



QUALITY LIFE THROUGH GOOD ROADS:
ROAD COMMISSION FOR OAKLAND COUNTY
"WE CARE."

Board of Road Commissioners

James Esshaki
Commissioner

Tylene L. Henry
Commissioner

Eric D. McPherson
Commissioner

Dennis G. Kolar, P.E.
Managing Director

Gary Piotrowicz, P.E., P.T.O.E.
Deputy Managing Director
County Highway Engineer

Office of General Counsel

Jennifer J. Henderson
General Counsel

Matthew R. Willson
Deputy General Counsel

Jennifer Barker
Assistant General Counsel

31001 Lahser Road
Beverly Hills, MI 48025

248-645-2000

www.rcocweb.org

April 15, 2026

Via email correspondence only

Amber Keydel
13580 French Lane
Davisburg, MI 48350
Amber.keydel@alumni.iu.edu

**RE: Request for Information Pursuant to the
Michigan Freedom of Information Act**

Dear Ms. Keydel:

This is in response to your recent request for information made pursuant to the Michigan Freedom of Information Act.

Your enclosed FOIA Request dated March 23, 2026, has been granted. The responsive documents are attached for your review.

If any part of your request has been denied, the RCOC is required by MCL § 15.235, to notify you that you have the right to do either of the following:

- (i) Submit to the head of the Road Commission for Oakland County, a written appeal that specifically states the word "appeal" and identifies the reason or reasons for reversal of the disclosure denial.
- (ii) Seek judicial review of the denial by commencing a civil action in the circuit court pursuant to MCL § 15.240.

You also have the right to receive attorneys' fees and damages as provided in MCL § 15.240 if, after judicial review, the court determines that the RCOC has not complied with MCL § 15.235 and orders disclosure of all or a portion of a public record.

If you need further assistance, please contact Jennifer G. Barker in our Legal Department at 248-645-2000, ext. 2249.

Best Regards,

Shannon J. Miller
Deputy-Secretary/Clerk of the Board

SJM/mec

**SERVICE OF LEGAL DOCUMENT(S) STATEMENT
ROAD COMMISSION FOR OAKLAND COUNTY
CLERK'S OFFICE**

The Clerk's Office received the following legal document (copy attached).

<input type="checkbox"/> Summons and Complaint / Case (Lawsuit)	<input type="text"/>
<input type="checkbox"/> Notice	<input type="text"/>
<input type="checkbox"/> Subpoena	<input type="text"/>
<input type="checkbox"/> Garnishment	<input type="text"/>
<input checked="" type="checkbox"/> FOIA Requester Name / Add'l Info	Amber Keydel
<input type="checkbox"/> Other	Ormond Road - Gravel/Sand Mining - Levy
	<input type="text"/>

Service for the attached legal document was via:

<input type="checkbox"/> U.S. Mail – envelope attached	<input type="checkbox"/> Regular
	<input type="checkbox"/> Certified
<input type="checkbox"/> Courier Service (UPS, Fed Ex, etc.) – envelope attached	
<input checked="" type="checkbox"/> e-Mail	
<input type="checkbox"/> In person	

Date/Time Document Received:

ROAD COMMISSION
for **OAKLAND COUNTY**

RECEIVED
By Shannon Miller at 8:43 am, Mar 23, 2026

Copied/Scanned and transmitted to Legal by:

SM

Signed by Clerk's Office Staff _____

Freedom of Information Act Request – Emails Regarding "Ormond Road"

From Amber Keydel <amber.keydel@alumni.iu.edu>

Date Mon 3/23/2026 8:00 AM

To Miller, Shannon <smiller@rcoc.org>

You don't often get email from amber.keydel@alumni.iu.edu. [Learn why this is important](#)

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To: Clerk of the Board, FOIA Coordinator

Agency: Road Commission for Oakland County

Address: 31001 Lahser Road, Beverly Hills, MI 48025

Email: smiller@rcoc.org

Date: March 23, 2026

RE: Freedom of Information Act Request – Emails Regarding "Ormond Road"

Dear FOIA Coordinator,

Under the Michigan Freedom of Information Act, MCL 15.231 et seq., I am writing to request copies of the following public records:

Description: All email correspondence, including attachments, regarding the proposed sand and gravel mining operation (Levy Company / Burroughs Materials Corporation) located at 6651 Ormond Road.

Keywords: Please include searches for emails containing "Ormond Road" in conjunction with terms "Levy," "Burroughs," "mining," "traffic study," and "soil bearing." **Timeframe:** September 1, 2025, to the date of this request.

Please provide these records in electronic format (PDF or original email format) to the email address listed below. If there are any fees associated with searching, retrieving, or duplicating these records, please inform me if the cost is expected to exceed \$25.00. I also request a waiver of all fees, as the disclosure of this information is in the public interest and is not for commercial purposes. If any portion of this request is denied, please cite the specific statutory exemption(s) for the redaction or withholding and provide a written explanation. Thank you for your assistance. I look forward to your response within five business days as required by law.

Sincerely,

Amber Keydel

13580 French LN, Davisburg, MI 48350

432-301-1623

Amber.keydel@alumni.iu.edu

Case, Michelle

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Wednesday, September 17, 2025 11:14 AM
To: Kolar, Dennis; Jack Curtis (Oxford Twp); Piotrowicz, Gary
Subject: Re: **EXTERNAL**RE: Levy Oxford site visit

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Terrific, we look forward to hosting you.

Reuben

From: Kolar, Dennis <dkolar@rcoc.org>
Date: Wednesday, September 17, 2025 at 10:29 AM
To: Jack Curtis (Oxford Twp) <jcurtis@oxfordtownship.org>, Piotrowicz, Gary <gpiotrowicz@rcoc.org>
Cc: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Subject: **EXTERNAL**RE: Levy Oxford site visit

You don't often get email from dkolar@rcoc.org. [Learn why this is important](#)

Hi Jack and Reuben,

I will be attending along with Gary Piotrowicz and Darryl Heid Director of Highway Maintenance.

We are looking forward to it .

Dennis

From: Jack Curtis <JCurtis@oxfordtownship.org>
Sent: Wednesday, September 17, 2025 8:50 AM
To: Kolar, Dennis <dkolar@rcoc.org>; Piotrowicz, Gary <gpiotrowicz@rcoc.org>
Cc: Maxbauer, Reuben <rmaxbauer@edwclevy.net>
Subject: Levy Oxford site visit

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Dennis,

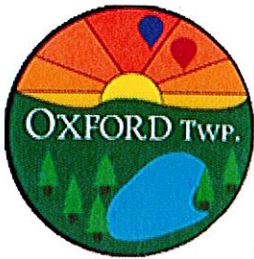
Thank you for taking my call this morning and agreeing to visit the Oxford Levy site.

As I mentioned, there is no hidden agenda, just a meet and greet to understand Levy mining and materials processing operations in Michigan especially here in Oakland County. I am working with Reuben Maxbauer, government relations at Levy to coordinate this visit and am proposing October 6, 2025 at 10:30 am meeting at the Levy site at 275 Ray Rd. in Oxford.

You are welcomed to invite your staff, you mentioned an engineer but failed to remember their name, Levy would just ask to provide the number and names of the visitors. An operations tour provided by Levy is a huge success with our residents who sign up through our Parks and Recreation department as most people never get to experience these processes. Lunch will follow.

I will continue to coordinate this activity however, should you like to speak with Reuben personally, Reuben's cell phone number is 313-405-4255.

Thank you.



Jack Curtis

Supervisor
Charter Township of Oxford
300 Dunlap Rd.
Oxford, MI 48371
(248) 628-9787 Ext. 109
jcurtis@oxfordtownship.org

⚠ External Email Notice

This message originated from outside the Levy Group of Companies. Please exercise caution before clicking links or opening attachments. Verify the sender and ensure the content is safe.

Case, Michelle

Subject: Levy operations tour
Location: 275 Ray Rd (275 Ray Rd, Oxford, Michigan 48371)
Start: Mon 10/6/2025 10:30 AM
End: Mon 10/6/2025 1:00 PM
Recurrence: (none)
Meeting Status: Accepted
Organizer: Jack Curtis

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Use the main entrance at 275 Ray Rd. and stay to your right. The main office is on the right with parking in front. Safety protocol is to back into your parking spot upon arrival. Comfortable clothing is recommended.

Case, Michelle

From: Sintkowski, Scott
Sent: Thursday, October 16, 2025 10:40 AM
To: Rucinski, Alexander
Subject: FW: Levy Mining Application- Springfield

FYI,

TIS for proposed gravel pit on Ormond Road.

SS

From: Permits <permits@rcoc.org>
Sent: Thursday, October 16, 2025 10:27 AM
To: Sieg, Keith <ksieg@rcoc.org>; Sintkowski, Scott <ssintkowski@rcoc.org>
Subject: FW: Levy Mining Application- Springfield

Lois Aponte,

Lois Aponte - Permit Clerk
Weighmaster Div | Road Commission for Oakland County

Office | 248-858-4835 X 4837

Fax | 248-858-4773

Email | laponte@rcoc.org

Permit Submittal Email | permits@rcoc.org

Website | www.rcocweb.org



Department of Customer Services – Permits/Weighmaster Div.
2420 Pontiac Lake Rd, Waterford, MI 48328

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Thursday, October 16, 2025 10:12 AM
To: Permits <permits@rcoc.org>
Cc: Jill Bahm <jbahm@giffelswebster.com>
Subject: Levy Mining Application- Springfield

You don't often get email from jupfal@giffelswebster.com. [Learn why this is important](#)

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Hi,

Please see the plans here: [007 PHASE FIVE](#)

Traffic study is here: [Fishbeck Traffic Impact Study - Field Site Alternative Routes \(M-59\).pdf](#)

Planning review: [Letterhead](#)

Parcels are: 07-19-300-011, 07-19-401-007, 07-30- 100-006, 07-30-201-003; 06-24-400- 004 (Rose Twp)

We are meeting at Springfield Township at noon today with Levy, Fishbeck, and Mike Darga from our office. I would like to confirm whether or not RCOC should attend with the Township supervisor and will verify asap. My cell phone number is 734-277-1034. Please let me know if you have any questions.

Best,
Julia

Julia Upfal, AICP
Senior Planner



Giffels Webster

1025 E. Maple, Suite 100
Birmingham, MI, 48009
p: 248.852.3100
f: 313.962.5068

Crain's Best Places to Work in Southeast Michigan 2024

jupfal@giffelswebster.com
www.giffelswebster.com
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Case, Michelle

From: Permits
Sent: Thursday, October 16, 2025 11:33 AM
To: Sintkowski, Scott
Subject: FW: Levy Mining Application- Springfield

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Thursday, October 16, 2025 11:23 AM
To: Permits <permits@rcoc.org>
Cc: Jill Bahm <jbahm@giffelswebster.com>
Subject: RE: Levy Mining Application- Springfield

You don't often get email from jupfal@giffelswebster.com. [Learn why this is important](#)

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I have confirmed that the Township is fine to have you join us if available. Thank you!!

Julia

Julia Upfal, AICP
Senior Planner



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[privacy policy](#)

From: Julia Upfal
Sent: Thursday, October 16, 2025 10:12 AM
To: 'permits@rcoc.org' <permits@rcoc.org>
Cc: Jill Bahm <jbahm@giffelswebster.com>
Subject: Levy Mining Application- Springfield

Hi,

Please see the plans here: [007 PHASE FIVE](#)

Traffic study is here: [Fishbeck Traffic Impact Study - Field Site Alternative Routes \(M-59\).pdf](#)

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Best,
Julia

Julia Upfal, AICP
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Case, Michelle

From: Sintkowski, Scott
Sent: Thursday, October 16, 2025 10:46 AM
To: Rucinski, Alexander; Sieg, Keith
Cc: Deneau, Danielle
Subject: RE: Gravel Mine Extraction Use
Attachments: FW: Levy Mining Application- Springfield

Alex,

Please see attached. This just arrived this morning.

SS

From: Rucinski, Alexander <arucinski@rcoc.org>
Sent: Thursday, October 16, 2025 10:10 AM
To: Sintkowski, Scott <ssintkowski@rcoc.org>; Sieg, Keith <ksieg@rcoc.org>
Cc: Deneau, Danielle <ddeneau@rcoc.org>
Subject: RE: Gravel Mine Extraction Use

Scott,

It is not appropriate for staff from Traffic Safety to attend this meeting. RCOC Traffic Safety has not been provided any information or correspondence from the Township staff/consultants related to this development. Therefore, we have not had the opportunity to determine what potential impacts may be created related to this project.

If the Township would like to provide a Traffic Impact Study, Traffic Safety would review and provide comments on the development plan.

Alex

Alex Rucinski, PE, PTOE
Traffic Safety Engineer
Road Commission for Oakland County
2420 Pontiac Lake Rd
Waterford, MI 48328
Office (248) 858-4830

From: Sintkowski, Scott <ssintkowski@rcoc.org>
Sent: Thursday, October 16, 2025 9:44 AM
To: Rucinski, Alexander <arucinski@rcoc.org>; Sieg, Keith <ksieg@rcoc.org>
Subject: FW: Gravel Mine Extraction Use

Alex/Keith,

Please see below. They would like RCOC to attend this meeting today (as well as the pre-meeting with the Township Attorney at 11:45 if possible) to speak about Traffic Safety and Transportation considerations. They are estimating 80 trucks per day to haul from the site eventually. If you're not able to attend, I could pass along any comments you may have at this point in the process.

SS

From: Aponte, Lois <laponte@rcoc.org>
Sent: Thursday, October 16, 2025 9:29 AM
To: Sieg, Keith <ksieg@rcoc.org>; Sintkowski, Scott <ssintkowski@rcoc.org>
Subject: Gravel Mine Extraction Use

Julia Upfall, Planning Consultant for Springfield Twp 734-277-1034 – new Twp Supervisor is Rick Davis

She has a meeting today at noon at the Springfield Twp Civic Center with the Applicant (The Levy Company – Burroughs Mining) and the Springfield Twp Traffic Engineers

The site is 500 Acres proposed to have 80 trucks/daily use in and out
Located between Big Lake Rd & French Ln on the West Side of Ormond Rd

Parcels – Springfield Twp

07-19-300-011

07-19-401-007

07-30-100-006

07-30-201-003

Parcel – Rose Twp

06-24-400-004

They are wanting to see what is required for a Special Haul Route and any other permits that will be required such as an Approach permit

Lois Aponte.

Lois Aponte - Permit Clerk
Weighmaster Div | Road Commission for Oakland County

Office | 248-858-4835 X 4837

Fax | 248-858-4773

Email | laponte@rcoc.org

Permit Submittal Email | permits@rcoc.org

Website | www.rcocweb.org



Department of Customer Services – Permits/Weighmaster Div.
2420 Pontiac Lake Rd, Waterford, MI 48328

Case, Michelle

From: Permits
Sent: Thursday, October 16, 2025 10:27 AM
To: Sieg, Keith; Sintkowski, Scott
Subject: FW: Levy Mining Application- Springfield

Lois Aponte.

Lois Aponte - Permit Clerk
Weighmaster Div | Road Commission for Oakland County

Office | 248-858-4835 X 4837

Fax | 248-858-4773

Email | laponte@rcoc.org

Permit Submittal Email | permits@rcoc.org

Website | www.rcocweb.org



Department of Customer Services – Permits/Weighmaster Div.
2420 Pontiac Lake Rd, Waterford, MI 48328

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Thursday, October 16, 2025 10:12 AM
To: Permits <permits@rcoc.org>
Cc: Jill Bahm <jbahm@giffelswebster.com>
Subject: Levy Mining Application- Springfield

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Hi,

Please see the plans here: [007 PHASE FIVE](#)

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Planning review: [Letterhead](#)

Parcels are: 07-19-300-011, 07-19-401-007, 07-30- 100-006, 07-30-201-003; 06-24-400- 004 (Rose Twp)

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Best,
Julia

Julia Upfal, AICP
Senior Planner



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Memo

TO: Thomas Forster – Varnum LLP
Attorney-Client Privilege

FROM: Timothy J. Likens, PE, PTOE

DATE: January 17, 2024

PROJECT NO.: 230233

SUBJECT: Traffic Impact Study – Field Site
Alternative Routes (M-59)

Fishbeck has been providing traffic engineering services for the Levy site in Springfield Township, Oakland County, Michigan. To date, Fishbeck has delivered site observation materials and findings, as well as a draft traffic impact study report relative to this fixed haul route. Fishbeck also provided a memorandum dated December 20, 2023 which outlined findings of an operational analysis utilizing Milford Road and Hickory Ridge between the site and M-59.

Subsequent to completion of this work, Fishbeck staff met virtually with Levy on January 10, 2024. During this meeting the team discussed key findings of the alternative route analysis and field investigation. The following summarize those findings, points of discussion, and related information:

1. The study intersections along the alternative routes operate acceptably, resulting in the following conclusions:
 - a. New truck traffic would not adversely impact operations along the alternative routes.
 - b. Material hauling would not be inhibited by existing capacity deficiencies along the alternative routes.
2. Trucks destined for M-59 must make a left-turn from STOP from WB Davisburg Road to SB Milford Road. Operational results indicate that adequate gaps are available on Milford Road to complete this turn; however, there is a horizontal curve on Milford Road to the north. Overhead flashing beacons (amber for Milford Road, red for Davisburg Road) are installed above the intersection to enhance safety.
 - a. Generally, vegetation clearing at intersections to improve sight distance may be desirable to both Levy and Oakland County.
3. South of Clyde Road, considerations for the use of Milford Road versus Hickory Ridge Road include:
 - a. Milford Road is abutted by more densely developed land uses than Hickory Ridge Road.
 - b. Traffic along Milford Road will encounter an additional traffic signal; whereas traffic along Hickory Ridge Road will encounter an additional 4-way STOP.
 - c. 2023 PASER pavement condition ratings indicate fair to good pavement conditions along both alternative routes. Milford Road was resurfaced in 2019 within the limits of Highland Township.

4. The intersections of M-59 with Milford Road and Hickory Ridge Road are controlled by traffic signals and indirect left-turns (crossovers), except as noted below. Turning movements operate acceptably and turn lane storage lengths are adequate to accommodate additional truck volumes.
 - a. The left-turn movement from EB M-59 to NB Milford Road is currently permitted directly at Milford Road, which is atypical of a boulevard with crossovers but functions acceptably.
 - b. Portions of M-59 have recently been resurfaced and traffic signals modernized in this vicinity; therefore, removal of this direct left-turn in the immediate future is not expected.
 - c. Truck traffic on EB M-59 destined for NB Milford Road should continue to utilize the signalized direct left-turn at Milford Road; whereby the EB to WB crossover east of Milford Road is STOP controlled with limited visibility of conflicting WB traffic over a crest vertical curve.
 - d. Although unlikely in the near term, future elimination of this direct left-turn is expected to trigger the need for signalization of the EB to WB crossover on M-59 east of Milford Road.
5. The Road Commission for Oakland County (RCOC) truck operator’s map indicates that Milford Road is “Designated” (formerly Class A) between Davisburg Road and M-59. Hickory Ridge Road is “Special Designated” between Clyde Road and M-59; however, Clyde Road is classified “Normal” (formerly Class B) between Milford Road and Hickory Ridge Road (approximately 2.25 miles).
 - a. “Designated” routes carry a 25% weight reduction when Spring restrictions are in force. “Normal” routes carry a 35% reduction when Spring restrictions are in place. “Special Designated” routes do not typically carry a Spring weight restriction.
6. Michigan Department of Transportation (MDOT) Annual Average Daily Traffic (AADT) volume maps indicate the following existing (2022) two-way volumes of total and commercial (heavy vehicle) traffic. These data indicate these roadways carry approximately 3% heavy vehicle traffic. Peak hour data collected by Fishbeck across the study network indicates similar overall percentages.

Study Area AADT/CAADT Volumes (vehicles per day)

Roadway	AADT	CAADT
Ormond Road	3229	93
Davisburg Road	4054	117
Milford Road (N of Clyde)	4857	142
Milford Road (S of Clyde)	11830	343
Clyde Road	3258	95
Hickory Ridge Road	7303	212

By email

Copy: Reuben Maxbauer – Levy
 Kayla Deciechi – Levy
 Bob Doyle, PLSA, ASLA – SmithGroup
 Alyssa Wambold, PE, PTOE – Fishbeck
 Kyle Reidsma, PE, PTOE – Fishbeck



June 13, 2025

Springfield Township Planning Commission
12000 Davisburg Road
Davisburg, MI 48350

Site Plan & Special Land Use Review Burroughs Materials Co.

Address:	6651 Ormond Rd.	Applicant:	Burroughs Materials Co.
Parcel ID:	07-19-300-011, 07-19-401-007, 07-30-100-006, 07-30-201-003; 06-24-400-004 (Rose Twp)	Plan Date:	6/2/2025
Zoning:	Suburban Estates (R-1A)	Reviewer:	Julia Upfal
		Check:	Stephanie Osborn

Dear Mr. Davis,

We have reviewed the above application, site plan, and technical studies.

This application shall be reviewed as a preliminary site plan.

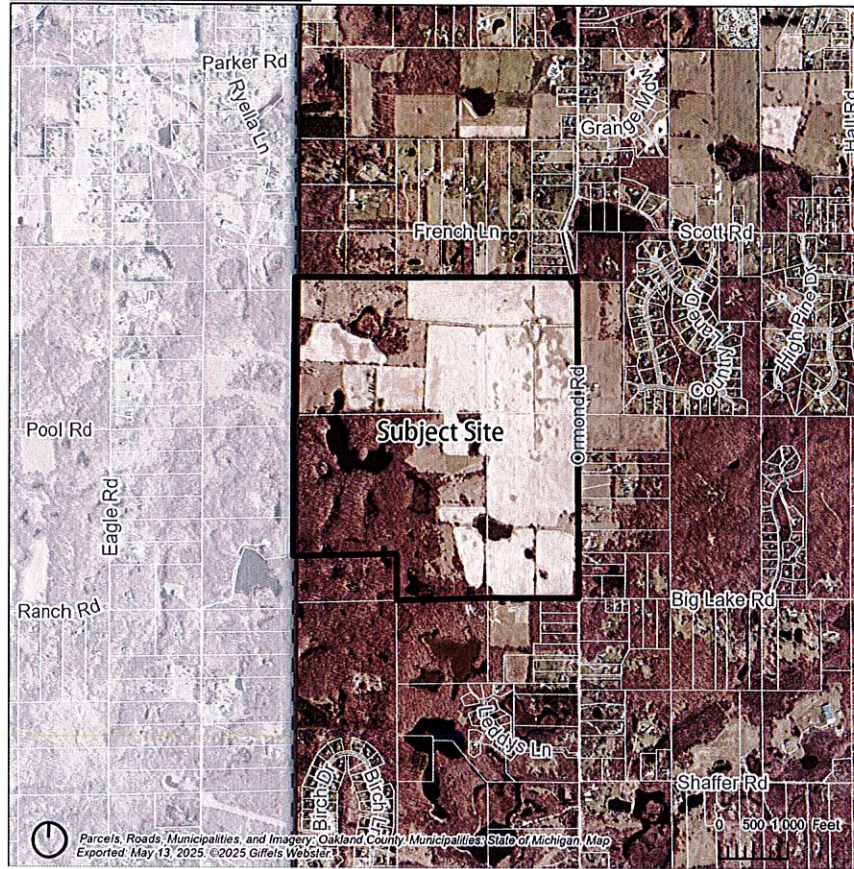
A preliminary and final site plan are required for all Special Land Uses. Although the Planning Commission has reviewed this preliminary site plan at an earlier meeting, these plans are pending further information which must be reviewed before any final recommendations.

Since this is a preliminary site plan, no action may be taken at this time. While technical studies remain forthcoming, we recommend the Planning Commission keep the public hearing **open**. This means that public comment specific to this item will be provided on this item at subsequent meetings

Following review of the final site plans, the Planning Commission shall determine if all required standards have been met and provide a recommendation to the Township Board as to whether the proposed use should be approved or not; in addition, because this is a Special Land Use application, the Planning Commission may consider additional conditions to mitigate any potential impacts from this use.

Our review of this application is below. Items in bold shall be addressed by the applicant.

Aerial Map of Subject Site



Proposal

The applicant is proposing to use a 422-acre parcel of land west of Ormond Road and north of Big Lake Road in Springfield Township as a new sand and gravel mine site. The extraction activity is expected to take place over the course of approximately 20 years and encompass five distinct phases. During this time, the applicant estimates that between 60,000 and 665,000 cubic yards of sand and gravel will be removed from the site annually. The site will use a “wet” mining process that does not involve the pumping and removal of groundwater. Site improvements include a scale office, 6 guest and employee parking spaces, a truck scale lane, internal hauling route, a portable processing plant, and modular processing equipment. The site is currently zoned R-1A Suburban Estates and is vacant. Proposed access to the site is via an entrance from Ormond Road at the northern half of the property, however, the applicant has noted that this location may change based on input from the Road Commission of Oakland County.

The project description indicates that the mining area will be 238 acres, but the site plan indicates that the area will be 213 acres. The exact proposed mining area should be surveyed and defined on the plan. The plan should note that the mining area boundary and resource protection overlay buffer will be flagged on the site.

The application should specify the amount of material to be removed in the first year of the project. Each subsequent annual permit should include this information.

