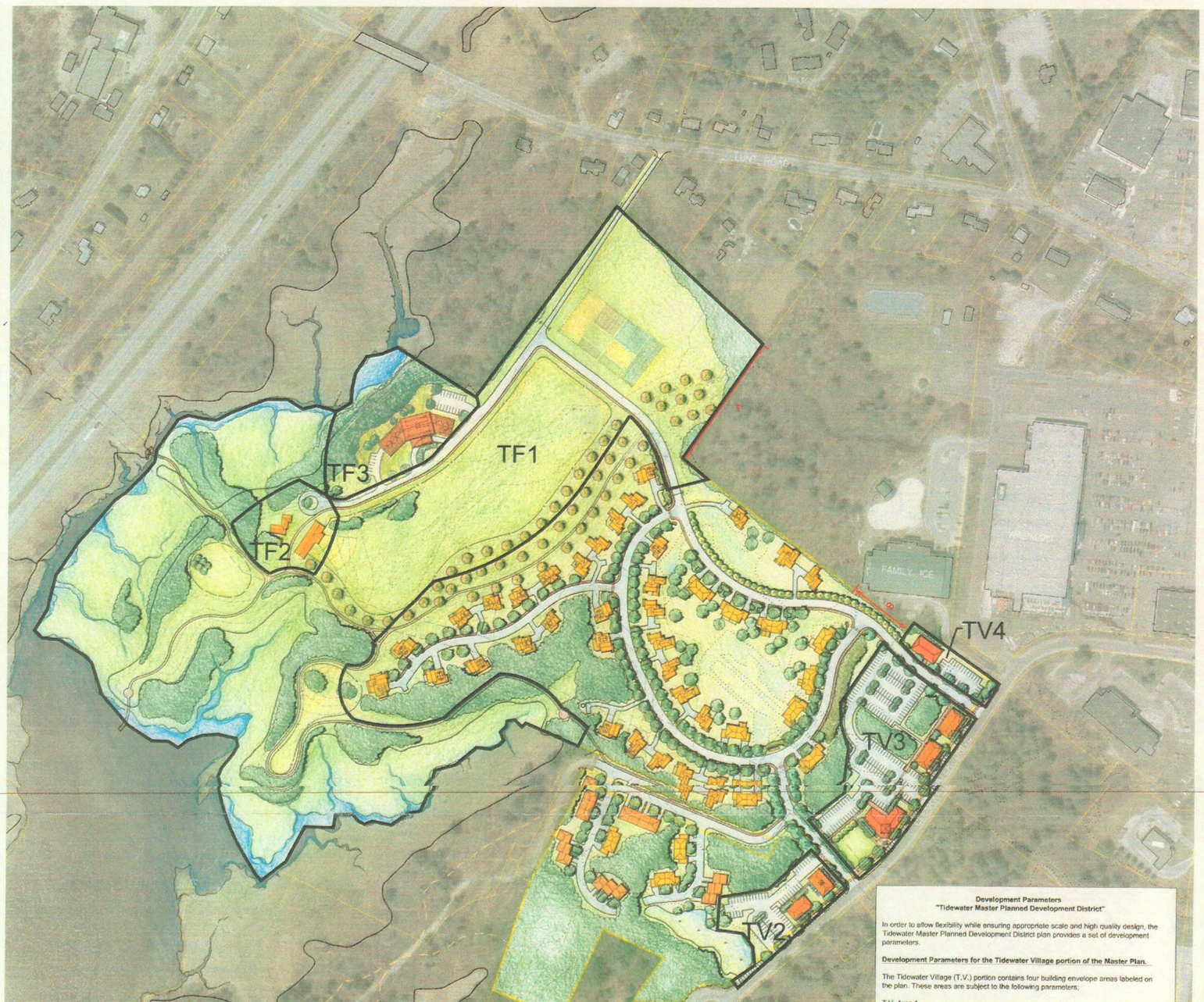

TIDEWATER MASTER PLANNED DEVELOPMENT DISTRICT

April 4, 2005

PROGRAM

TIDEWATER VILLAGE

USE	CHARRETTE PLAN	PROPOSED PLAN
COMMERCIAL	75K SF	65K SF
HOUSING ABOVE COMMERCIAL (CONDOMINIUMS)	50 UNITS	10 UNITS
TOWNHOUSES	100 UNITS	20 UNITS
CONGREGATE HOUSING	80 UNITS	0 UNITS
ATTACHED VILLAS	16 UNITS	6 UNITS
PARKING	900 CARS	315 CARS
ACCESS TO PUBLIC TRAILS		

