

**Zoning Board of Appeals
February 28, 2018 Regular Meeting**

STAFF REPORT

Subject: ZBA18-003; 2502 Packard Street

Summary: McKinley Inc. representing Packard Square, LLC is requesting two variances from **Chapter 61 5:502(2)(b)** Ground Signs to allow for a free-standing identification ground mounted sign to be located 20 feet from the property line and 17 feet in height. The code requires a 17 foot tall sign to be a minimum of 34 feet from the property line.

Background:

The subject parcel is zoned C1B (Community Convenience Center) and will be a mixed-use development with approximately 23,500 square feet of retail space, 249 apartment units and 460 parking spaces. Previously, the property applied for a sign variance in June of 2016 (ZBA16-015). That request (which was denied) was to locate a ten (10) foot sign two (2) feet from the property line. The new sign dimensions will be a ten (10) foot by eight (8) foot four (4) inch cabinet affixed to a seven (7) foot base.

Chapter 61 addresses sign height and setback requirements in the following sections:

5:502 Exterior Business Signs (2) (b)

Signs not structurally attached to a building shall be at least 5 feet from all property lines. Such signs shall be permitted a maximum height of 1 foot for each 2 feet the sign is set back from the nearest property line, provided that the height of any such sign shall not exceed 25 feet.

Standards for Approval - Variance

The Zoning Board of Appeals has the power granted by State law and by **Section 5:517(4)**, Application of the Variance Power from the City of Ann Arbor Sign Ordinance; The following criteria shall apply:

(a)That the alleged hardships or practical difficulties, or both, are peculiar to the property of the person requesting the variance and result from conditions which do not exist generally throughout the city.

The petitioner states that the five (5) foot change in elevation from the right of way to the sign location inhibits visibility from the street. The sign cabinet is installed on a seven (7) foot base to assist with the change in topography.

(b)That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the individual hardships that will be suffered by the failure of the Board to grant a variance and the rights of others whose property would be affected by the allowance of the variance.

Applicant states that approval of the variance will improve visibility for residents,

Zoning Board of Appeals
ZBA18-003 Sign Variance
February 28, 2018 - Page 2

Emergency services, shoppers and visitors to the property. The variance will not have a detrimental impact on neighboring properties.

(c) Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?

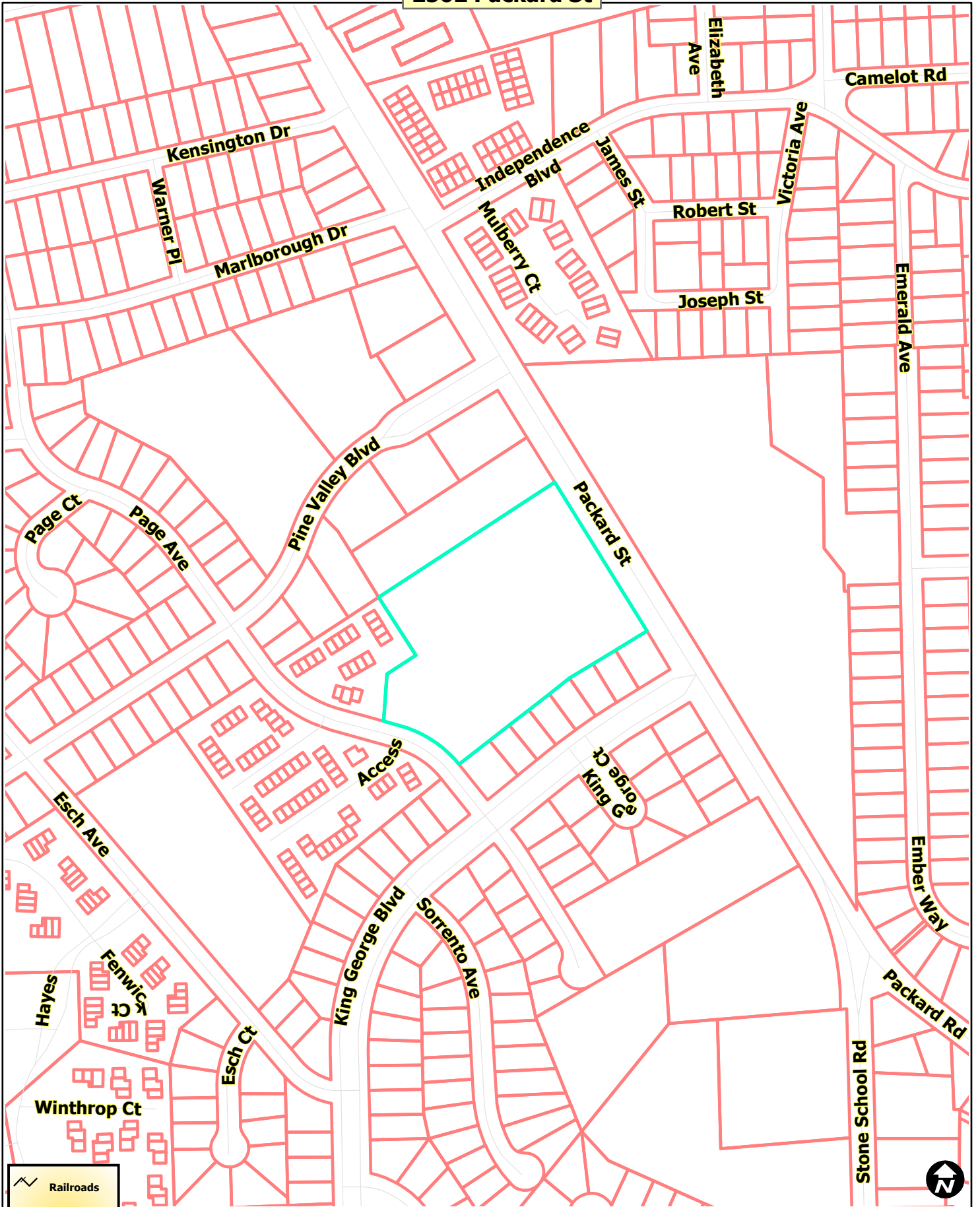
Petitioner states that conditions preventing compliance with the ordinance are not self imposed but are the result of grade change. There is no possible way to erect a visible sign within the current code requirements.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with large loops and a cursive style.

