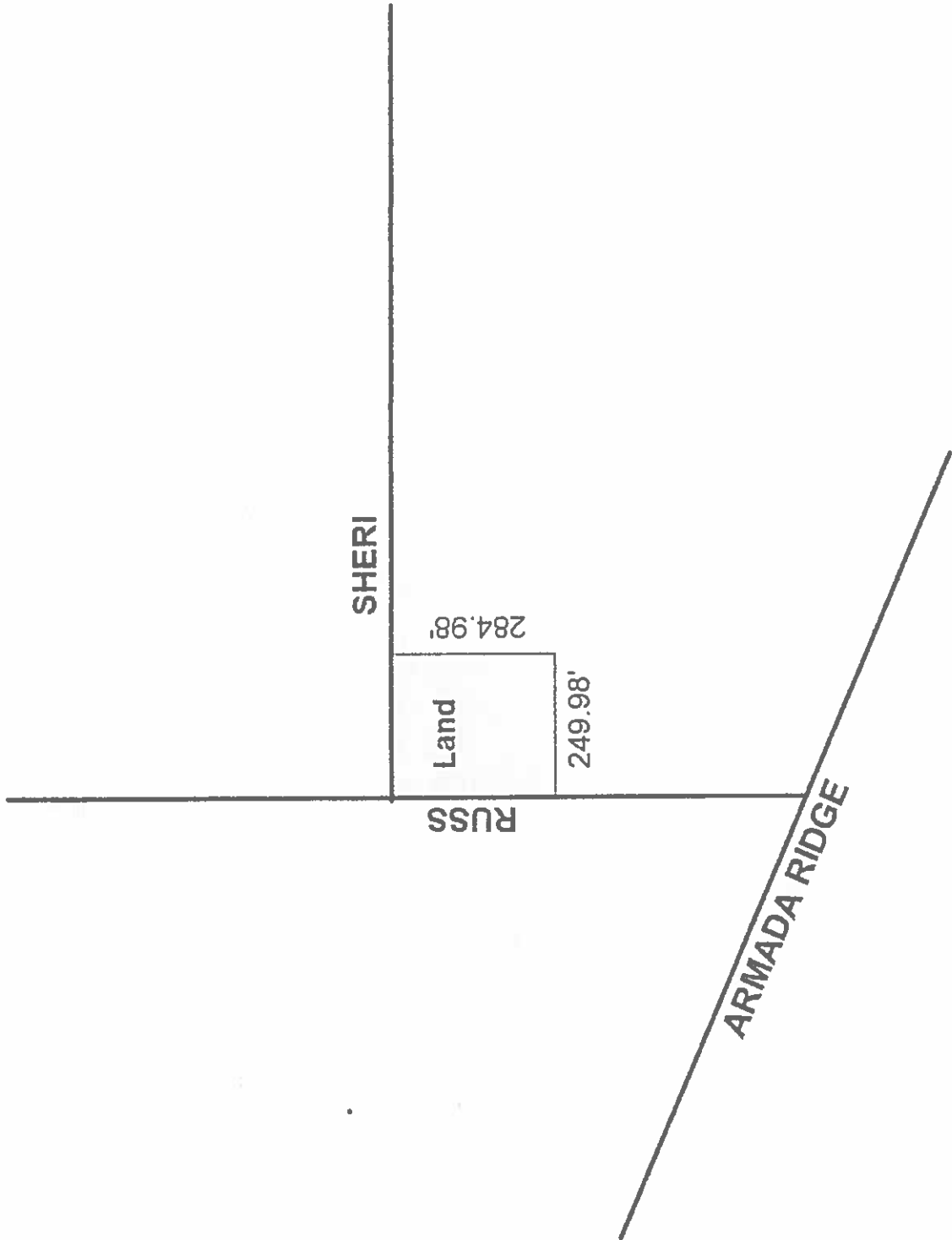


1.635 ACRE PARCEL  
CORNER OF SHERI LANE AND  
RICHMOND TOWNSHIP

The Township of Richmond, Macomb County, Michigan is currently accepting bids on a 1.635 acre parcel in Richmond Twp. It is located on the corner of Sheri Lane and Russ Road. This is a buildable lot with an address on Sheri Lane. The zoning is A-1. Please see sketch below. Bids can be submitted to Catherine LaFontaine, Richmond Township Clerk, 34900 School Section, Richmond, MI 48062 until 10/10/17 at 4:00 p.m. **Postmarks not accepted.** For a complete copy of the bid packet please visit Township Hall or go online at [www.richmondtp.org](http://www.richmondtp.org) and click on the link. Should you have any questions, call 586-727-8998.

Please publish: 9/20/17  
Respectfully Submitted:  
Catherine LaFontaine  
Township Clerk



Sketch by Apen Sketch

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor: MACOMB COUNTY TREASURER  
 Grantee: TOWNSHIP OF RICHMOND  
 Terms of Sale: Verified By: 100.0  
 Sale Date: Inst. Type: 100.0  
 Sale Price: 0.0  
 Libers & Page: 100.0

Property Address: SHERI LANE  
 Owner's Name/Address: RICHMOND TOWNSHIP  
 34900 SCHOOL SECTION RD  
 RICHMOND MI 48062  
 Class: EXEMPT CVT  
 School: ARMADA  
 P.R.E. 03  
 MAP #: 2018 Est TCV Tentative

Improved	X	Vacant	Zoning:	Building Permit(s)	Date	Number	Status
Public Improvements							
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							

Tax Description: T5N,R14E,SEC 28; COMM AT W 1/4 SEC 28; TH N89\*59'34"E 60.02 FT TO POB; TH N89\*59'34"E 249.98 FT; TH N01\*36'41"W 284.98 FT; TH S89\*59'34"W 249.98 FT; TH S01\*36'41"E 284.98 FT TO POB; 1.635 AC. SPLIT FR 03-28-100-036 FOR 2005 7-26-05 (EM)

