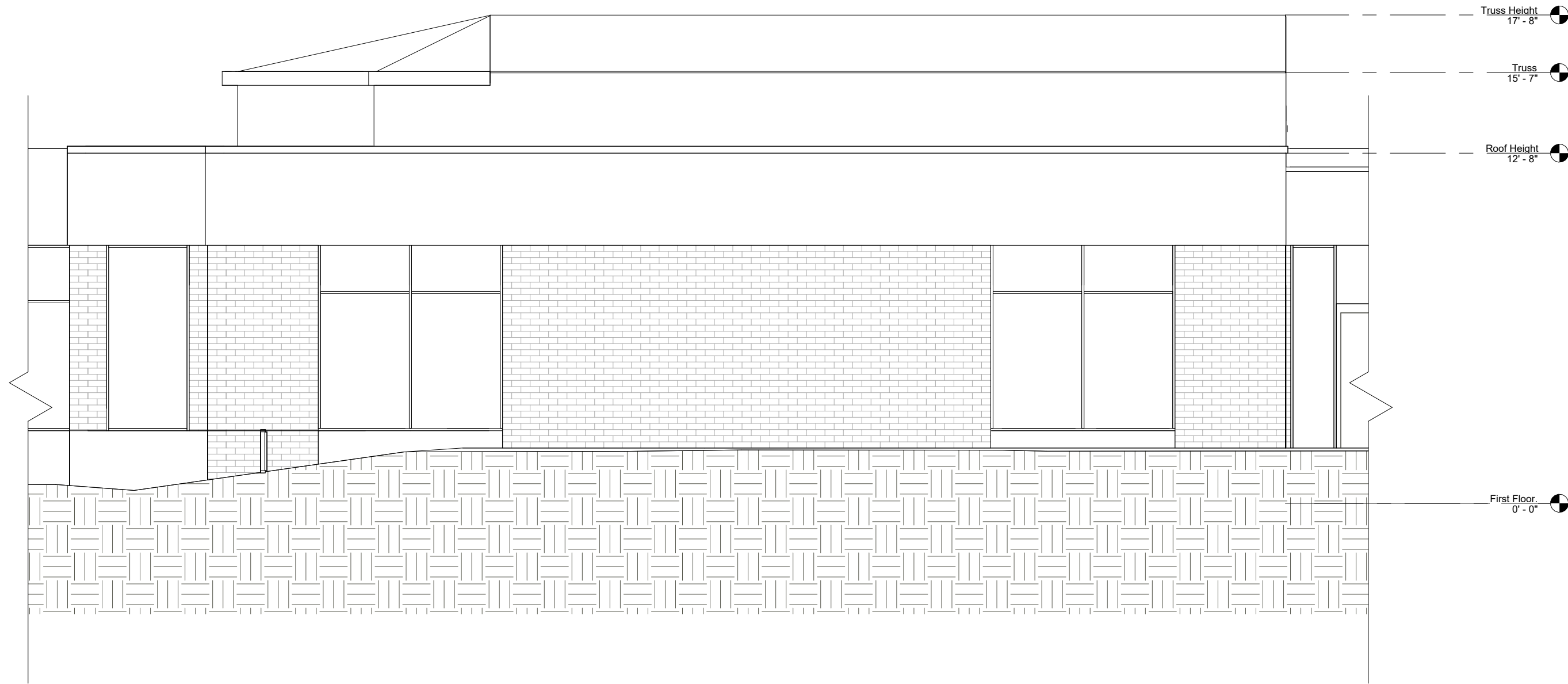
1/4" = 1'-0"



B
A2.1

SOUTH ELEVATION

1/4" = 1'-0"



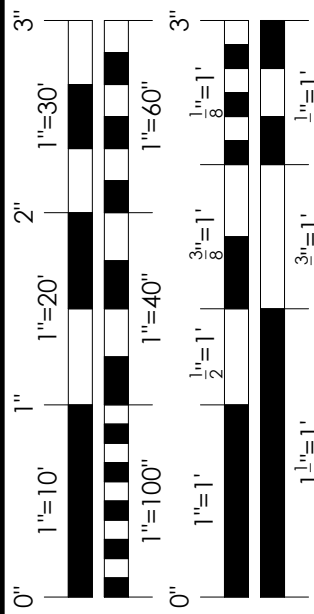
A
A2.1

NORTH ELEVATION

1/4" = 1'-0"



