



## APPLICATION FOR SPECIAL USE APPROVAL

RECEIVED

FEB 03 2026

HOLLAND TWP.

353 North 120th Avenue · Holland, MI 49424 · Phone: 616.395.0151 · [www.hct.holland.mi.us](http://www.hct.holland.mi.us)

### Applicant Information

Contact Name Troy Bertsch  
Address 12800 N Pennsylvania, Suite 300  
Carmel, IN 46032

Company Leo Brown Group  
Phone [REDACTED]  
Email [REDACTED]

### Owner Information

Contact Name Same as above  
Address [REDACTED]  
[REDACTED]

Company [REDACTED]  
Phone [REDACTED]  
Email [REDACTED]

### Plan Preparer Information

Contact Name Justin Longstreth, P.E.  
Address 2020 Monroe Avenue NW  
Grand Rapids, MI 49505

Company Moore & Bruggink, Inc.  
Phone [REDACTED]  
Email [REDACTED]

### Property Information

Address or Location 12300 Quincy Street  
Parcel Number 70 - 16 - 09 - 200 - 044  
Present Use(s) Assisted living facility

Zoning District R-2A

Description of Special Use (attach additional pages as needed): [REDACTED]

See attached sheet  
[REDACTED]  
[REDACTED]

The undersigned does hereby request a public hearing before the Holland Charter Township Planning Commission for consideration of Special Use approval.

A hearing fee of \$350.00 shall be submitted with eleven (11) complete copies of: this form, the site plan review requirements list including a response to each item listed, and the site plan including an electronic copy of the site plan on CD or other file sharing device.

Site plans required for Special Use consideration MUST be submitted with this form. Applications submitted without the required site plans shall not be accepted. **The copies must be submitted to the Zoning Administrator no later than four (4) weeks prior to the hearing date.**

NOTE: You are required to be present at the hearing to present your application. You will be notified as to date and time. Your neighbors within 300 feet will also be notified concerning this hearing.

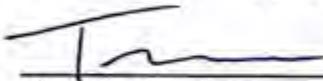
**Property Owner's Certification**

I, the undersigned owner of the above-described property, certify that I understand conditions and restrictions may be placed upon this special use approval as deemed necessary by the Holland Charter Township Planning Commission and hereby agree to conform to and abide by any and all such conditions and restrictions.

I, acknowledge there are Specific Special Land Use Approval Standards in addition to those outlined in Section 15.3 (below) that apply to the following uses and by selecting a use below further acknowledge they have reviewed the associated standards and have addressed each of them in this submittal:

Special Use – Earth-sheltered Building  
 Special Use – Mineral Extraction  
 Special Use – Wireless Communications

I further agree to authorize members of the Planning Commission and representatives from the Holland Charter Township Building Department to enter my property in order to review the particulars of my request.



01/30/26

Signature of Applicant

Date

Signature of Owner

Date

**Section 15.3 - General Standards of Approval.**

A. **Standards of Approval.** The Planning Commission shall review the particular circumstances and facts applicable to each proposed special land use with respect to the following standards:

1. The use will be harmonious and appropriate with the existing or intended character and land uses in the general vicinity.
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.
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, vibration, or odors.
4. The use will be consistent with the intent and purposes of this ordinance and the Holland Charter Township Comprehensive Plan.
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 topographic modifications, which result in maximum harmony with adjacent areas.
6. The use will not result in traffic congestion, nor have an adverse impact on roads, nor cause hazards.
7. There is need for the proposed use within the township, and the use will not be detrimental to the community.

B. **Approval.** If the Planning Commission finds that the standards in general have been met, in addition to confirming compliance with all other zoning requirements, the permit shall be issued.

QUINCY PLACE SENIOR LIVING  
SPECIAL LAND USE NARRATIVE

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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, which includes 20 independent living units contained within 10 separate structures, was recently approved by the Planning Commission with construction slated to start in 2026. The third and final phase, and the subject of this request, includes an expansion to the original building to provide an additional 34 independent living units and 9 additional memory care units. Parking is provided adjacent to the building addition to provide 1 parking space per proposed independent living unit. Reserve parking spaces are shown on the plan to demonstrate how the balance of the parking could be constructed in the future to achieve 1.5 spaces per IL unit. Based on current and expected use patterns on site, it is not anticipated that the reserve parking spaces are necessary. Utility service will be provided through the existing building 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 is an expansion of the current use on site.
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 and was master planned during the initial site development. Storm water management facilities were designed and constructed originally with this expansion in mind. Refuse disposal for phase 3 will be handled by construction of an additional dumpster enclosure on the south side of the existing garages. Water and sewer will be extended through the existing building to provide service to the new additions. 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 and is simply an expansion of the existing land use.

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 developed and the proposed building addition will occur in an lawn area that was originally master planned for this expansion. The proposed use will preserve the existing trees on site. There will be no impacts to existing wetlands or drainage course on site. Adjustments of the site topography will be limited to the relatively flat nature of the existing site. 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 facility currently holds a waiting list for new residents. The use will not tax the community's services and infrastructure and will not be detrimental to the community.

