



# KEBS Quarterly News

Land Planning · Engineering · Surveying  
Soils Testing · Wetlands Planning

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## Speedier Approval Process for Plats in Sight

Senate Bill No. 1416 was signed on January 3, 2005 with an effective date of July 1, 2005 as Act No. 525 of PA 2004. This new act addresses the final plat submittal process. To speed up the approval process, developers must submit a *true final copy* of the plat to all approving agencies simultaneously. While the number of days each agency has to act on their approval remains the same, the proprietor is to take the final plat to each agency for signature. Signatures may be obtained in any order. The goal is to speed up the final plat approval process, keeping documents from lingering in each agency's office, awaiting approval.



Additionally, on January 4, 2005 House Bill No. 6295 has taken effect as Act 590 of PA 2004 amending the Subdivision Control Act of 1967. This new amendment allows an unused easement, an easement encumbering a common lot line of adjacent lots, or an easement that through design can be re-routed, to be relinquished without amending the plat or re-plating the effected lot(s). This will be quite useful when developing a lot or group of lots in a recorded plat, especially if the building design encroaches an easement.

Do you have questions about these new acts? **KEBS will host a breakfast seminar in June to address these changes and how they apply to you.** If you are interested in

attending or have specific questions that you would like addressed during the seminar, please contact Alisha Post, Matt Ottinger, or Jeff Autenrieth at (517) 339-1014.

--Jeff Autenrieth, P.S., Vice President Plats and Condominiums

## Real Stories from the MDEQ

In January 2003, the MDEQ issued a notice of violation to the owners of a 360-acre parcel of land who were clearing wetlands and uplands. Prior to issuing notices, the MDEQ's investigations found the owners removing tree stumps and roots from the wetlands. They also discovered disturbed streambeds and banks caused by clearing activities and crossing streams with vehicles and machinery. The case went to court and in August 2004, property owners, the MDEQ, and the Grand Traverse Soil Erosion Office agreed on a Consent Judgment. The judgment requires the owners to:



- Restore and maintain 8,050 linear feet of stream bank along two creeks and one stream. To restore the banks the owners must: purchase 930 1-2' tall trees, hand-dip each tree in a special root solvent, place the trees in an aerated, weed-free substrate, and riprap the banks. For a period of 5 years, the owners must monitor the banks and maintain them by replacing any trees that die and by removing all noxious vegetation around the trees.

--Article Continued on Page 3

## Mayberry Homes and KEBS: Building Communities



Mayberry Homes and KEBS worked to mesh modern day development with old-fashioned charm in the Hawk Nest Community, pictured left. Originally planned as a mobile home development, KEBS worked with Mayberry Homes and D.L. Kessler to re-engineer the plan creating a community with unique features including 26 ft. roads, 20 ft. setbacks, and 15 ft. between buildings. Hawk Nest also contains a public walkway and park surrounding The Falcon, an executive golf course.

Homes in Hawk Nest range from \$165,000 to \$280,000. With over 400 units, this modern community has been attracting many first time homebuyers as well as move up buyers.

Mayberry Homes is also dedicated to the entire community. In 2004, Mayberry Homes auctioned a home in the Hawk Nest Community, giving proceeds to St. Jude Children's Research Hospital. The auction raised more than half a million dollars for St. Jude. ALSAC/St. Jude named several groups, including Mayberry Homes and D.L. Kessler, 2004 "National Volunteer Group of the Year."

Hawk Nest is located in East Lansing, north of Lake Lansing Road off Chandler. The development sits approximately ½ mile west on Coleman Road. If you have not visited the development it is definitely worth the trip.

--Matt Ottinger, Subdivisions and Condominiums Manager

## Love's Travel Stop

Marshall will be home to the first Love's Travel Stop in Michigan (pictured right). While the project is currently in the final design stage, KEBS and Love's ran into a few challenges along the way. The site lies just beyond the limits of city utilities and abuts Rice Creek, one of the few cold-water trout streams in Southern Michigan. How did the design team at KEBS and Love's overcome these challenges?



First, to resolve the utility challenge, KEBS worked with Marengo Township and the City of Marshall to create a 425 agreement, which moved the property into the city. As a part of the project Love's will construct a 300-foot extension to the City's water main system to serve the site.

