



PRINCETON
PROPERTIES

Princeton Properties Development

Foreside Estates Expansion

Clearwater Drive, Falmouth, ME

April 25, 2016



Overview:

- ▶ 1. Current unit mix at Foreside Estates
- ▶ 2. Sample photos of proposed buildings & units
- ▶ 3. Master Site Plan
- ▶ 4. Master Site Plan with Overlay
- ▶ 5. Net Density Computation
- ▶ 6. Secondary Access Site Plan



Current Unit Mix & Rates

Floor plan types	Square Ft	Price range	# of Units
<i>1bedrooms</i>			
Audubon	690	\$1150-1250	40
Beacon	742	\$1275-1350	31
<i>2bedrooms</i>			
Casco	858	\$1375-1450	28
Ellsworth	1216	\$1600-1750	17
Dayton	1476	\$1500-1600	54



Sample Project Photos





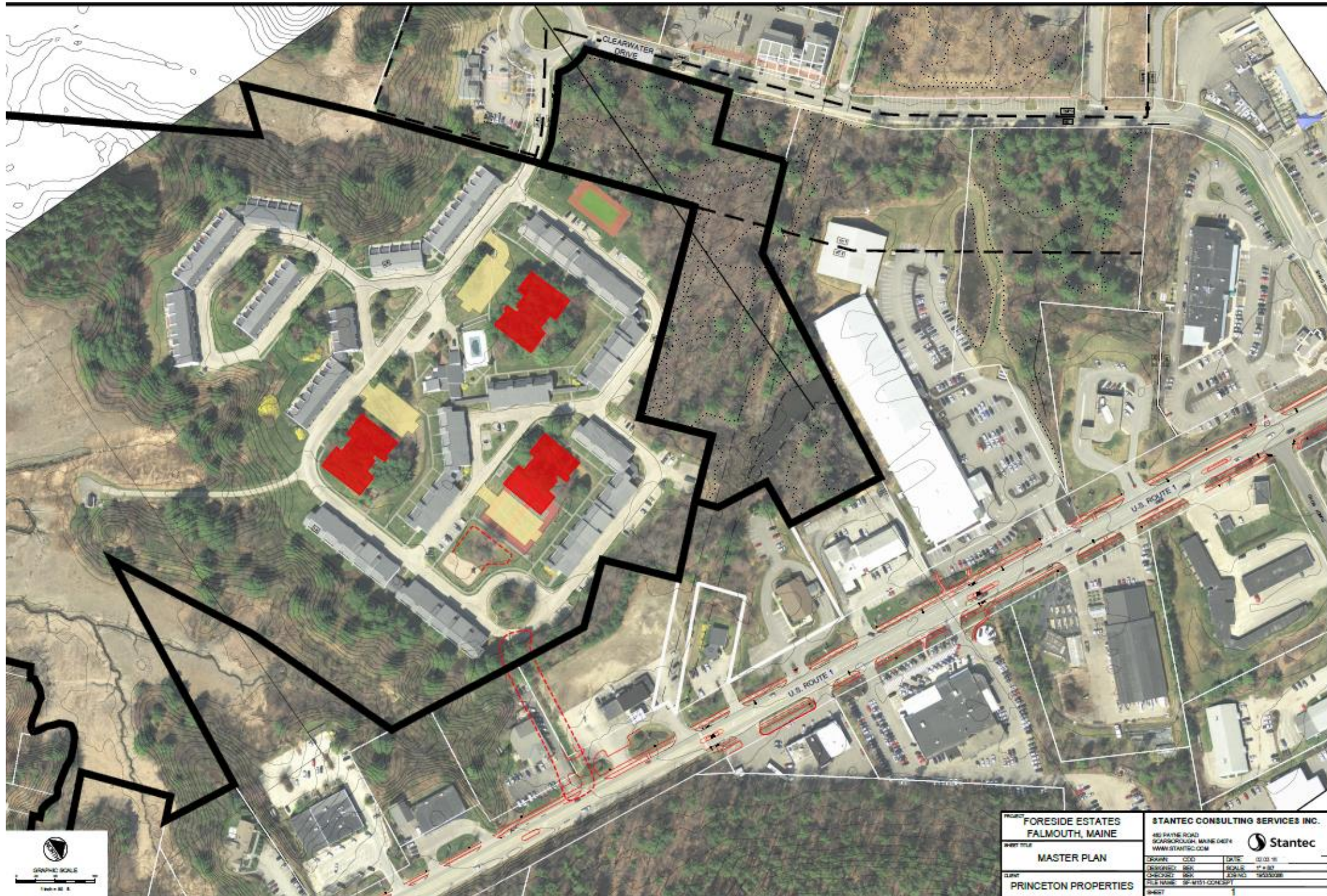


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Master Site Plan



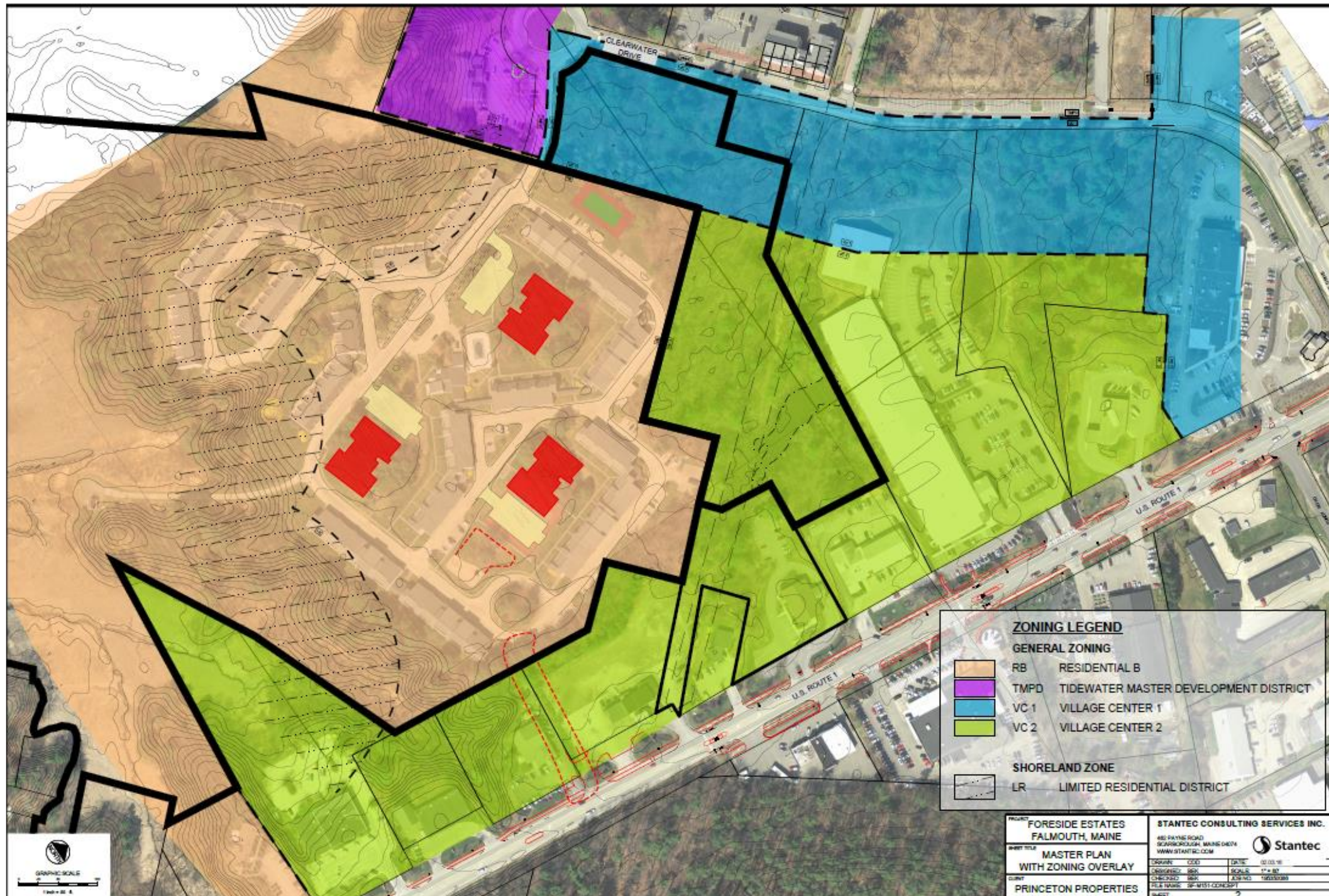


EXPANSION POINTS

- Proposed buildings in red on the site plan, will be no greater than 4 stories in height and will contain 24 apartments each.
- Proposed surface parking areas in yellow on the site plan, will contain approximately 1.5 spaces per unit per defined lot area.
- The site plan shows the relocation of the tennis court to the northern side of the site and expanded site amenities to the south.
