

City of Ann Arbor,
Washtenaw County, Michigan
PACKARD SQUARE ADMINISTRATIVE AMENDMENT #2
Prepared For
PACKARD SQUARE, L.L.C.

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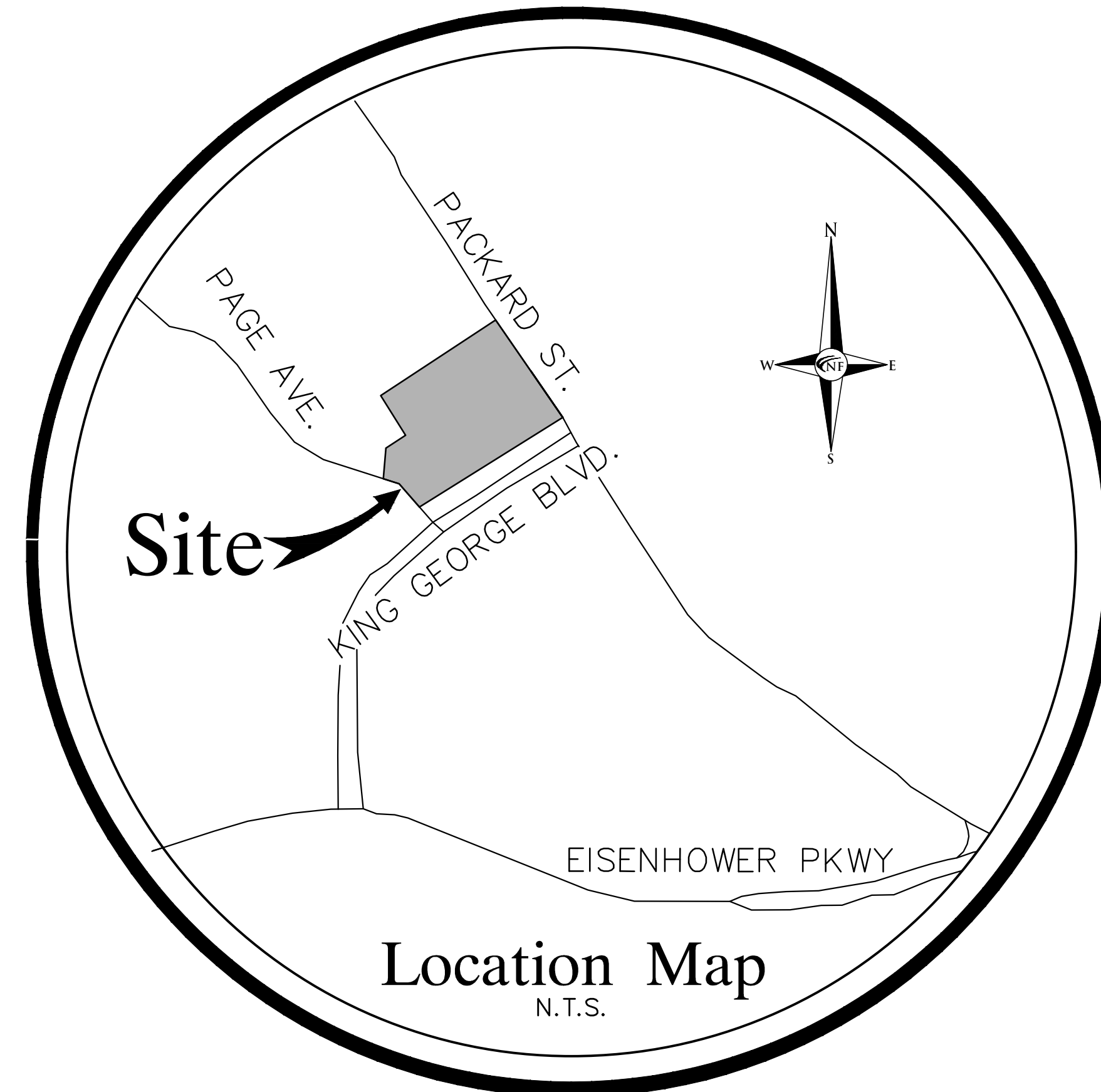
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Project Name
PACKARD SQUARE
2502-2568 PACKARD STREET
PART OF THE SE. 1/4 OF SECTION 4, AND
PART OF THE NE 1/4 OF SECTION 9,
T. 3 SOUTH, R. 6 EAST,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

Developer / Owner
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Architect / Planner
Built Form, LLC
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Chicago, IL 60642

Contact:
Arden Freeman, RA
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LEGAL DESCRIPTION

OUTLOT A, SMOKLER 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.

