

MASTER SITE & FACILITIES PLAN



UPDATED: JUNE 14, 2016

LEGEND - FUTURE DEVELOPMENT SITES

DEVELOPMENT SITE #1 (partial - See Site C4)

Use Group B / I-2
Maximum Height: 110ft
Setbacks: Elmwood - 25'

DEVELOPMENT SITE #2

Use Group B / I-2 / S-2
Maximum Height: 110ft
Setbacks: Elmwood - 25', Sixth St - 25'

DEVELOPMENT SITE #3

Use Group I-2
Maximum Height: 110ft
Setbacks: Sixth St - 5'

DEVELOPMENT SITE #4

Use Group B / I-2 / S-2
Maximum Height - 110'
Setbacks: Sixth St - 0', Beaumont - 10', Madison - 10'

DEVELOPMENT SITE #4a

Use Group B / I-2 / S-2
Zone HI - Maximum Height - 45'
Zone H2 - Maximum Height - 110'
Setbacks (H2): Madison - 25', Sixth - 0'

DEVELOPMENT SITE #5

Use Group B / I-2 / S-2
Maximum Height: 110ft

DEVELOPMENT SITE #6

Use Group I-2
Maximum Height: 110ft

GRAND TRAVERSE COMMONS SITES (shown for reference only)

DEVELOPMENT SITE #C1

Use Group B
Building 29
Existing Structure

DEVELOPMENT SITE #C2

Use Group B / I-2 / S-2
Subzones III.1 and III.2
Maximum Stories: 6
Maximum Height: 84 ft
Maximum Density: 491,070 sf

DEVELOPMENT SITE #C3

Use Group B / I-2
Subzones III.4 and III.5
Maximum Stories: 2
Maximum Height: 29 ft
Maximum Density: 24,000 sf

DEVELOPMENT SITE #C4

Use Group B / I-2
Subzone I.2
Maximum Stories: 2.5
Maximum Height: 2.5
Maximum Density: 43,313 sf

SYMBOLS LEGEND

- PROPERTY LINE
- ZONING - HI
- ZONING - H2
- ZONING - OTHER (as noted)
- MUNSON-OWNED BUILDING
- DEVELOPMENT SITE - HI / H2
- DEVELOPMENT SITE - GRAND TRAVERSE COMMONS
- CITY-OWNED STREET TO BE VACATED (SIXTH STREET)
- PROPOSED REDEDICATED CITY-OWNED STREET (SIXTH STREET)

LEGEND - EXISTING BUILDINGS

- 1 MUNSON PROFESSIONAL BUILDING (Use Group B)
- 2 METAL BLDG. (Use Group U)
- 3 ELEC. SUBSTATION
- 4 ENERGY CENTER (Use Group U)
- 5 GENERATOR BUILDING (Use Group U)
- 6 HOSPITALITY HOUSE (Use Group R-1)
- 7 HELICOPTER PAD
- 8 BEHAVIORAL HEALTH BLDG. (Use Group R-1)
- 9 FAMILY PRACTICE CENTER (Use Group B)
- 10 CANCER TREATMENT CENTER (Use Group B)
- 11 PLAYGROUND
- 12 HOSPICE (Use Group R-4)
- 13 1200 SIXTH STREET (Use Group B)
- 14 MUNSON MEDICAL CENTER (Use Group I-2)
- 15 BUILDING 29 (Use Group B)

