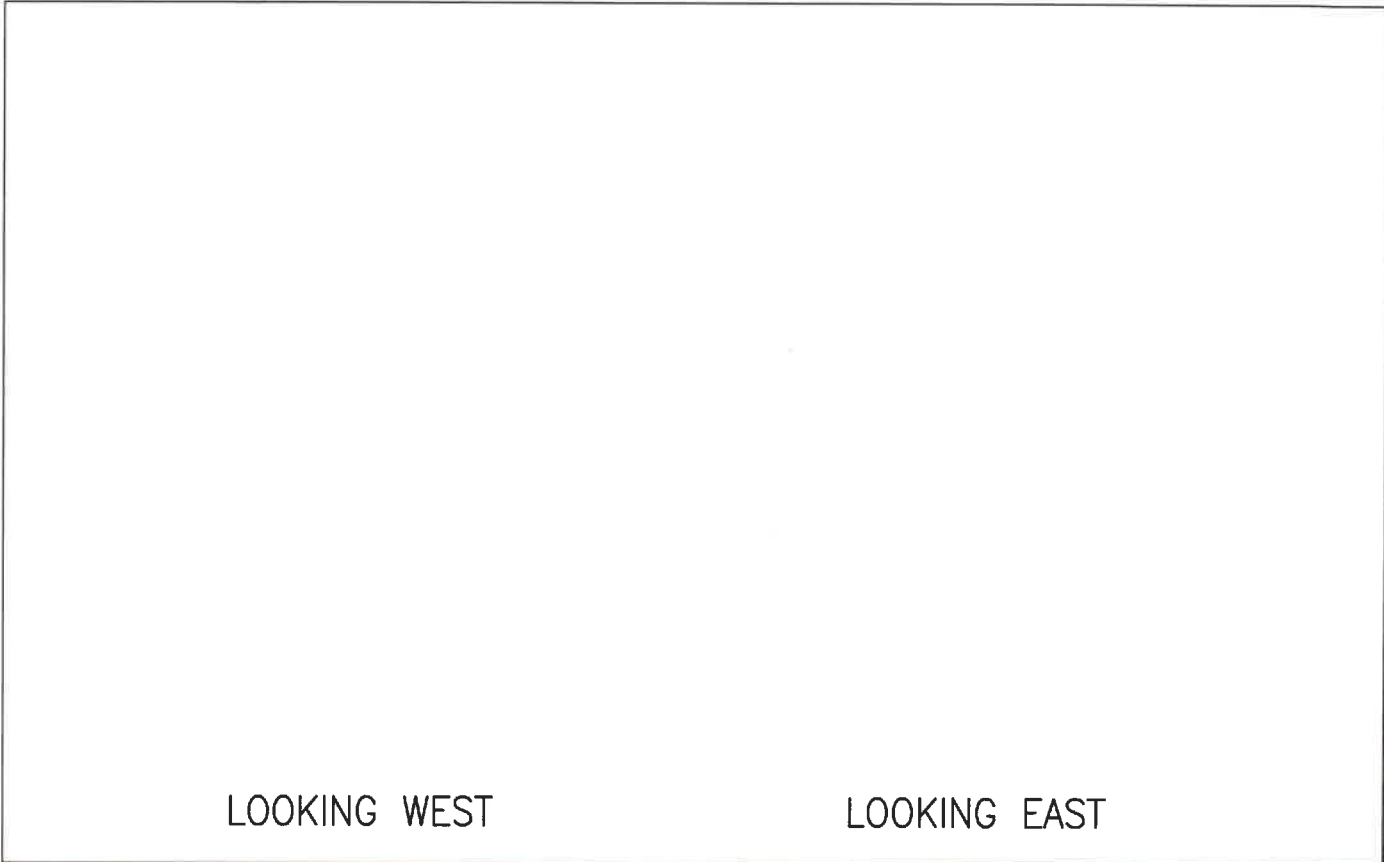


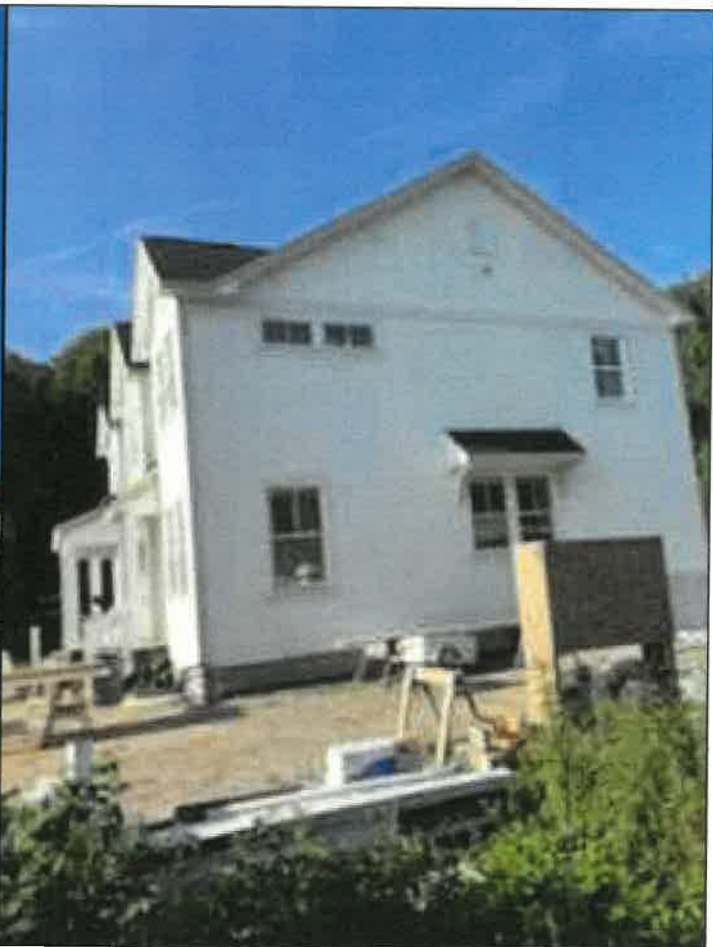


LOOKING WEST

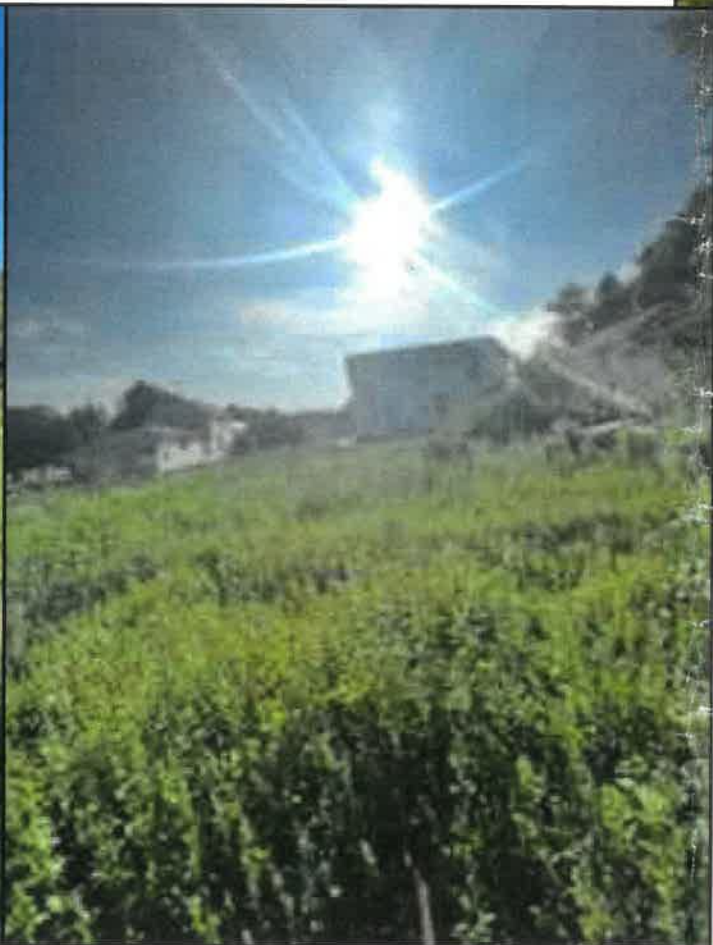
LOOKING EAST



EXISTING TOWNHOUSE



AS SEEN FROM ACCESS EASEMENT



File No. R323.007.052
Exhibit D
Date 7.25.23
Initials KP

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Street looking NE



Street looking NW



Opposite side of street



Street looking SE



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COMBINED ALLOWABLES:

ZONING: R-3
OVERALL SITE AREA = 51,786 s.f. = 1.18 ACRES
(ALL 5 LOTS)

MAXIMUM LOT COVERAGE = 40%
BUILDING AREA = 17,521 S.F.

