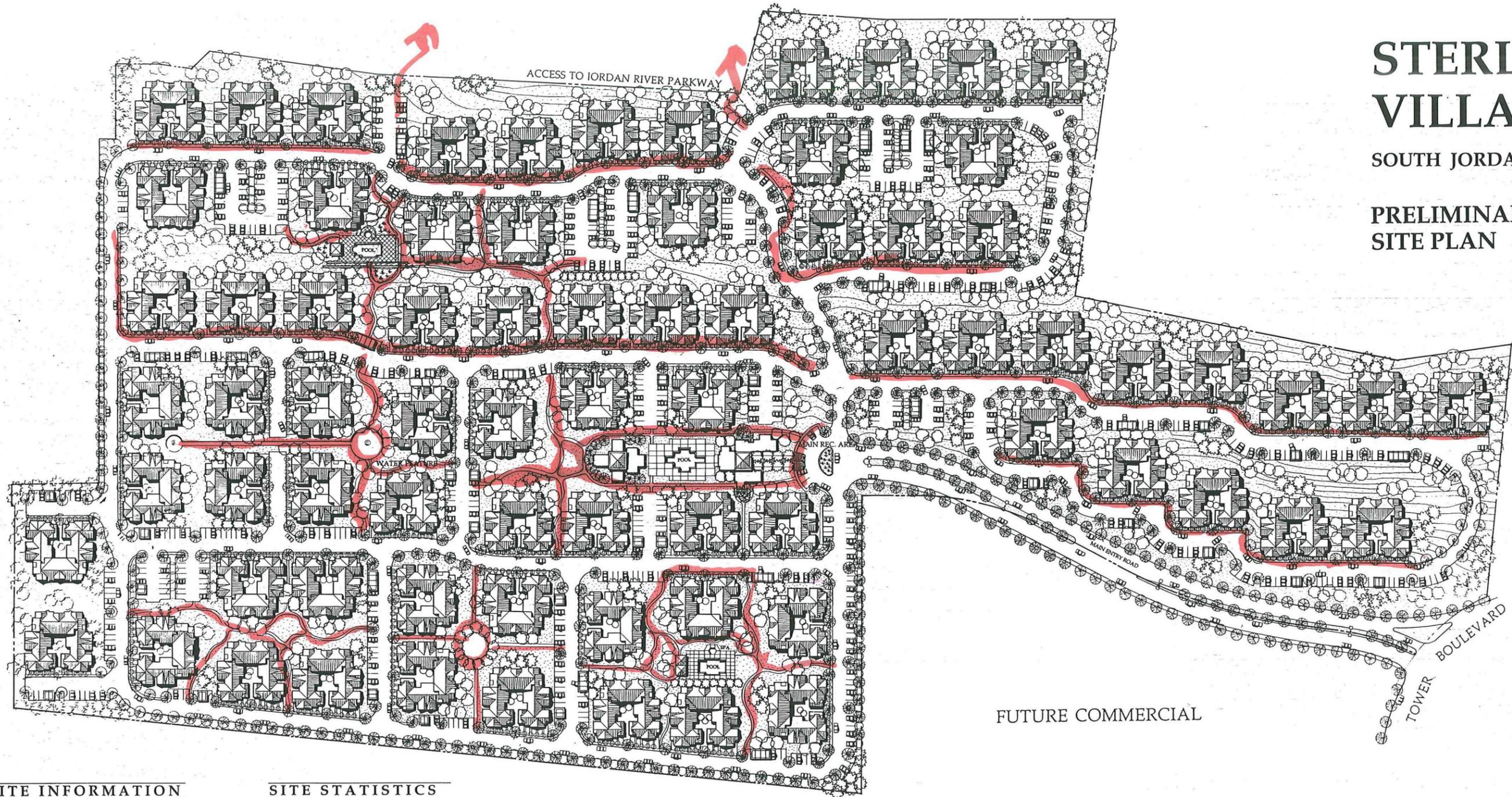


STERLING VILLAGE

SOUTH JORDAN, UTAH

PRELIMINARY SITE PLAN



SITE INFORMATION

NO. OF DWELLING UNITS	874
NO. OF GARAGE PARKING IN BUILDING	740
NO. OF ON-GRADE COVERED PARKING	134
NO. OF OPEN PARKING (9' X 18' STALLS)	2753
TOTAL (1.9:1)	1,627

SITE STATISTICS

TOTAL SITE ACREAGE (100%)	54.47
BUILDING COVERAGE (27%)	14.75
ROADS & PARKING (25%)	13.84
OPEN SPACE/LANDSCAPING (48%)	25.88

NOTE: PEDESTRIAN WALKWAYS SHOWN ON PLAN ARE SCHEMATIC/DIAGRAMMATIC. A MORE DETAILED AND PRECISE WALKWAY PLAN, TOGETHER WITH A LIGHTING PLAN, WILL BE PREPARED IN CONJUNCTION WITH THE FINAL GRADING PLAN.