Jon Barrett
Zoning Coordinator

2502 Packard St



 Railroads

 Huron River




 Tax Parcels



Map date 2/2/2018
Any aerial imagery is circa 2015
unless otherwise noted
Terms of use: www.a2gov.org/terms

2502 Packard St



-  Railroads
-  Huron River
-  Tax Parcels






Map date 2/2/2018
Any aerial imagery is circa 2015
unless otherwise noted
Terms of use: www.a2gov.org/terms



2502 Packard St



-  Railroads
-  Huron River
-  Tax Parcels



Map date 2/2/2018
Any aerial imagery is circa 2015
unless otherwise noted
Terms of use: www.a2gov.org/terms



**ZONING BOARD OF APPEALS
PLANNING DEPARTMENT**

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 planning@a2gov.org
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

Office Use Only	
Fee Paid: _____	ZBA: _____
DATE STAMP	

PROPERTY INFORMATION	
ADDRESS OF PROPERTY: 2502 Packard Street	
ZONING CLASSIFICATION: C1B	TAX ID: (if known) 09-12-04-403-010
NAME OF PROPERTY OWNER*: Packard Square, LLC	

*If different than applicant, a letter of authorization from the property owner must be provided

APPLICANT INFORMATION	
NAME OF APPLICANT: McKinley, Inc. as Receiver for Packard Square LLC	
ADDRESS OF APPLICANT: 320 N. Main Street Suite 200, Ann Arbor 48104	
DAYTIME PHONE NUMBER: 734-769-8520	FAX NO:
EMAIL: jvanvolkinburg@mckinley.com	
APPLICANT'S RELATIONSHIP TO PROPERTY: Receiver	

REQUEST INFORMATION	
<input checked="" type="checkbox"/> VARIANCE REQUEST (Complete the section 1 below)	<input type="checkbox"/> ALTERATION TO A NON-CONFORMING STRUCTURE (skip to Section 2)

Section 1 - VARIANCE REQUEST	
CHAPTER(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: (Example: Chapter 55, Section 5:26) Chapter 61, section 5:502	
Required Dimension: (Example: 40' front setback) 34' setback; 10' height	PROPOSED Dimension: (Example: 32') 20' setback, 17' height
Give a detailed description of the work you are proposing and why it will require a variance (Attach additional sheets if necessary) see attached	

CITY OF ANN ARBOR ZONING BOARD OF APPEALS

VARIANCE REQUEST

Detailed description:

Requesting a setback and height variance to allow sign visibility due to the unique elevation of the site. The 17 foot sign has a masonry pedestal base to counteract the 7 foot berm. The sign is to be placed where the retaining wall ends and the property elevation drops. This is 14 feet less than the current zoning requirement.

1. Without the variance visibility will be hindered. The property elevation drops 5 feet after the right of way, therefore there is not an opportunity to place a smaller sign on the higher elevation. Because of the unique change in elevation, no sign would be visible from the street without a 7 foot base to elevate it to street level.
2. The visibility of the sign is best at the proposed location and elevation. Because of the new branding and address, this will make it easier for emergency vehicles or people to know exactly where the property is located if visiting, delivering, shopping or looking to lease an apartment at the property.
3. Granting the variance will improve visibility for residents, emergency services, shoppers and visitors. Granting the variance will not affect neighboring properties.
4. This is the best location for the sign because of the changing topography on the site and sloping elevations that exist on the property.
5. The proposed size of the sign has reduced in size from the original approved sign. The location and dimension of the sign upon the base is exactly within the ordinance if the base was not taken into consideration of the size of the sign. There is no possible way to erect a visible sign within the current requirements.



**ZONING BOARD OF APPEALS
PLANNING DEPARTMENT**

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647

Phone: 734.794.6265
Fax: 734.994.8460
planning@a2gov.org

Section 2 – ALTERATION TO A NON-CONFORMING STRUCTURE

Wherefore, Petitioner requests that permission be granted from the above named Chapter and Section of the Ann Arbor City Code in order to permit:

REQUIRED MATERIALS

The following materials are required for ALL variance requests. Failure to provide these materials will result in an incomplete application and will delay staff review and Zoning Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application.

All materials must be provided on 8 1/2" by 11" sheets:

- One (1) hardcopy and one (1) electronic copy shall be submitted.
- The electronic copy shall include all associated supporting documentation with application submission.

- Survey of the property including all existing and proposed structures, dimensions of property, and area of property.
- Building floor plans showing interior rooms, including dimensions.
- Photographs of the property and any existing buildings involved in the request.
- Any other graphic or written materials that support the request.

ACKNOWLEDGEMENT

I, the applicant, hereby request a variance from the above named Chapter (s) and Section (s) of the Ann Arbor City Code for the stated reasons, in accordance with the materials attached hereto.

Phone number: 734-769-8520

Signature: X Royal E Caswell

Email address: juanvalkinburg@mckinley.com

Print Name: Royal E Caswell

I, applicant, hereby depose and say that all the aforementioned statements, and the statements contained in the materials submitted herewith, as true and correct.

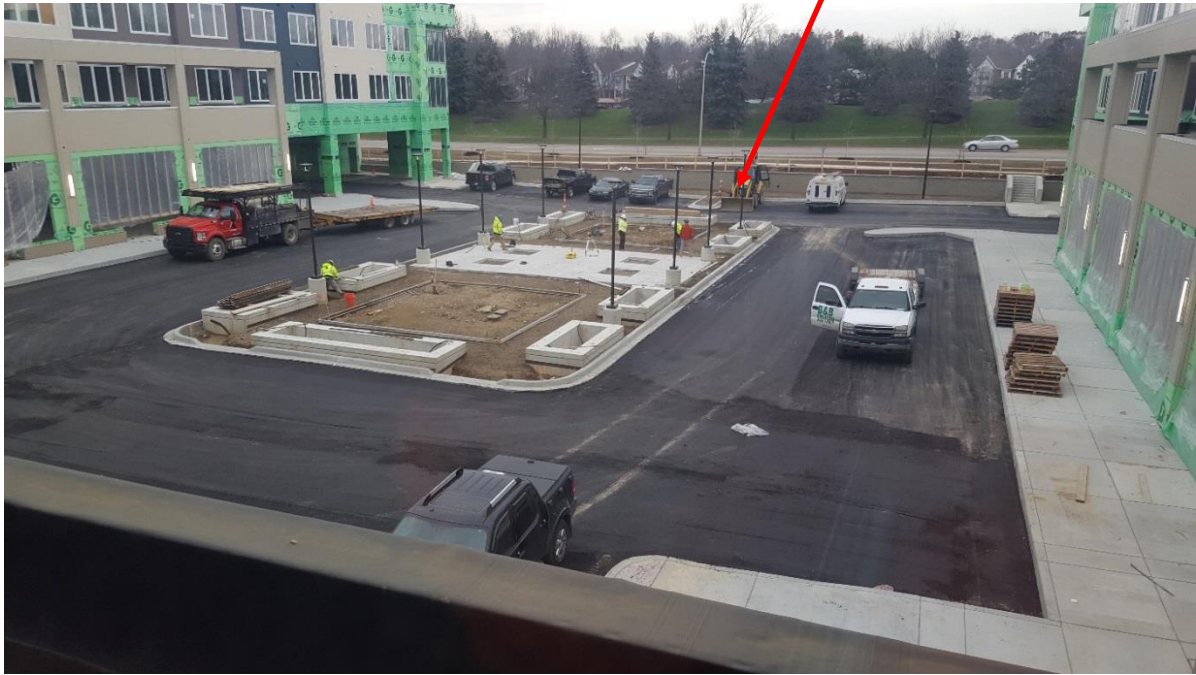
for McKinley Inc. as Receiver for Richard Squarcello

