

MATTHEW R. FLEMING
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313-393-7526

January 28, 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: 205-207 Sunset Road
City of Ann Arbor, Washtenaw County, Michigan

Dear Sir/Madam:

Pursuant to the Michigan Condominium Act, I enclose a Notice of Intent to Establish 205-207 Sunset Road Condominium, 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."

Project Name: 205-207 Sunset Road Condomini	County: Washtenaw
City/Township: City of Ann Arbor	Type of Development: New Construction: <input checked="" type="radio"/> Conversion: <input type="radio"/>
The Number of Units: 2	Total Property Size:

Applicable rules and information can be found at 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

Name and address of developer: Miller Building, LLC 801 W. Liberty Street Ann Arbor, MI 48103
Name and address of firm preparing the condominium subdivision plan: Arbor Land Consultants 6653 Schneider Road Manchester, MI 48158
Legal description of property: See attached legal description

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:
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 ☒
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 ☒
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: City of Ann Arbor
- 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 ☒
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
Date plans will be filed: _____
☐ The LHD
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 ☒

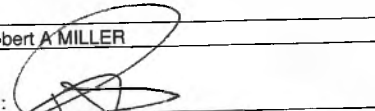
Name: Robert A MILLER	Title: OWNER
Signature: 	Date: 1/25/25

EXHIBIT A

LEGAL DESCRIPTION

The land situated in the City of Ann Arbor, Washtenaw County, Michigan, and is described as follows:

A part of the Southeast 1/4 of Section 20, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan described as: Commencing at the Northeast Corner of Lot 12, "Brookridge Heights", according to the plat thereof as recorded in Liber 11 of Plats, Page 13, Washtenaw County Records; thence along the Southerly line of Sunset Road South 51°41'40" East 260.72 feet to the POINT OF BEGINNING; thence continuing along said Southerly line South 51°41'40" East 70.98 feet to the Southwest Corner of Sunset Road and Wildt Street; thence along the Westerly line of Wildt Street South 38°14'55" West 83.75 feet; thence North 51°41'31" West 71.07 feet; thence North 38°18'20" East 83.74 feet to the POINT OF BEGINNING, containing 5,948 square feet of land, more or less.

Parcel No.: 09-09-20-405-018