



AUSTIN ROAD PARTNERS VILLAGES PHASE "A"	
LAND USE	# OF LOTS
PARKS/ OPEN SPACE	-
BACKBONE ROADS	-

PROPOSED
BACKBONE TIER

PHASE "A" BOUNDARY

VILLAGE BOUNDARY



BACKBONE IMPROVEMENTS

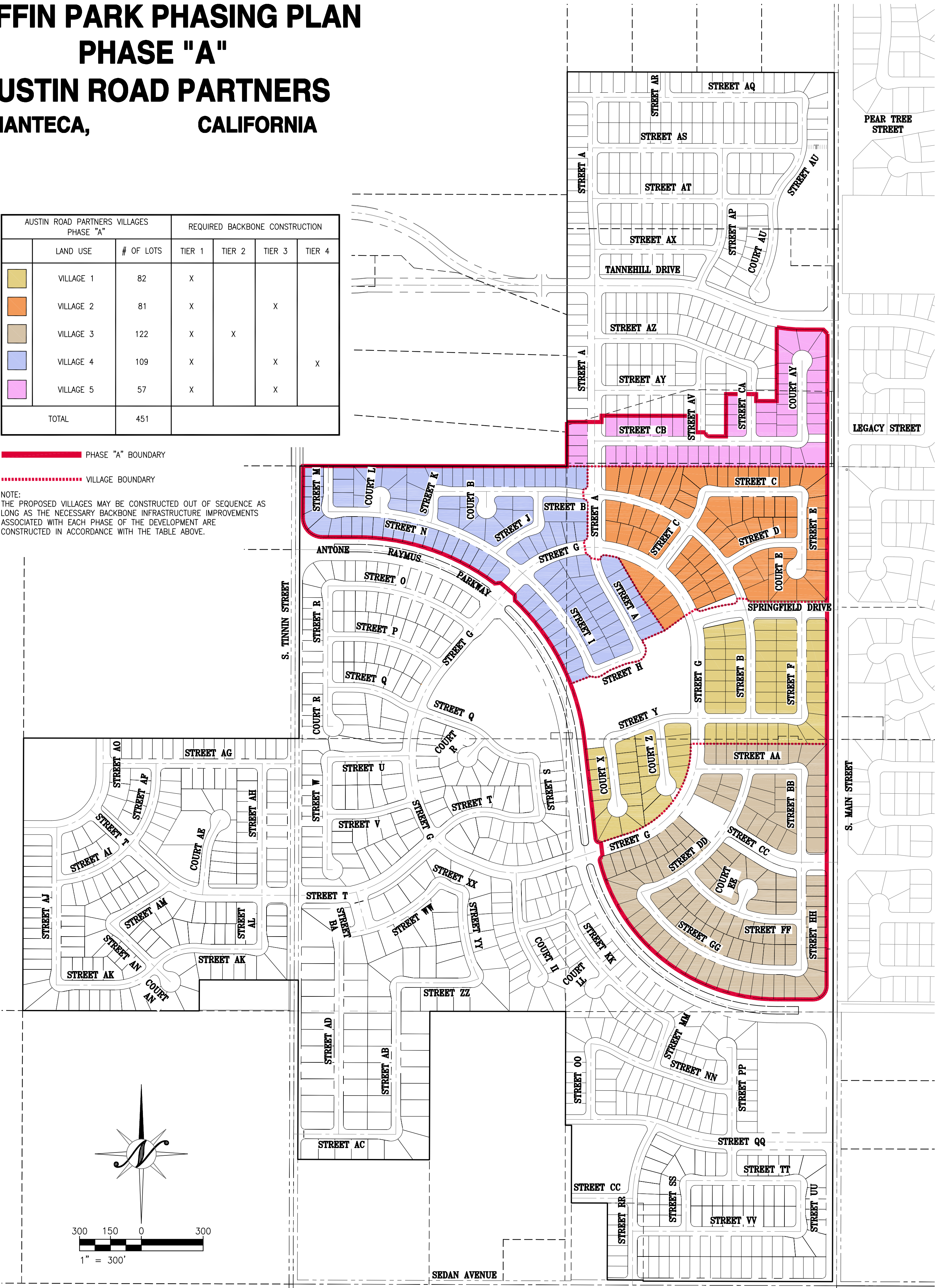
GRIFFIN PARK PHASING PLAN PHASE "A" AUSTIN ROAD PARTNERS MANTECA, CALIFORNIA

AUSTIN ROAD PARTNERS VILLAGES PHASE "A"			REQUIRED BACKBONE CONSTRUCTION			
	LAND USE	# OF LOTS	TIER 1	TIER 2	TIER 3	TIER 4
	VILLAGE 1	82	X			
	VILLAGE 2	81	X		X	
	VILLAGE 3	122	X	X		
	VILLAGE 4	109	X		X	X
	VILLAGE 5	57	X		X	
	TOTAL	451				



PHASE "A" BOUNDARY

VILLAGE BOUNDARY

NOTE:
THE PROPOSED VILLAGES MAY BE CONSTRUCTED OUT OF SEQUENCE AS
LONG AS THE NECESSARY BACKBONE INFRASTRUCTURE IMPROVEMENTS
ASSOCIATED WITH EACH PHASE OF THE DEVELOPMENT ARE
CONSTRUCTED IN ACCORDANCE WITH THE TABLE ABOVE.