- Potential secondary, emergency access to the southeast would provide access to U.S. Rt. 1.
- Potential acquisition of abutting parcel outlined to the north – site owned by Spinnaker under contract to Princeton.



Master Site Plan w/ Zoning Overlay





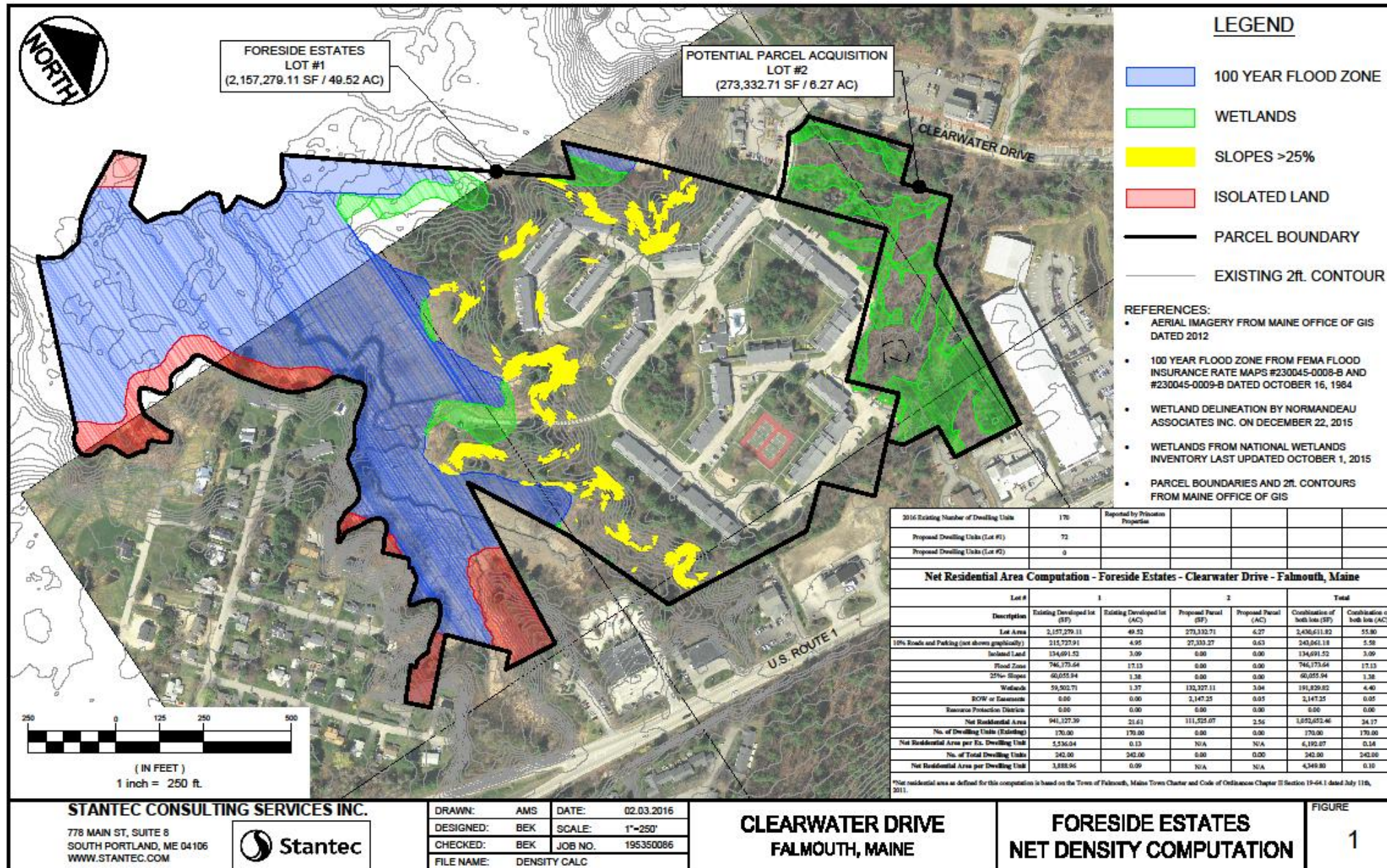
Zoning Dimensional Requirements Summary and Comparison			
	VC1	PROVIDED	COMPLY (Y/N)
Minimum Front Setback (FT)	0	N/A	YES
Maximum Front Setback (FT)	20	N/A	YES
Minimum Side Setback (FT)	None	32 +/-	YES
Minimum Rear Setback (FT)	None	N/A	YES
Maximum Building Size (SF)	60,000	24,000	YES
Maximum Structure Height (FT)	65	TBD	YES

