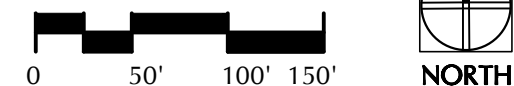
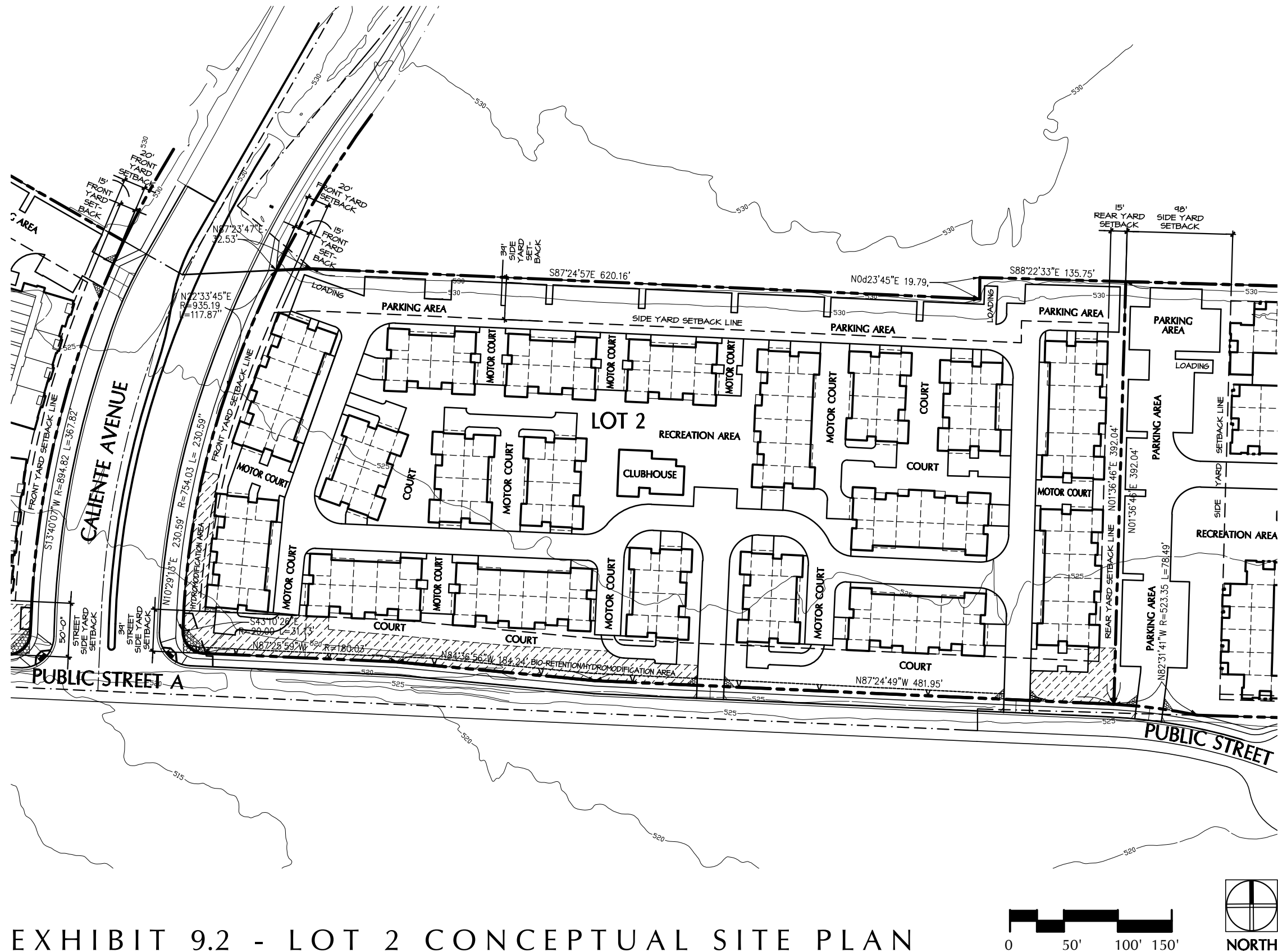


