REGULATING PLAN OF PAISLEY PARK SUBDIVISION

DATE: 4.23.25 SHEET 1

WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS

ORION PLANNING+DESIGN

TRANSECT ALLOCATION AND DENSITY

Baseline for Calculations (1)

SITE SIZE	
1,745,640.19	square footage
40.07	acres

Establishing total acreage for infrastructure (2)

Infrastructure Types	SF	Infrastructure Acreage
Roads	388,941.84	8.93
Alleys	179,836.15	4.13
Green Streets	41,782.57	0.96
Trail Street	-	0.00
Total	**610,560.56**	**14.02**

Establishing Gross Transect Area (3)

Gross Land Area	40.07	100%
Less Infrastructure	14.02	35%
GROSS TRANSECT AREA(NET LOTTED AREA +O.S.)	26.06	65%

Breakdown of Transects per the master plan (4)

Land Allocation

Transect		SF/Transect	Transect Acreage	Transect Allocation per Plan
T-3	Edge	119125.25	2.735	10%
T4-R	General Restricted	288367.44	6.620	25%
T4-O	General Open	336923.42	7.735	30%
T5	Mixed-Use	157503.03	3.616	14%
OS	Open Space	233160.49	5.353	
			Total	26.058

Permitted Transect Allocation
10-40%
20-40%
10-30%
0-15%

Determining required Open Space (5)

Min. Open Space Calculation

Transect	Net Lotted Acreage / Plan	* Min. Open Space Requirement (ac)	Surplus Open Space (ac)
T-3	2.735	0.438	
T4-R	6.620	1.324	
T4-O	7.735	1.547	
T5	3.616	0.723	
OS	5.353	4.032	1.321

** 0.02 acres x maximum density of 8 DUs per acre x XYZ net lotted area = required parkland / open space*
** 0.02 acres x maximum density of 10 DUs per acre x XYZ net lotted area = required parkland / open space*
** 0.02 acres x maximum density of 10 DUs per acre x XYZ net lotted area = required parkland / open space*
** 0.02 acres x maximum density of 10 DUs per acre x XYZ net lotted area = required parkland / open space*

→ **1.315 ac of surplus Open Space is provided**

Determining permitted Dwelling Unit count vs. total Dwelling Units per plan (6)

Permitted Dwelling Units Per Transect

Transect	Min. Units/ac	Max. Units/ac
T-3	6	8
T4-R	12	36
T4-O	12	36
T5	24	72

Potential Dwelling Units Per Transect (per plan)

	Min. Units	Max. Units	Units / PLAN
	16.4	21.9	17
	79.4	238.3	224
	92.8	278.4	276
	86.8	260.3	154
TOTALS	275.4	799.0	671

	Max. Units/ac	ZONE AREA	% OF AN ACRE	ALLOWED UNITS
Extended Approach and Departure Area (EADA) Zone	4	21004.17	0.482189394	1.93

TOTAL UNITS = 671

TRANSECT ALLOCATION

- T3 'EDGE'
- T4-R 'GENERAL RESTRICTED'
- T4-O 'GENERAL OPEN'
- T5 'MIXED-USE'
- OS 'OPEN SPACE'

EADA ZONE COMPLIANCE

- THE ONLY DWELLING UNITS WITHIN THE EADA ZONE CONISTS OF 50% OF A DUPLEX = 1 DWELLING UNIT.
- THE TOTAL AREA OF THE MASTER PLAN WITHIN THE EADA ZONE IS 21,004.17 SF.
- 43,560 SF / 4 UNITS = 10,890 SF PER DWELLING (MAX)
- **TOTAL MASTER PLAN AREA (21,004.17 SF) / 10,890 SF = 1.93 MAX DWELLING UNITS PERMITTED**

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REGULATING PLAN OF PAISLEY PARK SUBDIVISION

WOITH ENGINEERING, INC. ENGINEERS & SURVEYORS | ORION PLANNING+DESIGN

BUILDING TYPES PER TRANSECT

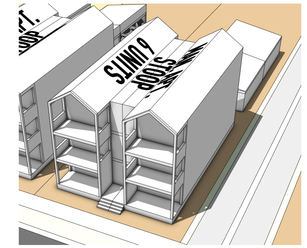
Master Plan Metrics

Building Type Key	Building Type	Frontage Type	T3	T4-R	T4-O	T5	Dwelling Units per building	# of Specific Building Types (buildings)	Total Dwelling Units
S_TH_G	Townhome	Stoop		3	3		1	6	6
S_TH_E	Townhome	Stoop		4	4		1	8	8
P_HOUSE	House	Porch	2	2			1	4	4
P_DUP_2	Duplex	Porch			2		2	2	4
S_DUP_2	Duplex	Stoop				1	2	1	2
P_APT_15	Apartment	Porch			1		15	1	15
S_APT_15	Apartment	Stoop			4	4	15	8	120
S_MAPT_4	Mansion Apartment	Stoop		2			4	2	8
S_MAPT_15	Mansion Apartment	Stoop		1	6		15	7	105
S_MAPT_12	Mansion Apartment	Stoop		7	4		12	11	132
S_MAPT_6	Mansion Apartment	Stoop		3	2		6	5	30
F_APT_24	Apartment	Forecourt				3	24	3	72
S_APT_18	Apartment	Stoop		4			18	4	72
F_APT_20	Apartment	Forecourt				1	20	1	20
S_MAPT_8	Mansion Apartment	Stoop		1	2		8	3	24
P_C_A	Cottage	Porch		6	5		1	11	11
P_V_A	Villa	Porch	14				1	14	14
S_H_B	Sideyard House	Stoop		2			1	2	2
P_C_D	Cottage	Porch	1	2	3		1	6	6
P_MAPT_16	Mansion Apartment	Porch			1		16	1	16
									671

	T3	T4-R	T4-O	T5	
# Buildings per Transect	17	37	37	9	
Dwelling units per Transect	17	224	276	154	671

S_TH_G


P_APT_15



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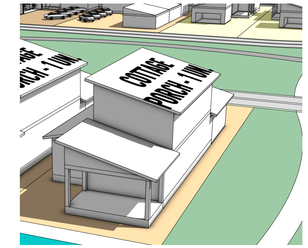

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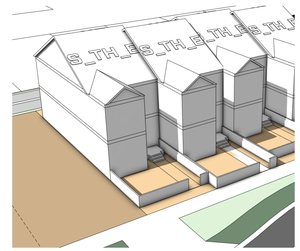
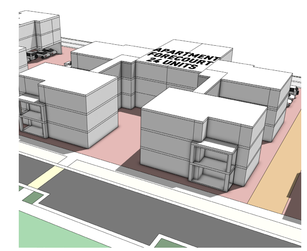


S_TH_E


S_APT_15



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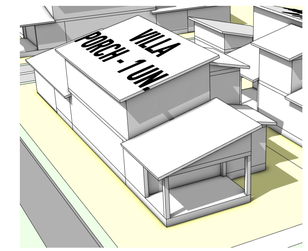
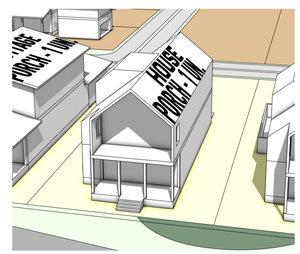


P_V_A



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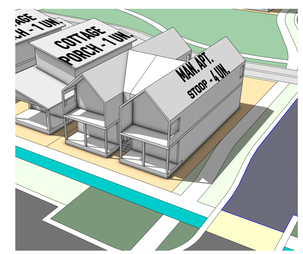

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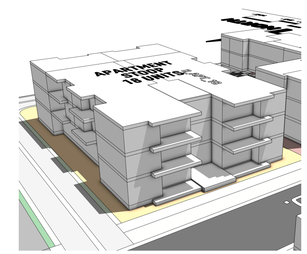

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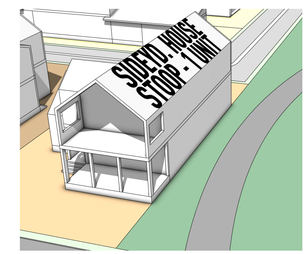

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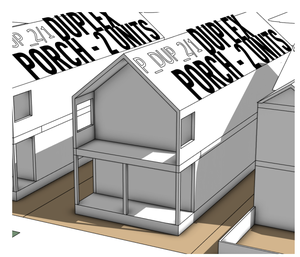

