

**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

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**Subject Property Information:**

Property Location (Address, if applicable):  
\_\_\_\_\_

Name of Proposed Subdivision/Development (if applicable):  
\_\_\_\_\_

Has a separate Grading Plan already been approved for the proposed development? Yes \_\_\_\_\_ No \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Contact Information (Please Type or Print)

**Applicant/Contractor:**

**Property Owner:**

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

E-mail: \_\_\_\_\_

Work is expected to start by: \_\_\_\_\_ (enter date)

**Requirements:**

1. 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.
2. 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.
3. 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.
4. Serial Numbers and Specification Labels on all sewage pumps installed must be provided before station can be accepted if applicable.
5. Approval for Acceptance of Water and Sewer Systems: Applicant must meet requirements of #1-#4 above, and must provide city staff with the required information as outlined in #1-#4 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.
6. 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.**

<b>Water Impact Fee*</b>	<b>5/8” - \$1,150</b>	<b>1” - \$2,875</b>	<b>1 1/2” - \$5,750</b>	<b>2” - \$9,200</b>
	<b>3” - \$18,400</b>	<b>4” - \$57,500</b>	<b>6” - \$143,750</b>	

**Larger per City Ordinance**

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

**Water Tap Fee: Actual cost of meter (based on meter size)**

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.

\_\_\_\_\_  
Owner’s Signature/Date

\_\_\_\_\_  
Contractor’s Signature/Date  
(Signature Required Prior to Construction)

\_\_\_\_\_  
Applicant’s Signature/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

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\_\_\_\_\_  
City Official Name and Title

\_\_\_\_\_  
Date