FUTURE COMMERCIAL



DATE: MARCH 5, 1996
SCALE IN FEET



OWNER
11000 SOUTH 400 WEST, L.C.
A UTAH LIMITED LIABILITY CO.
2600 CAMPUS DRIVE, SUITE 200
SAN MATEO, CA 94403

ARCHITECTURE & PLANNING
SANDY & BABCOCK INTERNATIONAL
1349 LARKIN STREET
SAN FRANCISCO, CA 94109

LAND PLANNER/LANDSCAPE ARCHITECT
GUZZARDO & ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CA 94133

STERLING VILLAGE

SOUTH JORDAN, UTAH

PRELIMINARY SITE PLAN



SITE INFORMATION

NO. OF DWELLING UNITS	874
NO. OF GARAGE PARKING IN BUILDING	740
NO. OF ON-GRADE COVERED PARKING	134
NO. OF OPEN PARKING (6' X 18' STALLS)	2733
TOTAL (1,941)	1,627

SITE STATISTICS

TOTAL SITE ACREAGE (100%)	54.47
BUILDING COVERAGE (27%)	14.75
ROADS & PARKING (25%)	13.84
OPEN SPACE/LANDSCAPING (48%)	25.88

NOTE: PEDESTRIAN WALKWAYS SHOWN ON PLAN ARE SCHEMATIC/DIAGRAMMATIC. A MORE DETAILED AND PRECISE WALKWAY PLAN, TOGETHER WITH A LIGHTING PLAN, WILL BE PREPARED IN CONJUNCTION WITH THE FINAL GRADING PLAN.



DATE: MARCH 5, 1996
SCALE IN FEET



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STERLING VILLAGE

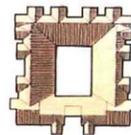
SOUTH JORDAN, UTAH

PRELIMINARY SITE PLAN

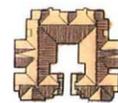


SITE INFORMATION

NO. OF DWELLING UNITS IN 2-STORY BLDG.	590
NO. OF DWELLING UNITS IN 3-STORY BLDG.	288
TOTAL	878
NO. OF GARAGE PARKING IN 2-STORY BLDG.	590
NO. OF COVERED PARKING IN 3-STORY BLDG.	320
NO. OF OPEN PARKING (9' X 18' STALLS)	2764
TOTAL (1,951)	1,674



3-STORY BUILDING
1. 36 DWELLING UNITS
2. 40 COVERED PARKING



2-STORY BUILDING
1. 10 DWELLING UNITS
2. 10 GARAGE PARKING



DATE: JANUARY 17, 1986
SCALE

0 25 50 100 150 200 250

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STERLING VILLAGE

SOUTH JORDAN, UTAH

PRELIMINARY SITE PLAN



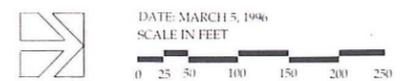
SITE INFORMATION

NO. OF DWELLING UNITS	874
NO. OF GARAGE PARKING IN BUILDING	740
NO. OF ON-GRADE COVERED PARKING	134
NO. OF OPEN PARKING (9' X 18' STALLS)	2753
TOTAL (1.9:1)	1,627

SITE STATISTICS

TOTAL SITE ACREAGE (100%)	54.47
BUILDING COVERAGE (27%)	14.75
ROADS & PARKING (25%)	13.81
OPEN SPACE/LANDSCAPING (48%)	25.88

NOTE: PEDESTRIAN WALKWAYS SHOWN ON PLAN ARE SCHEMATIC/DIAGRAMMATIC. A MORE DETAILED AND PRECISE WALKWAY PLAN, TOGETHER WITH A LIGHTING PLAN, WILL BE PREPARED IN CONJUNCTION WITH THE FINAL GRADING PLAN.



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 SAN FRANCISCO, CA 94133



SOUTH ELEVATION



WEST ELEVATION



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



ENTRY ELEVATION
SCALE: 1/8" = 1'-0"