



KEBS Quarterly News

Land Planning · Engineering · Surveying
Soils Testing · Wetlands Planning

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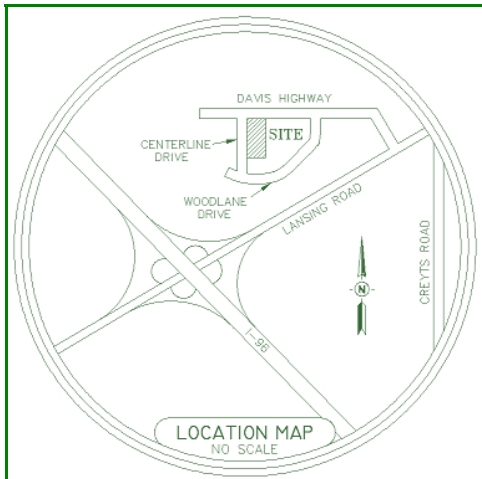
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KEBS, Inc. is Relocating!

To better serve the Mid-Michigan area, KEBS, Inc.'s Haslett, Charlotte, and Lansing Offices will be consolidating into one office in the Fall/Winter of 2007. The new office will be located at Westland Park, Davis Hwy and Centerline, next to Aim High Sports Complex.

The office in Haslett, located at 2116 Haslett Rd, and Charlotte, located at 504 Lansing St., will be FOR SALE or LEASE.

If you have any questions regarding this relocation, please contact Jeff Kyes in the Haslett office (517) 339-1014.



The unofficial "ground breaking" - soils testing

Two New Professionals at KEBS, Inc.



Dane Pascoe, PS

Please join us in congratulating Dane Pascoe of the Haslett office for successfully completing and passing the State of Michigan Professional Surveyor's Exam. Dane has been with KEBS, Inc. since May 2003. He graduated with a Bachelor of Science degree in Survey Engineering from Ferris State University in Big Rapids, MI in May 2003. He is a member of the Michigan Society of Professional Surveyors and the Central Chapter MSPS. Dane handles all survey needs, from Mortgage Surveys to Boundary and Topo Surveys.

Jamerson Ries of the Haslett office has successfully completed and passed the Professional Engineering Exam. Jamerson has been with KEBS, Inc. since May 2002. Jamerson graduated from Baker College of Flint with a Bachelor of Science degree in Mechanical Engineering.

Please contact Dane and Jamerson for your Surveying and Civil Engineering needs!



Jamerson Ries,

When do I need a Certified Storm Water Operator?

Whenever a project has an open Soil Erosion and Sedimentation Control (SESC) Permit, a Certified Storm Water Operator is required to inspect the project site and create a report/log of the findings. The report typically describes what the status of the project is, what is occurring the day the inspection was complete, and what SESC measures are failing, need correction or need immediate attention to stop erosion or sediment from leaving the site. These reports are then sent to the developer, contractor, and the governing SESC Authority, typically the Drain Office or City DPW in the mid Michigan area. The contractor and developer should read the reports carefully and ensure that corrective action is taken. If these failing measures continue, this can lead to projects being shut down, fines from the SESC Authority or the State of Michigan, even third party law suits.



The reports are required under The Notice of Coverage for National Pollutant Discharge Elimination System (NPDES) Storm Water Discharge from Construction Activity rules and regulations administered by the State of Michigan. For sites less than 5 acres, the NPDES Permit is a permit by right, if you have a SESC Permit you by right have a NPDES permit and no fee or application is necessary. For sites 5 acres and greater, an application needs to be completed by the developer, the contractor, or the engineer and a \$400 fee is to be submitted, this is after successfully obtaining a SESC Permit. The Permit is then set to the same expiration date as the originally issued SESC Permit. As most projects require a SESC Permit expiration date renewal/extension, so does the NPDES Permit. If the NPDES Permit expires, it is necessary to complete a new application and submit a new \$400 fee to obtain a new permit, after receiving the SESC Permit renewal information. The NPDES Permit expiration date was just recently changed to this new setup.

If you have a NPDES Permit on a project KEBS, Inc. would advise that a month prior to your SESC Permit expiration date that the developer or contractor should contact the SESC Authority to get the permit renewed/extended and provide the State with a copy of the renewal/extension immediately upon receipt.

