

QUINCY PLACE SENIOR LIVING
SPECIAL LAND USE NARRATIVE

Our Special Land Use request is to develop a 'housing, independent and assisted living' on a R-2A zoned parcel on Quincy Street. The parcel is located on the south side of Quincy Street at 12300 Quincy Street, and immediately west of the Authentix apartment development. The first phase of this project, located on the northern portion of the subject property, was completed in 2022 project and included construction of an assisted living facility, independent living facility and memory care unit. The second phase of the project, and the subject of this application, is located at the south end of the property. The proposed project includes 20 independent living units contained within 10 separate structures. The cottages are situated on either side of a private driveway. Public utilities will be looped through the project and storm water management will be provided in accordance with current standards. The following narrative is provided to further describe how the proposed assisted living development adheres to the Special Land Use Standards.

1. ***The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.*** The proposed independent living units will be harmonious with the existing land uses in the general vicinity of the project. This development will create a cohesive transitional use between the multi-family development to the west and the lower development intensity Agricultural zoning district to the east. This product will also provide further diversification of the uses within the Quincy Place development.
2. ***The use will be served adequately by public services and facilities, including but not limited to streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities and schools.*** The proposed use will be adequately serviced by public services and facilities. Independent living facilities typically do not require extensive police or fire services. The development fits within the parcel with sufficient size to provide adequate storm water management facilities. Refuse disposal for phase 2 will be handled by street side pick up. Water and sewer facilities are located at the projects west property line and will be extended through the site to connect to the existing phase 1 utilities. Water will be looped as necessary through the development. Lastly, there will be no impact to local schools.
3. ***The use will not involve operations, materials and equipment that will be detrimental, hazardous or disturbing to any persons, property or the general welfare due to traffic, noise, smoke, fumes, glare, vibrations or odors.*** The proposed use does not include any of the above-mentioned nuisances which may affect any persons, property, or the general welfare.
4. ***The use will be consistent with the intent and purpose of this ordinance and the Holland Charter Township Comprehensive Plan.*** The proposed use is consistent with the Comprehensive Plan as it identifies this parcel as medium density residential.
5. ***The use will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and topographical modifications, which result in maximum harmony with adjacent areas.*** The existing site is a vacant parcel which has traditionally been used as a farming use. The proposed use will preserve the existing trees on site where practicable. The use will also protect the existing drainage course and associated wetlands that run through the center of the site. Adjustments of the site topography will be

limited to the relatively flat nature of the existing site. The proposed buildings will be graded to provide necessary clearance to the adjacent storm water management basins. As best can be accomplished, the fill material will come from on-site by over excavating the storm water detention basin. Site grades will be harmonious with the adjacent parcels at the site boundary.

6. ***The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.*** The proposed use is a minor traffic trip generator.
7. ***There is need for the proposed use within the Township, and the use will not be detrimental to the community.*** Market studies completed for the project show that there is a need for the proposed use within the Township. The use will not tax the community's services and infrastructure and will not be detrimental to the community.

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BENCHMARKS - NGVD 29

ELEVATION 631.54
TOP OF NE FLANGE BOLT UNDER "E" OF
"EJW", LOCATED 20'± EAST OF
CENTERLINE DRIVE TO HOUSE #12345
QUINCY AND 28'± NORTH OF CENTERLINE
QUINCY

CONTROL POINTS

CP#44	CP#45	CP#46
MAG NAIL	MAG NAIL	MAG NAIL
N 8630.3910	N 8640.2494	N 8647.3845
E 6124.5694	E 6367.7484	E 6682.1762
ELEV 630.27	ELEV 631.42	ELEV 630.42