DEVELOPMENT SUMMARY		
SITE AREA :	7.81 AC. / 340,203 S.F. (NET)	
ZONING:	RM-2-5	
UNIT MIX:	1 BDRM. UNITS	= 69
	2 BDRM. UNITS	= 110
	3 BDRM. UNITS	= 28
	4 BDRM. UNITS	= 6
	TOTAL UNITS	= 213
APPROX. UNIT S.F.:	1 BDRM. UNITS -	650-700 S.F.
	2 BDRM. UNITS -	800-900 S.F.
	3-4 BDRM. UNITS -	1,100-1,250 S.F.
DENSITY:	PER ZONE	= 29 DU/ACRE
	UNITS	= 182
	GEN. PLAN	= 29 DU/ACRE
	UNITS	= 182
	PROPOSED	= 27.3 DU/ACRE
BLDG. MIX:	18-PLEX BLDG.	= 11
	15-PLEX BLDG.	= 1
	CLUB HOUSE	= 1
	TOTAL BLDG.S	= 13
MAX. HT.:	ALLOWABLE	= 30/40 FT. *
SETBACKS:	FRONT - MIN.	= 15 - 20 FT.
	INT. SIDE	= 50 FT. **
	STREET SIDE	= 50 FT. **
	REAR	= 15 FT.
COMMON OPEN SPACE		
REQUIRED:	213 X 25 S.F.	= 5,325 S.F.
LOT COVERAGE: NOT APPLICABLE		
PARKING SPACES REQUIRED:	1 BDRM. - 69 X 1.5	= 103.5
	2 BDRM. - 110 X 2.0	= 220.0
	3-4 BDRM. - 34 X 2.25	= 76.5
	SUB-TOTAL	= 400.0
	VISITOR - 20% OF SUB-TOTAL	= 80.0
	TOTAL REQUIRED	= 480.0
ACCESSIBLE SPACES:		
REQUIRED:	2% X 480 SPACES	= 10.0
LOADING SPACES REQUIRED: 2 SPACES		
MOTORCYCLE SPACES		
REQUIRED:	213 UNITS X 0.1	= 22.0
BICYCLE SPACES REQUIRED:	1 BDRM. - 69 X 0.4	= 27.6
	2 BDRM. - 110 X 0.5	= 55.0
	3-4 BDRM. - 34 X 0.6	= 20.4
	TOTAL REQUIRED	= 103.0
LEGEND:		
INDICATES BIO-RETENTION OR HYDROMODIFICATION AREA AS REQUIRED BY CIVIL ENGINEER		
INDICATES BRUSH MANAGEMENT AREA		
INDICATES TRAIL MAINTENANCE VEHICLE ACCESS EASEMENT		
INDICATES PUBLIC TRAIL ACCESS EASEMENT		
FOOTNOTES: * 30' AT SIDE SETBACK UP TO 40' AT 60' DEGREE ANGLE FROM SETBACK. ** 10% OF LOT WIDTH		

EXHIBIT 9.1 - LOT 1 CONCEPTUAL SITE PLAN



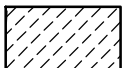


DEVELOPMENT SUMMARY

SITE AREA :	7.15 AC. / 311,454 S.F. (NET)
ZONING:	RM-2-5
UNIT MIX:	2 BDRM. UNITS = 38 3-4 BDRM. UNITS = 92 TOTAL UNITS = 130
APPROX. UNIT S.F.:	2 BDRM. UNITS - 1,100-1,300 S.F. 3-4 BDRM. UNITS - 1,400-1,500 S.F.
DENSITY:	PER ZONE = 29 DU/ACRE UNITS = 182 GEN. PLAN = 29 DU/ACRE UNITS = 182 PROPOSED = 18.2 DU/ACRE UNITS = 130
BLDG. MIX:	6-PLEX BLDG. = 10 7-PLEX BLDG. = 2 8-PLEX BLDG. = 7 CLUB HOUSE = 1 TOTAL BLDG.S = 20
MAX. HT.:	ALLOWABLE = 30/40 FT. *
SETBACKS:	FRONT - MIN. = 15 - 20 FT. INT. SIDE = 39 FT. ** STREET SIDE = 39 FT. ** REAR = 15 FT.
COMMON OPEN SPACE REQUIRED:	130 X 25 S.F. = 3,250 S.F.
LOT COVERAGE:	NOT APPLICABLE
PARKING SPACES REQUIRED:	2 BDRM. - 38 X 2.0 = 76.0 3-4 BDRM. - 92 X 2.25 = 207.0 SUB-TOTAL = 283.0 VISITOR - 20% OF SUB-TOTAL = 56.6 TOTAL REQUIRED = 340.0
ACCESSIBLE SPACES REQUIRED:	2% X 340 SPACES = 7.0
LOADING SPACES REQUIRED:	2 SPACES
MOTORCYCLE SPACES REQUIRED:	130 UNITS X 0.1 = 13.0
BICYCLE SPACES REQUIRED:	2 BDRM. - 38 X 0.5 = 19.0 3-4 BDRM. - 92 X 0.6 = 55.2 TOTAL REQUIRED = 75.0