Comments/Influences: Topography of Site



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal Other	Taxable Value
2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	0	0	0			0
2015	0	0	0			0

Who: X  
 When: 12/29/2010  
 What: DATA ENTER  
 KG 11/10/2010 INSPECTED  
 The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Richmond, County of Macomb, Michigan  
 \*\*\* Information herein deemed reliable but not guaranteed\*\*\*

## INVITATION FOR BIDS SALE OF TOWNSHIP PROPERTY

NOTICE IS HEREBY GIVEN that Richmond Township, Michigan intends to sell and is seeking for bids for the sale of the following real property within Richmond Township, Michigan, described as the following:

T5N,R14E,SEC 28; COMM AT W 1/4 SEC 28; TH N89°59'34"E 60.02 FT TO POB; TH N89°59'34"E 249.98 FT; TH N01°36'41"W 284.98 FT; TH S89°59'34"W 249.98 FT; TH S01°36'41"E 284.98 FT TO POB; 1.635 AC.

COMMONLY KNOWN AS: SHERI LANE

General information concerning the property and zoning requirements is available from Richmond Township, 34900 School Section, Richmond, Michigan 48062; Phone 586-727-8998.

The property is being sold by Richmond Township **AS IS**.

Bids shall be submitted to the office of the Township Clerk, 34900 School Section, Richmond, Michigan 48062 in a sealed envelope clearly labeled "BID FOR PURCHASE OF SHERI LANE PROPERTY" no later than **4:00 p.m. EST, October 10, 2017**. No bids transmitted by facsimile or email will be accepted or considered.

Bidder must bid upon the entire parcel. No bids for portions of the parcel will be accepted.

