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April 12, 2022

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

Re: Notice of Intent to Establish Condominium Project  
Veridian at County Park

To whom it may concern:

Pursuant to Section 71 of the Michigan Condominium Act, enclosed please find State of Michigan form number CLS-101 which is being provided to you as required under the Act. By a copy of this letter, all of the other governmental bodies indicated below are receiving copies of this letter and the enclosure.

Very truly yours,



Christopher Wallaker

Enclosure

cc: Washtenaw County Road Commission  
Washtenaw County Water Resources Commissioner  
EGLE Onsite Wastewater Program  
EGLE Land & Water Management Division  
EGLE Office of Waste Management and Radiological Protection  
MDOT Plat/Condominium Coordinator

2022 APR 18 AM 9:41

CITY OF ANN ARBOR  
CITY CLERK



**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> Veridian at County Farm	<b>County:</b> Washtenaw
<b>City/Township:</b> Ann Arbor	<b>Type of Development:</b> New Construction: <input checked="" type="radio"/> Conversion: <input type="radio"/>
<b>The Number of Units:</b> 110	<b>Total Property Size:</b> 8.91

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>	2270 PLATT, LLC 6200 2ND AVE., SUITE D102 DETROIT, MI 48202
<b>Name and address of firm preparing the condominium subdivision plan:</b>	Midwestern Consulting 3815 Plaza Dr. Ann Arbor, MI 48108
<b>Legal description of property:</b>	See attached.

**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 checked="" 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: \_\_\_\_\_

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:**

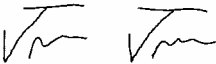
*In accordance with Section 71(a) of the Condominium Act, if public water and public sewers are not available and it is intended that the project will be served by individual onsite sewage disposal systems and/or individual wells, the developer shall submit three copies of the condominium subdivision 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: Joseph Jonna	Title: Member
Signature: 	Date: 4/12/2022

This form is issued under authority of Section 71, Act 59 P.A. 1978, as amended. Filing of this form of notice is mandatory if you intend to establish a condominium. Failure to file notice is punishable under Sections 154, 155 and 157 of P.A. 59, as amended.

Form #CLS-101

## NOTICE OF INTENT TO ESTABLISH CONDOMINIUM PROJECT

### Under Act 1978 P.A. 59, 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 the 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 commission.
- (c) The department of environmental quality.
- (d) The state transportation department.”

1. Project Name: Veridian at County Farm

2. Maximum number of units proposed: 110

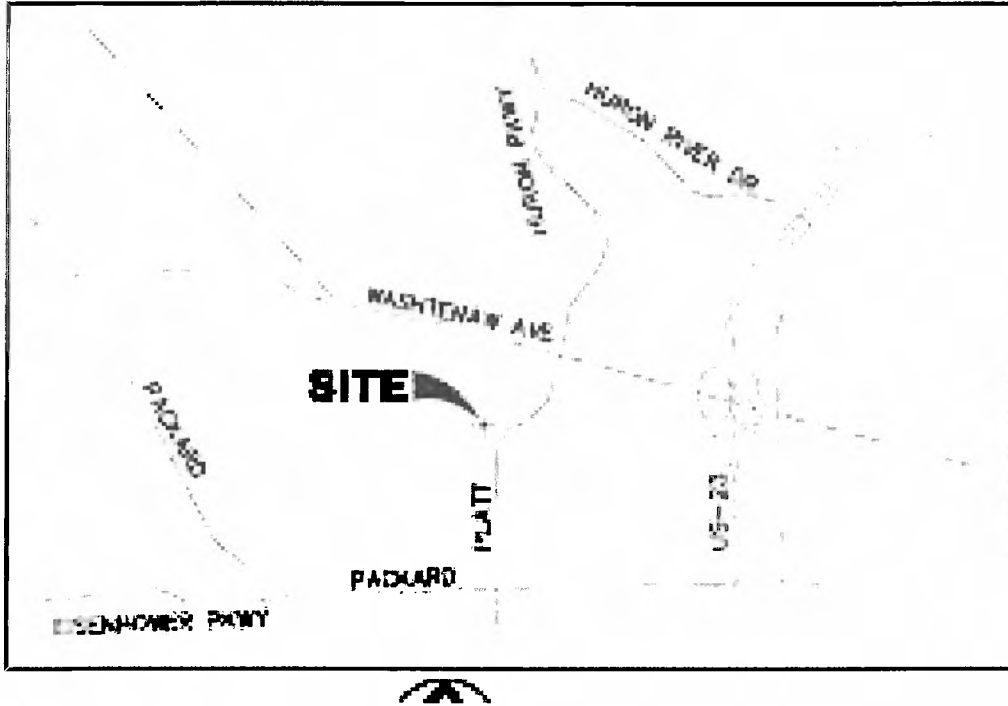
3. Name and Address of Developer:

2270 Platt, LLC  
6200 2nd Ave., Suite D102  
Detroit, MI 48202

4. Name and Address of Condominium  
Subdivision Plan Preparation Firm:

Midwestern Consulting  
3815 Plaza Dr.  
Ann Arbor, MI 48108

5. Provide a sketch or drawing showing the location of your project, and its proximity to floodplains of lakes, rivers, streams or drains. (Be sure to include the names of all streets which would aid someone who is not familiar with the area in locating the project.)