# SITE PLAN SET

## QUINCY PLACE PHASE 3

### HOLLAND TWP.

OTTAWA COUNTY, MICHIGAN

-2026-

#### UTILITY COMPANIES

WATER & SANITARY SEWER  
HOLLAND CHARTER TOWNSHIP  
353 NORTH 120TH AVENUE  
HOLLAND, MI 49424  
(616) 396-2345

STORM SEWER  
OTTAWA COUNTY WATER RESOURCE COMMISSION  
12220 FILLMORE STREET  
WEST OLIVE, MI 49460  
(616) 994-4530

ELECTRIC  
CITY OF HOLLAND BOARD OF PUBLIC WORKS  
625 HASTINGS AVE.  
HOLLAND, MI 49423  
(616) 355-1620

TELEPHONE  
AT&T  
245 24th ST.  
HOLLAND, MI 49423  
(616) 392-9966

CONSUMERS ENERGY  
17000 CROSWELL ST.  
WEST OLIVE, MI 49460  
(800) 477-5050

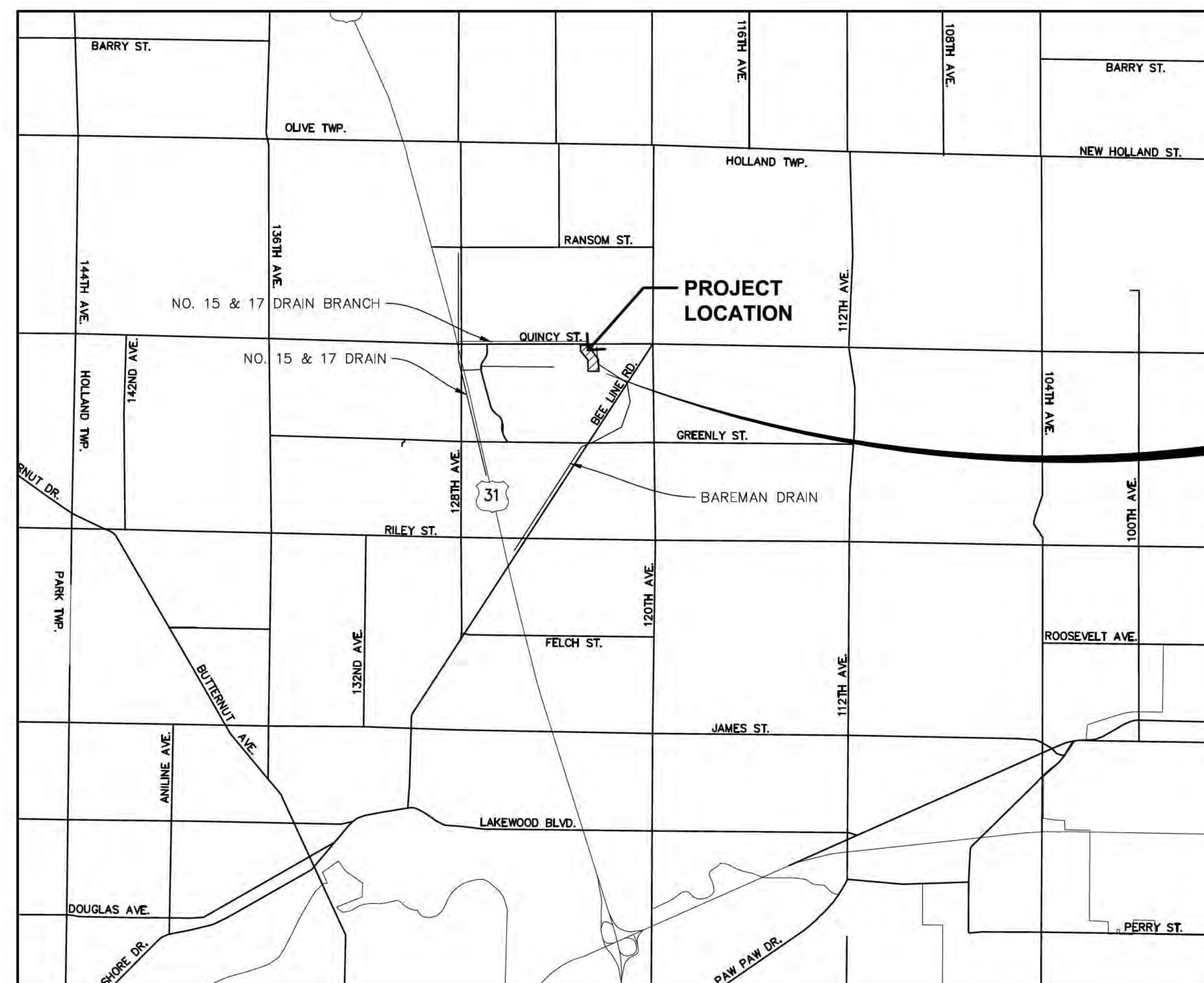
CABLE  
CHARTER SPECTRUM  
(855) 446-8247

ZEELAND BOARD OF PUBLIC WORKS  
350 EAST WASHINGTON AVE.  
ZEELAND, MI 49464  
(616) 772-6212

WEST MICHIGAN REGIONAL AIRPORT  
1581 S. WASHINGTON AVE.  
HOLLAND, MI 49423  
(616) 392-7831

GAS  
SEMCO ENERGY  
739 PAW PAW DR.  
HOLLAND, MI 49423  
(616) 392-8060 EX. 5769

FIBER  
HOLLAND BOARD OF PUBLIC WORKS  
625 HASTINGS AVE.  
HOLLAND, MI 49423  
(616)355-16-24





## BENCHMARKS

ELEVATION 632.87  
NE BOLT TOP FLANGE OF HYDRANT, LOCATED  
ON THE SOUTH SIDE OF SERVICE DRIVE ON THE  
SOUTH END OF BUILDINGS OF #1230 QUINCY  
STREET & 72 $\frac{1}{2}$  NORTH OF NORTH EDGE OF  
WATER OF POND.