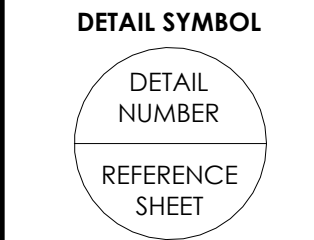
2080 S State Street
Ann Arbor, MI 48104
O 734.761.2090
F 734.761.6607



REVISIONS	
No.	Revision Description & Date
1	ISSUED FOR SITE PLAN APPROVAL 20 APRIL 2023



PROJECT:	2022-95
DATE:	03/16/23
DRAWN:	HK
CHECKED:	Checker



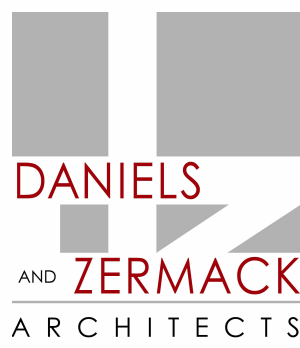
A2.1



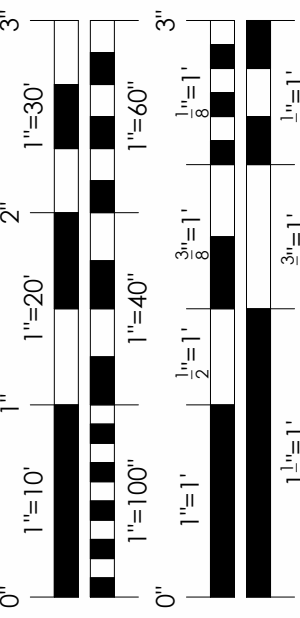
E SOUTH SHED ELEVATION
A2.2 1/4" = 1'-0"

D EAST SHED ELEVATION
A2.2 1/4" = 1'-0"

SHED ELEVATIONS



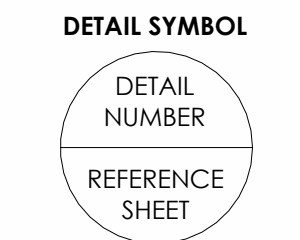
2080 S State Street
Ann Arbor, MI 48104
O 734.761.2090
F 734.761.6607



REVISIONS	
No.	Revision Description & Date
1	ISSUED FOR SITE PLAN APPROVAL 20 APRIL 2023