Review Process for Extraction Uses

The Michigan Zoning Enabling Act addresses the approval of mining operations under Section 125.3205:

(3) An ordinance shall not prevent the extraction, by mining, of valuable natural resources from any property unless very serious consequences would result from the extraction of those natural resources. Natural resources shall be considered valuable for the purposes of this section if a person, by extracting the natural resources, can receive revenue and reasonably expect to operate at a profit.

(4) A person challenging a zoning decision under subsection (3) has the initial burden of showing that there are valuable natural resources located on the relevant property, that there is a need for the natural-resources by the person or in the market served by the person, and that no very serious consequences would result from the extraction, by mining, of the natural resources

(5) In determining under this section whether very serious consequences would result from the extraction, by mining, of natural resources, the standards set forth in *Silva v Ada Township*, 416 Mich 153 (1982), shall be applied and all of the following factors may be considered, if applicable:

- (a) The relationship of extraction and associated activities with existing land uses.
- (b) The impact on existing land uses in the vicinity of the property.
- (c) The impact on property values in the vicinity of the property and along the proposed hauling route serving the property, based on credible evidence.
- (d) The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.
- (e) The impact on other identifiable health, safety, and welfare interests in the local unit of government.
- (f) The overall public interest in the extraction of the specific natural resources on the property

(6) Subsections (3) to (5) do not limit a local unit of government's reasonable regulation of hours of operation, blasting hours, noise levels, dust control measures, and traffic, not preempted by part 632 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.63201 to 324.63223. However, such regulation shall be reasonable in accommodating customary mining operations.

As a part of this review, the Planning Commission will need to make a determination as to whether the extraction activity would result in “any serious consequences” and whether there are “valuable” natural resources to be extracted. If it is determined that the site plan meets this criteria, the Planning Commission will consider reasonable conditions which may be placed upon the mining operation.

The Township Attorney letter reviews these considerations and will help guide the Planning Commission in making this determination. In addition, the following information shall help to inform the Planning Commission’s findings:

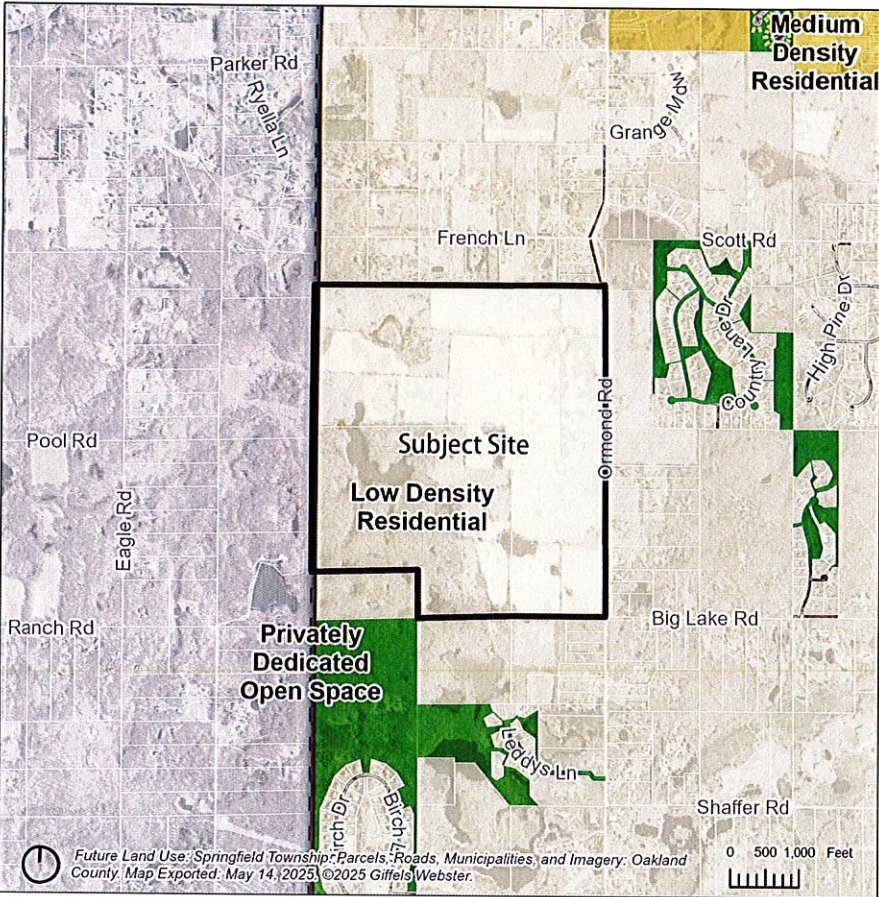
Finding: Serious consequences		
Review Standards	Applicant Findings	Reviewer Findings
<p>The relationship of extraction and associated activities with existing land uses.</p> <p>Impact on existing land uses in the vicinity of the property</p>	-	<p>The site is zoned R-1A and surrounded by residential land uses. The Planning Commission shall evaluate whether this use is compatible or if conditions can be placed upon this use to minimize offsite impacts to adjacent uses. The R-1A district, which is adjacent to the northern, southern, and southeast corner of the site, allows mineral mining as a special land use. Mineral mining is prohibited in the R-1 district which is the designation of the land located adjacent to the northwest corner of the site across Ormond Rd.</p> <p>See ordinance intent under item #3 of this review. .</p>
<p>The impact on property values in the vicinity of the property and along the proposed hauling route serving the property, based on credible evidence.</p>	<p>Not addressed by applicant</p>	<p>Additional information requested:</p> <ul style="list-style-type: none"> Property value study
<p>The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.</p>	<p>Traffic Study by Fishbeck</p>	<p>Traffic Study Review by Giffels Webster</p>
<p>The impact on other identifiable health, safety, and welfare interests in the local unit of government.</p>	<ul style="list-style-type: none"> Barr Engineering Hydrogeological Evaluation Barr Engineering Natural Resources Characterization SmithGroup Noise and Vibration Assessment 	<p><i>Review of supplemental studies forthcoming</i></p> <p>Additional information requested:</p> <ul style="list-style-type: none"> Dust control study Lighting plan
<p>The overall public interest in the extraction of the</p>	<p>The applicant has referenced the need</p>	<p>Detailed information from qualified expert requested</p>

specific natural resources on the property.	for sand and gravel for road construction and other construction projects in the general area.	<i>See legal review from Township Attorney</i>
Access to a road having the necessary and appropriate load-bearing and traffic volume capacity.	Traffic Study by Fishbeck	Traffic Study Review by Giffels Webster

Finding: Valuable		
Review Standards	Applicant Findings	Reviewer Findings
The natural resources to be extracted shall be considered valuable, and the applicant can receive revenue and reasonably expect to profit from the proposed mineral mining operation.	Exhibit C of Application Materials	Detailed information from qualified expert requested <i>See legal review from Township Attorney</i>
There is a need for the natural resources to be mined by either the applicant or in the market served by the applicant	Exhibit C of Application Materials	Detailed information from qualified expert requested <i>See legal review from Township Attorney</i>

Zoning

The site is zoned R-1A. The Future Land Use designation for this site is Low Density Residential.



Adjacent Properties

Direction	Zoning	Current Use	Future Land Use Designation
North	R-1	Residential	Low Density Residential
South	R-1A	Agriculture	Low Density Residential
East	R-1 and R-1A	Residential	Low Density Residential
West (Rose Township)	AG/RP and R-1R	Residential	-

Summary of Planning Commission Considerations

- A recommendation to the township board that no very serious consequences would result from the extraction, by mining, of the natural resources, based upon a review of the relationship with existing uses, the impact on existing uses, the impact on property values in the vicinity and along the hauling route, the impact on pedestrian and traffic safety, the impact on other identified health, safety and welfare interests, the overall public interest
- A recommendation to the township board that the applicant has met the burden of demonstrating that there are valuable natural resources on the relevant property and that there is a need for the natural resources by the applicant or in the market served by the applicant
- A recommendation to the township board that the criteria for Special Land Uses have been met
- A determination and recommendation to the Township Board that the proposed mining operation has sufficient road access
- Review of district intent for R-1A District and Mineral Mining (#3 of this report)
- Planning Commission shall make a recommendation to the Township Board regarding the boundary of the resource protection overlay.
- As a part of the conditions of approval, the Planning Commission shall:
 - a. Identify the person, contractor or subcontractor who will be doing the removal and indicate that no other individuals shall be allowed to work on the site.
 - b. Set a reasonable time limit for all mining and hauling operations and a reasonable time extension for the land to be completely restored.
 - c. Set the amount of the bond to ensure final restoration of the property as provided by subsection (b)(13) of section 12-80
 - d. Establish the frequency of engineering reports to be prepared by a local engineering firm and to be reviewed by the township engineer.
 - e. Establish the frequency of on-site inspections to be made by the township engineer and establish the amount of cash deposit necessary to cover such on-site inspections.
 - f. Restrict any phases from taking place concurrently, specifying that reclamation for each phase shall be completed before new phases may begin. This condition will ensure compliance with the total mining area which may be permitted under 50-597-g.
 - g. Establish any other reasonable conditions and requirements as deemed necessary to adequately protect the general health, safety, and welfare of the township
 - i. Possible conditions may include:
 - 1. Additional or modified screening
 - 2. Changes to setbacks
 - a. The Planning Commission may consider increasing the buffers to natural resource areas on the site, including the natural resource overlay area and wetlands
 - 3. Phasing considerations
 - 4. Restrictions on transportation routes
 - 5. Additional restrictions on hours of operation
 - 6. Conservation easement or other restriction placed on resource protection area
 - 7. Restrictions on explosives (although stated that they would not be used, this may be helpful to include as a condition)
 - 8. Requirements for truck stacking to occur on site

9. Any other conditions to support the health, safety, and welfare on the site and surrounding properties

Summary of Administrative Comments to be addressed by the applicant:

The following information shall be provided with the final site plan submittal:

- General:
 - A property value study, detailed market study by a qualified geologist, and dust control study to inform the board’s consideration of “very serious consequences” and whether the resources are “valuable”
 - The survey was from 1987. An updated survey is required.
 - Plan notes that apply to all sheets shall be provided on a single sheet in the set. Notes that only apply to certain sheets shall be provided on the phased sheets.
 - The aerial photograph is outdated and shall be updated to comply with the requirements for the aerial photograph. 24x36 prints are required. (Fly over should occur within 6 months of application)
 - A legal description/ survey of the mining area
- Roads and Traffic Circulation
 - Right-of-way centerline is noted, but the right—of-way should be very clear on the plan, with both sides and centerline shown. Currently, the road label appears outside the ROW, creating confusion.
 - Linework for parking spaces shall be provided. A note on the plan cites the dimensions and number of spaces, but they are not shown on the plans.
 - A note shall be added to the plans regarding road maintenance. Applicant shall submit a dust control plan for review.
 - Applicant shall provide dimensioned details of entrance location demonstrating width and turn radius.
 - Applicant shall provide taper lane on the plans. Although shown in the details, this should be demonstrated on the plan sheets as well.
 - Parking plan showing the layout of the spaces, their dimensions, surfacing, and other pertinent details. Although notes were added to address this, parking should be shown on the plans.
 - The application states 8 employees on site, but only 6 spaces are provided. The site should include enough spaces to accommodate the maximum number of employees
- Buildings
 - Provide details of the scale office and enclosed storage area building, including dimensions, elevations, and floor plan.
- Lighting
 - Exterior lighting details not provided. A lighting plan is required consistent with section 40-888.
- Natural Features and Resource Protection Overlay
 - Mining is proposed in the 50’ wetland setback for wetland V, mining must remain outside this setback.
 - Slopes greater than 10% shall be identified on the plans.
 - The resource protection overlay boundary shall be surveyed and must be adhered to following approval. The mining area should also be surveyed. A note should be added to the plans that the mining area and resource protection buffer will be flagged.
 - The 25’ buffer from the resource protection overlay area should be noted on all phase plans.

- Note on plans indicating that mitigation measures for any lost natural resource in priority protection areas will be provided in a manner that is agreed upon by the Township Board.
- Reclamation plan includes development of the resource protection overlay. This will not be permitted and plans should be updated accordingly
- Waste Management
 - The applicant shall provide dumpster locations on the plans, indicating location of concrete pad. Dumpster must be in a location accessible by a garbage vehicle and illustrated via a turning radius diagram.
- Phasing
 - The phasing information is incorrect. While phase 1 is in the rear of the site, access is shown during phases 2 and 5. All portions of the site to be constructed during phase 1 should be clearly identified as a part of phase 1.
 - Reclamation area phasing shall be provided. Applicant shall indicate phase lines and show how each phase will remain separated from active phases of the mining operation
- Reclamation
 - Reclamation bond estimate required.
 - All phasing shall meet the required mining setbacks for subsequent phases consisting of residential uses while extraction is still occurring elsewhere on the site. The reclamation plan does not describe any kind of proposed phasing. If the intent is to reclaim phases of development while other phases are being mined, the applicant shall demonstrate all setbacks will be met at this time.
- Landscaping
 - Applicant shall provide a note on plans demonstrating compliance with fill material requirements described in section 12-81.j
 - Applicant shall provide a landscape inventory demonstrating all trees and those proposed for removal within the disturbed area shall be provided
 - The landscape plan should include a schedule indicating compliance with the standards of section 40-721. All species shall be clearly labeled on the plans. The locations of each type of evergreen shall be identified through clearly distinct symbology.
 - Trees are sparsely planted on top of berms and do not provide sufficient screening. Trees should be staggered rather than grouped to provide better screening.
 - Trees should be provided along all berms in accordance with the Township spacing requirements.
 - Berms shall be maintained with groundcover or mulch and noted on the plans.
 - Applicant shall provide the volume of soil needed for the berms and extraction, along with information about the process for creating the berms, such as whether soil will be stockpiled between the time the berms are constructed and the beginning of reclamation.
 - Applicant shall provide soil testing to determine whether overburden soil is of sufficient quality to support turf, tree, and plant growth.
 - Applicant shall provide one parking lot tree.
 - The setback to the berm is not provided. However, on sheet 005 the “160’ setback” incorrectly points to the proposed berm. The distance between the front ROW line and the berm shall be 75’ to provide space for the required greenbelt.
 - Update plans to provide the required number and size of trees. Trees are only 6’ in height, but green belt trees are required to be 12’.
 - Provide more than 2 species to provide a diverse plant mixture.

- Information on whether native plant transplantation is feasible and provide plans for such transplantation.
- Update cross sections to show the site from the road to the mining pit, including the greenbelt, landscaping and trees, berm, and any other pertinent features.
- Areas used for storage of overburden soil shall be indicated on the plans, in general and for the permit year.
- Invasive species
 - The applicant shall provide an invasive species inventory.

Review Comments:

1. **Use.** The applicant has proposed to mine the area for gravel. Extraction uses may be permitted as Special Land Uses in the R-1A Zoning District (section 40-597(b) Mineral Mining). Excavation will be done using a dredging method that with front end loaders, either loading directly into trucks for hauling or into the feed hopper of the processing plant. To create the proposed lake a dragline crane, hydraulic crane, or floating dredge will be used to remove the raw aggregate, which is stockpiled on the pit floor, allowed to drain, and then loaded onto a conveyor or truck for transportation to the processing plant. The wash plant utilizes a closed-loop system, which recovers and recycles water used by the processing equipment. Well water is used to supplement the re-circulating water as needed, given some process water is lost to moisture content of finished products; however, the closed-loop system significantly reduces the operation’s reliance on the well and groundwater. No explosives will be used in the operation.
2. **Application Materials.** The applicant submitted plans for review and discussion as a preliminary site plan. The information that is currently absent shall be provided as a part of the Final Site Plan. *Sheet notes on the plans should only be provided on relevant plan sheets. If notes apply to all phases, they should not be located on the sheet of a specific phase.*

Site Plan Application Materials (40-136-g)	
Centerline of existing and proposed right-of-way lines of any street.	Right of way centerline is noted, but the right-of-way should be very clear on the plan, with both sides and centerline shown. Right now the road label appears outside the ROW adding to confusion
Location of existing and proposed service facilities above and below ground, including:	Subject to engineering review
<ul style="list-style-type: none"> ● Well sites. 	
<ul style="list-style-type: none"> ● Septic systems and other wastewater treatment systems. The location of the septic tank and the drainfield (soil absorption system) should be 	

clearly distinguished. Wastewater treatment systems process should be explained.	
<ul style="list-style-type: none"> • Chemical and fuel storage tanks and containers. 	
<ul style="list-style-type: none"> • Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels. 	
<ul style="list-style-type: none"> • General location and concept of on-site utilities (both above and below ground) including water, wastewater system, and stormwater systems. 	
<ul style="list-style-type: none"> • Preliminary calculations for stormwater facilities. Enough detail must be provided to determine the location and type of stormwater treatment proposed and the area needed for these facilities. 	
Location of all easements.	The survey provided was from 1987. A new survey is required.
All buildings with dimensioned floor plans, setbacks and yard dimensions and elevation views, of all sides of the building, including all roof-mounted mechanical units and screening, exterior materials and colors, including demonstration that the architectural and site design standards are met (section 40-821).	Scale office and enclosed storage area information not provided
Dimensional parking spaces and the calculations, drives, and method of surfacing.	Not provided (Dimensions were labeled but linework is needed on drawings)
Exterior lighting locations and illumination patterns/photometric plan and lighting details.	Not provided
Location and description of all existing and proposed landscaping, berms, fencing and walls. (Should include species type, size, spacing).	Provided
Trash receptacle pad location and method of screening.	Noted on Sheet 003 Note 10. The applicant shall provide dumpster locations on the plans, indicating location of concrete pad. Dumpster must be in a location accessible by a garbage vehicle as evidenced by turning radius plans.

Transformer pad location and method of screening.	Not provided
Dedicated road or service drive locations	Provided
Entrance details including sign locations and size.	Sign to be reviewed under a separate permit
Designation of fire lanes.	Subject to fire department review
Soil characteristics of the parcel	Provided
Existing topography	Provided
Location of existing drainage courses and associated bodies of water, on and off site, and their elevations.	Provided
Location of existing wetlands	Provided
Location and identification of natural resource features, including woodlands and other native plant communities, and areas with slopes greater than ten percent (one foot of vertical elevation for every ten feet of horizontal distance).	Slopes >10% not identified
Location of invasive species. If found, an Invasive Species Management Program per Chapter 12 Article V shall be provided.	Not Provided; Document C notes that invasive species exist in the Old Field area; these should be inventoried and a management plan provided
Total and useable floor area.	Not provided
Number of employees in peak usage.	6-8 People
Mining Application Contents (12-80.b)	
Name and address of owner, applicant, and operator	Provided
Location, size and legal description, including a legal description of the area from which the removal is to be made	The survey provided was from 1987. A new survey is required. Applicant shall provide a survey of the proposed mining area and note that the mining area will be flagged on the ground.

Location of the processing plant and type of plant to be used.	Provided
Detailed statement as to the exact type of materials or resources to be removed, and the estimated number of cubic yards.	Provided
Proposed method of removal, general haul route, and whether blasting or other use of explosives will be required.	Provided
General description of types of equipment to be used.	Provided
Duration of proposed operation, and location, timing, and any other relevant details with respect to the phasing and progression of work on the site.	<p>Provided; Planning Commission shall condition that no phases may occur concurrently</p> <p>Phasing information is incorrect. While phase 1 is in the rear of the site, access is shown during phases 2 and 5. All portions of the site to be constructed during phase 1 should be clearly identified as a part of phase 1 (for example, the access road and scale).</p>
Proposed method of filling excavation where mining results in extensive under-surface extension.	Provided
A vertical aerial photograph (submitted on an annual basis)	<p>Aerial photograph is outdated and must be updated and comply with the requirements of this section. A flyover shall be completed 6 months before this permit may be issued.</p>
<p>A mining and reclamation plan</p> <ol style="list-style-type: none"> 1. General area of completely reclaimed land; 2. General area of reclamation underway; 3. General area currently used for topsoil and overburden storage; 4. General area proposed for reclamation during the mining permit year; 5. General area proposed for topsoil and overburden storage during the mining permit year; 6. The acreage for each area shown on the mining and reclamation plan; 	<p>See reclamation plan review below and engineering review</p>

7. A description of the methods and materials proposed for reclamation including placement of topsoil and planting materials; 8. A schedule for reclamation activities.	
Performance bond	Bond estimate required
Mineral Mining (40-597-d)	
Completed SLU application	Provided
Completed Site Plan application	Provided
Completed Mining Permit application	Provided
Market information. The applicant shall submit a report prepared by a geologist and/or other experts with appropriate credentials to demonstrate compliance with MCL 125.3205, as amended, that the natural resources to be extracted shall be considered valuable, and the applicant can receive revenue and reasonably expect to profit from the proposed mineral mining operation. The applicant shall also provide documentation to demonstrate that there is a need for the natural resources to be mined by either the applicant or in the market served by the applicant.	Exhibit C. Additional data requested. Qualified expert information required.

3. Intent.

In considering land use compatibility, the Planning Commission shall consider the following intent statements relevant to this request.

Mineral Mining Intent 40-597(a)	It is the intent and purpose of this section to promote the underlying spirit and intent of this article, but at the same time allow for the extraction of minerals in locations where they have been naturally deposited. These regulations are also intended to ensure that mineral mining activity shall be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the land use, and to ensure that mineral mining activities are consistent with the public health, safety, and welfare of the township.
R-1-A, R-1, R-2, and R-3 District Intent	a. The R-1-A Suburban Estates Residential District and the R-1, R-2, and R-3 one-family residential districts are intended to provide areas for one-family dwelling units, together with certain residentially related facilities which are supportive of and compatible with a rural residential environment including the keeping of animals. Commercial and other uses which tend to be incompatible with this intent are generally prohibited.

40-273	<p>b. The R-1-A and R-1 districts are intended to provide for low-density one-family residences while maintaining and preserving the township's open space, natural areas and rural environment. The R-2 and R-3 districts, which provide for greater density of one-family residences than the R-1-A and R-1 districts, are still intended to preserve the township's open space, natural areas and rural environment.</p>
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4. Dimensional Standards for the R-1A district.

R-1A Dimensional Standards				
Development Standard	Ord Section	Required	Provided	Comments
Setbacks (40-572)				
Front yard	40-572	75'	75+' to scale office enclosed storage	Compliant
Rear yard		35'	35+' to scale office enclosed storage	Compliant
Side yard (north)		25'	25+' to scale office enclosed storage	Compliant
Side yard (south)		25'	25+' to scale office enclosed storage	Compliant
Lot Coverage (40-572)				
Maximum lot coverage	40-572	15%	Building dimensions not provided , however, it will be less than 15%	Compliant; Applicant shall provide building dimensions and elevations
Building Height (40-572)				
Max. Building height	40-572	2 stories / 28.5'	Building elevations not provided	Applicant shall provide building elevations

5. Use Standards – Mineral Mining

Mineral Mining Standards			
Ord Section	Required	Provided	Comments
Section 40-597 Mineral Mining			
(b)	SLU and site plan approval required by Township Board for mining in R-1A District	SLU and site plan application received	Approval requested
(e)	Proof that no very serious consequences would result from the extraction, by mining, of the natural resources	See application	See review of serious consequences above and in attorney letter.
(e)(1)a-d	SLU decision shall be based upon the following: 1. Determination of valuable resources 2. Determination of Special Land Use 3. Determination of “no very serious consequences” 4. Access to appropriate roadway		
(f)	The mining permit and Special Land Use shall be reviewed concurrently		
(g)	During the term of the SLU permit, the total area (or areas) being mined and which has (or have) not been reclaimed shall at no time exceed the lesser of 150 acres or 40% of the entire parcel approved as a SLU	The applicant confirmed in their application that they will comply with these requirements. 40% of the 422 acre site is 97.6 acres. The largest phase is Phase 2 at 50 acres. As long as reclamation occurs following each phase as planned, this standard can be met	Compliant, however the Planning Commission shall include a condition restricting any phases from taking place concurrently, specifying that reclamation for each phase shall be completed before new phases may begin.