ELEVATION 632.65  
SQUARE CUT ON THE SW SIDE OF A 2'  
DIA. CONCRETE LIGHT POLE BASE,  
LOCATED 8' SOUTH OF THE SW CORNER  
OF GARAGE #25.

## CONTROL POINTS - NAD83

CP#101 CP#102 CP#106  
PK NAIL PK NAIL M+B RED CAP  
N 7702.0340 N 7971.0260 N 7185.7061  
E 6527.2630 E 6598.6050 E 6385.5862  
ELEV 631.39 ELEV 631.22 ELEV 628.00

## EXISTING UNDERGROUND UTILITY DATA

STORM CB#5 (MAY 4, 2023)  
RM 630.67 8" CPP INV SW 224.72 24" CPP  
INV SW 624.72 24" CPP  
STRUCTURE: 621.77 2"x2" SD RIM  
30" CPP INV SW 822.81  
6" DIA PRECAST STRUCTURE  
15" CPP INV SW 624.62 BOTTOM  
STRUCTURE: 621.77 2"x2" SD RIM  
4" DIA PRECAST STRUCTURE  
STORM CB#6 (MAY 4, 2023)  
RM 630.63 8" CPP INV SW 224.72 24" CPP  
INV SW 624.72 24" CPP  
STRUCTURE: 621.77 2"x2" SD RIM  
4" DIA PRECAST STRUCTURE  
STORM CB#7 (MAY 4, 2023)  
RM 630.63 12" CPP INV NE 624.62  
12" CPP INV NE 621.77  
WATER LEVEL: 624.62  
4" DIA PRECAST STRUCTURE  
CAN'T SEE INVERT WEST  
UNDER WATER

STORM CB#8 (MAY 4, 2023)  
RM 630.63 12" CPP INV SW 624.62 (ON 3.5")  
18" CPP INV NW 623.38 (ON 4.0")  
12" CPP INV SW 624.00 (ON 7.0")  
BOTTOM STRUCTURE: 623.44 (ON 8.5")  
4" DIA RIM  
4" DIA PRECAST STRUCTURE

STORM CB#9 (MAY 4, 2023)  
RM 630.63 12" CPP INV SW 624.10 (ON 6.0")  
18" CPP INV NW 623.38 (ON 5.5")  
12" CPP INV SW 624.00 (ON 6.1")  
BOTTOM STRUCTURE: 622.10 (ON 8.0")  
2.6" DIA BEEHIVE RIM  
4" DIA PRECAST STRUCTURE

STORM CB#10 (MAY 4, 2023)  
RM 630.63 12" CPP INV SW 624.10 (ON 6.0")  
18" CPP INV NW 623.38 (ON 5.5")  
12" CPP INV SW 624.00 (ON 6.1")  
BOTTOM STRUCTURE: 623.34 (ON 7.4")  
2.6" DIA BEEHIVE RIM  
4" DIA PRECAST STRUCTURE

STORM CB#11 (PER STORM SEWER  
AS-BUILT 1901891)  
RM 627.93  
12" INV N 624.84  
12" INV N 624.84  
4" DIA PRECAST STRUCTURE

STORM CB#12 (PER STORM SEWER  
AS-BUILT 1901891)  
RM 627.99  
12" INV N 625.19  
12" INV N 625.19  
4" DIA PRECAST STRUCTURE

STORM CB#13 (AS-BUILT 05/2023)  
RM 632.16  
12" INV N 626.82  
12" INV N 626.82  
4" DIA PRECAST STRUCTURE

STORM CB#14 (AS-BUILT 05/2023)  
RM 632.16  
12" INV N 626.82  
12" INV N 626.82  
4" DIA PRECAST STRUCTURE

STORM CB#15 (JUNE 26, 2023)  
RM 627.68  
12" CPP INV N 614.38 (ON 13.3")  
RM 628.79  
12" CPP INV E 614.18 (ON 13.5")  
12" PVC INV W 613.98 (ON 13.7")  
12" PVC INV W 613.98 (ON 13.7")

STORM CB#16 (PER STORM SEWER  
AS-BUILT 1901891)  
RM 627.93  
12" INV N 624.84  
12" INV N 624.84  
4" DIA PRECAST STRUCTURE

STORM CB#17 (PER STORM SEWER  
AS-BUILT 1901891)  
RM 632.10  
12" INV SW 629.71  
15" INV SE 629.56  
4" DIA RIM  
4" DIA PRECAST STRUCTURE

STORM CB#18 (AS-BUILT 05/2023)  
RM 632.36  
12" INV SW 629.56  
15" INV SE 629.43  
12" INV SE 628.43  
4" DIA PRECAST STRUCTURE

