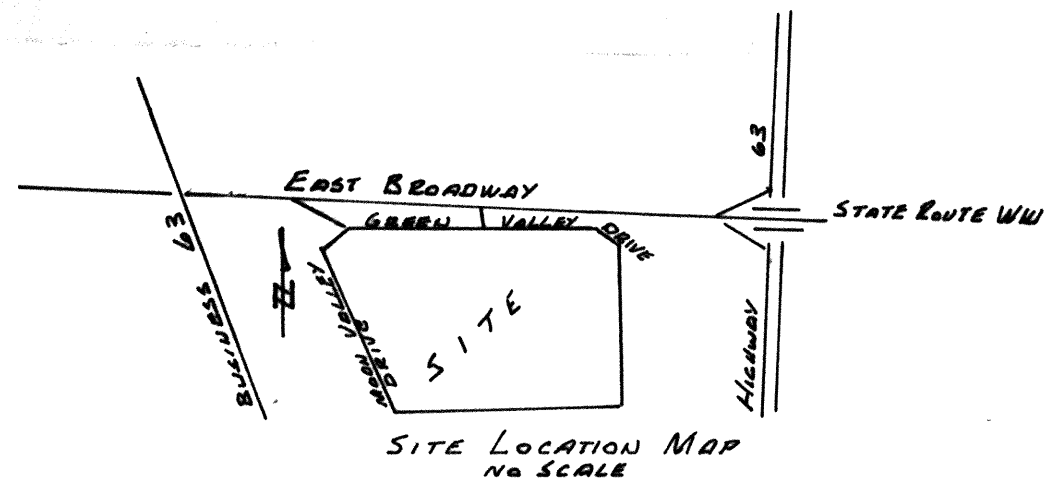


BROADWAY VILLAGE

PLANNED UNIT DEVELOPMENT

FINAL PLAN

OWNER: Stephens College
1200 E. Broadway
OWNERS AGENT: Marvin E. Wright, Attorney
CONTRACT PURCHASER: Dan Hagan



PREPARED BY: BRUSH AND ASSOCIATES
1809 VANDIVER DRIVE
COLUMBIA, MISSOURI

James W. Brush

NOTES

1. Development to be platted prior to issuing occupancy permits.
2. Drives on the interior of the development to be constructed in a manner that is equivalent to residential streets.
3. Emergency access easement for public emergency vehicles to be located as shown on the plan. Owner to provide the gate at the property line.
4. See Engineering plans for:
Sanitary Sewer and Water line Extensions
Drainage and Erosion Control
Preliminary Plat
Jogging trail, tennis Courts and Golf Course

LEGEND

— E — OVERHEAD ELECTRIC LINES
— T — OVERHEAD TELEPHONE LINES
— W — WATER LINE
— G — NATURAL GAS LINE
— RW — STREET RIGHT-OF-WAY
..... 100 YEAR FLOOD PLAIN

AREA 75.2 ACRES 73.75 ACRES NET
TOPOGRAPHY 5 FOOT CONTOUR INTERVAL
PARKING 2.25 SPACES / UNIT
BUILDINGS 54 BUILDINGS
8 UNITS / BUILDING
432 UNITS
5.74 UNITS / ACRE DENSITY 5.86 UNITS/ACRE NET
2 STORY ATTACHED RESIDENTIAL UNITS

Approved by the Planning and Zoning Commission this 23rd day of August, 1984.

Stephen H. Willey

Accepted by ordinance of the City Council this 17th day of September, 1984.

Don Mosby
DON MOSBY MAYOR PRO TEM

Patricia S. Scott
Patricia S. Scott City Clerk

JAMES W. BRUSH & ASSOCIATES
Consultant Engineer - Land Surveyor
1809 Vandiver Dr., Columbia, MO 65202
(314) 474-5718

BROADWAY VILLAGE

BROADWAY VILLAGE

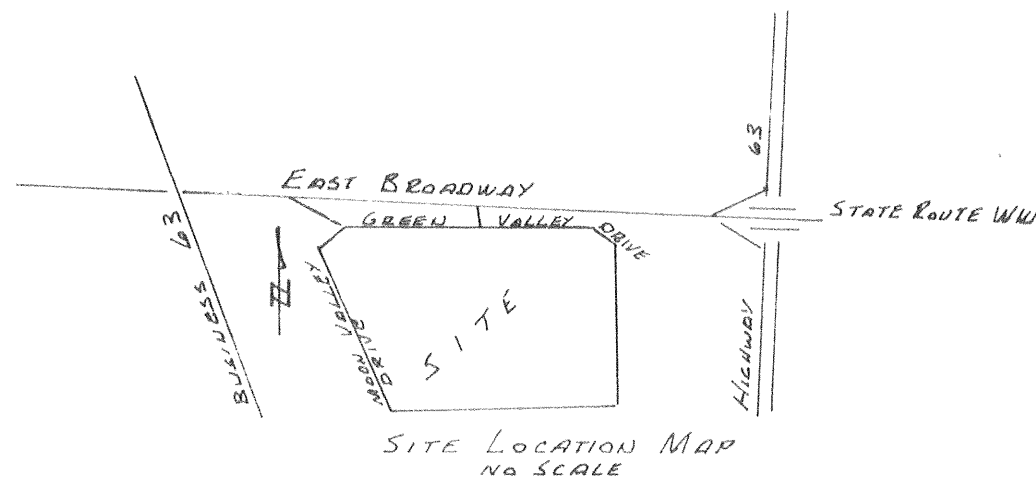
BROADWAY VILLAGE

PLANNED UNIT DEVELOPMENT

FINAL PLAN

JOGGING TRAIL, TENNIS COURTS, GOLF COURSE AND LANDSCAPING

OWNER: Stephens College
1200 E. Broadway
OWNERS AGENT: Marvin E. Wright, Attorney
CONTRACT PURCHASER: Dan Hagan



