

ANN ARBOR CHARTER TOWNSHIP
Planning Commission Meeting
March 2, 2026, at 7:00 P.M.

Meeting at Township Hall, 3792 Pontiac Trail, Ann Arbor, MI 48105 and available video conference call. [Click here](#) to register to participate via video conference call or visit aatwp.org.

I. CALL TO ORDER by the Chairperson

II. ROLL CALL

III. DETERMINATION OF QUORUM

IV. CITIZEN PARTICIPATION

Reserved time for citizen participation on agenda items only. Citizens wishing to comment must state their name and address; each speaker has up to 3 minutes. Any written comments will be entered into the record but not read aloud. Public comments regarding non-agenda items is at the end of the meeting.

V. APPROVAL OF AGENDA

VI. REVIEW AND APPROVAL OF MINUTES

A. January 5, 2026, AAT PC DRAFT Meeting Minutes

VII. COMMUNICATIONS AND ANNOUNCEMENTS

A. Summary of Board of Trustees Meeting for January 20, and February 16, 2026

VIII. PUBLIC HEARINGS

IX. NEW BUSINESS

- A. SP-02-21 Research and Development Center Preliminary Site Plan Approval Extension
Parcel(s) I-09-14-480-001, 002, 003, 004
- B. Warren Road Property Workshop Review

X. OLD BUSINESS

XI. ITEMS FOR DISCUSSION

A. Master Plan Implementation of Tasks

XII. INFORMATIONAL ITEMS

XIII. PUBLIC COMMENT

Citizens wishing to comment on non-agenda items, must state their name and address; each speaker has up to 3 minutes.

XIV. ADJOURNMENT

**2025 ANN ARBOR CHARTER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
Township Hall – 3792 Pontiac Trail
January 5, 2026 – 7:00 P.M.**

I. ROLL CALL & ESTABLISH QUORUM

Chair Bunch called the meeting to order at 7:00 p.m.

Present:

Richard Bunch (Chair)
John Allison
Alexandra Cacciari
Lee Gorman
Karen Mendelson

Absent:

Daniel Rivkin
Randolph Perry

Also Present:

Township Supervisor: Diane O'Connell
Township Planner: Sally Elmiger (Carlisle Wortman)
Township Attorney: Jeffrey May (Bodman PLC)
Building and Zoning Official: Peter Pace
Planning Assistant: Jennifer Morris

II. CITIZEN PARTICIPATION

None

III. APPROVAL OF AGENDA

MOTION by Gorman, support by Mendelson, to approve the agenda.

Motion passed unanimously by voice vote.

IV. APPROVAL OF MINUTES

A. December 2, 2025 – Draft AACT Planning Commission Meeting Minutes

MOTION by Gorman, support by Mendelson, to approve the December 2, 2025, regular meeting minutes with the following corrections:

- **Correct meeting adjournment time to 9:03 PM**

Motion passed unanimously by voice vote.

IV. COMMUNICATIONS

A. Summary of Board of Trustees Meeting

Commissioner Allison provided a summary of the Board of Trustees meeting. Key items included:

- The Master Plan was received by the Board but they elected to wait until the January meeting to accept it, so it has not been formally accepted yet.
- A consultant's report was discussed regarding the impacts of MMM sediment discharge on Massey Lake. The Board had a public discussion and requested a proposal to restock and rehabilitate Massey Lake, as well as additional borings and well monitors for future decisions.

B. Communication from Northfield Township

The Commission received a communication from Northfield Township regarding their master planning process. They have completed their draft master plan and are distributing it to neighboring communities for comment, consistent with standard practice. The Commission has 60 days to review and provide any comments on parcels directly adjacent to the Township. Discussion included groundwater concerns and the importance of watershed protection.

V. PUBLIC HEARINGS

None

VI. NEW BUSINESS

A. Approve Planning Commission 2025 Annual Report

Commissioner Cacciari noted that the second text block should reference "2026" instead of "2025" in the work program section. Planning Assistant Morris agreed to make the correction. Discussion included whether to list all implementation plan items in the annual report. Planner Elmiger and Commissioner Allison clarified that when the Board accepts the master plan, they implicitly accept the implementation plan, so additional detail in the annual report is not necessary.

MOTION by Allison, support by Mendelson, to approve the 2025 Annual Report with the correction noted above and forward it to the Board of Trustees.

Motion passed unanimously by voice vote.

B. Warren Road Workshop Discussion - Set Date for Second Workshop

Planner Elmiger explained that the first Warren Road workshop exceeded the room's capacity by approximately 12 people. The Commission discussed venue options and advertising requirements for the second workshop. Key points included implementing an RSVP process to determine attendance and potential need for a larger venue, mailing postcards requiring approximately two weeks for printing and delivery, and while there is no statutory requirement to advertise workshops, it is good practice to provide adequate notice.

After reviewing calendars and considering conflicts with other committee meetings, the Commission scheduled the second Warren Road workshop for February 10, 2026, at 7:00 p.m.

VII. OLD BUSINESS

None

VIII. ITEMS FOR DISCUSSION

A. Master Plan Implementation

Commissioner Cacciari asked about the implementation plan and whether the Commission needs to wait for Board approval before beginning work. Planner Elmiger clarified that the Planning Commission has the official duty to adopt the master plan and work can proceed on implementation without waiting for Board approval. The plan is provided to the Township Board as a courtesy.

Commissioner Allison reviewed short-term implementation priorities including short-term rentals, renewable energy for small-scale residential solar, stormwater management (engineering matter under Township Engineer’s purview), farm markets (awaiting Farm Policy Committee recommendations), and residential clustering (major ordinance change requiring substantial discussion). Supervisor O’Connell emphasized the importance of coordination among various committees to maintain momentum.

The Commission agreed to add “Master Plan Implementation” as a standing agenda item under Items for Discussion, have Planner Elmiger prepare a summary of priorities for the February meeting identifying which committees should be involved, and maintain this as a perpetual agenda item to track progress on implementation items. Additional topics discussed included the need for a land alteration/grading ordinance and mechanisms for deposits to the Tree Woodland Fund.

B. Tree Fund Discussion

Chair Bunch asked about the process for using funds recently deposited to the Tree Fund from the Dixboro Road property (\$33,950). Supervisor O’Connell explained that the fund accumulates until needed for a suitable project. Legal reviews have clarified the fund can be used for broader purposes beyond tree replacement, including natural landscape restoration. Recent examples include partial funding for the Warren Road development project and wetland restoration near Domino’s Farms.

IX. INFORMATIONAL ITEMS

Commissioner Allison noted that the Planning Commission has not yet received the final version of the master plan. Planner Elmiger explained that she is waiting for the Board’s acceptance and will make any grammatical tweaks requested before creating the final document with all tracked changes converted to black text.

X. PUBLIC COMMENT

None

XI. ADJOURNMENT

MOTION by Mendelson, support by Gorman, to adjourn the meeting.

Motion passed unanimously by voice vote.

The meeting was adjourned at 7:33 p.m.

PRELIMINARY SITE PLANS

RESEARCH AND DEVELOPMENT CENTER

ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL

LEGAL DESCRIPTIONS
 (Per American Title Company of Washtenaw Commitment No. 107715, effective date: May 21, 2015)

Land in the Township of Ann Arbor, County of Washtenaw, Michigan, described as:

PARCEL #09-14-480-001
 Commencing at the East 1/4 post of Section 14, Town 2 South, Range 6 East; thence South along the East line of Section 14, 300.30 feet to a stake; thence South 70°55' West 558.71 feet to a point which is 490.50 feet South of the East and West 1/4 line of Section 14; then North parallel to the East line of Section 14, 490.50 feet to the East and West 1/4 line of Section 14; thence East 528.05 feet to the PLACE OF BEGINNING, being part of the East 1/2 of the Southeast 1/4 of Section 14, Town 2 South, Range 6 East.

PARCEL #09-14-480-002
 Also: All that part of the East 1/2 of the Southeast 1/4 of Section 14, Town 2 South, Range 6 East, Ann Arbor Township, Washtenaw County, Michigan, which lies Northeasterly of a line described as: Beginning at a point on the East line of said Section 14 which is South 01°25'10" East a distance of 822.46 feet from the East 1/4 corner of said Section 14; thence South 69°34'08" West a distance of 305.02 feet; thence North 69°00'27" West a distance of 226.72 feet; thence North 20°25'52" West a distance of 170 feet; thence North 35°26'06" West a distance of 825.62 feet to a POINT OF ENDING. Excepting therefrom a parcel of land described as: Beginning at the East 1/4 corner of said Section 14; thence South 01°25'10" East a distance of 902.60 feet to the centerline of Plymouth Road; thence South 69°34'08" West along said centerline of Plymouth Road a distance of 816.66 feet; thence North 01°25'10" West a distance of 437.30 feet; thence North 69°34'08" East a distance of 257.95 feet; thence North 01°25'10" West a distance of 655.05 feet; thence East 528.05 feet to the POINT OF BEGINNING.

PARCEL #09-14-480-003
 Also: Commencing at the East 1/4 post of Section 14, Town 2 South, Range 6 East, Ann Arbor Township, Washtenaw County, Michigan; thence South on Section line 300.30 feet for a PLACE OF BEGINNING; thence South 70°55' West, 558.71 feet; thence South parallel to said Section line, 165.00 feet; thence North 70°55' East, 558.71 feet; thence North on Section line 165.00 feet to the PLACE OF BEGINNING, being in Ann Arbor Township, County of Washtenaw, Michigan.

PARCEL #09-14-480-004
 Also: Beginning at a point on the East line of Section 14, Town 2 South, Range 6 East, 465.30/100 feet South from the East 1/4 post of said Section 14; thence South 70°55' West 816.66/100 feet, parallel to the centerline of Plymouth Road; thence South 437.30/100 feet; parallel to the East line of said Section 14; thence North 70°55' East along the centerline of Plymouth Road, 816.66/100 feet; thence North along the Section line 437.30/100 feet to the POINT OF BEGINNING and being a part of the East 1/2 of the Southeast 1/4 of Section 14, Town 2 South, Range 6 East, Ann Arbor Township, Washtenaw County, Michigan. Excepting therefrom land conveyed for highway purposes as recorded in Liber 345, Page 278, Liber 958, Page 560 and Liber 958, Page 562, Washtenaw County Records.

OVERALL LEGAL DESCRIPTION
 (As Surveyed by PEA)

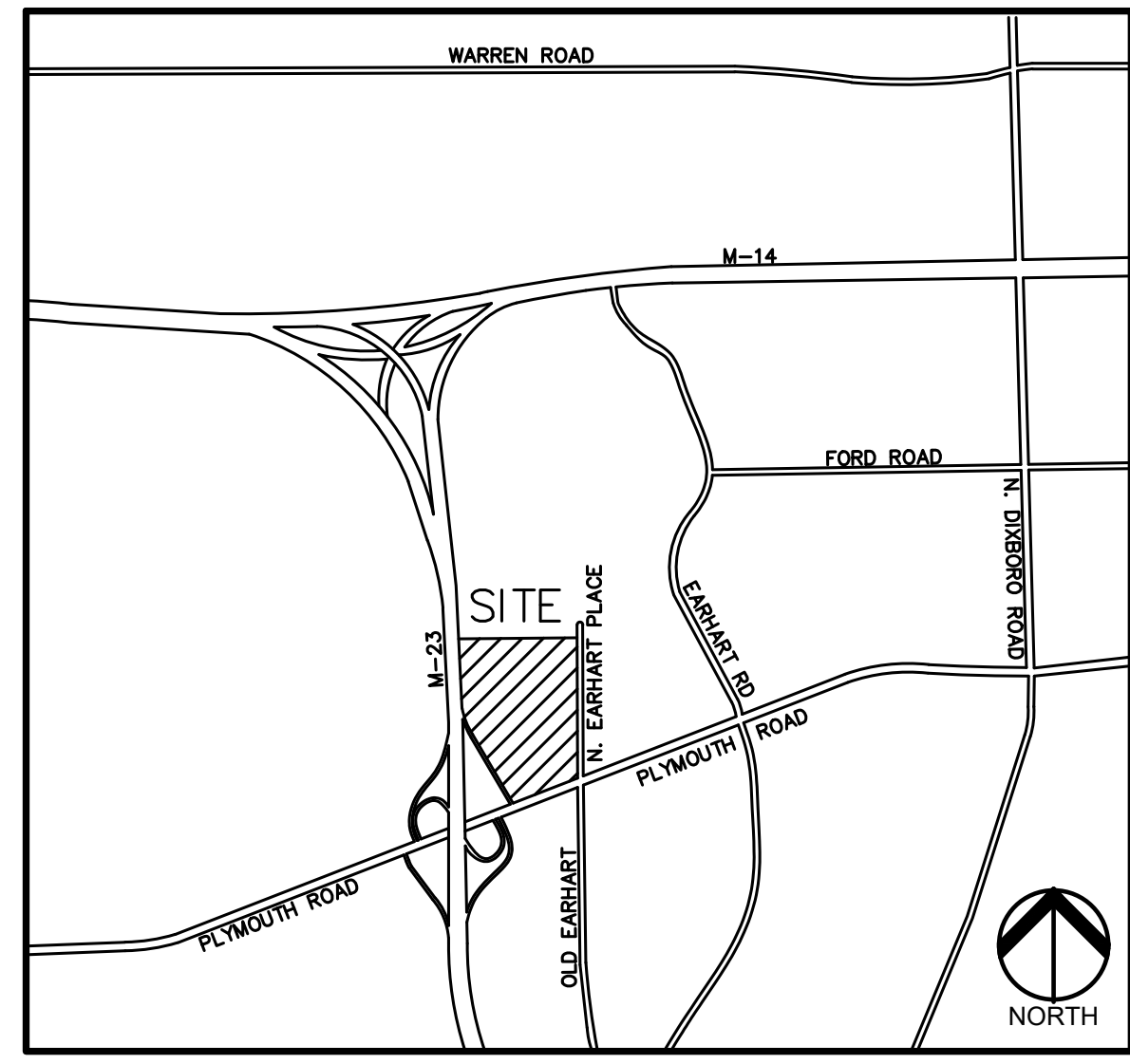
A parcel of land lying within the Southeast 1/4 of Section 14, Township 2 South, Range 6 East, Ann Arbor Township, Washtenaw County, Michigan, described as:
 Beginning at the East 1/4 Corner of said Section 14; thence South 01°20'57" East, along the East Line of said Section 14, 823.13 feet to the Northernly Right-of-Way Line of Plymouth Road (being 75 feet northernly of and perpendicular to the survey centerline of Plymouth Road); thence South 69°34'52" West, along the Northernly Right-of-Way Line of Plymouth Road (being parallel with the survey centerline of Plymouth Road), 304.99 feet; thence the following five (5) calls along the Easternly Right-of-Way Line of US-23:
 1.) North 69°59'43" West, 200.04 feet;
 2.) North 20°25'08" West, perpendicular to the survey centerline of Plymouth Road, 180.21 feet;
 3.) North 30°03'46" West, 27.94 feet;
 4.) South 69°37'04" West, 20.71 feet;
 5.) North 35°24'46" West, 805.65 feet to the East-West 1/4 Line of said Section 14; thence North 89°08'47" East, along the East-West 1/4 Line of said section 14, 1016.43 feet to the Point of Beginning. The land described above contains 14.53 Acres and is subject to all easements, restrictions, and right-of-ways of record.