Zoning Dimensional Requirements Summary and Comparison			
	VC2	PROVIDED	COMPLY (Y/N)
Minimum Front Setback (FT)	0	N/A	YES
Maximum Front Setback (FT)	55	N/A	YES
Minimum Side Setback (FT)	None	32 +/-	YES
Minimum Rear Setback (FT)	None	N/A	YES
Maximum Building Size (SF)	60,000	24,000	YES
Maximum Structure Height (FT)	65	TBD	YES

Zoning Dimensional Requirements Summary and Comparison			
	RB	PROVIDED	COMPLY (Y/N)
Minimum Front Setback (FT)	50	N/A	YES
Minimum Side Setback (FT)	50	32 +/-	NO
Minimum Rear Setback (FT)	50	N/A	YES
Minimum Net Residential Area Per Unit (SF)	30,000	3,889	NO
Minimum Site Size (AC)	2	50	YES
Minimum Lot Size (AC)	None	49.52	YES
Minimum Lot Width (FT)	200	2300+/-	YES



Net Density Computation



R:\2F-M151-Emery Waterhouse Feasibility Assessment\Eng\Calculations\NET DENSITY CALC.dwg shere_s 2/3/2016 1:34 PM



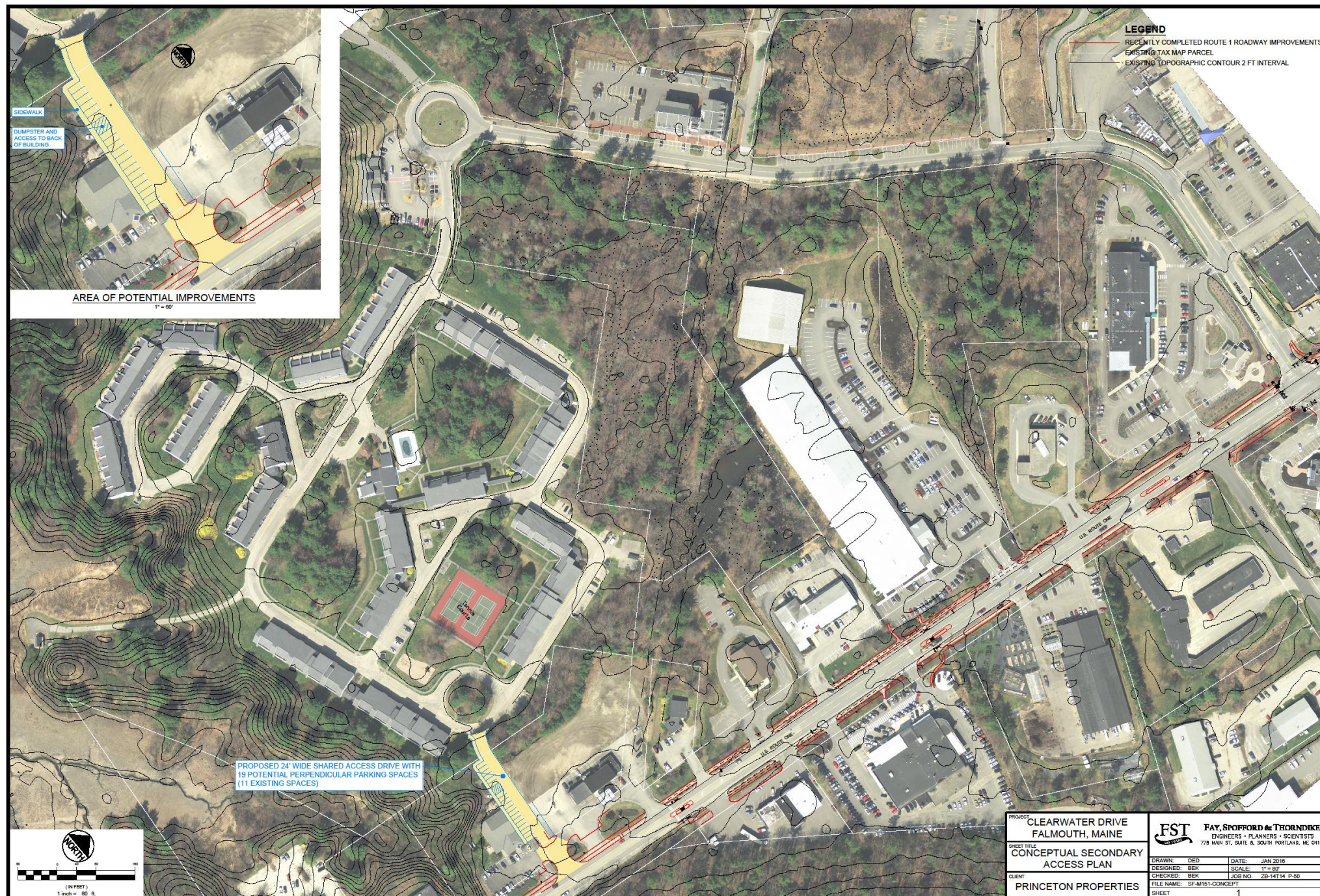
2016 Existing Number of Dwelling Units 170 Reported by Princeton Properties
 Proposed Dwelling Units (Lot #1) 72
 Proposed Dwelling Units (Lot #2) 0

Net Residential Area Computation - Foreside Estates - Clearwater Drive - Falmouth, Maine						
Lot #	1		2		Total	
Description	Existing Developed lot (SF)	Existing Developed lot (AC)	Proposed Parcel (SF)	Proposed Parcel (AC)	Combination of both lots (SF)	Combination of both lots (AC)