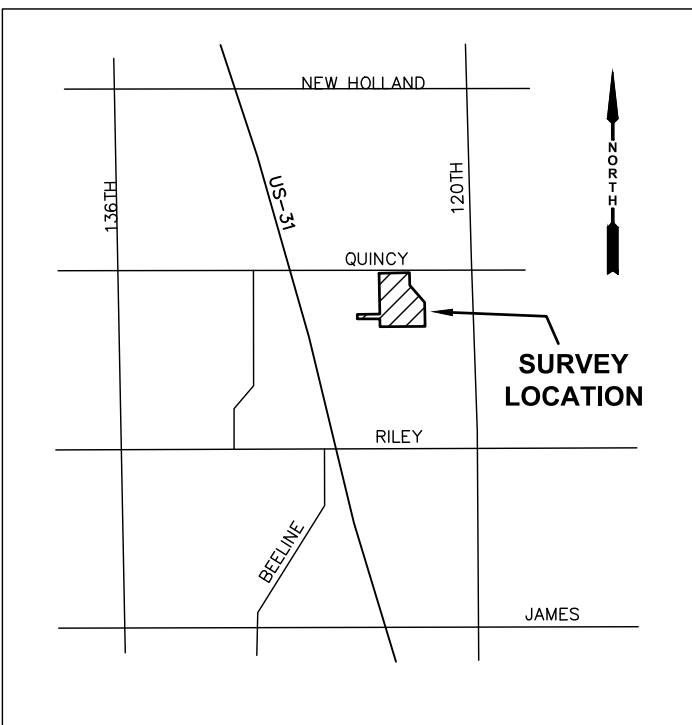
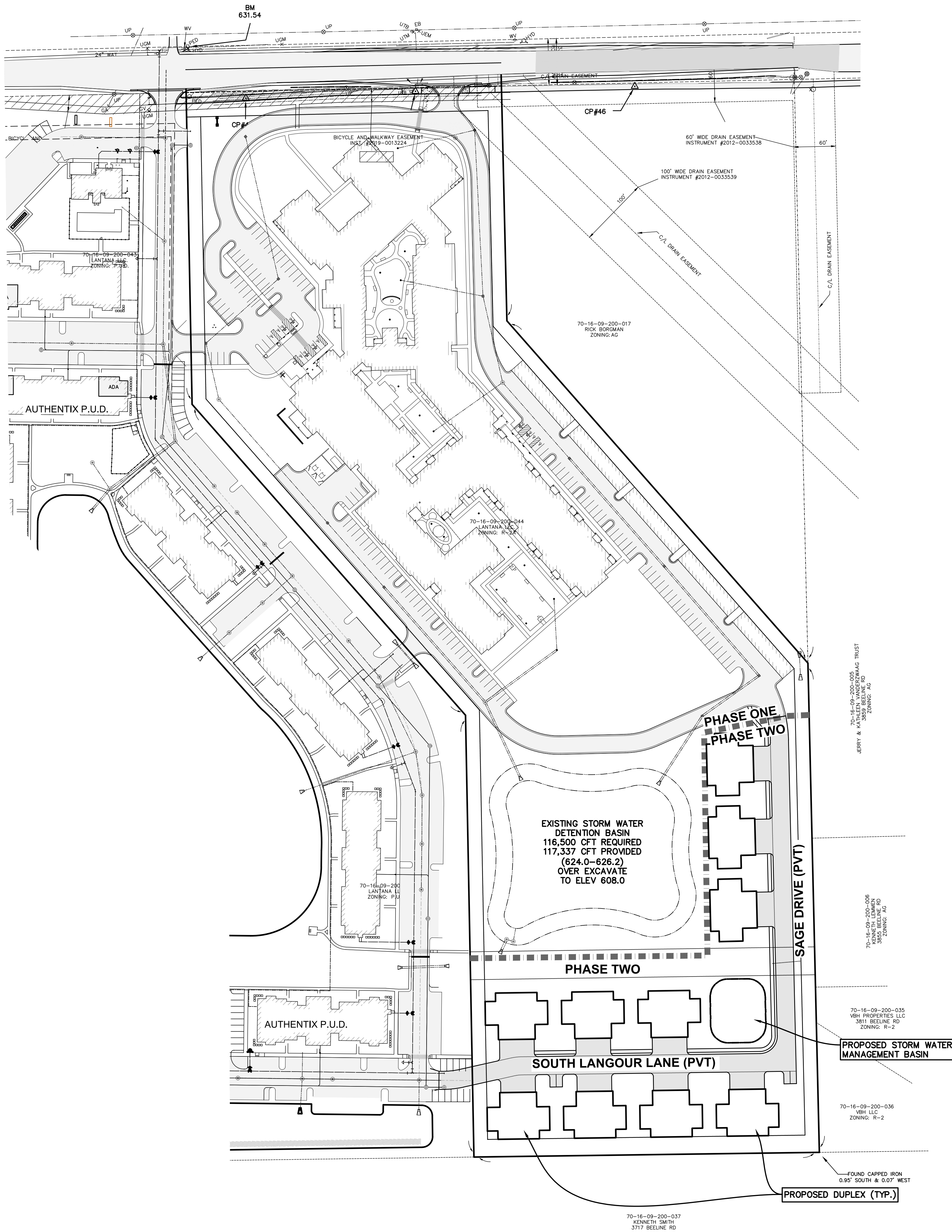
EXISTING UNDERGROUND UTILITY DATA

STORM CB#2
RIM 632.68
36" CPP INV W 627.18
42" CONC INV N 627.18
48" CPP INV S 627.18
STRUCTURE BOTTOM 625.68
2.65' DIA BEEHIVE RIM
6' DIA PRECAST STRUCTURE

STORM CB#3
RIM 631.86
15" CPP INV SW
2.65' DIA RIM
COULD NOT OPEN WITH SILT
SACK IN PLACE

TELECOMMUNICATIONS MH#4
RIM 631.45
LINES E-W 628.05
WATER LEVEL 628.15
STRUCTURE BOTTOM 625.45

QUINCY STREET



LOCATION MAP
NO SCALE:

PLAN REVISIONS

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave
Grand Rapids, MI 49505
(616) 363-9801 mailbox@mbse.com

OVERALL SITE PLAN
FOR
QUINCY PLACE SENIOR LIVING
PHASE 2
HOLLAND TWP, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE	M+B
PROJECT NO.:	200220.02
DESIGN DRAWN BY:	ESA
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	06-23-2025
SHEET NUMBER	2 OF 7

PREPARED FOR:
LEO BROWN GROUP
802 EAST 86TH STREET
INDIANAPOLIS, INDIANA 46240
ATTN: MR. TROY BERTSCH
PH: (317) 668-9404
WWW.LEOBROWNGROUP.COM

SHEET SCHEDULE
1 - COVER SHEET
2 - OVERALL SITE PLAN
3 - SURVEY PLAN
4 - SITE PLAN
5 - UTILITY PLAN
6 - GRADING & S.E.S.C PLAN
7 - LANDSCAPE PLAN

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BENCHMARKS
ELEVATION 632.97
NE BOLT, TOP FLANGE OF HYDRANT, LOCATED ON NORTH SIDE OF SERVICE DRIVE ON THE SOUTH END OF BUILDINGS OF #12300 QUINCY STREET & 72' S. NORTH OF NORTH EDGE OF WATER OF POND.

CONTROL POINTS - NAD83

CP#101 PK NAIL N 7702.0340 E 6527.2630 ELEV 631.39	CP#102 PK NAIL N 7971.0260 E 6698.6050 ELEV 631.22	CP#106 M+B RED CAP N 7185.7061 E 6385.7562 ELEV 628.00
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EXISTING UNDERGROUND UTILITY DATA

STORM CB#5 (MAY 4, 2023)
RM 630.67
24" CPP INV NW 624.72 24" CPP
INV SW 624.72 BOTTOM
STRUCTURE 621.77 2'x2' SO RM
4" DIA PRECAST STRUCTURE

STORM CB#6 (MAY 4, 2023)
RM 630.02
15" CPP INV NE 624.62
15" CPP INV SW 624.62 BOTTOM
STRUCTURE 621.77 2'x2' SO RM
4" DIA PRECAST STRUCTURE

STORM CB#7 (MAY 4, 2023)
RM 626.02
12" CPP INV NE 621.77
WATER LEVEL 624.62
2" DIA RM
4" DIA PRECAST STRUCTURE
CANT SEE INVERT WEST
UNDER WATER

STORM WH#8 (MAY 4, 2023)
OUTLET CONTROL STRUCTURE
RM 626.11
50" CPP INV E 623.55
50" CPP INV SW 622.81
BOTTOM STRUCTURE 622.76
5.25' DIA RM
6" DIA PRECAST STRUCTURE
OUTLET STRUCTURE

