

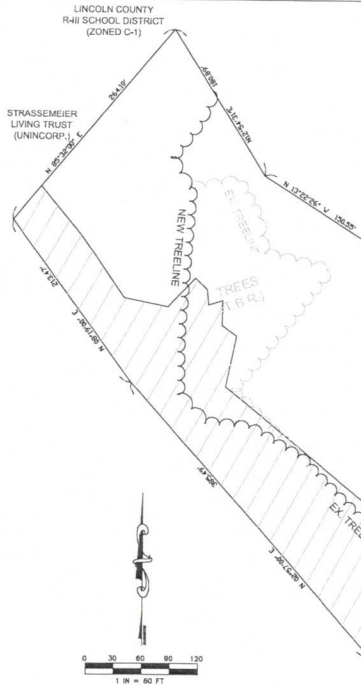
BRIARWOOD COMMONS

A TRACT OF LAND BEING PART OF SECTION 8,
TOWNSHIP 48 NORTH, RANGE 1 EAST, WITHIN
THE CITY OF MOSCOW MILLS, MISSOURI

PRELIMINARY SITE PLAN

Currently ZONED R-2 Two Family Residential District
Requesting re-zoning to R-3 Multiple Family Residential District

Currently
ZONED R-1A
Single Family
Residential District
Requesting
re-zoning to
R-3 Multiple
Family Residential
District

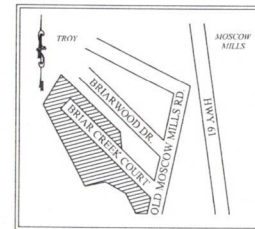


- GENERAL NOTES**
- Total Area = 16.235 Acres M/L
12.825 Acres Zoned ~~R-2~~ R-2
3.41 Acres Zoned R-1A
All to be Re-Zoned to R-3
 - Developer/Owner = Donnie Roettger, Nu Image Painting LLC
 - Lot Information for R-3 = Residential
Minimum Lot Width at Building Line = 75 ft.
Building Line = 25 ft.
Side Yard Setback = 15 ft.
Rear Setback = 25 ft.
 - Street to be built by Developer per City of Moscow Mills requirements
 - Street Information
50 ft. Right-of-Way with 26 ft. wide pavement
54 ft. diameter Cul-de-sac
25 ft. radius corners
 - Street trees will be planted one per lot, two on corner lots. Each tree shall be a minimum of 2" diameter.
 - Landscaping shall be per City of Moscow Mills standards.
 - Building Height < 50 ft.
 - This property is served by:
Electric = Ameren UE
Gas = Ameren UE
Telephone = CenturyLink
Water = City of Moscow Mills
Sewer = City of Moscow Mills
 - Existing utility easements, including perimeter easements, per record plat.
 - This property is located within the following service areas:
Lincoln County R-3 School District
Lincoln County Ambulance District
Lincoln County Fire Protection District #1

DOUBLE IMAGE
PROPERTIES LLC
(UNINCORPORATED)

BRIARWOOD ESTATES
(ZONED R-1A)

WILLIAM & DONNA
RYAN
(UNINCORPORATED)

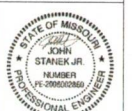


BRIARWOOD COMMONS
WITHIN THE CITY OF MOSCOW MILLS
OF LINCOLN COUNTY, MISSOURI
PREPARED FOR: DONNIE ROETTGER
NU IMAGE PAINTING LLC
35 OAK CREEK DRIVE
MOSCOW MILLS, MISSOURI 63362

PREPARED BY: JPE LLC
3625 NORTH MOORE SCHOOL ROAD
TRIST, MISSOURI 63379
(314) 780-4691

PRELIMINARY SITE PLAN

DESIGNER OF RESPONSIBILITY
JPE LLC
JONATHAN P. ENGLISH, P.E.
Professional Engineer
No. 000000000

