



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

T1 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
	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



BACKBONE IMPROVEMENTS FOR S. MAIN STREET FOR THIS PHASE OF THE PROJECT ARE TO EXTEND TO THE NORTH TO INCLUDE THE FRONTAGE IMPROVEMENTS ALONG 1695, 1717, 1751, AND 1871 S. MAIN STREET. ALL IMPROVEMENTS ARE TO BE FINANCED BY AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MANTECA PFP.

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 5	
	VILLAGE 1	88	X				+
	VILLAGE 2	125	X	X	X		+
	VILLAGE 3	76	X		X	X	+
TOTAL		289					

- PHASE "B" BOUNDARY
 - VILLAGE BOUNDARY
 - + 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



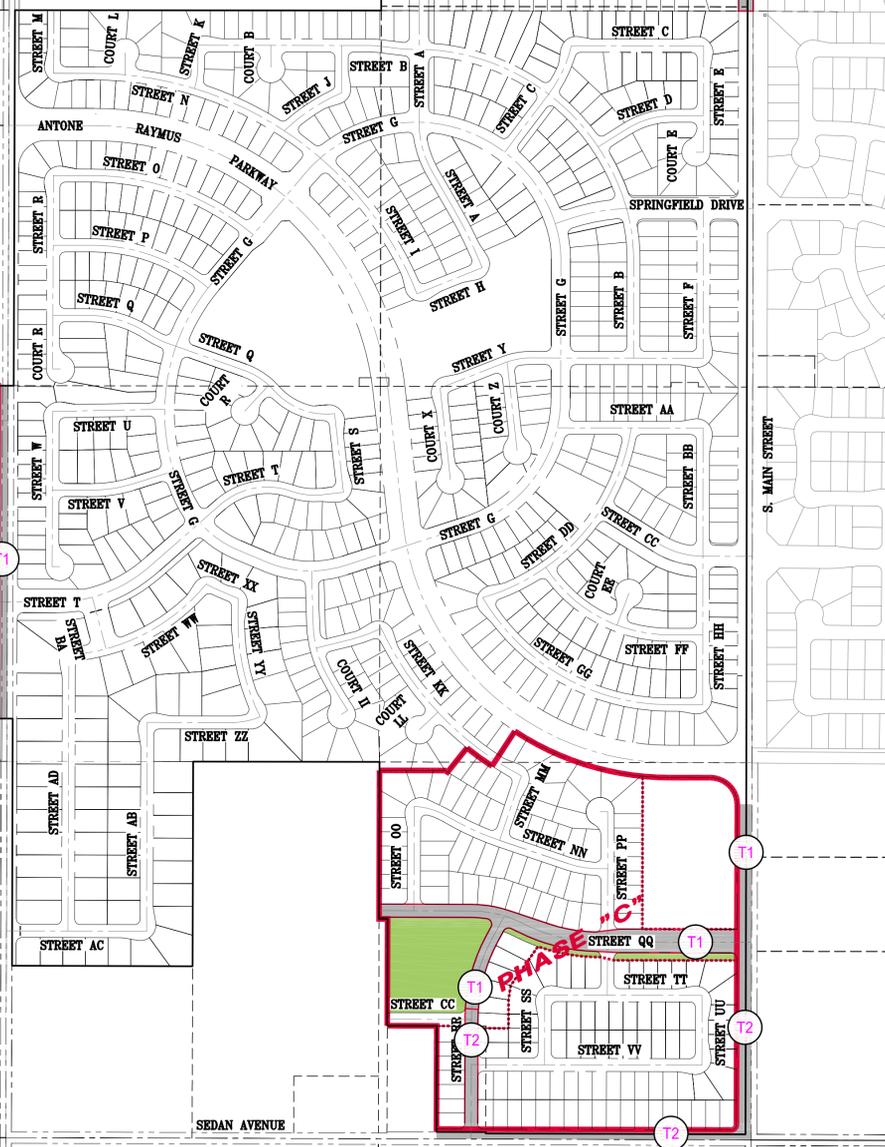
IF S. MAIN STREET IMPROVEMENTS HAVE NOT BEEN CONSTRUCTED AT THE TIME OF DEVELOPMENT OF THIS PHASE OF THE PROJECT THEN THIS PHASE OF THE PROJECT IS TO EXTEND TO THE NORTH TO INCLUDE THE FRONTAGE IMPROVEMENTS ALONG 1871 S. MAIN STREET TO THE SOUTHWEST CORNER WOODWARD AVENUE AND S. MAIN STREET INTERSECTION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

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

T1 PROPOSED BACKBONE TIER

PHASE "C", "D", AND "E" BOUNDARY

VILLAGE BOUNDARY



BACKBONE IMPROVEMENTS

GRIFFIN PARK PHASING PLAN

PHASE "C" - "E"