STORM CB#9
(PER STORM SEWER
AS-BUILT 190189.1)
RM 627.46
12" INV S 624.25

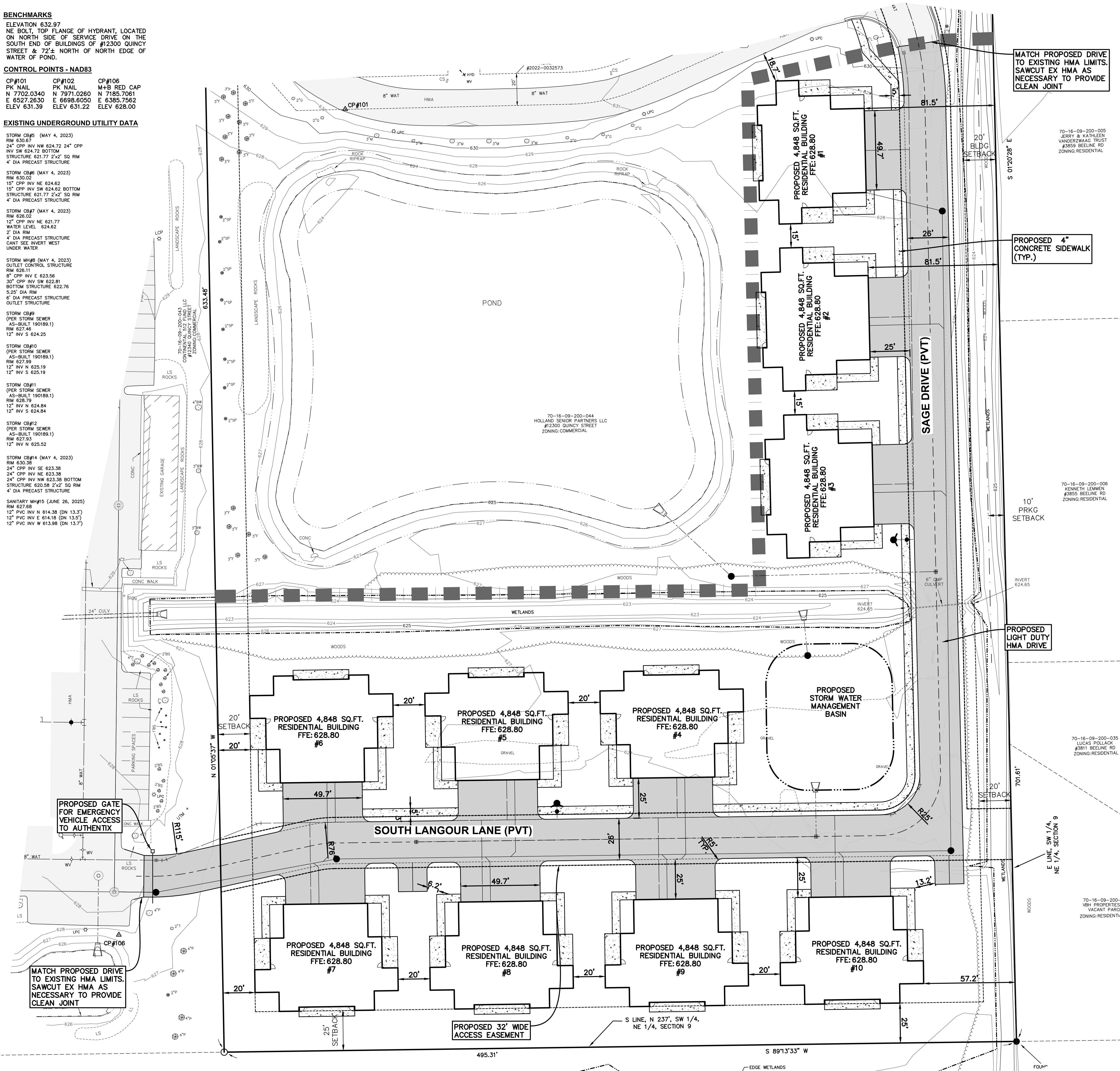
STORM CB#10
(PER STORM SEWER
AS-BUILT 190189.1)
RM 627.99
12" INV N 625.19
12" INV S 625.19

STORM CB#11
(PER STORM SEWER
AS-BUILT 190189.1)
RM 628.79
12" INV N 624.84
12" INV S 624.84

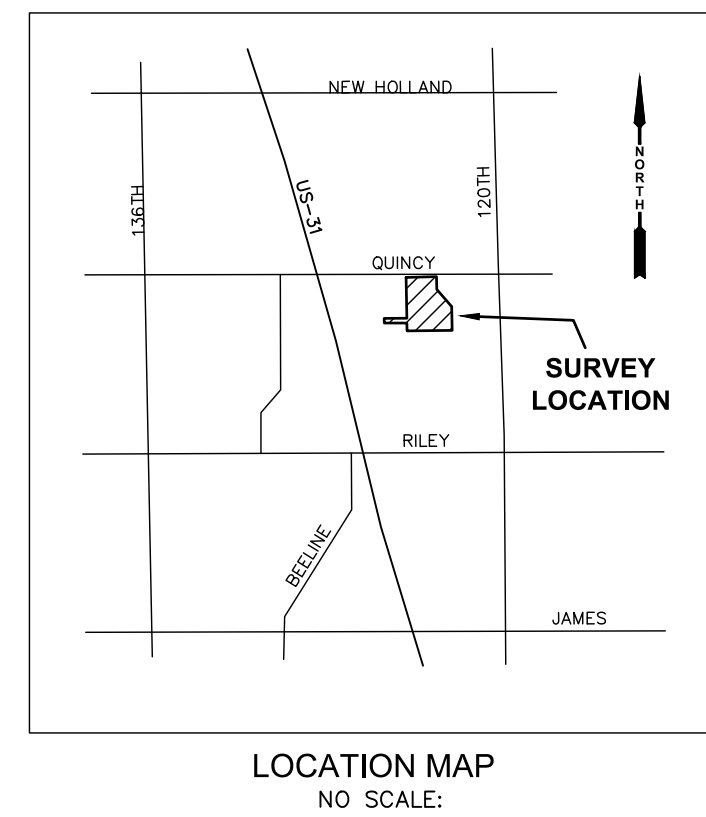
STORM CB#12
(PER STORM SEWER
AS-BUILT 190189.1)
RM 627.93
12" INV N 625.52