6. Provide Legal Description of Property:

BEGINNING at the East 1/4 corner of Section 3, Town 3 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan; thence S 89°56'30" W 740.00 feet along the East-West 1/4 line of said Section and the North line of Kensington Farms No. 2 as recorded in Liber 12 of Plats, Page 58; thence N 00°35'21" E 510.00 feet; thence N 89°56'30" E 275.00 feet; thence S 00°35'21" W 10.00 feet; thence N 89°56'30" E 210.00 feet; thence N 00°35'21" E 60.00 feet; thence N 89°56'30" E 255.00 feet to the centerline of Platt Road (66 feet wide) and the East line of said Section 3; thence S 00°35'21" W 560.00 feet along the East line of said Section 3 to the POINT OF BEGINNING. Being a part of the Northeast Fractional ¼ of said Section 3 and containing 8.91 acres of land (8.36 acres net). Being subject to the rights of the public over the East 43.00 feet thereof as occupied by Platt Road. Also being subject to other easements and restrictions of record, if any.

7. State whether developer is a corporation, partnership, proprietorship or joint venture:  
Limited liability company

State name and address of the principal corporate officer, general partner, or proprietor of the developer, responsible for the administration of this project:

Joseph Jonna, Member  
6200 2nd Ave., Suite D102  
Detroit, Michigan 48202

8. Nature of the Project:

A. New Construction  Conversion  Rehabilitation

(For this purpose, "Rehabilitation" is defined as a project in which there is to be a substantial renovation of the structure for the purpose of adapting to other use.)

B. Type: Mixed Use (state expected use) Residential and Commercial

C. Proposed Amenities (describe):

Pergola, Bike Shed, Electric Vehicle Charging Stations, Pavilion, Barn.

D. Any time-share units in project? Yes  No

9. Developer's interest in property? Owner

10. Construction information (give name and address):

General Contractor:  
JONNA CONSTRUCTION COMPANY, LLC  
6200 SECOND AVE D102  
DETROIT, MI 48202

Construction plan prepared by:  
BYGBLOCK LLC  
6200 SECOND AVE D102  
DETROIT, MI 48202

11. Location where architectural plans will be filed, pursuant to Section 73(4): The City of Ann Arbor.

12. Escrow Agency (name and address):

A. Deposit prior to conveyance (Section 83 and 84):

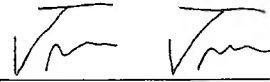
Seaver Title Agency  
42651 Woodward Ave.  
Bloomfield Hills, MI 48304

B. Deposit after conveyance, if required (Section 103(b)):

Seaver Title Agency  
42651 Woodward Ave.  
Bloomfield Hills, MI 48304

Date: April 12, 2022

2270 Platt, LLC, a Michigan limited liability  
company

Handwritten signature of Joseph Jonna, consisting of a stylized 'J' followed by a cursive 'onna'.

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Name: Joseph Jonna  
Title: Member



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

**SUBDIVISION AND CONDOMINIUM SITE REPORT**

This information is required under authority of 1978 PA 368, 1978 PA 59, and 1967 PA 288.

Review cannot be completed without providing this information.

SUB CONDO <input checked="" type="checkbox"/>	2. NAME OF PROPOSED SUB/CONDO Veridian at County Park	3. COUNTY Washtenaw	4. SECTION & TOWNSHIP Section 3, City of Ann Arbor
5. PROPRIETOR 2270 PLATT, LLC		6. ADDRESS 6200 2ND AVE., SUITE D102, DETROIT, MI 48202	
7. INTENDED USE: Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other <input checked="" type="checkbox"/> Mixed use			
8. ADJACENT PROPERTY: (a) Same Ownership? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (b) Public Ownership? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (c) Developed? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, type of development _____			
9. NUMBER OF ACRES 8.91	10. NUMBER OF LOTS/UNITS 110	11. MINIMUM LOT/UNIT AREA (Ft <sup>2</sup> ) 380 sf	
12. WATER SUPPLY Distance to nearest existing public water system 36 feet Is a public water system, all or in part, intended to be utilized for this development? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, type: <input checked="" type="checkbox"/> Municipal: Name City of Ann Arbor or <input type="checkbox"/> Community System Serving Proposal  <input type="checkbox"/> This development will utilize individual wells. Attach information to support suitability of the water supply such as well record data, water sample results, yield or performance testing data, and other hydrogeological information. (See Rules 404 thru 415)  COMMENTS: _____			
13. WASTEWATER TREATMENT AND DISPOSAL Distance to nearest existing public sewer system 160 feet Is a public sewer system, all or in part, intended to be utilized for this development? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, type: <input checked="" type="checkbox"/> Municipal: Name City of Ann Arbor or <input type="checkbox"/> Community System Serving Proposal  <input type="checkbox"/> This development will utilize individual onsite systems. Attach or record on the preliminary plat, a report of soil profile evaluations to a minimum of six (6) feet (using the USDA classification system). The report shall include soil horizon depths, soil texture, soil structure, soil mottling, and depth to high groundwater elevation or bedrock. (See Rules 416, 420, and 421)  COMMENTS: _____			
14. ENGINEER/SURVEYOR COMPLETING SITE REPORT FORM  Name: <u>Heath Hartt</u> LICENSE #: <u>6201056247</u>  Firm: <u>Midwestern Consulting</u>  Address: <u>3815 Plaza Dr</u> <u>Ann Arbor, MI 48108</u>  Engineer/Surveyor statement of site suitability for onsite water supply and/or onsite sewage treatment and disposal. See Rule 403(g). Include statement below or attach.  _____  _____  _____  Signed: <u>Heath Hartt</u> Date: <u>4/12/22</u>			

The Department of Environmental Quality, Onsite Wastewater Program, or authorized local health department, receives 3 copies of the site report if a public water or public sewerage system is not available.