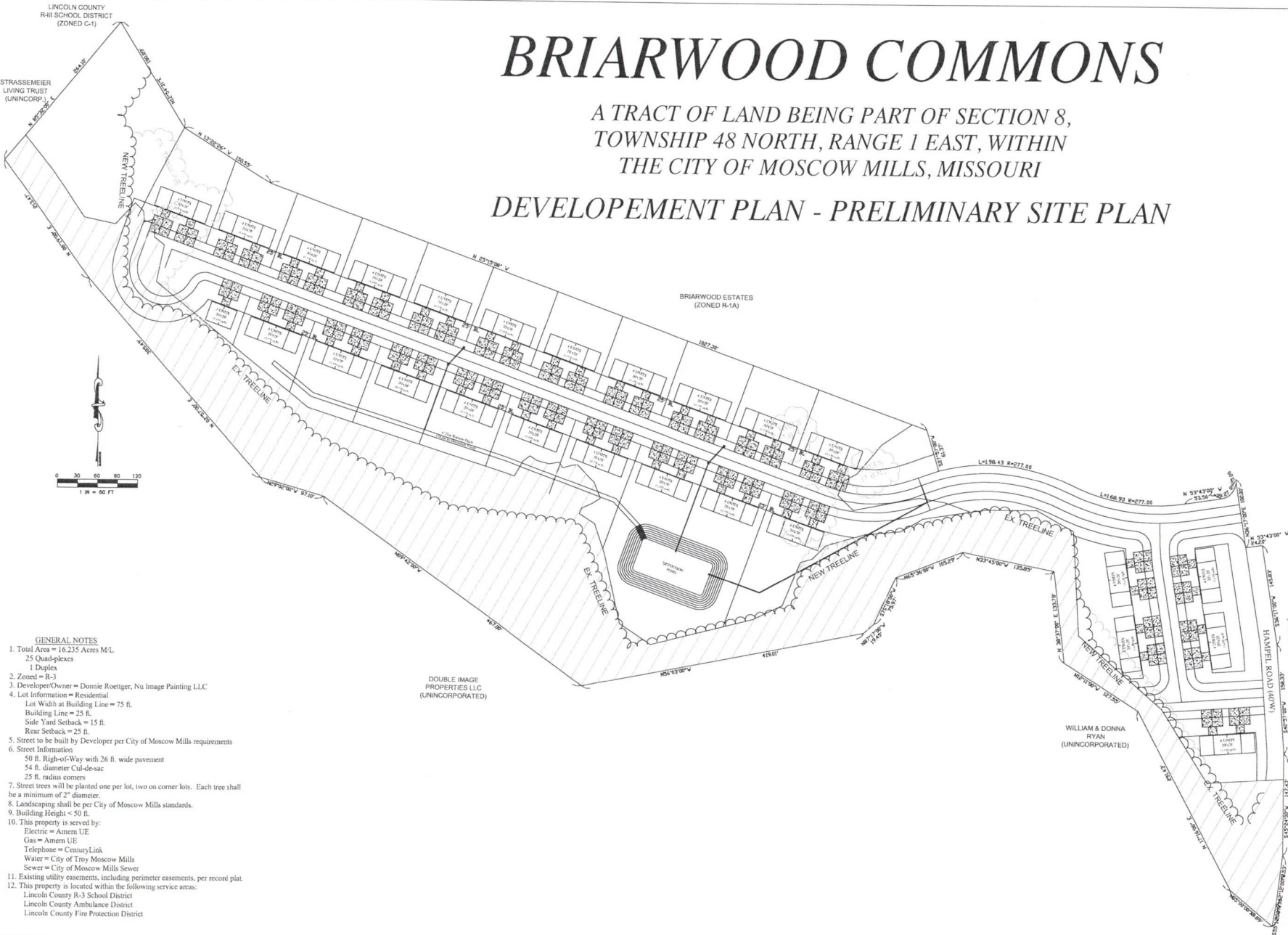


JPE
OCTOBER 28, 2021
SHEET 1 OF 1
REVISIONS

BRIARWOOD COMMONS

A TRACT OF LAND BEING PART OF SECTION 8,
TOWNSHIP 48 NORTH, RANGE 1 EAST, WITHIN
THE CITY OF MOSCOW MILLS, MISSOURI

DEVELOPEMENT PLAN - PRELIMINARY SITE PLAN



- GENERAL NOTES**
1. Total Area = 16.235 Acres M/L
25 Quad-plexes
1 Duplex
 2. Zoned = R-3
 3. Developer/Owner = Donnie Roettger, Nu Image Painting LLC
 4. Lot Information = Residential
Lot Width at Building Line = 75 ft.
Building Line = 25 ft.
Side Yard Setback = 15 ft.
Rear Setback = 25 ft.
 5. Street to be built by Developer per City of Moscow Mills requirements
 6. Street Information
50 ft. Right-of-Way with 26 ft. wide pavement
54 ft. diameter Cul-de-sac
25 ft. radius corners
 7. Street trees will be planted one per lot, two on corner lots. Each tree shall be a minimum of 2" diameter.
 8. Landscaping shall be per City of Moscow Mills standards.
 9. Building Height < 50 ft.
 10. This property is served by:
Electric = Ameren UE
Gas = Ameren UE
Telephone = CenturyLink
Water = City of Troy Moscow Mills
Sewer = City of Moscow Mills Sewer
 11. Existing utility easements, including perimeter easements, per record plat.
 12. This property is located within the following service areas:
Lincoln County R-3 School District
Lincoln County Ambulance District
Lincoln County Fire Protection District

DOUBLE IMAGE
PROPERTIES LLC
(UNINCORPORATED)

WILLIAM & DONNA
RYAN
(UNINCORPORATED)