STORM CB#14 (MAY 4, 2023)
RM 630.36
24" CPP INV SE 623.38
24" CPP INV NE 623.38
24" CPP INV NW 623.38 BOTTOM
STRUCTURE 620.58 2'x2' SO RM
4" DIA PRECAST STRUCTURE

SANITARY MH#15 (JUNE 26, 2025)
RM 627.68
12" PVC INV N 614.38 (ON 13.3')
12" PVC INV E 614.18 (ON 13.5')
12" PVC INV W 613.98 (ON 13.7')



- SHEET SCHEDULE**
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SITE PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
5. ALL OTHER PAVED AREAS SHALL BE CONSTRUCTED WITH:
12" MDT CL-2 SAND SUBBASE (C.I.P.)
6" 21AA GRAVEL BASE (C.I.P.)
1 1/2" 3EL HMA LEVELING COURSE
1 1/2" 3EL HMA WEARING COURSE
6. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM- 1557.
7. THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
8. THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
9. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER SYSTEM AS SHOWN AND SPECIFIED.
10. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

PHASE TWO PROPOSED DEVELOPMENT NOTES:

EXISTING ZONING: R-2A MEDIUM DENSITY RESIDENTIAL

MIN LOT AREA: 10,500 SFT
MIN LOT WIDTH: 80'
MIN FRONT SETBACK: 35'
MIN SIDE SETBACK: 20'
MIN REAR SETBACK: 25'
MAX BUILDING COVERAGE: 35%
MAX LOT COVERAGE: 50%
MIN FLOOR AREA: 750 SFT + 150 SFT PER BEDROOM OVER 1
MAX BLDG HEIGHT: 45'

PARKING REQUIREMENT:

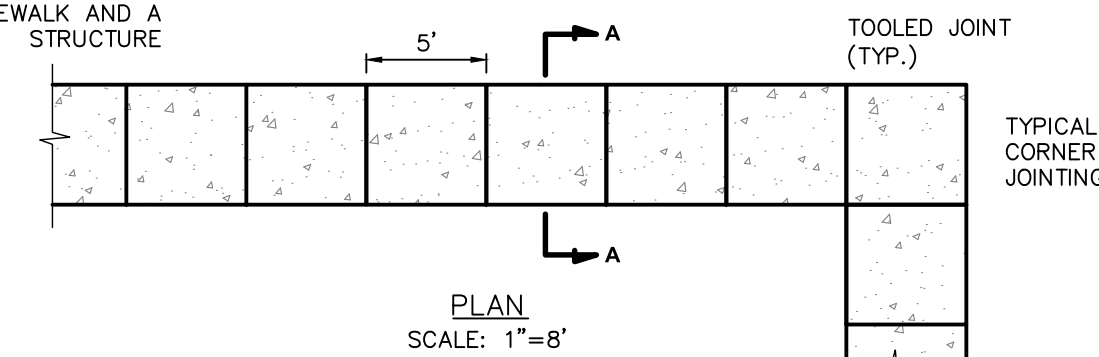
HOUSING-INDEPENDENT & ASSISTED LIVING: 1.5 SPACES PER UNIT

PROPOSED BUILDINGS: 20 UNITS

INDEPENDENT LIVING = 20 UNITS X 1.5 = 30 PARKING SPACES REQUIRED
TOTAL PARKING REQUIRED: 30 SPACES

GARAGES SPACES PROVIDED: 40
SURFACE PARKING PROVIDED: 40 SPACES
TOTAL PARKING PROVIDED: 80 SPACES

3/2" EXPANSION JOINT EVERY 30' AND/OR AT EACH JOINT BETWEEN SIDEWALK AND A STRUCTURE



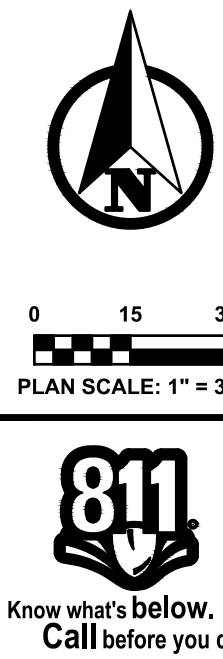
MDOT GRADE 3500 PSI 28 DAY CONCRETE, 5%-7% AIR ENTRAINED; BROOM FINISH

4" MIN. SAND BASE MDT CL-11 (C.I.P.)

SECTION A-A
SCALE: 1"=4"

4" CONCRETE SIDEWALK DETAIL

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PLAN REVISIONS

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SITE PLAN
FOR
QUINCY PLACE SENIOR LIVING
PHASE 2
HOLLAND TWP, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE
M+B
200220.02

