

MATTHEW R. FLEMING
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313-393-7526

October 23, 2024

VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED

BODMAN PLC
SUITE 500
201 W. BIG BEAVER
TROY, MICHIGAN 48084

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

2024 OCT 28 AM 8:12

**Re: Riverview Condos
City of Ann Arbor, Washtenaw County, Michigan**

Dear Sir/Madam:

Pursuant to the Michigan Condominium Act, I enclose a Notice of Intent to Establish Riverview Condos, 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
Enclosure



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: Riverview Condos County: Washtenaw
 City/Township: City of Ann Arbor Type of Development: New Construction: Conversion:
 The Number of Units: 2 Total Property Size: 0.99 acres

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:

Onsite Wastewater Management Unit
 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:

Limestone Building, L.L.C., a Michigan limited liability company
944 N. Main Street
Ann Arbor, Michigan 48104

Name and address of firm preparing the condominium subdivision plan:

Midwestern Consulting, LLC
3815 Plaza Drive
Ann Arbor, Michigan 48108

Legal description of property:

See attached Exhibit A

Wastewater System Information:

- A. The owner/developer will construct a public wastewater system to serve this project?
Yes No
- B. If yes, has the owner/developer obtained the necessary construction permit from EGLE?
Yes No
Permit Number: _____
- C. This project will connect to an existing municipal wastewater treatment system and no new extension is required?
Yes No
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
- 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
Government 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: N/A


The LHD

Date plans will be filed: N/A

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: 10/23/2024

If you need this information in an alternate format, contact EGLE-Accessibility@Michigan.gov or call 800-662-9278.

EGLE does not discriminate on the basis of race, sex, religion, age, national origin, color, marital status, disability, political beliefs, height, weight, genetic information, or sexual orientation in the administration of any of its programs or activities, and prohibits intimidation and retaliation, as required by applicable laws and regulations. Questions or concerns should be directed to the Nondiscrimination Compliance Coordinator at EGLE-NondiscriminationCC@Michigan.gov or 517-249-0906.

This form and its contents are subject to the Freedom of Information Act and may be released to the public.

EXHIBIT A

LEGAL DESCRIPTION – RIVERVIEW CONDOS

LAND SITUATED IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 11, ORMSBY AND PAGES ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN LIBER M, PAGES 191-192, WASHTENAW COUNTY RECORDS; THENCE S75°16'10"E 1.50 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE N69°58'35"E 27.89 FEET; THENCE S19°18'32"E 49.48 FEET; THENCE SOUTHEASTERLY 248.37 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST, RADIUS 1277.86 FEET CENTRAL ANGLE 11°08'11", CHORD S21°00'07"E 247.98 FEET; THENCE S59°05'47"W 28.21 FEET; THENCE N30°54'13"W 2.39 FEET; THENCE S14°44'31"W 58.55 FEET; THENCE N75°15'35"W 172.10 FEET TO A POINT ON THE EAST LINE OF NORTH MAIN STREET; THENCE ALONG THE EAST LINE OF NORTH MAIN STREET IN THE FOLLOWING TWO (2) COURSES: NORTHERLY 221.18 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, RADIUS 989.93 FEET, CENTRAL ANGLE 12°48'06" SECONDS, CHORD N06°43'03"E 220.72 FEET; THENCE N00°19'00"E 4.82 FEET; THENCE N12°15'00"E 21.48 FEET; THENCE N07°36'00"E 21.37 FEET; THENCE N55°20'10"E 49.42 FEET TO THE POINT OF BEGINNING. BEING A PART OF THE SE1/4 OF SECTION 20, T2S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AND CONTAINING 0.99 ACRES OF LAND, MORE OR LESS.

BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Parcel Nos.: 09-09-20-403-026; 09-09-20-403-030