KEBS, Inc. does have Certified Storm Water Operators on staff that can work with you or your site earth contractors to satisfy these requirements. Inspections are required weekly or after every significant precipitation event. If you have any additional questions regarding this information on your current project or an up coming project, please feel free to contact us!

Submitted by: Jamerson M. Ries – Project Manager

1996 PA 591-Land Division Act

Effective March 31, 1997 This is an important date to anyone who wishes to divide their land into smaller parcels. This date established the benchmark for what the size of a parent parcel is. A tract or ownership interest as of this date was set for all continuous land owned by and individual or legal entity. As of March 31, 2007, the Land Division Act will have been in effect for 10 years. Ten years also is the length of time that needs to pass in order for a parcel created under this act to mature into a parent parcel.

Besides changing the name of the Subdivision Control Act to the Land Division Act, several changes for dividing tracts of land into smaller parcels without having to produce a subdivision or condominium were implemented.

One change is that the responsibility to approve parcel splits rests solely on the municipality where the parcel is located. Depending on the size, city, township, or county government has an individual or department that approves parcel splits in their jurisdiction. A drawback to this is that each municipality has developed its own rules for the division of land. What may be acceptable in one municipality may be unacceptable in an adjacent municipality.

Another change that occurred is that more splits (bonus splits) were made available for larger tracts of land. Bonuses are awarded if a road is built so new parcels access this new road instead of the existing road or if 60% of the parent parcel was retained in one large tract. Under the previous act, a parcel of land was allowed 4 splits under 10 acres in size. Any additional splits had to be larger than 10 acres. This meant that a 20-acre tract was only allowed 5 total splits. Under the new act, with allowable bonuses, 7 new parcels could be created.

All parcels that were created in 1997 and after March 31 will become parent parcels some time this year. But just when is a parcel created? Under this act, a parcel is created when a deed is recorded that transfers ownership to another individual. Not when a survey is recorded, not when the municipality grants their approval for a parcel split, and not when a tax ID number is assigned to that individual parcel.

There are some other factors that need to be addressed when dividing some of these parcels that are maturing into parent tracts. Some are complex and others are simple. KEBS, Inc. can help answer the various questions that may arise.

Submitted by: Jeff Autenrieth, PS, Charlotte Office

Intercounty Drain Program 2007-08 Funding Status

Funding for the Intercounty Drain Program in the Michigan Department of Agriculture Environmental Stewardship Program has been cut completely for this fiscal year. The Director, however, has allowed Mike Gregg to assist on intercounty drain programs for the remainder of the fiscal year on a priority basis.

The budget for the next fiscal year has not been finalized. MACDC has been actively involved with various legislators and with interested groups (Farm Bureau, Michigan Association of Counties, Association of Underground Contractors) in communicating the need for the continued funding of this program. But there is no guarantee that the program will be funded.

To improve the chances of funding for the intercounty drain program in the next fiscal year, it is imperative that we continue to communicate to the legislature and the Governor's office how vital the intercounty drain program is to the health, welfare, and economy of the State of Michigan. Therefore, we ask that you assist the MACDC by doing the following:

- Personally contact your state representatives and senators and explain to them the importance of the program and ask for their support on the funding issue. Providing specific information as to intercounty drains in their districts during these communications is important.
- Ask property owners in intercounty drain drainage districts to contact their legislators with specific examples of how important it is that intercounty drainage boards continue to operate.
- Ask the contractors, engineers, attorneys and other consultants/companies that you work with to contact their legislators to explain how the lack of an active intercounty drain program affects the potential revenue stream to their company.

Areas to emphasize with legislators should be specific to your geographic situation, but could include:

- The need for drainage in the development of property for residential/commercial/industrial use.
- The need for drainage for transportation and other public improvement projects.
- With increasing prices for corn, the continued maintenance of intercounty drains is important to ensure that the available farmland is maximized and is being adequately drained.

Nicole Cook (517) 886-7116 and/or Stacy Hissong (517) 886-7120 would be pleased to assist you with any questions you might have.