SCALE

0 50 100 200 500



MASTER SITE & FACILITIES PLAN

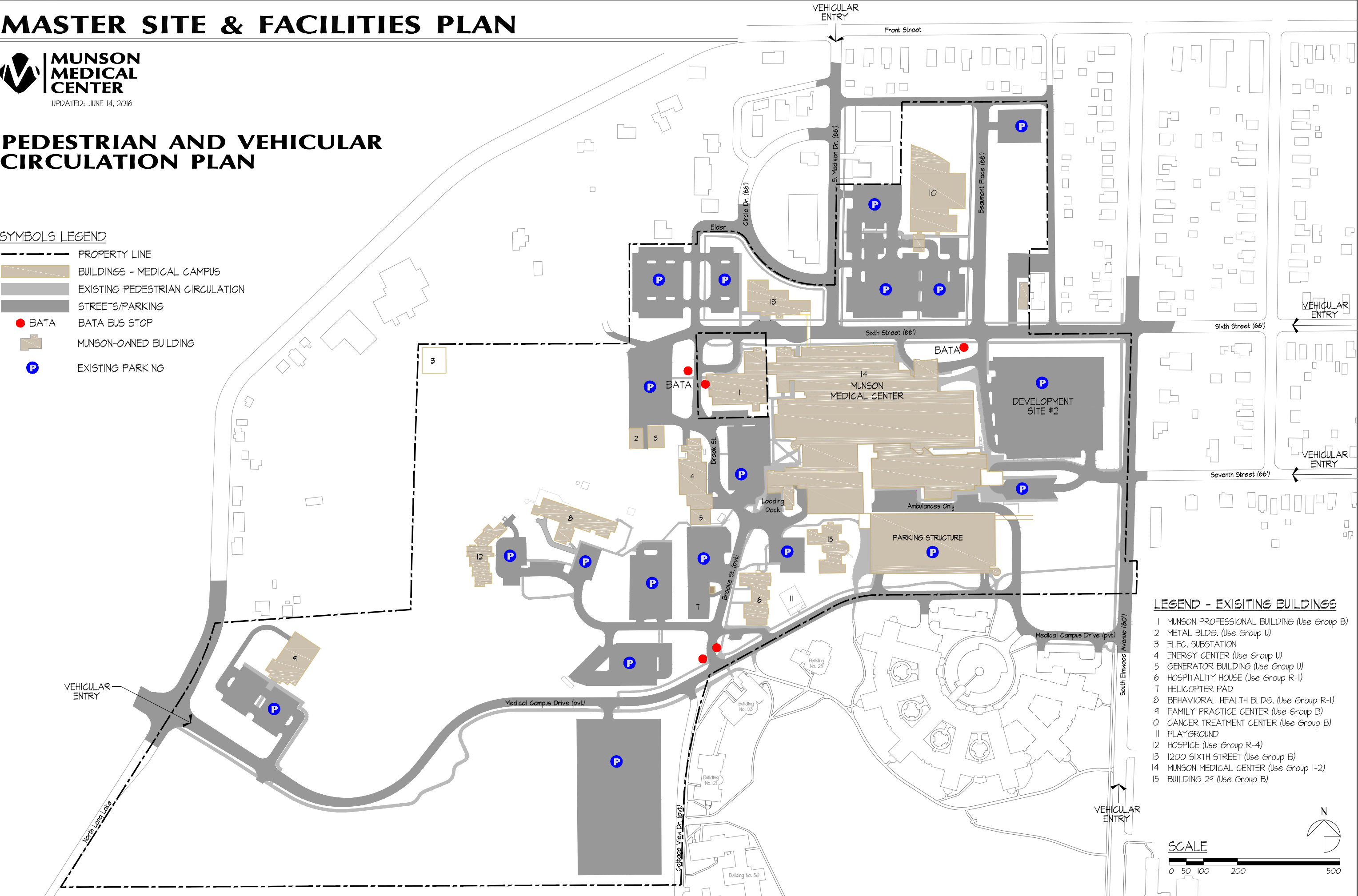


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PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

SYMBOLS LEGEND

- PROPERTY LINE
- BUILDINGS - MEDICAL CAMPUS
- EXISTING PEDESTRIAN CIRCULATION
- STREETS/PARKING
- BATA
- BATA BUS STOP
- MUNSON-OWNED BUILDING
- EXISTING PARKING

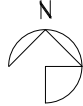


LEGEND - EXISTING BUILDINGS

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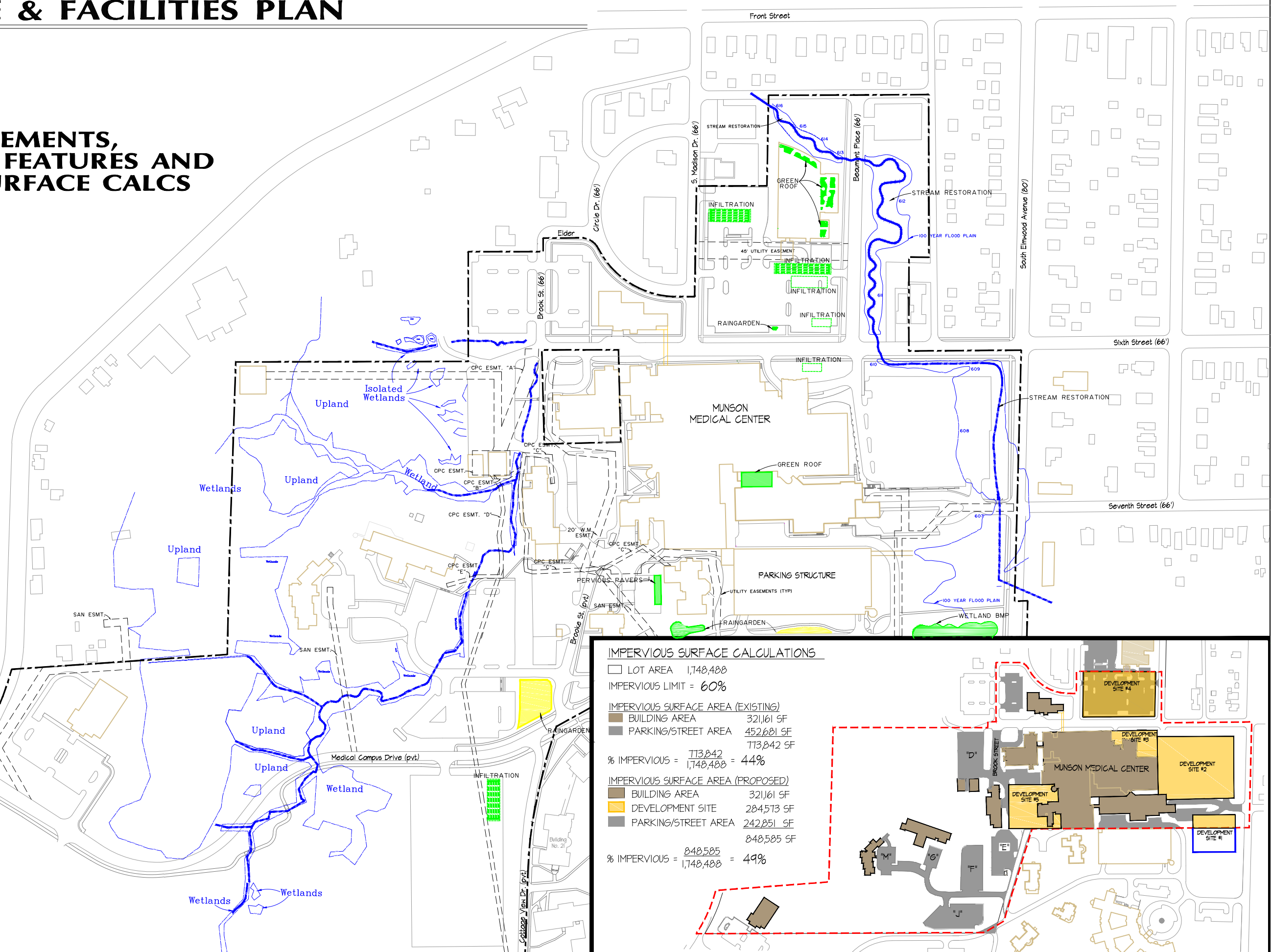
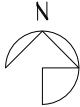


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WETLANDS, EASEMENTS, STORM-WATER FEATURES AND IMPERVIOUS SURFACE CALCS

SYMBOLS LEGEND

- PROPERTY LINE
- EXISTING STREAM
- EASEMENT
- CONSTRUCTED OR FUNDED STORMWATER BMPs
- PLANNED STORMWATER BMPs



IMPERVIOUS SURFACE CALCULATIONS

LOT AREA	1,748,488
IMPERVIOUS LIMIT	= 60%
IMPERVIOUS SURFACE AREA (EXISTING)	
BUILDING AREA	321,161 SF
PARKING/STREET AREA	452,681 SF
	773,842 SF
% IMPERVIOUS	= $\frac{773,842}{1,748,488} = 44\%$
IMPERVIOUS SURFACE AREA (PROPOSED)	
BUILDING AREA	321,161 SF
DEVELOPMENT SITE	284,513 SF
PARKING/STREET AREA	242,851 SF
	848,525 SF
% IMPERVIOUS	= $\frac{848,525}{1,748,488} = 49\%$