IN-TRACT IMPROVEMENTS

AUSTIN ROAD PARTNERS VILLAGES PHASE "B"		
	LAND USE	# OF LOTS
	PARKS/ OPEN SPACE	—
	BACKBONE ROADS	—

T1 PROPOSED
BACKBONE TIER




PHASE "B" BOUNDARY

VILLAGE BOUNDARY



BACKBONE IMPROVEMENTS

**GRIFFIN PARK PHASING PLAN
PHASE "B"
AUSTIN ROAD PARTNERS
MANTECA, CALIFORNIA**

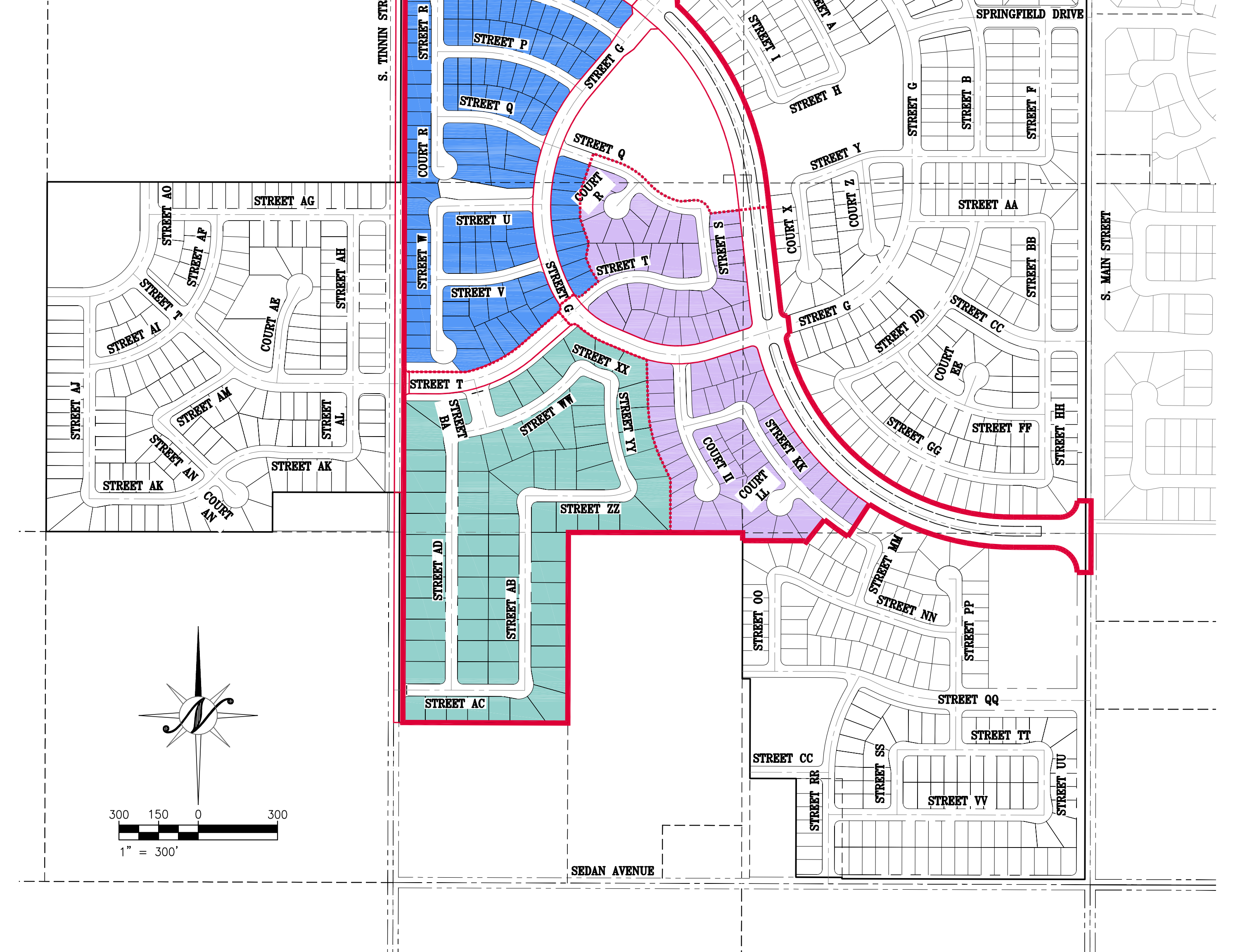
AUSTIN ROAD PARTNERS VILLAGES PHASE "B"			REQUIRED BACKBONE CONSTRUCTION				
	LAND USE	# OF LOTS	TIER 1	TIER 2	TIER 3	TIER 4	+TIER
	VILLAGE 1	88	X				+
	VILLAGE 2	125	X	X	X		+
	VILLAGE 3	76	X		X	X	+
TOTAL		289					

 PHASE "B" BOUNDARY

VILLAGE BOUNDARY
 WATER
 ROAD

+ TIER 5 BACKBONE IMPROVEMENTS REQUIRED TO BE COMPLETED CONCURRENT WITH THE LAST VILLAGE OF PHASE B.

NOTE:
THE PROPOSED VILLAGES MAY BE CONSTRUCTED OUT OF SEQUENCE AS LONG AS THE NECESSARY BACKBONE INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH EACH PHASE OF THE DEVELOPMENT ARE CONSTRUCTED IN ACCORDANCE WITH THE TABLE ABOVE.



