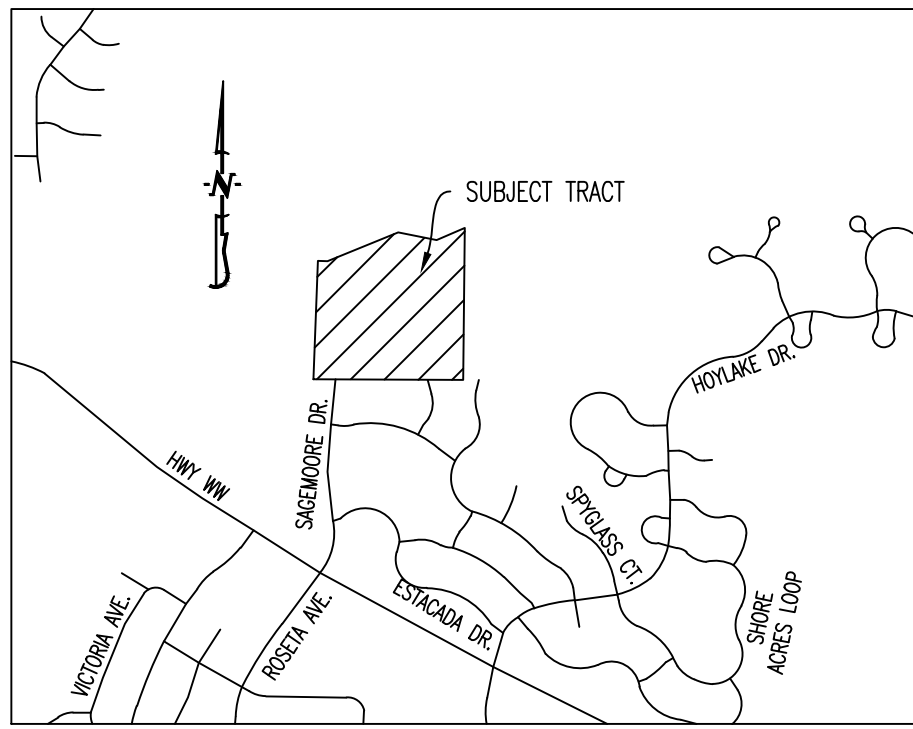
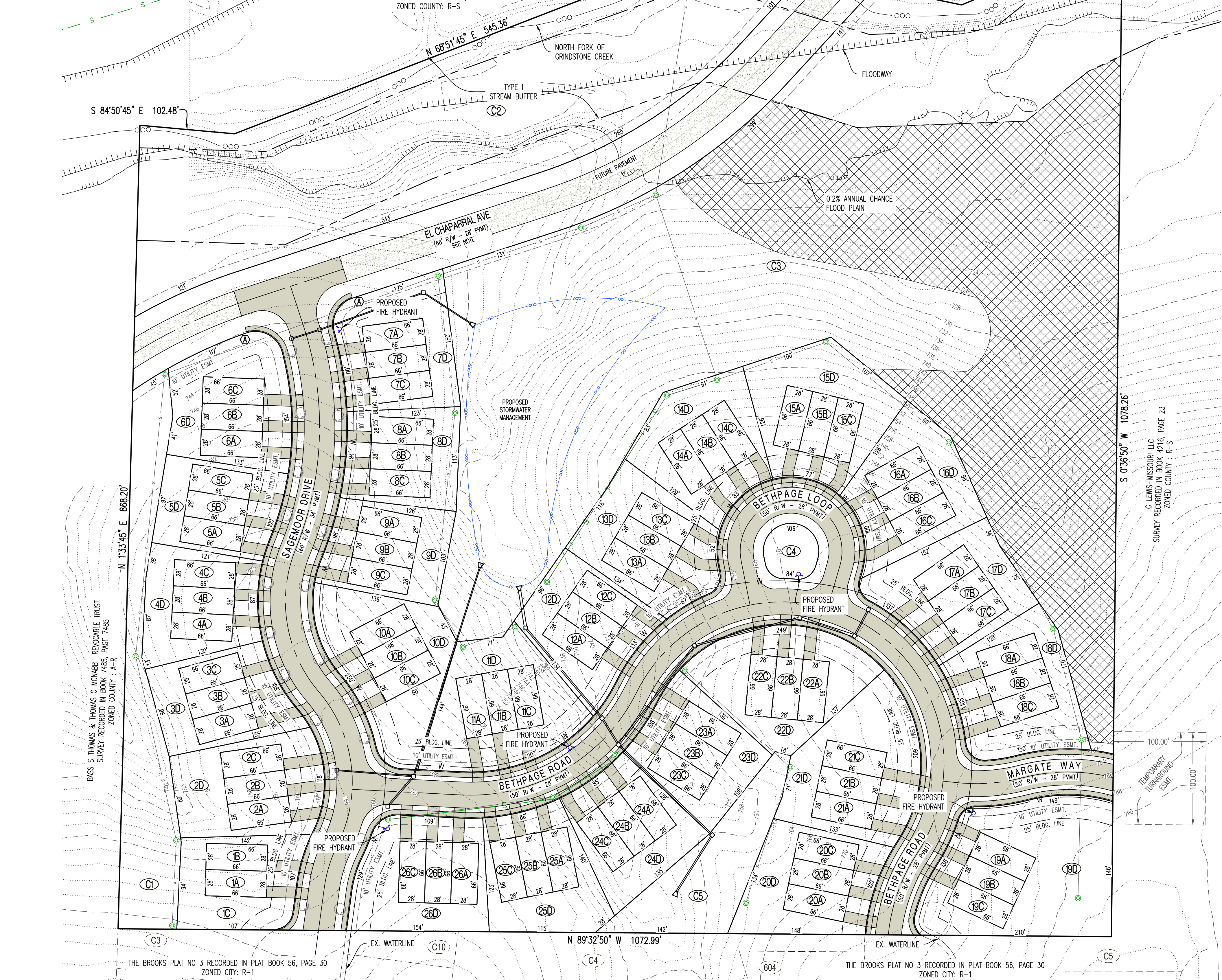