SUMMARY OF SITE PLAN CHANGES:

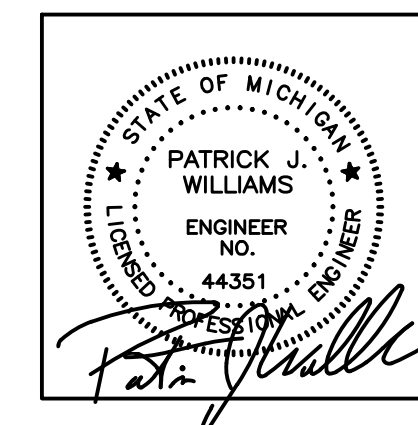
- As clouded on the General Site Plan, sheet C3

- The retail plaza was revised to provide angled parking, a one-way traffic flow and a larger island plaza for greater public use and seating.
- The retaining wall along Packard has been revised to accommodate a sign pad, to bring the pad up to grade, rather than sit approximately seven (7) feet below the finish grade along Packard. The proposed retaining walls have been angled to better accommodate the proposed sign and provide a landscape bed at the center of the site.
- A landscape boulder wall has been added at the NW corner of the site extending thirty feet south from the engineered retaining wall, a detail has been added on sheet C6.
- The retaining wall railings have been detailed as shown on sheet L6
- Parking islands around the building perimeter have been shifted, reduced or eliminated to better distribute parking, this has resulted in a net gain of 7 spaces (including three less spaces in the parking garage).
- One ADA parking space was relocated from the garage to the building exterior parking, adjacent to the ramp to the pedestrian breezeway on the north side of the building.
- Two compact spaces on either side of the garage entry were removed from the garage parking layout to reduce the risk of vehicular conflict in this area.
- The trash and recycle enclosures have been relocated to the opposite side of the drive aisle. In addition, the loading areas and parking spaces have been shifted to accommodate the changes in the service areas on both the north and south sides of the building.
- A landing with a ramp and steps has been provided at the north and south doors to the main building just west of the pedestrian breezeway dividing the retail and residential buildings.
- Transformer, generator and trash enclosure details no longer relevant to the site, have been removed from sheet C5. The bike rack detail has been moved to sheet L5.
- Sanitary Sewer Mitigation Calculations on sheet C8 have been revised per the June 15 Council resolution.
- Building elevation with actual final paint colors are attached.

- As clouded on the Landscape Plans

- Detailed elements for the pool courtyard have been specified.
- Changes in the parking loading and trash areas have necessitated a change in the interior landscape area required in the zoning ordinance. Updated calculations have been provided on sheet L1.
- The revised landscape calculations resulted in a lower requirement in the amount of bioswales required in the parking lot. Despite the difference in the required area, the areas of bioswales provided have not been altered from the originally approved plans.
- Detailed enlargements for the retail plaza have been included in the plans, including details for the planters/seatwalls.

Current Parking Spaces Provided:	
EXTERIOR	= 310 SPACES INCLUDING 7 BARRIER FREE SPACES
GARAGE	= 151 SPACES INCLUDING 6 BARRIER FREE SPACES
TOTAL	= 461 SPACES
Previous Parking Spaces Provided:	
EXTERIOR	= 300 SPACES INCLUDING 7 BARRIER FREE SPACES
GARAGE	= 154 SPACES INCLUDING 7 BARRIER FREE SPACES
TOTAL	= 454 SPACES



N.F.E. #D601
Ann Arbor #SP11-030

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