Royal E Caswell
Signature

Further, I hereby give the City of Ann Arbor Planning and Development Services unit staff and members of the Zoning Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

Royal E Caswell
Signature

Proposed Sign Location









STATE OF MICHIGAN

WASHTENAW COUNTY TRIAL COURT – BUSINESS COURT DIVISION

CAN IV PACKARD SQUARE LLC,
a Delaware limited liability company,
Plaintiff,

Case No 16-990-CB

v.

Hon. Archie C. Brown

PACKARD SQUARE LLC, a
Michigan limited liability company,
Defendant,

and

JERMOR PLUMBING & HEATING, INC.,
a Michigan corporation, and GAYLOR
ELECTRIC INC. a foreign corporation,
Additional Lien Claimant Defendants.

DICKINSON WRIGHT PLLC
J. Benjamin Dolan (P47839)
James B. Cunningham (P63131)
Ariana F. Pellegrino (P79104)
Attorneys for Plaintiffs

John M. Sier (P39336)
Yasir Muhammad (P79976)
KITCH DRUTCHAS WAGNER
VALITUTTI & SHERBROOK
Attys for Defendant, Packard Square LLC

Bruce T. Wallace (P24148)
Angela L. Jackson (P53930)
HOOPER HATHAWAY PRICE
BEUCHE & WALLACE PC
Co-counsel for Defendant, Packard Square
LLC

ORDER APPOINTING RECEIVER

At a session of said Court, held in the City of Ann Arbor, County
of Washtenaw, on November 1, 2016,

PRESENT: HON: ARCHIE C. BROWN, Circuit Court Judge

This matter is before the Court upon (1) the Motion for Entry of an Ex Parte Order
Appointing Receiver (“Motion”) filed by Plaintiff, as well as (2) Brief in Support of Motion, and

(3) Verified Complaint for Receiver and Other Relief, supporting Motion ("Complaint"), (4) Defendant Packard Square LLC having filed a Brief in Opposition; and (5) the Court having held a hearing on October 27, 2016 and the Court being otherwise fully advised in the premises;

A. This action involves the collection of substantial indebtedness due and owing to CAN IV PACKARD SQUARE LLC ("Plaintiff") from PACKARD SQUARE LLC ("Defendant") and the foreclosure of a mortgage given to Plaintiff to secure such indebtedness. The indebtedness is more particularly described in Plaintiff's Complaint, and the debts under such counts in the aggregate are referred to as "Indebtedness."

B. Plaintiff is the holder of a mortgage identified and defined in the Complaint (the "**Mortgage**") on certain real property described on Exhibit 9 to the Verified Complaint, which is a mixed use structure together with the related easements, privileges and licenses, and the buildings, structures, improvements, fixtures and personal property located thereon and commonly known as Packard Square, Ann Arbor, Michigan (collectively, the "Property").

C. Defendant has defaulted in the performance of its obligations under the Loan Documents identified and defined in the Complaint and Plaintiff has provided notice of such default.

D. Further, Defendant has failed or refused to pay necessary and immediate expenses to preserve and protect the Property, all of which constitutes waste and which jeopardizes the security interest of Plaintiff and other parties having an interest in the Property. In this circumstance, MCL 600.2927 as well as the provisions of the Loan Documents authorize this Court to appoint a receiver.

E. Additionally, the requirements under MCL 570.1122(1) are met in this case, namely:

- (i) The improvements and construction to the Property are incomplete;
- (ii) The Indebtedness due Plaintiff secured by the Mortgage is in default, and, therefore, the Mortgage is in default; and
- (iii) Plaintiff, the mortgagee, is likely to sustain substantial loss, if the improvements to the Property are not completed.

F. The Court has given consideration of and acknowledges the parties' nominee to act as Receiver, as required under MCL 570.1122(2) and MCR 2.622.

The Court being duly advised in the premises;

IT IS ORDERED that pursuant to the authority of both MCL 600.2927 and MCL 570.1122, *et seq.*, McKinley, Inc., through its representative Matthew Mason, is appointed to act as Receiver of the Property ("Receiver") in accord with such statutes and the orders of this Court in order to protect the interests of all interested parties in the Property. The Receiver's fee schedule is attached as Exhibit B to the Receiver's Declaration and is approved. Such appointment is effective immediately upon the entry of this Order. Such Receivership shall continue during the pendency of this action or until further order of this Court. The property subject to the Receiver's control is "the Property" which by way of amplification includes all of the following:

- (a) The real property identified and defined in the Mortgage and Loan Documents commonly known as 2502-2568 Packard Square, Ann Arbor, Michigan, together with all of the buildings, structures and improvements erected on the Property;
- (b) All fixtures of every kind and nature whatsoever located in or upon or attached to, and used or intended to be used in connection with or with the operation of, the Property and any buildings, structures or other improvements thereon;
- (c) All machinery, apparatus, equipment, materials, supplies, and articles of personal property located in or upon the Property;

- (d) All escrowed sums and other property pertaining to the Property, other than any escrowed sums held or controlled by Plaintiff; and
- (e) All other property, estate, right, title, interest, and claims as described in the Loan Documents, Mortgages and Notes given by Borrower and affiliated Defendants to Plaintiff, and all claims of Borrower related to the Property, including without limitation all claims related to any insurance or bond relating to the Property.