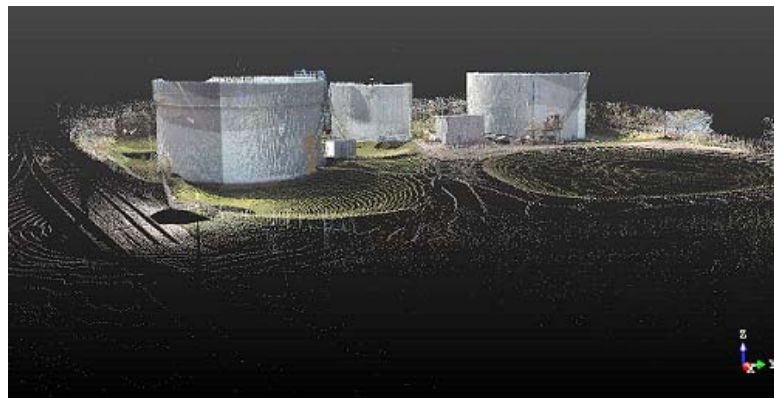
Info submitted to KEBS by Hubbard Law Firm



Bay City/Essexville Petroleum Terminal

This project was an ALTA survey of a 12-acre Petroleum Storage Facility located in Bay County. Approximately 3 acres of the facility is in Bay City, and the remainder in the City of Essexville along the Saginaw River. A parcel owned by the railroad separates the two parcels. In addition to boundary and topographical surveys of both sites, the 3D Laser Scanner was used to compute the volumes of the storage tanks and the containment areas. The scanned data was merged with the conventional surveying data to generate contours and creating an AutoCAD drawing. The scanner data enabled us to compute the volumes more accurately than conventional surveying methods. A 3-man crew worked efficiently with one person using the scanner, one person using GPS to location features outside the containment area, and the third person working on the boundary survey. The three separate files were easily merged together to create the final drawing.

Submitted by: Scott Koch, PS, Haslett Office



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on the Web!
www.kebs.com

KEBS' Mission

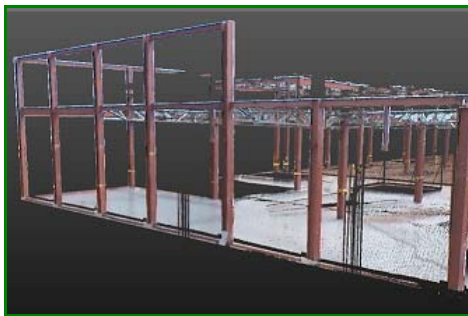
Working together to provide professional engineering and surveying services that sets the highest standards, while enhancing the quality of life for our employees, clients, and communities.

Laser Scanner at Work

KEBS Inc.'s 3-D Laser Scanner (right) has sure been put to work since it was purchased. Below are a few examples of what the scanner has done.



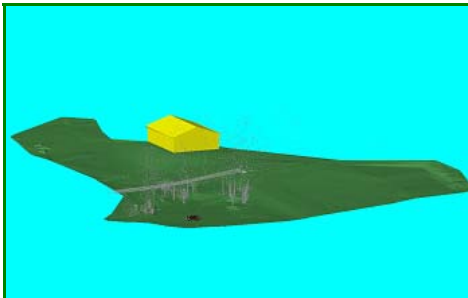
Assisted Living Facility, Marshall



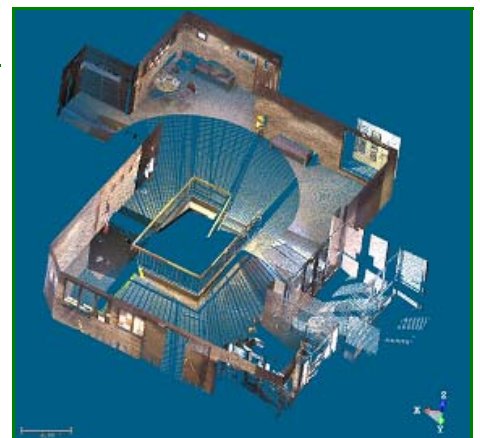
The Spine Center, East Lansing



Ponte North, Lansing



Fire pit



Eaton County Jail, Charlotte