

**MATTHEW R. FLEMING**  
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May 16, 2025

***VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED***

BODMAN PLC  
SUITE 500  
201 W. BIG BEAVER ROAD  
TROY, MICHIGAN 48064

City of Ann Arbor  
City Clerk's Office  
301 E. Huron Street  
Ann Arbor, MI 48104

Environmental Health Programs Unit  
Attn: Onsite Wastewater Program  
Drinking Water and Municipal  
Assistance Division  
Michigan Department of Environmental  
Quality  
P.O. Box 30817  
Lansing, Michigan 48909-8311

Plat/Condominium Coordinator  
University Region Office  
Associate Region Engineer,  
4701 West Michigan Avenue  
Jackson, Michigan 49201

Washtenaw County Drain  
Commissioner  
705 N. Zeeb Road  
Ann Arbor, Michigan 48103

Washtenaw County Road Commission  
555 N. Zeeb Road  
Ann Arbor, Michigan 48103

Washtenaw County Administrator  
220 N. Main Street  
Ann Arbor, Michigan 48104

**Re: Market Place Condominiums  
City of Ann Arbor, Washtenaw County, Michigan**

Dear Sir/Madam:

Pursuant to the Michigan Condominium Act, I enclose a Notice of Intent to Establish Market Place Condominiums, a condominium with respect to property located in the City of Ann Arbor, Washtenaw County, Michigan.

If you have questions about the content of this Notice, please contact me.

Sincerely,



Matthew R. Fleming  
MRF  
Enc.



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY  
DRINKING WATER AND ENVIRONMENTAL HEALTH DIVISION

**NOTICE OF INTENT TO ESTABLISH CONDOMINIUM PROJECT**

Issued under authority of Public Act 59 of 1978, as amended, Section 71

"Sec. 71. Not less than 10 days before taking reservations under a preliminary reservation agreement for a unit in a condominium project, recording a master deed for a project, or beginning construction of a project which is intended to be a condominium project at the time construction is begun, whichever is earliest, a written notice of proposed action shall be provided to each of the following:

- A. The appropriate city, village, township, or county.
- B. The appropriate county road commission and county drain commissioner.
- C. The Department of Environment, Great Lakes, and Energy.
- D. The state transportation department."

<b>Project Name:</b> Market Place Condominiums	<b>County:</b> Washtenaw
<b>City/Township:</b> City of Ann Arbor	<b>Type of Development:</b> New Construction: <input checked="" type="radio"/> Conversion: <input type="radio"/>
<b>The Number of Units:</b> 10-15	<b>Total Property Size:</b>

Applicable rules and information can be found at [Michigan.gov/EGLEOnsiteWastewater](http://Michigan.gov/EGLEOnsiteWastewater). The following request for information is intended to facilitate developer notification of proposed action to the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

The completed form should be returned to:

Environmental Health Programs Unit  
Attn: Onsite Wastewater Program  
Drinking Water and Environmental Health Division  
Michigan Department of Environment, Great Lakes, and Energy  
P.O. Box 30817  
Lansing, Michigan 48909-8311

<b>Name and address of developer:</b> Market Place Condos LLC 2723 South State Street Suite 250 Ann Arbor, Michigan 48104
<b>Name and address of firm preparing the condominium subdivision plan:</b> Kem-Tec 22556 Gratiot Ave. Eastpointe, Michigan 48021
<b>Legal description of property:</b> See attached Exhibit A

**Wastewater System Information:**

A. The owner/developer will construct a public wastewater system to serve this project? Yes <input type="radio"/> No <input checked="" type="radio"/>
B. If yes, has the owner/developer obtained the necessary construction permit from EGLE? Yes <input type="radio"/> No <input type="radio"/> Permit Number: N/A
C. This project will connect to an existing municipal wastewater treatment system and no new extension is required? Yes <input checked="" type="radio"/> No <input type="radio"/> Government Entity: City of Ann Arbor

- D. Is an extension of an existing municipal wastewater treatment system needed to serve this project?  
Yes ☐ No ☒
- E. If yes, has the municipality obtained a construction permit from EGLE?  
Yes ☐ No ☐ N/A  
Permit Number: \_\_\_\_\_

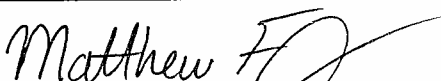
**Water System Information:**

- A. The owner/developer will construct a public water system to serve this project?  
Yes ☐ No ☒
- B. If yes, will the water system serve more than 25 people or have more than 15 service connections?  
Yes ☐ No ☐
- C. If yes, has the owner/developer obtained the necessary construction permit from EGLE?  
Yes ☐ No ☐ N/A  
Permit Number: \_\_\_\_\_
- D. This project will connect to an existing water main that is part of a municipal water system and no new water main extension is required?  
Yes ☒ No ☐  
Governmental Entity: \_\_\_\_\_
- E. Is an extension of an existing municipal water system needed to serve the project?  
Yes ☐ No ☒
- F. If yes, has the municipality obtained a construction permit from EGLE?  
Yes ☐ No ☐ N/A  
Permit Number: \_\_\_\_\_

**Individual Onsite Sewage Disposal Systems and/or Individual Well Information:**

*In accordance with Section 71(a) of the Condominium Act, if public water and public sewers are not available and it is intended that the project will be served by individual onsite sewage disposal systems and/or individual wells, the developer shall submit three copies of the condominium subdivision plan to EGLE or local health department (LHD) that elects to maintain jurisdiction.*

- A. Project is intended to be served by individual onsite sewage disposal systems for each unit?  
Yes ☐ No ☒  
If yes, has the LHD completed their review of the project?  
Yes ☐ No ☐
- B. Project is intended to be served by individual wells for each unit?  
Yes ☐ No ☒  
If yes, has the LHD completed their review of the project?  
Yes ☐ No ☐
- C. The required plans will be filed with:  
☐ EGLE N/A  
Date plans will be filed: \_\_\_\_\_  
☐ The LHD N/A  
Date plans will be filed: \_\_\_\_\_
- D. Has the form; Subdivision and Condominium Site Report (EGLE form EQP1755) been completed and submitted to the LHD for preliminary review if Onsite Sewage or Individual Well proposed? Yes ☐ No ☐

Name: Matthew R. Fleming	Title: Agent
Signature: 	Date: 5/16/25

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

Lot 77, Assessor's Plat No. 29, a replat of Block 3 and 4 North, Ranges 4, 5, and 6 East on the plat of the Village of Ann Arbor, City of Ann Arbor, Washtenaw County, Michigan, according to the plat thereof as recorded in Liber 9 of Plats, Page 20, Washtenaw County Records.

Commonly known as: 303 Detroit St., Ann Arbor, MI, 48104

Tax Parcel No.: 09-09-29-123-008