

May 16, 2025

Springfield Township Planning Commission  
Charter Township of Springfield  
12000 Davisburg Road  
Davisburg, Michigan 48350

RE: Special Land Use Plan Review  
Preliminary Site Plan Submittal  
Recommend Approval as Noted

Project Name: Burroughs Materials Mining Permit  
GW Project No.: 20660.00

Dear Planning Commission Members:

Giffels Webster has completed our Special Land Use plan review for the proposed Burroughs Materials Mining project per documents received May 8, 2025. The site is approximately 482 acres and includes several parcels. It is located between the Township border with Rose Township and Ormond Road, south of French Lane. The project is planned to be completed in five phases over approximately 20 years.

Our comments are summarized below:

## Site Access

1. The mining operation proposes to have one entry/exit point on Ormond Road north of the eastern neighboring residential property. The driveway approach design must meet RCOC standards and specifications and will require an RCOC permit. A layout of the proposed drive approach, lane tapers, passing lanes, and sight distances will need to be reviewed during the Final Site Plan review.
2. There were discussions during a meeting with the applicant on May 6, 2025, regarding the location of the entrance related to neighboring properties. Revisions to the entry location should be provided prior to the Final Site Plan approval.

## Grading and Drainage

1. Preliminary proposed contours have been provided at the overall property level. The proposed contours show the proposed ground sloping away from all adjacent property lines and generally seem to be acceptable. Proposed spot grades and drainage arrows will be required to be shown at engineering review.
2. Mining operations are expected to include "Wet Mining", which is the use of dredging and draglines to remove material from below the ground water level without the use of dewatering. The assumed average elevation of ground water should be identified and added to the contour information on Sheet 003.

3. Additional information regarding the height of the proposed processing plant and dredging equipment is needed to better evaluate the sight screening from the adjacent properties and Ormond Road.
4. A berm is being proposed along the proposed driveway, the northern and southern property lines, and along the site's frontage along Ormond Road. More detail on the dimensions of the berm and any proposed landscaping will be required at the Final Site Plan review.
5. The plan notes that stormwater from the mining area will be retained on site in the wet mining area that will be developed as the extraction of aggregate progresses. Stormwater from the undisturbed and non-mining areas will continue to flow toward the wetlands in the west and south portions of the site. Stormwater flow from disturbed areas that will leave the mining area (ex. along the outside of berm areas) will need to be pre-treated prior to entering a wetland. This may be accomplished through a vegetated swale or similar method.

## Site Utilities

1. No infrastructure for stormwater is shown. The applicant has stated that all storm water will be handled on site within the mining operations footprint.
2. No infrastructure for wastewater or potable water is shown. An employee breakroom is shown on Sheet 004, however the septic field and potable water well locations to service the facility were not provided for review. Any proposed wells or septic fields will require approval from the Oakland County Health Department.

## Reclamation Plan

1. The proposed concept for the reclamation of the site has not been provided for review. The following items will need to be included:
  - Areas to be left as permanent water.
  - Proposed residential housing areas.
  - Open space and/or recreation areas.
  - Roadway and utility routes.

## Other Plan Comments

1. The plans need to be signed and sealed by a Registered Professional.
2. A cover sheet should be added to the plan set.
3. The name and contact information for the wetland consultant that completed the wetland delineation needs to be added to Sheet 001 Existing Conditions.

## Required Permits

1. Road Commission of Oakland County Right-of-Way
2. NPDES
3. Soil Erosion
4. Air Quality
5. Building Permit

6. Mining Permit
7. Oakland County Health Department Well and Septic Permits

We appreciate the opportunity to assist the Planning Commission in this Special Land Use plan review process. A detailed review of the construction plans will be required if the site plan is approved by the Planning Commission. It is the responsibility of the applicant to ensure that the construction plans meet all of the conditions of the site plan approval by the Planning Commission. Please contact us if you have any questions.

Respectfully,

**GIFFELS WEBSTER**



Jason Mayer, PE  
Partner



Nancy McClain, PE  
Project Manager

cc: Ric Davis, Springfield Township Supervisor,  
Sean Miller, Springfield Township Clerk