All bids shall be submitted on bid forms prepared and provided by the Township. Bid forms and bid specifications (the "bid package") are available at the Township office located at 34900 School Section, Richmond, Michigan 48062; Phone 586-727-8998. The following documents are to be submitted:

1. A copy of this invitation to bid;
2. Purchaser's Acknowledgement;
3. Offer to purchase real property

No further bids will be received after the date and time advertised herein. All bids are to be submitted with the understanding of the bidder that its bid shall be subject to all of the terms and conditions of the bid package which is incorporated herein and made a part thereof.

Any successful bidder agrees that the transaction to purchase the property described above shall be complete not later than 60 days from the date the bid was awarded. Should the transaction not be completed within the 60 day time period, the Board in its sole discretion may (i) waive the 60 days requirement; (ii) award the property to the second highest bidder; or (iii) submit the property to a new bidding process.

The parcel is to be sold to the highest responsible and qualified bidder submitting an acceptable development proposal as determined in the sole discretion of the Richmond Township Board of Trustees ["the Board"]. The Board has the right to reject any or all bids, and reserves the right to waive any minor irregularities in any bid or the bid process.

**PURCHASE'S ACKNOWLEDGEMENT FOR PURCHASE OF RICHMOND TOWNSHIP PROPERTY**

The undersigned is authorized to submit the following price and is authorized to sign on behalf of the entity submitting the bid/proposal.

I acknowledge that I am thoroughly familiar with and understand the entire proposed scope of the purchase. I hereby state that all the information I have provided is true, accurate and complete. I state that I have authority to submit the proposal which will become a binding contract if accepted by Richmond Township.

I state that I do not have any known conflict of interest with Richmond Township that would destroy free competition.

The bid is valid for 90 days for the date of the signature below. I state that this bid is made without understanding, agreement or in connection with any other person, firm, or corporation making a bid for the same purpose and that this bid is in all respects fair and without collusion or fraud.

I state that I have read, understand and agree to be bound by all the terms of this bid document.

Signed \_\_\_\_\_ Date: \_\_\_\_\_

Print name: \_\_\_\_\_

Title(if applicable) \_\_\_\_\_

Firm name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Bid Amount: \_\_\_\_\_

RICHMOND TOWNSHIP  
34900 SCHOOL SECTION  
RICHMOND, MI 48062  
(586) 727-8998 FAX (586) 727-8997  
[www.richmondtp.org](http://www.richmondtp.org)

**RESIDENTIAL  
PLAN REVIEW REQUIREMENTS AND CHECKLIST**

Under Section R105.3 of the Michigan 2015 Building Code, to obtain a *permit*, the applicant shall first file an application therefor in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the *permit* for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work. (If a street address has not been issued, you need to apply for one at township office which is \$10.00).
3. Indicate the use and occupancy for which the proposed work is intended.
4. (2) sets of *construction documents*, with the following information as described in Sec. R106.1 of the Michigan 2015 Building Code: *Construction documents* shall be drawn upon suitable material. Electronic media documents are permitted to be submitted when *approved* by the *building official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*. Where required by the *building official*, all braced wall lines, shall be identified on the *construction documents* and all pertinent information including, but not limited to, bracing methods, location and length of braced wall panels, foundation requirements of braced wall panels at top and bottom shall be provided. Construction must also include:
  - a. Scale  $\frac{3}{4}''=1'0''$
  - b. Foundation plan
  - c. Floor plans shall be proper scale and clearly show room sizes.
  - d. Section cut through fireplace to show construction.
  - e. Indicate floor and roof framing size and spacing.
  - f. Show building elevations of all sides and dimensions.
  - g. Indicate correct window size and type and must meet relevant codes: R310.1, R310.1.2, R310.1.3.
  - h. Cross section of house showing R factors of insulation and general construction.
  - i. **All prints** must include a permanent way of egress other than through a garage. It must be at least 3'x3' (deck or porch).
5. State the valuation of the proposed work.
6. The permit must be signed by the applicant or the applicant's authorized agent who is applying.
7. Give such other data and information as required by the *building official*.
8. Deed-proof of ownership.
9. Site plan showing: new construction, existing buildings with dimensions of location of buildings, ponds, well, septic, etc. with side and rear setback requirements.