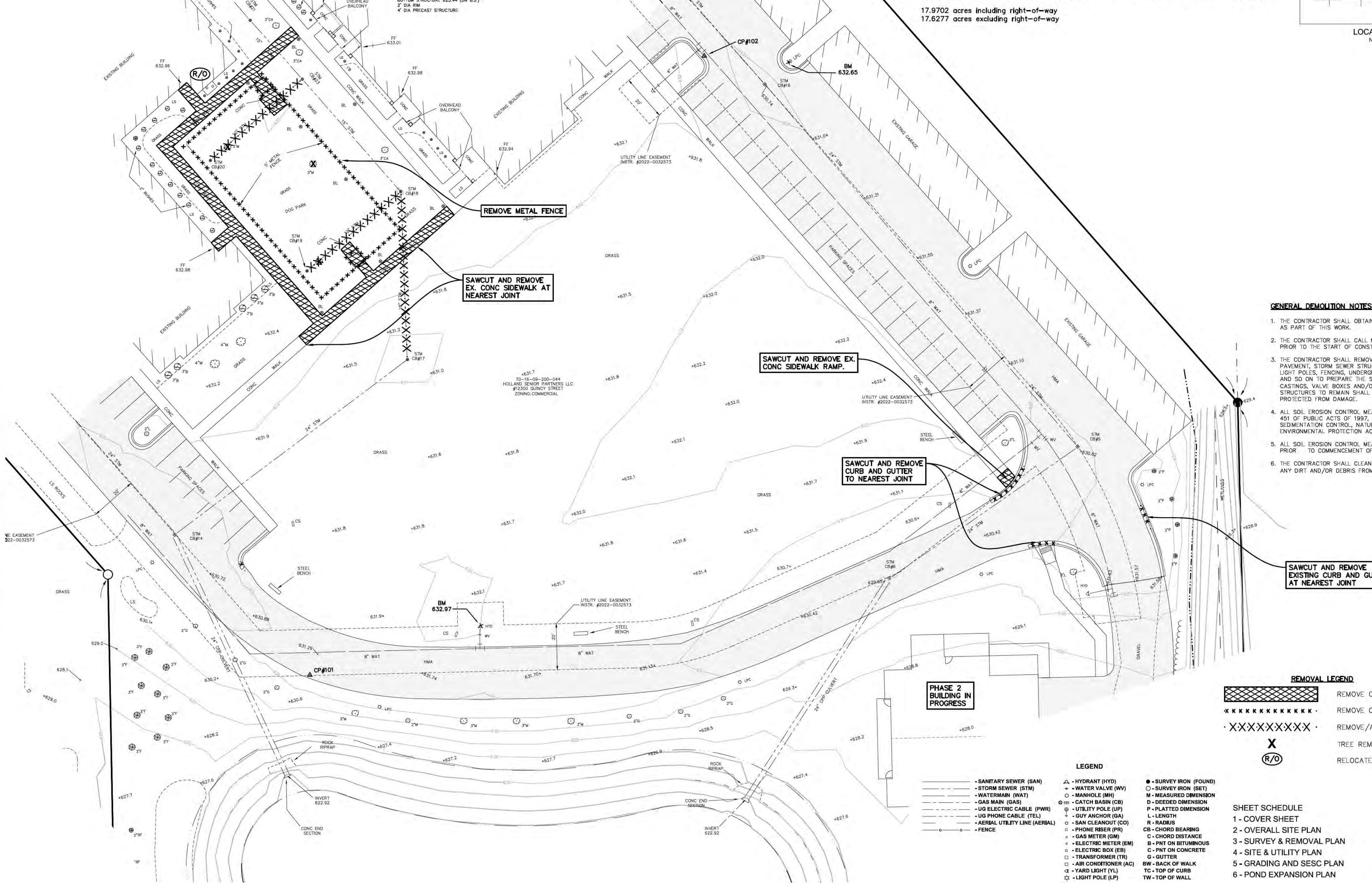
STORM CB#19 (AS-BUILT 05/2023)  
RM 632.16  
12" INV N 626.82  
12" INV N 626.82  
4" DIA PRECAST STRUCTURE