TOTAL IMPERVIOUS LOT COVERAGE = $\frac{17521}{51786} = 33.8\%$

ALLOWABLE DENSITY = 20 DWELLING UNITS PER ACRE
ALLOWABLE DENSITY = 1 OCCUPANT PER 500 s.f. SITE

COMBINED LOT DENSITY:

LOT 1: @20 DWELLING UNITS PER ACRE = 4 ALLOWED, 3 ACTUAL.

LOTS 2,3,4, & 5 COMBINED = 38,778 S.F. DIVIDED BY 500 S.F. = 77 OCCUPANTS ALLOWED,
= 72 OCCUPANTS ACTUAL

STORMWATER PLAN:

DESIGN CRITERIA:
10 YEAR 24 HOUR RAINFALL = 3.3"
(SOURCE: MDOT MS4 REPORT)
= (0.28") = 0.011" /hour
INFILTRATION RATE OF SOIL = 0.2"/hr.
(SOURCE: USDA) = 0.016"/hour x24 hrs. * 67% = 0.25' / storm event
DESIGN STORM VOLUME = 15,161 s.f. IMPERVIOUS x 0.28" = 4,246 cu. ft.
ABSORPTION AREAS ADJACENT TO BUILDING = 27,155 s.f.
STORMWATER ABSORPTION = 27,155 s.f. x 0.25' = 6,788 cu. ft.
STORM ABSORPTION VOLUME EXCEEDS REQUIRED DETENTION;
6,788 cu. ft. > 4,246 cu. ft.
STORMWATER WILL BE ABSORBED IN THE LAWN AREAS AROUND THE STRUCTURES WITH NO RETENTION REQUIRED.

BREAKDOWN OF EMPLOYEES:

BUILDING A: 4 SINGLE BEDROOM = 2x2 = 4
12 STUDIOS = 12x1 = 12 | 16

BUILDING B: 2 SINGLE BEDROOM = 2x2 = 4
12 STUDIOS = 12x1 = 12 | 16

BUILDING C: 2 SINGLE BEDROOM = 2x2 = 4
12 STUDIOS = 12x1 = 12 | 16

BUILDING D: 2 SINGLE BEDROOM = 2x2 = 4
20 STUDIOS = 20x1 = 20 | 24
TOTAL OCCUPANTS: = 72

INDIVIDUAL LOT SIZES:

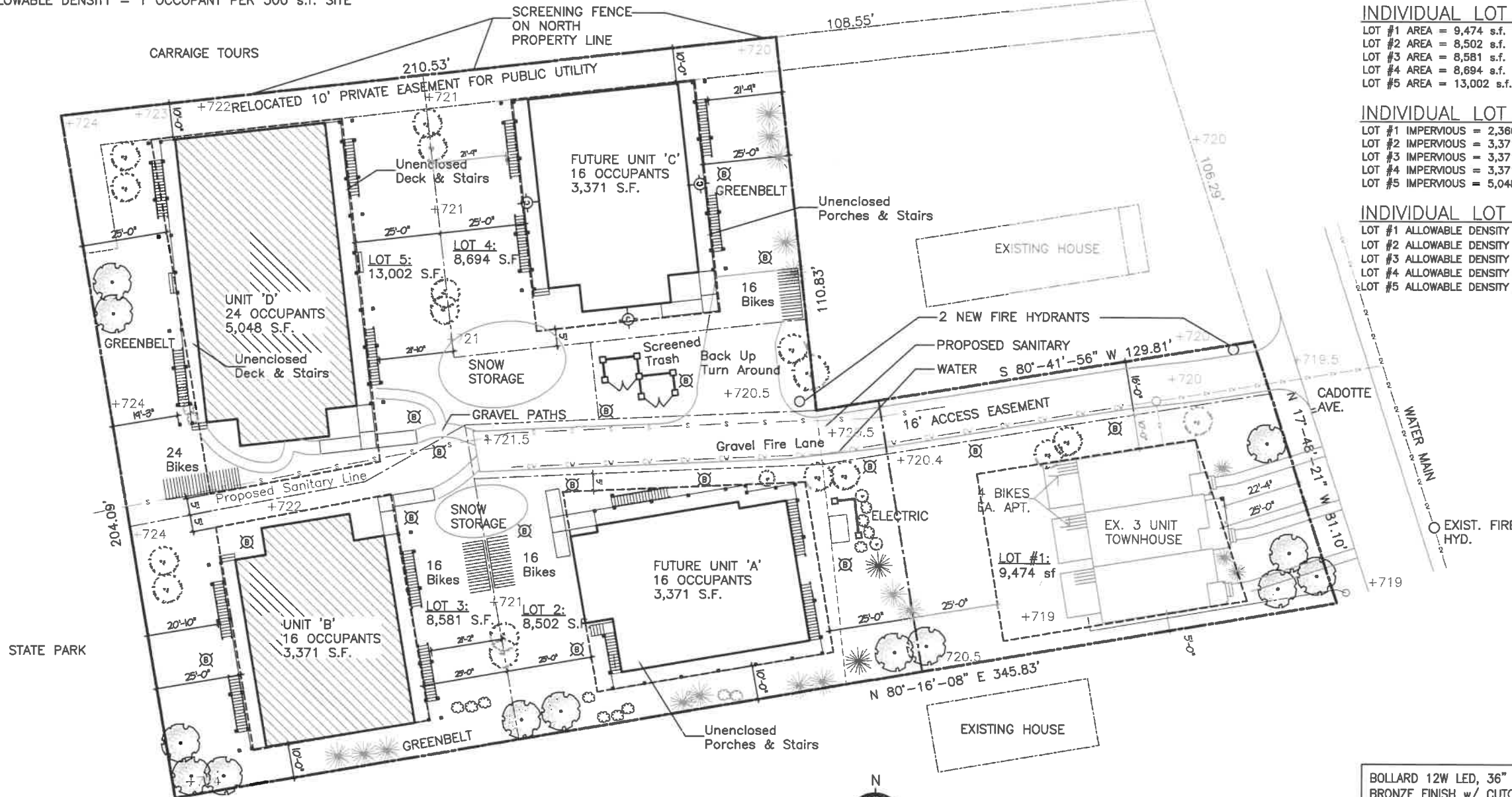
LOT #1 AREA = 9,474 s.f. = 0.21 Acres, Min. Width = 65'
LOT #2 AREA = 8,502 s.f. = 0.19 Acres, Min. Width = 65'
LOT #3 AREA = 8,581 s.f. = 0.19 Acres, Min. Width = 81'
LOT #4 AREA = 8,694 s.f. = 0.19 Acres, Min. Width = 83'
LOT #5 AREA = 13,002 s.f. = 0.29 Acres, Min. Width = 101'

INDIVIDUAL LOT COVERAGES:

LOT #1 IMPERVIOUS = 2,360 s.f. = 25%
LOT #2 IMPERVIOUS = 3,371 s.f. = 39.7%
LOT #3 IMPERVIOUS = 3,371 s.f. = 39.3%
LOT #4 IMPERVIOUS = 3,371 s.f. = 38.8%
LOT #5 IMPERVIOUS = 5,048 s.f. = 38.9%

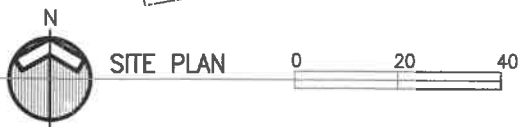
INDIVIDUAL LOT DENSITIES:

LOT #1 ALLOWABLE DENSITY = 20 x 0.21 ACRES = 4 APTS. ALLOWED, 3 ACTUAL
LOT #2 ALLOWABLE DENSITY = $\frac{500}{8502} \times 8502 = 17$ ALLOWED, 16 PROPOSED
LOT #3 ALLOWABLE DENSITY = $\frac{500}{8581} \times 8581 = 17$ ALLOWED, 16 PROPOSED
LOT #4 ALLOWABLE DENSITY = $\frac{500}{8694} \times 8694 = 17$ ALLOWED, 16 PROPOSED
LOT #5 ALLOWABLE DENSITY = $\frac{500}{13002} \times 13002 = 26$ ALLOWED, 24 PROPOSED