DESIGN DRAWN BY: ESA

DESIGNED BY: JFL

CHECKED BY: JFL

PLAN DATE: 06-23-2025

SHEET NUMBER
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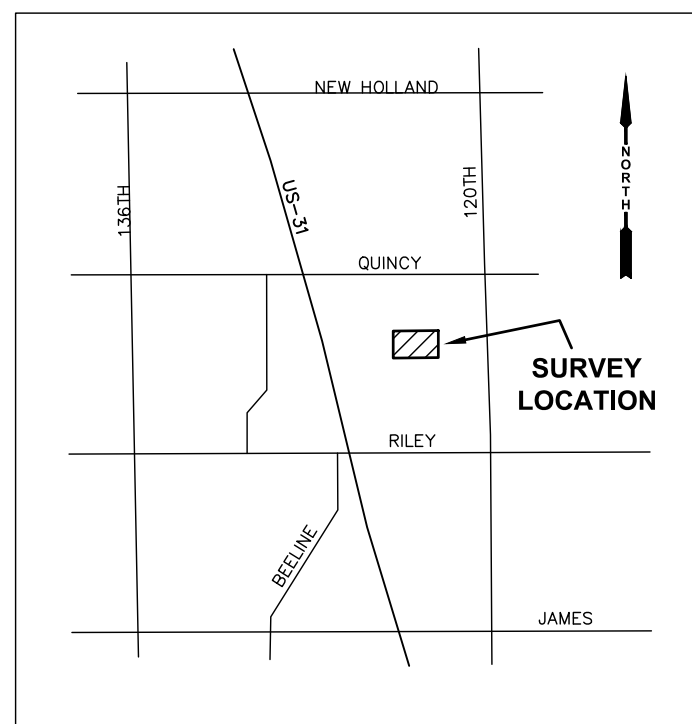
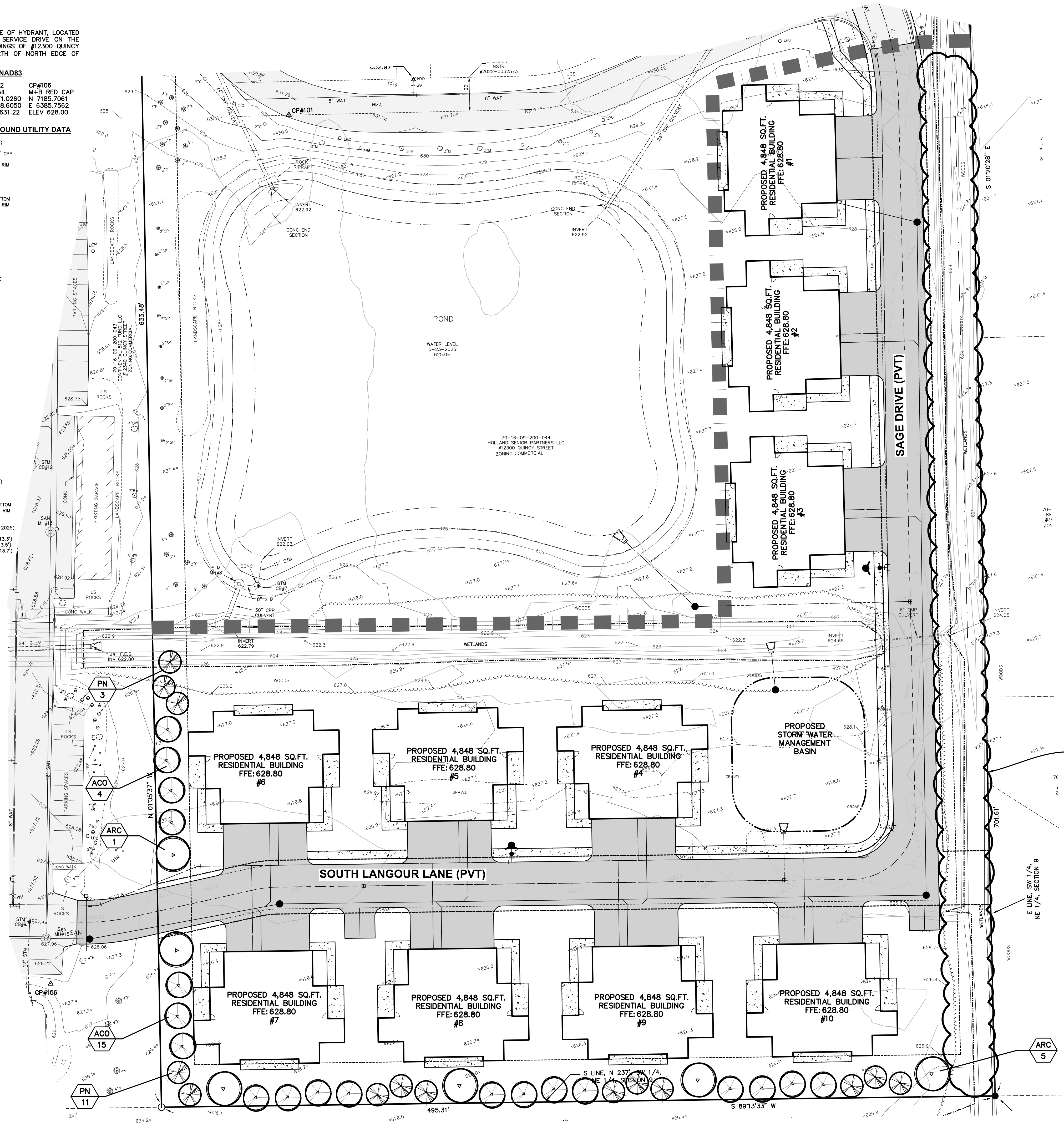