Mining Permit

Mining Permit			
Ord. Section	Required	Provided	Comments
Section 12-79 Permits			
(d)	<i>Administrative review.</i>	The applicant has requested administrative review of the mining permit.	Subject to Supervisor discretion
Section 12-81 Standards, required improvements and reclamation			
(a)	4 ft. high farm type fence along the outside perimeter of all areas where mining activities have or are to occur.	A 4 ft. high security fence with a single strand of barbed wire at 4.5 ft. tall is proposed to surround the area planned to be mined.	Compliant
(b)	Hours of operation	Applicant has noted that they will comply with the permitted hours of operation and specifically indicated that they will operate between 6 a.m. and 7 p.m. extended to 8 p.m. during daylight savings time and will not operate on Sundays and legal holidays (Note 1 Sheet 001)	Compliant
(c)	The mining operation shall have immediate and direct access to a paved road having necessary and appropriate load bearing and traffic volume capacity in relation to the proposed intensity of the use	The site has access to Ormond Road. On-road trucks will travel north on Ormond Road, west on Davisburg Road, and then north or south on Milford Road, depending on location of delivery.	See traffic study and traffic study review
(d)	Access roads, excluding roads under the jurisdiction of the Road Commission for Oakland County, to and within the subject properties shall be maintained by the permit holder so as to maintain the roads in adequate condition for access purposes and to minimize the dust arising from the use of such roads.	Applicant has agreed to maintain all internal roads and roads to the subject properties that are not under the jurisdiction of the Road Commission for	Any maintenance agreements required by the Road Commission for Oakland County shall be secured as a part of the

	Such maintenance shall be accomplished through the application of chloride, water, and/or similar dust retardant material.	Oakland County (Note 2 Sheet 001) Dust will be minimized by using chloride, water, and/or similar dust retardant materials.	maintenance requirements for this project Applicant shall submit dust study for review
(e)	All equipment and facilities used in the production, processing, or transportation of sand, gravel, or stone on the subject properties by the permit holder shall be constructed, maintained, and operated in such a manner as to eliminate, insofar as practicable, noises, vibrations, or dust which interfere with the reasonable use and enjoyment of surrounding property. Where feasible, the processing plants and accessory equipment shall be located below the average grade of the surrounding parcels so as to effectuate screening from sight, noise, dust, and vibration.	See engineering letter for review of processing equipment location. And screening. Dust control study shall be provided by the applicant. Noise study review is forthcoming	
(f)	Equipment may not be operated at a noise level that exceeds 75 dB(A) or 85 dB(C) from 8am-10pm. Noise levels may be increased by 10 dB for a period of not to exceed 15 minutes in any one-hour period	Applicant has agreed to comply with this standard	See noise study. Noise study review is pending
(g)	All lighting must comply with section 40-888 Exterior Lighting	No photometric plan or lighting details have been provided. Applicant has agreed to comply with this standard	Applicant shall provide photometric plan and lighting details
(h)	Proper drainage shall be provided at all times to prevent the collection and stagnation of water, and surface water shall at all times be directed in such a manner so as not to create an adverse impact to the adjoining properties; provided, however, that the maintenance of the natural flow of surface water shall not be deemed an adverse impact. There shall be no creation of an adverse impact to the water table in the area.	Stormwater will be managed through the use of temporary and long-term infiltration basins at the perimeter of the excavation where runoff may potentially leave the mining area during site preparation. All stormwater from the mining area will be held on site.	See engineering review
(i)	Reclamation plan required	Reclamation plan submitted. See below and engineering	See engineering review. All phasing shall meet the required mining setbacks for

	Mining setbacks (100 feet to property line, 200 feet to processing)	<p>review for compliance.</p> <p>All mining activities are proposed at least 100 feet from the nearest property line</p> <p>All processing and stockpiling is proposed to be conducted at least 200 feet from the nearest property line</p>	<p>subsequent phases consisting of residential uses. The reclamation plan does not describe any kind of proposed phasing. If the intent is to reclaim phases of development while other phases are being mined, the applicant shall demonstrate all setbacks for the residential use will be met at the time of reclamation.</p>
(i)	In the event filling of the mined area is necessary in the course of reclamation, the fill material shall be inert materials only and shall not consist of and/or contain any organic waste, hazardous waste, radioactive waste, agricultural waste, industrial waste, or sludges and sewage residues, whether or not compounded, mixed, combined, bound, or contained within any other material through any chemical or physical process or a combination thereof, or in any other fashion; and moreover, such fill material shall not contain any other material which will, or is likely to, impair or harm the air, water, and natural resources, and public trust therein, and/or the public health and safety.	Applicant has agreed to comply with this requirement.	Applicant shall provide note

6. Site Standards.

Site Standards			
Zoning Ord Section	Required	Provided	Comments
Landscaping (Section 40-721)			
40-721(b)(2)	Landscape plan shall provide identification and location of all existing plant materials.		Landscape inventory demonstrating all trees within the disturbed area shall be provided. Please include

			<p>species, approx. size, and health.</p> <p>Landscape plan shall indicate compliance with the standards of this section.</p>
40-721(b)(3)	<p>Screening:</p> <p>Level 4 screening needed on north, west, and south sides (heavy industrial use abutting single-family residential/agricultural uses)</p>	<p>Berm proposed (see engineering review)</p>	<p>Trees are sparsely planted on top of berms and do not provide sufficient screening. Trees should be staggered rather than grouped to provide better screening.</p> <p>Trees should be provided along all berms in accordance with the Township spacing requirements.</p> <p>Berms shall be maintained with groundcovers or lawn and noted on the plans. The volume of soil needed for the berms should be provided, and if any will be stockpiled between the construction of berms and the beginning of reclamation, where the stockpiling will occur, how much, and for how long.</p>

40-721(b)(4)	<p>Minimum of one tree for every eight (8) parking spaces</p> <p>6 spaces/8 = 1 tree needed</p>	<p>No trees have been proposed for the parking area</p>	<p>Applicant shall provide one parking lot tree.</p>
40-721(b)(5)	<p>75' greenbelt needed with 1 tree per 30 lf of frontage</p> <p>Frontage is approximately 4,659 ft. 155 trees needed</p>	<p>Frontage is not labeled but does not appear to meet the 75' setback required for R-1A.</p>	<p>The setback to the berm is not provided. However, on sheet 005 the "160' setback" incorrectly points to the proposed berm.</p> <p>The distance between the front ROW line and the berm shall be 75' to provide space for the required greenbelt.</p> <p>The applicant has not provided a sufficient number of trees. Trees are only 6' in height, but green belt trees are required to be 12'.</p>
40-721(b)(6)	<p>Ten percent of the site area, excluding existing public rights-of-way, shall be landscaped. Such landscaping may include the preservation of existing native vegetation and tree cover.</p> <p>Site area: 422 acres 10% of site area: 42.2 acres</p>	<p>More than 10% of site area is in the resource protection area.</p>	<p>Compliant.</p>
40-721(b)(8)	<p>Outside trash disposal containers shall be screened on all sides with an opaque fence or wall, and gate at least as high as the container, but no less than six feet in height, and shall be constructed of material which is compatible with the architectural materials used in the site development.</p>	<p>The applicant notes that trash will be managed on site in a location screened from view</p>	<p>The applicant shall provide dumpster locations on the plans, indicating location of concrete pad. Dumpster must be in a location accessible by a garbage vehicle as illustrated by a</p>

			turning radius plan.
40-721(10) Landscape elements	A mixture of plant material	Plans only include 2 species for entire site	Additional species shall be provided to provide additional plant diversity Soil testing should be provided to determine whether overburden soil is acceptable material for turf, trees, and plant growth.
40-721(13)	Preservation of existing vegetation	25' natural features setback required	Provided Maintenance agreement shall be provided.
40-721(14)	Plant transplantation Where native plant species are being displaced by development, herbaceous and woody plants should be transplanted to the extent possible before all land clearing operations begin.	None Proposed	Applicant shall provide information on whether native plant transplantation is feasible (see plant inventory 40-721(b)(2)) and provide plans for salvage, replacement, and rehabilitation
40-721(15)	Invasive species removal shall be in accordance with Chapter 12 Article V	No invasive species survey provided but invasive species were noted to be present in the Old Field in Document C	Additional information required.
Signs (Section 40-751)			
No signs were proposed. Signs to be reviewed under separate permit application.			
Lots abutting water bodies (40-639)			
40-639	50' wetland setback required	Wetland 5 shows a 50' setback, but mining is proposed in the wetland setback	No mining may be permitted in the wetland setback

Access management (Section 40-683)			
40-683(a)(2)	<p>Driveway performance standards:</p> <ul style="list-style-type: none"> • Design harmonious with internal circulation to absorb inbound traffic • Sufficient on site storage for three queuing vehicles • Designed for all vehicle types needed • Visibility shall meet minimum adopted by RCOC or MDOT 	<p>Additional information required</p> <p>Entrance location to be approved by RCOC</p>	<p>Applicant shall provide dimensioned details of entrance location demonstrating width and turn radius</p>
40-683(a)(3)	Driveway spacing	Exceeds 275'	Compliant Entrance location to be approved by RCOC
40-684(2)	All uses subject to site plan review shall provide a paved taper to provide access to and from roadway	Taper lane detail provided on Sheet 10 but not included on plan	Applicant shall provide taper lane on the plans
Parking, drives, and loading areas (Section 40-681)			
40-681(1)(g)	The ordinance does not require a set number of parking spaces for extraction uses	The applicant has proposed six parking spaces, located in the northeast portion of the site near the scale office for guests and employees. Details about the parking spaces (dimensions, surfacing, etc.) have not been provided	<p>Applicant shall provide parking plan showing the layout of the spaces, their dimensions, surfacing, and other pertinent details</p> <p>Although notes were added to address this, it should be shown on the plans.</p> <p>The application states 8 employees on site, but only 6 spaces are provided. The site should include enough spaces to accommodate the maximum number of employees</p>

Exterior Lighting (Section 40-888)			
40-888(c)	All parking areas, walkways, driveways, building entryways, off-street parking and loading areas shall be sufficiently illuminated to ensure the security of property and the safety of persons	No lighting plan or lighting details have been provided	Applicant shall provide photometric plan and lighting details
Architectural and Site Design Standards (Section 40-821)			
40-821	The Township has standards related to building facades and exterior walls, roofs, and building materials and colors.	No building elevations have been provided	Applicant shall provide building elevations for scale office and storage enclosure¹
Resource Protection Overlay District (Section 40-892)			
40-892(b)	Applicability	The southwest portion of the site has been designated as a resource protection area	These standards are applicable
40-892(c)	Natural resources inventory by qualified professional required	Report by Barr engineering	Natural features inventory review forthcoming.
40-892(d)	The applicant shall propose, subject to review and approval by the responsible township body, areas of priority protection illustrated on the site plan or subdivision plat	Applicant has identified the resource protection overlay boundaries	Planning Commission may wish to discuss the boundaries of the protected area, in particular that it does not include Wetland V but mining is proposed to occur around that wetland. The resource protection overlay boundary shall be surveyed.
40-892(e)(1)	To the maximum extent feasible, no construction activity, including, without limitation, tree or brush removal, grading, excavation or stockpiling of fill material shall be permitted within priority protection areas	No construction activity is proposed for the resource protection area	Compliant

40-892(e)(2)	Natural resource buffer zones shall be established adjacent to natural features/ecosystems intended for preservation within areas of priority protection. Such buffers shall be a minimum of 25 feet in width. The township body responsible for approval may decrease the buffer zone below the 25-foot requirement where it can be demonstrated that other means are available to provide the equivalent protection.	Applicant has shown the boundary of the resource protection area	The 25' buffer should be clearly marked on the plans.
40-892(e)(3)	The applicant shall undertake mitigation measures for any damaged or lost natural resource in priority protection areas resulting from or caused by the development activity of the applicant.	No development proposed in priority protection area Applicant provided note 5 on Sheet 001 indicating that mitigation measures for any lost natural resource in priority protection areas will be provided in a manner that is agreed upon by the Township Board.	Compliant
40-892(e)(4)	If the development site contains priority protection areas that connect to other areas of a similar nature, to the extent reasonably feasible, such connections shall be preserved.	N/A the priority protection area is one contiguous area	Compliant
40-892(e)(5)	If the development site contains an inland lake or stream, the development plan shall include such enhancements and restoration as are necessary to provide reasonable wildlife habitat and aesthetic quality in areas of shoreline transition and areas subject to erosion.	Applicant describes erosion and sedimentation issues on the plans	Additional review forthcoming
40-892(e)(6)	Projects which are subject to this section shall be designed to complement the visual context of the natural area.	N/A – no buildings or structures will be in the resource protection overlay area	N/A

¹ Modifications to these standards, in whole or in part, may be approved as long as the modification will not create a negative visual impact when the building is viewed from a public thoroughfare and/or a neighboring property and where one or more of the following can be demonstrated: 1) the modification will achieve a specific architectural objective or purpose, 2) the standard creates a practical difficulty, or 3) proposed building facades, roofs, materials and colors are consistent with those within the immediately surrounding area.

²In establishing the width of the buffer zone, the township body responsible for approval shall consider the foreseeable impacts of development on the ecological character or function of the natural feature/ecosystem to be preserved and the following: a. Wildlife habitat, movement corridors and use characterization of the priority protection area. b. Extent of floodplains, floodways, wetlands and watercourses. c. Type, amount and extent of existing vegetation on the site. d. Character of the proposed development in terms of use, density, traffic generation, quality of runoff water, noise, lighting and similar potential development impacts, on the priority protection area being buffered. e. Site topography, including but not limited to such characteristics as steepness of slopes, existing drainage patterns, ridgelines and scenic topographic features.

7. Reclamation Plan

Reclamation Plan			
Ord Section	Required	Provided	Comments
12-80.12	Scale= 1"=200' Contour= 5'	Provided	Compliant
12-80.12.a	General area of completely reclaimed land	Provided	Provided Reclamation plan includes development of the resource protection overlay. This will not be permitted
12-80.12.b	General area of reclamation underway	NA	NA
12-80.12.c	General area currently used for topsoil and overburden storage	Noted but not indicated on plans. Applicant states that the overburden soil will be used for berms and future reclamation. However applicant does not discuss storage of material, the quality of topsoil being utilized within the berm, or volume.	Any stockpiling of soil between when the berms are constructed and the beginning of reclamation shall be detailed, including the volume, timeline, and location of the stockpiling

12-80.12.d	General area proposed for reclamation during the mining permit year	NA	NA
12-80.12.e	General area proposed for topsoil and overburden storage during the mining permit year	Noted but not indicated on plans. States that overburden will be used for berms and reclamation, does not discuss any storage	Any stockpiling of soil between when the berms are constructed and the beginning of reclamation shall be detailed, including the volume, timeline, and location of the stockpiling
12-80.12.f	The acreage for each area shown on the mining and reclamation plan	Per note 4 on sheets 013 and 014: 40 acres proposed lake, 358 acres open space, 12 acres roads and developed area	Compliant
12-80.12.g	A description of the methods and materials proposed for reclamation including placement of topsoil and planting materials	Overburden soil will be used for reclamation and berms. No plan for replacement of planting materials provided	Applicant shall provide details about the location of overburden soil storage and planting materials used in reclamation
12-80.12.h	A schedule for reclamation activities.	Not provided	Applicant shall indicate phase lines and show how each phase will remain separated from active phases of the mining operation
12-80.13	A performance bond	Not provided	Estimate required

12-81-i	Reclamation specifications	Subject to engineering review
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Special Land Use Standards (40-145)

The Planning Commission and the Township Board, in arriving at this recommendation and decision relative to any application for a special land use, shall apply the following standards for site plan reviews (items 1-6):

1. The proposed use shall be of such location, size and character as to be in harmony with the appropriate and orderly development of the zoning district in which situated and shall not be detrimental to the orderly development of adjacent zoning districts.
2. The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood. In applying this standard, the planning commission and township board shall consider, among other things: convenient routes for pedestrian traffic, the relationship of the proposed use to main traffic thoroughfares and to street and road intersections, the general character and intensity of the existing and potential development of the neighborhood, and relationship to the township master plan. The planning commission and township board shall determine that the proposed use will not have a detrimental effect.
3. Unless a variance is granted, the standards of density and required open spaces for the proposed use shall be at least equal to those required by this chapter in the zoning district in which the proposed use is to be located. After the granting of approval of a special land use by the township board, the zoning board of appeals shall also have the power to grant variances as provided by this chapter.
4. The public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity.
5. Protection of the natural environment and conservation of natural resources and energy.
6. Compatibility with adjacent uses of land and promotion of the use of land in a socially and economically desirable manner.

Planner's Recommendation

This was a preliminary site plan review. PC shall provide any comments on the proposed development for final site plan. Additional technical reviews are pending. We recommend keeping the public hearing open until all technical studies are reviewed.

Staff will be available to discuss this review at the next Planning Commission meeting.

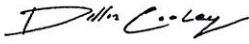
Respectfully,
Giffels Webster



Julia Upfal
Senior Planner



Stephanie Osborn
Associate Planner



Dillon Cooley
Senior Landscape Designer

Case, Michelle

From: Rucinski, Alexander
Sent: Thursday, October 16, 2025 11:48 AM
To: Sintkowski, Scott; Sieg, Keith
Cc: Deneau, Danielle
Subject: RE: Gravel Mine Extraction Use

Scott,

In a quick review of the information from the attached email, there appears to be several other traffic studies and reports. Traffic Safety cannot complete a review based upon the information provided.

Can the Township provide copies of all reports and reviews?

Alex

From: Sintkowski, Scott <ssintkowski@rcoc.org>
Sent: Thursday, October 16, 2025 10:46 AM
To: Rucinski, Alexander <arucinski@rcoc.org>; Sieg, Keith <ksieg@rcoc.org>
Cc: Deneau, Danielle <ddeneau@rcoc.org>
Subject: RE: Gravel Mine Extraction Use

Alex,

Please see attached. This just arrived this morning.

SS

From: Rucinski, Alexander <arucinski@rcoc.org>
Sent: Thursday, October 16, 2025 10:10 AM
To: Sintkowski, Scott <ssintkowski@rcoc.org>; Sieg, Keith <ksieg@rcoc.org>
Cc: Deneau, Danielle <ddeneau@rcoc.org>
Subject: RE: Gravel Mine Extraction Use

Scott,

It is not appropriate for staff from Traffic Safety to attend this meeting. RCOC Traffic Safety has not been provided any information or correspondence from the Township staff/consultants related to this development. Therefore, we have not had the opportunity to determine what potential impacts may be created related to this project.

If the Township would like to provide a Traffic Impact Study, Traffic Safety would review and provide comments on the development plan.

Alex

Alex Rucinski, PE, PTOE
Traffic Safety Engineer
Road Commission for Oakland County
2420 Pontiac Lake Rd
Waterford, MI 48328
Office (248) 858-4830

From: Sintkowski, Scott <ssintkowski@rcoc.org>
Sent: Thursday, October 16, 2025 9:44 AM
To: Rucinski, Alexander <arucinski@rcoc.org>; Sieg, Keith <ksieg@rcoc.org>
Subject: FW: Gravel Mine Extraction Use

Alex/Keith,

Please see below. They would like RCOC to attend this meeting today (as well as the pre-meeting with the Township Attorney at 11:45 if possible) to speak about Traffic Safety and Transportation considerations. They are estimating 80 trucks per day to haul from the site eventually. If you're not able to attend, I could pass along any comments you may have at this point in the process.

SS

From: Aponte, Lois <laponte@rcoc.org>
Sent: Thursday, October 16, 2025 9:29 AM
To: Sieg, Keith <ksieg@rcoc.org>; Sintkowski, Scott <ssintkowski@rcoc.org>
Subject: Gravel Mine Extraction Use

Julia Upfall, Planning Consultant for Springfield Twp 734-277-1034 – new Twp Supervisor is Rick Davis

She has a meeting today at noon at the Springfield Twp Civic Center with the Applicant (The Levy Company – Burroughs Mining) and the Springfield Twp Traffic Engineers

The site is 500 Acres proposed to have 80 trucks/daily use in and out
Located between Big Lake Rd & French Ln on the West Side of Ormond Rd

Parcels – Springfield Twp
07-19-300-011
07-19-401-007
07-30-100-006
07-30-201-003

Parcel – Rose Twp
06-24-400-004

They are wanting to see what is required for a Special Haul Route and any other permits that will be required such as an Approach permit

Lois Aponte.

Lois Aponte - Permit Clerk
Weighmaster Div | Road Commission for Oakland County

Office | 248-858-4835 X 4837

Fax | 248-858-4773

Email | laponte@rcoc.org

Permit Submittal Email | permits@rcoc.org

Website | www.rcocweb.org



Department of Customer Services – Permits/Weighmaster Div.
2420 Pontiac Lake Rd, Waterford, MI 48328

Case, Michelle

From: Permits
Sent: Thursday, October 16, 2025 12:19 PM
To: Zschering, Robert
Subject: FW: Levy Mining Application- Springfield

Lois Aponte,

Lois Aponte - Permit Clerk
Weighmaster Div | Road Commission for Oakland County

Office | 248-858-4835 X 4837

Fax | 248-858-4773

Email | laponte@rcoc.org

Permit Submittal Email | permits@rcoc.org

Website | www.rcocweb.org



Department of Customer Services – Permits/Weighmaster Div.
2420 Pontiac Lake Rd, Waterford, MI 48328

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Thursday, October 16, 2025 10:12 AM
To: Permits <permits@rcoc.org>
Cc: Jill Bahm <jbahm@giffelswebster.com>
Subject: Levy Mining Application- Springfield

You don't often get email from jupfal@giffelswebster.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the Road Commission. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions or concerns, please contact Information Technology.

Hi,

Please see the plans here: [007 PHASE FIVE](#)

Traffic study is here: [Fishbeck Traffic Impact Study - Field Site Alternative Routes \(M-59\).pdf](#)

Planning review: [Letterhead](#)

Parcels are: 07-19-300-011, 07-19-401-007, 07-30- 100-006, 07-30-201-003; 06-24-400- 004 (Rose Twp)

We are meeting at Springfield Township at noon today with Levy, Fishbeck, and Mike Darga from our office. I would like to confirm whether or not RCOC should attend with the Township supervisor and will verify asap. My cell phone number is 734-277-1034. Please let me know if you have any questions.

Best,
Julia

Julia Upfal, AICP
Senior Planner



Giffels Webster

1025 E. Maple, Suite 100
Birmingham, MI, 48009
p: 248.852.3100
f: 313.962.5068

Crain's Best Places to Work in Southeast Michigan 2024

jupfal@giffelswebster.com
www.giffelswebster.com
[privacy policy](#)

Memo

TO: Thomas Forster – Varnum LLP
Attorney-Client Privilege

FROM: Timothy J. Likens, PE, PTOE

DATE: January 17, 2024

PROJECT NO.: 230233

SUBJECT: Traffic Impact Study – Field Site
Alternative Routes (M-59)

Fishbeck has been providing traffic engineering services for the Levy site in Springfield Township, Oakland County, Michigan. To date, Fishbeck has delivered site observation materials and findings, as well as a draft traffic impact study report relative to this fixed haul route. Fishbeck also provided a memorandum dated December 20, 2023 which outlined findings of an operational analysis utilizing Milford Road and Hickory Ridge between the site and M-59.

Subsequent to completion of this work, Fishbeck staff met virtually with Levy on January 10, 2024. During this meeting the team discussed key findings of the alternative route analysis and field investigation. The following summarize those findings, points of discussion, and related information:

1. The study intersections along the alternative routes operate acceptably, resulting in the following conclusions:
 - a. New truck traffic would not adversely impact operations along the alternative routes.
 - b. Material hauling would not be inhibited by existing capacity deficiencies along the alternative routes.
2. Trucks destined for M-59 must make a left-turn from STOP from WB Davisburg Road to SB Milford Road. Operational results indicate that adequate gaps are available on Milford Road to complete this turn; however, there is a horizontal curve on Milford Road to the north. Overhead flashing beacons (amber for Milford Road, red for Davisburg Road) are installed above the intersection to enhance safety.
 - a. Generally, vegetation clearing at intersections to improve sight distance may be desirable to both Levy and Oakland County.
3. South of Clyde Road, considerations for the use of Milford Road versus Hickory Ridge Road include:
 - a. Milford Road is abutted by more densely developed land uses than Hickory Ridge Road.
 - b. Traffic along Milford Road will encounter an additional traffic signal; whereas traffic along Hickory Ridge Road will encounter an additional 4-way STOP.
 - c. 2023 PASER pavement condition ratings indicate fair to good pavement conditions along both alternative routes. Milford Road was resurfaced in 2019 within the limits of Highland Township.

4. The intersections of M-59 with Milford Road and Hickory Ridge Road are controlled by traffic signals and indirect left-turns (crossovers), except as noted below. Turning movements operate acceptably and turn lane storage lengths are adequate to accommodate additional truck volumes.
 - a. The left-turn movement from EB M-59 to NB Milford Road is currently permitted directly at Milford Road, which is atypical of a boulevard with crossovers but functions acceptably.
 - b. Portions of M-59 have recently been resurfaced and traffic signals modernized in this vicinity; therefore, removal of this direct left-turn in the immediate future is not expected.
 - c. Truck traffic on EB M-59 destined for NB Milford Road should continue to utilize the signalized direct left-turn at Milford Road; whereby the EB to WB crossover east of Milford Road is STOP controlled with limited visibility of conflicting WB traffic over a crest vertical curve.
 - d. Although unlikely in the near term, future elimination of this direct left-turn is expected to trigger the need for signalization of the EB to WB crossover on M-59 east of Milford Road.
5. The Road Commission for Oakland County (RCOC) truck operator’s map indicates that Milford Road is “Designated” (formerly Class A) between Davisburg Road and M-59. Hickory Ridge Road is “Special Designated” between Clyde Road and M-59; however, Clyde Road is classified “Normal” (formerly Class B) between Milford Road and Hickory Ridge Road (approximately 2.25 miles).
 - a. “Designated” routes carry a 25% weight reduction when Spring restrictions are in force. “Normal” routes carry a 35% reduction when Spring restrictions are in place. “Special Designated” routes do not typically carry a Spring weight restriction.
6. Michigan Department of Transportation (MDOT) Annual Average Daily Traffic (AADT) volume maps indicate the following existing (2022) two-way volumes of total and commercial (heavy vehicle) traffic. These data indicate these roadways carry approximately 3% heavy vehicle traffic. Peak hour data collected by Fishbeck across the study network indicates similar overall percentages.

Study Area AADT/CAADT Volumes (vehicles per day)

Roadway	AADT	CAADT
Ormond Road	3229	93
Davisburg Road	4054	117
Milford Road (N of Clyde)	4857	142
Milford Road (S of Clyde)	11830	343
Clyde Road	3258	95
Hickory Ridge Road	7303	212

By email

Copy: Reuben Maxbauer – Levy
Kayla Deciechi – Levy
Bob Doyle, PLSA, ASLA – SmithGroup
Alyssa Wambold, PE, PTOE – Fishbeck
Kyle Reidsma, PE, PTOE – Fishbeck



June 13, 2025

Springfield Township Planning Commission
12000 Davisburg Road
Davisburg, MI 48350

Site Plan & Special Land Use Review Burroughs Materials Co.