LANDSCAPE NOTES

- A. LANDSCAPE BUFFERS SHALL HAVE A MINIMUM WIDTH OF TEN FEET AND SHALL BE PLANTED WITH GRASS, GROUND COVER, SHRUBBERY, OR OTHER SUITABLE PLANT MATERIAL. THE LOCATION, PLACEMENT, SPACING AND TYPES OF PLANT MATERIALS WILL BE SUCH THAT AN EFFICIENT HORIZONTAL AND VERTICAL OBSCURING OR SCREENING EFFECT BETWEEN LAND USES WILL BE ACHIEVED.
- B. ALL PLANTS COMPRISING THE BUFFER WILL BE CONTINUOUSLY MAINTAINED IN A SOUND, HEALTHY, VIGOROUS GROWING CONDITION, FREE OF DISEASES, INSECT PESTS, REFUSE AND DEBRIS.
- C. MINIMUM SIZES OF TREES AND SHRUBS PLANTED AS A PART OF A LANDSCAPE BUFFER ARE AS FOLLOWS:
1.DECIDUOUS SHRUBS. MINIMUM TWO FEET IN HEIGHT.
2.DECIDUOUS TREES. MINIMUM TWO INCHES IN CALIPER (DIAMETER).
3.EVERGREEN SHRUBS. MINIMUM TWO FEET IN HEIGHT.
4.EVERGREEN TREES. MINIMUM FIVE FEET IN HEIGHT.



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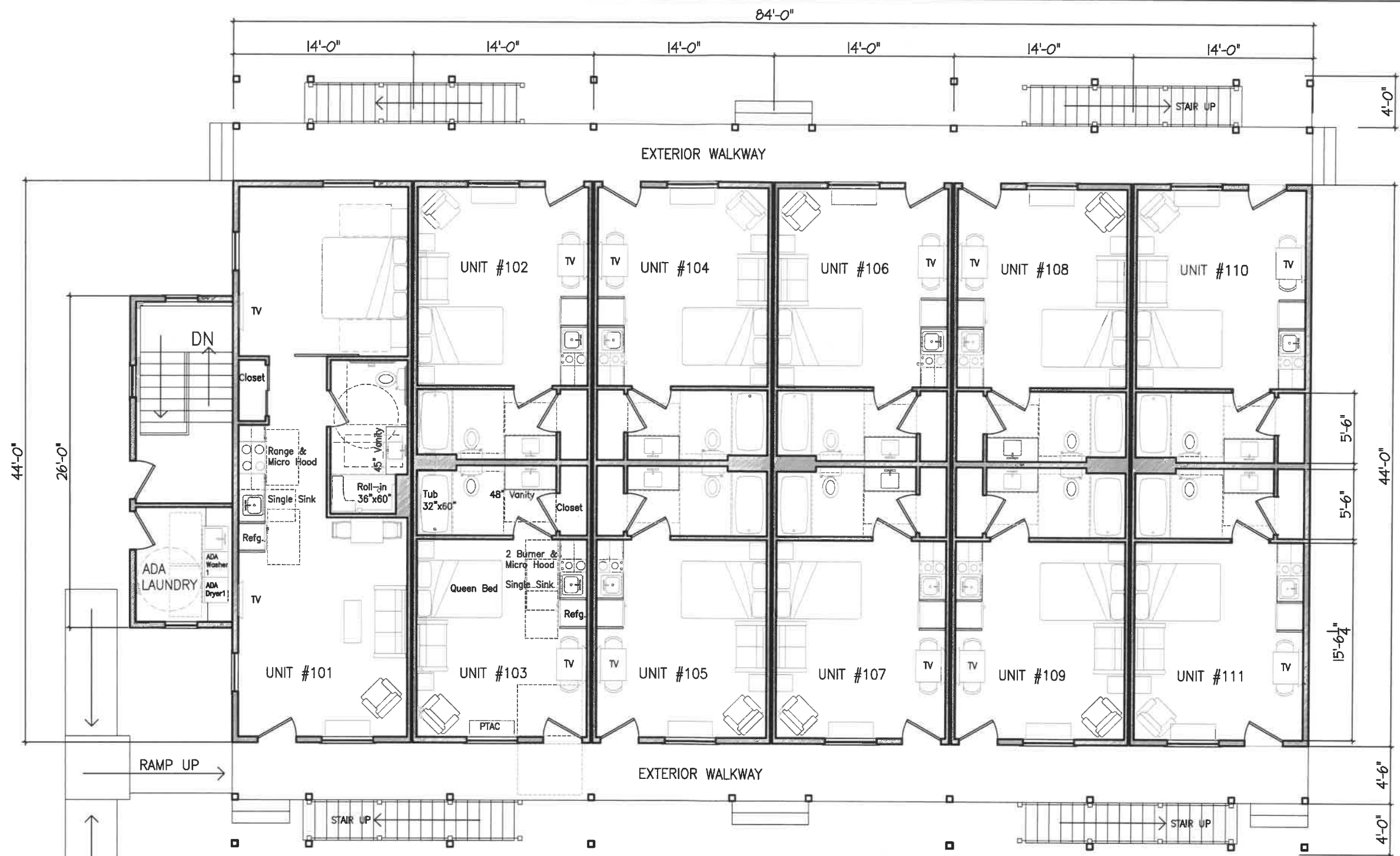
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rev: 01.16.23
rev: 12.29.22
date: 12.27.22
project: 1916