10. Culvert permit to be obtained from the Macomb County Road Commission, 117 S. Groesbeck, Mt. Clemens, MI 48043, (586) 463-8671, [www.macombcountymi.gov/roads](http://www.macombcountymi.gov/roads)
11. Soil Erosion permit to be obtained from the Macomb County Public Works, 21777 Dunham Road, Clinton Township, MI 48036, (586) 469-5325, [www.macombcountymi.gov/publicworks](http://www.macombcountymi.gov/publicworks)
12. Well & Septic permits to be obtained from the Macomb County Health Department, 43525 Elizabeth Road, Mt. Clemens, MI 48043, [www.macombcountymi.gov/publichealth](http://www.macombcountymi.gov/publichealth)
13. Home Energy Analysis
14. Copy of contractor's builders license and certificate of insurance for General Liability and Workmens' Comp.
15. **DETROIT EDISON:** Effective March 1, 2016, all new, relocated or upgraded residential service connections will be installed as underground residential service laterals **at the customers expense**. Click on [S:\DTEEnergyLetter.pdf](#) for more information.

### GENERAL BUILDING INFORMATION

1. Structure minimum setback requirement of 90 feet from the center of the road.
2. Structure minimum rear lot line setback requirement of 40 feet from property line.
3. Structure minimum side lot line setback requirement of 20 feet from property line.
4. All structures must be 10 feet from any existing building.
5. All out buildings must be even with or behind home. **NO OUTBUILDING CAN BE CONSTRUCTED IN FRONT OF HOME OR IN FRONT YARD.**
6. Ponds must be 50 feet from any property line, building, well or septic field. Private ponds for other than required storm water retention or detention purposes shall be located on a parcel having a minimum land area of at **least three acres (130,680 sq. ft.)**.
7. Barns for animals must be at least 50 ft. from house.
8. No accessory building shall be constructed prior to the granting of a *building permit* for the principal residential structure. (See Zoning Ordinance Article 7 Section 7.00).
9. Permits for electrical, plumbing, heating and fireplace are **not included** in the *building permit* application.
10. Street address must be posted in accordance with the Richmond Township Street Number Ordinance.
11. If building in a platted subdivision or condominium, a letter of approval from the association **must be** included with the *building permit*.

### BUILDING INSPECTION REQUIREMENTS

Building inspections are made by **appointment only**. Call the Building Department at (586) 727-8998 Monday, Tuesday or Thursday from 9:00 a.m.-1:00 p.m. and 2:00 p.m.-5:00 p.m. **No inspections can be made by fax machine or voice mail request. We require a 24-48 hour notice.**

1. Before a rough building inspection can be scheduled, plumbing, electrical and mechanical rough inspections must be completed.
2. Before a final building inspection can be scheduled, plumbing, electrical, mechanical and any other required finalized inspections must be completed.
3. No final and no certificate of occupancy permit will be issued without all of the above approvals and all approvals from the county offices (Health Dept. for well & septic, Public Works for soil erosion and MCRC for culvert).
4. As-built if required by the building official for the septic field.



6. A way of egress other than through garage, at least 3'x3', with stairs that meet code.
7. A mailbox erected and must meet requirements with the Macomb County Road Commission.

### RE-INSPECTIONS

A re-inspection fee will be charged if any electrical, mechanical or plumbing inspection does not meet the inspector's requirements. The inspector must have a clear and safe way to get into the property and structure or the inspection will not be done and a re-inspection fee will be charged. The re-inspection fee must be paid before the inspector will go out for a re-inspection. Re-inspections for the *building official* will be deducted from the Final Grade Inspection.