All of the foregoing is referred to as the Receivership Property.

IT IS FURTHER ORDERED that the Receiver is authorized and directed to take immediate possession and full control of the Receivership Property and to take any and all necessary and appropriate action to effectuate his possession and sole control over same in order to prevent waste and to preserve, secure, safeguard, winterize and complete construction of the Receivership Property.

IT IS FURTHER ORDERED that the Defendant and all of its employees and agents are directed to turn over to the Receiver and agents designated by the Receiver immediate possession of the Receivership Property and all agreements, documents, and records for the construction, marketing, leasing and potential sale of the Receivership Property including, but not limited to, building permits, wetlands permits, plumbing and HVAC drawings, site engineering drawings (for streets, utilities, sanitary sewers, etc.), landscape architectural drawings, soil boring reports, surveys, environmental reports, construction or materials contracts, architectural or design diagrams, building specifications, marketing and leasing materials, brokerage agreements and such other documents as may be requested by the Receiver.

IT IS FURTHER ORDERED that the Receiver shall promptly inspect the Receivership Property and confirm that the conditions of MCL 570.1123(1) have been satisfied and, if so, he may immediately enter into a loan agreement with Plaintiff to borrow funds to winterize,

safeguard, and complete construction of the Receivership Property and to lease and potentially sell such property, in accord with the terms of MCL 570.1122, *et seq.*

IT IS FURTHER ORDERED that the Receiver is vested with the power and authority:

- (a) Pursuant to MCL 570.1122, *et seq.*, to borrow funds up to a maximum principal amount of \$19,691,682.86 subject to terms acceptable to Plaintiff and upon the approval of the Court to, among other things, winterize, safeguard and complete construction of the Receivership Property and the Receiver shall present to the Court for approval a loan agreement, note, mortgage and other security agreements securing the Receiver loan, which loan, secured by a senior, first-priority mortgage on the Receivership Property, and all disbursements and other advancements under the loan shall be senior to all other liens and have a super priority lien position on the Receivership Property as described in more detail below. The Receiver shall not borrow funds from a source other than Plaintiff without the prior further order of the Court upon notice to all interested parties.
- (b) To hire a property manager to lease and manage the apartments and manage the retail, as well as to hire a retail leasing agent to lease the retail.
- (c) To continue in effect all contracts and agreements presently existing relating to the Receivership Property, and make and enter into contracts or agreements affecting any part of the Receivership Property, and/or terminate any existing contract or agreement which is not beneficial to the Receivership Property.
- (d) To pay all real property taxes and assessments now due against the Property, purchase or maintain necessary insurance, and to otherwise maintain, manage, operate, and preserve the Receivership Property.

- (e) To incur reasonable out-of-pocket expenses (including, but not limited to, travel expenses) to the extent that same are reasonably and necessarily incurred by the Receiver to carry out the provisions of this Order.
- (f) To maintain a separate account with Plaintiff in the Receiver's own name, as Receiver, from which he shall disburse all payments for the purposes authorized in this Order.
- (g) To exercise all powers generally available to receivers under the laws of the State of Michigan, under the Revised Judicature Act (MCL 600.2926), and in accord with the terms of this Order, including hiring services of any professional the receiver deems necessary to carry out his duties.

IT IS FURTHER ORDERED that all loan advances made by Plaintiff to the Receiver under the loan, as well as other costs and expenses incurred by the Receiver, for the purposes authorized in this Order shall be made pursuant to the loan agreement as approved by this Court between the Receiver and Plaintiff and the mortgage in favor of Plaintiff fully securing such Receiver loan shall take priority over all other interests, liens, encumbrances or claims of lien under the Construction Lien Act (recorded or unrecorded and regardless of the first date of improvement applicable to such lien claims) against the Property and enjoy a super-priority lien position on the Property. Notwithstanding anything to the contrary contained herein or in the Loan Documents, nothing contained in this Order shall require Plaintiff to loan funds to the Receiver.

IT IS FURTHER ORDERED that all contracts executed by the Receiver shall indicate that he is acting solely in his capacity as Receiver of the Receivership Property.

IT IS FURTHER ORDERED that the Receiver shall provide periodic reports to all

parties, no less than monthly, with respect to the discharge of his duties as Receiver. Such reports for the applicable period shall be subject to approval of the Court. The parties shall have 14 days after receipt of notice of the Receiver Report to file objections. The Receiver will allow the parties, or their respective agents, at reasonable times to examine and inspect the Receivership Property and the Receiver's books and records.

IT IS FURTHER ORDERED that the Receiver shall be reimbursed for his out of pocket expenses, be paid a reasonable compensation during the term of his Receivership pursuant to Exhibit B, and be reimbursed for professional fees incurred in connection with the Receivership. The Receiver shall submit billings to Plaintiff with copies to Defendant and to counsel upon a monthly or other basis as is determined by the Receiver, and the Receiver shall receive payment out of the loan proceeds from the loan with Plaintiff contemplated herein to pay such out of pocket expenses, Receiver fees, and professional fees. The parties shall have 14 days after receipt of notice of the Receiver's billings to file objections. Absent a timely objection, the Receiver's billings shall be deemed approved. If any objection is filed, the Court shall issue an order resolving any such objection and approving the amount of the Receiver's billings.

IT IS FURTHER ORDERED that the appointment of the Receiver shall not conflict with Plaintiff's institution or continuance of foreclosure, if any, of the Mortgage by judicial proceedings, nor shall it affect Defendant's right to defend any such action.

IT IS FURTHER ORDERED that all parties, and all persons acting by, through or under any of them, and all persons receiving notice of this Order, are enjoined from interfering with the possession and operation of the Property, including winterization, completion of construction, marketing, leasing and potential sale of the Property pursuant to MCL 570.1122 *et seq.* by the Receiver and the Receiver's agents and employees.

IT IS FURTHER ORDERED that no person or entity shall file suit against the Receiver or take other action against the Receiver without the express prior authorization of this Court. The Receiver is to have no personal liability in connection with any liabilities, obligations, liens, or amounts owed to any creditors of Defendant as a result of his duties as Receiver, or with respect to any of the Receiver's duties hereunder and the Receiver shall not be deemed an owner or operator under any statute establishing environmental liability. The Receiver and its employees, agents, and attorneys shall have no personal liability or obligation and shall have no claim asserted against them in connection with the Receiver's duties under this Order for all actions taken in good faith in reliance upon the terms of this Order. All parties to this action, and all those in active participation or concert with them who receive notice of this Order and all those having claims against the Property who receive notice of this Order are enjoined from interfering with the actions of the Receiver in carrying out his duties under this Order.