DESIGN TEAM

APPLICANT	CIVIL ENGINEER	OWNER
K.I. PROPERTIES HOLDINGS, LLC 39400 WOODWARD AVENUE, SUITE 250 BLOOMFIELD HILLS, MI 48304 CONTACT: TONY ANTONE PHONE: 248.893.2318 EMAIL: TANTONE@KOJAIAN.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JONATHAN E. CURRY, PE PHONE: 844.813.2949 EMAIL: JCURRY@PEAGROUP.COM	DF LAND DEVELOPMENT, LLC P.O. BOX 445 ANN ARBOR, MI 48105
ARCHITECT	LANDSCAPE ARCHITECT	
HOBBS+BLACK ARCHITECTS 100M STATE STREET ANN ARBOR, MI 48104 CONTACT: THOM PHILLIPS PHONE: 734.663.4189 EMAIL: TPHILLIPS@HOBBS-BLACK.COM	PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: KIMBERLY DIETZEL, RLA PHONE: 844.813.2949 EMAIL: KDIEZEL@PEAGROUP.COM	

FLOODPLAIN NOTE:
 BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X". AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0266E, DATED APRIL 3, 2012.

NOTE:
 THE CONSTRUCTION COVERED BY THESE PLANS SHALL BE IN COMPLIANCE WITH THE ANN ARBOR TOWNSHIP STANDARDS.



LOCATION MAP
NO SCALE

HOBBS + BLACK

ARCHITECTS

PEA

GROUP

SITE DATA TABLE:			
ZONING: 'RD' RESEARCH AND DEVELOPMENT			
EXISTING USE PARCEL 1, 2, & 4: VACANT			
EXISTING USE PARCEL 3: RESIDENTIAL			
PROPOSED USE: RESEARCH AND DEVELOPMENT CENTER			
SITE AREA			
NET AREA REQUIRED (MIN) =	0.46 ACRES (20,000 SF)		
NET AREA PROVIDED =	13.86 ACRES (603,608 SF)		
GROSS AREA PROVIDED =	14.48 ACRES (630,872 SF)		
NUMBER OF BUILDINGS: 1			
SETRACKS	REQUIRED	PROVIDED	
CORNER YARD (PLYMOUTH & EARHART)	35 FEET	185 FEET	
SIDE YARD (U.S. 23 RAMP)	10 FEET	47 FEET	
REAR YARD	35 FEET	331 FEET	
LOT WIDTH	REQUIRED	PROVIDED	
EARHART PL.	80 FEET	822.46 FEET	
PLYMOUTH ROAD	80 FEET	304.90 FEET	
U.S. 23 ON RAMP	80 FEET	1359.92 FEET	
BUILDING HEIGHT:			
MAXIMUM ALLOWABLE BUILDING HEIGHT: 2 STORY, 35'			
BUILDING HEIGHT PROPOSED: 4 STORY, 66'			
(VARIANCE REQUIRED)			
BUILDING AREA:			
GROUND FLOOR AREA:	40,000 SF		
TOTAL FLOOR AREA:	122,620 SF		
LOT COVERAGE	REQUIRED	PROVIDED	
GROUND FLOOR COVERAGE (GFC):	25% (MAX)	9.14%	
FLOOR AREA RATIO (FAR):	0.50 (MAX)	0.28	
PARKING CALCULATIONS:			
PER THE DISCUSSION WITH TOWNSHIP STAFF AND CONSULTANTS, THE NUMBER OF PARKING STALLS REQUIRED MAY BE BASED ON PETITIONERS DOCUMENTATION OF ADEQUATE PARKING FOR THE FACILITIES. THE FOLLOWING TABLE REPRESENTS PARKING CONDITIONS AT SUCCESSFULLY OPERATING RESEARCH AND DEVELOPMENT FACILITIES:			
RD Facilities Parking Statistics			
Facility	SF	Parking	SF/Park
WASCO	166,210	506	328
IMRA	54,133	131	413
NSK	115,085	427	270
NSF	202,394	492	411
Average	134,456	389	346
Research & Development Center (Proposed)	122,620	434 Prov. 57 Banked 491 Total	282
PARKING PROVIDED = 434 SPACES (1 SPACE PER 282 SQ.FT. FLOOR AREA)			
1 LOADING SPACE FIRST 5,000 SF = 1 SPACE 1 LOADING SPACE EA ADDL 20,000 SF = 6 SPACES			
LOADING SPACES			
	REQUIRED	PROVIDED	
TOTAL IMPERVIOUS AREA:	5.07 ACRES	6	
PERCENT IMPERVIOUS AREA TO GROSS AREA:	36.7%		
PROPOSED STORM IMPACT SURFACE			
IMPERVIOUS AREA:	220,961 SFT = 5.07 ACRES		
DESIGN CAPACITY BASIN SURFACE AREA:	29,034 SFT = 0.67 ACRES		
TOTAL IMPACT AREA:	5.07 AC+ 0.67 AC = 5.74 ACRES		
PERCENT PR. STORM IMPACT SURFACE TO NET AREA:	41.4%		
	5.74 AC / 13.86 AC = 41.4%		

INDEX OF DRAWINGS	
01	COVER SHEET
02	TOPOGRAPHIC SURVEY
03	TOPOGRAPHIC SURVEY
04	TOPOGRAPHIC SURVEY
05	TOPOGRAPHIC SURVEY
06	OVERALL AERIAL PLAN
07	PRELIMINARY SITE PLAN-OVERALL
08	PRELIMINARY SITE PLAN
09	PRELIMINARY SITE PLAN
10	PRELIMINARY GRADING PLAN
11	PRELIMINARY GRADING PLAN
12	PRELIMINARY UTILITY PLAN
13	PRELIMINARY STORMWATER PLAN
14	PRELIMINARY STORMWATER CALCULATIONS
15	PRELIMINARY FIRE PROTECTION PLAN
16	NOTES AND DETAILS
17	SITE DETAILS
18	SITE DETAILS
19	SITE DETAILS
20	ALTERNATIVE ANALYSIS
21	SITE ANALYSIS & NATURAL FEATURES
22	SITE ANALYSIS & NATURAL FEATURES
23	TREE INVENTORY LIST
24	TREE INVENTORY LIST
25	LANDSCAPE PLAN-SOUTH
26	LANDSCAPE PLAN-NORTH
27	LANDSCAPE DETAILS
ANN ARBOR TOWNSHIP STANDARD DETAIL SHEETS	
28	SS-01 SANITARY SEWER
29	SS-02 SANITARY SEWER SPECIFICATIONS
30	SE-01 SOIL EROSION
31	ST-01 STORM WATER
32	ST-02 STORM WATER SPECIFICATIONS
33	W-01 WATER MAIN
34	W-02 WATER MAIN SPECIFICATIONS
35	EW-01 EARTHWORK SPECIFICATIONS
ARCHITECTURAL SHEETS	
36	PRELIMINARY 1ST & 2ND FLOOR PLANS
37	PRELIMINARY 3RD, 4TH & ROOF PLANS
38	EAST & WEST BUILDING ELEVATIONS
39	NORTH & SOUTH BUILDING ELEVATIONS
40	BUILDING IMAGES
TETRA TECH SHEETS	
41	TITLE SHEET
42	TYPICAL CROSS SECTIONS
43	TYPICAL CROSS SECTIONS
44	TYPICAL CROSS SECTIONS
45	TYPICAL CROSS SECTIONS
46	REMOVAL SHEET
47	CONSTRUCTION SHEET
48	PROFILE
49	REMOVAL SHEET
50	CONSTRUCTION SHEET
51	PROFILE

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	11/19/2021
SITE PLAN COMMENTS	2/17/2022
SITE PLAN COMMENTS	6/16/2022



S.P. #02-21
ANN ARBOR TWP R & D CENTER

PRELIMINARY NOT FOR CONSTRUCTION

BENCHMARKS
(GPS DERIVED - NAVD88)

BM#300
ELEV. 922.75
ARROW ON THE HYDRANT LOCATED ON THE NORTH END OF THE CUL-DE-SAC OF N. EARHART PL.

BM#301
ELEV. 900.66
ARROW ON HYDRANT LOCATED ON THE WEST SIDE OF N. EARHART PL. ON THE NORTH PROPERTY LINE, OPPOSITE HOUSE #2600 N. EARHART PL. APPROX. 850± OF PLYMOUTH ROAD.

BM#302
ELEV. 883.54
ARROW ON THE HYDRANT LOCATED ON THE WEST SIDE OF N. EARHART PL. APPROX. 400± NORTH OF PLYMOUTH ROAD.

BM#303
ELEV. 883.65
ARROW ON THE HYDRANT LOCATED NEAR THE NORTHWEST CORNER OF PLYMOUTH ROAD AND N. EARHART PL.

BM#304
ELEV. 897.75
FOUND BENCH TIE IN THE NORTHWEST FACE OF THE POWER POLE LOCATED ON THE EAST SIDE OF U.S. 23 NORTHBOUND RAMP. APPROX. 120± NORTH OF PLYMOUTH ROAD.

LEGAL DESCRIPTIONS
(Per American Title Company of Washtenaw Commitment No. 107715, effective date: May 21, 2015)

Land in the Township of Ann Arbor, County of Washtenaw, Michigan, described as:

PARCEL #09-14-480-001
Commencing at the East 1/4 post of Section 14, Town 2 South, Range 6 East; thence South along the East line of Section 14, 300.30 feet to a stake; thence South 70°55' West 558.71 feet to a point which is 490.50 feet South of the East and West 1/4 line of Section 14; then North parallel to the East line of Section 14, 490.50 feet to the East and West 1/4 line of Section 14; thence East 528.05 feet to the PLACE OF BEGINNING, being part of the East 1/2 of the Southeast 1/4 of Section 14, Town 2 South, Range 6 East.

PARCEL #09-14-480-002
Also: All that part of the East 1/2 of the Southeast 1/4 of Section 14, Town 2 South, Range 6 East, Ann Arbor Township, Washtenaw County, Michigan, which lies Northeastly of a line described as: Beginning at a point on the East line of said Section 14 which is South 01°25'10" East a distance of 822.46 feet from the East 1/4 corner of said Section 14; thence South 69°34'08" West a distance of 305.02 feet; thence North 69°02'27" West a distance of 226.72 feet; thence North 20°25'52" West a distance of 170 feet; thence North 35°26'06" West a distance of 825.62 feet to a POINT OF ENDING. Excepting therefrom a parcel of land described as: Beginning at the East 1/4 corner of said Section 14; thence South 01°25'10" East a distance of 902.60 feet to the centerline of Plymouth Road; thence South 69°34'08" West along said centerline of Plymouth Road a distance of 816.66 feet; thence North 01°25'10" West a distance of 437.30 feet; thence North 69°34'08" East a distance of 257.95 feet; thence North 01°25'10" West a distance of 655.05 feet; thence East 528.05 feet to the POINT OF BEGINNING.

PARCEL #09-14-480-003
Also: Commencing at the East 1/4 post of Section 14, Town 2 South, Range 6 East, Ann Arbor Township, Washtenaw County, Michigan; thence South on Section line 300.30 feet for a PLACE OF BEGINNING; thence South 70°55' West, 558.71 feet; thence South parallel to said Section line, 165.00 feet; thence North 70°55' East, 558.71 feet; thence North on Section line 165.00 feet to the PLACE OF BEGINNING, being in Ann Arbor Township, County of Washtenaw, Michigan.

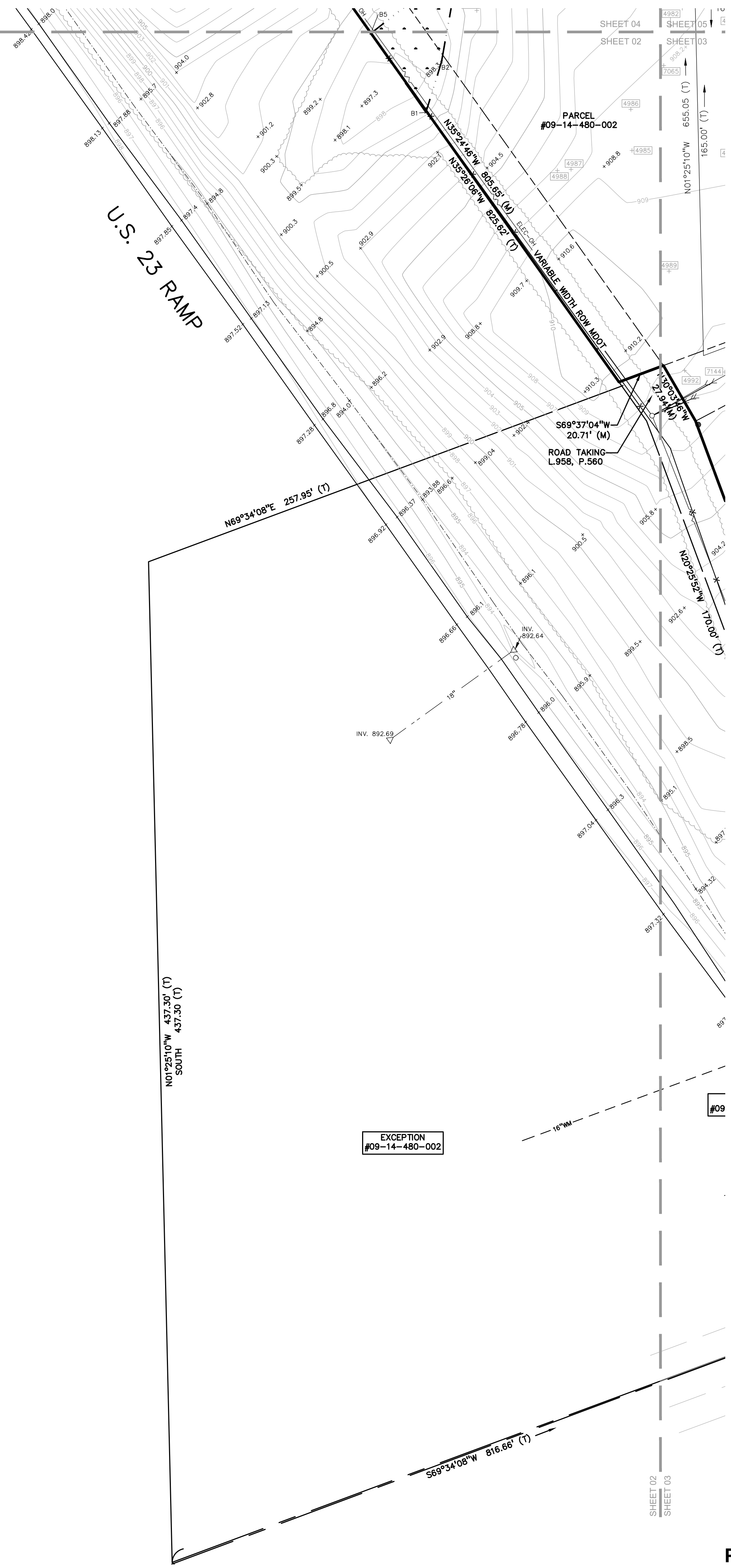
PARCEL #09-14-480-004
Also: Beginning at a point on the East line of Section 14, Town 2 South, Range 6 East, 465.30/100 feet South from the East 1/4 post of said Section 14; thence South 70°55' West 816.66/100 feet, parallel to the centerline of Plymouth Road; thence South 437.30/100 feet; parallel to the East line of said Section 14; thence North 70°55' East along the centerline of Plymouth Road, 816.66/100 feet; thence North along the Section line 437.30/100 feet to the POINT OF BEGINNING and being a part of the East 1/2 of the Southeast 1/4 of Section 14, Town 2 South, Range 6 East, Ann Arbor Township, Washtenaw County, Michigan. Excepting therefrom land conveyed for highway purposes as recorded in Liber 346, Page 278, Liber 958, Page 560 and Liber 958, Page 562, Washtenaw County Records.