**PLAN REVIEW CHECKLIST**

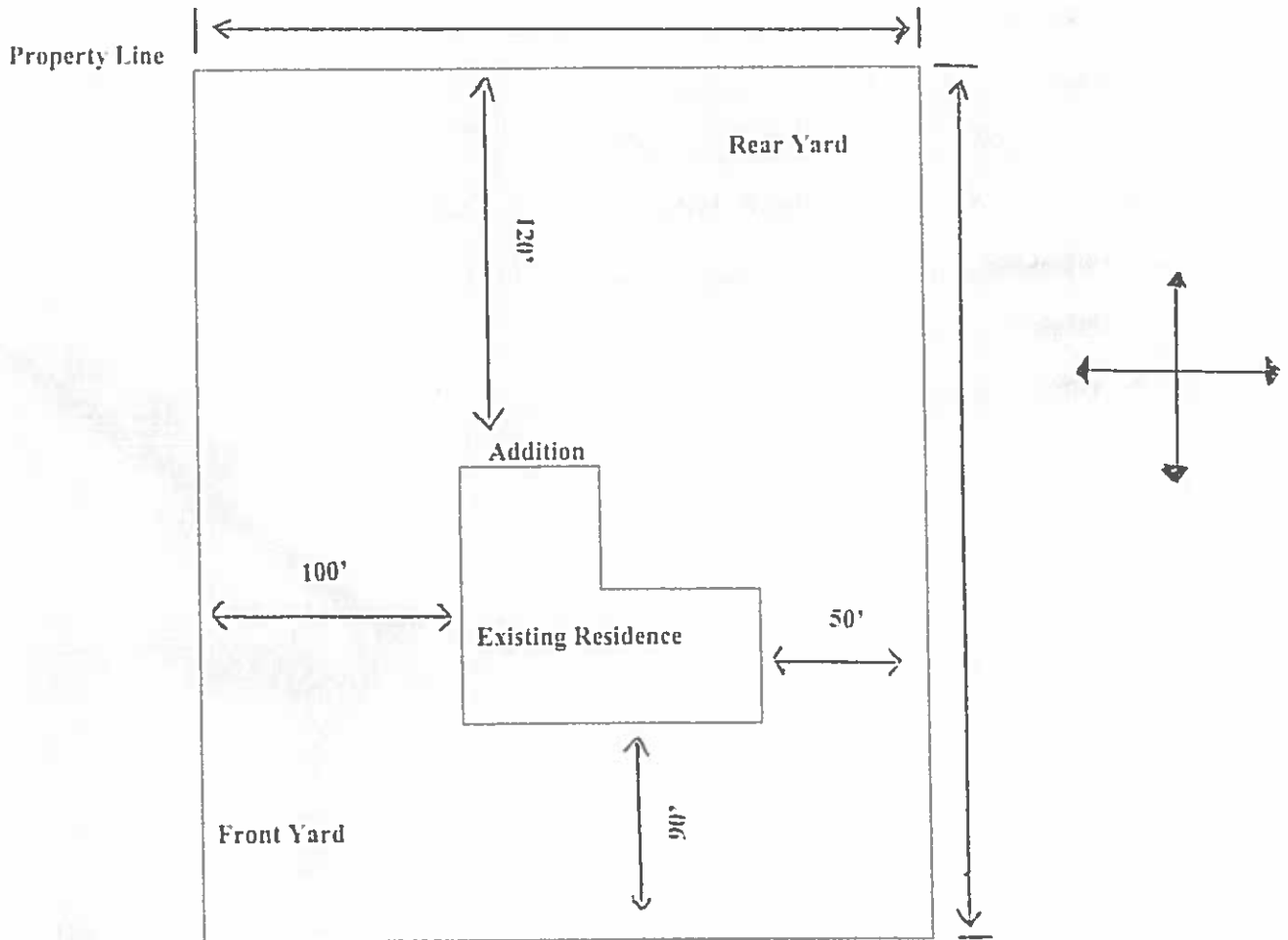
ITEM	COMPLETED	NOT COMPLETED
Apply for street address at Twp.		
Apply for Culvert Permit-MCRC		
Apply for Soil Erosion Permit-MCPW		
Apply for Well & Septic Permits-MCHD		
Apply for Building Permit (attach appropriate documents)		
Apply for other permits needed		
<b><u>Building Inspections:</u></b>		
Footing		
Posthole		
Garage Footing		
Backfill		
Basement Grade		
Grade (Sand Compaction)		
Rough		
Insulation		
Open Air Grid Ceiling		
Brick Flashing		
Exterior Sheathing		
Final and C of O		
Basement Panel & Rod (Poured Walls)		
<b><u>Electrical Inspections:</u></b>		
Service		
Trench		
Rough		
Final		
<b><u>Plumbing &amp; Mechanical Inspections:</u></b>		
Underground Plumbing		
Rough Plumbing		
Final Plumbing		
Rough Heating		
Final Heating		
Rough Fireplace		
Final Fireplace		
LP Tank Inspection		
<b><u>Final Inspections from County</u></b> Health Dept. for Well & Septic Public Works for Soil Erosion MCRC for Culvert		