Address:	6651 Ormond Rd.	Applicant:	Burroughs Materials Co.
Parcel ID:	07-19-300-011, 07-19-401-007, 07-30-100-006, 07-30-201-003; 06-24-400-004 (Rose Twp)	Plan Date:	6/2/2025
Zoning:	Suburban Estates (R-1A)	Reviewer:	Julia Upfal
		Check:	Stephanie Osborn

Dear Mr. Davis,

We have reviewed the above application, site plan, and technical studies.

This application shall be reviewed as a preliminary site plan.

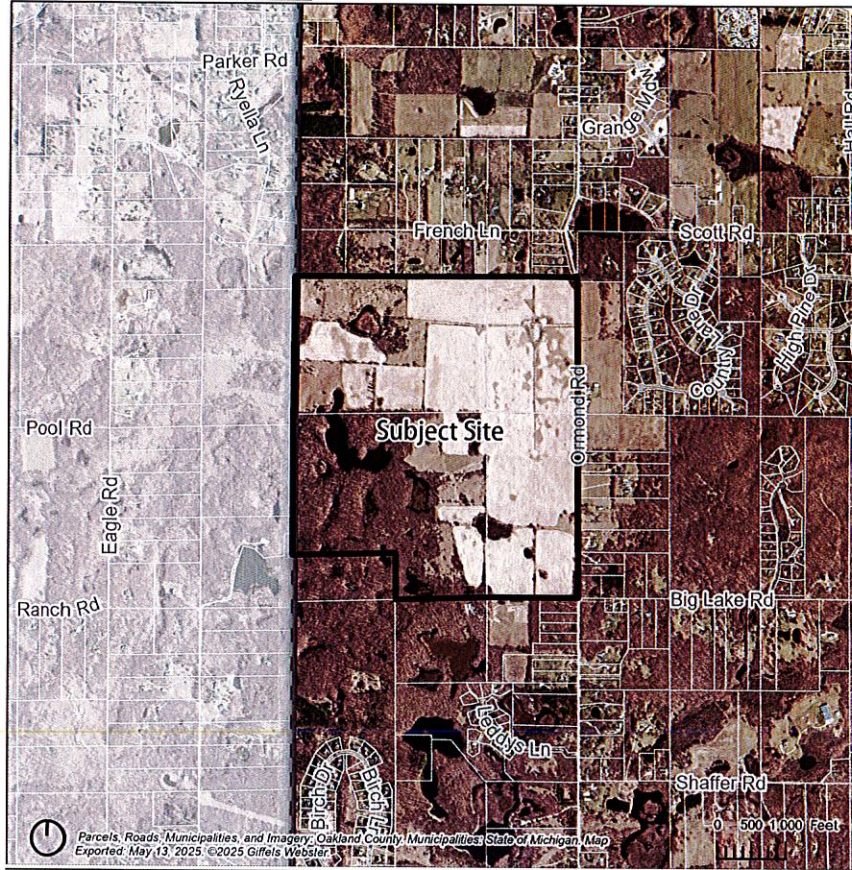
A preliminary and final site plan are required for all Special Land Uses. Although the Planning Commission has reviewed this preliminary site plan at an earlier meeting, these plans are pending further information which must be reviewed before any final recommendations.

Since this is a preliminary site plan, no action may be taken at this time. While technical studies remain forthcoming, we recommend the Planning Commission keep the public hearing **open**. This means that public comment specific to this item will be provided on this item at subsequent meetings

Following review of the final site plans, the Planning Commission shall determine if all required standards have been met and provide a recommendation to the Township Board as to whether the proposed use should be approved or not; in addition, because this is a Special Land Use application, the Planning Commission may consider additional conditions to mitigate any potential impacts from this use.

Our review of this application is below. Items in bold shall be addressed by the applicant.

Aerial Map of Subject Site



Proposal

The applicant is proposing to use a 422-acre parcel of land west of Ormond Road and north of Big Lake Road in Springfield Township as a new sand and gravel mine site. The extraction activity is expected to take place over the course of approximately 20 years and encompass five distinct phases. During this time, the applicant estimates that between 60,000 and 665,000 cubic yards of sand and gravel will be removed from the site annually. The site will use a “wet” mining process that does not involve the pumping and removal of groundwater. Site improvements include a scale office, 6 guest and employee parking spaces, a truck scale lane, internal hauling route, a portable processing plant, and modular processing equipment. The site is currently zoned R-1A Suburban Estates and is vacant. Proposed access to the site is via an entrance from Ormond Road at the northern half of the property, however, the applicant has noted that this location may change based on input from the Road Commission of Oakland County.

The project description indicates that the mining area will be 238 acres, but the site plan indicates that the area will be 213 acres. The exact proposed mining area should be surveyed and defined on the plan. The plan should note that the mining area boundary and resource protection overlay buffer will be flagged on the site.

The application should specify the amount of material to be removed in the first year of the project. Each subsequent annual permit should include this information.

Review Process for Extraction Uses

The Michigan Zoning Enabling Act addresses the approval of mining operations under Section 125.3205:

(3) An ordinance shall not prevent the extraction, by mining, of valuable natural resources from any property unless very serious consequences would result from the extraction of those natural resources. Natural resources shall be considered valuable for the purposes of this section if a person, by extracting the natural resources, can receive revenue and reasonably expect to operate at a profit.

(4) A person challenging a zoning decision under subsection (3) has the initial burden of showing that there are valuable natural resources located on the relevant property, that there is a need for the natural-resources by the person or in the market served by the person, and that no very serious consequences would result from the extraction, by mining, of the natural resources

(5) In determining under this section whether very serious consequences would result from the extraction, by mining, of natural resources, the standards set forth in *Silva v Ada Township*, 416 Mich 153 (1982), shall be applied and all of the following factors may be considered, if applicable:

- (a) The relationship of extraction and associated activities with existing land uses.
- (b) The impact on existing land uses in the vicinity of the property.
- (c) The impact on property values in the vicinity of the property and along the proposed hauling route serving the property, based on credible evidence.
- (d) The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.
- (e) The impact on other identifiable health, safety, and welfare interests in the local unit of government.
- (f) The overall public interest in the extraction of the specific natural resources on the property

(6) Subsections (3) to (5) do not limit a local unit of government's reasonable regulation of hours of operation, blasting hours, noise levels, dust control measures, and traffic, not preempted by part 632 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.63201 to 324.63223. However, such regulation shall be reasonable in accommodating customary mining operations.

As a part of this review, the Planning Commission will need to make a determination as to whether the extraction activity would result in “any serious consequences” and whether there are “valuable” natural resources to be extracted. If it is determined that the site plan meets this criteria, the Planning Commission will consider reasonable conditions which may be placed upon the mining operation.

The Township Attorney letter reviews these considerations and will help guide the Planning Commission in making this determination. In addition, the following information shall help to inform the Planning Commission’s findings:

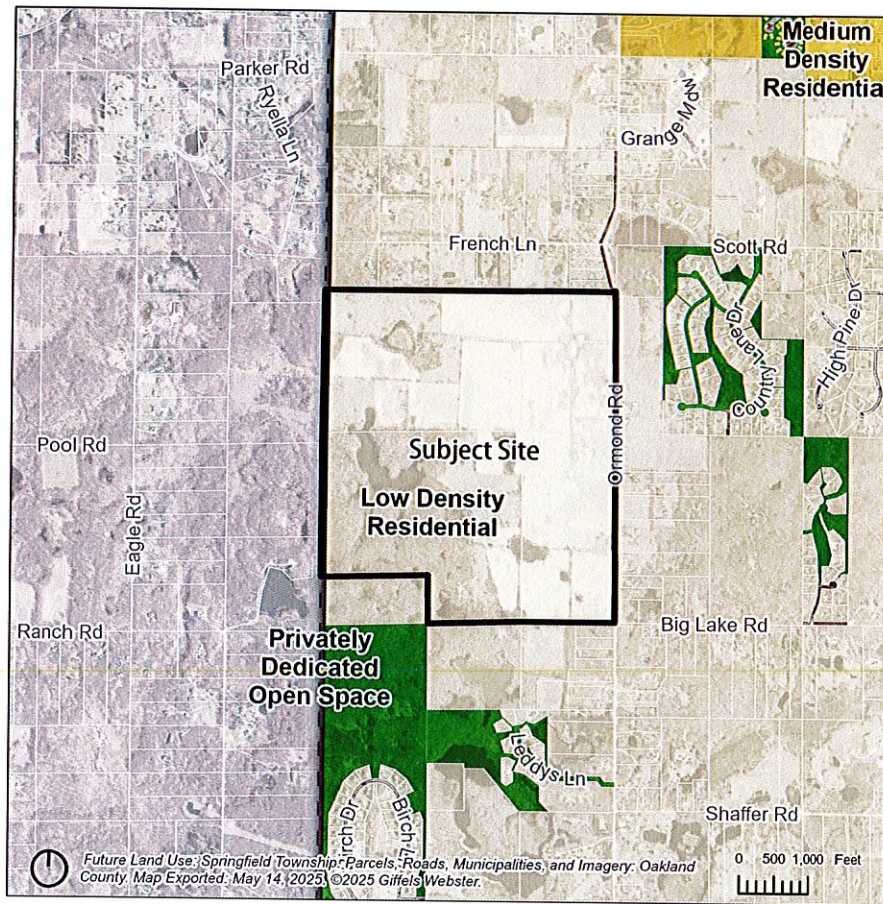
Finding: Serious consequences		
Review Standards	Applicant Findings	Reviewer Findings
<p>The relationship of extraction and associated activities with existing land uses.</p> <p>Impact on existing land uses in the vicinity of the property</p>	-	<p>The site is zoned R-1A and surrounded by residential land uses. The Planning Commission shall evaluate whether this use is compatible or if conditions can be placed upon this use to minimize offsite impacts to adjacent uses. The R-1A district, which is adjacent to the northern, southern, and southeast corner of the site, allows mineral mining as a special land use. Mineral mining is prohibited in the R-1 district which is the designation of the land located adjacent to the northwest corner of the site across Ormond Rd.</p> <p>See ordinance intent under item #3 of this review. .</p>
<p>The impact on property values in the vicinity of the property and along the proposed hauling route serving the property, based on credible evidence.</p>	Not addressed by applicant	<p>Additional information requested:</p> <ul style="list-style-type: none"> Property value study
<p>The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.</p>	Traffic Study by Fishbeck	Traffic Study Review by Giffels Webster
<p>The impact on other identifiable health, safety, and welfare interests in the local unit of government.</p>	<ul style="list-style-type: none"> Barr Engineering Hydrogeological Evaluation Barr Engineering Natural Resources Characterization SmithGroup Noise and Vibration Assessment 	<p><i>Review of supplemental studies forthcoming</i></p> <p>Additional information requested:</p> <ul style="list-style-type: none"> Dust control study Lighting plan
<p>The overall public interest in the extraction of the</p>	The applicant has referenced the need	Detailed information from qualified expert requested

specific natural resources on the property.	for sand and gravel for road construction and other construction projects in the general area.	<i>See legal review from Township Attorney</i>
Access to a road having the necessary and appropriate load-bearing and traffic volume capacity.	Traffic Study by Fishbeck	Traffic Study Review by Giffels Webster

Finding: Valuable		
Review Standards	Applicant Findings	Reviewer Findings
The natural resources to be extracted shall be considered valuable, and the applicant can receive revenue and reasonably expect to profit from the proposed mineral mining operation.	Exhibit C of Application Materials	Detailed information from qualified expert requested <i>See legal review from Township Attorney</i>
There is a need for the natural resources to be mined by either the applicant or in the market served by the applicant	Exhibit C of Application Materials	Detailed information from qualified expert requested <i>See legal review from Township Attorney</i>

Zoning

The site is zoned R-1A. The Future Land Use designation for this site is Low Density Residential.



Adjacent Properties

Direction	Zoning	Current Use	Future Land Use Designation
North	R-1	Residential	Low Density Residential
South	R-1A	Agriculture	Low Density Residential
East	R-1 and R-1A	Residential	Low Density Residential
West (Rose Township)	AG/RP and R-1R	Residential	-

Summary of Planning Commission Considerations

- A recommendation to the township board that no very serious consequences would result from the extraction, by mining, of the natural resources, based upon a review of the relationship with existing uses, the impact on existing uses, the impact on property values in the vicinity and along the hauling route, the impact on pedestrian and traffic safety, the impact on other identified health, safety and welfare interests, the overall public interest
- A recommendation to the township board that the applicant has met the burden of demonstrating that there are valuable natural resources on the relevant property and that there is a need for the natural resources by the applicant or in the market served by the applicant
- A recommendation to the township board that the criteria for Special Land Uses have been met
- A determination and recommendation to the Township Board that the proposed mining operation has sufficient road access
- Review of district intent for R-1A District and Mineral Mining (#3 of this report)
- Planning Commission shall make a recommendation to the Township Board regarding the boundary of the resource protection overlay.
- As a part of the conditions of approval, the Planning Commission shall:
 - a. Identify the person, contractor or subcontractor who will be doing the removal and indicate that no other individuals shall be allowed to work on the site.
 - b. Set a reasonable time limit for all mining and hauling operations and a reasonable time extension for the land to be completely restored.
 - c. Set the amount of the bond to ensure final restoration of the property as provided by subsection (b)(13) of section 12-80
 - d. Establish the frequency of engineering reports to be prepared by a local engineering firm and to be reviewed by the township engineer.
 - e. Establish the frequency of on-site inspections to be made by the township engineer and establish the amount of cash deposit necessary to cover such on-site inspections.
 - f. Restrict any phases from taking place concurrently, specifying that reclamation for each phase shall be completed before new phases may begin. This condition will ensure compliance with the total mining area which may be permitted under 50-597-g.
 - g. Establish any other reasonable conditions and requirements as deemed necessary to adequately protect the general health, safety, and welfare of the township
 - i. Possible conditions may include:
 - 1. Additional or modified screening
 - 2. Changes to setbacks
 - a. The Planning Commission may consider increasing the buffers to natural resource areas on the site, including the natural resource overlay area and wetlands
 - 3. Phasing considerations
 - 4. Restrictions on transportation routes
 - 5. Additional restrictions on hours of operation
 - 6. Conservation easement or other restriction placed on resource protection area
 - 7. Restrictions on explosives (although stated that they would not be used, this may be helpful to include as a condition)
 - 8. Requirements for truck stacking to occur on site

9. Any other conditions to support the health, safety, and welfare on the site and surrounding properties

Summary of Administrative Comments to be addressed by the applicant:

The following information shall be provided with the final site plan submittal:

- General:
 - A property value study, detailed market study by a qualified geologist, and dust control study to inform the board’s consideration of “very serious consequences” and whether the resources are “valuable”
 - The survey was from 1987. An updated survey is required.
 - Plan notes that apply to all sheets shall be provided on a single sheet in the set. Notes that only apply to certain sheets shall be provided on the phased sheets.
 - The aerial photograph is outdated and shall be updated to comply with the requirements for the aerial photograph. 24x36 prints are required. (Fly over should occur within 6 months of application)
 - A legal description/ survey of the mining area
- Roads and Traffic Circulation
 - Right-of-way centerline is noted, but the right—of-way should be very clear on the plan, with both sides and centerline shown. Currently, the road label appears outside the ROW, creating confusion.
 - Linework for parking spaces shall be provided. A note on the plan cites the dimensions and number of spaces, but they are not shown on the plans.
 - A note shall be added to the plans regarding road maintenance. Applicant shall submit a dust control plan for review.
 - Applicant shall provide dimensioned details of entrance location demonstrating width and turn radius.
 - Applicant shall provide taper lane on the plans. Although shown in the details, this should be demonstrated on the plan sheets as well.
 - Parking plan showing the layout of the spaces, their dimensions, surfacing, and other pertinent details. Although notes were added to address this, parking should be shown on the plans.
 - The application states 8 employees on site, but only 6 spaces are provided. The site should include enough spaces to accommodate the maximum number of employees
- Buildings
 - Provide details of the scale office and enclosed storage area building, including dimensions, elevations, and floor plan.
- Lighting
 - Exterior lighting details not provided. A lighting plan is required consistent with section 40-888.
- Natural Features and Resource Protection Overlay
 - Mining is proposed in the 50’ wetland setback for wetland V, mining must remain outside this setback.
 - Slopes greater than 10% shall be identified on the plans.
 - The resource protection overlay boundary shall be surveyed and must be adhered to following approval. The mining area should also be surveyed. A note should be added to the plans that the mining area and resource protection buffer will be flagged.
 - The 25’ buffer from the resource protection overlay area should be noted on all phase plans.

- Note on plans indicating that mitigation measures for any lost natural resource in priority protection areas will be provided in a manner that is agreed upon by the Township Board.
- Reclamation plan includes development of the resource protection overlay. This will not be permitted and plans should be updated accordingly
- Waste Management
 - The applicant shall provide dumpster locations on the plans, indicating location of concrete pad. Dumpster must be in a location accessible by a garbage vehicle and illustrated via a turning radius diagram.
- Phasing
 - The phasing information is incorrect. While phase 1 is in the rear of the site, access is shown during phases 2 and 5. All portions of the site to be constructed during phase 1 should be clearly identified as a part of phase 1.
 - Reclamation area phasing shall be provided. Applicant shall indicate phase lines and show how each phase will remain separated from active phases of the mining operation
- Reclamation
 - Reclamation bond estimate required.
 - All phasing shall meet the required mining setbacks for subsequent phases consisting of residential uses while extraction is still occurring elsewhere on the site. The reclamation plan does not describe any kind of proposed phasing. If the intent is to reclaim phases of development while other phases are being mined, the applicant shall demonstrate all setbacks will be met at this time.
- Landscaping
 - Applicant shall provide a note on plans demonstrating compliance with fill material requirements described in section 12-81.j
 - Applicant shall provide a landscape inventory demonstrating all trees and those proposed for removal within the disturbed area shall be provided
 - The landscape plan should include a schedule indicating compliance with the standards of section 40-721. All species shall be clearly labeled on the plans. The locations of each type of evergreen shall be identified through clearly distinct symbology.
 - Trees are sparsely planted on top of berms and do not provide sufficient screening. Trees should be staggered rather than grouped to provide better screening.
 - Trees should be provided along all berms in accordance with the Township spacing requirements.
 - Berms shall be maintained with groundcover or mulch and noted on the plans.
 - Applicant shall provide the volume of soil needed for the berms and extraction, along with information about the process for creating the berms, such as whether soil will be stockpiled between the time the berms are constructed and the beginning of reclamation.
 - Applicant shall provide soil testing to determine whether overburden soil is of sufficient quality to support turf, tree, and plant growth.
 - Applicant shall provide one parking lot tree.
 - The setback to the berm is not provided. However, on sheet 005 the “160’ setback” incorrectly points to the proposed berm. The distance between the front ROW line and the berm shall be 75’ to provide space for the required greenbelt.
 - Update plans to provide the required number and size of trees. Trees are only 6’ in height, but green belt trees are required to be 12’.
 - Provide more than 2 species to provide a diverse plant mixture.

- Information on whether native plant transplantation is feasible and provide plans for such transplantation.
- Update cross sections to show the site from the road to the mining pit, including the greenbelt, landscaping and trees, berm, and any other pertinent features.
- Areas used for storage of overburden soil shall be indicated on the plans, in general and for the permit year.
- Invasive species
 - The applicant shall provide an invasive species inventory.

Review Comments:

1. **Use.** The applicant has proposed to mine the area for gravel. Extraction uses may be permitted as Special Land Uses in the R-1A Zoning District (section 40-597(b) Mineral Mining). Excavation will be done using a dredging method that with front end loaders, either loading directly into trucks for hauling or into the feed hopper of the processing plant. To create the proposed lake a dragline crane, hydraulic crane, or floating dredge will be used to remove the raw aggregate, which is stockpiled on the pit floor, allowed to drain, and then loaded onto a conveyor or truck for transportation to the processing plant. The wash plant utilizes a closed-loop system, which recovers and recycles water used by the processing equipment. Well water is used to supplement the re-circulating water as needed, given some process water is lost to moisture content of finished products; however, the closed-loop system significantly reduces the operation’s reliance on the well and groundwater. No explosives will be used in the operation.
2. **Application Materials.** The applicant submitted plans for review and discussion as a preliminary site plan. The information that is currently absent shall be provided as a part of the Final Site Plan. *Sheet notes on the plans should only be provided on relevant plan sheets. If notes apply to all phases, they should not be located on the sheet of a specific phase.*

Site Plan Application Materials (40-136-g)	
Centerline of existing and proposed right-of-way lines of any street.	Right of way centerline is noted, but the right-of-way should be very clear on the plan, with both sides and centerline shown. Right now the road label appears outside the ROW adding to confusion
Location of existing and proposed service facilities above and below ground, including:	Subject to engineering review
<ul style="list-style-type: none"> ● Well sites. 	
<ul style="list-style-type: none"> ● Septic systems and other wastewater treatment systems. The location of the septic tank and the drainfield (soil absorption system) should be 	

clearly distinguished. Wastewater treatment systems process should be explained.	
<ul style="list-style-type: none"> • Chemical and fuel storage tanks and containers. 	
<ul style="list-style-type: none"> • Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels. 	
<ul style="list-style-type: none"> • General location and concept of on-site utilities (both above and below ground) including water, wastewater system, and stormwater systems. 	
<ul style="list-style-type: none"> • Preliminary calculations for stormwater facilities. Enough detail must be provided to determine the location and type of stormwater treatment proposed and the area needed for these facilities. 	
Location of all easements.	The survey provided was from 1987. A new survey is required.
All buildings with dimensioned floor plans, setbacks and yard dimensions and elevation views, of all sides of the building, including all roof-mounted mechanical units and screening, exterior materials and colors, including demonstration that the architectural and site design standards are met (section 40-821).	Scale office and enclosed storage area information not provided
Dimensional parking spaces and the calculations, drives, and method of surfacing.	Not provided (Dimensions were labeled but linework is needed on drawings)
Exterior lighting locations and illumination patterns/photometric plan and lighting details.	Not provided
Location and description of all existing and proposed landscaping, berms, fencing and walls. (Should include species type, size, spacing).	Provided
Trash receptacle pad location and method of screening.	Noted on Sheet 003 Note 10. The applicant shall provide dumpster locations on the plans, indicating location of concrete pad. Dumpster must be in a location accessible by a garbage vehicle as evidenced by turning radius plans.

Transformer pad location and method of screening.	Not provided
Dedicated road or service drive locations	Provided
Entrance details including sign locations and size.	Sign to be reviewed under a separate permit
Designation of fire lanes.	Subject to fire department review
Soil characteristics of the parcel	Provided
Existing topography	Provided
Location of existing drainage courses and associated bodies of water, on and off site, and their elevations.	Provided
Location of existing wetlands	Provided
Location and identification of natural resource features, including woodlands and other native plant communities, and areas with slopes greater than ten percent (one foot of vertical elevation for every ten feet of horizontal distance).	Slopes >10% not identified
Location of invasive species. If found, an Invasive Species Management Program per Chapter 12 Article V shall be provided.	Not Provided; Document C notes that invasive species exist in the Old Field area; these should be inventoried and a management plan provided
Total and useable floor area.	Not provided
Number of employees in peak usage.	6-8 People
Mining Application Contents (12-80.b)	
Name and address of owner, applicant, and operator	Provided
Location, size and legal description, including a legal description of the area from which the removal is to be made	The survey provided was from 1987. A new survey is required. Applicant shall provide a survey of the proposed mining area and note that the mining area will be flagged on the ground.

Location of the processing plant and type of plant to be used.	Provided
Detailed statement as to the exact type of materials or resources to be removed, and the estimated number of cubic yards.	Provided
Proposed method of removal, general haul route, and whether blasting or other use of explosives will be required.	Provided
General description of types of equipment to be used.	Provided
Duration of proposed operation, and location, timing, and any other relevant details with respect to the phasing and progression of work on the site.	<p>Provided; Planning Commission shall condition that no phases may occur concurrently</p> <p>Phasing information is incorrect. While phase 1 is in the rear of the site, access is shown during phases 2 and 5. All portions of the site to be constructed during phase 1 should be clearly identified as a part of phase 1 (for example, the access road and scale).</p>
Proposed method of filling excavation where mining results in extensive under-surface extension.	Provided
A vertical aerial photograph (submitted on an annual basis)	Aerial photograph is outdated and must be updated and comply with the requirements of this section. A flyover shall be completed 6 months before this permit may be issued.
<p>A mining and reclamation plan</p> <ol style="list-style-type: none"> 1. General area of completely reclaimed land; 2. General area of reclamation underway; 3. General area currently used for topsoil and overburden storage; 4. General area proposed for reclamation during the mining permit year; 5. General area proposed for topsoil and overburden storage during the mining permit year; 6. The acreage for each area shown on the mining and reclamation plan; 	See reclamation plan review below and engineering review

7. A description of the methods and materials proposed for reclamation including placement of topsoil and planting materials; 8. A schedule for reclamation activities.	
Performance bond	Bond estimate required
Mineral Mining (40-597-d)	
Completed SLU application	Provided
Completed Site Plan application	Provided
Completed Mining Permit application	Provided
Market information. The applicant shall submit a report prepared by a geologist and/or other experts with appropriate credentials to demonstrate compliance with MCL 125.3205, as amended, that the natural resources to be extracted shall be considered valuable, and the applicant can receive revenue and reasonably expect to profit from the proposed mineral mining operation. The applicant shall also provide documentation to demonstrate that there is a need for the natural resources to be mined by either the applicant or in the market served by the applicant.	Exhibit C. Additional data requested. Qualified expert information required.