STORM CB#20 (AS-BUILT 05/2023)  
RM 632.36  
12" INV N 626.82  
12" INV N 626.82  
4" DIA PRECAST STRUCTURE

STORM CB#21 (AS-BUILT 05/2023)  
RM 632.36  
12" INV N 626.82  
12" INV N 626.82  
4" DIA PRECAST STRUCTURE

STORM CB#22 (AS-BUILT 05/2023)  
RM 632.36  
12" INV N 626.82  
12" INV N 626.82  
4" DIA PRECAST STRUCTURE

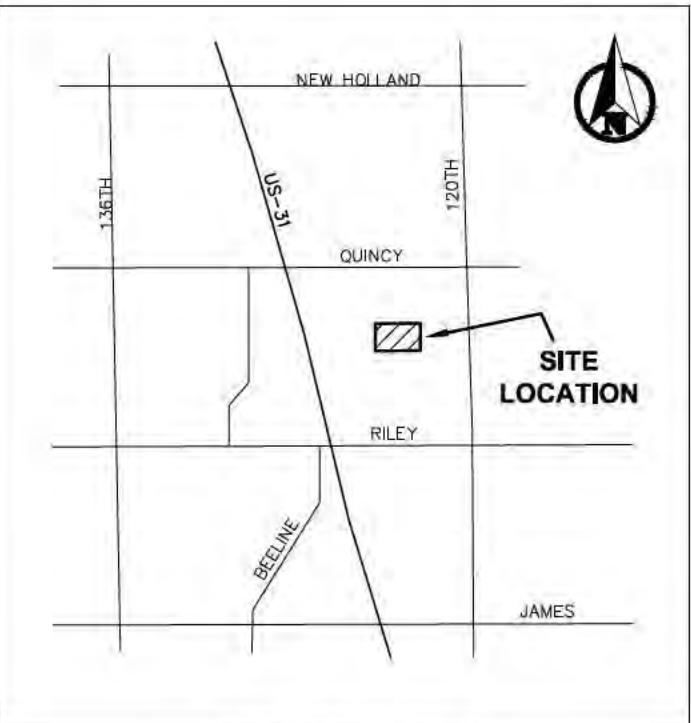
STORM CB#23 (AS-BUILT 05/2023)  
RM 632.36  
12" INV N 626.82  
12" INV N 626.82  
4" DIA PRECAST STRUCTURE



## PROPERTY DESCRIPTION

That part of the Northeast one-quarter of Section 9, Town 5 North, Range 15 West, Holland Township, Ottawa County, Michigan, described as: BEGINNING on the North line of said Section 9 at a point being North 88°45'22" East 432.82 feet from the North one-quarter corner of said section; thence North 88°45'22" East 451.97 feet along the North line of said section; thence South 01°20'28" East 701.61 feet along the East line of the West one-half of the Northeast one-quarter of said section; thence South 89°13'33" West 495.31 feet along the South line of the North 237.00 feet of the Southwest one-quarter of the Northeast one-quarter of said section; thence North 01°05'37" West 633.48 feet parallel with the North-South one-quarter line of said section; thence North 41°19'52" West 593.62 feet; thence North 01°05'37" West 479.91 feet parallel with the North-South one-quarter line of said section to the place of beginning.

17.9702 acres including right-of-way  
17.6277 acres excluding right-of-way

LOCATION MAP  
NO SCALE:

PLAN REVISIONS

LOCATION MAP

GENERAL DEMOLITION 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. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
4. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
5. ALL SOIL EROSION CONTROL MEASURE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
6. THE CONTRACTOR SHALL CLEAN PUBLIC STREETS DAILY OF ANY DIRT AND/OR DEBRIS FROM CONSTRUCTION SITE.

Moore+Bruggink  
Consulting EngineersSURVEY & REMOVAL PLAN  
FOR  
QUINCY PLACE PHASE 3FIELD SURVEY / DATE  
PROJECT NO.  
DESIGN DRAWN BY:  
DESIGNED BY:  
CHECKED BY:  
PLAN DATE:  
SHEET NUMBER

3 OF 6



## **BENCHMARK**

**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'± NORTH OF NORTH EDGE OF  
WATER OF POND.

LEVEL 632.65  
SQUARE CUT ON THE SW SIDE OF A 2'  
DIA. CONCRETE LIGHT POLE BASE,  
LOCATED 8' SOUTH OF THE SW CORNER  
OF GARAGE #25.

## CONTROL POINTS - NAD83

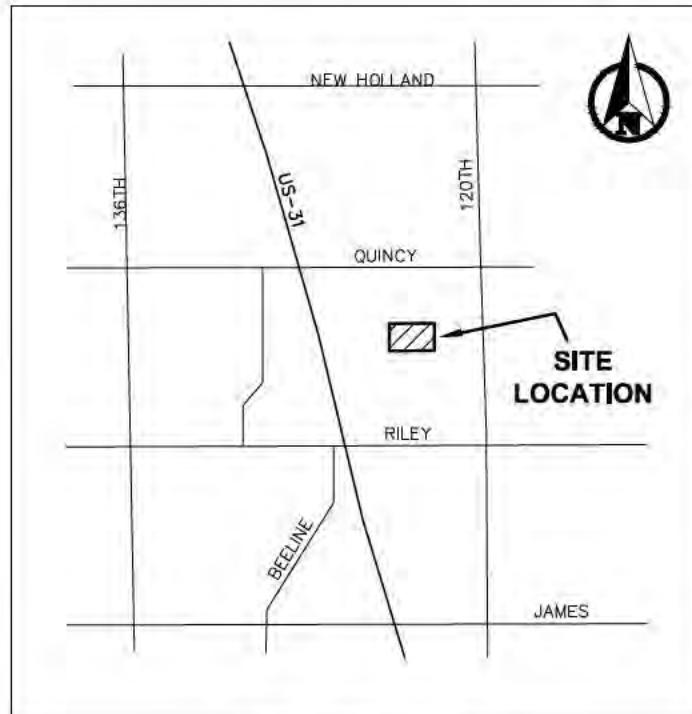
CP#101	CP#102	CP#106
PK NAIL	PK NAIL	M+B RED CAP
N 7702.0340	N 7971.0260	N 7185.7061
E 6527.2630	E 6698.6050	E 6385.7562
ELEV 631.39	ELEV 631.22	ELEV 628.00