ADDITIONS

SAMPLE

PLEASE INDICATE:

- Location of Addition including distance from property lines
- Size of Addition
- Location of septic and field
- Any existing structure locations
- Any easements
- Direction ( of North Arrow)
- Lot/Parcel Dimensions
- Set backs of the dwelling
- Address/Street

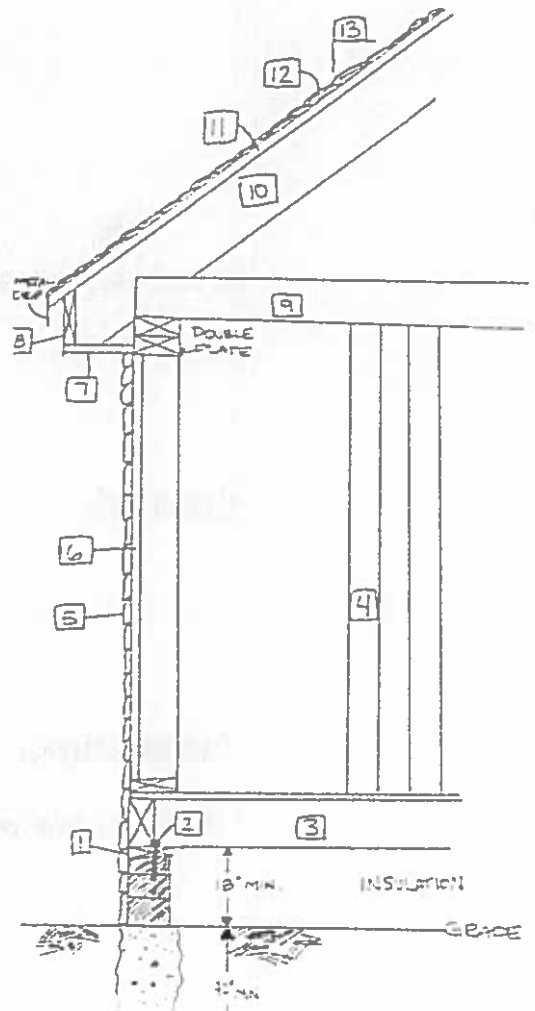


Address/Street \_\_\_\_\_

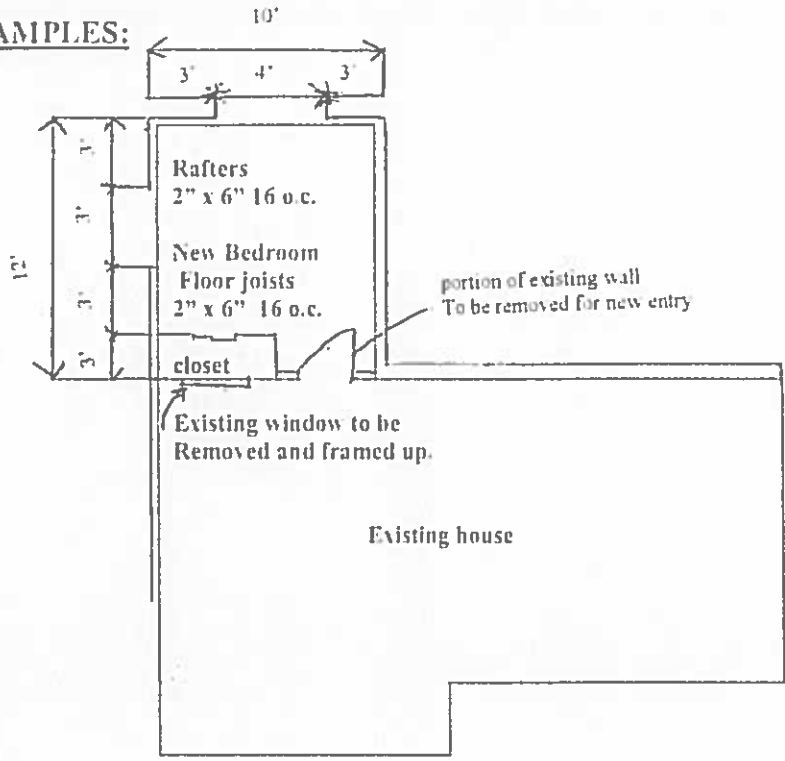
**\*If corner lot, show all streets and distances.**

**COMPLETELY FILL IN SECTION DETAILS**

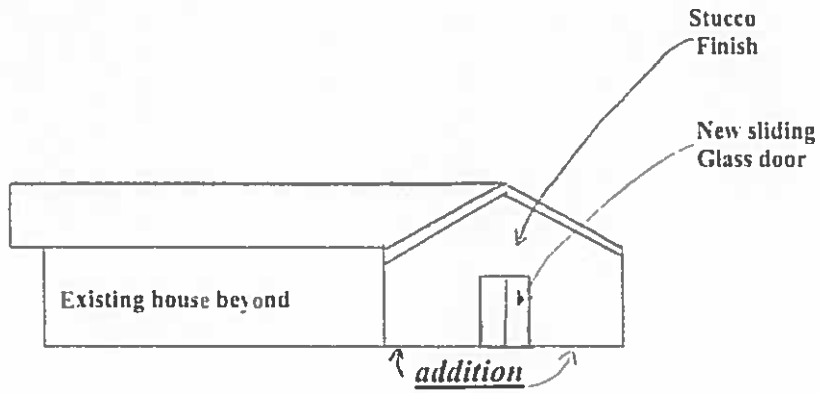
- 1 - Treated Sill Plate \_\_\_\_\_ x \_\_\_\_\_
- 2 - Bolt Spacing \_\_\_\_\_ o/c
- 3 - \_\_\_\_\_ X \_\_\_\_\_ Floor Joists \_\_\_\_\_ o/c
- 4 - \_\_\_\_\_ X \_\_\_\_\_ Studs \_\_\_\_\_ o/c
- 5 - Siding Material \_\_\_\_\_
- 6 - Sheathing Material \_\_\_\_\_
- 7 - Soffit Vent \_\_\_\_\_
- 8 - Fascia \_\_\_\_\_ X \_\_\_\_\_
- 9 - \_\_\_\_\_ X \_\_\_\_\_ Joist \_\_\_\_\_ o/c
- 10 - \_\_\_\_\_ X \_\_\_\_\_ Rafter or Trusses \_\_\_\_\_ o/c
- 11 - Sheathing \_\_\_\_\_
- 12 - Shingles \_\_\_\_\_
- 13 - Pitch \_\_\_\_\_



**EXAMPLES:**



**FLOOR PLAN** not to scale



**ELEVATION** not to scale