3. **Intent.**

In considering land use compatibility, the Planning Commission shall consider the following intent statements relevant to this request.

Mineral Mining Intent 40-597(a)	It is the intent and purpose of this section to promote the underlying spirit and intent of this article, but at the same time allow for the extraction of minerals in locations where they have been naturally deposited. These regulations are also intended to ensure that mineral mining activity shall be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the land use, and to ensure that mineral mining activities are consistent with the public health, safety, and welfare of the township.
R-1-A, R-1, R-2, and R-3 District Intent	a. The R-1-A Suburban Estates Residential District and the R-1, R-2, and R-3 one-family residential districts are intended to provide areas for one-family dwelling units, together with certain residentially related facilities which are supportive of and compatible with a rural residential environment including the keeping of animals. Commercial and other uses which tend to be incompatible with this intent are generally prohibited.

40-273	b. The R-1-A and R-1 districts are intended to provide for low-density one-family residences while maintaining and preserving the township's open space, natural areas and rural environment. The R-2 and R-3 districts, which provide for greater density of one-family residences than the R-1-A and R-1 districts, are still intended to preserve the township's open space, natural areas and rural environment.
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4. Dimensional Standards for the R-1A district.

R-1A Dimensional Standards				
Development Standard	Ord Section	Required	Provided	Comments
Setbacks (40-572)				
Front yard	40-572	75'	75+' to scale office enclosed storage	Compliant
Rear yard		35'	35+' to scale office enclosed storage	Compliant
Side yard (north)		25'	25+' to scale office enclosed storage	Compliant
Side yard (south)		25'	25+' to scale office enclosed storage	Compliant
Lot Coverage (40-572)				
Maximum lot coverage	40-572	15%	Building dimensions not provided , however, it will be less than 15%	Compliant; Applicant shall provide building dimensions and elevations
Building Height (40-572)				
Max. Building height	40-572	2 stories / 28.5'	Building elevations not provided	Applicant shall provide building elevations

5. Use Standards – Mineral Mining

Mineral Mining Standards			
Ord Section	Required	Provided	Comments
Section 40-597 Mineral Mining			
(b)	SLU and site plan approval required by Township Board for mining in R-1A District	SLU and site plan application received	Approval requested
(e)	Proof that no very serious consequences would result from the extraction, by mining, of the natural resources	See application	See review of serious consequences above and in attorney letter.
(e)(1)a-d	SLU decision shall be based upon the following: 1. Determination of valuable resources 2. Determination of Special Land Use 3. Determination of “no very serious consequences” 4. Access to appropriate roadway		
(f)	The mining permit and Special Land Use shall be reviewed concurrently		
(g)	During the term of the SLU permit, the total area (or areas) being mined and which has (or have) not been reclaimed shall at no time exceed the lesser of 150 acres or 40% of the entire parcel approved as a SLU	The applicant confirmed in their application that they will comply with these requirements. 40% of the 422 acre site is 97.6 acres. The largest phase is Phase 2 at 50 acres. As long as reclamation occurs following each phase as planned, this standard can be met	Compliant, however the Planning Commission shall include a condition restricting any phases from taking place concurrently, specifying that reclamation for each phase shall be completed before new phases may begin.

Mining Permit

Mining Permit			
Ord. Section	Required	Provided	Comments
Section 12-79 Permits			
(d)	<i>Administrative review.</i>	The applicant has requested administrative review of the mining permit.	Subject to Supervisor discretion
Section 12-81 Standards, required improvements and reclamation			
(a)	4 ft. high farm type fence along the outside perimeter of all areas where mining activities have or are to occur.	A 4 ft. high security fence with a single strand of barbed wire at 4.5 ft. tall is proposed to surround the area planned to be mined.	Compliant
(b)	Hours of operation	Applicant has noted that they will comply with the permitted hours of operation and specifically indicated that they will operate between 6 a.m. and 7 p.m. extended to 8 p.m. during daylight savings time and will not operate on Sundays and legal holidays (Note 1 Sheet 001)	Compliant
(c)	The mining operation shall have immediate and direct access to a paved road having necessary and appropriate load bearing and traffic volume capacity in relation to the proposed intensity of the use	The site has access to Ormond Road. On-road trucks will travel north on Ormond Road, west on Davisburg Road, and then north or south on Milford Road, depending on location of delivery.	See traffic study and traffic study review
(d)	Access roads, excluding roads under the jurisdiction of the Road Commission for Oakland County, to and within the subject properties shall be maintained by the permit holder so as to maintain the roads in adequate condition for access purposes and to minimize the dust arising from the use of such roads.	Applicant has agreed to maintain all internal roads and roads to the subject properties that are not under the jurisdiction of the Road Commission for	Any maintenance agreements required by the Road Commission for Oakland County shall be secured as a part of the

	Such maintenance shall be accomplished through the application of chloride, water, and/or similar dust retardant material.	Oakland County (Note 2 Sheet 001) Dust will be minimized by using chloride, water, and/or similar dust retardant materials.	maintenance requirements for this project Applicant shall submit dust study for review
(e)	All equipment and facilities used in the production, processing, or transportation of sand, gravel, or stone on the subject properties by the permit holder shall be constructed, maintained, and operated in such a manner as to eliminate, insofar as practicable, noises, vibrations, or dust which interfere with the reasonable use and enjoyment of surrounding property. Where feasible, the processing plants and accessory equipment shall be located below the average grade of the surrounding parcels so as to effectuate screening from sight, noise, dust, and vibration.	<p>See engineering letter for review of processing equipment location. And screening.</p> <p>Dust control study shall be provided by the applicant.</p> <p>Noise study review is forthcoming</p>	
(f)	Equipment may not be operated at a noise level that exceeds 75 dB(A) or 85 dB(C) from 8am-10pm. Noise levels may be increased by 10 dB for a period of not to exceed 15 minutes in any one-hour period	Applicant has agreed to comply with this standard	See noise study. Noise study review is pending
(g)	All lighting must comply with section 40-888 Exterior Lighting	No photometric plan or lighting details have been provided. Applicant has agreed to comply with this standard	Applicant shall provide photometric plan and lighting details
(h)	Proper drainage shall be provided at all times to prevent the collection and stagnation of water, and surface water shall at all times be directed in such a manner so as not to create an adverse impact to the adjoining properties; provided, however, that the maintenance of the natural flow of surface water shall not be deemed an adverse impact. There shall be no creation of an adverse impact to the water table in the area.	Stormwater will be managed through the use of temporary and long-term infiltration basins at the perimeter of the excavation where runoff may potentially leave the mining area during site preparation. All stormwater from the mining area will be held on site.	See engineering review
(i)	Reclamation plan required	Reclamation plan submitted. See below and engineering	See engineering review. All phasing shall meet the required mining setbacks for

	Mining setbacks (100 feet to property line, 200 feet to processing)	<p>review for compliance.</p> <p>All mining activities are proposed at least 100 feet from the nearest property line</p> <p>All processing and stockpiling is proposed to be conducted at least 200 feet from the nearest property line</p>	<p>subsequent phases consisting of residential uses. The reclamation plan does not describe any kind of proposed phasing. If the intent is to reclaim phases of development while other phases are being mined, the applicant shall demonstrate all setbacks for the residential use will be met at the time of reclamation.</p>
(j)	<p>In the event filling of the mined area is necessary in the course of reclamation, the fill material shall be inert materials only and shall not consist of and/or contain any organic waste, hazardous waste, radioactive waste, agricultural waste, industrial waste, or sludges and sewage residues, whether or not compounded, mixed, combined, bound, or contained within any other material through any chemical or physical process or a combination thereof, or in any other fashion; and moreover, such fill material shall not contain any other material which will, or is likely to, impair or harm the air, water, and natural resources, and public trust therein, and/or the public health and safety.</p>	<p>Applicant has agreed to comply with this requirement.</p>	<p>Applicant shall provide note</p>

6. Site Standards.

Site Standards			
Zoning Ord Section	Required	Provided	Comments
Landscaping (Section 40-721)			
40-721(b)(2)	Landscape plan shall provide identification and location of all existing plant materials.		Landscape inventory demonstrating all trees within the disturbed area shall be provided. Please include

			<p>species, approx. size, and health.</p> <p>Landscape plan shall indicate compliance with the standards of this section.</p>
40-721(b)(3)	<p>Screening:</p> <p>Level 4 screening needed on north, west, and south sides (heavy industrial use abutting single-family residential/agricultural uses)</p>	Berm proposed (see engineering review)	<p>Trees are sparsely planted on top of berms and do not provide sufficient screening. Trees should be staggered rather than grouped to provide better screening.</p> <p>Trees should be provided along all berms in accordance with the Township spacing requirements.</p> <p>Berms shall be maintained with groundcovers or lawn and noted on the plans. The volume of soil needed for the berms should be provided, and if any will be stockpiled between the construction of berms and the beginning of reclamation, where the stockpiling will occur, how much, and for how long.</p>

40-721(b)(4)	Minimum of one tree for every eight (8) parking spaces 6 spaces/8 = 1 tree needed	No trees have been proposed for the parking area	Applicant shall provide one parking lot tree.
40-721(b)(5)	75' greenbelt needed with 1 tree per 30 lf of frontage Frontage is approximately 4,659 ft. 155 trees needed	Frontage is not labeled but does not appear to meet the 75' setback required for R-1A.	The setback to the berm is not provided. However, on sheet 005 the "160' setback" incorrectly points to the proposed berm. The distance between the front ROW line and the berm shall be 75' to provide space for the required greenbelt. The applicant has not provided a sufficient number of trees. Trees are only 6' in height, but green belt trees are required to be 12'.
40-721(b)(6)	Ten percent of the site area, excluding existing public rights-of-way, shall be landscaped. Such landscaping may include the preservation of existing native vegetation and tree cover. Site area: 422 acres 10% of site area: 42.2 acres	More than 10% of site area is in the resource protection area.	Compliant.
40-721(b)(8)	Outside trash disposal containers shall be screened on all sides with an opaque fence or wall, and gate at least as high as the container, but no less than six feet in height, and shall be constructed of material which is compatible with the architectural materials used in the site development.	The applicant notes that trash will be managed on site in a location screened from view	The applicant shall provide dumpster locations on the plans, indicating location of concrete pad. Dumpster must be in a location accessible by a garbage vehicle as illustrated by a

			turning radius plan.
40-721(10) Landscape elements	A mixture of plant material	Plans only include 2 species for entire site	Additional species shall be provided to provide additional plant diversity Soil testing should be provided to determine whether overburden soil is acceptable material for turf, trees, and plant growth.
40-721(13)	Preservation of existing vegetation	25' natural features setback required	Provided Maintenance agreement shall be provided.
40-721(14)	Plant transplantation Where native plant species are being displaced by development, herbaceous and woody plants should be transplanted to the extent possible before all land clearing operations begin.	None Proposed	Applicant shall provide information on whether native plant transplantation is feasible (see plant inventory 40-721(b)(2)) and provide plans for salvage, replacement, and rehabilitation
40-721(15)	Invasive species removal shall be in accordance with Chapter 12 Article V	No invasive species survey provided but invasive species were noted to be present in the Old Field in Document C	Additional information required.
Signs (Section 40-751)			
No signs were proposed. Signs to be reviewed under separate permit application.			
Lots abutting water bodies (40-639)			
40-639	50' wetland setback required	Wetland 5 shows a 50' setback, but mining is proposed in the wetland setback	No mining may be permitted in the wetland setback

Access management (Section 40-683)			
40-683(a)(2)	<p>Driveway performance standards:</p> <ul style="list-style-type: none"> • Design harmonious with internal circulation to absorb inbound traffic • Sufficient on site storage for three queuing vehicles • Designed for all vehicle types needed • Visibility shall meet minimum adopted by RCOC or MDOT 	<p>Additional information required</p> <p>Entrance location to be approved by RCOC</p>	<p>Applicant shall provide dimensioned details of entrance location demonstrating width and turn radius</p>
40-683(a)(3)	Driveway spacing	Exceeds 275'	Compliant Entrance location to be approved by RCOC
40-684(2)	All uses subject to site plan review shall provide a paved taper to provide access to and from roadway	Taper lane detail provided on Sheet 10 but not included on plan	Applicant shall provide taper lane on the plans
Parking, drives, and loading areas (Section 40-681)			
40-681(1)(g)	The ordinance does not require a set number of parking spaces for extraction uses	The applicant has proposed six parking spaces, located in the northeast portion of the site near the scale office for guests and employees. Details about the parking spaces (dimensions, surfacing, etc.) have not been provided	<p>Applicant shall provide parking plan showing the layout of the spaces, their dimensions, surfacing, and other pertinent details</p> <p>Although notes were added to address this, it should be shown on the plans.</p> <p>The application states 8 employees on site, but only 6 spaces are provided. The site should include enough spaces to accommodate the maximum number of employees</p>

Exterior Lighting (Section 40-888)			
40-888(c)	All parking areas, walkways, driveways, building entryways, off-street parking and loading areas shall be sufficiently illuminated to ensure the security of property and the safety of persons	No lighting plan or lighting details have been provided	Applicant shall provide photometric plan and lighting details
Architectural and Site Design Standards (Section 40-821)			
40-821	The Township has standards related to building facades and exterior walls, roofs, and building materials and colors.	No building elevations have been provided	Applicant shall provide building elevations for scale office and storage enclosure¹
Resource Protection Overlay District (Section 40-892)			
40-892(b)	Applicability	The southwest portion of the site has been designated as a resource protection area	These standards are applicable
40-892(c)	Natural resources inventory by qualified professional required	Report by Barr engineering	Natural features inventory review forthcoming.
40-892(d)	The applicant shall propose, subject to review and approval by the responsible township body, areas of priority protection illustrated on the site plan or subdivision plat	Applicant has identified the resource protection overlay boundaries	Planning Commission may wish to discuss the boundaries of the protected area, in particular that it does not include Wetland V but mining is proposed to occur around that wetland. The resource protection overlay boundary shall be surveyed.
40-892(e)(1)	To the maximum extent feasible, no construction activity, including, without limitation, tree or brush removal, grading, excavation or stockpiling of fill material shall be permitted within priority protection areas	No construction activity is proposed for the resource protection area	Compliant

40-892(e)(2)	Natural resource buffer zones shall be established adjacent to natural features/ecosystems intended for preservation within areas of priority protection. Such buffers shall be a minimum of 25 feet in width. The township body responsible for approval may decrease the buffer zone below the 25-foot requirement where it can be demonstrated that other means are available to provide the equivalent protection.	Applicant has shown the boundary of the resource protection area	The 25' buffer should be clearly marked on the plans.
40-892(e)(3)	The applicant shall undertake mitigation measures for any damaged or lost natural resource in priority protection areas resulting from or caused by the development activity of the applicant.	No development proposed in priority protection area Applicant provided note 5 on Sheet 001 indicating that mitigation measures for any lost natural resource in priority protection areas will be provided in a manner that is agreed upon by the Township Board.	Compliant
40-892(e)(4)	If the development site contains priority protection areas that connect to other areas of a similar nature, to the extent reasonably feasible, such connections shall be preserved.	N/A the priority protection area is one contiguous area	Compliant
40-892(e)(5)	If the development site contains an inland lake or stream, the development plan shall include such enhancements and restoration as are necessary to provide reasonable wildlife habitat and aesthetic quality in areas of shoreline transition and areas subject to erosion.	Applicant describes erosion and sedimentation issues on the plans	Additional review forthcoming
40-892(e)(6)	Projects which are subject to this section shall be designed to complement the visual context of the natural area.	N/A – no buildings or structures will be in the resource protection overlay area	N/A

¹ Modifications to these standards, in whole or in part, may be approved as long as the modification will not create a negative visual impact when the building is viewed from a public thoroughfare and/or a neighboring property and where one or more of the following can be demonstrated: 1) the modification will achieve a specific architectural objective or purpose, 2) the standard creates a practical difficulty, or 3) proposed building facades, roofs, materials and colors are consistent with those within the immediately surrounding area.

²In establishing the width of the buffer zone, the township body responsible for approval shall consider the foreseeable impacts of development on the ecological character or function of the natural feature/ecosystem to be preserved and the following: a. Wildlife habitat, movement corridors and use characterization of the priority protection area. b. Extent of floodplains, floodways, wetlands and watercourses. c. Type, amount and extent of existing vegetation on the site. d. Character of the proposed development in terms of use, density, traffic generation, quality of runoff water, noise, lighting and similar potential development impacts, on the priority protection area being buffered. e. Site topography, including but not limited to such characteristics as steepness of slopes, existing drainage patterns, ridgelines and scenic topographic features.

7. Reclamation Plan

Reclamation Plan			
Ord Section	Required	Provided	Comments
12-80.12	Scale= 1"=200' Contour= 5'	Provided	Compliant
12-80.12.a	General area of completely reclaimed land	Provided	Provided Reclamation plan includes development of the resource protection overlay. This will not be permitted
12-80.12.b	General area of reclamation underway	NA	NA
12-80.12.c	General area currently used for topsoil and overburden storage	Noted but not indicated on plans. Applicant states that the overburden soil will be used for berms and future reclamation. However applicant does not discuss storage of material, the quality of topsoil being utilized within the berm, or volume.	Any stockpiling of soil between when the berms are constructed and the beginning of reclamation shall be detailed, including the volume, timeline, and location of the stockpiling

12-80.12.d	General area proposed for reclamation during the mining permit year	NA	NA
12-80.12.e	General area proposed for topsoil and overburden storage during the mining permit year	Noted but not indicated on plans. States that overburden will be used for berms and reclamation, does not discuss any storage	Any stockpiling of soil between when the berms are constructed and the beginning of reclamation shall be detailed, including the volume, timeline, and location of the stockpiling
12-80.12.f	The acreage for each area shown on the mining and reclamation plan	Per note 4 on sheets 013 and 014: 40 acres proposed lake, 358 acres open space, 12 acres roads and developed area	Compliant
12-80.12.g	A description of the methods and materials proposed for reclamation including placement of topsoil and planting materials	Overburden soil will be used for reclamation and berms. No plan for replacement of planting materials provided	Applicant shall provide details about the location of overburden soil storage and planting materials used in reclamation
12-80.12.h	A schedule for reclamation activities.	Not provided	Applicant shall indicate phase lines and show how each phase will remain separated from active phases of the mining operation
12-80.13	A performance bond	Not provided	Estimate required

12-81-i	Reclamation specifications	Subject to engineering review
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Special Land Use Standards (40-145)

The Planning Commission and the Township Board, in arriving at this recommendation and decision relative to any application for a special land use, shall apply the following standards for site plan reviews (items 1-6):

1. The proposed use shall be of such location, size and character as to be in harmony with the appropriate and orderly development of the zoning district in which situated and shall not be detrimental to the orderly development of adjacent zoning districts.
2. The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood. In applying this standard, the planning commission and township board shall consider, among other things: convenient routes for pedestrian traffic, the relationship of the proposed use to main traffic thoroughfares and to street and road intersections, the general character and intensity of the existing and potential development of the neighborhood, and relationship to the township master plan. The planning commission and township board shall determine that the proposed use will not have a detrimental effect.
3. Unless a variance is granted, the standards of density and required open spaces for the proposed use shall be at least equal to those required by this chapter in the zoning district in which the proposed use is to be located. After the granting of approval of a special land use by the township board, the zoning board of appeals shall also have the power to grant variances as provided by this chapter.
4. The public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity.
5. Protection of the natural environment and conservation of natural resources and energy.
6. Compatibility with adjacent uses of land and promotion of the use of land in a socially and economically desirable manner.

Planner's Recommendation

This was a preliminary site plan review. PC shall provide any comments on the proposed development for final site plan. Additional technical reviews are pending. We recommend keeping the public hearing open until all technical studies are reviewed.

Staff will be available to discuss this review at the next Planning Commission meeting.

Respectfully,
Giffels Webster



Julia Upfal
Senior Planner



Stephanie Osborn
Associate Planner



Dillon Cooley
Senior Landscape Designer

Case, Michelle

From: Sintkowski, Scott
Sent: Thursday, October 16, 2025 4:28 PM
To: Piotrowicz, Gary
Cc: Czerniakowski, David; Rucinski, Alexander; Deneau, Danielle; Sieg, Keith
Subject: Potential Gravel Mining Operation - Ormond Road s/o Davisburg Road

Gary,

At the Township's request, Keith Sieg and I attended a meeting regarding this proposal. Levy's representative said that the project is currently on a pause, which is why they haven't submitted anything to RCOC yet, as they intend to when they're ready. The Township was wondering what we'd require for access, and what we'd allow for a haul route, or would we deny the development entirely. I said that we do not approve or deny developments, that decision is made by the local community. If the development is approved, we are obligated to allow, "safe and reasonable access," but that may entail potentially significant road improvements.

Likewise with the haul route, if they wish to haul via roads that are not currently rated for their traffic, significant road improvements may be required. RCOC would need to do a comprehensive review of the route, including pavement cross section/width, alignment, profile, sight distance, intersection radii, roadside conditions etc.. The Township stated that they would condition any approval a restriction for truck traffic to avoid downtown Davisburg. The route they're considering is Davisburg Road west to Milford Road south to M-59, although one of the largest customers is Ace Asphalt in Holly. They are also considering an option to purchase some adjacent properties to construct an exit road to Davisburg Road farther to the west, but they have not explored the possibility/cost of purchasing those parcels yet. We'd also need to review their existing Traffic Impact Study from 2023 to see if it is still relevant, the scope is proper, and the methodology is sound.

In summary, they don't have a firm proposal to present yet, but they are aware that significant improvements may be required of them. They will submit for a preliminary review when they are ready.



Case, Michelle

From: Guerra, Steven
Sent: Tuesday, October 21, 2025 1:04 PM
To: Campbell, Colin
Subject: RE: mining system


<https://www.youtube.com/watch?v=fhJ25HWU6oo&t=71s>

Steven Guerra

	Fleet Manager Steven Guerra 248-464-8294	2420 Pontiac Lake Rd Waterford, MI 48328   
--	---	--

From: Guerra, Steven
Sent: Tuesday, October 21, 2025 12:55 PM
To: Campbell, Colin <ccampbell@rcoc.org>
Subject: mining system

Steven Guerra

	Fleet Manager Steven Guerra 248-464-8294	2420 Pontiac Lake Rd Waterford, MI 48328   
--	---	--

Case, Michelle

From: Amanda Gruzin <agruzin@highlandergroup.net>
Sent: Thursday, December 11, 2025 10:42 AM
To: Ali, Mason; Guttierrez, Patrick
Cc: Joshua Banes
Subject: Ormond Road/Springfield Township

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Mason & Patrick,

I need your help and guidance. I am currently working with a non-profit regarding the proposed gravel pit on Ormond Road.

Last month the Weigh Master and Engineer attended one of the meeting with our Township Supervisor and Fact Finding Committee (comprised of residents).

Some of the information shared regarding the classification and limitations on Ormond Road were shocking and does not fit the applicants information provided to Township.

There is a community event scheduled for January 17th, at the 4-H Fairgrounds.

It is possible to have someone familiar with the proposal and subsequent engineering needed to Ormond Road attend this meeting?

Anything help you can offer would be greatly appreciated.

Hope to hear from you soon.

Class A Weight Limit (Davisburg Road):	164,000 lbs
Class B Weight Limit (Ormond Road):	70,000 lbs
Gravel train S&G capacity for Class A weights:	121,000 lbs
Gravel train S&G capacity for Class B weights:	27,000 lbs

Amanda Lynn Gruzin, CMCA AMS

Director of Management & Administration
Certified Manager of Community Associations
Association Management Specialist

The Highlander Group, Inc.

2878 Orchard Lake Road, First Floor
Keego Harbor, Michigan 48320

Voice: 248-681-7883 ext 206

Direct: 248-724-2206

Fax: 248-682-2161

Emergency After Hours: 248-225-7191

www.highlandergroup.net

Please note our office hours are Monday - Friday 9:00 a.m. to 4:30 p.m.

The office is closed every day from 12:00 p.m. to 1:00 p.m. for lunch.

As we reflect back upon another year, we are also in full preparation for the beginning of a new year!

For the holiday season, The Highlander Group, Inc. will be closed:

Dec. 22- Jan. 5

This will allow our staff to be able to spend some much needed down time and enjoy their families and friends over the holidays.

If you have an urgent or emergency situation, please reach out to us at 248-225-7191. The call center is open 24/7.



Case, Michelle

From: Kolar, Dennis
Sent: Wednesday, January 7, 2026 8:33 AM
To: Carolyn Barber
Subject: FW: Weather Alert

Good Morning Carolyn,

How are you today? Looks like a little warm up is coming our way! I have a couple of meetings today. One is with the Levy Company they want to put a gravel mine in on their property in Springfield Township. And the residents in the area do not want it. Really not much we can do about it other than try and get them to agree to fix or maintain the haul routes out of the area. What are you up to today?

