

OceanView at Falmouth
Summary Computation of Net Development Area and Density: Current and Proposed

I. Current Retirement Overlay Density

<i>Development Area</i>	<i>Property Map U-27</i>	<i>Property Use</i>	<i>Net Residentail Area</i>				<i>Dwelling Units (Beds)</i>			
			<i>Total Area</i> <i>Acres</i>	<i>Less Deductions</i> <i>Acres</i>	<i>Net Area</i> <i>Acres</i>	<i>NRA Per Unit</i> <i>Sq. Ft.</i>	<i>Total Allowed</i>	<i>Existing</i>	<i>Currently Proposed</i>	<i>Available Density</i>
Lodges & Cottages	Lot 13 -- B, E & F	IL Apartments & Cottages	31.86	3.74	28.12	7500	163.3	140	n/a	23.3
Falmouth House	Lot 13 - D	Assisted Living	5.00	1.01	3.99	2500	69.5	35	n/a	34.5
Whipple Farm	Lots U-27, 13, 13-1 & 13-2	IL Cottages	13.82	6.14	7.68	7500	44.6	42	n/a	2.6
							277.4	217	n/a	60.4

II. Proposed Revision to Retirement Overlay Density

<i>Development Area</i>	<i>Property Map U-27</i>	<i>Property Use</i>	<i>Net Residentail Area</i>				<i>Dwelling Units (Beds)</i>			
			<i>Total Area</i> <i>Acres</i>	<i>Less Deductions</i> <i>Acres</i>	<i>Net Area</i> <i>Acres</i>	<i>NRA Per Unit</i> <i>Sq. Ft.</i>	<i>Total Allowed</i>	<i>Existing</i>	<i>Currently Proposed</i>	<i>Available Density</i>
Lodges & Cottages	Lot 13 -- B, E & F	IL Apartments & Cottages	31.86	3.74	28.12	6000	204.2	140	12	52.2
Falmouth House	Lot 13 - D	Assisted Living	5.00	1.01	3.99	2000	86.9	35	20	31.9
Whipple Farm	Lots U-27, 13, 13-1 & 13-2	IL Cottages	13.82	6.14	7.68	6000	55.8	42	n/a	13.8
							346.8	217	32	97.8