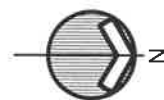
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UNIT #101 IS FULLY ACCESSIBLE
ALL OTHER GROUND FLOOR UNITS ARE SEMI-ACCESSIBLE TYPE B.
NO ACCESSIBILITY REQUIREMENTS ON 2nd FLOOR.

1st Floor Plan

0 4 8 16



(2) 1 BR UNITS = 4 OCCUPANTS
(20) STUDIOS = 20 OCCUPANTS

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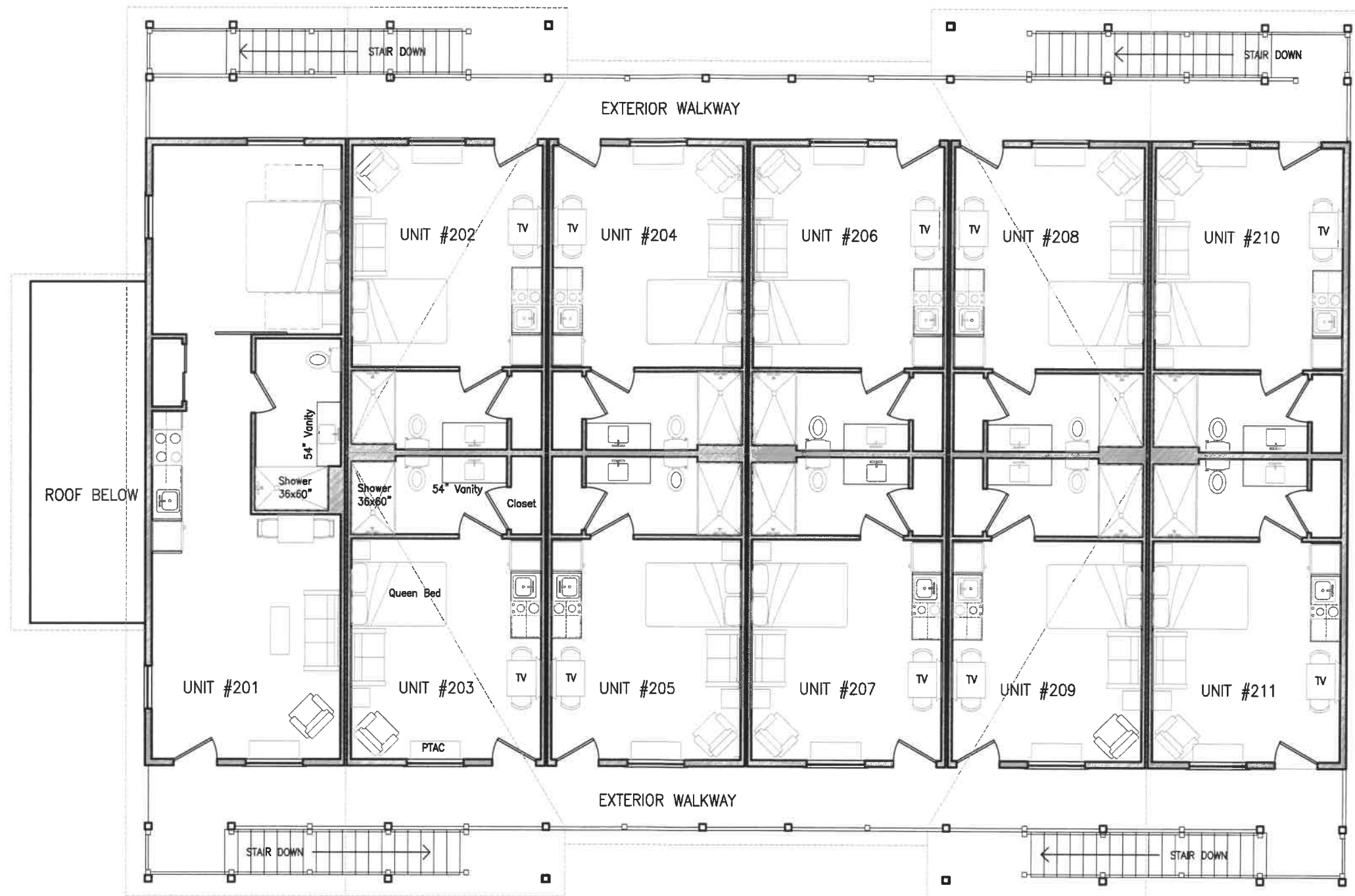
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2nd Floor Plan