TIDEWATER FARM

SINGLE FAMILY HOUSING	18 SFH	32 SFH
ATTACHED VILLAS	0 UNITS	18 UNITS
HOUSING TOTAL	264 UNITS	86 UNITS
INN	MENTIONED IN CONCEPT	75 ROOMS

Orcutt Associates
51 Shiloh Street
Portland, Maine 04106
T (207) 846 1703
F (207) 846 1703
orcutt@maine.rr.com
www.orcutt.com
© 2004
Architecture • Planning • Landscape Architecture

DeLUCA-HOFFMAN ASSOCIATES, INC.
75 MARK STREET, SUITE 2
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

1" = 200'

Development Parameters
"Tidewater Master Planned Development District"

In order to allow flexibility while ensuring appropriate scale and high quality design, the Tidewater Master Planned Development District plan provides a set of development parameters.

Development Parameters for the Tidewater Village portion of the Master Plan.

The Tidewater Village (T.V.) portion contains four building envelope areas labeled on the plan. These areas are subject to the following parameters;

T.V. Area 1
- Permitted use limited to Commercial Office Use Only.
- The maximum building size is 6,000 s.f. gross floor area.
- The amount of green space cannot be reduced by more than 5 %.

T.V. Area 2
- Permitted structures and uses as defined by the Tidewater Master Planned Development District are as follows, 1,4,5,6,7,9,10,11,12,14,15,16,17,18,19,20,26.
- The maximum combined building footprint is 7,500 s.f.
- No more than 2 buildings are permitted.
- The amount of green space cannot be reduced by more than 5 %.

T.V. Area 3
- Permitted structures and uses as defined by the Tidewater Master Planned Development District are as follows, 1,4,5,6,7,9,10,11,12,14,15,16,17,18,19,20,26.
- The maximum combined building size is 46,000 s.f. gross floor area.
- No individual building can have a footprint larger than 8,000 s.f.
- No more than 3 buildings are permitted.
- The amount of green space cannot be reduced by more than 5 %.

Not less than 45% of the combined rentable floor area on the first floor of the buildings located in T.V. Area 2 and T.V. Area 3 will be used as retail space. The will be no more than 10 combined residential units in T.V. Area 2 and T.V. Area 3.

T.V. Area 4
- Permitted uses are limited to Commercial Office Use Only.
- The maximum building size is 8,000 s.f.
- The amount of green space cannot be reduced by more than 5 %.

The intent of these parameters is to assure that the development that occurs at Tidewater Village will be substantially of the same scale and pattern as shown on the Tidewater Master Planned Development District Plan. Additionally, a set of design review guidelines will be developed which will govern all development within Tidewater Village. This document will contain clear specifications for village style development, which will achieve the vision articulated by the developer and approved by the Falmouth Town Council.

Development Parameters for the Tidewater Farm portion of the Master Plan.

The Tidewater Farm (T.F.) portion contains three building/use envelope areas labeled on the plan. These areas are subject to the following parameters;

T.F. Area 1
- Open space / recreation area to be owned by the Tidewater, LLC, subject to a conservation / recreation easement with the Town of Falmouth and governed by a management plan approved by the Town Council.

T.F. Area 2
- A 2 acre parcel containing the existing historic farm house and barn to be utilized in a manner consistent with the approved management plan for the common open space / recreation area (T.F. Area 1).
- Additional Permitted structures and uses as defined by the Tidewater Master Planned Development District are as follows, 6,8,9,10,11,12.

T.F. Area 3
- Destination Resort and related accessory uses including but not limited to restaurant, health spa, indoor and outdoor swimming facilities.
- The architectural design will be subject to the design review guidelines developed for the Tidewater Village portion of the Master Development Plan.

Areas not labeled as T.V. or T.F. will be residential areas containing 32 single-family homes, and 18 attached villa units on the Tidewater Farm (Finks) portion of the Master Plan and 20 town homes and 6 attached villa units on the Tidewater Village (Emery-Waterhouse) portion of the Master Plan.