To protect Rice Creek, storm water pretreatment, retention and infiltration, wetland and floodplain avoidance, special plantings, and a potential conservation easement were incorporated into the design to minimize the impacts. KEBS and Love's worked closely with the City of Marshall, the Calhoun Conservation District, Trout Unlimited, and the State of Michigan to produce a design and procedures to guard the creek.

Love's has over 100 travel stops and numerous smaller facilities throughout the nation. The Marshall facility will provide a travel store, truck fueling, car fuel, a Hardee's restaurant, and parking for 103 trucks. Upon completion, Love's Travel Stop will be located at the Partello Road/I-94 interchange in Marshall.

--Dave Starr, P.E., Sr. Engineering Technician



## Employee Achievements in the Soils Office

Doug Longpre, pictured left, has received his MDOT certification as a Level I Aggregate Technician after completing a workshop held at Ferris State University. Pending an April workshop, Doug will also receive his certification as a MDOT Level I Asphalt Technician. MDOT certification programs focus primarily on laboratory testing techniques for aggregates and asphalt mixtures. Emphasis is placed on proper sampling procedures, inspection of aggregates for purity and angularity, and bitumen extraction procedures, as well as the effects of aggregate gradation and bitumen content on overall asphalt performance.

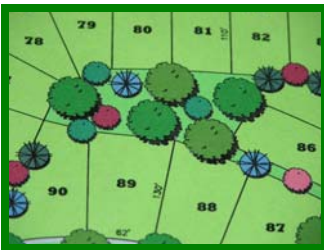
Doug Foland has received ACI/MCA certification as a Level I Concrete Field Technician by successfully completing a workshop held at the MCA training facility in Lansing. The ACI/MCA training focuses primarily on the field-testing of fresh concrete. In addition to stressing proper testing procedures, emphasis is placed on recognizing the affects of improper batching and curing, hot and cold weather, and the addition of admixtures on the fresh behavior and ultimate performance of concrete.

## Septic System Design

Rural Urbanization has contributed to the explosion in the Onsite Wastewater Industry in Mid-Michigan. During development, if a municipal sewer main is not available there are several options available to handle waste including conventional drain field, septic tanks and/or pretreatment units. Currently, KEBS is conducting soils investigations for onsite wastewater options on a 190-acre parcel located at Royston and Davis Roads. A backhoe was rented for the investigation, and 16 backhoe cuts were located after collaboration with the Eaton County soils book and topographic quad maps. The soil types were logged to a depth up to 15'.

This site had relatively shallow (12" to 24") seasonal high water tables. Due to the slopes existing on the site, it would have been an optimal situation for a subsurface disposal wastewater treatment facility. Due to the seasonal high water tables, an adequate amount of square footage of unsaturated soils wasn't available, so a quote and approximate timetable of construction for a wastewater treatment plant was provided to the client instead.

KEBS can help you determine what system best fits your needs and aid in the design. We welcome your project!  
--Tom Hills, Field Representative, On Site Waste Water



## Let KEBS Color Your World

All your development needs have a KEBS solution! Color renderings enhance the value and vision of your projects. Whether marketing your project or demonstrating a final display, a colorized sketch of the project will yield a positive interpretation of the property use. KEBS' landscape architectural staff has years of experience generating ordinance compliant drawings, while encompassing an expressive design sure to entice any of your customers. Let KEBS color your world and see the benefits of this service!

## Bring Reality to Your Vision

Do you have a site or would you like to purchase a site, but not quite sure how to develop it? For years, KEBS has provided site feasibility studies to help developers select the best use of their property, prior to concept.

Consider this example: A triangular site along a well-traveled arterial route that is bound by a tributary creek and a private home. KEBS can help evaluate, research, and advise on the nature of the property and whether it is buildable. You may not be aware of all circumstances influencing the plan such as protected natural preservations or minor wetland implications. As with the site pictured above, KEBS can help identify any challenges that may keep you from realizing your vision. Let KEBS help you with your next idea!



## Real Stories from the MDEQ *—Continued from Page 1*

- Install whole tree revetments and root wads within the three previously mentioned water features to “compensate for the loss of future woody debris recruitment, enhance fisheries habitat, and promote pool formation and sediment retention.” They must monitor and maintain for 5 years.
- Install three sand traps, one in each of the previously mentioned water features. The traps are required to be monitored and maintained for 5 years and emptied when 75% full.
- Remove debris from all wetland areas, prepare a 5 year wetland monitoring plan, install silt-fence along the perimeter of all wetlands, tile former agricultural drains, stabilize soil erosion and sedimentation in all upland areas, and install several culverts.
- Place a permanent conservation easement over 58 acres of wetland and 9 acres of stream corridor.
- Pay \$140,000 in fines.

Regulations to protect the environment are not always comprehensive. Some regulations are so complex that the experience of a professional is necessary to interpret them. People that tackle environmental challenges on their own often unknowingly commit violations, resulting in expensive legal action. At KEBS, our diverse group of professionals have the experience necessary to successfully assist you through tricky local and state regulatory requirements. Do not risk significant loss. Contact KEBS with your challenges!

--Doug Longpre, Wetlands and Ecological Specialist

## **KEBS, Inc.**

2116 Haslett Road  
Haslett, MI 48840

Phone: 517.339.1014

Fax: 517.339.8047

E-mail: [info@kebs.com](mailto:info@kebs.com)

We're on the Web!

[www.kebs.com](http://www.kebs.com)

Tired of mail cluttering your desk? Subscribe to our online newsletter by e-mailing:

[newsletter@kebs.com](mailto:newsletter@kebs.com)

## **Challenging Sites – A KEBS Specialty**

A true test of experience, versatility, and determination – KEBS recently delivered a preliminary site plan approval for the Marion Pines Site Condominium in Marion Township. When completed, Marion Pines will provide a comfortable, secluded atmosphere for residents, but every project has initial challenges.

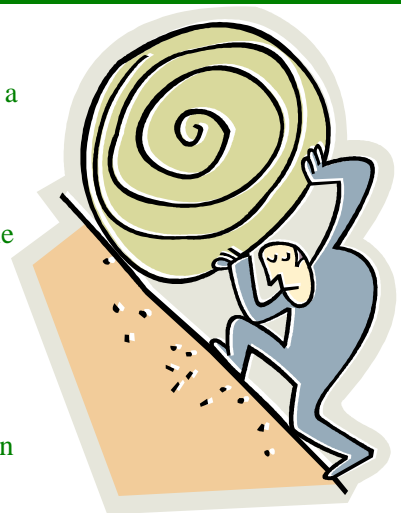
Difficulties in grade for surface drainage and utilities, the overall site maximizes the buildable areas of each home while protecting the natural features of the surrounding woodland and wetlands. The 18.84 acre site encompasses approximately 4.84 acres of wetland area. In order to improve the buildable envelope, one lot required 0.18 acres of wetland fill. While the MDEQ has deemed this as “an unacceptable disruption to the aquatic resources” an alternative still needs to be addressed. The solution may involve a revision to the building grade, a retaining wall, or combination of both. In cases like this, KEBS’ wetland specialist is instrumental in helping our clients coordinate a compromise that meets the requirements of all parties. Also

within the site, the MDEQ has already approved – in principle – the “bore-and-jack” installation of the 2” force main and 8” water main proposed at the wetland crossing, without any anticipated disturbance to the wetland.

Another interesting feature of the project was the evolution of the site layout. Originally intended to access Mason Road via two prominent entrances, the Livingston County Road Commission’s proximity constraints limited the site to only one access. This was a blessing in disguise as this created the uniqueness found in the horseshoe shaped cul-de-sac that should prove to benefit residents by limiting traffic and increasing property values.

The Marion Pines project has been considered one of the “more challenging sites under recent review at the Township”, as mentioned by the Township Planner. KEBS attributes the success of the project to a close eye on detail, attention to evolving Township requirements, and communication with our client and all reviewing agencies.

--Larry McCarthy, P.E. Brighton Office Manager



**Haslett**  
517.339.1014

**Charlotte**  
517.543.7076

**Marshall**  
269.781.9800

**Brighton**  
810.227.5327

**Soils & Wetlands**  
517.721.0106