IT IS FURTHER ORDERED that unless this Court orders otherwise, this Receivership shall terminate upon the earlier of (1) the recording of a Deed pursuant to any Deed in Lieu Agreement entered into between the parties (2) the expiration of the period of redemption following a Judgment of Foreclosure and Sheriff's Sale of the Property, or (3) a sale of the Receivership Property, with the consent of Plaintiff, in the event the Receiver petitions the Court to utilize the procedure allowed by MCL 570.1122, *et seq.* The Receiver may in his discretion petition this Court to be relieved of his duties in the event he concludes the Receivership ceases to be practical.

IT IS FURTHER ORDERED that the Receiver shall submit his final accounting for approval by this Court within 30 days following the termination of the Receivership. Upon approval of the final accounting, the Receiver shall be discharged from office and his bond

cancelled.

IT IS FURTHER ORDERED that no subsequent order amending this Order shall affect the rights of any person or party who has acted to its detriment in reliance upon the provisions of this Order before being advised of such subsequent amendment.

IT IS FURTHER ORDERED that the Receiver shall file a bond in the sum of \$20,000 issued by a corporate surety in the usual form of such bonds.

IT IS FURTHER ORDERED that pursuant to MCR 2.604(B), the Court expressly determines there is no just reason for delay. Accordingly, this is a final order on Plaintiff's claim for appointment of a receiver.

This Order may be recorded and/or reference to this Order may be made in another recorded document. This Order does NOT close the case.

IT IS SO ORDERED.



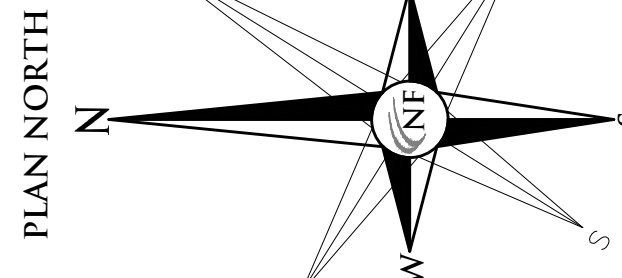
Hon. Archie C. Brown, Circuit Court Judge

ACCEPTANCE OF RECEIVERSHIP

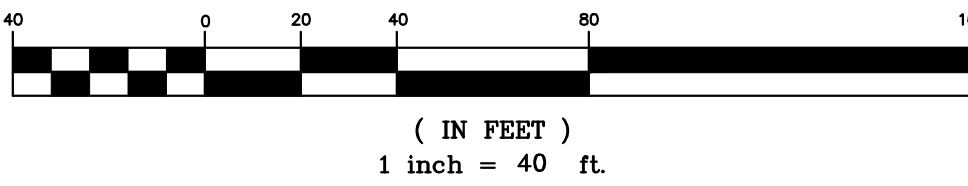
I accept the duties of the Receiver as set forth in this Order.



Dated: March 7, 2016



GRAPHIC SCALE



NOTES

ALL CONSTRUCTION SHALL CONFORM TO THE PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS DATED JANUARY 1, 1993, AND INCLUDE ALL UPDATES ISSUED AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

IF THE CONSTRUCTION TO BE INSPECTED BY PUBLIC SERVICES DOES NOT COMMENCE WITH ONE YEAR OF THE DATE OF THE PUBLIC SERVICES INSPECTION REQUEST APPROVAL, THIS APPROVAL WILL EXPIRE AND THE CONSTRUCTION PLANS SHALL BE SUBJECT TO RE-REVIEW AND PAYMENT OF ALL APPLICABLE PLAN REVIEW FEES WILL BE REQUIRED.

THE PUBLIC SERVICES TECHNICIAN'S COPY OF THE STAMPED, APPROVED PLANS SHALL GOVERN CONSTRUCTION.

THE PUBLIC SERVICES TECHNICIAN HAS THE RIGHT TO HALT CONSTRUCTION ACTIVITIES AND REQUIRE THAT ITEMS THAT DO NOT MEET CITY STANDARDS BY REDONE/REPLACED/RECONSTRUCTED.

MISS-DIG MUST BE NOTIFIED THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION @ (800) 482-7171.

ALL PERMITS AND APPROVED PLANS ARE TO BE ON-SITE AT ALL TIMES.

THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS.

PER CHAPTER 49, SECTION 4.58 OF THE CITY CODE, "ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND 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.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL BUILDING DETAILS.

THE PETITIONER SHALL CONFIRM THAT THERE ARE NO ENCROACHMENTS INTO THE RIGHT-OF-WAY, EITHER ABOVE OR BELOW GRADE. SHOULD ENCROACHMENTS BE PROPOSED, THE PETITIONER MUST SUBMIT DETAILED CONSTRUCTION PLANS FOR REVIEW AND APPROVAL BY THE CITY, AND ENTER INTO A LICENSING AGREEMENT. NO ENCROACHMENTS ANTICIPATED FOR THIS DEVELOPMENT.

SIDEWALKS SHALL BE "CARRIED-THROUGH" AT DRIVE APPROACHES.