OVERALL LEGAL DESCRIPTION
(As Surveyed by PEA)

A parcel of land lying within the Southeast 1/4 of Section 14, Township 2 South, Range 6 East, Ann Arbor Township, Washtenaw County, Michigan, described as:
Beginning at the East 1/4 Corner of said Section 14; thence South 01°20'57" East, along the East Line of said Section 14, 823.13 feet to the Northerly Right-of-Way Line of Plymouth Road (being 75 feet northerly of and perpendicular to the survey centerline of Plymouth Road); thence South 69°34'52" West, along the Northerly Right-of-Way Line of Plymouth Road (being parallel with the survey centerline of Plymouth Road), 304.99 feet; thence the following five (5) calls along the Easterly Right-of-Way Line of US-23:
1.) North 68°59'43" West, 200.04 feet;
2.) North 20°25'08" West, perpendicular to the survey centerline of Plymouth Road, 180.21 feet;
3.) North 30°03'46" West, 27.94 feet;
4.) South 69°37'04" West, 20.71 feet;
5.) North 35°24'46" West, 805.65 feet to the East-West 1/4 Line of said Section 14; thence North 89°08'47" East, along the East-West 1/4 Line of said section 14, 1016.43 feet to the Point of Beginning. The land described above contains 14.53 Acres and is subject to all easements, restrictions, and right-of-ways of record.

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0266E, DATED APRIL 3, 2012.

SHEET 04
SHEET 02



LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊙ MONUMENT FOUND	R RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	M MEASURED
⊗ NAIL & CAP SET		C CALCULATED

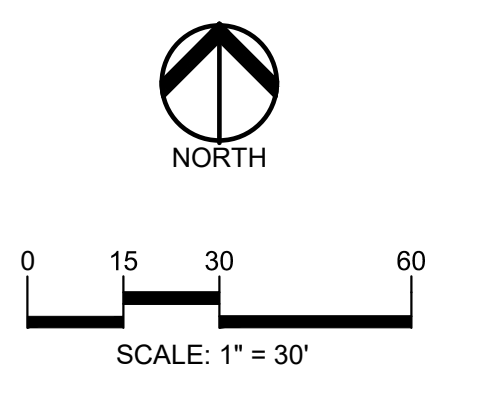
EXISTING

—OH-ELEC—	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
—UG-CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
—UG-PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG-ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—GAS—	GAS MAIN, VALVE & GAS LINE MARKER
—WATER—	WATERMAIN, HYD., GATE VALVE, TAPPING BLEWIE & VALVE
—SEWER—	SANITARY SEWER, CLEANOUT & MANHOLE
—STORM—	STORM SEWER, CLEANOUT & MANHOLE
—CS—	COMBINED SEWER & MANHOLE
—SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
—POST INDICATOR VALVE	
—WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
—MARB. TRANSFORMER, IRRIGATION CONTROL VALVE	
—UNIDENTIFIED STRUCTURE	
—SPOT ELEVATION	
—CONTOUR LINE	
—FENCE	
—GUARD RAIL	
—STREET LIGHT	
—SIGN	
—CONC.	CONCRETE
—ASPH.	ASPHALT
—GRAVEL	GRAVEL SHOULDER
—WETLAND	WETLAND

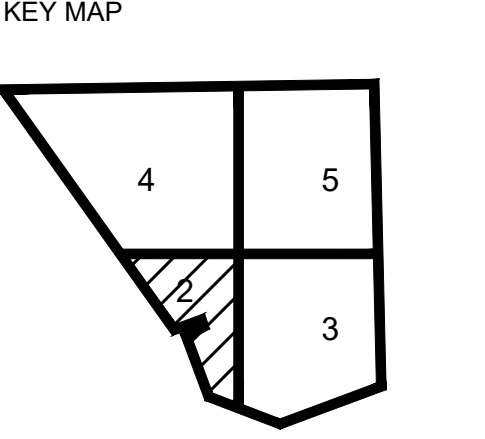
REFERENCE DRAWINGS

WATER MAIN	ANN ARBOR TOWNSHIP ONLINE UTILITIES MAP
ELECTRIC	DTE ENERGY, ELECTRIC FACILITY MAP NO. 175-294, DATED 12/16/2015
TELEPHONE	VERIZON BASEMAP, PROJECT NO. 444419-01, DATED DECEMBER 08, 20151
GAS	MICHIGAN CONSOLIDATED GAS COMPANY LOCATION MAP DATED 10/12/2015
CABLE	AT&T CABLE LOCATION MAP JOB NO. CT2484, DATED JANUARY 8, 2016
OTHER	MCHAMBER, PORTER & SEELY, WASHTENAW COUNTY ROAD COMMISSION, PLYMOUTH ROAD WIDENING, PLAN & PROFILE, CONTRACT 28871A, DATED MAY 1990
OTHER	MICHIGAN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FILE NO. 81-R-1, DATED APRIL 2005
OTHER	ATWELL-HICKS, ALTAACISM LAND TITLE SURVEY, FILE NO. 140C-158, DATED 4/1/107

PEA GROUP
t: 844.813.2949
www.peagroup.com



CAUTION!!
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
CUNNINGHAM LIMP COMPANY
28970 CABOT DRIVE, SUITE 100
NOVI, MI 48377

PROJECT TITLE
RESEARCH AND DEVELOPMENT CENTER
PART OF THE EAST 1/2 OF SECTION 14, T.2S., R.6E ANN ARBOR TWP., WASHTENAW COUNTY, MICHIGAN

REVISIONS

SITE PLAN COMMENTS	2-17-22
SITE PLAN COMMENTS	6-16-22

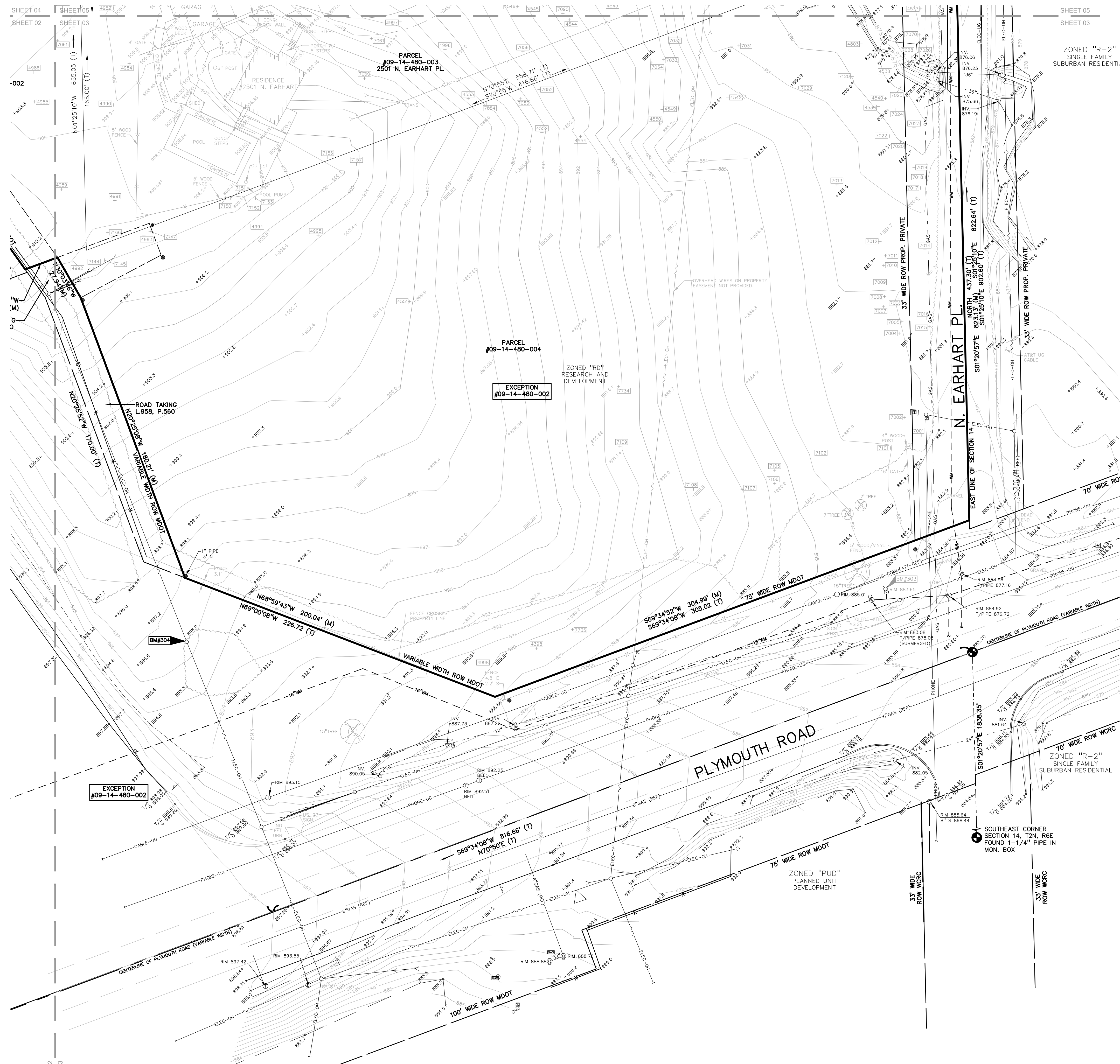
ORIGINAL ISSUE DATE:
NOVEMBER 15, 2021

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2015-314
P.M.	JEC
DN.	TJL
DES.	BSH
DRAWING NUMBER:	

PRELIMINARY NOT FOR CONSTRUCTION

C:\Users\jason\OneDrive\Documents\2021\STATE PLANS\C-1107010-15-314.DWG



LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊙ R. RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊙ M. MEASURED
⊗ NAIL & CAP SET		⊙ C. CALCULATED

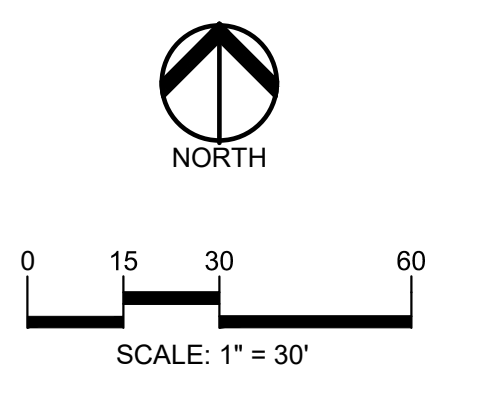
EXISTING

—OH-ELEC—	ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
—UG-CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
—UG-PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG-ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—GAS VALVE & GAS LINE MARKER	GAS MAIN, VALVE & GAS LINE MARKER
—WATERMAN, HYD. GATE VALVE, TAPPING BREECH & VALVE	WATERMAN, HYD. GATE VALVE, TAPPING BREECH & VALVE
—SANITARY SEWER, CLEANOUT & MANHOLE	SANITARY SEWER, CLEANOUT & MANHOLE
—STORM SEWER, CLEANOUT & MANHOLE	STORM SEWER, CLEANOUT & MANHOLE
—COMBINED SEWER & MANHOLE	COMBINED SEWER & MANHOLE
—SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
—POST INDICATOR VALVE	POST INDICATOR VALVE
—WATER VALVE BODY/HYDRANT VALVE BOX, SERVICE SHUTOFF	WATER VALVE BODY/HYDRANT VALVE BOX, SERVICE SHUTOFF
—MARB. TRANSFORMER, IRRIGATION CONTROL VALVE	MARB. TRANSFORMER, IRRIGATION CONTROL VALVE
—UNIDENTIFIED STRUCTURE	UNIDENTIFIED STRUCTURE
—SPOT ELEVATION	SPOT ELEVATION
—CONTOUR LINE	CONTOUR LINE
—FENCE	FENCE
—GUARD RAIL	GUARD RAIL
—STREET LIGHT	STREET LIGHT
—SIGN	SIGN
—CONC.	CONCRETE
—ASPH.	ASPHALT
—GRAVEL	GRAVEL SHOULDER
—WETLAND	WETLAND

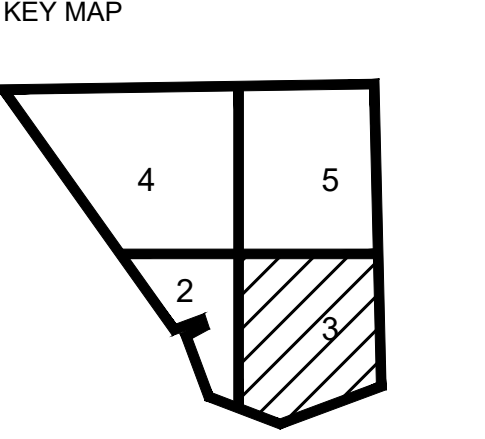
REFERENCE DRAWINGS

WATER MAIN	ANN ARBOR TOWNSHIP ONLINE UTILITIES MAP
ELECTRIC	DTE ENERGY, ELECTRIC FACILITY MAP NO. 175-204, DATED 12/18/2015
TELEPHONE	VERIZON BASEMAP, PROJECT NO. 444419-01, DATED DECEMBER 08, 20151
GAS	MICHIGAN CONSOLIDATED GAS COMPANY LOCATION MAP DATED 10/12/2015
CABLE	AT&T CABLE LOCATION MAP JOB NO. CT2484, DATED JANUARY 8, 2016
OTHER	MCHAMBER, PORTER & SEELY, WASHTEENAW COUNTY ROAD COMMISSION, PLYMOUTH ROAD WIDENING, PLAN & PROFILE, CONTRACT 28871A, DATED MAY 1990
OTHER	MICHIGAN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FILE NO. 81-R-1, DATED APRIL 2005
OTHER	ATWELL-HICKS, ALTA/MACISM LAND TITLE SURVEY, FILE NO. 140C-158, DATED 4/11/07

PEA GROUP
 t: 844.813.2949
 www.peagroup.com



CAUTION!!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY AS APPLIED AS TO THE COMPLETENESS ON ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
CUNNINGHAM LIMP COMPANY
 28970 CABOT DRIVE, SUITE 100
 NOVI, MI 48377

PROJECT TITLE
RESEARCH AND DEVELOPMENT CENTER
 PART OF THE EAST 1/2 OF SECTION 14, T2N, R6E ANN ARBOR TWP., WASHTEENAW COUNTY, MICHIGAN