AUSTIN ROAD PARTNERS

MANTECA, CALIFORNIA

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

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

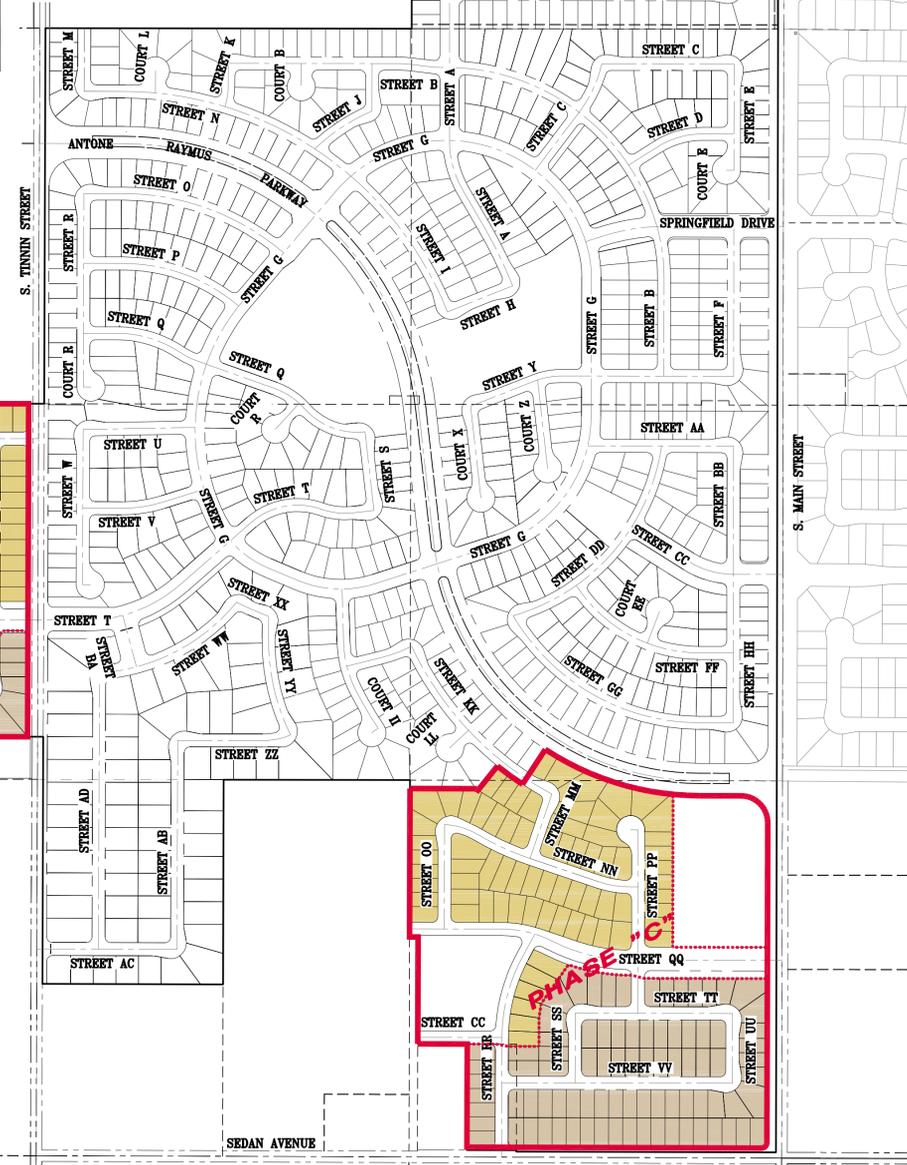
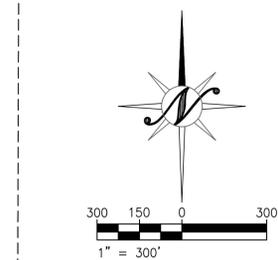
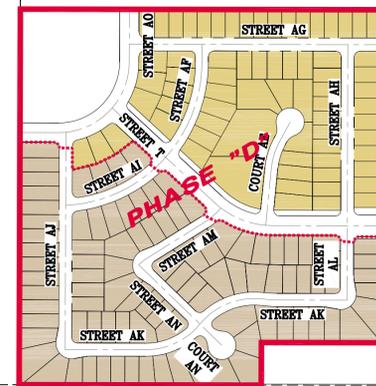
RAYMUS VILLAGES PHASE "E"		REQUIRED BACKBONE CONSTRUCTION		
LAND USE	# OF LOTS	TIER 1	TIER 2	TIER 3
	VILLAGE E1	87	X	X
	VILLAGE E2	86	X	X
	VILLAGE E3	63	X	X
TOTAL		236		

T1 PROPOSED BACKBONE TIER

PHASE "C", "D", AND "E" 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