PROJECT:	2022-95
DATE:	03/16/23
DRAWN:	HK
CHECKED:	Checker



A2.2



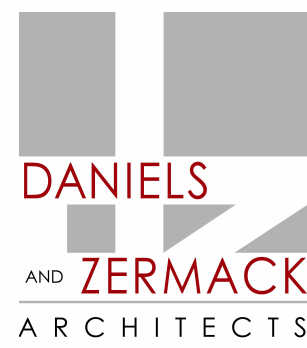
1
A2.3

3D East Elevation View

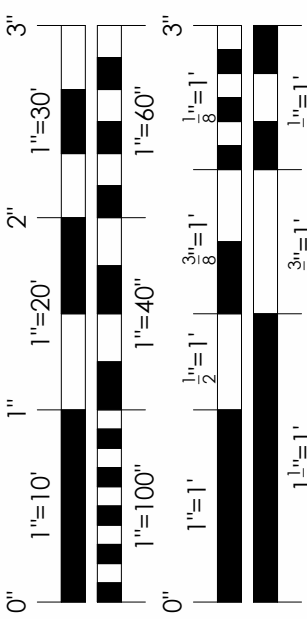


2
A2.3

3D North East Elevation View



2080 S State Street
Ann Arbor, MI 48104
O 734.761.2090
F 734.761.6607

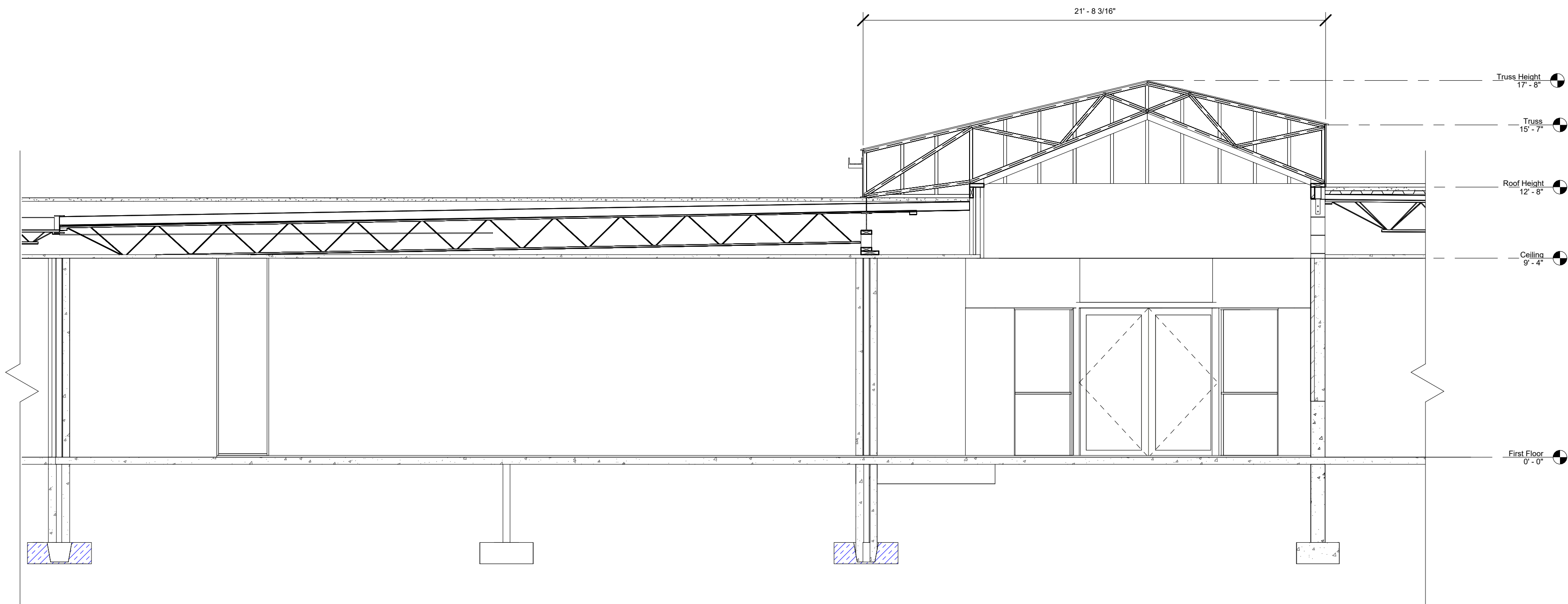


REVISIONS	
No.	Revision Description & Date
1	ISSUED FOR SITE PLAN APPROVAL 20 APRIL 2023