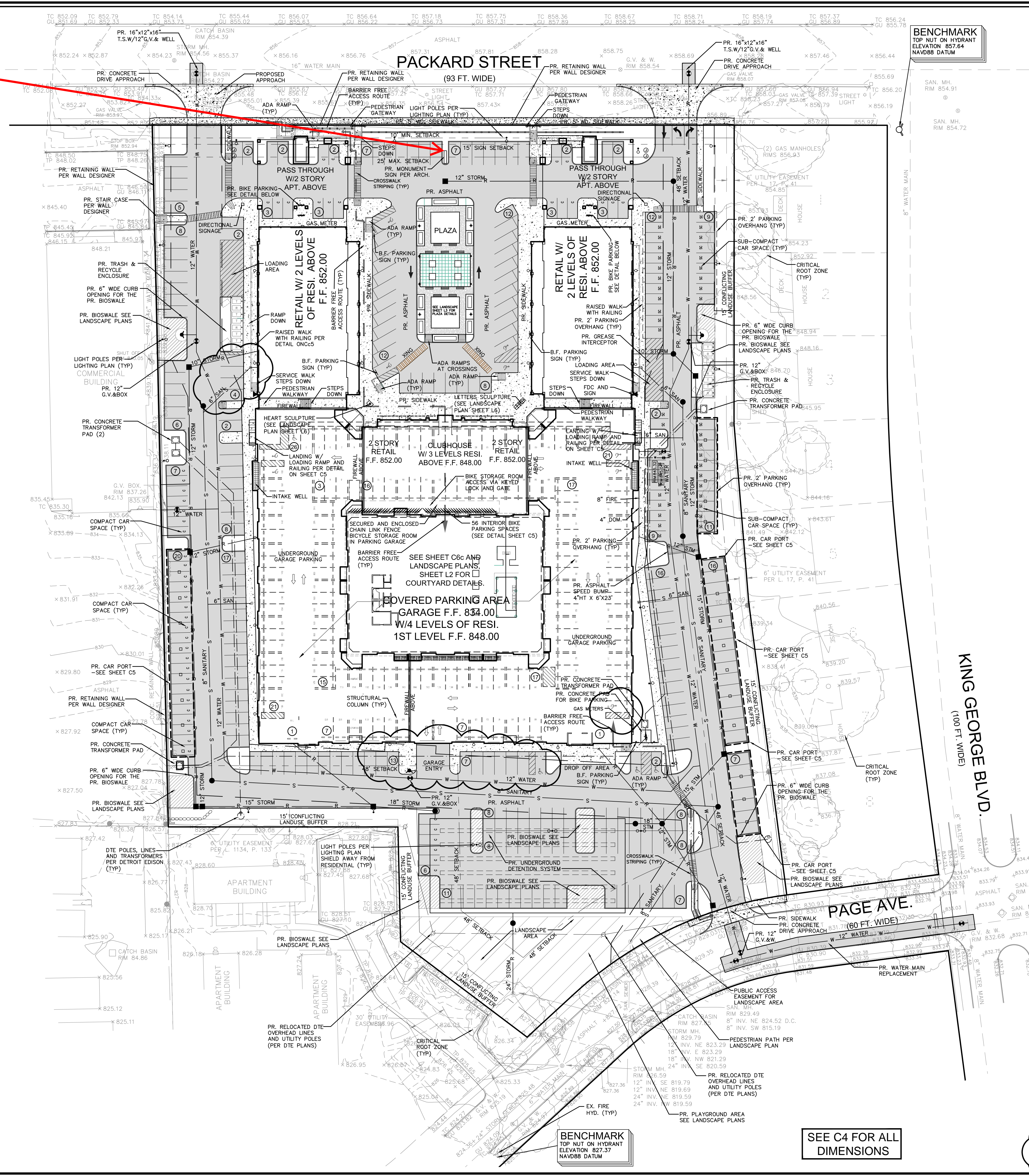
SIDEWALKS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL MEET ALL REQUIREMENTS AND GUIDELINES AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN. DETAILED PLANS SHALL BE SUBMITTED TO THE PROJECT MANAGEMENT SERVICES UNIT FOR REVIEW AND APPROVAL AT THE CONSTRUCTION PLAN STAGE.

GRADING ISSUES WILL NEED TO BE WORKED OUT AT SITE PLAN STAGE IN ORDER TO OBTAIN GRADING PLAN APPROVAL.

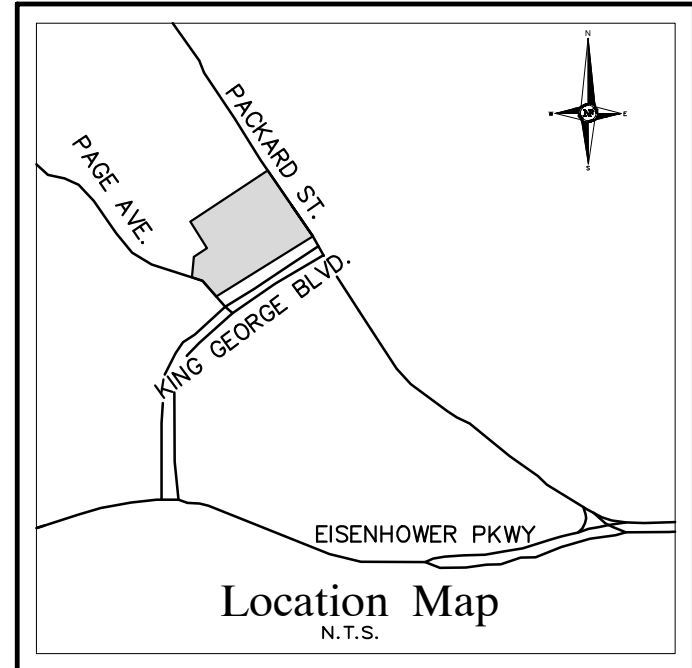
THE DEVELOPER SHALL CONTRACT A PRIVATE SOLID WASTE COMPANY FOR TRASH REMOVAL ON THIS PROJECT.

PROPOSED RETAINING WALLS, FOUNDATIONS, STAIRS OR THE BACKS SHALL NOT EXTEND INTO THE PROPOSED UTILITY EASEMENT OR THE EXISTING PACKARD STREET RIGHT-OF-WAY. EXCEPTION SHALL BE MADE WHERE THE PROPOSED WATER MAIN CONNECTS TO EXISTING WATER MAIN ON 2500 PACKARD STREET TO THE NORTH.

BIKE PARKING DETAIL



BENCHMARK
TOP NUT ON HYDRANT
ELEVATION 857.64
NAVD88 DATUM



LEGEND

CLEAN-OUT	MANHOLE	EXISTING SANITARY SEWER
HYDRANT	GATE VALVE	EXISTING WATER MAIN
INLET	R/C/B	EXISTING STORM SEWER
		EXISTING BURIED CABLES
		EXISTING GAS MAIN
UTILITY POLE	GUY POLE	GUY WIRE
		EXISTING OVERHEAD LINES
EXISTING LIGHT POLE	EXISTING SIGN	
C.O.	MANHOLE	PR. SANITARY SEWER
HYDRANT	GATE VALVE	PROPOSED WATER MAIN
INLET	R/C/B	PROPOSED STORM SEWER
COMPACT TO 95% MAX. DENSITY		PR. SAND BACKFILL
A		UTILITY CROSSING
TC 600.00		PR. TOP OF CURB ELEVATION
CU 600.00		PROPOSED GUTTER ELEVATION
TW 600.00		PR. TOP OF WALK ELEVATION
TP 600.00		PR. TOP OF PAVEMENT ELEV.
FG 600.00		PROPOSED FINISH GRADE
600		PROPOSED CONTOUR
		PROPOSED SWALE
		PR. DRAINAGE DIRECTION
		PROPOSED INLET FILTER
		DRAINAGE AREA LIMITS
		PROPOSED SILT FENCE
		LIMITS OF SOIL DISRUPTION