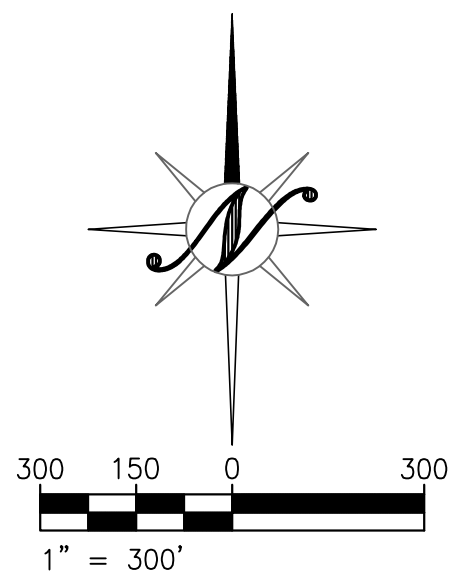
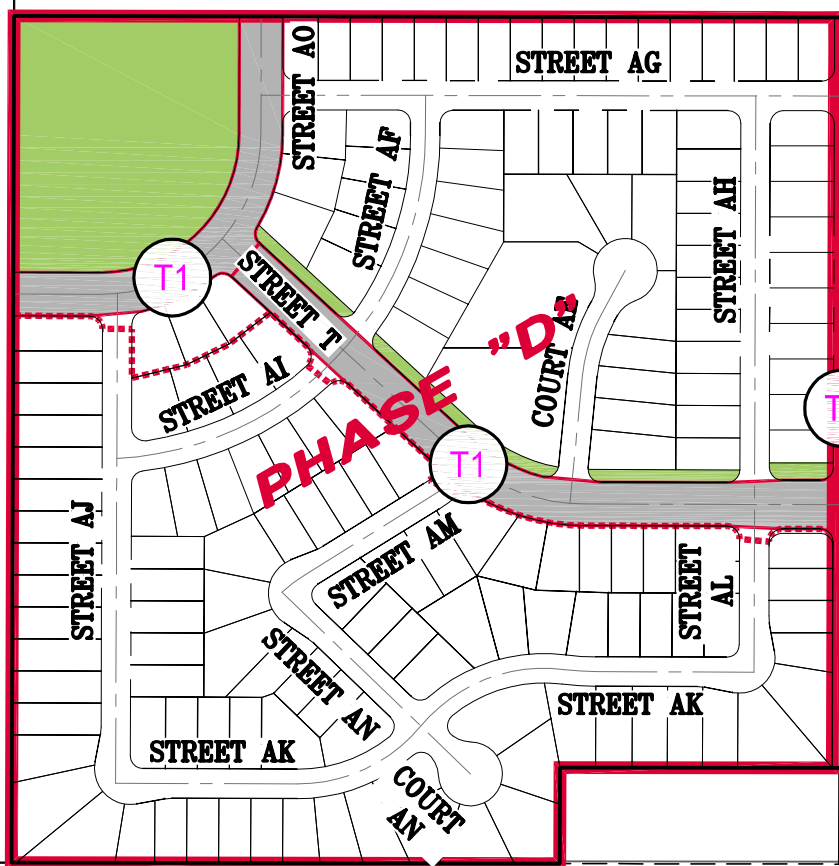
IN-TRACT IMPROVEMENTS



IF S. MAIN STREET IMPROVEMENTS HAVE NOT BEEN CONSTRUCTED AT THE TIME OF DEVELOPMENT OF THIS PHASE OF THE PROJECT THEN THIS PHASE OF THE PROJECT IS TO EXTEND TO THE NORTH TO INCLUDE THE FRONTAGE IMPROVEMENTS ALONG 1871 S. MAIN STREET TO THE SOUTHWEST CORNER WOODWARD AVENUE AND S. MAIN STREET INTERSECTION ONLY. IMPROVEMENTS TO BE FUNDED IN ACCORDANCE WITH THE CITY OF MANTECA PRIP.