PLANNED DEVELOPMENT  
ASHFORD PLACE

LOCATED IN SECTION 16, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
JUNE 2, 2025



LOCATION MAP  
NOT TO SCALE



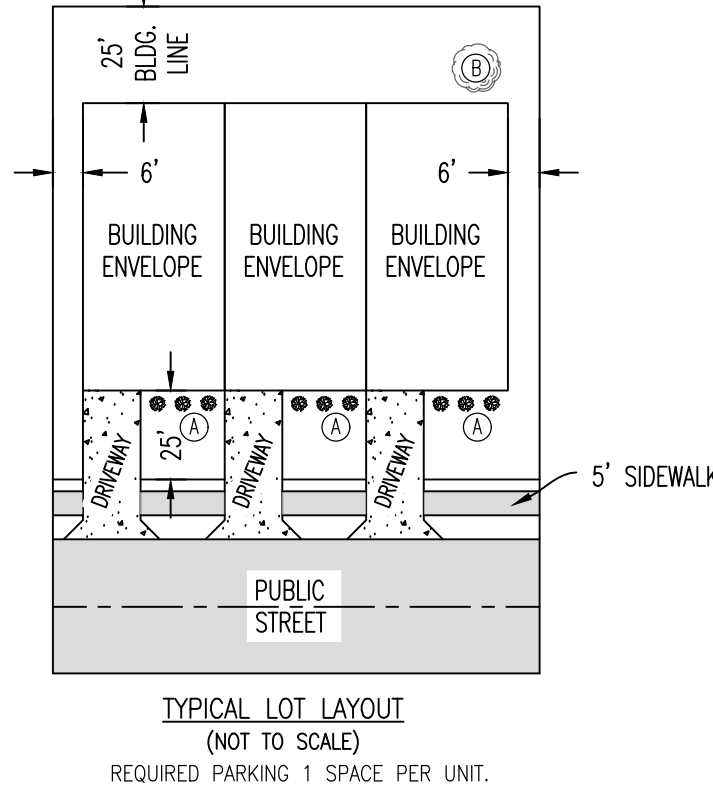
DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND PART OF TRACT "A" OF A SURVEY RECORDED IN BOOK 4216, PAGE 23 AND PART OF TRACT 5 AS DESCRIBED BY ORDINANCE NUMBER 20801 AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4225, PAGE 44 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT C3, THE BROOKS, PLAT NO. 3 RECORDED IN PLAT BOOK 56, PAGE 30; THENCE WITH THE WEST LINE OF SAID TRACT "A", SAID LINE ALSO BEING THE WEST LINE OF SAID TRACT 5, N 1°33'45" E, 868.20 FEET TO THE NORTHWEST CORNER OF SAID TRACT 5; THENCE LEAVING SAID WEST LINE, AND WITH THE NORTH LINE OF SAID TRACT 5 THE FOLLOWING COURSES AND DISTANCES, S 84°50'45" E, 102.48 FEET; THENCE N 68°51'45" E, 545.36 FEET; THENCE N 78°16'30" E, 282.67 FEET; THENCE N 67°29'30" E, 187.63 FEET TO THE EAST LINE OF SAID TRACT "A"; THENCE LEAVING SAID NORTH LINE AND WITH SAID EAST LINE, S 0°36'50" W, 1078.26 FEET TO SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE LEAVING SAID EAST LINE AND WITH SAID SOUTH LINE, SAID LINE ALSO BEING THE NORTH LINE OF SAID, THE BROOKS, PLAT NO. 3, N 89°32'50" W, 1072.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.03 ACRES.