0 4 8 16



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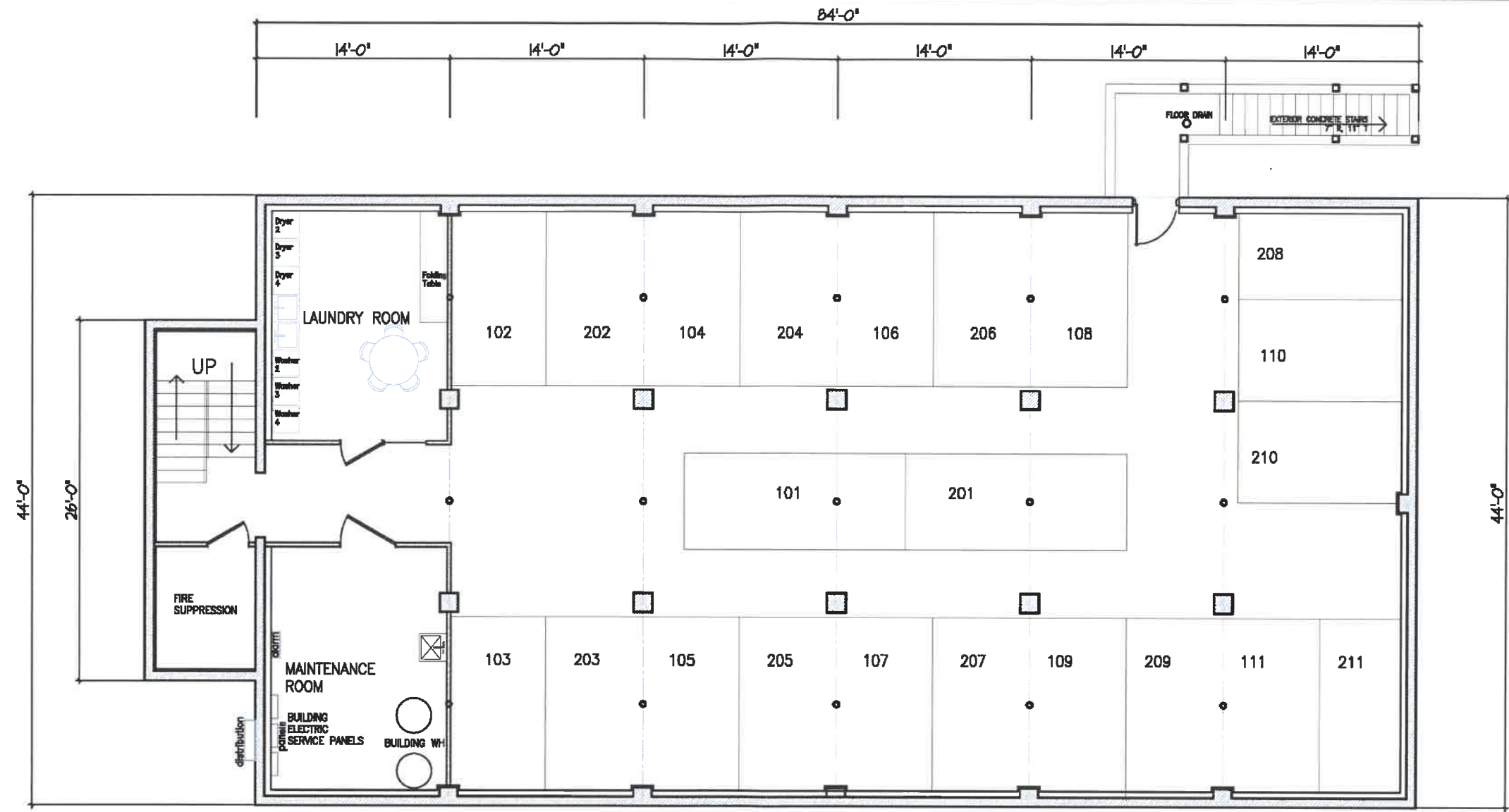
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CHIPPEWA BUILDING