-----Original Message-----

From: WeatherDelivery@dtm.com <WeatherDelivery@dtm.com>
Sent: Wednesday, January 7, 2026 6:31 AM

Today (Through 7 pm):

- Rain possible. Max probability of precipitation is 30%.
- Skies will be mostly cloudy.
- Winds west-northwest at 6-10 mph, gusting to 17 mph.
- High temperature around 38 F.

Tonight (7 pm - 7 am):

- Skies will be partly clear to mostly cloudy.
- Winds southwest at 6-9 mph, gusting to 20 mph.
- Low temperature around 32 F.

Thursday (7 am - 7 pm):

- Rain expected after 7 pm. Max probability of precipitation is 50%.
- Rain accumulation: Trace.
- Skies will be mostly cloudy.
- Winds south at 9-11 mph, gusting to 25 mph.
- High temperature around 44 F.

Thursday Night (7 pm - 7 am):

- Rain expected. Max probability of precipitation is 100%.
- Rain accumulation: 0.21 in.
- Skies will be mostly cloudy.
- Winds south-southeast at 11-17 mph, gusting to 34 mph.
- Low temperature around 42 F.

Friday (7 am - 7 pm):

- Rain expected. Max probability of precipitation is 90%.
- Rain accumulation: 0.06 in.
- Skies will be mostly cloudy.
- Winds south-southwest at 10-15 mph, gusting to 31 mph, becoming northwest.
- High temperature around 54 F.

Please do not reply to this email address. If you have questions or need assistance, you can reach us at WeatherSupport@dtm.com or 1.800.655.8111

Case, Michelle

Subject: Meeting with Levy at RCOC Office
Location: 31001 Lahser Rd, Beverly Hills, Michigan, United States
Start: Wed 1/7/2026 10:00 AM
End: Wed 1/7/2026 11:00 AM
Recurrence: (none)
Meeting Status: Accepted
Organizer: Maxbauer, Reuben

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This is meeting with Levy to discuss the haul routes out of the proposed gravel pit. Dave , I'll leave it up to you if you want Keith to join us.
Dennis

-----Original Appointment-----

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Monday, December 8, 2025 1:25 PM
To: Maxbauer, Reuben; Kolar, Dennis; Bob Doyle
Cc: Weiner, Steve
Subject: Meeting with Levy at RCOC Office
When: Wednesday, January 7, 2026 10:00 AM-11:00 AM (UTC-05:00) Eastern Time (US & Canada).
Where: 31001 Lahser Rd, Beverly Hills, Michigan, United States

You don't often get email from rmaxbauer@edwclevy.net. [Learn why this is important](#)

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Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 217 874 534 080 05

Passcode: CN9kP9Aa

Dial in by phone

[+1 810-553-6465,,146662691#](#) United States, Flint

[Find a local number](#)

Phone conference ID: 146 662 691#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

Case, Michelle

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Wednesday, January 7, 2026 1:35 PM
To: Kolar, Dennis
Subject: Re: **EXTERNAL**RE: Thank You

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Thank you!

From: Kolar, Dennis <dkolar@rcoc.org>
Date: Wednesday, January 7, 2026 at 1:15 PM
To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Subject: **EXTERNAL**RE: Thank You

Reuben,

It was important for you to meet the team here who will have input into what I believe will be a workable solution for all.

Take care and safe travels

Dennis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Wednesday, January 7, 2026 1:07 PM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Thank You

CAUTION: This email originated from outside of the Road Commission. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions or concerns, please contact Information Technology.

Mr. Kolar,

Thank you for a very productive meeting this morning. I really enjoyed meeting your team and talking through the opportunity, and challenge, ahead of us. As we discussed, I have asked Fishbeck to draft a report we can submit to you and your team assessing:

- Current traffic counts (CMV and non-cmv)
- PASER ratings
- What would be required to bring Ormond Road to Class A, all season standards (including estimated cost)
- Schematic showing turning radius of trucks at pertinent intersections

I hope to share their report with you soon.

Thanks again for your assistance making this morning's meeting happen,
Reuben

Reuben Maxbauer
Edw. C. Levy Co.
313.405.4255

 **External Email Notice**

This message originated from outside the Levy Group of Companies. Please exercise caution before clicking links or opening attachments. Verify the sender and ensure the content is safe.

Case, Michelle

From: Kolar, Dennis
Sent: Monday, January 26, 2026 1:31 PM
To: Sintkowski, Scott; Czerniakowski, David; Piotrowicz, Gary; Fitzer, Samuel
Subject: FW: **EXTERNAL**RE: Thank You

Follow Up Flag: Follow up
Flag Status: Flagged

See below, I believe this should be helpful, before is say so. Please comment. This is for the Levy pit in Springfield.
Dennis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Monday, January 26, 2026 12:26 PM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You

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Mr. Kolar,

I hope you and your team had a good weekend, albeit undoubtedly a very busy one.

To provide a cross section of Ormond Road, our Fishbeck consultants have quoted 10 pavement cores and 50 feet of soil borings with sampling, over two days, along Ormond Road. Before I give them the go-ahead I want to confirm with you that this work is both necessary and what you are looking for.

Thank you for confirming,
Reuben

From: Kolar, Dennis <dkolar@rcoc.org>
Date: Thursday, January 15, 2026 at 9:30 AM
To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Subject: RE: **EXTERNAL**RE: Thank You

Good Morning Rueben,

The recent resurfacing of Ormond Rd was what we call a maintenance overlay and those are done without a formal set of plans. Essentially a lift of 2" of new hot mix asphalt.

Dennis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Thursday, January 15, 2026 9:18 AM

To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You

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Good morning, Mr. Kolar,

Fishbeck requested I ask if RCOC has the latest set of road design plans for Ormond Road that you'd be willing to share. From what we understand, Ormond Road was repaved between 2018 and 2021 and any plans you can share would be most helpful.

Thank you,
Reuben

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Date: Tuesday, January 13, 2026 at 8:15 AM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You
Thank you for the clarification.

Best,
Reuben

From: Kolar, Dennis <dkolar@rcoc.org>
Date: Monday, January 12, 2026 at 9:20 PM
To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Subject: Re: **EXTERNAL**RE: Thank You
Hi Reuben,
Actually both width and thickness. Based on the traffic volumes and underlying soils.
Take care
Dennis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Monday, January 12, 2026 4:12 PM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You

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Mr. Kolar,

At last week's meeting I was asked to provide a cross section of Ormond Road. Please clarify if the cross section desired is for the width of the road or the pavement depth.

Thank you,
Reuben

On Jan 7, 2026, at 1:35 PM, Maxbauer, Reuben <RMAXBAUER@edwclevy.net> wrote:

Thank you!

From: Kolar, Dennis <dkolar@rcoc.org>
Date: Wednesday, January 7, 2026 at 1:15 PM
To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Subject: **EXTERNAL**RE: Thank You

Reuben,

It was important for you to meet the team here who will have input into what I believe will be a workable solution for all.

Take care and safe travels

Dennis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Wednesday, January 7, 2026 1:07 PM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Thank You

CAUTION: This email originated from outside of the Road Commission. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions or concerns, please contact Information Technology.

Mr. Kolar,

Thank you for a very productive meeting this morning. I really enjoyed meeting your team and talking through the opportunity, and challenge, ahead of us. As we discussed, I have asked Fishbeck to draft a report we can submit to you and your team assessing:

- Current traffic counts (CMV and non-cmv)
- PASER ratings
- What would be required to bring Ormond Road to Class A, all season standards (including estimated cost)
- Schematic showing turning radius of trucks at pertinent intersections

I hope to share their report with you soon.

Thanks again for your assistance making this morning's meeting happen,
Reuben

Reuben Maxbauer
Edw. C. Levy Co.
313.405.4255

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Case, Michelle

From: Al Anssari, Saif <Saifa@tymeengineering.com>
Sent: Friday, January 30, 2026 12:10 PM
To: Permits
Cc: Hestwood, Jeffrey
Subject: ROW Application Scope – Pavement Cores and Soil Borings on Ormond Road
Attachments: ROW Application - Ormond Road.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Blue Category

You don't often get email from saifa@tymeengineering.com. [Learn why this is important](#)

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Good afternoon,

This project involves performing pavement cores and soil borings along Ormond Road between Davisburg Road and Big Lake Road to evaluate subsurface conditions and determine whether the existing pavement section meets the Road Commission for Oakland County (RCOC) All-Season Road standards.

The proposed work includes ten (10) borings spaced approximately 2,350 feet apart and staggered between the northbound (NB) and southbound (SB) lanes. Each boring location will require a temporary lane closure with flagging operations. The anticipated duration of work at each location is approximately 30 minutes or less.

Please let me know if you need any more information.

Regards

Saif Alanssari

Project Engineer

Saifa@tymeengineering.com

Cell: 734.536.4324



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BOARD OF COUNTY ROAD COMMISSIONERS, OAKLAND COUNTY, MICHIGAN

PERMIT APPLICATION

MAKE CHECK PAYABLE TO ROAD COMMISSION FOR OAKLAND COUNTY

FOR R.C.O.C. USE ONLY	
Application No.	_____
Date Received	_____
Permit E No.	_____
Date of Issuance	_____

APPLICANT: Tyme Consulting Engineers, Inc. hereby makes APPLICATION for a permit to **CONSTRUCT, OPERATE, USE and/or MAINTAIN** or to **TEMPORARILY CLOSE A COUNTY ROAD** within the part of the right-of-way of road(s) Ormond Road, between Davisburg Road and BigLake Road under the jurisdiction of the Board: a detailed description of the desired facility and/or activity is required in the space provided below: (include size, length, type of facility; - if underground, indicate depth below surface; if parallel to road, indicate distance from inside edge of facility to edge of pavement, if crossing under roadbed, describe method). **THE FOLLOWING MUST BE ATTACHED TO THE APPLICATION WHEN APPLICABLE:** 1. Plans, specifications and location of facility. 2. Traffic plan and detour route in cases of street closures.

PLEASE CHECK THE APPROPRIATE BOX(ES) THAT APPLY TO THE TYPE OF WORK YOU WISH TO OBTAIN A PERMIT FOR:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Annual | <input type="checkbox"/> Community Event | <input type="checkbox"/> Public Utility (i.e. electric, gas, telephone) | <input checked="" type="checkbox"/> Soil Boring/Monitoring Well |
| <input type="checkbox"/> Approach/Private Road Access | <input type="checkbox"/> Landscaping/Grading | <input type="checkbox"/> Sanitary/Storm Sewer | <input type="checkbox"/> Watermain |
| <input type="checkbox"/> Cable TV | <input type="checkbox"/> Pathway/Sidewalk | <input type="checkbox"/> Sign/Subdivision Entrance Marker | <input type="checkbox"/> Other _____ |

Perform pavement cores and soil borings along Ormond Road between Davisburg Road and Big Lake Road to evaluate subsurface conditions and determine whether the existing pavement section meets All-Season Road standards. The scope of work includes ten (10) borings spaced approximately 2,350 feet apart and staggered between the northbound (NB) and southbound (SB) lanes. Each boring location will require a temporary lane closure with flagging operations. The anticipated duration of work at each location is approximately 30 minutes or less. The work is being performed for Fishbeck.

City or Township Springfield Township Section No. 18, 19, 30, 31
 The above activities will be carried out in accordance with plans, specifications, maps and statements filed with the R.C.O.C. as part of this application, and if said application is approved, the above named applicant agrees to abide by the **CONDITIONS** contained on the reverse side. Since a permit will have to be secured from the Board prior to the start of any construction or maintenance operations proposed by this application, it is intended that the **SUPPLEMENTAL SPECIFICATIONS**, on the reverse side, are to be incorporated as part of the plans or specifications required for this proposed work.

FOR R.C.O.C. USE ONLY	
Design: _____	Right-of-Way: _____
Traffic: _____	Maintenance: _____
Planning: _____	Construction: _____
Subdivision: _____	
Environmental Concerns: _____	Permits: _____

FOR R.C.O.C. USE ONLY	
Application Fee: \$ _____	Permit Fee: \$ _____
Receipt No: _____	Deposit: \$ _____
Bond: \$ _____ (RCOC Form 75)	Estimated Inspection Fee: \$ _____
	Paint Fee: \$ _____
	Sign Fee: \$ _____
	Signal Fee: \$ _____
TOTAL FEES DUE	
AT TIME OF PERMIT ISSUANCE: \$ _____	
Proof of Insurance Required	Yes <input type="checkbox"/> No <input type="checkbox"/>
Pollution Liability Required	Yes <input type="checkbox"/> No <input type="checkbox"/>

This application is approved subject to **CONDITIONS** and **SUPPLEMENTAL SPECIFICATIONS** contained on the reverse side of this application. Approval of this application does not relieve applicant from meeting any applicable requirements or duties of law or other public bodies or agencies including but not limited to the Michigan Department of Natural Resources. **APPROVAL OF THIS APPLICATION EXPIRES IN ONE YEAR IF A PERMIT HAS NOT BEEN ISSUED. RESUBMITTAL OF CURRENT PLANS, PERMIT APPLICATION REVIEW FEES AND PERMIT APPLICATION IS REQUIRED IF APPROVAL OF THIS APPLICATION HAS EXPIRED.**

REFER ALL INQUIRIES TO (248) 858-4835

DEPARTMENT OF CUSTOMER SERVICES
 PERMITS
 2420 PONTIAC LAKE ROAD
 WATERFORD, MI 48328

APPLICATION APPROVED:

By: _____ Date: _____

Tyme Consulting Engineers, Inc.

APPLICANT (PRINT OR TYPE)

Saif Alanssari

01/30/2026

SIGNATURE

DATE

Saif Alanssari-Project Engineer

(PRINTED/TYPED SIGNATURE & TITLE)

32121 Schoolcraft Road

7345364324

APPLICANT'S ADDRESS

TELEPHONE NUMBER

Livonia, Michigan 48170

CITY

STATE

ZIP CODE

Saifa@tymeengineering.com

EMAIL ADDRESS

AS A CONDITION OF THE APPROVAL OF THIS APPLICATION, THE APPLICANT AGREES TO THE FOLLOWING CONDITIONS:

1. The application agrees to secure, or cause to be secured, a permit from the Board prior to the commencement of construction or maintenance operations. If a contractor is to perform the construction or maintenance entailed in this application, the contractor shall secure the permit from the Board prior to the commencement of construction or maintenance operations and thereby assumes responsibility, along with the applicant, for any provisions of this application which apply to them.
2. Any and all construction proposed under this application will meet all requirements of the Board, together with the Supplemental Specifications as set forth below.
3. The applicant agrees to save harmless, indemnify, defend, and represent the Board and its employees against any and all claims for bodily injury or property damage, or any other claim arising out of or related to the creation, operation, use, or continuing existence of the structure or facility covered by the permit or for any other work done within county road right-of-way whether or not specifically authorized or in conformance with the description of activities for which the permit was issued. Applicant agrees and understands that the obligations set forth herein are binding upon their successors, transferors, assigns, sureties, and guarantors. The Applicant shall maintain insurance of a type and in an amount in conformance with the Board's established requirements and provide certificates of insurance in a type and amount which shall assure conformance with the Board's established requirements is currently in force for any and all facilities installed in the Board's right of way.
4. The applicant agrees to surrender the permit herein applied for, surrender all rights hereunder, cease operations, and remove, alter, relocate at applicant's own expense, the facilities for which this permit is granted whenever ordered to do so by the Board because of the need for the area covered by this permit for public uses or because of a default in the conditions of the permit. Upon failure to remove, alter, relocate or surrender the facilities pursuant to the order of the Board, the applicant agrees to reimburse the Board for its cost in doing same.
5. Nothing in this application shall be construed to grant any rights whatsoever to any public utilities whatsoever except as to the consent herein specifically given, nor to otherwise impair any existing rights granted in accordance with the constitution or laws of this State.
6. The obligation to construct, operate, use and/or maintain the facility to the satisfaction of the Board remains in force as long as the facility exists and is within the right-of-way under the jurisdiction of the Board. The applicant is obliged to repair any damage to the road and right of way which is a result of the facility and which occurs or appears after the permit licensee is released.
7. The necessary construction zone signing for the protection of traffic shall be in accordance with the most current edition of the Michigan Manual of Uniform Traffic Control Devices, Part 6. All such devices shall be furnished, installed and maintained by the Permit Holder. All construction signage shall have black lettering on a reflective florescent orange background, unless otherwise specified. The Permit Holder shall provide any additional signs, barricades and/or lights, at the Permit Holder's expense, required to protect the general motoring public and the work zone when requested by the Road Commission.
8. **ADDITIONAL CONDITIONS:** As will be identified in approved permit description.

SUPPLEMENTAL SPECIFICATIONS

1. **EXCAVATION AND DISPOSAL OF EXCAVATED MATERIAL:** The contractor and/or the utility company shall provide and place the necessary sheeting, shoring and bracing required to prevent caving, loss or settlement of foundation material supporting the pavement, or any other highway installation such as sewers, culverts, etc. The contractor and/or utility company shall assume the full responsibility for this protection. Excavated material shall be stocked in such locations that it does not obstruct vision on the traveled portion of the highway and in such a manner that it will not interfere with the flow of traffic. Sod and topsoil shall be stocked separately from other excavated material. The applicant shall dispose of all surplus and unsuitable material outside of the limits of the right-of-way unless the permit provides for, and with approval of abutting property owners, disposal at approved locations with the right-of-way. In the latter case, the material shall be leveled and trimmed in a manner approved by the Road Commission for Oakland County.
2. **BACKFILLING AND COMPACTING BACKFILL:** All trenches, holes, pits, and other excavations shall be filled with approved excavated earth or with MDOT Class II granular material if so provided, placed in successive layers not more than 9 inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping and all backfill compaction will be subject to check by the Controlled Density Method (minimum 95%). Restoration shall be such that it will provide a condition equal to or better than the original condition and in accordance with current Road Commission for Oakland County standards. Any excavation within the right of way outside traveled portion of road must be maintained until all settlement has occurred and must be restored and seeded or sodded as directed. The permit will not be released until the Road Commission is satisfied that no further settlement will occur.
3. **CROSSING ROADBED BY TUNNELING, DIRECTIONAL BORE, JACK CASING AND BORE:** When the pipe is installed by tunneling without cutting the existing pavement, the tunnel shall be adequately sheeted or shored to prevent the sides and top from collapsing or the pavement from settling or cracking. Directional bore shall be at least 4 diameters under the pavement or 48 inches, whichever is greater. When the pipe is installed by boring and jacking, the leading edge of the pipe must always precede the auger. The tunnel backfill shall be made by tamping a dry mix of lean concrete into place so as to completely fill any voids remaining around the installation. The concrete shall be composed of one part of Portland cement and 10 parts of sand-gravel by volume. Tunnel and boring pits shall be at least 10 feet from the edge of the pavement unless otherwise approved.
4. **CROSSING BY CUTTING GRAVEL ROADS:** All trenches are to be backfilled with approved material to within 12 inches of surface within the limits of the roadbed. Backfill methods will be as described in paragraph 2 above. All surplus excavated material will be disposed of as described in paragraph 1. The top 12 inches within the roadbed will be backfilled with processed road gravel (MDOT 22A or 23A). Trenches outside of the roadbed will be backfilled in accordance with paragraph 2 above.
5. **CROSSING BY CUTTING PAVEMENT AND TRENCHING:** When this method is approved by the Road Commission, the pavement shall be cut so that the opening is a minimum of 5 feet wide and at least 1 foot wider on each side than the trench. In no case shall an open cut result in a remaining slab width of less than 5 feet from patch to an existing joint. The cut shall be made by sawing to a full pavement depth. Cuts in concrete residential and commercial drives shall be as above except that the patch width shall be a minimum of 3 feet and the remaining slab from patch to existing joint a minimum of 3 feet. Backfill shall be made with MDOT Class II granular material. After the backfill has been placed by control density method and thoroughly compacted, the pavement shall be replaced with a temporary surface of approved hot-mixed bituminous material and later replaced with new pavement of the original type and quality by the Permit Licensee unless other provisions are included in the permit.
6. **DEPTH OF COVER MATERIAL:** Pipes shall be placed to a depth that will provide not less than 4 feet of cover between the top of roadway surface and top of the pipe.
7. **TREE TRIMMING OR REMOVAL:** All trees that may be affected by the proposed construction shall be shown on the plans. The plan must clearly indicate which trees are proposed to be removed, trimmed and/or tunneled. This work, if approved, must be done in accordance with current Board standards, including advance notification of abutting property owners. Wood Disposal License Agreement(s) will be required for any tree work.
8. **DISPOSAL OF GROUND WATER:** Roadside drainage systems – open ditches, storm sewers, etc. – shall not be used for the disposal of water pumped from below the surface of the ground unless specifically allowed by the Road Commission. Details such as volume and frequency of discharge, erosion control, duration of use, NPDES permit and other pertinent information as may be required must be submitted with the application for such permission.
9. Any proposed operation in the right of way not covered by the above specifications, submitted with this application, shall be done in accordance with any additional specifications deemed necessary by the Board or as outlined in the Permit Rules, Specifications and Guidelines.

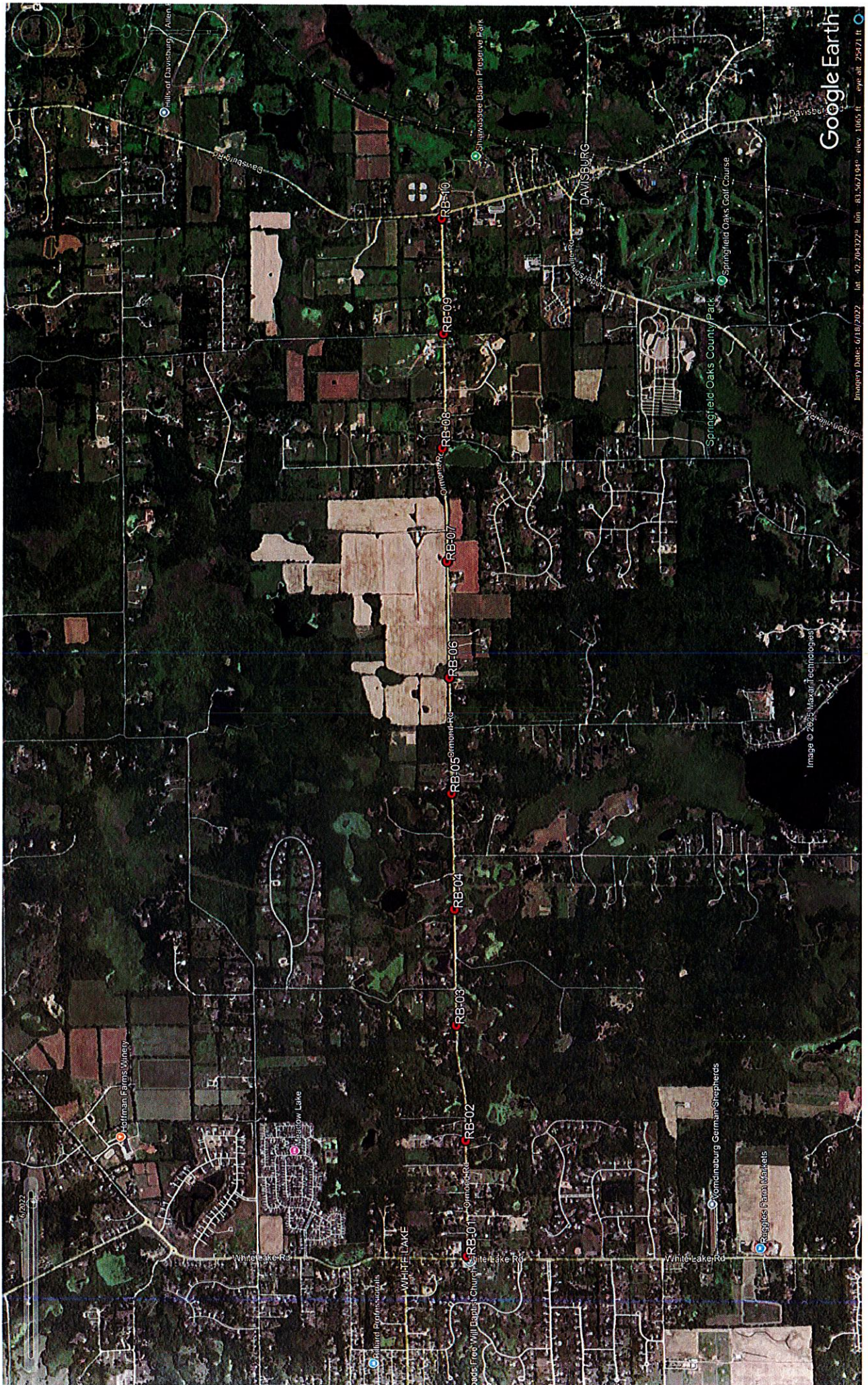


Image © 2023 Maxar Technologies

Google Earth

Emergency Date: 6/18/2022 Lat: 42.704122° Lon: -83.567194° Elev: 1105.11 ft

6/2022

Hoffman Farms Winery

White Lake Rd

Charles Prohnschans

WHITE LAKE

Good's Free Will Baptist Church

White Lake Rd

White Lake Rd

Yomdinaburg German Shepherds

Rangos Farm Markets

Hills of Davisburg Allen

Shilohswee Dam Preserve Park

DAVISBURG

Springfield Oaks County Park

Springfield Oaks Golf Course

Davisburg

Case, Michelle

From: Permits
Sent: Friday, January 30, 2026 2:21 PM
To: Al Anssari, Saif
Cc: Hestwood, Jeffrey
Subject: RE: ROW Application Scope – Pavement Cores and Soil Borings on Ormond Road

Good afternoon,

The application fees are \$500.00 for aboveground and \$100.00 for underground for a total of \$600.00 you can call and pay over the phone via credit card there is a 3.5% fee of \$21.00 or you can mail/bring in check or cash. Our review process begins once the application fees are paid.

