

COMMERCIAL SITE DEVELOPMENT APPLICATION

(This shall be for all development except (1) single family residential)

PERMIT # _____

City of Osage Beach
1000 City Parkway
Osage Beach, MO 65065
Phone # 573-302-2030
Fax # 573-302-0528

Subject Property Information:

Property Location (Address, if applicable): _____

Name of Proposed Subdivision/Development (if applicable): _____

Type of Development Application Approval Received (ex. Preliminary Plat, PUD Final Plan, etc.):
_____ and Date of Approval: _____

Has a Separate Grading Plan Already Been Approved for Proposed Development: _____ Yes _____ No?

Current Zoning: _____

Contact Information (Please Type or Print)

Applicant/Contractor:

Name: _____

Contact Person: _____

Address: _____

City/State/Zip: _____

Phone: _____

Fax: _____

E-mail: _____

Property Owner:

Name: _____

Contact Person: _____

Address: _____

City/State/Zip: _____

Phone: _____

Fax: _____

Email: _____

Engineer:

Name: _____

Contact Person: _____

Address: _____

City/State/Zip: _____

Phone: _____

Fax: _____

Email: _____

Requirements:

1. Plans by a licensed Professional Engineer must be included.
2. Sewer Easements are required from the property owner and any other property owners where the pressure line may cross. Only required if not part of a platted subdivision as previously approved by the City's Planning and Zoning Commission. Easements must be a 5-foot offset around the outer walls of the grinder/lift station and five (5) feet on each side of pressure pipe.
3. Water Easements are required for city water meter and meter service line. A ten-foot diameter easement is required around the meter pit and a ten-foot wide easement centered along the meter service line is required. Before water service is activated easements must be transferred.
4. Final Inspections: Inspection of all installations is required. A Certificate of Occupancy Permit shall not be issued until Final Inspections on sewer development is approved. Construction is to conform to Osage Beach Design Guidelines.
5. Serial Numbers and Specification Labels on all sewage pumps installed must be provided before station can be accepted if applicable.
6. Approval for Acceptance of Water and Sewer Systems: Applicant must meet requirements of #1-#5 above, and must provide city staff with the required information as outlined in #1-#5 above, before the utility system will be accepted into the City inventory. Applicant will be responsible for all maintenance and electric bills until utility system meets the requirements and is accepted.
7. See Section 705.460 of the Municipal Code for backflow requirements.

ARE YOU PAYING FOR A GHOST METER FOR THIS PROPERTY? _____ **Yes** _____ **No**
Account Name or Account # _____

What size meter do you need? Circle one: 5/8" 1" 1 1/2" 2" 3" 4" Larger

Permit Fee shall be two percent (2%) of the estimated cost of improvements. Applicant shall include with permit application a completed schedule of unit prices.

Water Impact Fee*	5/8" - \$1,000	1" - \$2,500	1 1/2" - \$5,000	2" - \$8,000
	3" - \$17,500	4" - \$50,000	Larger per City Ordinance	

***These fees are for Inside City Limits, other fees apply for Outside City Limits**

Water Tap Fee: 5/8" - \$463 1" - \$664 1 1/2" - \$1,291 Larger – See Note

Note: For meters 2" and larger and for fire service connections, the tap fee shall be the actual cost of labor and materials for the connections which will be provided by the City.

Sewer Plant Capacity Fee: \$ _____

Sewer Development Charge \$ _____

All the above information is true and correct and I understand that all installations must be approved prior to work commencement and inspected during construction and that the service will not be turned on until a final inspection and acceptance has been made by the City of Osage Beach.

 Applicant's Signature/Date

 Contractor's Signature/Date
 (Signature Required Prior to Construction)

Work is expected to start by: _____
 Date

Note this permit is valid for one calendar year beginning upon the date of issuance.

Do not write below this line – for official use only

 City Official Name and Title

 Date