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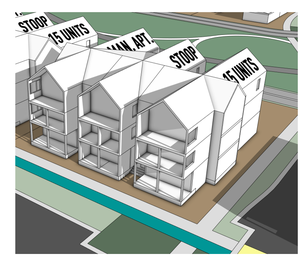

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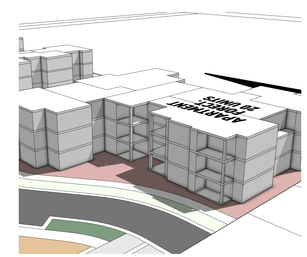

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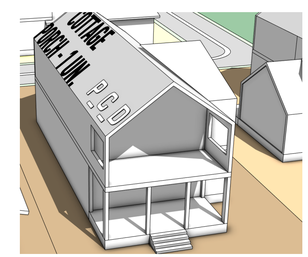

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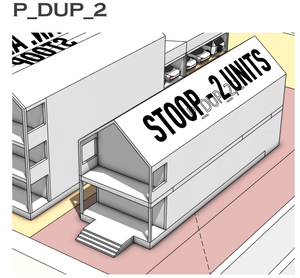

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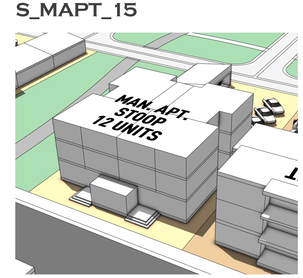

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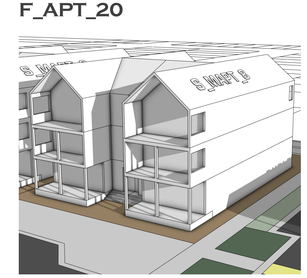
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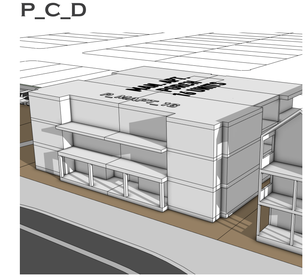
P_MAPT_16

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REGULATING PLAN OF PAISLEY PARK SUBDIVISION

WOITH ENGINEERING, INC. ENGINEERS & SURVEYORS

ORION PLANNING+DESIGN

SITE PLAN WITH PROPOSED BUILDING TYPES

T3 'EDGE'

T4-R 'GENERAL RESTRICTED'

T4-O 'GENERAL OPEN'

T5 'MIXED-USE'

OS 'OPEN SPACE'

DATE: 4.23.25

SHEET 4

REGULATING PLAN OF PAISLEY PARK SUBDIVISION

WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS

ORION PLANNING+DESIGN

SITE PLAN WITH PROPOSED BUILDING TYPES

DATE: 4.23.25

SHEET 5

REGULATING PLAN OF PAISLEY PARK SUBDIVISION

WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS

ORION PLANNING+DESIGN

LOT SUMMARY

Master Plan Metrics

Building Type Key	Building Type	Frontage Type	T3	T4-R	T4-O	T5	Dwelling Units per building	# of Specific Building Types (buildings)	Total Dwelling Units
S_TH_G	Townhome	Stoop		3	3		1	6	6
S_TH_E	Townhome	Stoop		4	4		1	8	8
P_HOUSE	House	Porch	2	2			1	4	4
P_DUP_2	Duplex	Porch			2		2	2	4
S_DUP_2	Duplex	Stoop				1	2	1	2
P_APT_15	Apartment	Porch			1		15	1	15
S_APT_15	Apartment	Stoop			4	4	15	8	120
S_MAPT_4	Mansion Apartment	Stoop		2			4	2	8
S_MAPT_15	Mansion Apartment	Stoop		1	6		15	7	105
S_MAPT_12	Mansion Apartment	Stoop		7	4		12	11	132
S_MAPT_6	Mansion Apartment	Stoop		3	2		6	5	30
F_APT_24	Apartment	Forecourt				3	24	3	72
S_APT_18	Apartment	Stoop		4			18	4	72
F_APT_20	Apartment	Forecourt				1	20	1	20
S_MAPT_8	Mansion Apartment	Stoop		1	2		8	3	24
P_C_A	Cottage	Porch		6	5		1	11	11
P_V_A	Villa	Porch	14				1	14	14
S_H_B	Sideyard House	Stoop		2			1	2	2
P_C_D	Cottage	Porch	1	2	3		1	6	6
P_MAPT_16	Mansion Apartment	Porch			1		16	1	16
									671

			T3	T4-R	T4-O	T5		
# Buildings per Transect			17	37	37	9		
Dwelling units per Transect			17	224	276	154		671

SINGLE DWELLING LOTS = 51

- TOWNHOME LOTS = 14
- SINGLE-FAMILY = 37

MULTI-DWELLING LOTS = 49

- DUPLEX LOTS = 3
- MANSION APARTMENT LOTS = 29
- APARTMENT LOTS = 17

2 # OF UNITS ON LOT

* SINGLE DWELLING LOTS DO NOT HAVE NUMBERS

T3 'EDGE'

T4-R 'GENERAL RESTRICTED'

T4-O 'GENERAL OPEN'

T5 'MIXED-USE'

OS 'OPEN SPACE'

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REGULATING PLAN OF PAISLEY PARK SUBDIVISION

WOITH ENGINEERING, INC. ENGINEERS & SURVEYORS

ORION PLANNING+DESIGN

MASSING MODEL PERSPECTIVE: VIEW FROM THE SOUTH

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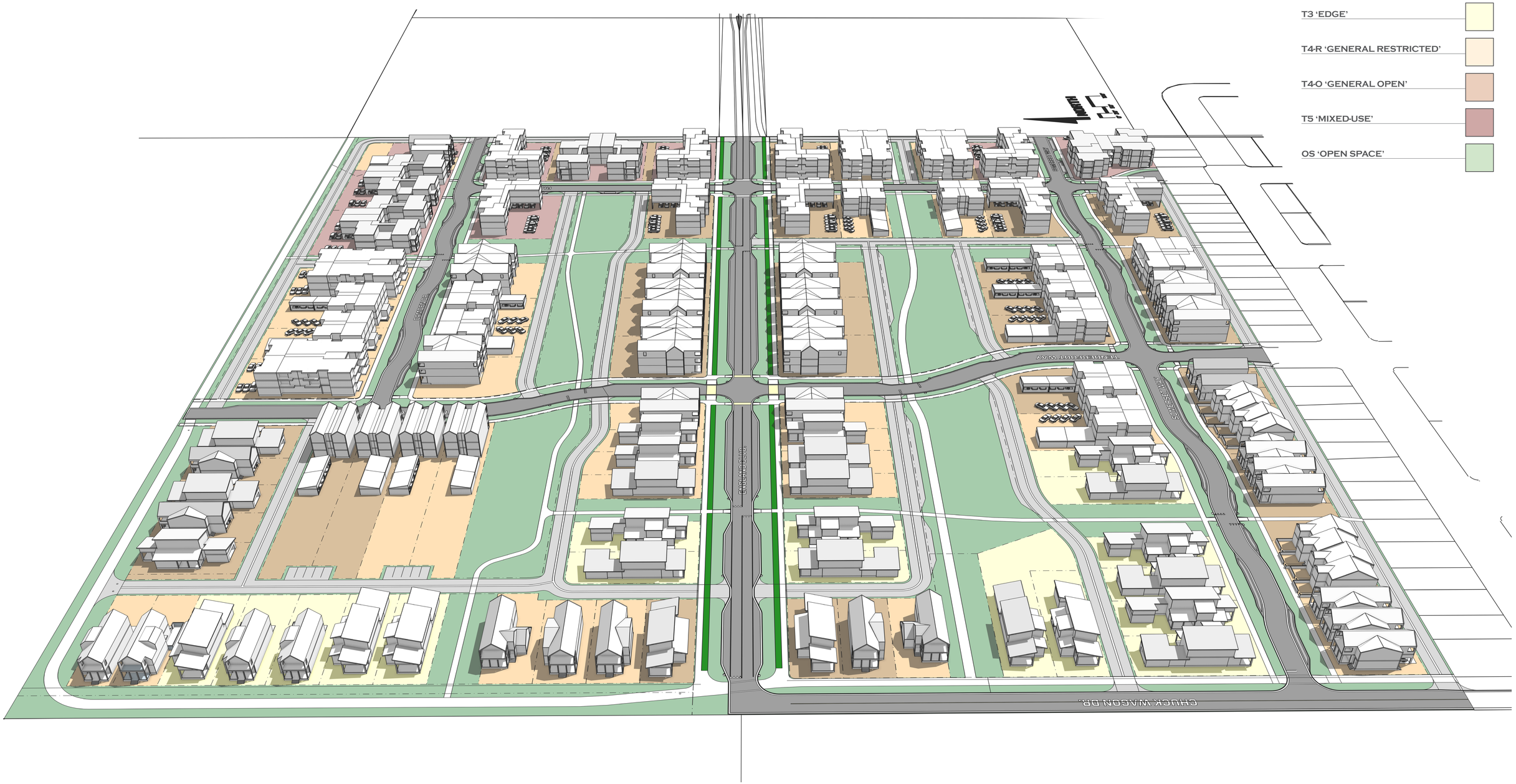
REGULATING PLAN OF PAISLEY PARK SUBDIVISION