Thank you,

Teressa Steele

Office Coordinator | Permits
Road Commission for Oakland County
Email | tsteele@rcoc.org
Telephone | 248-858-4835 X 4836



From: Al Anssari, Saif <Saifa@tymeengineering.com>
Sent: Friday, January 30, 2026 12:10 PM
To: Permits <permits@rcoc.org>
Cc: Hestwood, Jeffrey <Jeffreyh@tymeengineering.com>
Subject: ROW Application Scope – Pavement Cores and Soil Borings on Ormond Road

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Good afternoon,

This project involves performing pavement cores and soil borings along Ormond Road between Davisburg Road and Big Lake Road to evaluate subsurface conditions and determine whether the existing pavement section meets the Road Commission for Oakland County (RCOC) All-Season Road standards.

The proposed work includes ten (10) borings spaced approximately 2,350 feet apart and staggered between the northbound (NB) and southbound (SB) lanes. Each boring location will require a temporary

lane closure with flagging operations. The anticipated duration of work at each location is approximately 30 minutes or less.

Please let me know if you need any more information.

Regards

Saif Alanssari

Project Engineer

Saifa@tymeengineering.com

Cell: 734.536.4324



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Case, Michelle

From: Permits
Sent: Monday, February 2, 2026 8:43 AM
To: Al Anssari, Saif
Cc: Hestwood, Jeffrey
Subject: RE: ROW Application Scope – Pavement Cores and Soil Borings on Ormond Road

Good morning,

Thank you for your submittal, for future reference, your application number is 26-0234.

Thank you,

Teressa Steele

Office Coordinator | Permits
Road Commission for Oakland County
Email | tsteele@rcoc.org
Telephone | 248-858-4835 X 4836



From: Al Anssari, Saif <Saifa@tymeengineering.com>
Sent: Friday, January 30, 2026 12:10 PM
To: Permits <permits@rcoc.org>
Cc: Hestwood, Jeffrey <Jeffreyh@tymeengineering.com>
Subject: ROW Application Scope – Pavement Cores and Soil Borings on Ormond Road

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Case, Michelle

From: Hestwood, Jeffrey <Jeffreyh@tymeengineering.com>
Sent: Tuesday, February 3, 2026 9:03 AM
To: Permits
Cc: Al Anssari, Saif
Subject: RE: ROW Application 26-0234
Attachments: Ormond Road Revised Boring Locations.pdf

Categories: Blue Category

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Good Morning Teresa,

There was an error in our application No. 26-0234 for pavement cores/soil borings submitted last week. Please find the attached revised boring location diagram. The scope of work now consists of seven (7) locations with a typical spacing of approximately 1,500 feet apart between Davisburg Road and Big Lake Road. Thanks

Regards

Jeffrey D. Hestwood, P.E.

Geotechnical Manager
jeffreyh@tymeengineering.com
Office: 734.522.0300
Cell: 734.679.0192

32121 Schoolcraft Road
Livonia, Michigan 48150



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From: Al Anssari, Saif <Saifa@tymeengineering.com>
Sent: Friday, January 30, 2026 12:10 PM
To: permits@rcoc.org
Cc: Hestwood, Jeffrey <Jeffreyh@tymeengineering.com>
Subject: ROW Application Scope – Pavement Cores and Soil Borings on Ormond Road

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Regards

Saif Alanssari

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Cell: 734.536.4324



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Case, Michelle

From: Permits
Sent: Tuesday, February 3, 2026 3:10 PM
To: Yousif, Simon; Zscherer, Robert
Subject: FW: ROW Application 26-0234
Attachments: Ormond Road Revised Boring Locations.pdf

REVISED PLANS ADDED TO BB 26-0234



T

From: Hestwood, Jeffrey <Jeffreyh@tymeengineering.com>
Sent: Tuesday, February 3, 2026 9:03 AM
To: Permits <permits@rcoc.org>
Cc: Al Anssari, Saif <Saifa@tymeengineering.com>
Subject: RE: ROW Application 26-0234

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Geotechnical Manager

jeffreyh@tymeengineering.com

Office: 734.522.0300

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32121 Schoolcraft Road
Livonia, Michigan 48150



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Sent: Friday, January 30, 2026 12:10 PM
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Project Engineer
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Cell: 734.536.4324



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RB-07

RB-06

RB-05

RB-04

RB-03

RB-02

RB-01

International Bedding & Linens Society

Josh Farms

J Mills Family Farm

Stellar Rentals

Garth Custom Signs & Woodworking

MotorFab

Springfield Oaks Golf Course

Springfield Oaks County Park

Ambergessauville Rd

Parker Rd

Scott Rd

Rolling Meadows Dr

Scotty Meadows

Case, Michelle

From: Kolar, Dennis
Sent: Thursday, February 12, 2026 10:02 AM
To: Sintkowski, Scott; Czerniakowski, David
Subject: FW: **EXTERNAL**RE: Thank You

Follow Up Flag: Follow up
Flag Status: Flagged

See below , what can I tell Reuben?

Thanks

Dennis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Thursday, February 12, 2026 9:39 AM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You

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Good morning, Mr. Kolar,

Tyme Engineering submitted an RCOC ROW permit last week. Once we have that permit in hand, drilling on Ormond Road will be scheduled. Ideally, we'll be able to take advantage of the forthcoming nice weather! If you could shed any light onto when we can expect to receive approval, I would be most appreciative.

Thank you very much,
Reuben

From: Kolar, Dennis <dkolar@rcoc.org>
Date: Thursday, January 29, 2026 at 9:10 AM
To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Subject: RE: **EXTERNAL**RE: Thank You

Reuben,
This is great. Thank you.
Stay warm my friend!
Dennis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Wednesday, January 28, 2026 3:41 PM

To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You

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Mr. Kolar,

I hope all is well. I'm circling back to ensure what we deliver is what RCOC seeks. Please let me know if 10 pavement cores and 50 feet of soil borings with sampling along Ormond Road, as suggested by Fishbeck, will be necessary and sufficient.

Thank you!
Reuben

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Date: Monday, January 26, 2026 at 12:26 PM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You
Mr. Kolar,

I hope you and your team had a good weekend, albeit undoubtedly a very busy one.

To provide a cross section of Ormond Road, our Fishbeck consultants have quoted 10 pavement cores and 50 feet of soil borings with sampling, over two days, along Ormond Road. Before I give them the go-ahead I want to confirm with you that this work is both necessary and what you are looking for.

Thank you for confirming,
Reuben

From: Kolar, Dennis <dkolar@rcoc.org>
Date: Thursday, January 15, 2026 at 9:30 AM
To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Subject: RE: **EXTERNAL**RE: Thank You

Good Morning Reuben,

The recent resurfacing of Ormond Rd was what we call a maintenance overlay and those are done without a formal set of plans. Essentially a lift of 2" of new hot mix asphalt.

Dennis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Thursday, January 15, 2026 9:18 AM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You

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Good morning, Mr. Kolar,

Fishbeck requested I ask if RCOC has the latest set of road design plans for Ormond Road that you'd be willing to share. From what we understand, Ormond Road was repaved between 2018 and 2021 and any plans you can share would be most helpful.

Thank you,
Reuben

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Date: Tuesday, January 13, 2026 at 8:15 AM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You
Thank you for the clarification.

Best,
Reuben

From: Kolar, Dennis <dkolar@rcoc.org>
Date: Monday, January 12, 2026 at 9:20 PM
To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Subject: Re: **EXTERNAL**RE: Thank You

Hi Reuben,
Actually both width and thickness. Based on the traffic volumes and underlying soils.
Take care
Dennis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Monday, January 12, 2026 4:12 PM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You

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Mr. Kolar,

At last week's meeting I was asked to provide a cross section of Ormond Road. Please clarify if the cross section desired is for the width of the road or the pavement depth.

Thank you,
Reuben

On Jan 7, 2026, at 1:35 PM, Maxbauer, Reuben <RMAXBAUER@edwclevy.net> wrote:

Thank you!

From: Kolar, Dennis <dkolar@rcoc.org>
Date: Wednesday, January 7, 2026 at 1:15 PM
To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Subject: **EXTERNAL**RE: Thank You

Reuben,

It was important for you to meet the team here who will have input into what I believe will be a workable solution for all.

Take care and safe travels

Dennis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Wednesday, January 7, 2026 1:07 PM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Thank You

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Mr. Kolar,

Thank you for a very productive meeting this morning. I really enjoyed meeting your team and talking through the opportunity, and challenge, ahead of us. As we discussed, I have asked Fishbeck to draft a report we can submit to you and your team assessing:

- Current traffic counts (CMV and non-cmv)
- PASER ratings
- What would be required to bring Ormond Road to Class A, all season standards (including estimated cost)
- Schematic showing turning radius of trucks at pertinent intersections

I hope to share their report with you soon.

Thanks again for your assistance making this morning's meeting happen,
Reuben

Reuben Maxbauer
Edw. C. Levy Co.

313.405.4255

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Case, Michelle

From: Sintkowski, Scott
Sent: Monday, February 23, 2026 3:40 PM
To: Kolar, Dennis; Czerniakowski, David
Subject: RE: **EXTERNAL**RE: Thank You

Yes, will do.

From: Kolar, Dennis <dkolar@rcoc.org>
Sent: Monday, February 23, 2026 3:28 PM
To: Sintkowski, Scott <ssintkowski@rcoc.org>; Czerniakowski, David <dczerniakows@rcoc.org>
Subject: RE: **EXTERNAL**RE: Thank You

Thanks Scott, can you have someone call them and let them know it is ready?
Thanks
Dennis

From: Sintkowski, Scott <ssintkowski@rcoc.org>
Sent: Monday, February 23, 2026 2:54 PM
To: Kolar, Dennis <dkolar@rcoc.org>; Czerniakowski, David <dczerniakows@rcoc.org>
Subject: RE: **EXTERNAL**RE: Thank You

I just approved it last week. The approval package should go out soon.

SS

From: Kolar, Dennis <dkolar@rcoc.org>
Sent: Monday, February 23, 2026 2:49 PM
To: Sintkowski, Scott <ssintkowski@rcoc.org>; Czerniakowski, David <dczerniakows@rcoc.org>
Subject: FW: **EXTERNAL**RE: Thank You

Hey guys,
Can you update us on where the permit application is for the soil borings on Ormand Rd?
Thanks
Dennis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Monday, February 23, 2026 2:46 PM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You

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Good afternoon, Mr. Kolar,

I hope you are well. I'm circling back to learn if you can provide any insight regarding the approval timeline for Tyme's permit request on Ormond Road.

Thank you for all of your help and guidance,
Reuben

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Date: Thursday, February 12, 2026 at 7:39 AM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You

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Good morning, Mr. Kolar,

Fishbeck requested I ask if RCOC has the latest set of road design plans for Ormond Road that you'd be willing to share. From what we understand, Ormond Road was repaved between 2018 and 2021 and any plans you can share would be most helpful.

Thank you,
Reuben

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Date: Tuesday, January 13, 2026 at 8:15 AM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You
Thank you for the clarification.

Best,
Reuben

From: Kolar, Dennis <dkolar@rcoc.org>
Date: Monday, January 12, 2026 at 9:20 PM
To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Subject: Re: **EXTERNAL**RE: Thank You
Hi Reuben,
Actually both width and thickness. Based on the traffic volumes and underlying soils.
Take care
Dennis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Monday, January 12, 2026 4:12 PM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You

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Mr. Kolar,

At last week's meeting I was asked to provide a cross section of Ormond Road. Please clarify if the cross section desired is for the width of the road or the pavement depth.

Thank you,
Reuben

On Jan 7, 2026, at 1:35 PM, Maxbauer, Reuben <RMAXBAUER@edwclevy.net> wrote:

Thank you!

From: Kolar, Dennis <dkolar@rcoc.org>
Date: Wednesday, January 7, 2026 at 1:15 PM
To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Subject: **EXTERNAL**RE: Thank You

Reuben,

It was important for you to meet the team here who will have input into what I believe will be a workable solution for all.

Take care and safe travels

Dennis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>

Sent: Wednesday, January 7, 2026 1:07 PM

To: Kolar, Dennis <dkolar@rcoc.org>

Subject: Thank You

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Mr. Kolar,

Thank you for a very productive meeting this morning. I really enjoyed meeting your team and talking through the opportunity, and challenge, ahead of us. As we discussed, I have asked Fishbeck to draft a report we can submit to you and your team assessing:

- Current traffic counts (CMV and non-cmv)
- PASER ratings
- What would be required to bring Ormond Road to Class A, all season standards (including estimated cost)
- Schematic showing turning radius of trucks at pertinent intersections

I hope to share their report with you soon.

Thanks again for your assistance making this morning's meeting happen,
Reuben

Reuben Maxbauer
Edw. C. Levy Co.
313.405.4255

⚠ External Email Notice

This message originated from outside the Levy Group of Companies. Please exercise caution before clicking links or opening attachments. Verify the sender and ensure the content is safe.

Case, Michelle

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Monday, February 23, 2026 3:52 PM
To: Kolar, Dennis
Subject: Re: **EXTERNAL**RE: Thank You

CAUTION: This email originated from outside of the Road Commission. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions or concerns, please contact Information Technology.

Mr. Kolar,

That's fantastic news, thank you so very much!

Reuben

On Feb 23, 2026, at 1:28 PM, Kolar, Dennis <dkolar@rcoc.org> wrote:

Reuben,
It was approved late last week and should be going out today.
Take care
Dennis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Monday, February 23, 2026 2:46 PM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You

CAUTION: This email originated from outside of the Road Commission. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any questions or concerns, please contact Information Technology.

Good afternoon, Mr. Kolar,

I hope you are well. I'm circling back to learn if you can provide any insight regarding the approval timeline for Tyme's permit request on Ormond Road.

Thank you for all of your help and guidance,
Reuben

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Date: Thursday, February 12, 2026 at 7:39 AM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You

Good morning, Mr. Kolar,

Tyme Engineering submitted an RCOC ROW permit last week. Once we have that permit in hand, drilling on Ormond Road will be scheduled. Ideally, we'll be able to take advantage of the forthcoming nice weather! If you could shed any light onto when we can expect to receive approval, I would be most appreciative.

Thank you very much,
Reuben

From: Kolar, Dennis <dkolar@rcoc.org>
Date: Thursday, January 29, 2026 at 9:10 AM
To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Subject: RE: **EXTERNAL**RE: Thank You

Reuben,
This is great. Thank you.
Stay warm my friend!
Dennis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Wednesday, January 28, 2026 3:41 PM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You

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Mr. Kolar,

I hope all is well. I'm circling back to ensure what we deliver is what RCOC seeks. Please let me know if 10 pavement cores and 50 feet of soil borings with sampling along Ormond Road, as suggested by Fishbeck, will be necessary and sufficient.

Thank you!
Reuben

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Date: Monday, January 26, 2026 at 12:26 PM

To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You
Mr. Kolar,

I hope you and your team had a good weekend, albeit undoubtedly a very busy one.

To provide a cross section of Ormond Road, our Fishbeck consultants have quoted 10 pavement cores and 50 feet of soil borings with sampling, over two days, along Ormond Road. Before I give them the go-ahead I want to confirm with you that this work is both necessary and what you are looking for.

Thank you for confirming,
Reuben

From: Kolar, Dennis <dkolar@rcoc.org>
Date: Thursday, January 15, 2026 at 9:30 AM
To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Subject: RE: **EXTERNAL**RE: Thank You

Good Morning Reuben,

The recent resurfacing of Ormond Rd was what we call a maintenance overlay and those are done without a formal set of plans. Essentially a lift of 2" of new hot mix asphalt.

Dennis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Thursday, January 15, 2026 9:18 AM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You

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Good morning, Mr. Kolar,

Fishbeck requested I ask if RCOC has the latest set of road design plans for Ormond Road that you'd be willing to share. From what we understand, Ormond Road was repaved between 2018 and 2021 and any plans you can share would be most helpful.

Thank you,
Reuben

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Best,
Reuben

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Subject: Re: **EXTERNAL**RE: Thank You

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Take care
Dennis

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To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Re: **EXTERNAL**RE: Thank You

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Mr. Kolar,

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Thank you,
Reuben

On Jan 7, 2026, at 1:35 PM, Maxbauer, Reuben
<RMAXBAUER@edwclevy.net> wrote:

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Date: Wednesday, January 7, 2026 at 1:15 PM
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Subject: **EXTERNAL**RE: Thank You

Reuben,
It was important for you to meet the team here who will have input into what I believe will be a workable solution for all.
Take care and safe travels
Dennis

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Sent: Wednesday, January 7, 2026 1:07 PM
To: Kolar, Dennis <dkolar@rcoc.org>
Subject: Thank You

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Mr. Kolar,

Thank you for a very productive meeting this morning. I really enjoyed meeting your team and talking through the opportunity, and challenge, ahead of us. As we discussed, I have asked Fishbeck to draft a report we can submit to you and your team assessing:

1. Current traffic counts (CMV and non-cmv)
2. PASER ratings
3. What would be required to bring Ormond Road to Class A, all season standards (including estimated cost)
4. Schematic showing turning radius of trucks at pertinent intersections

I hope to share their report with you soon.

Thanks again for your assistance making this morning's meeting happen,
Reuben

Reuben Maxbauer
Edw. C. Levy Co.
313.405.4255

 **External Email Notice**

This message originated from outside the Levy Group of Companies. Please exercise caution before clicking links or opening attachments. Verify the sender and ensure the content is safe.

Case, Michelle

From: Steele, Teresa
Sent: Tuesday, February 24, 2026 11:54 AM
To: Saifa@tymeengineering.com
Subject: APPROVAL PACKET 26-0234 - ORMOND RD
Attachments: 26-0234 APPROVAL PACKET.pdf; 26-0234 APP.pdf; 26-0234 REVISED PLANS.pdf

Good morning,

*****THIS IS NOT A PERMIT*****

Please see attached for the approval packet for application 26-0234. Please read the approval packet thoroughly.

Prior to issuing a permit, the attached requirements (on page 2 of the approval packet) must be met by you or your hired contractor and brought to our office IN PERSON.

If a bond is required, our construction bond form on page 4 of the approval packet is required, unless paying with cash or with credit card.

We ask that a copy of the application also be on hand when coming to pull for the permit.

Thank you,

Teresa Steele

Office Coordinator | Permits
Road Commission for Oakland County
Email | tsteele@rcoc.org
Telephone | 248-858-4835 X 4836





QUALITY LIFE THROUGH GOOD ROADS:
ROAD COMMISSION FOR OAKLAND COUNTY
"WE CARE."

Board of Road Commissioners

James Esshaki
Commissioner

Tylene L. Henry
Commissioner

Eric D. McPherson
Commissioner

Dennis G. Kolar, P.E.
Managing Director

Gary Piotrowicz, P.E., P.T.O.E.
Deputy Managing Director
County Highway Engineer

February 24, 2026

TYME CONSULTING ENGINEERS INC
32121 SCHOOLCRAFT RD
LIVONIA, MI 48170

RE: Application Number 26-0234

Dear Applicant:

Your application for a permit has been approved. Prior to issuing a permit, the attached requirements must be met by you or your contractor. If the proposed work will be conducted by a contractor you hire, please provide them with the attached requirement sheet and bond form. The permit will be issued in the contractor's name.

The items required prior to permit issuance must be delivered **IN PERSON** by someone authorized to sign the permit on you or your contractor's behalf. Failure to satisfy these requests will delay permit issuance.

Thank you for your cooperation regarding this matter. If you have any questions, please feel free to the Department of Customer Services - Permits at (248) 858-4835.

Sincerely,

Scott Sintkowski, PE
Permit Engineer

Enclosures

Department of
Customer Services
Permits

2420 Pontiac Lake Road
Waterford, MI
48328

248-858-4835

www.rcocweb.org



QUALITY LIFE THROUGH GOOD ROADS:
ROAD COMMISSION FOR OAKLAND COUNTY
"WE CARE."

Board of Road Commissioners

James Esshaki
Commissioner

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Commissioner

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Dennis G. Kolar, P.E.
Managing Director

Gary Piotrowicz, P.E., P.T.O.E.
Deputy Managing Director
County Highway Engineer

Department of
Customer Services
Permits

2420 Pontiac Lake Road
Waterford, MI
48328

248-858-4835

www.rcocweb.org

PLEASE READ AND FOLLOW CAREFULLY

THE ENCLOSED ROAD COMMISSION FOR OAKLAND COUNTY PERMIT APPLICATION NUMBER **26-0234** HAS BEEN APPROVED.

PERMIT ISSUANCE IS CONTINGENT UPON THE FOLLOWING REQUIREMENTS BEING MET AND DELIVERED **IN PERSON** TO THE DEPARTMENT OF CUSTOMER SERVICES - PERMITS, AS THE PERMIT **MUST BE SIGNED** BY AN AUTHORIZED REPRESENTATIVE.

****CHECK REMITTER OR CREDIT CARD HOLDER, PRINCIPAL ON BOND, AND INSURED MUST ALL BE IN THE SAME NAME!****

1. CONSTRUCTION BOND AMOUNT OF: \$5,000.00

EITHER by your insurance or bonding company on enclosed **FORM 75** (must have an embossed or sticker seal and power of attorney attached); OR a cash bond using a company check, cashier's check, certified check, money order, credit card or cash.

2. FEES

A. PERMIT FEE	\$200.00
B. DEPOSIT	\$500.00
C. ESTIMATED INSPECTION FEE	\$1,000.00
D. PAINT FEE	\$0.00
E. SIGN FEE	\$0.00
F. SIGNAL FEE	\$0.00
TOTAL FEES DUE AT PERMIT ISSUANCE	\$1,700.00

3. METHOD OF PAYMENT:

COMPANY CHECK - NAME MUST BE THE SAME AS PRINCIPAL ON BOND AND NAMED INSURED

CASH - EXACT CASH ONLY, WE ARE UNABLE TO MAKE CHANGE

MONEY ORDER - BANK MUST SUPPLY COMPANY NAME AS REMITTER

CASHIERS CHECK - BANK MUST SUPPLY COMPANY NAME AS REMITTER

CERTIFIED CHECK - BANK MUST SUPPLY COMPANY NAME AS REMITTER

CREDIT CARD - PICTURE ID REQUIRED (ENHANCED ACCESS FEES APPLY)

MAKE CHECKS PAYABLE TO: Road Commission for Oakland County

4. CERTIFICATE OF INSURANCE:

A current, valid certificate of insurance on an ACORD form is required. The certificate must name "The Road Commission for Oakland County" as a certificate holder and as an **additional insured**. The insurance must include the following coverage:

General Liability Coverage

Bodily Injury and Property Damage Liability:	Each Person \$1,000,000 Each Occurance \$1,000,000 Aggregate \$2,000,000	or: Combined Single Limit (CSL): Aggregate \$2,000,000
---	--	---

2/24/2026

Application # 26-0234

Contact:

Phone:

PERMIT DESCRIPTION

The following is a permit description ONLY. It shall not be construed to be a permit and shall become valid only after the permit is acquired.

This is a permit to:

PERFORM TOTAL (7) PAVEMENT CORES/SOIL BORINGS ALONG ORMOND ROAD BETWEEN DAVISBURG ROAD AND WHITE LAKE ROAD TO EVALUATE SUBSURFACE CONDITIONS AND DETERMINE WHETHER THE EXISTING PAVEMENT SECTION MEETS ALL SEASON ROAD STANDARDS. KEEP ROADS CLEAN OF DIRT AND SPOILS ALL TIMES. RESTORE DISTURBED RIGHT-OF-WAY.

SUBCONTRACTORS AND ANY OTHER PARTIES WORKING ON BEHALF OF THE PERMITTEE SHALL BE MADE AWARE OF THE TERMS OF THE PERMIT, AND BE PROVIDED WITH ACCESS TO RCOC "PERMIT RULES, SPECIFICATIONS AND GUIDELINES."

NOTIFY INSPECTOR OR PERMIT SUPERVISOR 48 HOURS PRIOR TO BEGINNING WORK.

PROPER SIGNING IS REQUIRED BEFORE BEGINNING WORK WITHIN THE RIGHT-OF-WAY. MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES. LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS OF 9 AM TO 3 PM MONDAY THROUGH FRIDAY, OR DURING DAYLIGHT HOURS ON WEEKENDS.

All construction shall be in accordance with the attached approved plan and application on file for **Tyme Consulting Engineers Inc.**

as prepared by **Tyme Consulting Engineers Inc**

and with the RCOC Supplementary Permit Specifications as follows:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ATTACHED APPROVED PLAN AND APPLICATION ON FILE WITH THE ROAD COMMISSION FOR OAKLAND COUNTY PERMIT RULES, SPECIFICATIONS, AND GUIDELINES DATED MARCH 14, 2013.