REVISIONS

SITE PLAN COMMENTS	2-17-22
SITE PLAN COMMENTS	6-16-22

ORIGINAL ISSUE DATE:
 NOVEMBER 15, 2021

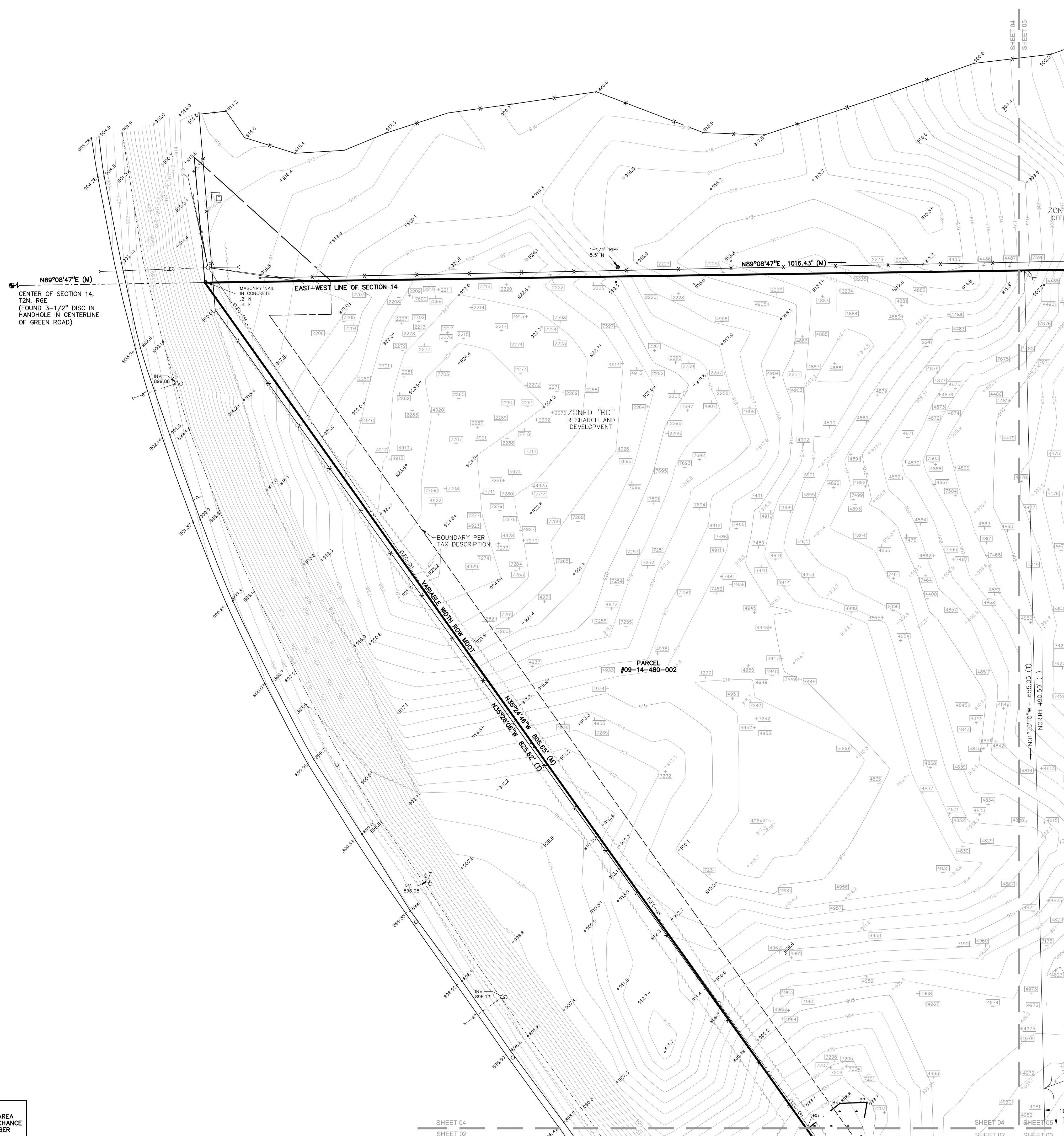
DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2015-314
P.M.	JEC
DN.	TJL
DES.	BSH
DRAWING NUMBER:	

PRELIMINARY NOT FOR CONSTRUCTION

FLOODPLAIN NOTE:
 BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0266E, DATED APRIL 3, 2012.

151314 D.C. ANN ARBOR TWP. OFFICE -C:\p\2021\SITE PLANS\G-1\0709-15-314DWG



LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊙ R. RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊙ M. MEASURED
⊗ NAIL & CAP SET		⊙ C. CALCULATED

EXISTING

—O—ELEC—W—O—	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
—UG—PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & MANHOLE
—GAS VALVE & GAS LINE MARKER	GAS VALVE, VALVE & GAS LINE MARKER
—WATERMAN, HYD. GATE VALVE, TAPPING BLEEVE & VALVE	WATERMAN, HYD. GATE VALVE, TAPPING BLEEVE & VALVE
—SANITARY SEWER, CLEANOUT & MANHOLE	SANITARY SEWER, CLEANOUT & MANHOLE
—STORM SEWER, CLEANOUT & MANHOLE	STORM SEWER, CLEANOUT & MANHOLE
—COMBINED SEWER & MANHOLE	COMBINED SEWER & MANHOLE
—SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
—POST INDICATOR VALVE	POST INDICATOR VALVE
—WATER VALVE BODY/HYDRANT VALVE BOX, SERVICE SHUTOFF	WATER VALVE BODY/HYDRANT VALVE BOX, SERVICE SHUTOFF
—MARB. TRANSFORMER, IRRIGATION CONTROL VALVE	MARB. TRANSFORMER, IRRIGATION CONTROL VALVE
—UNIDENTIFIED STRUCTURE	UNIDENTIFIED STRUCTURE
—SPOT ELEVATION	SPOT ELEVATION
—CONTOUR LINE	CONTOUR LINE
—FENCE	FENCE
—GUARD RAIL	GUARD RAIL
—STREET LIGHT	STREET LIGHT
—SIGN	SIGN
—CONC.	CONCRETE
—ASPH.	ASPHALT
—GRAVEL	GRAVEL SHOULDER
—WETLAND	WETLAND

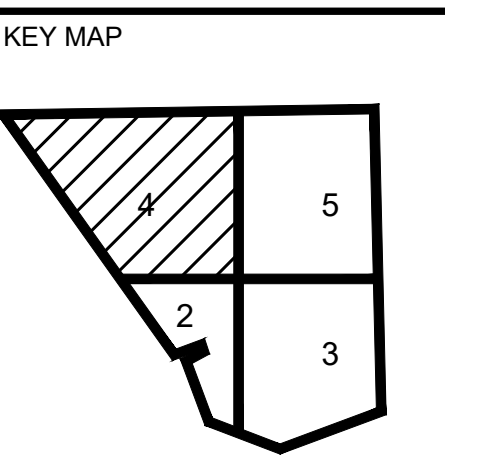
REFERENCE DRAWINGS

WATER MAIN	ANN ARBOR TOWNSHIP ONLINE UTILITIES MAP
ELECTRIC	DTE ENERGY, ELECTRIC FACILITY MAP NO. 175-294, DATED 12/18/2015
TELEPHONE	VERIZON BASEMAP, PROJECT NO. 44449-01, DATED DECEMBER 08, 20151
GAS	MICHIGAN CONSOLIDATED GAS COMPANY LOCATION MAP DATED 10/12/2015
CABLE	AT&T CABLE LOCATION MAP JOB NO. CT2484, DATED JANUARY 8, 2016
OTHER	MCHAMBER, PORTER & SEELY, WASHTEENAW COUNTY ROAD COMMISSION, PLYMOUTH ROAD WIDENING, PLAN & PROFILE, CONTRACT 2881A, DATED MAY 1990
OTHER	MICHIGAN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FILE NO. 81-R-1, DATED APRIL 2005
OTHER	ATWELL-HICKS, ALTA/MCSM LAND TITLE SURVEY, FILE NO. 140C-158, DATED 4/11/07

t: 844.813.2949
www.peagroup.com

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

CAUTION!
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
CUNNINGHAM LIMP COMPANY
28970 CABOT DRIVE, SUITE 100
NOVI, MI 48377

PROJECT TITLE
RESEARCH AND DEVELOPMENT CENTER
PART OF THE EAST 1/2 OF SECTION 14, T28S, R18E ANN ARBOR TWP., WASHTEENAW COUNTY, MICHIGAN

REVISIONS

SITE PLAN COMMENTS	2-17-22
SITE PLAN COMMENTS	6-16-22

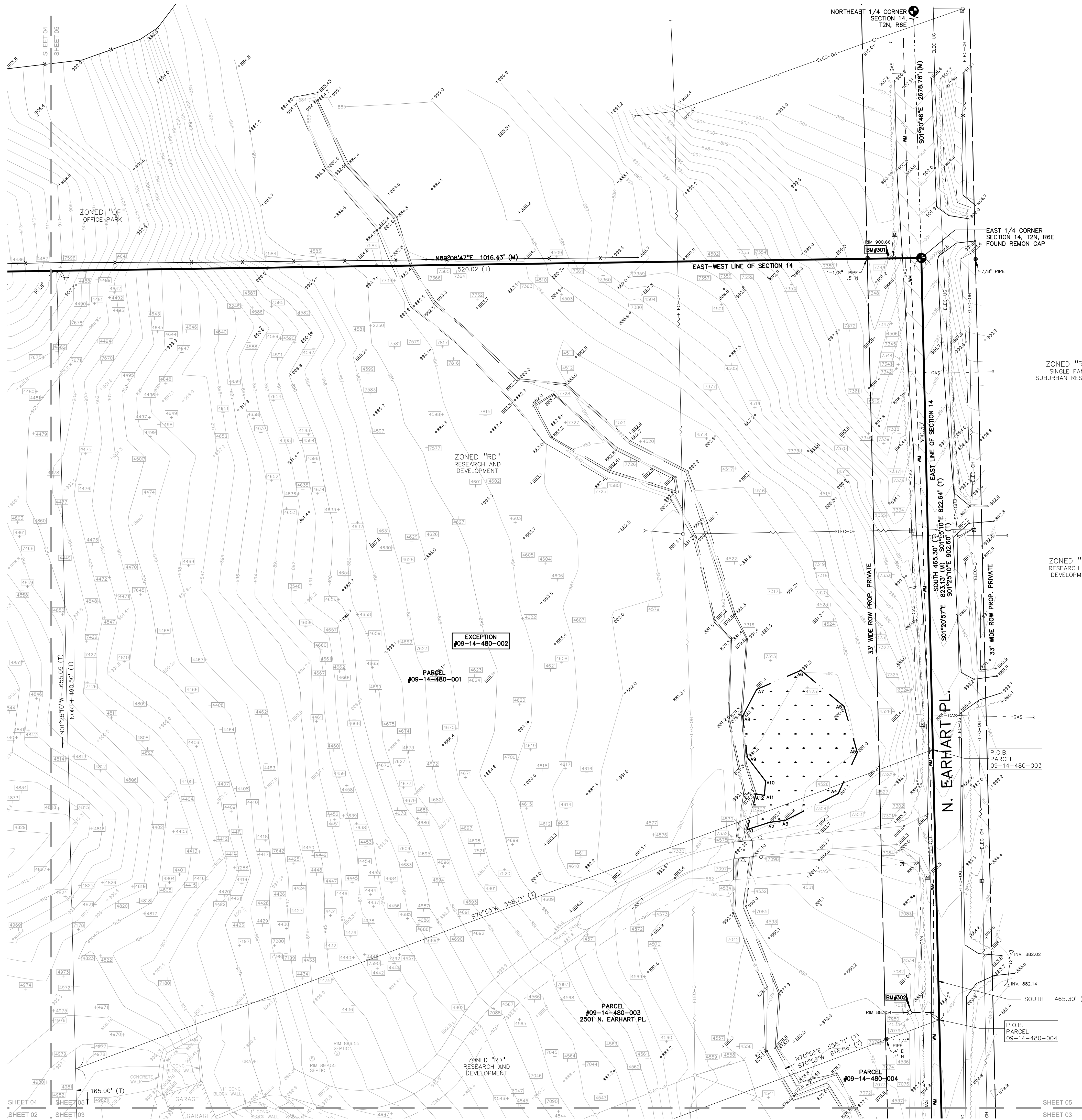
ORIGINAL ISSUE DATE:
NOVEMBER 15, 2021

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2015-314
P.M.	JEC
DN.	TJL
DES.	BSH
DRAWING NUMBER:	

PRELIMINARY NOT FOR CONSTRUCTION

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0266E, DATED APRIL 3, 2012.



LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	R RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	M MEASURED
⊗ NAIL & CAP SET		C CALCULATED

EXISTING

—OH—ELEC—	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
—UG—PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & MANHOLE
—GAS—	GAS MAIN, VALVE & GAS LINE MARKER
—WATER—	WATER MAIN, HYD. GATE VALVE, TAPPING BLEEVE & VALVE
—SEWER—	SANITARY SEWER, CLEANOUT & MANHOLE
—STORM—	STORM SEWER, CLEANOUT & MANHOLE
—COMBINED—	COMBINED SEWER & MANHOLE
□ SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
⊙ POST INDICATOR VALVE	
⊙ WATER VALVE BODY/HYDRANT VALVE BOX, SERVICE SHUTOFF	
⊙ MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
⊙ UNIDENTIFIED STRUCTURE	
⊙ SPOT ELEVATION	
—	CONTOUR LINE
—	FENCE
—	GUARD RAIL
—	STREET LIGHT
—	SIGN
—	CONC.
—	ASPH.
—	GRAVEL SHOULDER
—	WETLAND

REFERENCE DRAWINGS

WATER MAIN	ANN ARBOR TOWNSHIP ONLINE UTILITIES MAP
ELECTRIC	DTE ENERGY, ELECTRIC FACILITY MAP NO. 175-294, DATED 12/18/2015
TELEPHONE	VERIZON BASEMAP, PROJECT NO. 444419-01, DATED DECEMBER 08, 2015
GAS	MICHIGAN CONSOLIDATED GAS COMPANY LOCATION MAP DATED 10/12/2015
CABLE	AT&T CABLE LOCATION MAP JOB NO. CT2484, DATED JANUARY 8, 2016
OTHER	MCHAMBER, PORTER & SEELY, WASHTEENAW COUNTY ROAD COMMISSION, PLYMOUTH ROAD WIDENING, PLAN & PROFILE, CONTRACT 28871A, DATED MAY 1990
OTHER	MICHIGAN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FILE NO. 81-R-1, DATED APRIL 2005
OTHER	ATWELL-HICKS, ALTA/MICAM LAND TITLE SURVEY, FILE NO. 140C-158, DATED 4/11/07

FLOODPLAIN NOTE:
 BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0268E, DATED APRIL 3, 2012.