NOTES

- Development to be platted prior to issuing occupancy permits.
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- Emergency access easement for public emergency vehicles to be located as shown on the plan. Owner to provide the gate at the property line.
- See Engineering plans for:
 - Sanitary Sewer and Water Line Extensions
 - Drainage and Erosion Control
 - Preliminary Plat
 - Jogging trail, tennis Courts and Golf Course

LEGEND

- E OVERHEAD ELECTRIC LINES
- T OVERHEAD TELEPHONE LINES
- W WATER LINE
- G NATURAL GAS LINE
- RW STREET RIGHT-OF-WAY
- 100 YEAR FLOOD PLAIN

AREA 75.2 ACRES 137.5 NET ACRES
TOPOGRAPHY 5 FOOT CONTOUR INTERVAL
PARKING 2.25 SPACES / UNIT
BUILDINGS 54 BUILDINGS
8 UNITS / BUILDING
432 UNITS
5.74 UNITS / ACRE DENSITY NET 5.86 UNITS/ACRE
2 STORY ATTACHED RESIDENTIAL UNITS

NOTE: SPECIFIC LOCATION OF RECREATION FACILITIES TO BE SUBJECT TO FIELD CONDITIONS AND MODIFICATIONS.

Approved by the City of Columbia Planning and Zoning Commission this _____ day of _____, 1984.

BY: *Stephen Wilkey*

Approved by the City of Columbia City Council this 17th day of September, 1984.

DON MOSBY MAYOR PRO TEM

Patricia A. Scott
Patricia A. Scott, City Clerk

JAMES W. BRUSH & ASSOCIATES
Consultant Engineer - Land Surveyor
1809 Vandiver Dr., Columbia, MO 65202
(314) 474-5718

BROADWAY VILLAGE

SHEET 2 OF 3

BROADWAY VILLAGE

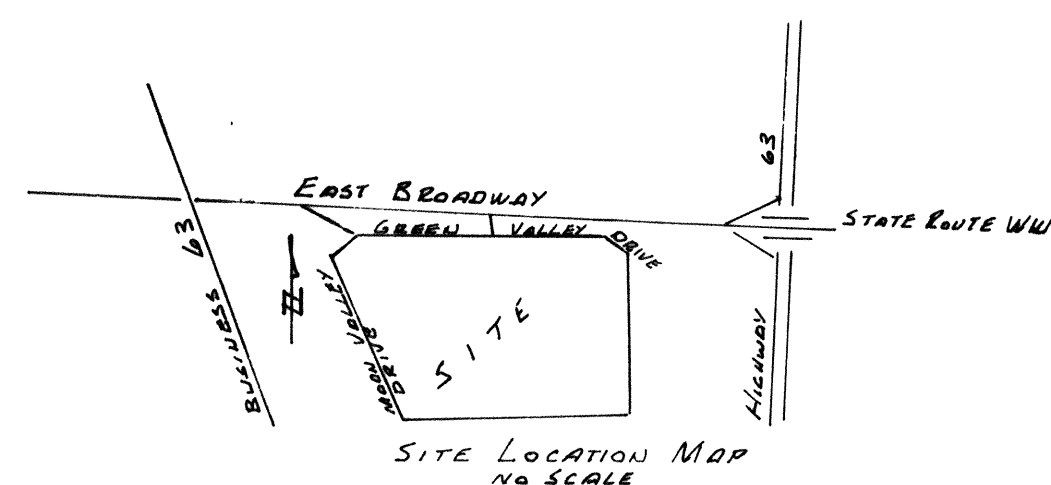
BROADWAY VILLAGE

PLANNED UNIT DEVELOPMENT

FINAL PLAN

PROPOSED SANITARY SEWER AND WATER LINE EXTENSIONS

OWNER: Stephens College
1200 E. Broadway
OWNERS AGENT: Marvin E. Wright, Attorney
CONTRACT PURCHASER: Dan Hagan



NOTES

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2. Drives on the interior of the development to be constructed in a manner that is equivalent to residential streets.
3. Emergency access easement for public emergency vehicles to be located as shown on the plan. Owner to provide the gate at the property line.
4. See Engineering plans for:
Sanitary Sewer and Water line Extensions
Drainage and Erosion Control
Preliminary Plat
Jogging trail, tennis Courts and Golf Course

LEGEND

- E — OVERHEAD ELECTRIC LINES
- T — OVERHEAD TELEPHONE LINES
- W — WATER LINE
- G — NATURAL GAS LINE
- RW — STREET RIGHT-OF-WAY
- 100 YEAR FLOOD PLAIN
- S — PROPOSED SANITARY SEWER

AREA TOTAL 75.2 ACRES 73.75 ACRES NET
TOPOGRAPHY 5 FOOT CONTOUR INTERVAL
PARKING 2.25 SPACES / UNIT
BUILDINGS 54 BUILDINGS
8 UNITS / BUILDING
432 UNITS
5.74 UNITS / ACRE DENSITY NET 5.86 UNITS / ACRE
2 STORY ATTACHED RESIDENTIAL UNITS

Approved by the City of Columbia Planning and Zoning Commission this 23rd day of August, 1984.