AUSTIN ROAD PARTNERS VILLAGES		
	LAND USE	# OF LOTS
	PARKS/ OPEN SPACE	-
	BACKBONE ROADS	-

PROPOSED TIER 1
 PHASE "C", "D", AND "E" BOUNDARY
 VILLAGE BOUNDARY



BACKBONE IMPROVEMENTS

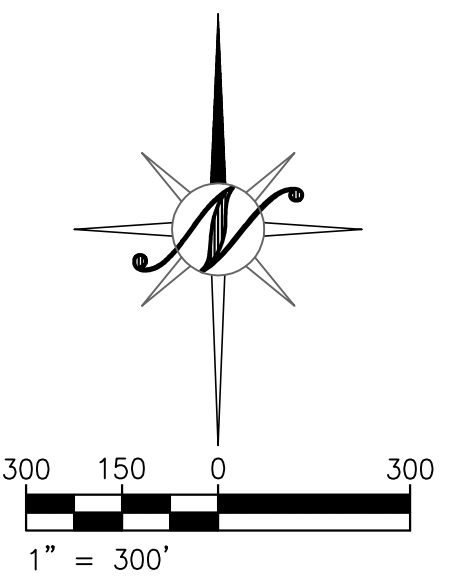
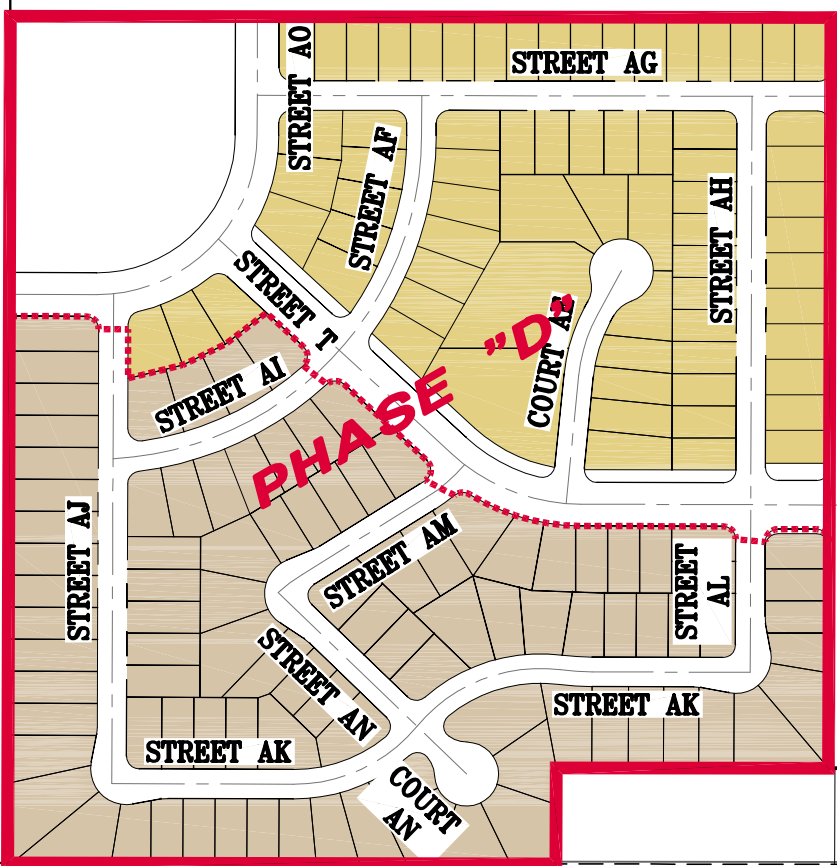
GRIFFIN PARK PHASING PLAN PHASE "C" - "E" AUSTIN ROAD PARTNERS MANTECA, CALIFORNIA

2Q FARMING VILLAGES PHASE "C"			REQUIRED BACKBONE CONSTRUCTION	
	LAND USE	# OF LOTS	TIER 1	TIER 2
	VILLAGE C1	73	X	
	VILLAGE C2	85	X	X
	TOTAL	158		

JM2 VILLAGES PHASE "D"			REQUIRED BACKBONE CONSTRUCTION
	LAND USE	# OF LOTS	TIER 1
	VILLAGE D1	71	X
	VILLAGE D2	96	X
	TOTAL	167	

RAYMUS VILLAGES PHASE "E"			REQUIRED BACKBONE CONSTRUCTION		
	LAND USE	# OF LOTS	TIER 1	TIER 2	TIER 3
	VILLAGE E1	87	X	X	
	VILLAGE E2	86	X	X	
	VILLAGE E3	63	X		X
	TOTAL	236			

PHASE "C", "D", AND "E" BOUNDARY
 VILLAGE BOUNDARY
NOTE:
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IN-TRACT IMPROVEMENTS