## **EXISTING UNDERGROUND UTILITY DATA**

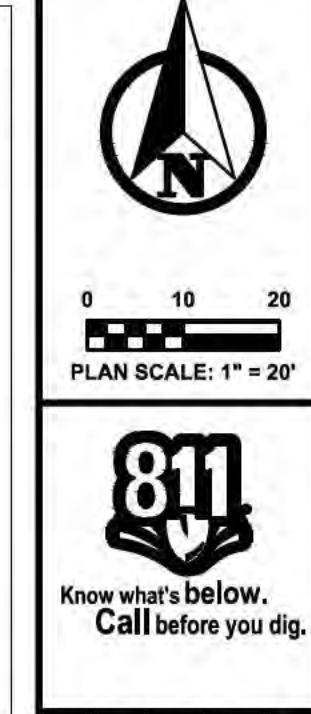
STORM CB#5 (MAY 4, 2023) RIM 630.67 24" CPP INV NW 624.72 24" CPP INV SW 624.72 BOTTOM STRUCTURE 621.77 2'x2' SQ RIM 4' DIA PRECAST STRUCTURE	STORM MH#8 (MAY 4, 2023) OUTLET CONTROL STRUCTURE RIM 626.11 8" CPP INV E 623.56 30" CPP INV SW 622.81 BOTTOM STRUCTURE 622.76 5.25' DIA RIM	STORM CB#11 (PER STORM SEWER AS-BUILT 190189.1) RIM 628.79 12" INV N 624.84 12" INV S 624.84	SANITARY MH#15 (JUNE 26, 2025) RIM 627.68 12" PVC INV N 614.38 (DN 13.3') 12" PVC INV E 614.18 (DN 13.5') 12" PVC INV W 613.98 (DN 13.7')	STORM CB#19 (AS-BUILT 05/2023) RIM 632.18 12" INV NE 629.82
STORM CB#6 (MAY 4, 2023) RIM 630.02 15" CPP INV NE 624.62 15" CPP INV SW 624.62 BOTTOM STRUCTURE 621.77 2'x2' SQ RIM 4' DIA PRECAST STRUCTURE	STORM CB#9 (PER STORM SEWER AS-BUILT 190189.1) RIM 627.46 12" INV N 624.25	STORM CB#12 (PER STORM SEWER AS-BUILT 190189.1) RIM 627.93 12" INV N 625.52	STORM CB#16 RIM 630.74 24" CPP INV NW 625.39 (DN 5.35') 24" CPP INV SE 625.29 (DN 5.45') BOTTOM STRUCTURE 623.34 (DN 7.4') 2'x2' FLAT RIM 4' DIA PRECAST STRUCTURE	STORM CB#20 (AS-BUILT 05/2023) RIM 632.30 12" INV NE 629.59
STORM CB#7 (MAY 4, 2023) RIM 626.02 12" CPP INV NE 621.77 WATER LEVEL 624.62 2' DIA RIM 4' DIA PRECAST STRUCTURE CANT SEE INVERT WEST UNDER WATER	STORM CB#10 (PER STORM SEWER AS-BUILT 190189.1) RIM 627.99 12" INV N 625.19 12" INV S 625.19	STORM CB#14 (MAY 4, 2023) RIM 630.38 24" CPP INV SE 623.38 24" CPP INV NE 623.38 24" CPP INV NW 623.38 BOTTOM STRUCTURE 620.58 2'x2' SQ RIM 4' DIA PRECAST STRUCTURE	STORM CB#17 RIM 630.10 18" CPP INV N 624.10 (DN 6.0') 24" CPP INV SW 624.00 (DN 6.1') BOTTOM STRUCTURE 622.10 (DN 8.0') 2.6' DIA BEEHIVE RIM 4' DIA PRECAST STRUCTURE	STORM CB#21 (AS-BUILT 05/2023) RIM 632.36 15" INV NW 629.43 15" INV SE 629.43
			STORM CB#18 RIM 631.94 12" CPP INV SW 628.44 (DN 3.5') 18" CPP INV NW 627.94 (DN 4.0') 18" CPP INV S 624.34 (DN 7.6')	STORM CB#22 (AS-BUILT 05/2023) RIM 632.19 12" INV SW 629.71 15" INV SE 629.56
				STORM CB#23 (AS-BUILT 05/2023) RIM 632.45 12" INV SW 629.12 15" INV NW 629.12 15" INV SE 629.12

## **SOIL EROSION CONTROL**

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. 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.
4. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
5. NORTH AMERICAN GREEN DS-150 EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES 1:3 OR GREATER. SECURE BLANKET TO SLOPE PER MANUFACTURERS SPECIFICATIONS.
6. ALL SILT FENCING SHALL BE TRENCHED IN PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
7. SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
8. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
9. NEW & EXISTING STORM SEWER INLET POINTS SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH INLET FABRIC DROP (SILT SACK) PER APPROVED MANUFACTURERS (H-FLOW AND/OR ACF BRANDS). CONTRACTOR SHALL PROVIDE PRODUCT INFORMATION TO THE CITY PRIOR TO INSTALLATION.
10. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
11. ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
12. IF EXCESS DIRT IS TO BE PLACED ON SITE, THE LOCATION SHALL BE APPROVED BY THE PROPERTY OWNER & ENGINEER.
13. ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
14. DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.
15. A TRACKING PAD MUST BE PROVIDED AT CONSTRUCTION ACCESS POINTS TO PREVENT SOILS FROM BEING TRACKED OFF-SITE, PER DETAIL THIS SHEET.
16. CONTRACTOR SHALL SWEEP PAVED AREAS EACH DAY (OR MORE AS NEEDED) BY MECHANICAL MEANS FOR ALL PAVED AREAS IN AND AROUND THE PERIMETER OF THE PROJECT AFFECTED BY TRUCKING OPERATIONS.
17. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL (MIN), SEED, FERTILIZER AND MULCH UNLESS OTHERWISE NOTED.
18. CONSTRUCTION ENTRANCE SHALL BE PROVIDED FROM QUINCY STREET.
19. EXISTING SOIL CONDITIONS: SAND PER SOIL BORINGS



**LOCATION MAP**  
NO SCALE:

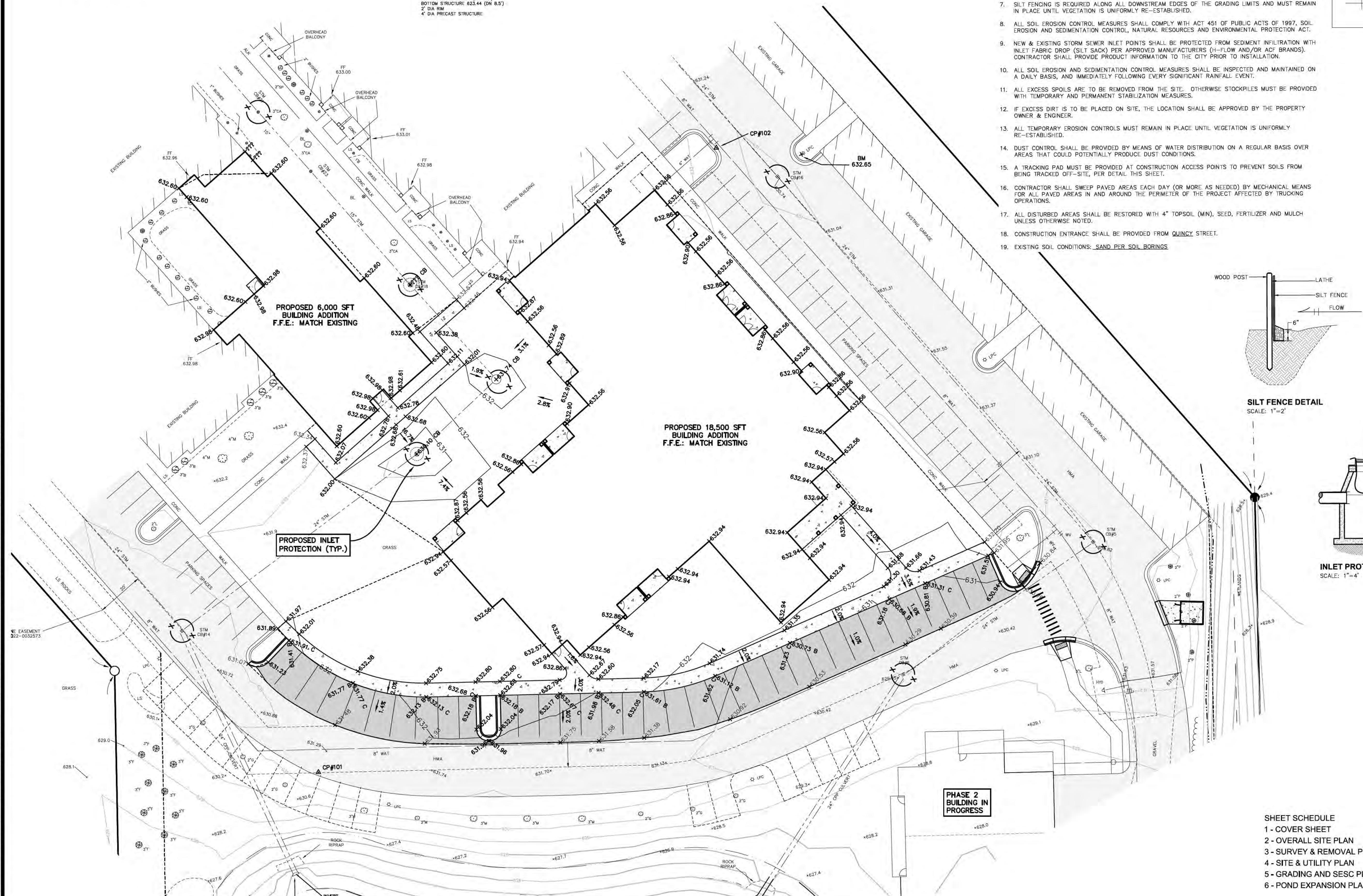


PLAN REVISION



## FOR IN LINCY DI ACE RELEASE 2

**DO SURVEY / DATE**  
M+B  
**JECT NO.:**  
200220.02  
**GN DRAWN BY:**  
MJK, ESA  
**GNDED BY:**  
JFL  
**CKED BY:**  
JFL  
**I DATE:**  
JANUARY 29, 2026  
**HEET NUMBER**



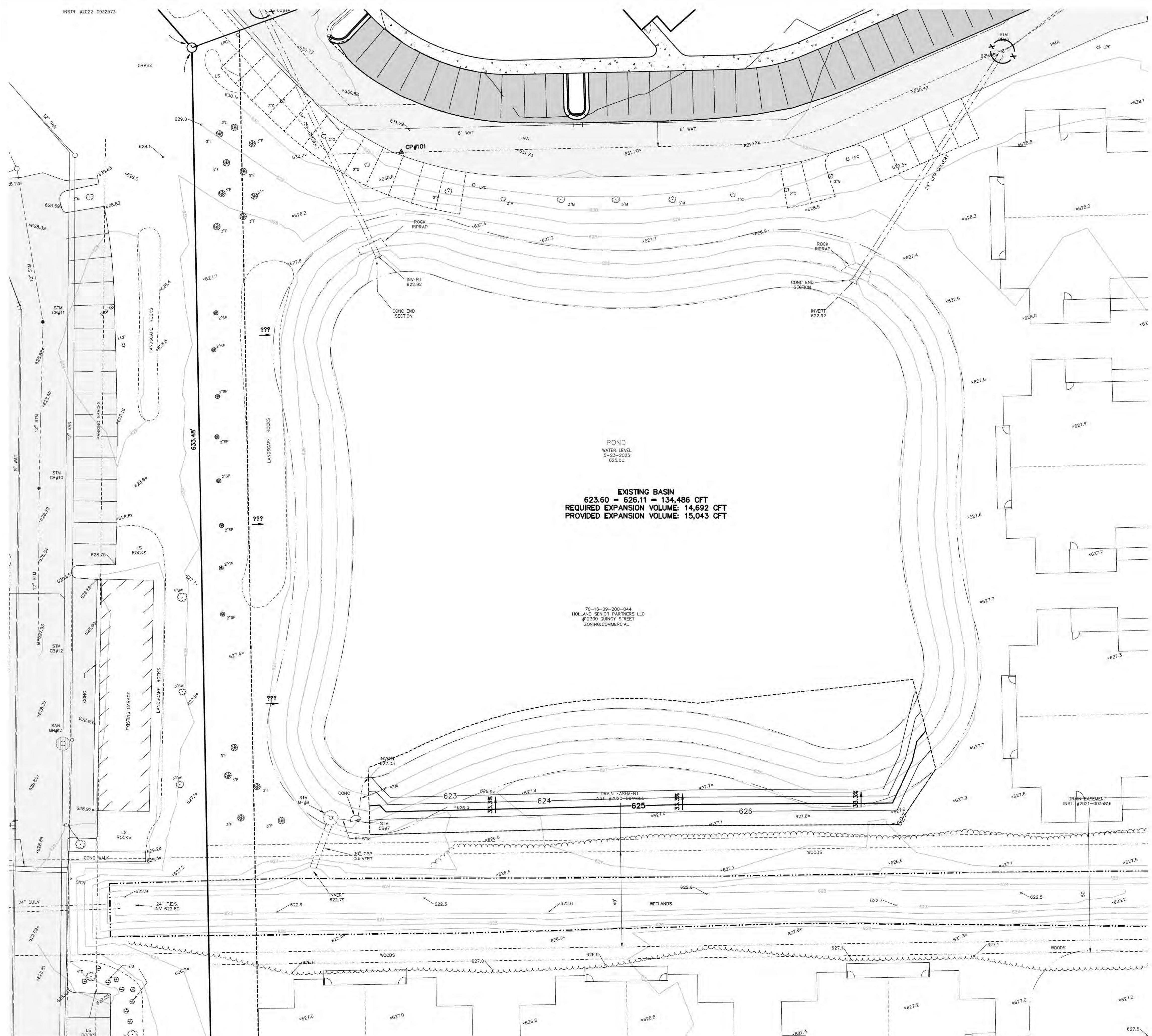
**PHASE 2  
BUILDING IN  
PROGRESS**

SWEET SOUTHERN

SHEET SCHEDULE

- 1 - COVER SHEET
- 2 - OVERALL SITE PLAN
- 3 - SURVEY & REMOVAL PLAN
- 4 - SITE & UTILITY PLAN
- 5 - GRADING AND SESC PLAN
- 6 - BOND EXPANSION PLAN

PREPARED FOR:  
**LEO BROWN GROUP**  
**802 EAST 86TH STREET**  
**INDIANAPOLIS, INDIANA 46240**  
**ATTN: MR. TROY BERTSCH**  
**PHONE: (317) 669-8404**  
**WWW.LEOBROWNGROUP.COM**

LOCATION MAP  
NO SCALE:

PLAN REVISIONS

EXISTING STAGE STORAGE TABLE		
ELEV	CUMULATIVE VOLUME (CFT.)	CUMULATIVE VOLUME (AC-FT)
623.55	0.00	0.00
624.00	19223.00	0.44
625.00	70649.00	1.62
626.00	127830.00	2.93
626.11	134486.00	3.09

PROPOSED STAGE STORAGE TABLE		
ELEV	CUMULATIVE VOLUME (CFT.)	CUMULATIVE VOLUME (AC-FT)
623.55	0.00	0.00
624.00	2752.00	0.06
625.00	9033.00	0.21
626.00	14507.00	0.33
626.11	15043.00	0.35

REQUIRED STORAGE VOLUME = 14,692 CFT = 0.34 AC-FT

**QUINCY PLACE PHASE 3**  
POND EXPANSION PLAN  
FOR  
HOLLAND TWP., OTTAWA COUNTY, MICHIGAN

PLAN REVISIONS

SHEET NUMBER  
6 OF 6