WOITH ENGINEERING, INC. ENGINEERS & SURVEYORS

ORION PLANNING+DESIGN

MASSING MODEL PERSPECTIVE: VIEW FROM THE WEST



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REGULATING PLAN OF PAISLEY PARK SUBDIVISION

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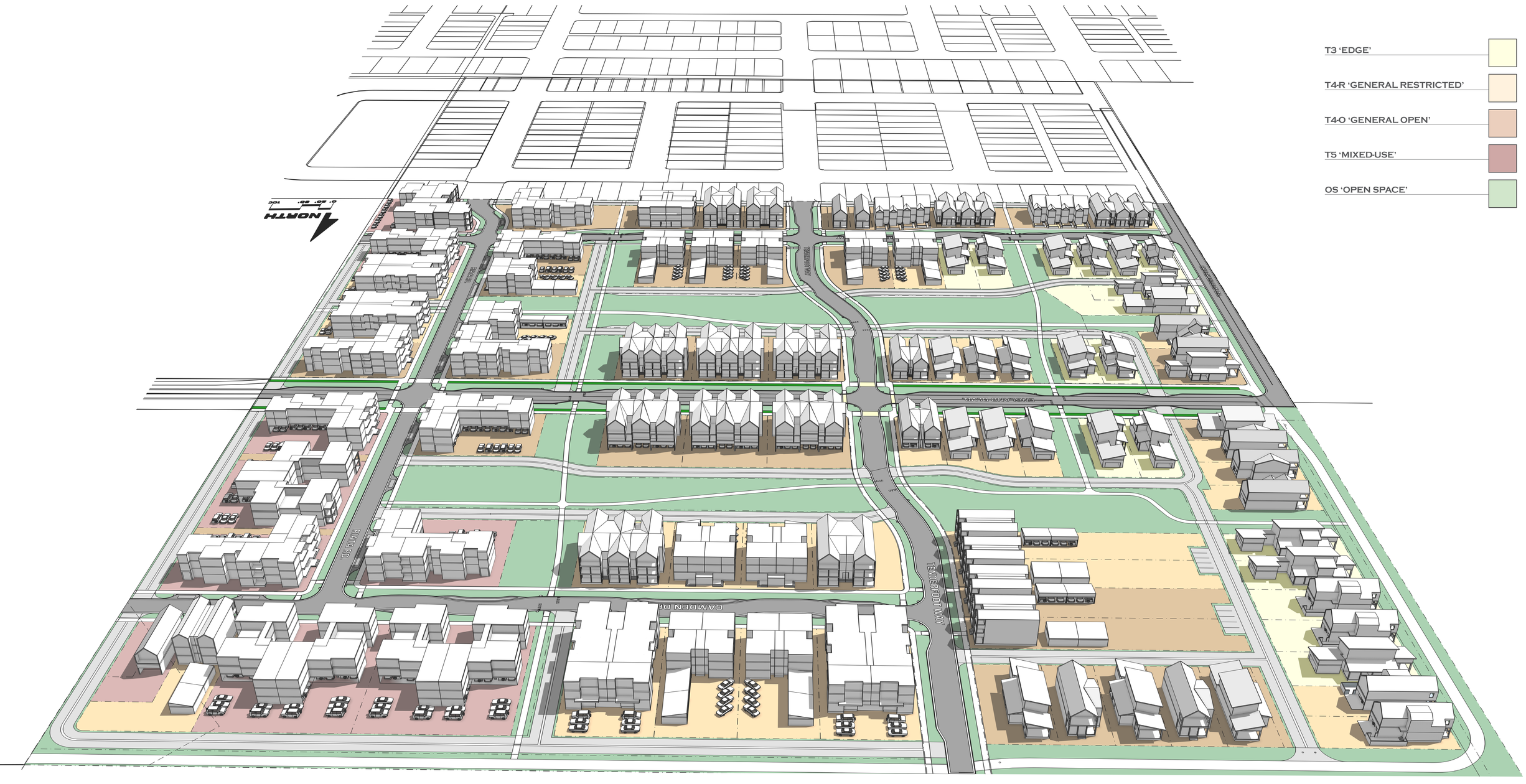
MASSING MODEL PERSPECTIVE: VIEW FROM THE NORTH