1. THIS SITE CONTAINS 24.03 ACRES.
2. CURRENT ZONING IS PD.
3. A PORTION OF THIS TRACT IS LOCATED IN ZONE-X AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL NO. 28019C0305E DATED APRIL 19TH, 2017.
4. A PORTION OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
5. LOTS C1-C5 DEDICATION SHALL BE DETERMINED AT THE TIME OF FINAL PLAT.
6. LOTS SHOWN WITH A "D" LOT NUMBER SHALL BE DEDICATED AS COMMON LOTS AND OWNED BY THE HOME OWNER ASSOCIATION AND (OR) THE DEVELOPER.
7. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
8. STORMWATER QUALITY AND DETENTION WILL BE ADDRESSED BY FINAL PLAT AND WILL BE IN ACCORDANCE TO CITY OF COLUMBIA REGULATIONS.
9. THERE SHALL BE A STANDARD 5 FOOT WIDE SIDEWALK LOCATED ON BOTH SIDES OF ALL INTERNAL STREETS.
10. NO PRIVATE DRIVEWAYS WILL BE ALLOWED ONTO EL CHAPARRAL AVE.
11. THE RIGHT-OF-WAY FOR THE EL CHAPARRAL AVE. EXTENSION, AS SHOWN, SHALL BE DEDICATED ON THE FINAL PLAT. THE CONSTRUCTION OF EL CHAPARRAL AVE. SHALL NOT BE REQUIRED FOR THIS PLAN OTHER THAN WHAT IS SHOWN.
12. STREET TREES TO BE PROVIDED ALONG SAGEWOOD DRIVE.

- PROPOSED SHRUBS
  - PROPOSED TREE
- TYPICAL PUD LANDSCAPING



PLANTING NOTES:

QUANTITY	PLANT SIZE
48	LARGE/MEDIUM CANOPY TREE

LANDSCAPING / NOTES:

1. 1 TREE PER UNIT TO BE INSTALLED AT TIME OF HOME CONSTRUCTION (26 TREES REQUIRED)
2. ONE TREE PER (D) COMMON LOT SHALL BE PLANTED.
3. PLANTS IDENTIFIED AS INVASIVE BY THE MISSOURI DEPARTMENT OF CONSERVATION, ARE PROHIBITED.

LEGEND:

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- PROPOSED WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- LOT NUMBER
- PROPOSED PAVEMENT
- FUTURE PAVEMENT
- CLIMAX FOREST
- PROPOSED DETENTION
- SECTION LINE
- 100 YEAR FLOOD PLAIN
- FLOODWAY

SCALE: 1"=60'

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

OWNER/DEVELOPER:  
TROY MILLER PROPERTIES, L.L.C.  
PO BOX 10033  
COLUMBIA, MO 65202

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

SHARON GEVEA JONES, CHAIRPERSON

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

PD PLANNED DEVELOPMENT ASHFORD PLACE

A MAJOR SUBDIVISION  
SECTION 16, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000161804

DATE:

6/2/2025

PROJECT:

170396

SCALE:

1"=60'

DRAWN BY:

JWS

**CROCKETT**  
ENGINEERING CONSULTANTS  
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