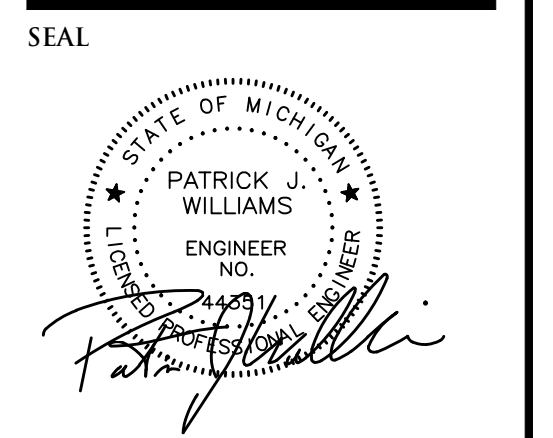
LEGAL DESCRIPTION

OUTLOT A, SMOGLER HUTZEL SUBDIVISION, OF PART OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 4 AND PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 9, TOWN 3 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 17 OF PLATS, PAGES 41, 42 AND 43, WASHTENAW COUNTY RECORDS.

NF ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257



PROJECT
Packard Square

CLIENT
Packard Square LLC 1900
Telegraph Road
Bloomfield Hills,
MI 48302
Phone: (248) 332-4444
Contact: Craig Schubiner

PROJECT LOCATION
Part of the 1/4 of
Section 4
T. 3 South, R. 6 East
City of Ann Arbor,
Washtenaw County,
Michigan

SHEET
General Site Plan



DATE	ISSUED / REVISION
11-02-12	Civil Plan Submittal
04-18-13	Revised per City Sanitary and Water Review
11-25-13	Revised per City Sanitary and Water Review
03-14-14	Revised per City Sanitary and Water Review
05-08-14	Revised per City Sanitary and Water Review
10-13-14	Issued for Bids
01-15-15	Re-Bidding
03-26-15	Ret. Wall note added
10-09-15	Courtyard / Pool deck
10-14-15	Parking / Grading
12-15-15	Revised Parking and Trash Enclosures
10-03-16	S-dump, Pack Walls
07-24-17	Parking / Garage Entry

DESIGNED BY:
A. Wiseman

APPROVED BY:
P. Williams

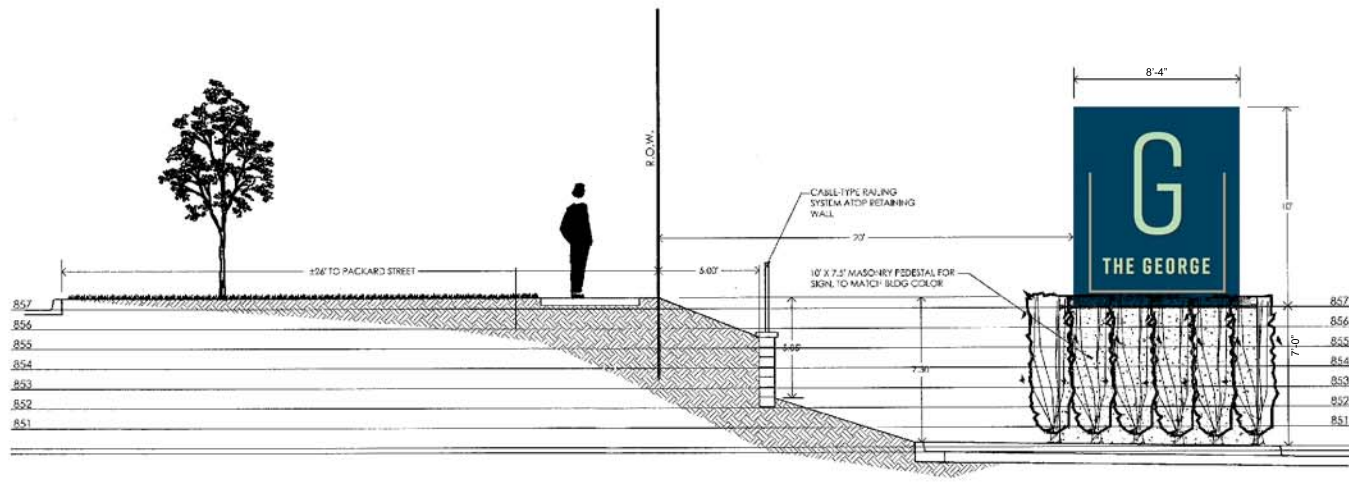
DATE:
12-03-10

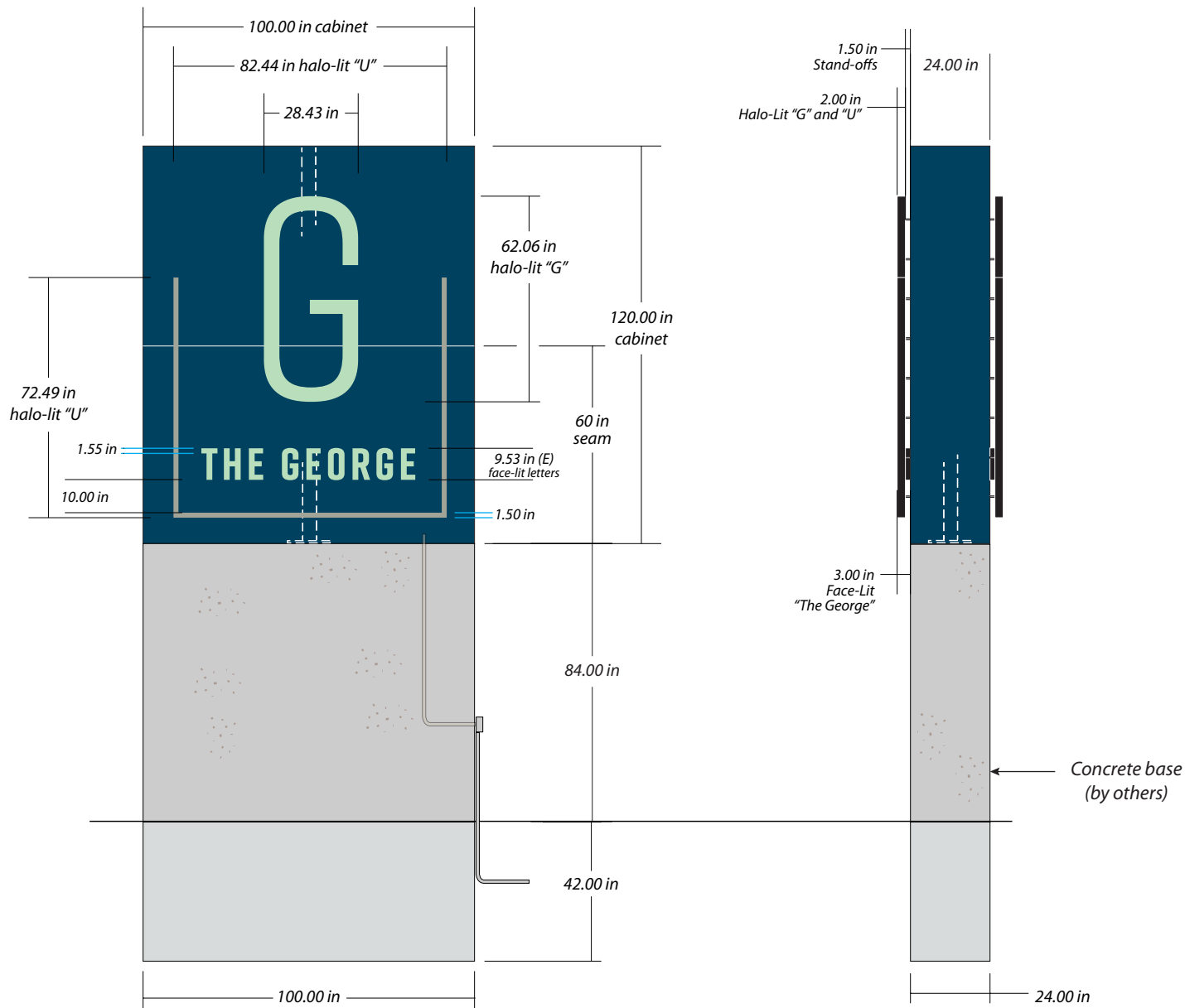
SCALE:
1" = 40'

Parking Spaces Provided:
EXTERIOR = 307 SPACES INCLUDING 7 BARRIER FREE SPACES
GARAGE = 152 SPACES INCLUDING 7 BARRIER FREE SPACES

SEE C4 FOR ALL DIMENSIONS

BENCHMARK
TOP NUT ON HYDRANT
ELEVATION 827.37
NAVD88 DATUM





NIGHT SIMULATION

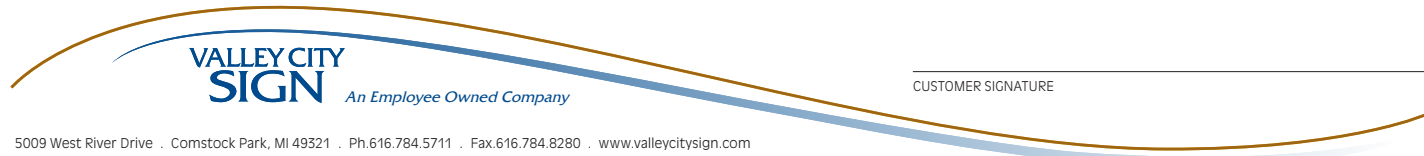
93		
Perimeter Footage (linear feet)	Paint P132-9C Pastel Jade	Diffuser #3635-70
	MAP Black	MAP MP06678 Night Mission
THE GEORGE <small>Digital Print Required (by Miratec) to match PMS 5513</small>	Paint P169-6C Navajo Beige	

DRAWING #165,367B-2

SCALE: 1/4" = 1'-0"
ONE (1) D/F ILLUMINATED SIGN W/ FACE-LIT AND HALO-LIT CHANNEL LETTERS ATTACHED TO FACE

PROJECT: O'Brien Construction / The George	DESIGNER: JV
PHOTOSCAN (S): No	REVISIONS: JB (2)
DATE: 01.04.18	SALES: 86(MG)
HOURS: 1.5 + 2.50	

83.33 SQ. FT.



5009 West River Drive . Comstock Park, MI 49321 . Ph.616.784.5711 . Fax.616.784.8280 . www.valleycitysign.com
The designs, details and plans represented herein are the property of Valley City Sign; specifically developed for your personal use in connection with the project being planned for you by Valley City Sign. They are not to be shown to anyone outside of your organization, nor are they to be used, reproduced, exhibited or copied in any fashion whatsoever. All or any part of these designs (except registered trademarks) remain the property of Valley City Sign. Colors represented are being viewed by various web browsers, computer monitors and printers, therefore an exact representation of colors shown cannot be guaranteed via these methods. For true color matching, please request a material sample.

CUSTOMER

**Jennifer Logan Van Volkinburg
McKinley/The George**

jennifer.logan@mckinley.com
734-657-7658

DOCUMENT

File Name: The George Post and Panel.fs

J:\Flexi - 2018\K - R\McKinley\The George

Dan Reynolds
1/24/18

Printer/Profile: Latex/IJ35/Luster

This Artwork is the Property of Signs By Tomorrow. Unauthorized use is prohibited.

x _____ Date: _____
Customer Signature for Order Approval*



x1

4'x4' .25" Dibond Aluminum Sign, Double Sided with Laminate:
\$392.70 + tax

x2

10'x4"x4" Wood Posts, Unpainted with Mounting Brackets:
\$55.00 each + tax

Set-up Fee: \$17.00

**This Proof may have a lower resolution than the actual finished sign work. This is due to emailing limitations.
We will inform you if your artwork does not have high enough resolution for final output.
Also, please note that colors on screen may vary from the actual printed colors. This proof is for layout purposes only.*

**SIGNS
BY TOMORROW**

SIGNS & GRAPHICS NATIONWIDE

3965 Varsity Drive • Ann Arbor, MI 48108
phone 734.822.0537 • fax 734.822.0539
email: annarbor@signsbytomorrow.com

***BE SURE TO CHECK ALL SPELLING, PHONE NUMBERS, ETC.**
Once you approve your order, it is sent into production. Any changes made after your approval will incur a fee for work that was already done.