Lot Area	2,157,279.11	49.52	273,332.71	6.27	2,430,611.82	55.80
10% Roads and Parking (not shown graphically)	215,727.91	4.95	27,333.27	0.63	243,061.18	5.58
Isolated Land	134,691.52	3.09	0.00	0.00	134,691.52	3.09
Flood Zone	746,173.64	17.13	0.00	0.00	746,173.64	17.13
25%+ Slopes	60,055.94	1.38	0.00	0.00	60,055.94	1.38
Wetlands	59,502.71	1.37	132,327.11	3.04	191,829.82	4.40
ROW or Easements	0.00	0.00	2,147.25	0.05	2,147.25	0.05
Resource Protection Districts	0.00	0.00	0.00	0.00	0.00	0.00
Net Residential Area	941,127.39	21.61	111,525.07	2.56	1,052,652.46	24.17
No. of Dwelling Units (Existing)	170.00	170.00	0.00	0.00	170.00	170.00
Net Residential Area per Ex. Dwelling Unit	5,536.04	0.13	N/A	N/A	6,192.07	0.14
No. of Total Dwelling Units	242.00	242.00	0.00	0.00	242.00	242.00
Net Residential Area per Dwelling Unit	3,888.96	0.09	N/A	N/A	4,349.80	0.10

*Net residential area as defined for this computation is based on the Town of Falmouth, Maine Town Charter and Code of Ordinances Chapter II Section 19-64.1 dated July 11th, 2011.



Secondary Access Plan





NEXT STEPS / OPEN ISSUES

- Feedback on Clearwater Drive parcel
- If project is in keeping with the Town's growth goals, determine next steps:
 - Possible zoning amendment or new zoning district?
 - Process / timeline