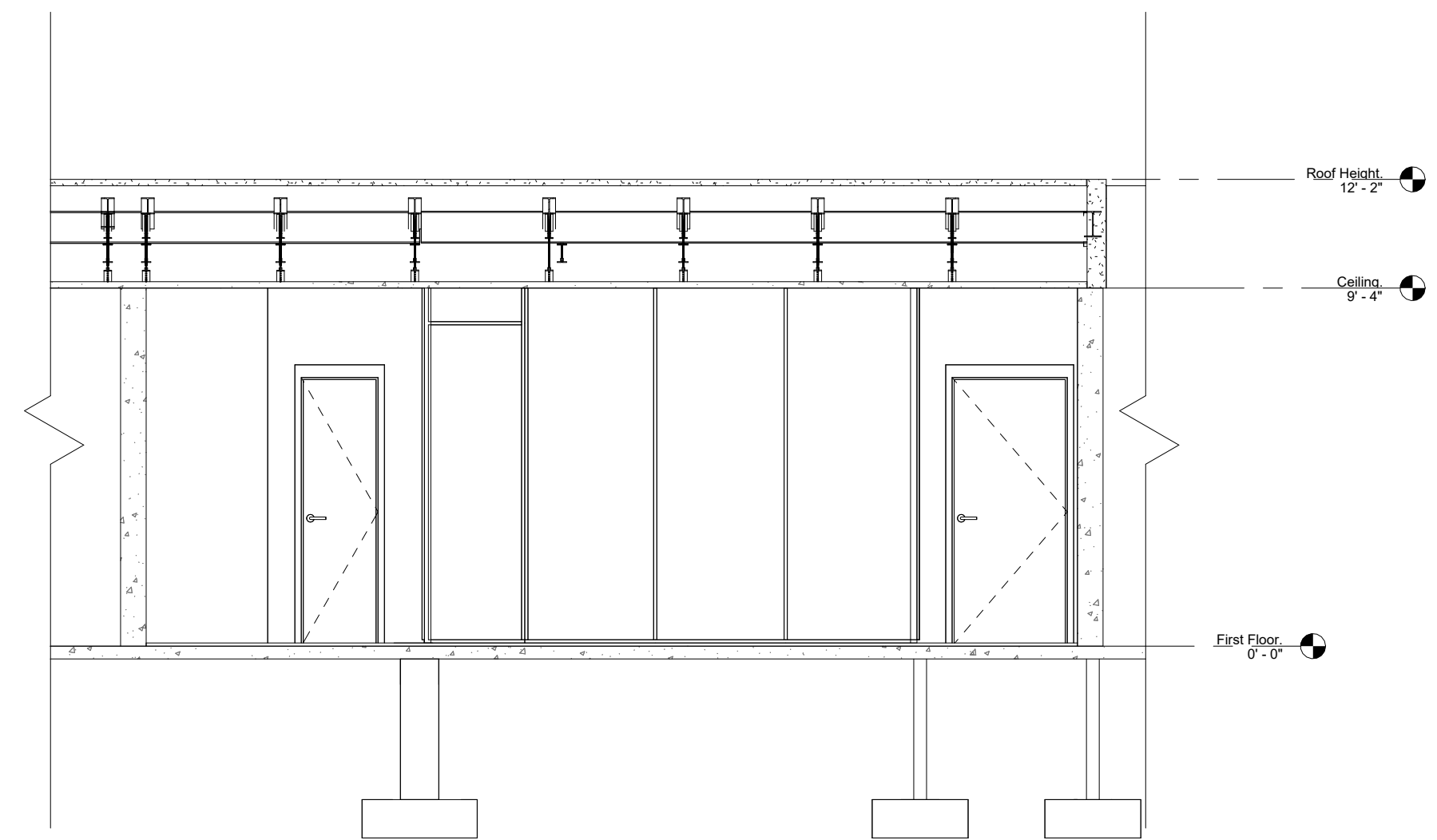


PROJECT:	2022-95
DATE:	03/16/23
DRAWN:	HK
CHECKED:	Checker

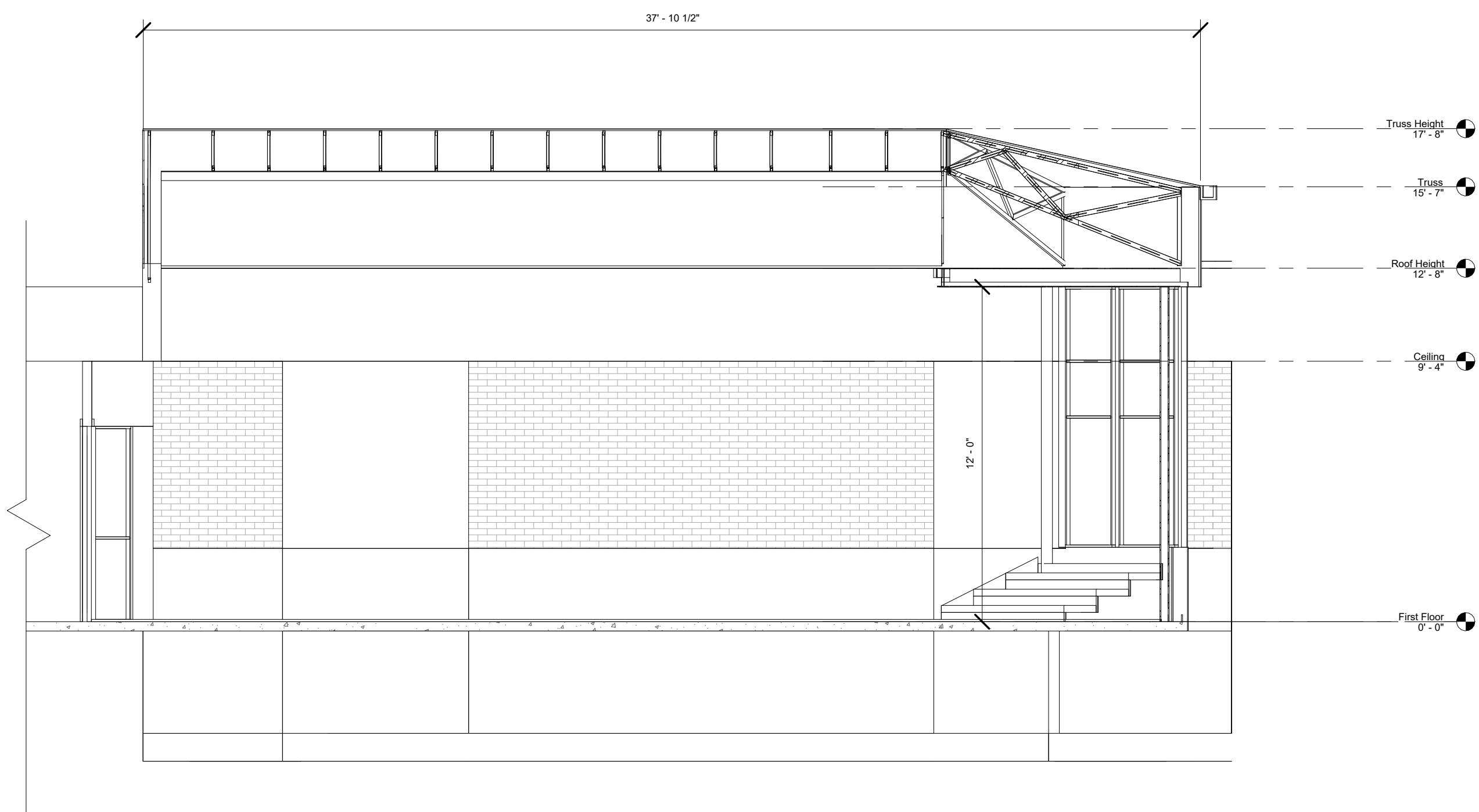
DETAIL SYMBOL
D DETAIL NUMBER
R REFERENCE SHEET