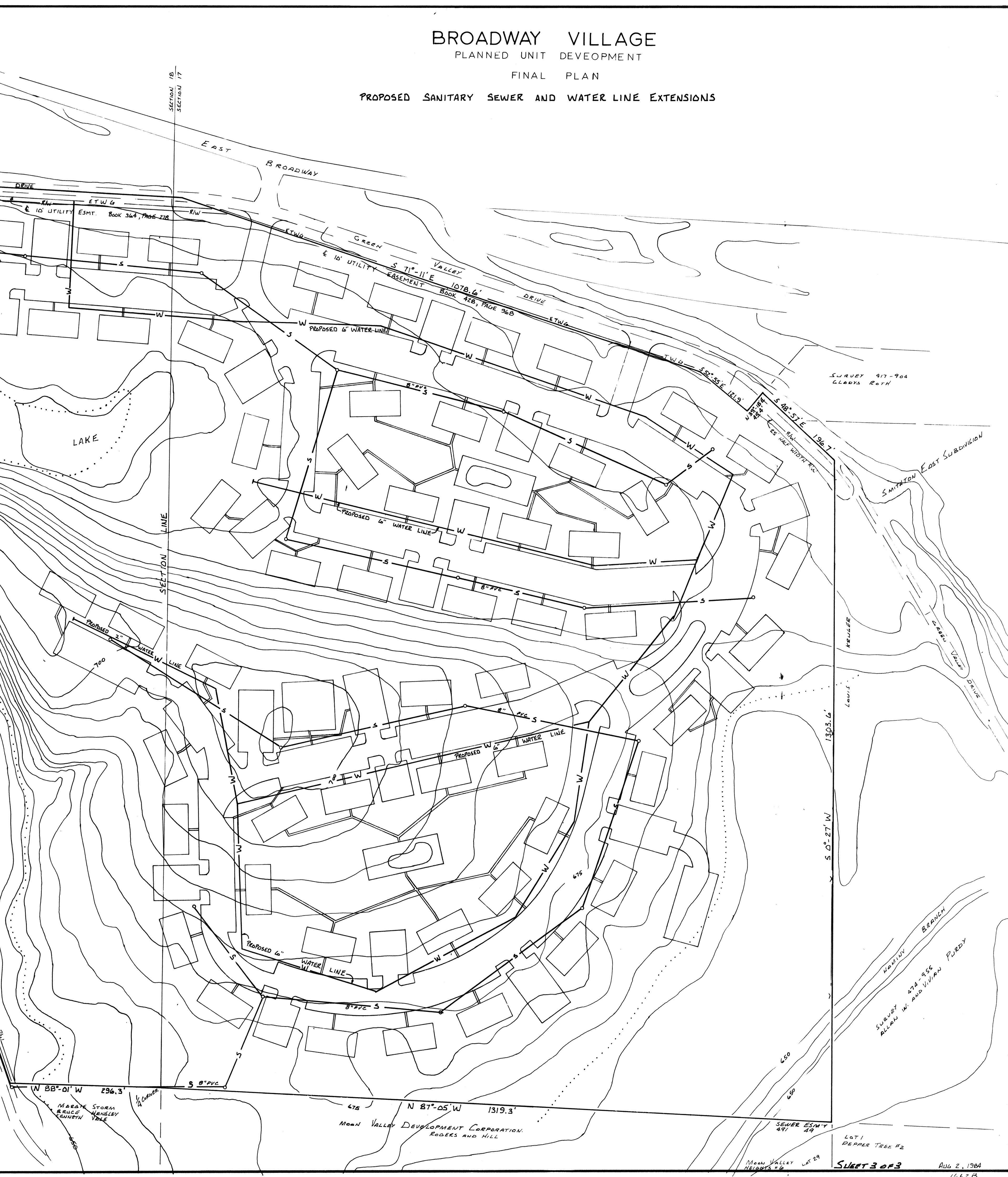
BY: *Stephen Willey*

Approved by the City of Columbia City Council this 11th day of September, 1984.

Don Mosby
DON MOSBY MAYOR PRO TEM

Patricia Scott
Patricia Scott, City Clerk

JAMES W. BRUSH & ASSOCIATES
Consultant Engineer - Land Surveyor
1809 Vandiver Dr., Columbia, MO 65202
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LOT 1
PEPPER TREE #2
LOT 29
SHEET 3 OF 3
AUG 2, 1984