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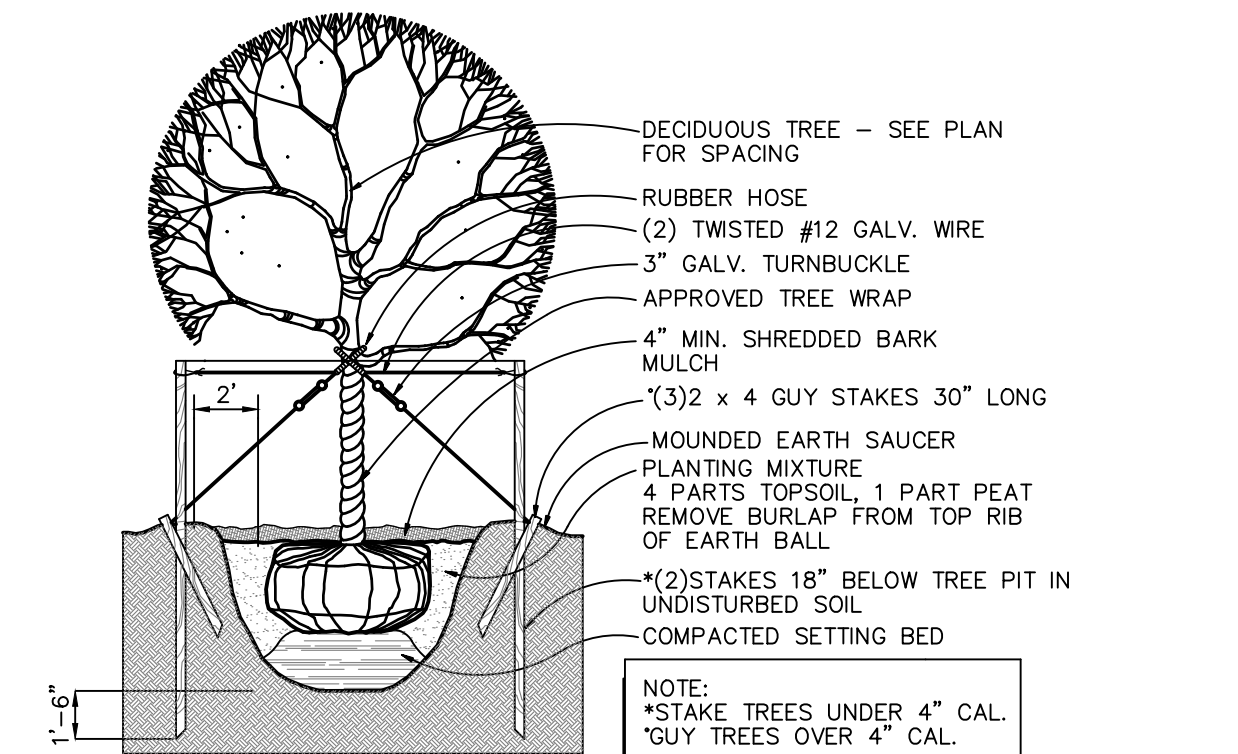
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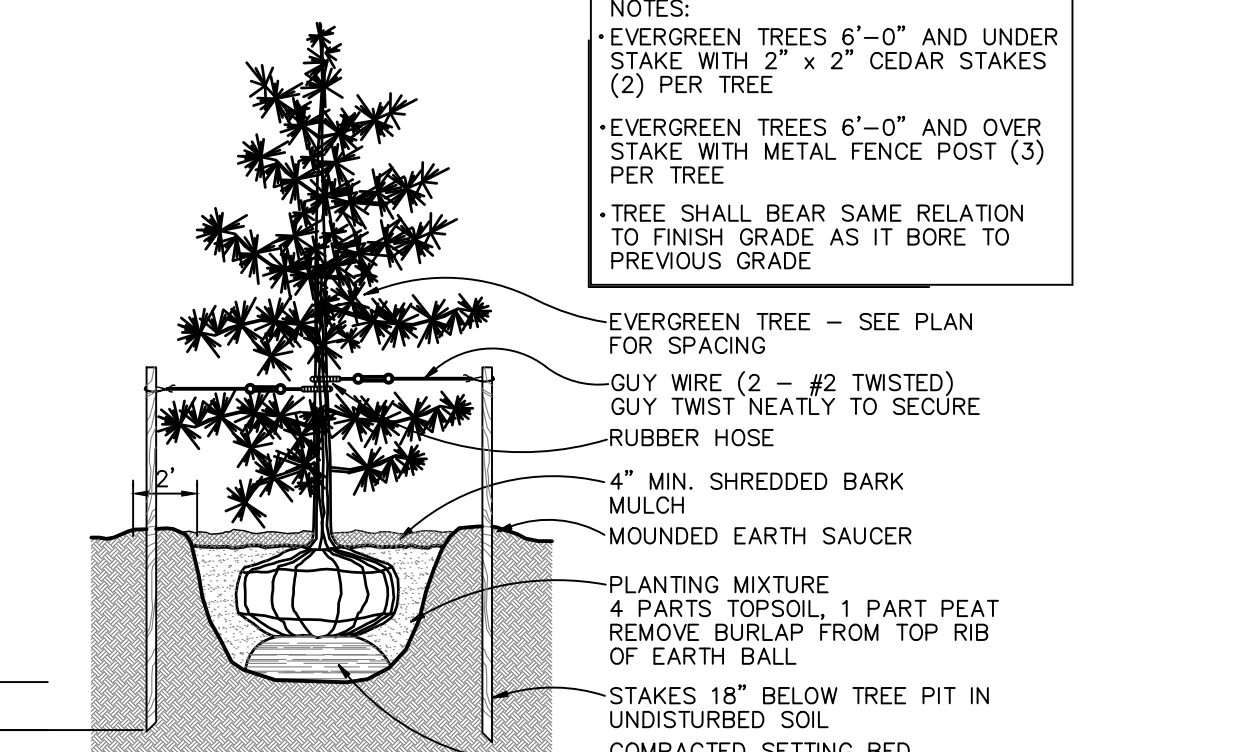
LOCATION MAP
NO SCALE:

PLANT LIST

CODE	QNTY.	BOTANICAL NAME	COMMON NAME	SIZE	DESCR.
DECIDUOUS TREES					
ARC	6	Acer rubrum 'Red Rocket'	Red Rocket Columnar Maple	10'/12'	B&B
EVERGREEN TREES					
ACO	19	Abies concolor	Concolor Fir	6'	B&B
PN	14	Pinus Nigra	Austron Pine	6'	B&B



DECIDUOUS TREE PLANTING DETAIL
SCALE: 1"=6"



EVERGREEN TREE PLANTING DETAIL
SCALE: 1"=6"

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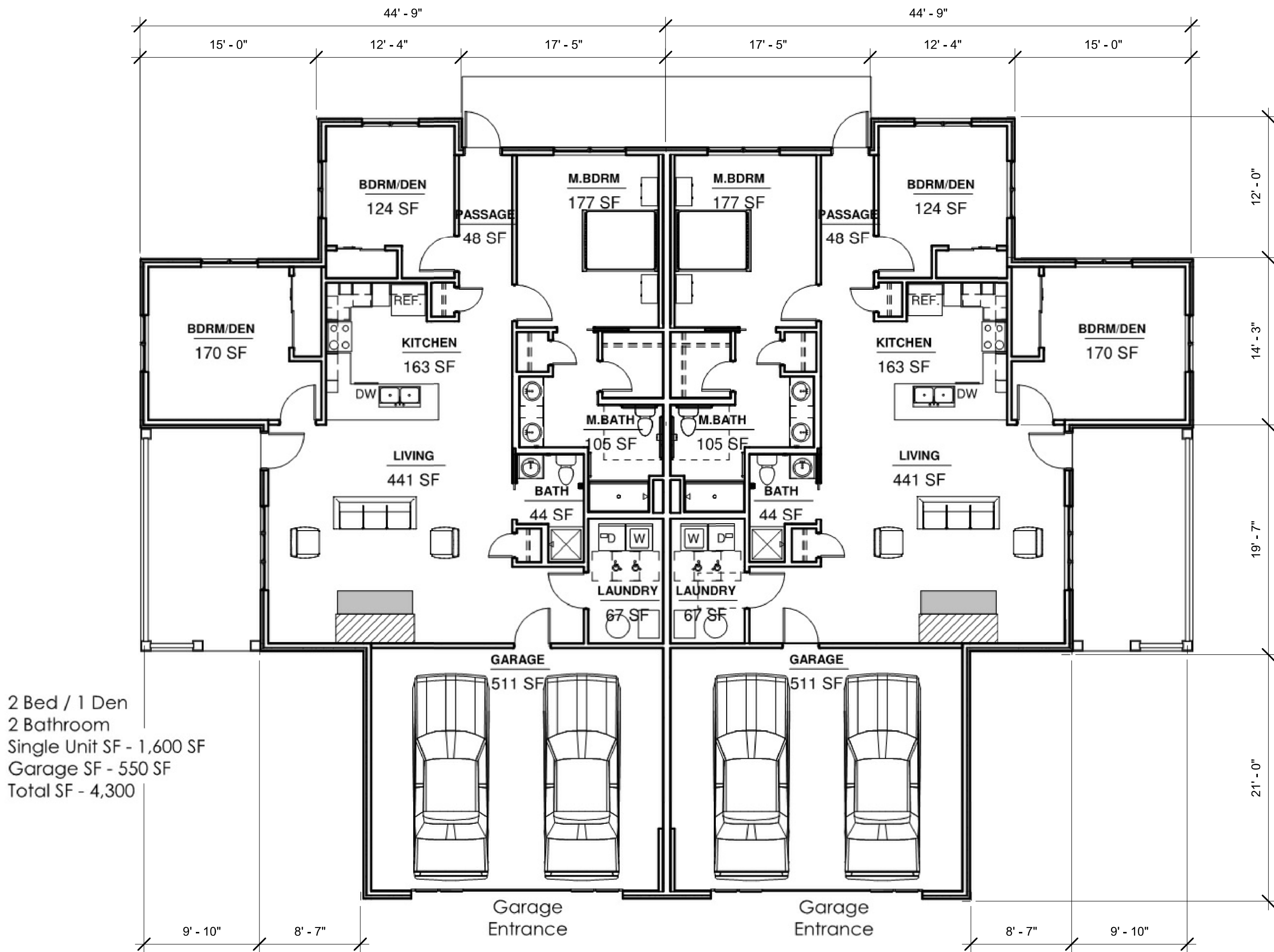
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PLAN REVISIONS

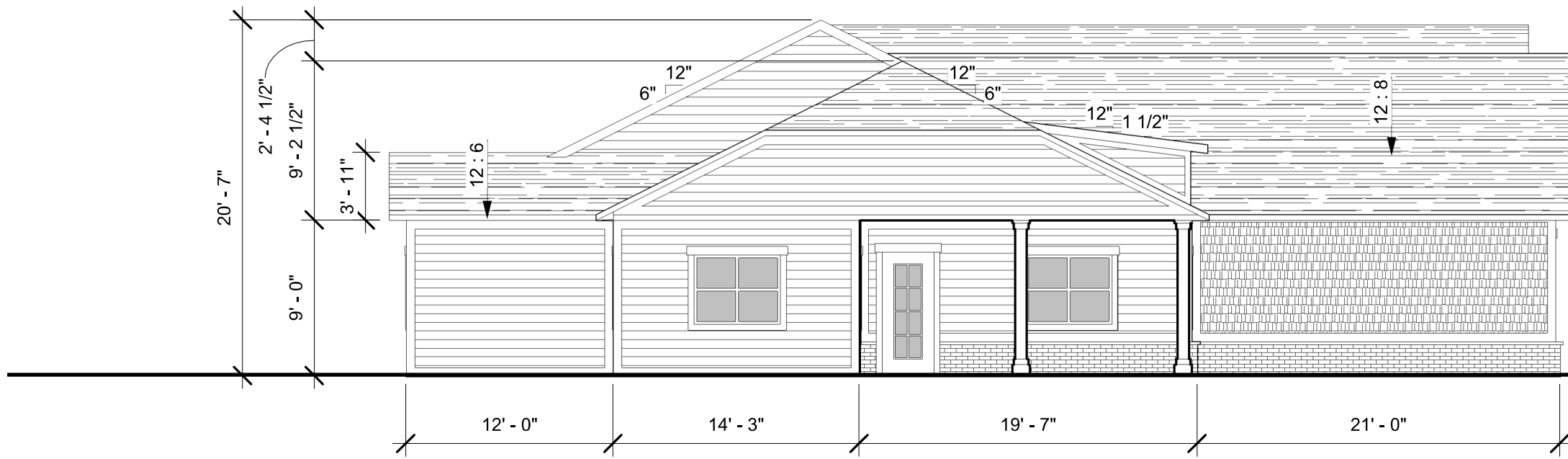
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LANDSCAPE PLAN
FOR
QUINCY PLACE SENIOR LIVING
PHASE 2
HOLLAND TWP, OTTAWA COUNTY, MICHIGAN