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Basement Plan

0 4 8 16

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EAST ELEVATION

SCALE 1"=4'-0"

0 4 8 16



SOUTH ELEVATION

SCALE 1"=4'-0"

0 4 8 16

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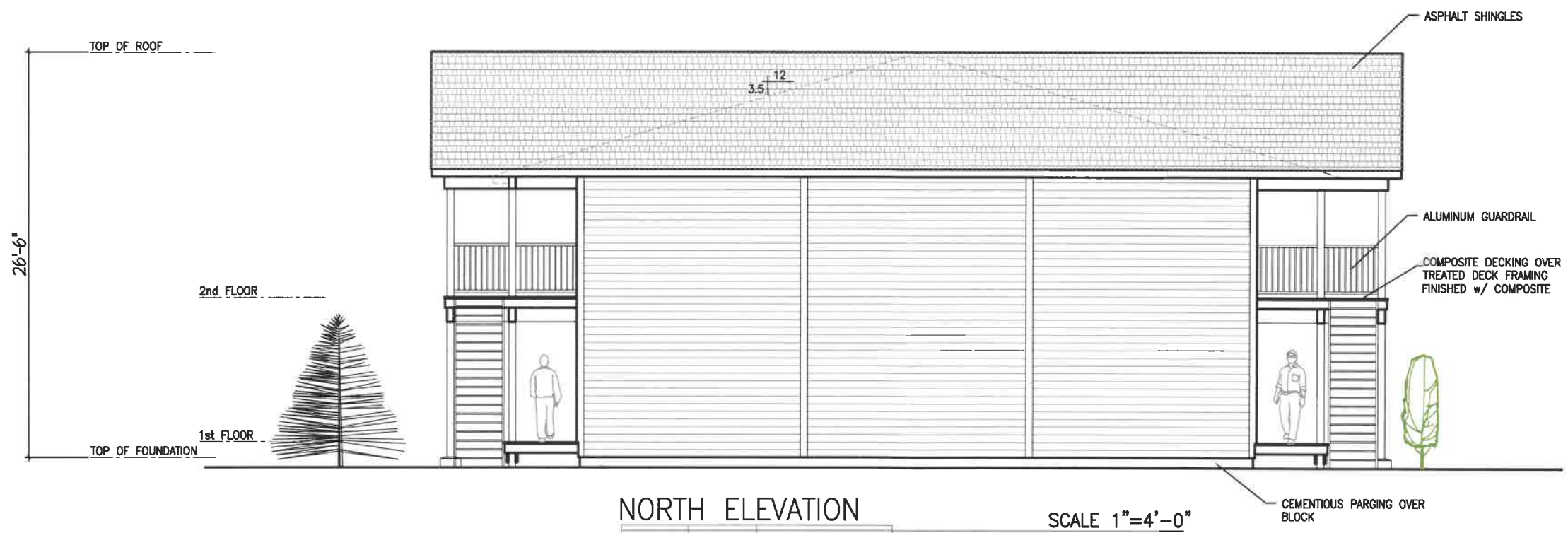
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