LEGEND:

INDICATES BIO-RETENTION OR HYDROMODIFICATION AREA AS REQUIRED BY CIVIL ENGINEER



INDICATES BRUSH MANAGEMENT AREA



INDICATES TRAIL MAINTENANCE VEHICLE ACCESS EASEMENT



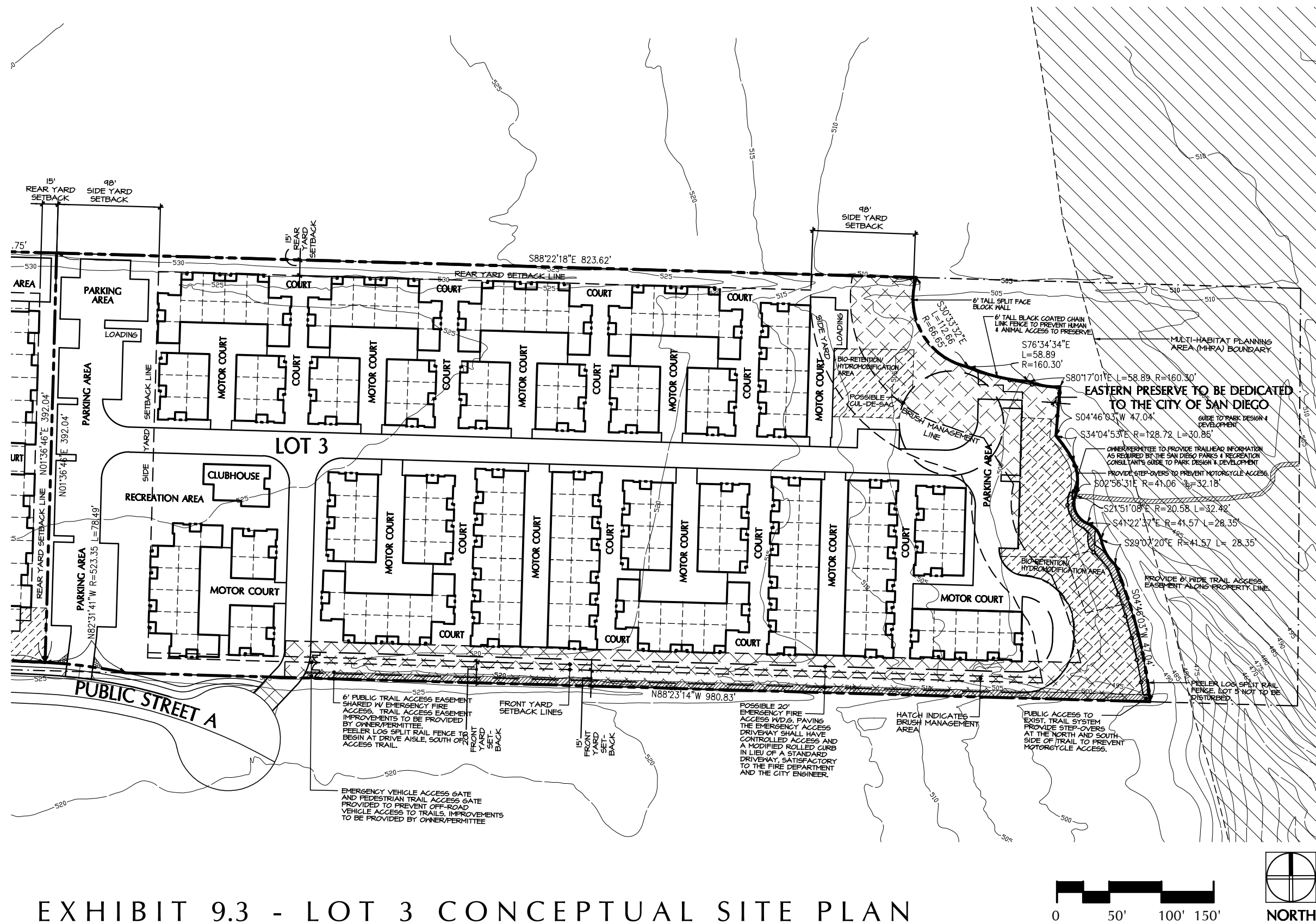
INDICATES PUBLIC TRAIL ACCESS EASEMENT



FOOTNOTES: * 30' AT SIDE SETBACK UP TO 40' AT 60° DEGREE ANGLE FROM SETBACK.
** 10% OF LOT WIDTH

EXHIBIT 9.2 - LOT 2 CONCEPTUAL SITE PLAN





DEVELOPMENT SUMMARY

SITE AREA :	8.87 AC. / 386,377.2 S.F. (NET)
ZONING:	RM-2-5
UNIT MIX:	2 BDRM. UNITS = 37 3-4 BDRM. UNITS = 106 TOTAL UNITS = 133
APPROX. UNIT S.F.:	2 BDRM. UNITS - 1,200-1,400 S.F. 3-4 BDRM. UNITS - 1,400-1,600 S.F.
DENSITY:	PER ZONE = 29 DU/ACRE UNITS = 182 GEN. PLAN = 29 DU/ACRE UNITS = 182 PROPOSED = 15 DU/ACRE UNITS = 133
BLDG. MIX:	4-PLEX BLDG. = 10 5-PLEX BLDG. = 1 6-PLEX BLDG. = 1 8-PLEX BLDG. = 4 10-PLEX BLDG. = 1 12-PLEX BLDG. = 4 14-PLEX BLDG. = 2 CLUB HOUSE = 1 TOTAL BLDG.S = 15
MAX. HT.:	ALLOWABLE = 30/40 FT. *
SETBACKS:	FRONT - MIN. = 15 - 20 FT. INT. SIDE = 98 FT. ** STREET SIDE = N/A REAR = 15 FT.
COMMON OPEN SPACE REQUIRED:	133 X 25 S.F. = 3,325 S.F.
LOT COVERAGE:	NOT APPLICABLE
PARKING SPACES REQUIRED:	2 BDRM. - 27 X 2.0 = 54.0 3-4 BDRM. - 106 X 2.25 = 238.5 SUB-TOTAL = 292.5
	VISITOR - 20% OF SUB-TOTAL = 58.5 TOTAL REQUIRED = 351.0
ACCESSIBLE SPACES:	REQUIRED: 2% X 351 SPACES = 7.0
LOADING SPACES REQUIRED:	2 SPACES
MOTORCYCLE SPACES REQUIRED:	133 UNITS X 0.1 = 13.3
BICYCLE SPACES REQUIRED:	2 BDRM. - 27 X 0.5 = 13.5 3-4 BDRM. - 106 X 0.6 = 63.6 TOTAL REQUIRED = 77.0
LEGEND:	<p>INDICATES BIO-RETENTION OR HYDROMODIFICATION AREA AS REQUIRED BY CIVIL ENGINEER</p> <p>INDICATES BRUSH MANAGEMENT AREA</p> <p>INDICATES TRAIL MAINTENANCE VEHICLE ACCESS EASEMENT</p> <p>INDICATES PUBLIC TRAIL ACCESS EASEMENT</p>
FOOTNOTES:	<p>* 30' AT SIDE SETBACK UP TO 40' AT 60' DEGREE ANGLE FROM SETBACK.</p> <p>** 10% OF LOT WIDTH</p>