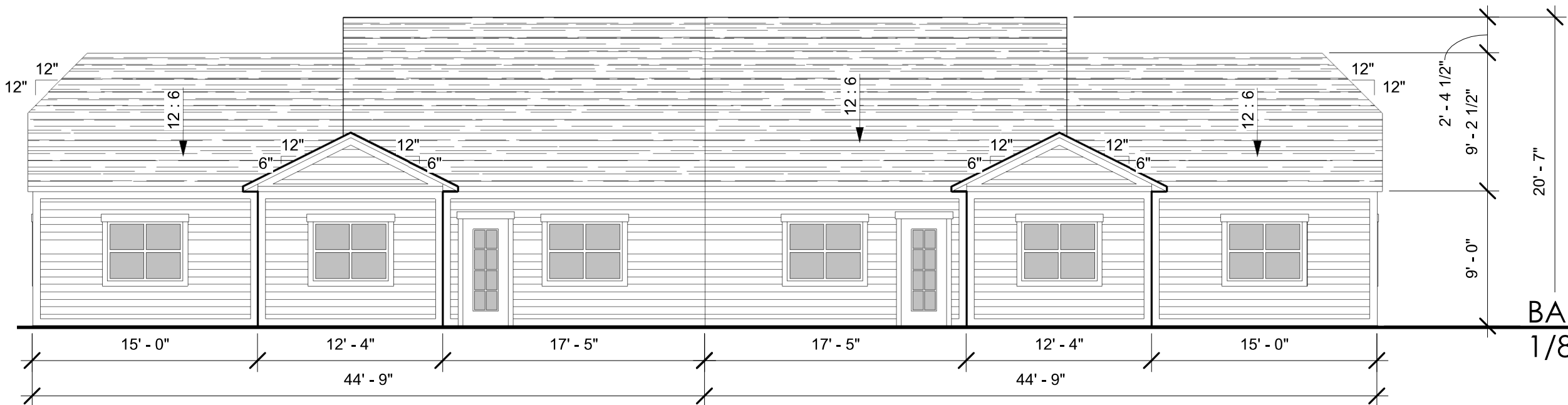
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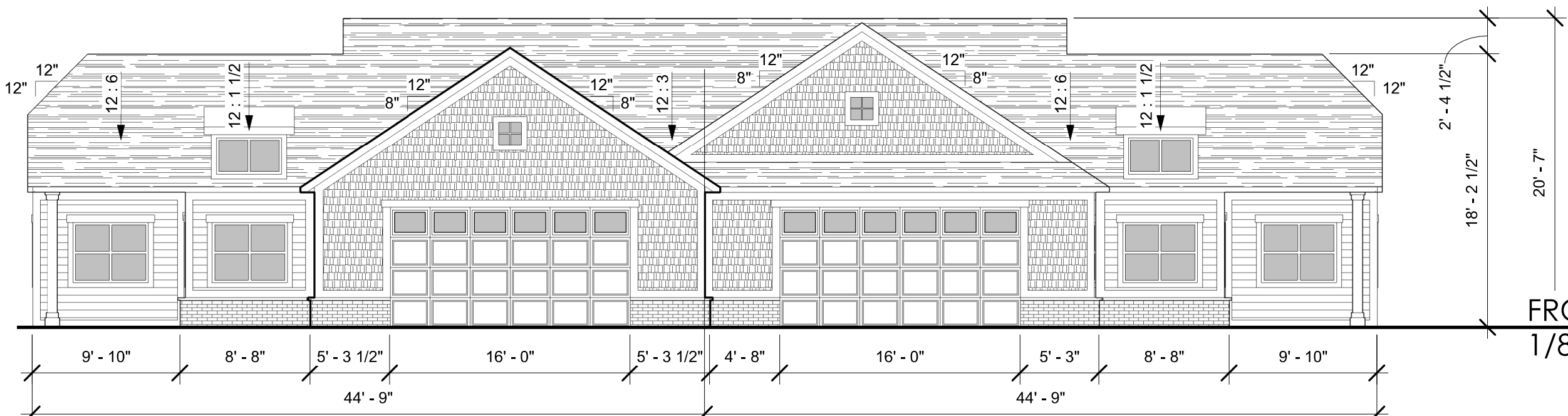
FLOOR PLAN
1/8" = 1'-0



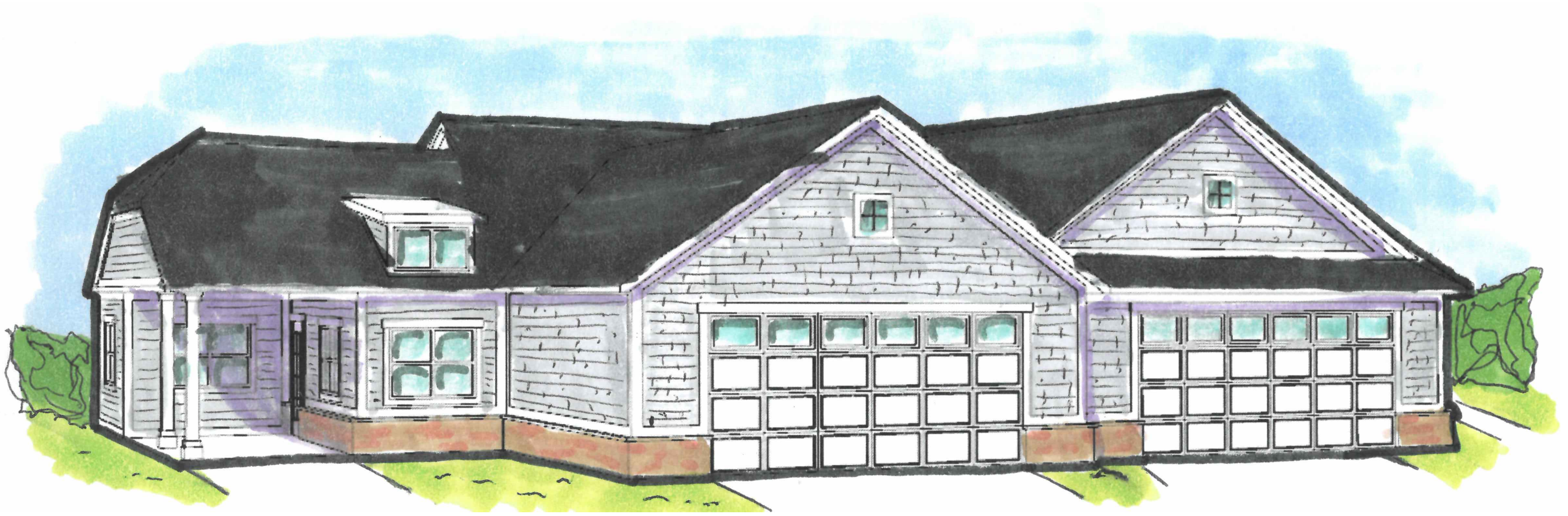
SIDE ELEVATION
1/8" = 1'-0



BACK ELEVATION
1/8" = 1'-0



FRONT ELEVATION
1/8" = 1'-0



FRONT GARAGE CONCEPT