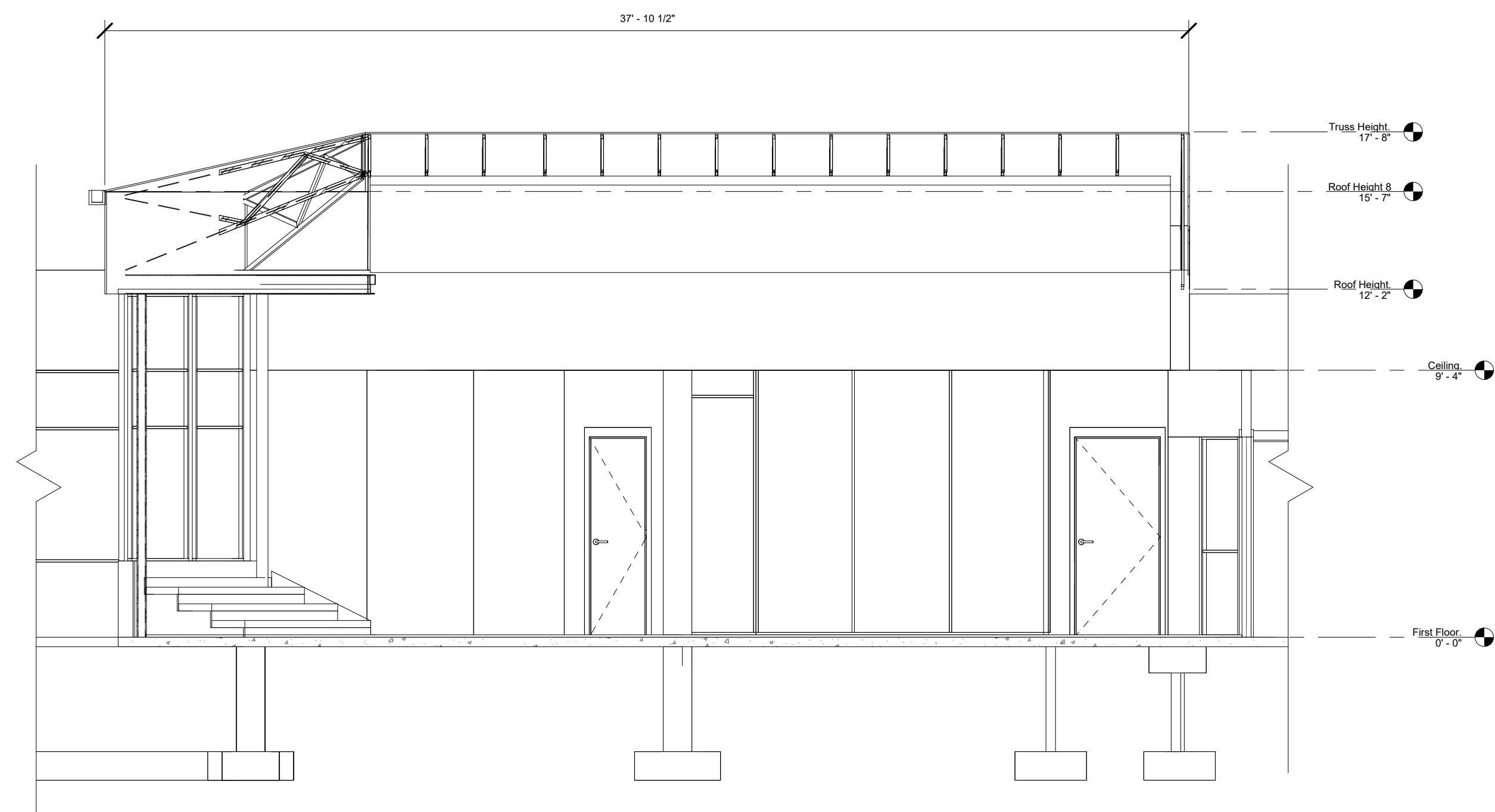
4
A3.1
SECTION 4
1/4" = 1'-0"



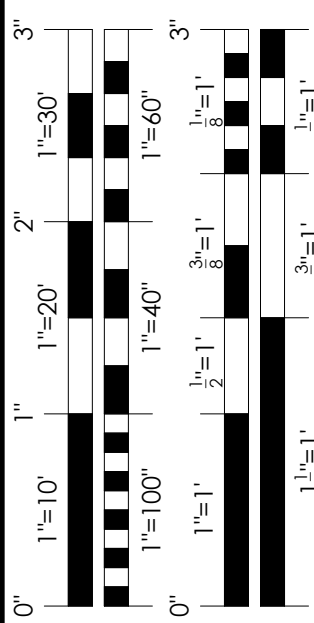
2
A3.1
SECTION 3
1/4" = 1'-0"



3
A3.1
SECTION 2
1/4" = 1'-0"



1
A3.1
SECTION 1
1/4" = 1'-0"



REVISIONS	
No.	Revision Description & Date
1	ISSUED FOR SITE PLAN APPROVAL - 20 APRIL 2023



PROJECT:	2022-95
DATE:	03/16/23
DRAWN:	H.K.
CHECKED:	Checker