ROAD COMMISSION FOR OAKLAND COUNTY
DEPARTMENT OF CUSTOMER SERVICES - PERMITS
2420 PONTIAC LAKE ROAD-WATERFORD, MI 48328

(248) 858-4835

CONSTRUCTION BOND

SURETY BOND # _____

KNOW ALL MEN BY THESE PRESENTS:

That _____ of _____, as Principal, and _____ of _____,

duly authorized to transact business in the State of Michigan, as surety, are held and firmly bound unto the BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF OAKLAND, a Michigan public body corporate, in the penal sum of _____ (\$ _____) DOLLARS, lawful money of the United States of America, to be paid to the said BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF OAKLAND, or to its attorney, successor or assigns, to which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns and each and every one of them firmly by these presents.

SEALED with our seals and dated this _____ day of _____, 20 _____.

WHEREAS, The above bounden _____ has made application to the BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF OAKLAND for a permit for construction within the right-of-way as stated in the application for said permit.

NOW, THEREFORE, The condition of this obligation is such that in case said permit is granted, if the said _____, the above bounden, shall construct and maintain such work in the manner prescribed in the permit therefor issued by said BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF OAKLAND and shall well and truly pay all damages on account of such construction and maintenance, and all other damages, fines and penalties which he shall become liable to pay, and shall save said BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF OAKLAND harmless from all suits, claims, damages and proceedings of every kind arising out of the construction and maintenance of said work, and shall observe all the terms and conditions of the permit to be issued, then this obligation to be void, otherwise of full force and virtue.

THIS BOND SHALL NOT EXPIRE UNTIL SUCH TIME AS THE PERMIT, FOR WHICH THIS BOND IS REQUIRED, IS RELEASED.

Signed, sealed and delivered in the presence of

Witness [for Principal]

Witness [for Principal]

Witness [for Surety]

Witness [for Surety]

Principal

Principal's Signature Printed Name & Title

P.O. Box, Address, Street

City, State, Zip Telephone

Surety

Surety's Signature

P.O. Box, Address, Street

City, State, Zip Telephone

NOTE: INCOMPLETE OR INVALID SURETY ADDRESSES DELAYS RELEASE OF BOND, IN WHICH CASE WE WILL RELEASE TO THE PRINCIPAL FOR THEIR RECORDS.

<p>DO NOT WRITE IN THIS BOX</p> <p>APPLICATION #</p> <p>PERMIT #</p> <p>TOWNSHIP</p>
--

CREDIT/DEBIT CARD PAYMENTS

VISA - MASTERCARD - AMERICAN EXPRESS - DISCOVER



SERVICE FEES

Payment Method	Service Fee
Credit or Debit	3.5% of total order
G2G Cloud Solutions	





PLEASE NOTE

Board of Road Commissioners

James Eshaki
Commissioner

Tylene L. Henry
Commissioner

Eric D. McPherson
Commissioner

DUE TO THE ONSET OF AIR TEMPERATURES BELOW FREEZING, AS OF **FRIDAY, NOVEMBER 14, 2025**, NO FURTHER OPEN CUTTING OF PAVEMENT OR OPENING OF GRADE WILL BE ALLOWED UNTIL SPRING 2026.

Dennis G. Kolar, P.E.
Managing Director

Gary Piotrowicz, P.E., P.T.O.E.
Deputy Managing Director
County Highway Engineer

ANY PAVING MATERIALS PLACED IN OUT OF WEATHER SPEC. CONDITIONS SHALL BE CONSIDERED TEMPORARY AND SHALL BE REPLACED IN THE NEXT CONSTRUCTION SEASON.

Scott Sintkowski, P.E.
Permits Department
Department of Customer Services

Department of
Customer Services
Permits

2420 Pontiac Lake Road
Waterford, MI 48328

248-858-4835

FAX
248-858-4773

TDD
248-858-8005

www.rcocweb.org

BOARD OF COUNTY ROAD COMMISSIONERS, OAKLAND COUNTY, MICHIGAN

PERMIT APPLICATION

MAKE CHECK PAYABLE TO ROAD COMMISSION FOR OAKLAND COUNTY

ROAD COMMISSION FOR OAKLAND COUNTY
RECEIVED
Feb 02 2026
DEPARTMENT OF CUSTOMER
SERVICES PERMITS

FOR R.C.O.C. USE ONLY	
Application No.	<u>26-0234</u>
Date Received	<u>02-02-26</u>
Permit E No.	_____
Date of Issuance	_____

APPLICANT: Tyme Consulting Engineers, Inc.

APPLICATION for a permit to **CONSTRUCT, OPERATE, USE and/or MAINTAIN** or to **TEMPORARILY CLOSE A COUNTY ROAD** within the part of the right-of-way of road(s) Ormond Road, between Davisburg Road and White Lake Road under the jurisdiction of the Board: a detailed description of the desired facility and/or activity is required in the space provided below: (include size, length, type of facility; - if underground, indicate depth below surface; if parallel to road, indicate distance from inside edge of facility to edge of pavement, if crossing under roadbed, describe method). **THE FOLLOWING MUST BE ATTACHED TO THE APPLICATION WHEN APPLICABLE:** 1. Plans, specifications and location of facility. 2. Traffic plan and detour route in cases of street closures.

PLEASE CHECK THE APPROPRIATE BOX(ES) THAT APPLY TO THE TYPE OF WORK YOU WISH TO OBTAIN A PERMIT FOR:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Annual | <input type="checkbox"/> Community Event | <input type="checkbox"/> Public Utility (i.e. electric, gas, telephone) | <input checked="" type="checkbox"/> Soil Boring/Monitoring Well |
| <input type="checkbox"/> Approach/Private Road Access | <input type="checkbox"/> Landscaping/Grading | <input type="checkbox"/> Sanitary/Storm Sewer | <input type="checkbox"/> Watermain |
| <input type="checkbox"/> Cable TV | <input type="checkbox"/> Pathway/Sidewalk | <input type="checkbox"/> Sign/Subdivision Entrance Marker | <input type="checkbox"/> Other _____ |

Perform pavement cores and soil borings along Ormond Road between Davisburg Road and White Lake Road to evaluate subsurface conditions and determine whether the existing pavement section meets All-Season Road standards. The scope of work includes ten (10) borings spaced approximately 2,350 feet apart and staggered between the northbound (NB) and southbound (SB) lanes. Each boring location will require a temporary lane closure with flagging operations. The anticipated duration of work at each location is approximately 20 minutes or less. The work is being performed for Fishhook.

City or Township Springfield Township / White Lake

Section No. 18, 19, 30, 31, 06

The above activities will be carried out in accordance with plans, specifications, maps and statements filed with the R.C.O.C. as part of this application, and if said application is approved, the above named applicant agrees to abide by the **CONDITIONS** contained on the reverse side. Since a permit will have to be secured from the Board prior to the start of any construction or maintenance operations proposed by this application, it is intended that the **SUPPLEMENTAL SPECIFICATIONS**, on the reverse side, are to be incorporated as part of the plans or specifications required for this proposed work.

FOR R.C.O.C. USE ONLY	
Design: _____	Right-of-Way: _____
Traffic: _____	Maintenance: _____
Planning: _____	Construction: _____
Subdivision: _____	
Environmental Concerns: _____	Permits: <u>RZ</u>

FOR R.C.O.C. USE ONLY	
Application Fee: \$ <u>200.00</u>	Permit Fee: \$ <u>200</u>
Receipt No: <u>22109</u>	Deposit: \$ <u>500</u>
Bond: \$ <u>5,000</u> (RCOC Form 75)	Estimated Inspection Fee: \$ <u>1,000</u>
	Paint Fee: \$ _____
	Sign Fee: \$ _____
	Signal Fee: \$ _____
TOTAL FEES DUE	
AT TIME OF PERMIT ISSUANCE: \$ <u>1,700</u>	
Proof of Insurance Required	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Pollution Liability Required	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

This application is approved subject to **CONDITIONS** and **SUPPLEMENTAL SPECIFICATIONS** contained on the reverse side of this application. Approval of this application does not relieve applicant from meeting any applicable requirements or duties of law or other public bodies or agencies including but not limited to the Michigan Department of Natural Resources. **APPROVAL OF THIS APPLICATION EXPIRES IN ONE YEAR IF A PERMIT HAS NOT BEEN ISSUED. RESUBMITTAL OF CURRENT PLANS, PERMIT APPLICATION REVIEW FEES AND PERMIT APPLICATION IS REQUIRED IF APPROVAL OF THIS APPLICATION HAS EXPIRED.**

REFER ALL INQUIRIES TO (248) 858-4835

DEPARTMENT OF CUSTOMER SERVICES
PERMITS
2420 PONTIAC LAKE ROAD
WATERFORD, MI 48328

APPLICATION APPROVED:

By:  Date: 2-23-26

Tyme Consulting Engineers, Inc.
APPLICANT (PRINT OR TYPE)
Saif Alansari 01/30/2026
SIGNATURE DATE
Saif Alansari-Project Engineer
(PRINTED/TYPED SIGNATURE & TITLE)
32121 Schoolcraft Road 7345364324
APPLICANT'S ADDRESS TELEPHONE NUMBER
Livonia, Michigan 48170
CITY STATE ZIP CODE
Saifa@tymeengineering.com
EMAIL ADDRESS

AS A CONDITION OF THE APPROVAL OF THIS APPLICATION, THE APPLICANT AGREES TO THE FOLLOWING CONDITIONS:

1. The application agrees to secure, or cause to be secured, a permit from the Board prior to the commencement of construction or maintenance operations. If a contractor is to perform the construction or maintenance entailed in this application, the contractor shall secure the permit from the Board prior to the commencement of construction or maintenance operations and thereby assumes responsibility, along with the applicant, for any provisions of this application which apply to them.
2. Any and all construction proposed under this application will meet all requirements of the Board, together with the Supplemental Specifications as set forth below.
3. The applicant agrees to save harmless, indemnify, defend, and represent the Board and its employees against any and all claims for bodily injury or property damage, or any other claim arising out of or related to the creation, operation, use, or continuing existence of the structure or facility covered by the permit or for any other work done within county road right-of-way whether or not specifically authorized or in conformance with the description of activities for which the permit was issued. Applicant agrees and understands that the obligations set forth herein are binding upon their successors, transferors, assigns, sureties, and guarantors. The Applicant shall maintain insurance of a type and in an amount in conformance with the Board's established requirements and provide certificates of insurance in a type and amount which shall assure conformance with the Board's established requirements is currently in force for any and all facilities installed in the Board's right of way.
4. The applicant agrees to surrender the permit herein applied for; surrender all rights hereunder; cease operations; and remove, alter, relocate at applicant's own expense, the facilities for which this permit is granted whenever ordered to do so by the Board because of the need for the area covered by this permit for public uses or because of a default in the conditions of the permit. Upon failure to remove, alter, relocate or surrender the facilities pursuant to the order of the Board, the applicant agrees to reimburse the Board for its cost in doing same.
5. Nothing in this application shall be construed to grant any rights whatsoever to any public utilities whatsoever except as to the consent herein specifically given, nor to otherwise impair any existing rights granted in accordance with the constitution or laws of this State.
6. The obligation to construct, operate, use and/or maintain the facility to the satisfaction of the Board remains in force as long as the facility exists and is within the right-of-way under the jurisdiction of the Board. The applicant is obliged to repair any damage to the road and right of way which is a result of the facility and which occurs or appears after the permit licensee is released.
7. The necessary construction zone signing for the protection of traffic shall be in accordance with the most current edition of the Michigan Manual of Uniform Traffic Control Devices, Part 6. All such devices shall be furnished, installed and maintained by the Permit Holder. All construction signage shall have black lettering on a reflective florescent orange background, unless otherwise specified. The Permit Holder shall provide any additional signs, barricades and/or lights, at the Permit Holder's expense, required to protect the general motoring public and the work zone when requested by the Road Commission.
8. **ADDITIONAL CONDITIONS:** As will be identified in approved permit description.

SUPPLEMENTAL SPECIFICATIONS

1. **EXCAVATION AND DISPOSAL OF EXCAVATED MATERIAL:** The contractor and/or the utility company shall provide and place the necessary sheeting, shoring and bracing required to prevent caving, loss or settlement of foundation material supporting the pavement, or any other highway installation such as sewers, culverts, etc. The contractor and/or utility company shall assume the full responsibility for this protection. Excavated material shall be stocked in such locations that it does not obstruct vision on the traveled portion of the highway and in such a manner that it will not interfere with the flow of traffic. Sod and topsoil shall be stocked separately from other excavated material. The applicant shall dispose of all surplus and unsuitable material outside of the limits of the right-of-way unless the permit provides for, and with approval of abutting property owners, disposal at approved locations with the right-of-way. In the latter case, the material shall be leveled and trimmed in a manner approved by the Road Commission for Oakland County.
2. **BACKFILLING AND COMPACTING BACKFILL:** All trenches, holes, pits, and other excavations shall be filled with approved excavated earth or with MDOT Class II granular material if so provided, placed in successive layers not more than 9 inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping and all backfill compaction will be subject to check by the Controlled Density Method (minimum 95%). Restoration shall be such that it will provide a condition equal to or better than the original condition and in accordance with current Road Commission for Oakland County standards. Any excavation within the right of way outside traveled portion of road must be maintained until all settlement has occurred and must be restored and seeded or sodded as directed. The permit will not be released until the Road Commission is satisfied that no further settlement will occur.
3. **CROSSING ROADBED BY TUNNELING, DIRECTIONAL BORE, JACK CASING AND BORE:** When the pipe is installed by tunneling without cutting the existing pavement, the tunnel shall be adequately sheeted or shored to prevent the sides and top from collapsing or the pavement from settling or cracking. Directional bore shall be at least 4 diameters under the pavement or 48 inches, whichever is greater. When the pipe is installed by boring and jacking, the leading edge of the pipe must always precede the auger. The tunnel backfill shall be made by tamping a dry mix of lean concrete into place so as to completely fill any voids remaining around the installation. The concrete shall be composed of one part of Portland cement and 10 parts of sand-gravel by volume. Tunnel and boring pits shall be at least 10 feet from the edge of the pavement unless otherwise approved.
4. **CROSSING BY CUTTING GRAVEL ROADS:** All trenches are to be backfilled with approved material to within 12 inches of surface within the limits of the roadbed. Backfill methods will be as described in paragraph 2 above. All surplus excavated material will be disposed of as described in paragraph 1. The top 12 inches within the roadbed will be backfilled with processed road gravel (MDOT 22A or 23A). Trenches outside of the roadbed will be backfilled in accordance with paragraph 2 above.
5. **CROSSING BY CUTTING PAVEMENT AND TRENCHING:** When this method is approved by the Road Commission, the pavement shall be cut so that the opening is a minimum of 5 feet wide and at least 1 foot wider on each side than the trench. In no case shall an open cut result in a remaining slab width of less than 5 feet from patch to an existing joint. The cut shall be made by sawing to a full pavement depth. Cuts in concrete residential and commercial drives shall be as above except that the patch width shall be a minimum of 3 feet and the remaining slab from patch to existing joint a minimum of 3 feet. Backfill shall be made with MDOT Class II granular material. After the backfill has been placed by control density method and thoroughly compacted, the pavement shall be replaced with a temporary surface of approved hot-mixed bituminous material and later replaced with new pavement of the original type and quality by the Permit Licensee unless other provisions are included in the permit.
6. **DEPTH OF COVER MATERIAL:** Pipes shall be placed to a depth that will provide not less than 4 feet of cover between the top of roadway surface and top of the pipe.
7. **TREE TRIMMING OR REMOVAL:** All trees that may be affected by the proposed construction shall be shown on the plans. The plan must clearly indicate which trees are proposed to be removed, trimmed and/or tunneled. This work, if approved, must be done in accordance with current Board standards, including advance notification of abutting property owners. Wood Disposal License Agreement(s) will be required for any tree work.
8. **DISPOSAL OF GROUND WATER:** Roadside drainage systems – open ditches, storm sewers, etc. – shall not be used for the disposal of water pumped from below the surface of the ground unless specifically allowed by the Road Commission. Details such as volume and frequency of discharge, erosion control, duration of use, NPDES permit and other pertinent information as may be required must be submitted with the application for such permission.
9. Any proposed operation in the right of way not covered by the above specifications, submitted with this application, shall be done in accordance with any additional specifications deemed necessary by the Board or as outlined in the Permit Rules, Specifications and Guidelines.

BOARD OF COUNTY ROAD COMMISSIONERS, OAKLAND COUNTY, MICHIGAN

PERMIT APPLICATION

MAKE CHECK PAYABLE TO ROAD COMMISSION FOR OAKLAND COUNTY

ROAD COMMISSION FOR OAKLAND COUNTY
RECEIVED
Feb 02 2026
DEPARTMENT OF CUSTOMER
SERVICES PERMITS

FOR R.C.O.C. USE ONLY	
Application No.	<u>26-0234</u>
Date Received	<u>02-02-26</u>
Permit E No.	_____
Date of Issuance	_____

APPLICANT: Tyme Consulting Engineers, Inc.

APPLICATION for a permit to CONSTRUCT, OPERATE, USE and/or MAINTAIN or to TEMPORARILY CLOSE A COUNTY ROAD within the part of the right-of-way of road(s) Ormond Road, between Davisburg Road and White Lake Road under the jurisdiction of the Board: a detailed description of the desired facility and/or activity is required in the space provided below: (include size, length, type of facility; - if underground, indicate depth below surface; if parallel to road, indicate distance from inside edge of facility to edge of pavement, if crossing under roadbed, describe method). **THE FOLLOWING MUST BE ATTACHED TO THE APPLICATION WHEN APPLICABLE:** 1. Plans, specifications and location of facility. 2. Traffic plan and detour route in cases of street closures.

PLEASE CHECK THE APPROPRIATE BOX(ES) THAT APPLY TO THE TYPE OF WORK YOU WISH TO OBTAIN A PERMIT FOR:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Annual | <input type="checkbox"/> Community Event | <input type="checkbox"/> Public Utility (i.e. electric, gas, telephone) | <input checked="" type="checkbox"/> Soil Boring/Monitoring Well |
| <input type="checkbox"/> Approach/Private Road Access | <input type="checkbox"/> Landscaping/Grading | <input type="checkbox"/> Sanitary/Storm Sewer | <input type="checkbox"/> Watermain |
| <input type="checkbox"/> Cable TV | <input type="checkbox"/> Pathway/Sidewalk | <input type="checkbox"/> Sign/Subdivision Entrance Marker | <input type="checkbox"/> Other _____ |

Perform pavement cores and soil borings along Ormond Road between Davisburg Road and White Lake Road to evaluate subsurface conditions and determine whether the existing pavement section meets All-Season Road standards. The scope of work includes ten (10) borings spaced approximately 2,350 feet apart and staggered between the northbound (NB) and southbound (SB) lanes. Each boring location will require a temporary lane closure with flagging operations. The anticipated duration of work at each location is approximately 20 minutes or less. The work is being performed for Eickbock.

City or Township Springfield Township / White Lake

Section No. 18, 19, 30, 31, 06

The above activities will be carried out in accordance with plans, specifications, maps and statements filed with the R.C.O.C. as part of this application, and if said application is approved, the above named applicant agrees to abide by the **CONDITIONS** contained on the reverse side. Since a permit will have to be secured from the Board prior to the start of any construction or maintenance operations proposed by this application, it is intended that the **SUPPLEMENTAL SPECIFICATIONS**, on the reverse side, are to be incorporated as part of the plans or specifications required for this proposed work.

FOR R.C.O.C. USE ONLY	
Design: _____	Right-of-Way: _____
Traffic: _____	Maintenance: _____
Planning: _____	Construction: _____
Subdivision: _____	
Environmental Concerns: _____	Permits: <u>RZ</u>

FOR R.C.O.C. USE ONLY	
Application Fee: \$ <u>200.00</u>	Permit Fee: \$ <u>200</u>
Receipt No: <u>22109</u>	Deposit: \$ <u>500</u>
Bond: \$ <u>5,000</u> (RCOC Form 75)	Estimated Inspection Fee: \$ <u>1,000</u>
	Paint Fee: \$ _____
	Sign Fee: \$ _____
	Signal Fee: \$ _____
TOTAL FEES DUE	
AT TIME OF PERMIT ISSUANCE: \$ <u>1,700</u>	
Proof of Insurance Required	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Pollution Liability Required	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

This application is approved subject to **CONDITIONS** and **SUPPLEMENTAL SPECIFICATIONS** contained on the reverse side of this application. Approval of this application does not relieve applicant from meeting any applicable requirements or duties of law or other public bodies or agencies including but not limited to the Michigan Department of Natural Resources.

APPROVAL OF THIS APPLICATION EXPIRES IN ONE YEAR IF A PERMIT HAS NOT BEEN ISSUED. RESUBMITTAL OF CURRENT PLANS, PERMIT APPLICATION REVIEW FEES AND PERMIT APPLICATION IS REQUIRED IF APPROVAL OF THIS APPLICATION HAS EXPIRED.

REFER ALL INQUIRIES TO (248) 858-4835

DEPARTMENT OF CUSTOMER SERVICES
PERMITS
2420 PONTIAC LAKE ROAD
WATERFORD, MI 48328

APPLICATION APPROVED:

By:  Date: 2-23-26

Tyme Consulting Engineers, Inc.

APPLICANT (PRINT OR TYPE)

Saif Alanssari

01/30/2026

SIGNATURE

DATE

Saif Alanssari-Project Engineer

(PRINTED/TYPED SIGNATURE & TITLE)

32121 Schoolcraft Road

7345364324

APPLICANT'S ADDRESS

TELEPHONE NUMBER

Livonia, Michigan 48170

CITY

STATE

ZIP CODE

Saifa@tymeengineering.com

EMAIL ADDRESS

AS A CONDITION OF THE APPROVAL OF THIS APPLICATION, THE APPLICANT AGREES TO THE FOLLOWING CONDITIONS:

1. The application agrees to secure, or cause to be secured, a permit from the Board prior to the commencement of construction or maintenance operations. If a contractor is to perform the construction or maintenance entailed in this application, the contractor shall secure the permit from the Board prior to the commencement of construction or maintenance operations and thereby assumes responsibility, along with the applicant, for any provisions of this application which apply to them.
2. Any and all construction proposed under this application will meet all requirements of the Board, together with the Supplemental Specifications as set forth below.
3. The applicant agrees to save harmless, indemnify, defend, and represent the Board and its employees against any and all claims for bodily injury or property damage, or any other claim arising out of or related to the creation, operation, use, or continuing existence of the structure or facility covered by the permit or for any other work done within county road right-of-way whether or not specifically authorized or in conformance with the description of activities for which the permit was issued. Applicant agrees and understands that the obligations set forth herein are binding upon their successors, transferors, assigns, sureties, and guarantors. The Applicant shall maintain insurance of a type and in an amount in conformance with the Board's established requirements and provide certificates of insurance in a type and amount which shall assure conformance with the Board's established requirements is currently in force for any and all facilities installed in the Board's right of way.
4. The applicant agrees to surrender the permit herein applied for; surrender all rights hereunder; cease operations; and remove, alter, relocate at applicant's own expense, the facilities for which this permit is granted whenever ordered to do so by the Board because of the need for the area covered by this permit for public uses or because of a default in the conditions of the permit. Upon failure to remove, alter, relocate or surrender the facilities pursuant to the order of the Board, the applicant agrees to reimburse the Board for its cost in doing same.
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9. Any proposed operation in the right of way not covered by the above specifications, submitted with this application, shall be done in accordance with any additional specifications deemed necessary by the Board or as outlined in the Permit Rules, Specifications and Guidelines.

**APPROVED
FOR CONSTRUCTION PERMIT
ROAD COMMISSION FOR OAKLAND COUNTY
PERMITS OFFICE**

02/23/2026 4:30:24 PM

BY:

REVISIONS

26-0234

NEW CONSTRUCTION FOR OAKLAND COUNTY
RECEIVED
DEPARTMENT OF PUBLIC
SERVICES & PERMITS

R.C.O.C CONSTRUCTION NOTES

- 1-CALL INSPECTOR OR PERMIT SUPERVISOR BEFORE BEGINNING ANY WORK IN R.O.W.
- 2- 'PROPER SIGNING' IS REQUIRED BEFORE ANY WORK IN R.O.W. IS STARTED
- 3-LANE CLOSURES RESTRICTED TO 9-3 PM MON - FRI
- 4-FLAG PERSON REQUIRED FOR TEMPORARY ONE LANE ROADS
- 5-MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES
- 6-HAND DIG AROUND ALL UTILITIES
- 7-KEEP ROADS CLEAN OF DIRT AND DEBRIS
- 8-FULL DEPTH SAWCUT AND/OR MILL A BUTT JOINT, WITH LOCATION WIDTH AS DIRECTED BY RCOOC INSPECTOR
- 9-9" DEEP STRENGTH HMA SHALL CONSIST OF 2" MDOT 5E, OVER 3" MDOT 4E, OVER 4" MDOT 3E, OVER A SUITABLE PERMIT, RULES, SPECIFICATIONS & GUIDELINES (RULES 6.8.2)
- 10-SUITABLE BASE TO BE DETERMINED BY RCOOC DIRECTOR IN THE FIELD
- 11-8" CONCRETE SIDEWALK THROUGH THE APPROACH IS REQUIRED
- 12-RAMPS & SIDEWALKS MUST MEET ADA SPECIFICATIONS
- 13-MATCH AND TIE PROPOSED CURB TO EXISTING CURB EPOXY COATED #4 BAR REQUIRED
- 14-M.D.O.T. DETAIL "M" CURB & GUTTER REQUIRED
- 15-GRAVEL SHOULDERS SHALL CONSIST OF 8 INCHES OF M.D.O.T. 23A, COMPACTED AGGREGATE