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REGULATING PLAN OF PAISLEY PARK SUBDIVISION

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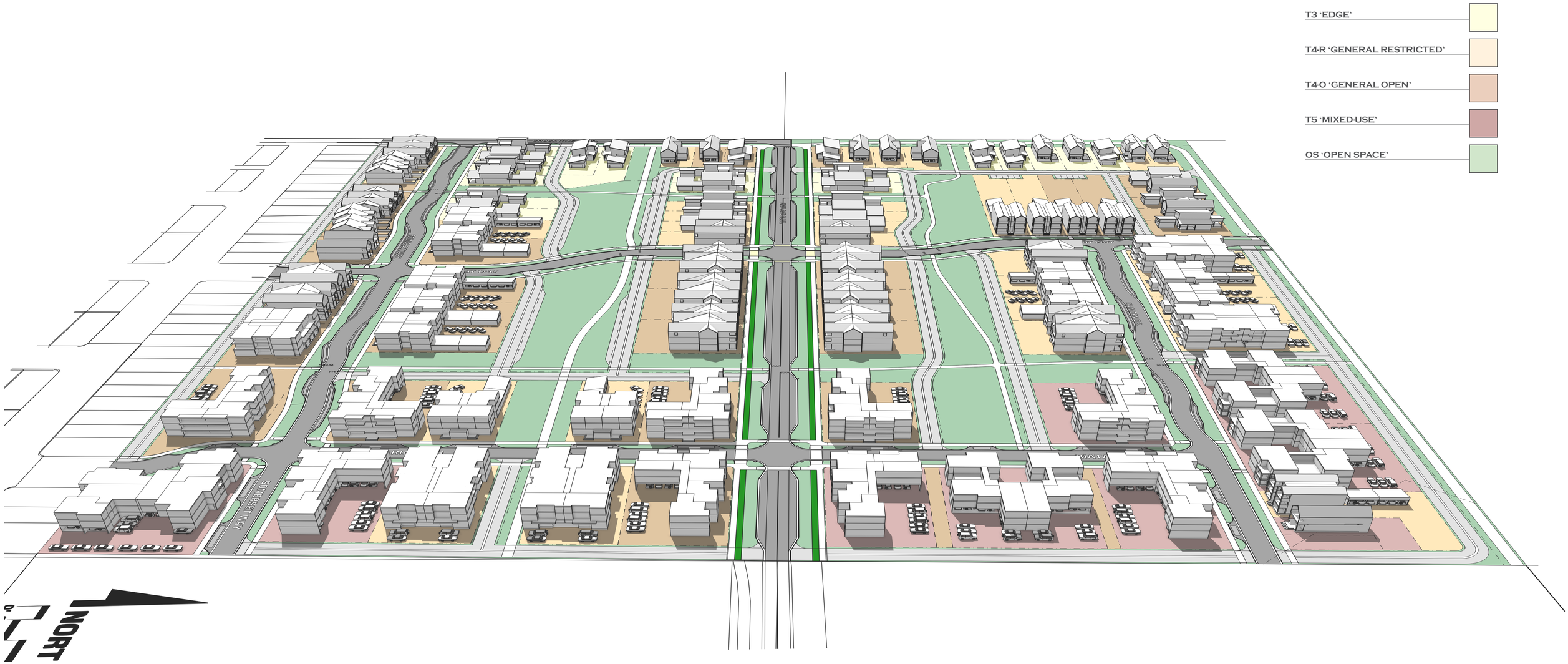
MASSING MODEL PERSPECTIVE: VIEW FROM THE EAST



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