PEA GROUP

t. 844.813.2949
www.peagroup.com

NORTH

SCALE: 1" = 30'

CAUTION!!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

KEY MAP

CLIENT

CUNNINGHAM LIMP COMPANY
 28970 CABOT DRIVE, SUITE 100
 NOVI, MI 48377

PROJECT TITLE

RESEARCH AND DEVELOPMENT CENTER
 PART OF THE EAST 1/2 OF SECTION 14, T2N, R6E ANN ARBOR TWP., WASHTEENAW COUNTY, MICHIGAN

REVISIONS	
SITE PLAN COMMENTS	2-17-22
SITE PLAN COMMENTS	6-16-22

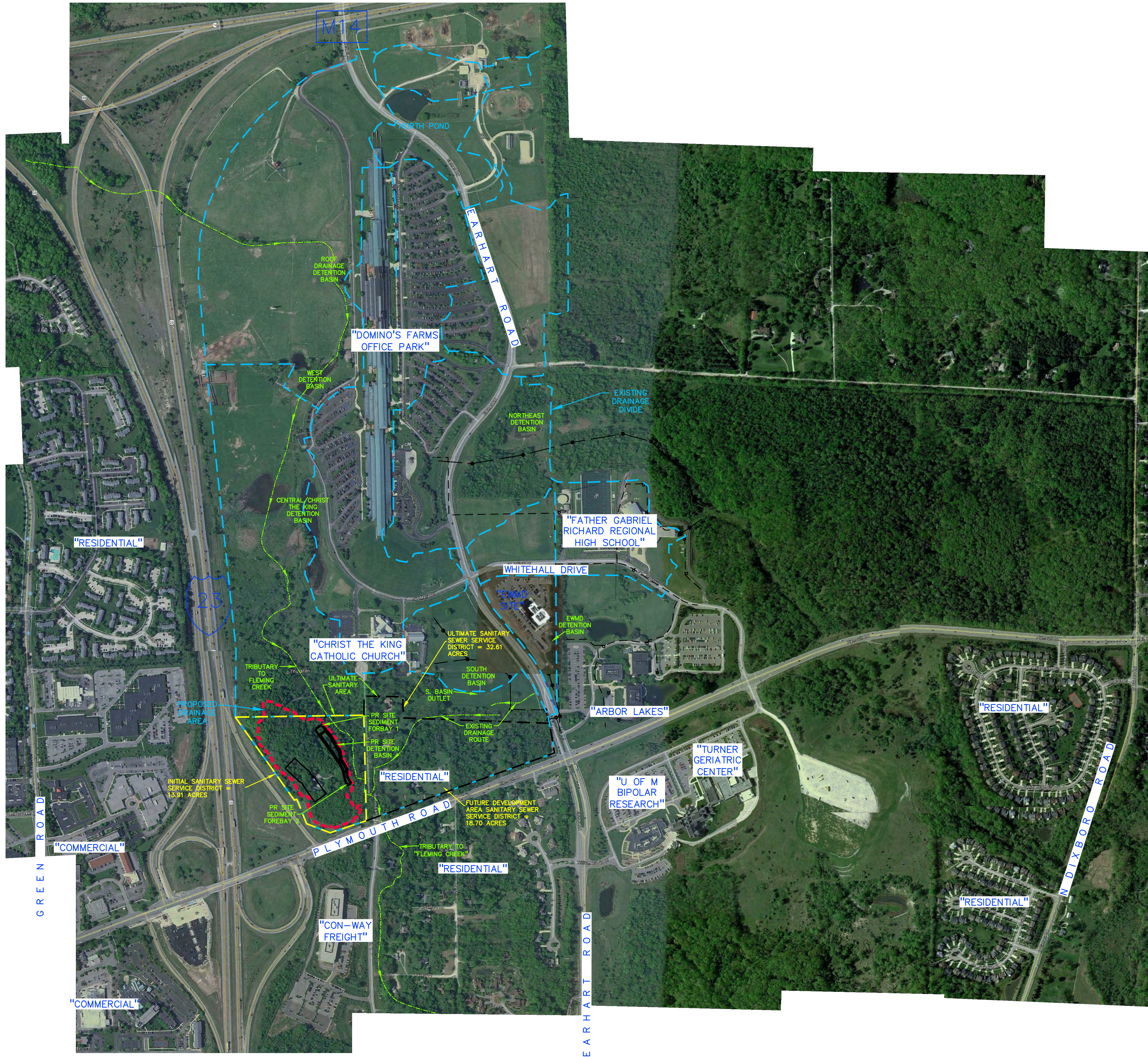
ORIGINAL ISSUE DATE:
 NOVEMBER 15, 2021

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2015-314
P.M.	JEC
DN.	TJL
DES.	BSH
DRAWING NUMBER:	

PRELIMINARY NOT FOR CONSTRUCTION

S:\PROJECTS\2015\010124 - DC ANN ARBOR TWP OFFICE - C\DW\2021\SITE PLANS\C-1\TOPG-15-314.DWG



LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊙ IRON SET	⊙ MONUMENT FOUND	⊙ R. RECORDED
⊙ NAIL FOUND	⊙ MONUMENT SET	⊙ M. MEASURED
⊙ NAIL & CAP SET		⊙ C. CALCULATED

—OH—ELEC—	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
—UG—PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—GAS—	GAS MAIN, VALVE & GAS LINE MARKER
—WATER—	WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
—SEWER—	SANITARY SEWER, CLEANOUT & MANHOLE
—STORM—	STORM SEWER, CLEANOUT & MANHOLE
—COMB.—	COMBINED SEWER & MANHOLE
—SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
—POST INDICATOR VALVE	
—WATER VALVE BODY/HYDRANT VALVE BOX, SERVICE SHUTOFF	
—MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
—UNIDENTIFIED STRUCTURE	
—SPOT ELEVATION	
—CONTOUR LINE	
—FENCE	
—GUARD RAIL	
—STREET LIGHT	
—SIGN	
—CONC.—	CONCRETE
—ASPH.—	ASPHALT
—GRAVEL—	GRAVEL SHOULDER
—WETLAND	

REFERENCE DRAWINGS

WATER MAIN	ANN ARBOR TOWNSHIP ONLINE UTILITIES MAP
ELECTRIC	DTE ENERGY, ELECTRIC FACILITY MAP NO. 175-294, DATED 12/18/2015
TELEPHONE	VERIZON BASEMAP, PROJECT NO. 444419-01, DATED DECEMBER 08, 20151
GAS	MICHIGAN CONSOLIDATED GAS COMPANY LOCATION MAP DATED 10/12/2015
CABLE	AT&T CABLE LOCATION MAP JOB NO. CT2484, DATED JANUARY 8, 2016
OTHER	MCHAMBER, PORTER & SEELY, WASHTEENAW COUNTY ROAD COMMISSION, PLYMOUTH ROAD WIDENING, PLAN & PROFILE, CONTRACT 28871A, DATED MAY 1990
OTHER	MICHIGAN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FILE NO. 81-R-1, DATED APRIL 2005
OTHER	ATWELL-HICKS, ALTAIRGISM LAND TITLE SURVEY, FILE NO. 140C-158, DATED 4/11/07

PEA GROUP

t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
TRISTIAN JAY LARSON
License No. 620105966
LICENSED PROFESSIONAL ENGINEER

NORTH

0 200 400 800
SCALE: 1" = 400'

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

CAUTION!!
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
CUNNINGHAM LIMP COMPANY
28970 CABOT DRIVE, SUITE 100
NOVI, MI 48377

PROJECT TITLE
RESEARCH AND DEVELOPMENT CENTER
PART OF THE EAST 1/2 OF SECTION 14, T.25, R.16E ANN ARBOR TWP., WASHTEENAW COUNTY, MICHIGAN

REVISIONS	
SITE PLAN COMMENTS	2-17-22
SITE PLAN COMMENTS	6-16-22

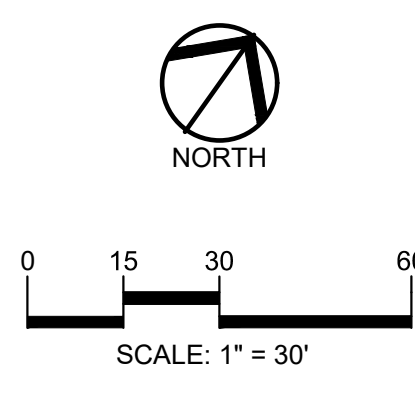
ORIGINAL ISSUE DATE:
NOVEMBER 15, 2021

DRAWING TITLE
OVERALL AERIAL PLAN

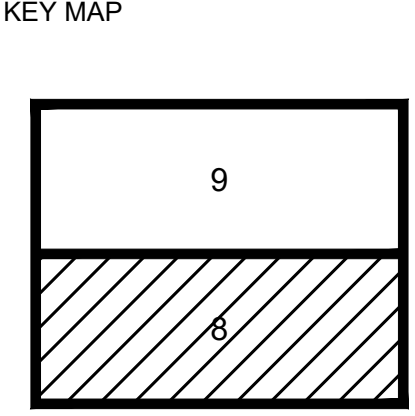
PEA JOB NO.	2015-314
P.M.	JEC
DN.	TJL
DES.	BSH
DRAWING NUMBER:	

PRELIMINARY NOT FOR CONSTRUCTION

S:\PROJECTS\2015\2015010124 - E.C. ANN ARBOR TWP OFFICE - C:\DWG\2021\SITE PLANS\G-2\06Aerial-15-314.dwg



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY AS SHOWN TO THE COMPLETENESS AND ACCURACY THEREOF. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
CUNNINGHAM LIMP COMPANY
28970 CABOT DRIVE, SUITE 100
NOVI, MI 48377

PROJECT TITLE
RESEARCH AND DEVELOPMENT CENTER
PART OF THE EAST 1/2 OF SECTION 14, T.28, R.18E ANN ARBOR TWP., WASHTENAW COUNTY, MICHIGAN

REVISIONS	
SITE PLAN COMMENTS	2-17-22
SITE PLAN COMMENTS	6-16-22

ORIGINAL ISSUE DATE:
NOVEMBER 15, 2021

DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2015-314
P.M.	JEC
DN.	TJL
DES.	BSH
DRAWING NUMBER:	

LEGEND

● IRON FOUND	⊕ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊙ IRON SET	⊕ MONUMENT FOUND	R RECORDED
⊙ NAIL FOUND	⊕ MONUMENT SET	M MEASURED
⊙ NAIL & CAP SET		C CALCULATED

EXISTING

- OH-ELEC—ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG-CATV—UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE—TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC—ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS—GAS MAIN, VALVE & GAS LINE MARKER
- WATER—WATER MAIN, HYD. GATE VALVE, TAPPING BREEZE & VALVE
- SEWER—SANITARY SEWER, CLEANOUT & MANHOLE
- STORM—STORM SEWER, CLEANOUT & MANHOLE
- CS—COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST—POST INDICATOR VALVE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- WATER VALVE BODY/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MTR—METER, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN

PROPOSED

- CONC.—CONCRETE
- ASPH.—ASPHALT
- GRAVEL—GRAVEL SHOULDER
- WETLAND
- 310—HEAVY FLOW DUTY ONLY
- STD—HEAVY DEEP DUTY DUTY STRENGTH

REFERENCE DRAWINGS

WATER MAIN	ANN ARBOR TOWNSHIP ONLINE UTILITIES MAP
ELECTRIC	DTE ENERGY, ELECTRIC FACILITY MAP NO. 175-204, DATED 12/18/2015
TELEPHONE	VERIZON BASEMAP, PROJECT NO. 444419-01, DATED DECEMBER 08, 2015
GAS	MICHIGAN CONSOLIDATED GAS COMPANY LOCATION MAP DATED 10/12/2015
CABLE	AT&T CABLE LOCATION MAP JOB NO. CT2484, DATED JANUARY 8, 2016
OTHER	MCHAMBER, PORTER & SEELY, WASHTENAW COUNTY ROAD COMMISSION, PLYMOUTH ROAD WIDENING, PLAN & PROFILE, CONTRACT 20871A, DATED MAY 1990
OTHER	MICHIGAN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FILE NO. 81-R-1, DATED APRIL 2005
OTHER	ATWELL-HICKS, ALTA/MCSM LAND TITLE SURVEY, FILE NO. 140C-158, DATED 4/11/07

SIGN LEGEND:

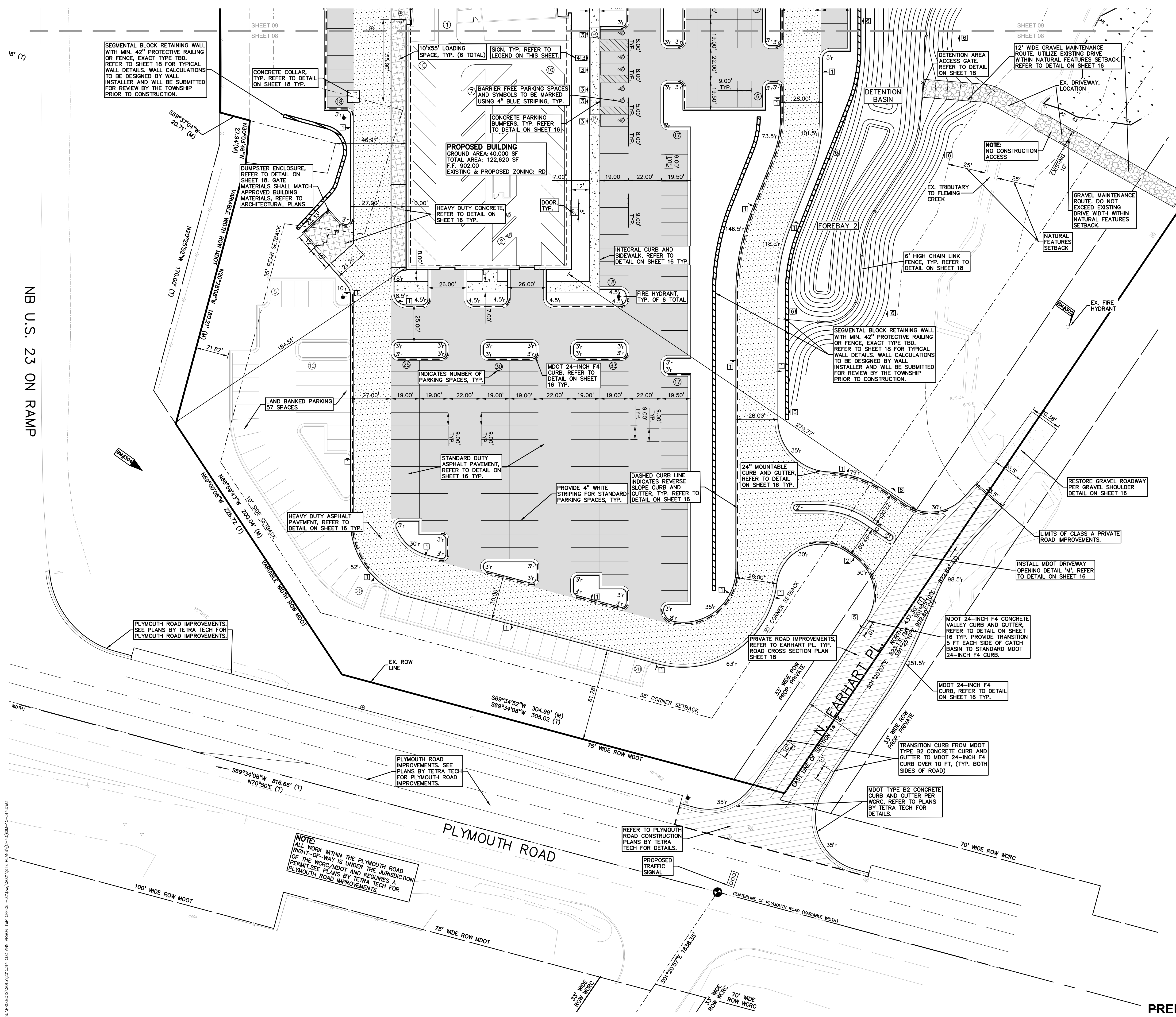
'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
'BARRIER FREE PARKING' SIGN	3
'VAN ACCESSIBLE' SIGN	4
'LANE USAGE' SIGN	5
'DO NOT MOW' SIGN	6

REFER TO SHEET 17 AND 18 FOR SIGN DETAILS

SIDEWALK RAMP LEGEND:

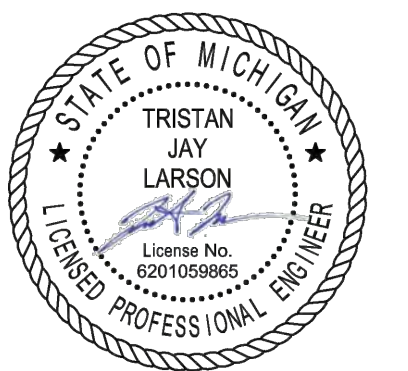
SIDEWALK RAMP 'TYPE P' (MODIFIED)	Ⓟ
-----------------------------------	---

REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS



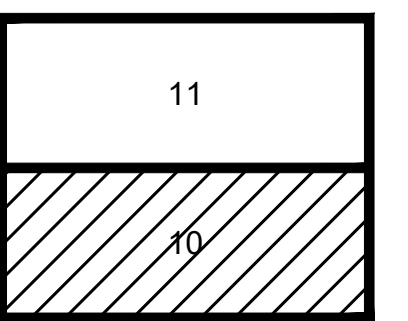
NB U.S. 23 ON RAMP

S:\PROJECTS\2015\001014 - D.C. ANN ARBOR TWP OFFICE - C:\Users\j2021\OneDrive\Projects\04-03004-15-314.DWG



CAUTION!!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY AS SHOWN TO THE CONTRACTOR'S BEST KNOWLEDGE AND BELIEF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

KEY MAP



CLIENT
CUNNINGHAM LIMP COMPANY
 28970 CABOT DRIVE, SUITE 100
 NOVI, MI 48377

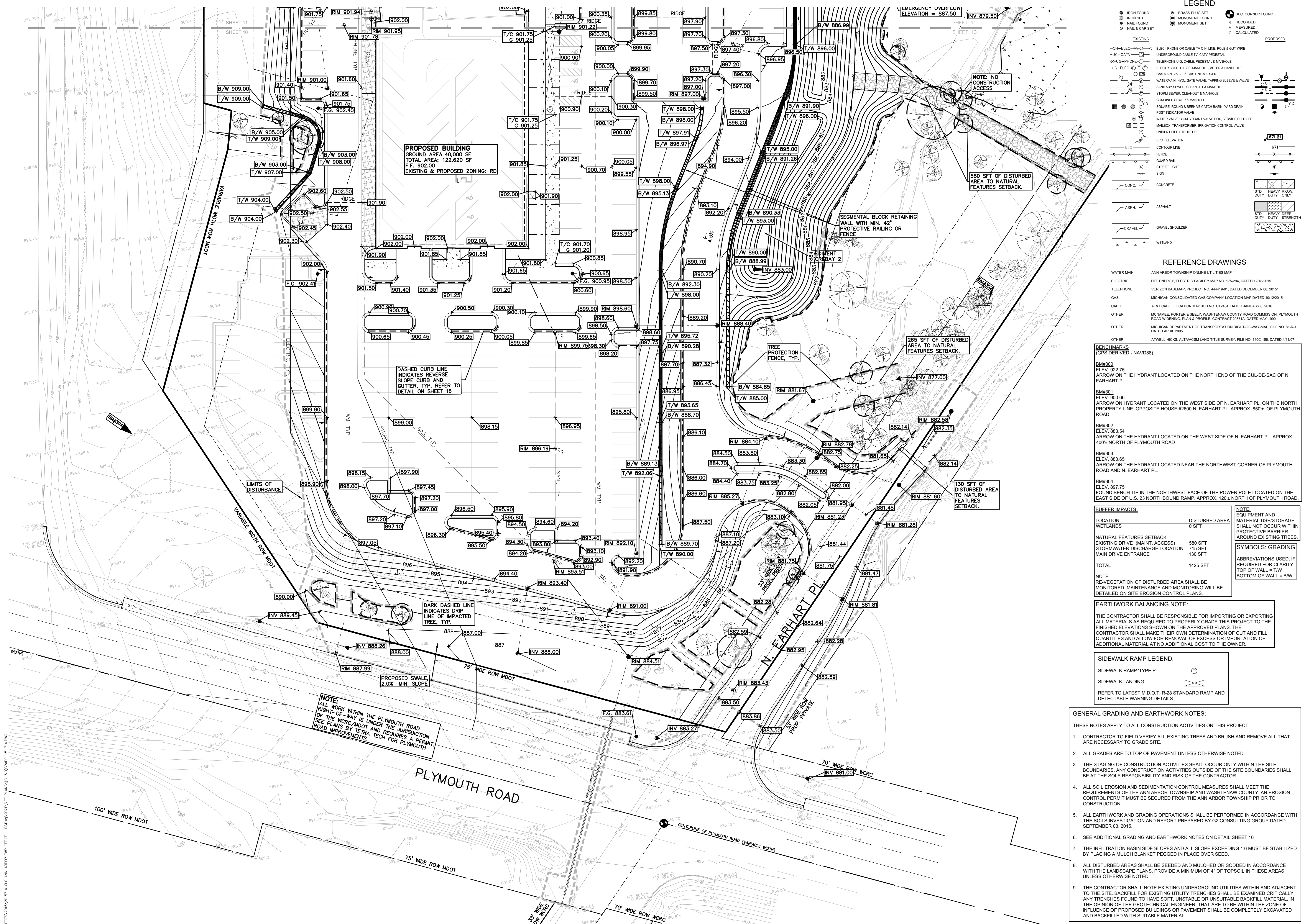
PROJECT TITLE
RESEARCH AND DEVELOPMENT CENTER
 PART OF THE EAST 1/2 OF SECTION 14, T.28, R.18E ANN ARBOR TWP., WASHINGTON COUNTY, MICHIGAN

REVISIONS	
SITE PLAN COMMENTS	2-17-22
SITE PLAN COMMENTS	6-16-22

ORIGINAL ISSUE DATE:
 NOVEMBER 15, 2021

DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	2015-314
P.M.	JEC
DN.	TJL
DES.	BSH
DRAWING NUMBER:	



LEGEND

- | | | |
|------------------|------------------|---------------------|
| ● IRON FOUND | ⊗ BRASS PLUG SET | ⊙ SEC. CORNER FOUND |
| ⊙ MONUMENT FOUND | ⊙ MONUMENT SET | ⊙ RECORDED |
| ⊙ NAIL FOUND | ⊙ NAIL & CAP SET | ⊙ MEASURED |
| ⊙ CALCULATED | | |
-
- | | |
|---|---|
| — ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE | — ELEC. U.G. CABLE, PEDESTAL & MANHOLE |
| — UG-CATV | — TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE |
| — UG-ELEC | — ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE |
| — GAS VALVE & GAS LINE MARKER | — GAS VALVE & GAS LINE MARKER |
| — WATER MAIN, HYD. GATE VALVE, TAPPING BREECH & VALVE | — WATER MAIN, HYD. GATE VALVE, TAPPING BREECH & VALVE |
| — SANITARY SEWER, CLEANOUT & MANHOLE | — SANITARY SEWER, CLEANOUT & MANHOLE |
| — STORM SEWER, CLEANOUT & MANHOLE | — STORM SEWER, CLEANOUT & MANHOLE |
| — COMBINED SEWER & MANHOLE | — COMBINED SEWER & MANHOLE |
| — SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN | — SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN |
| — POST INDICATOR VALVE | — POST INDICATOR VALVE |
| — WATER VALVE BODY/HYDRANT VALVE BOX, SERVICE SHUTOFF | — WATER VALVE BODY/HYDRANT VALVE BOX, SERVICE SHUTOFF |
| — MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE | — MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE |
| — UNIDENTIFIED STRUCTURE | — UNIDENTIFIED STRUCTURE |
| — SPOT ELEVATION | — SPOT ELEVATION |
| — CONTOUR LINE | — CONTOUR LINE |
| — FENCE | — FENCE |
| — GUARD RAIL | — GUARD RAIL |
| — STREET LIGHT | — STREET LIGHT |
| — SIGN | — SIGN |
| — CONC. | — CONCRETE |
| — ASPHL. | — ASPHALT |
| — GRAVEL | — GRAVEL SHOULDER |
| — WETLAND | — WETLAND |

REFERENCE DRAWINGS

- WATER MAIN: ANN ARBOR TOWNSHIP ONLINE UTILITIES MAP
- ELECTRIC: DTE ENERGY, ELECTRIC FACILITY MAP NO. 175-204, DATED 12/18/2015
- TELEPHONE: VERIZON BASEMAP, PROJECT NO. 4444-19-01, DATED DECEMBER 08, 2015
- GAS: MICHIGAN CONSOLIDATED GAS COMPANY LOCATION MAP DATED 10/12/2015
- CABLE: AT&T CABLE LOCATION MAP JOB NO. CT2484, DATED JANUARY 8, 2016
- OTHER: MCHAMBER, PORTER & SEELY, WASHINGTON COUNTY ROAD COMMISSION, PLYMOUTH ROAD WIDENING, PLAN & PROFILE, CONTRACT 2087A, DATED MAY 1990
- OTHER: MICHIGAN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FILE NO. 81-R-1, DATED APRIL 2005
- OTHER: ATWELL-HICKS, ALTA/MACISM LAND TITLE SURVEY, FILE NO. 1402-156, DATED 4/11/07

BENCHMARKS (GPS DERIVED - NAVD83)

- BM#300: ELEV. 922.75. ARROW ON THE HYDRANT LOCATED ON THE NORTH END OF THE CUL-DE-SAC OF N. EARHART PL.
- BM#301: ELEV. 900.66. ARROW ON HYDRANT LOCATED ON THE WEST SIDE OF N. EARHART PL. ON THE NORTH PROPERTY LINE. OPPOSITE HOUSE #2600 N. EARHART PL. APPROX. 850' OF PLYMOUTH ROAD.
- BM#302: ELEV. 883.54. ARROW ON THE HYDRANT LOCATED ON THE WEST SIDE OF N. EARHART PL. APPROX. 400' NORTH OF PLYMOUTH ROAD.
- BM#303: ELEV. 883.65. ARROW ON THE HYDRANT LOCATED NEAR THE NORTHWEST CORNER OF PLYMOUTH ROAD AND N. EARHART PL.
- BM#304: ELEV. 897.75. FOUND BENCH TIE IN THE NORTHWEST FACE OF THE POWER POLE LOCATED ON THE EAST SIDE OF U.S. 23 NORTHBOUND RAMP. APPROX. 120' NORTH OF PLYMOUTH ROAD.

BUFFER IMPACTS:

LOCATION	DISTURBED AREA	EQUIPMENT AND MATERIAL USE/STORAGE
WETLANDS	0 SFT	SHALL NOT OCCUR WITHIN PROTECTIVE BARRIER AROUND EXISTING TREES.
NATURAL FEATURES SETBACK	580 SFT	
EXISTING DRIVE (MAINT. ACCESS)	715 SFT	
STORMWATER DISCHARGE LOCATION	130 SFT	
MAIN DRIVE ENTRANCE	130 SFT	
TOTAL	1425 SFT	

NOTE:

RE-VEGETATION OF DISTURBED AREA SHALL BE MONITORED, MAINTENANCE AND MONITORING WILL BE DETAILED ON SITE EROSION CONTROL PLANS.

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

SIDEWALK RAMP LEGEND:

- SIDEWALK RAMP TYPE P
- SIDEWALK LANDING
- REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

GENERAL GRADING AND EARTHWORK NOTES:

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT
- CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
 - ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
 - THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE ANN ARBOR TOWNSHIP AND WASHINGTON COUNTY. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE ANN ARBOR TOWNSHIP PRIOR TO CONSTRUCTION.
 - ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT PREPARED BY G2 CONSULTING GROUP DATED SEPTEMBER 03, 2015.
 - SEE ADDITIONAL GRADING AND EARTHWORK NOTES ON DETAIL SHEET 16
 - THE INFILTRATION BASIN SIDE SLOPES AND ALL SLOPE EXCEEDING 1:6 MUST BE STABILIZED BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.
 - ALL DISTURBED AREAS SHALL BE SEED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 4" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.

PRELIMINARY NOT FOR CONSTRUCTION

S:\PROJECTS\2015\2015-314.DWG - C:\Users\jason@pea.com\AppData\Local\Temp\OfficeTemp\2021\15181.PLANS\C-5.02\GRADE-15-314.DWG

FLOODPLAIN NOTE:
 BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'.
 AREA DETERMINED TO BE OUTSIDE OF THE 0.2%
 ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE
 RATE MAP NUMBER 26161C0286E, DATED APRIL 3, 2012.

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊗ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊗ R RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊗ M MEASURED
⊗ NAIL & CAP SET		⊗ C CALCULATED

— OH-ELEC—	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	— PROPOSED —
— UG-CATV —	UNDERGROUND CABLE TV, CATV PEDESTAL	
— UG-PHONE —	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
— UG-ELEC —	ELECTRIC U.G. CABLE, MANHOLE, METER & MANHOLE	
— GAS —	GAS MAIN, VALVE & GAS LINE MARKER	
— WATER —	WATERMAIN, HYD. GATE VALVE, TAPPING BLEEVE & VALVE	
— SANITARY —	SANITARY SEWER, CLEANOUT & MANHOLE	
— STORM —	STORM SEWER, CLEANOUT & MANHOLE	
— COMBINED —	COMBINED SEWER & MANHOLE	
□ SQUARE	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
□ POST	POST INDICATOR VALVE	
□ WATER	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
□ MAIL	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
□ UNIDENTIFIED	UNIDENTIFIED STRUCTURE	
○ SPOT	SPOT ELEVATION	
— CONTOUR —	CONTOUR LINE	
— FENCE —	FENCE	
— GUARDRAIL —	GUARDRAIL	
— STREET —	STREET LIGHT	
— SIGN —	SIGN	
— CONC. —	CONCRETE	
— ASPHL —	ASPHALT	
— GRAVEL —	GRAVEL SHOULDER	
— WETLAND —	WETLAND	

REFERENCE DRAWINGS

- WATER MAIN: ANN ARBOR TOWNSHIP ONLINE UTILITIES MAP
- ELECTRIC: DTE ENERGY, ELECTRIC FACILITY MAP NO. 175-294, DATED 12/18/2015
- TELEPHONE: VERIZON BASEMAP, PROJECT NO. 444419-01, DATED DECEMBER 08, 2015
- GAS: MICHIGAN CONSOLIDATED GAS COMPANY LOCATION MAP DATED 10/12/2015
- CABLE: AT&T CABLE LOCATION MAP JOB NO. CT2484, DATED JANUARY 8, 2016
- OTHER: MCHAMBER, PORTER & SEELY, WASHTEENAW COUNTY ROAD COMMISSION, PLYMOUTH ROAD WIDENING, PLAN & PROFILE, CONTRACT 20871A, DATED MAY 1990
- OTHER: MICHIGAN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FILE NO. 81-R-1, DATED APRIL 2009
- OTHER: ATWELL-HICKS, ALTAIR/MS LAND TITLE SURVEY, FILE NO. 140C-158, DATED 4/11/07

BENCHMARKS
 (GPS DERIVED - NAVD83)

BM#300
 ELEV. 922.75
 ARROW ON THE HYDRANT LOCATED ON THE NORTH END OF THE CUL-DE-SAC OF N. EARHART PL.

BM#301
 ELEV. 900.66
 ARROW ON HYDRANT LOCATED ON THE WEST SIDE OF N. EARHART PL. ON THE NORTH PROPERTY LINE, OPPOSITE HOUSE #2800 N. EARHART PL. APPROX. 850'± OF PLYMOUTH ROAD.

BM#302
 ELEV. 883.54
 ARROW ON THE HYDRANT LOCATED ON THE WEST SIDE OF N. EARHART PL. APPROX. 400'± NORTH OF PLYMOUTH ROAD

BM#303
 ELEV. 883.65
 ARROW ON THE HYDRANT LOCATED NEAR THE NORTHWEST CORNER OF PLYMOUTH ROAD AND N. EARHART PL.

BM#304
 ELEV. 891.75
 FOUND BENCH TIE IN THE NORTHWEST FACE OF THE POWER POLE LOCATED ON THE EAST SIDE OF U.S. 23 NORTHBOUND RAMP, APPROX. 120'± NORTH OF PLYMOUTH ROAD.

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP "TYPE P"
 SIDEWALK LANDING
 REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

SYMBOLS: GRADING
 ABBREVIATIONS USED, IF REQUIRED FOR CLARITY:
 TOP OF WALL = T/W
 BOTTOM OF WALL = B/W
 TOP OF CURB = T/C
 GUTTER = G

NOTE:
 EQUIPMENT AND MATERIAL USE/STORAGE SHALL NOT OCCUR WITHIN PROTECTIVE BARRIER AROUND EXISTING TREES.

BUFFER IMPACTS:

LOCATION	DISTURBED AREA
WETLANDS	0 SFT
NATURAL FEATURES SETBACK	580 SFT
EXISTING DRIVE (MAINT. ACCESS)	715 SFT
STORMWATER DISCHARGE LOCATION	130 SFT
MAIN DRIVE ENTRANCE	130 SFT
TOTAL	1425 SFT

NOTE:
 RE-VEGETATION OF DISTURBED AREA SHALL BE MONITORED. MAINTENANCE AND MONITORING WILL BE DETAILED ON SITE EROSION CONTROL PLANS.

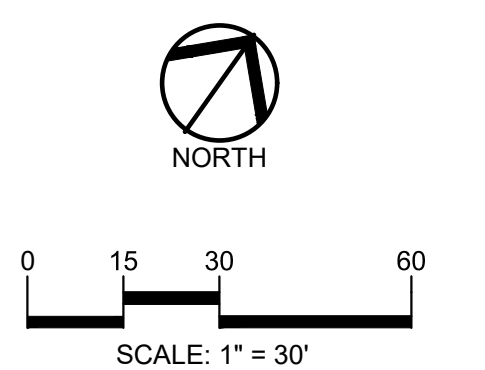
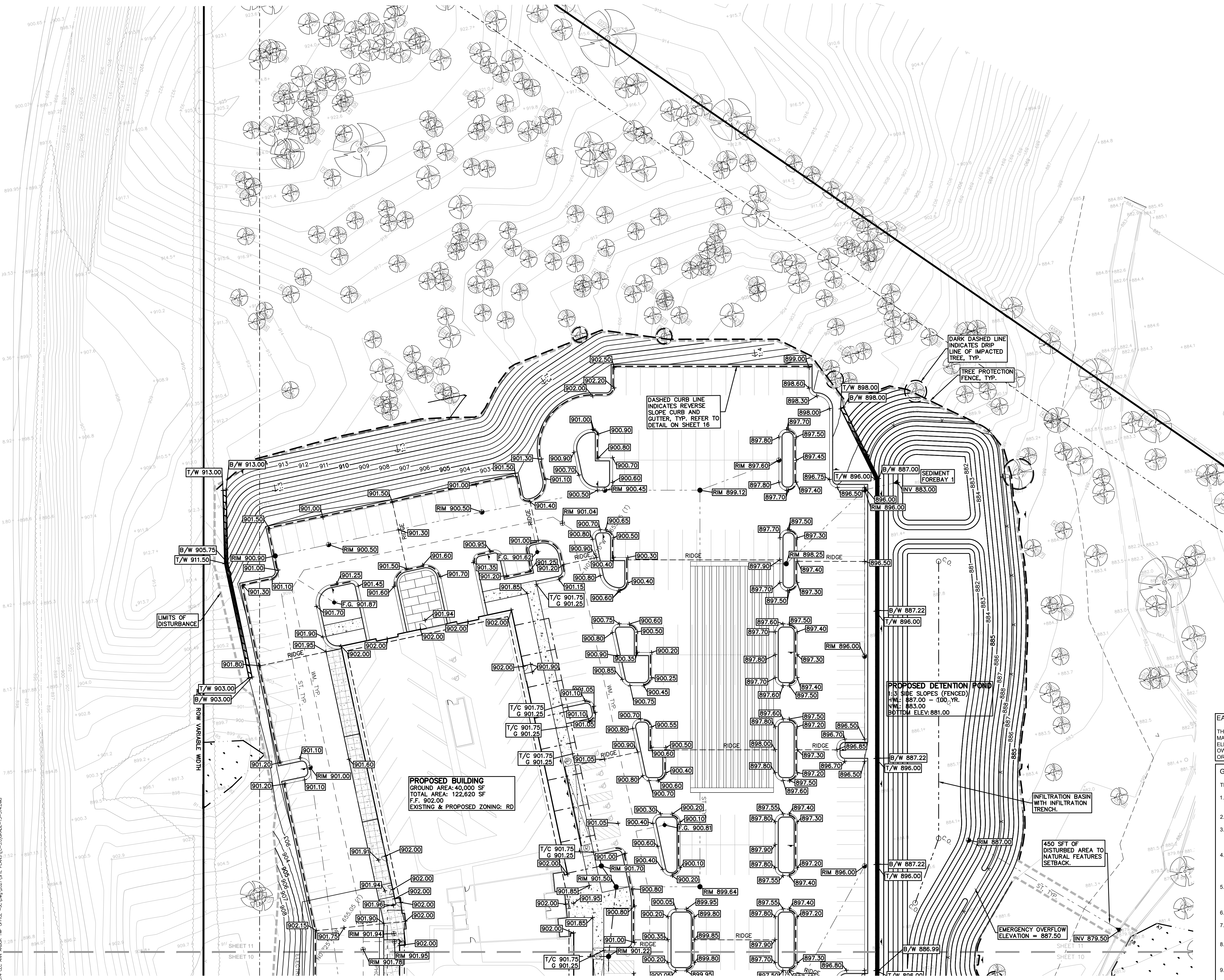
EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

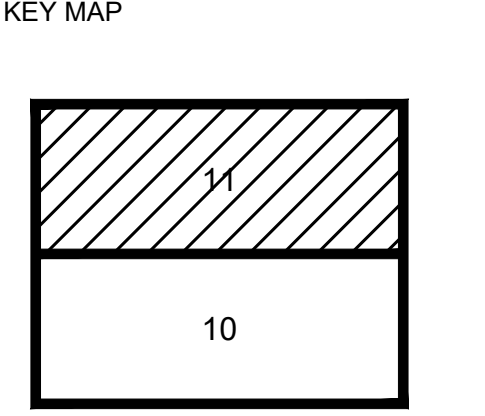
GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

- CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
- ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE ANN ARBOR TOWNSHIP AND WASHTEENAW COUNTY. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE ANN ARBOR TOWNSHIP PRIOR TO CONSTRUCTION.
- ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT PREPARED BY G2 CONSULTING GROUP DATED SEPTEMBER 03, 2015.
- SEE ADDITIONAL GRADING AND EARTHWORK NOTES ON DETAIL SHEET 16
- THE INFILTRATION BASIN SIDE SLOPES AND ALL SLOPE EXCEEDING 1:6 MUST BE STABILIZED BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 4" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.



CAUTION!!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
CUNNINGHAM LIMP COMPANY
 28970 CABOT DRIVE, SUITE 100
 NOVI, MI 48377

PROJECT TITLE
RESEARCH AND DEVELOPMENT CENTER
 PART OF THE EAST 1/2 OF SECTION 14, T.28, R.8E ANN ARBOR TWP., WASHTEENAW COUNTY, MICHIGAN

REVISIONS

NO.	DESCRIPTION	DATE
1	SITE PLAN COMMENTS	2-17-22
2	SITE PLAN COMMENTS	6-16-22

ORIGINAL ISSUE DATE:
 NOVEMBER 15, 2021

DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	2015-314
P.M.	JEC
DN.	TJL
DES.	BSH
DRAWING NUMBER:	



PRELIM S.P.R. 11/15/2021
DATE ISSUED
DRAWN BY
CHECKED BY

HOBBS + BLACK
ARCHITECTS
100 N. State St.
Ann Arbor, MI 48104
P. 734.663.4189
www.hobbs-black.com

RESEARCH & DEVELOPMENT CENTER
KOJIAN COMPANIES
SITE: 2507 N. Earhart Road
Ann Arbor Township, Michigan
CONSTRUCTION MANAGER
Cunningham Limp
39500 12 Mile Rd., #200,
Farmington Hills, MI 48331 248-489-2300

PROJECT
CONSULTANT

BUILDING IMAGES

SHEET TITLE

16-001
PROJECT NUMBER

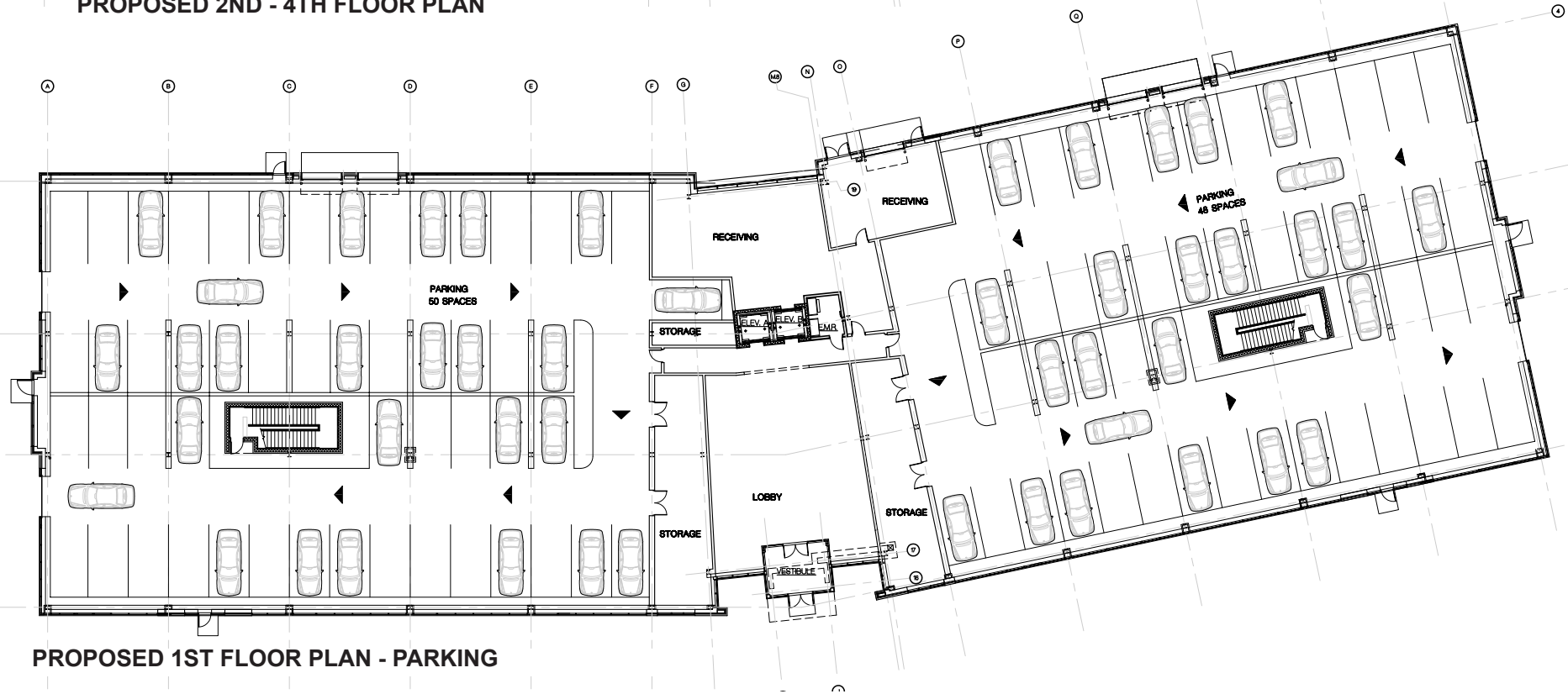
40
SHEET NUMBER

Drawing: C:\Files\ThomHOBBS\KOJIAN_AA_2021\SITE PLAN REVIEW_2021\WP5\HA_1.2 (27).dwg
Date: Nov 14, 2021, 11:45pm
Layout: SHEET
Plotted by: tphilips

ANN ARBOR TECHNOLOGY CENTER



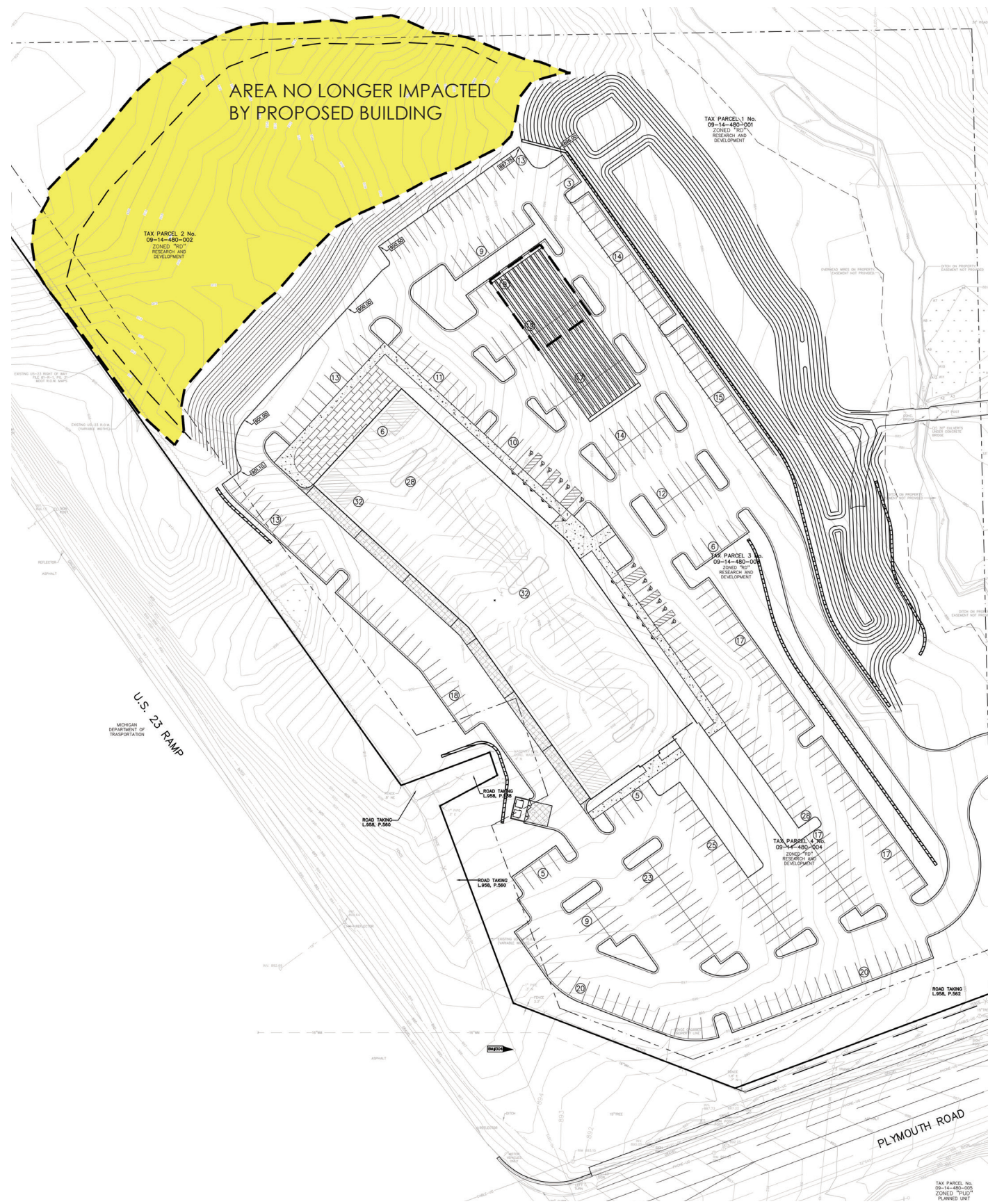
PROPOSED 2ND - 4TH FLOOR PLAN



PROPOSED 1ST FLOOR PLAN - PARKING



2021 PROPOSED SITE PLAN



SITE DATA TABLE

	PREVIOUS SITE PLAN VS. PROPOSED CONCEPT			
	BEFORE	AFTER	CHANGE (#)	CHANGE (%)
BUILDING FOOTPRINT	60,000 SF	40,000 SF	- 20,000 SF	-33%
TOTAL FLOOR AREA	120,000 SF	125,000 SF	+5,000 SF	4%%
NUMBER OF STORIES	2-STORY	4-STORY*	+ 2 STORIES	+100%
HEIGHT OF BUILDING	34.92 FT	64 ± FT	+ 29 FT	+83%
TREES REMOVED	531 TOTAL	371 TOTAL	160 SAVED	-30%
LANDMARK TREES REMOVED	33 TOTAL	27 TOTAL	5 SAVED	-15%
AREA OF DISTURBANCE	9.9 ACRES	8.15 ACRES	-1.75 ACRES	-18%

* Including at-grade covered parking on 1st floor



BUILDING ELEVATED TO REDUCE IMPACT WHILE PROVIDING 98 COVERED PARKING SPACES



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

MEMORANDUM

TO: Ann Arbor Township Planning Commission
FROM: Sally M. Elmiger, AICP, LEED AP
DATE: February 20, 2026
RE: R&D Project – Request for Forth Extension – Major/Minor Determination

The Planning Commission granted Preliminary Site Plan approval, and approval of a Tree/Woodland Removal Permit and Natural Feature Permit at the August 8, 2022, meeting. The project also received approval for a height variance from the Zoning Board of Appeals on September 20, 2022. They have requested and received the following 12-month extensions from the Planning Commission, and are returning to request a forth extension:

	PC Approval	Expiration Date
1 st 12-month extension	August 8, 2022	Expired February 4, 2024
2 nd 12-month extension	December 4, 2023	Expires February 4, 2025
3 rd 12-month extension	February 4, 2025	Expires February 4, 2026*

*Conditioned on the applicant receiving a renewed variance for building height. Granted on August 19, 2025 (to expire August 19, 2027).

Ordinance Provisions for Site Plans

Section 74-175(d) states that Preliminary Site Plans are valid for 180 days from the date of approval and shall expire unless an application for a final site plan is submitted within that time period. However, Section 74-176(g) of the ordinance permits an applicant to request extensions to the site plan approval, from the Planning Commission, for any period of time, but not to exceed 12 months. No more than two 12-month extensions will be granted, except that up to 3 additional 12-month extensions may be approved by the Planning Commission as a “minor change” in accordance with sec. 74-179. The extension, if granted, begins on the date the time limit of site plan approval would have expired.

Ordinance Provisions for Tree/Woodland Removal Permit and Natural Feature Permit

A Tree/Woodland Removal Permit and Natural Feature Permit are processed at the same time as a Preliminary Site Plan and follows that site plan through review and approval. Therefore, any extension granted to the site plan would also apply to the associated Tree/Woodland Removal Permit and Natural Feature Permit.

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*
Paul Montagno, *Principal*, Megan Masson-Minock, *Principal*, Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

Request for Extension

The applicant has requested that the Preliminary Site Plan approval be extended for twelve (12) months. If the Planning Commission grants this extension, then the Preliminary Site Plan will be effective until February 4, 2027. However, this does not mean the variance is still viable; see our comments at the end of this memo regarding the variance.

For the Preliminary Site Plan and Tree/Woodland Removal Permit only, the ordinance requires that the applicant show good cause for the requested extension. The factors the Planning Commission shall consider in determining whether good cause exists include the following:


- a. *The applicant has demonstrated that needed utility services have been delayed;*
- b. *The applicant has demonstrated that technical review of the site plan has raised unforeseen development problems;*
- c. *The applicant has demonstrated that unforeseen economic, development or other events, conditions or circumstances justify the extension.*

The applicant provided a memo requesting the extension (dated February 4, 2026). The memo explains that unforeseen economic conditions are the reasons for the needed extension. The memo goes on to say that they have strong interest in this project and have started the construction drawings in anticipation of finalizing a long-term lease for this building. In our opinion, this reason is consistent with the criteria listed in the ordinance.

Height Variance Extension

Variance extensions are considered by the Zoning Board of Appeals (ZBA), and not the Planning Commission. However, we've provided the following description to the Planning Commission so that Commissioner's understand the ZBA process related to this project.

Sec. 74-267 states that a variance shall become null and void unless construction authorized by such variance has been commenced within 24 months after the granting of such variance. Therefore, since the Zoning Board of Appeals granted a new variance on August 19, 2025, the variance would expire on August 19, 2027, if the project construction is not underway. However, per Sec. 74-267, the applicant may apply for one variance extension as long as the request is received within 12 months of the date that the original approval expired.



CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

cc: Eric Humesky, Township Engineer (Townshipeng@aatwp.org)
Sarah Gabis, Township Attorney (sgabis@bodmanlaw.com)
Jeff May, Township Attorney (Jmay@bodmanlaw.com)



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

MEMORANDUM

TO: Ann Arbor Township Planning Commission
FROM: Sally M. Elmiger, AICP, LEED AP
DATE: February 19, 2026
RE: Master Plan – Short-Term Actions

The most-recently adopted Master Plan lists actions that the Planning Commission would like to accomplish (see attached). Five of these tasks are identified as “short-term,” and they are as follows:

1. Study and prepare **Short-Term Rental** ordinance.
2. Revise **Solar Energy Ordinance** to address issues that have arisen with the current ordinance, and simplify language to encourage small-scale, residential solar projects.
3. Update ordinances related to **Farming Operations** and create **Agricultural Tourism Ordinance** to improve farm sustainability and profitability.
4. Revise **Residential Clustering Ordinance** to accommodate new policies in Master Plan.
5. Research and revise **Stormwater Management** measures to better accommodate larger storm events due to climate change.

We were asked to identify other Township organizations that should participate in addressing these tasks, as well as propose an approach to addressing each task. The tasks are listed below, followed by partners that could contribute to ordinance development, and a suggested approach to accomplish the task:

Short-Term Rental Ordinance

- Partners:
- Approach:
 - Planning Commission discusses idea of allowing property owners to offer their homes for short-term rentals (i.e., Air B&B, VRBO, etc.).
 - If Commissioners want to allow this use, CWA researches policy issues and prepares decision memo outlining options the Commissioners could consider. Present to Planning Commission and discuss.
 - Once policy direction is identified, CWA prepares ordinance language for consideration by the Planning Commission.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Solar Energy Systems Ordinance

- Partners: Climate Resilience Committee and Building Official
- Approach:
 - CWA discusses existing ordinance with Climate Resilience Committee and Building Official to identify ordinance modifications that make it easier for homeowners to install solar panels.
 - CWA researches other residential solar panel ordinances to identify more simplified approaches and prepares memo.
 - CWA presents memo to Planning Commission with results of discussions and research and describing possible ordinance updates. Planning Commission discusses and provides direction. Planning Commission could invite Climate Resilience Committee members and Building Official to attend meeting for a joint discussion.
 - CWA prepares ordinance changes for consideration by the Planning Commission.

Farming Operations/Agricultural Tourism Ordinance

- Partners: Farmland and Open Space Preservation Board
- Approach:
 - CWA discusses ideas for modifying the current ordinances related to farm operations (i.e., Signs, Farm Markets, etc.), and options for permitting agricultural tourism activities (i.e., event barns, farm stays, festivals, etc.).
 - CWA researches other farm operation/agricultural tourism ordinances to identify policy issues.
 - CWA presents memo to Planning Commission describing results of discussions and research, and possible ordinance updates and policy issues. Planning Commission discusses and provides direction. Planning Commission could invite Farmland Preservation Board members to attend meeting for joint discussion.
 - CWA prepares ordinance changes and new language for consideration by the Planning Commission.

Residential Clustering Ordinance


- Partners:
- Approach:
 - CWA prepares analysis of new policies reflected in the Master Plan and the existing ordinances that allow residential clustered development.
 - CWA presents analysis memo to Planning Commission, who discusses and provides direction.
 - CWA prepares ordinance changes for consideration by the Planning Commission.

Stormwater Management

- Partners: Township Engineer
- Approach:
 - (NOTE: REGULATION OF STORMWATER MANAGEMENT IS NOT A ZONING ORDINANCE, BUT IN THE GENERAL CODE (CHAPTER 26, ENVIRONMENT; ARTICLE VIII, STORMWATER MANAGEMENT. THE TOWNSHIP BOARD HAS AUTHORITY TO DRAFT AND APPROVE CHANGES TO THE GENERAL CODE. TOWNSHIP SUPERVISOR COULD COMMUNICATE WITH BOARD FOR INPUT ON PLANNING COMMISSION EFFORTS.)
 - CWA discusses existing ordinance with Township Engineer to identify possible modifications.
 - CWA researches other stormwater management ordinances to identify approaches to addressing more intense storm events.
 - CWA presents memo to Planning Commission describing discussion, new stormwater management approaches, and possible ordinance updates. Planning Commission discusses

- and provides direction. Planning Commission could invite the Township Engineer to attend meeting for a joint discussion.
- CWA prepares ordinance changes for consideration by the Planning Commission and recommendation to Township Board.

We look forward to discussing all these items with you at the upcoming meeting.


CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

Ann Arbor Township Master Plan

	Ordinance Amendment	Timeframe	Associated Goal
1.	Short-Term Rentals. Address Short-Term Rentals in Zoning Ordinance.	Short-Term	Existing Residential Areas
2.	Renewable Energy. Revise Solar Ordinance to address issues arising from implementation of current ordinance language; simplify language where possible to encourage small-scale residential solar projects.	Short-Term	Climate Resilience
3.	Farming. Update all current ordinances related to “farming operations,” including among others the Sign Ordinance, and Farm Market Ordinance. Create Agricultural Tourism Ordinances (i.e., event barns, farm stays, festivals, etc.) to encourage entrepreneurship & improve farm sustainability/profitability.	Short-Term	Farmland & Farming
4.	Residential Clustering. Revise Clustering Ordinance to accommodate new policy objectives identified in the Master Plan.	Short-Term	Farmland & Farming; Mix of Housing
5.	Stormwater Management. Improve stormwater management measures (e.g., water retention, detention, infiltration) to account for increased stormwater runoff (ordinance & Land Development Standards).	Short-Term	Climate Resilience
6.	Accessory Dwelling Units. Create Accessory Dwelling Unit ordinance to enable lower-cost housing.	Medium-Term	Farmland & Farming; Mix of Housing
7.	Groundwater. Draft Groundwater Protection Ordinance.	Medium-Term	Groundwater
8.	Bicycles. Add ordinance requirement for bicycle parking facilities as a part of any new multiple-family residential, office, and/or commercial development project which abuts or is located within 500 feet of an existing or planned non-motorized pathway or paved shoulder designed for use as an on-road bicycle lane.	Medium-Term	Transportation Improvements
9.	Trees/Woodlands. Update Tree/Woodland Ordinance to incentivize ecological restoration, revise tree species lists.	Medium-Term	Natural Features
10.	Signs. Update Sign Ordinance to comply with Reed v. Gilbert decision; address temporary signs, farm-business signs, and sign lighting.	Medium-Term	Cooperative Relations with Neighbors
11.	Non-Motorized Transportation. Require non-motorized transportation facilities, such as sidewalks or paved shoulders in new residential subdivisions/site condominiums or non-residential developments. Require “public walkway/trail” easements along roadway frontages of new developments.	Medium-Term	Transportation Improvements
12.	Data Center Land Use. Conduct study of appropriate zoning provisions and other ordinances related to data center land use.	Medium-Term	Rural Character; Groundwater
13.	Green Development. Add incentives to use “green” building techniques in residential projects; combine Residential Clustering Ordinance with incentives to use “green” building techniques.	Long-Term	Climate Resilience; Mix of Housing
14.	Lighting/Noise. Better control light/noise pollution via new Dark Skies Ordinance; revise noise ordinance; ordinances to be specific and enforceable.	Long-Term	Rural Character; Existing Residential Areas
<p>Short-Term = completed 12-24 months of plan adoption; Medium-Term = completed 24-36 months of plan adoption; Long-Term = completed more than 36 months of plan adoption.</p>			