BRIARWOOD COMMONS
WITHIN THE CITY OF MOSCOW MILLS
OF LINCOLN COUNTY, MISSOURI
PREPARED FOR: DONNIE ROETTGER
MOSCOW MILLS, MISSOURI

PREPARED BY: JPE LLC
3625 NORTH MOORE SCHOOL ROAD
TROY, MISSOURI 63378
(314) 786-4091

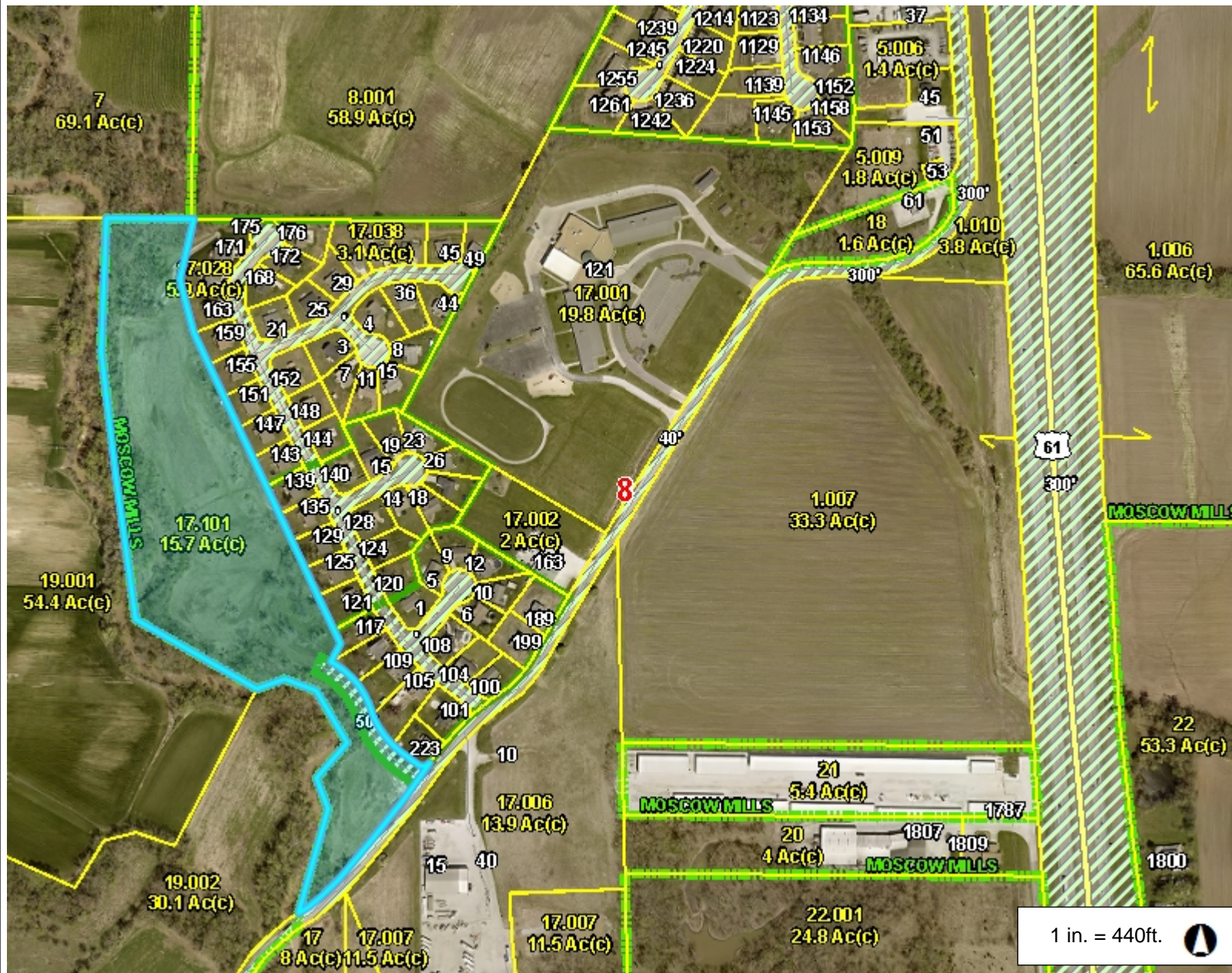
PRELIMINARY SITE PLAN

DISCLAIMER OF RESPONSIBILITY
THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

JPE
OCTOBER 28, 2021
SHEET 1 OF 1
REVISIONS

Area requesting re-zoning to R-3 Multiple Family District is in blue.

Lincoln County, MO



Legend

- Road
 - <all other values>
 - US Highway
 - State Highway
- Railroad
- Address Point
- Parcel Number/Acres
- Corporate Limit Line
- Land Hook
- Subdivision
- Right-of-Way
- Building on Leased Land
- Section
- County Boundary

1 in. = 440ft.



880.4 0 440.20 880.4 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes