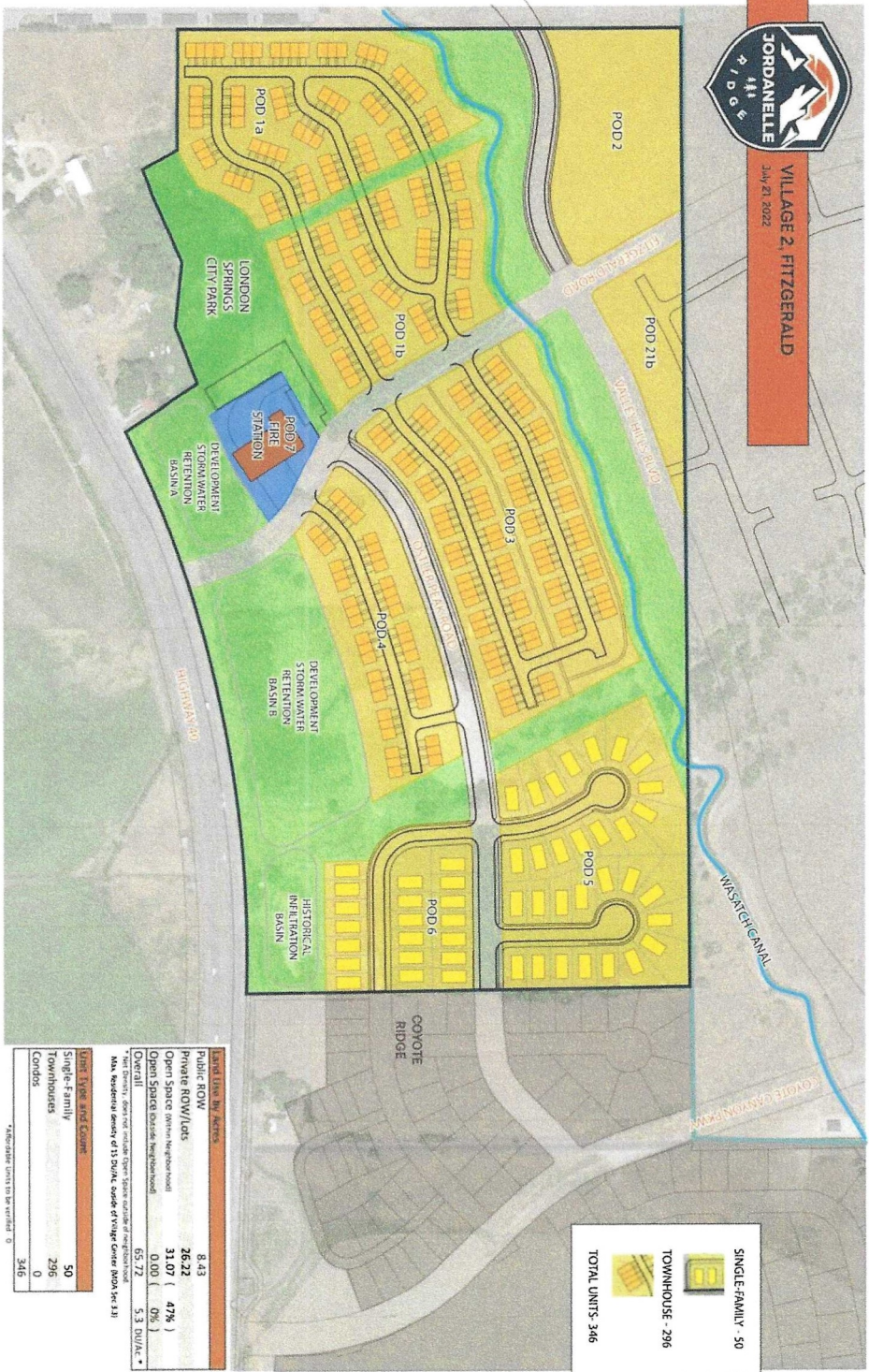


EXHIBIT D: CONCEPT PLAN



VILLAGE 2 FITZGERALD
July 21, 2022



	SINGLE-FAMILY - 50
	TOWNHOUSE - 296
	TOTAL UNITS - 346

Standard Line Item	By Acres	
Public ROW	8.43	
Private ROW/Lots	26.22	
Open Space (Within Neighbhood)	31.07	(47%)
Open Space (Outside Neighbhood)	0.00	(0%)
Overall	65.72	5.3 DU/LAC *

* Max. residential density of 15 Single Units per Acre (City of Valley Center Plan No. 31)

Unit Type and Count	
Single-Family	50
Townhouses	296
Condos	0
TOTAL	346

* Represents units to be verified 0