

Permit # _____ - _____

City of Osage Beach
1000 City Parkway
Osage Beach, MO 65065
Phone: 573-302-2030

Site Development Permit



Property Location/ Address: _____

Name of Development/ Subdivision (if applicable): _____

Applicant / Contractor:

Owner:

Name: _____

Name: _____

Contact Person: _____

Contact Person: _____

Address: _____

Address: _____

City/State/Zip: _____

City/State/Zip: _____

Phone: _____

Phone: _____

E-mail: _____

E-mail: _____

Estimated Start Date: ___/___/___

Estimated Date of Completion: ___/___/___

Check All That Apply: Commercial _____

Residential _____

New Development _____

Retaining Wall _____

Excavation _____

Grading _____

Water _____

Driveway _____

Sidewalk _____

Sewer _____

Requirements: ALL projects require a Site Plan

1. Sewer Easements are required from the property owner and any other property owners where the sewer 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 water and 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.
7. All projects requiring DNR permits are required with application for City permit.
8. All engineering plans and inspections will require written reports to the City for entire project.

Site Dev Permit Fee shall be two percent (2%) of the estimated cost of improvements.

Permit fees are figured by a City Official.

(See attached schedule of fees)

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

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

Water Impact Fee* 5/8" - \$1,150 1" - \$2,875 1 1/2" - \$5,750 2" - \$9,200
 3" - \$18,400 4" - \$57,500 6" - \$143,750 (larger per City Ordinance)

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

HAS THIS PROPERTY EVER BEEN CONNECTED TO CITY SEWER? Yes ___ No ___

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.

 City Official Name and Title

 Date

Site Development Schedule of Fees - calculated by a City Official

Description	Est. Quantity	Unit	Unit Price	Extension Figure
CONSTRUCTION OF STREETS				
Subgrade Excavating		CY	\$4.00	
Import Excavation and Placement		CY	\$5.00	
Concrete Paving		SY	\$31.50	
Asphaltic Concrete		SY	\$6.00	
Agregate Base		SY	\$3.50	
Conc Curb & Gutter		LF	\$13.75	
CONSTRUCTION OF GUARD RAIL				
Guard Rail		LF	\$31.00	
End Sections		EA	\$55.00	
CONSTRUCTION OF SIDEWALK				
Sidewalk		SY	\$25.00	
STORM SEWERS				
Storm Sewer Pipe (CMP/RCP/Plastic)		LF	\$39.00	
Storm Manhole/Junction Box		EA	\$2,000.00	
Curb Inlet		EA	\$2,600.00	
Grate/Area Inlet		EA	\$2,743.00	
Flared End Section		EA	\$150.00	
Riprap		SY	\$16.25	
Paved Concrete Swale		LF	\$22.50	
STREET LIGHTS				
Street Lights		EA	\$450.00	
RETAINING WALLS				
Modular Block Retaining Wall		SF	\$22.00	
Concrete Retaining Wall		SF	\$11.75	
EROSION CONTROL				
Erosion Control		ACRES	\$1,200.00	

Description	Est. Quantity	Unit	Unit Price	Extension Figure
WATER CONSTRUCTION				
Water Main (6" and above)		LF	\$20.00	
Meter Service Lines		LF	\$12.00	
Air Release Valves		EA	\$1,300.00	
Water Meter in PVC pit		EA	\$500.00	
Water Meter in Concrete pit		EA	\$600.00	
Fire Hydrants		EA	\$2,300.00	
Waterlines Valves		EA	\$800.00	
Waterline Tap		EA	\$750.00	
SEWER CONSTRUCTION				
Sewer Main/Pressure Sewer		LF	\$20.00	
Grinder Pump in Fiberglass WW (all sizes)		EA	\$15,000.00	
Lift Station Concrete Wet Well (all sizes)		EA	\$25,000.00	
Sewer Valves		EA	\$725.00	
Air Vacuum Release Valves		EA	\$2,200.00	
Gravity Sewer Mains (8" and above)		LF	\$22.00	
Gravity Sewer Service Lines		LF	\$16.00	
Manholes (all sizes)		EA	\$2,125.00	
Sewer line Tap		EA	\$1,500.00	

TOTAL SITE DEV \$ _____

2% OF TOTAL \$ _____

WATER FEES

Meter Size	Cost
5/8"	\$174.95
1"	\$284.95
1 ½"	\$474.95
2"+	\$579.95

Water Impact charges: One-time development fee to be paid with permit

Meter Size	In-City Limits	Outside City Limits
5/8" Meter	\$ 1,150.00	\$ 2,043.55
1" Meter	\$ 2,875.00	\$ 5,108.88
1 ½" Meter	\$ 5,750.00	\$ 10,217.75
2" Meter	\$ 9,200.00	\$ 16,348.40
3" Meter	\$ 18,400.00	\$ 32,696.80
4" Meter	\$ 57,500.00	\$102,177.50
6" Meter	\$143,750.00	\$255,433.75

TOTAL WATER \$ _____

SEWER FEES

Sewer Development Charges: A one-time development fee to be paid with permit

	5/8"	1"	1 1/2"	2"	3"	4"
<u>Area 1:</u>	\$1,075	\$2,688	\$ 5,375	\$ 8,600	\$18,813	\$ 53,750
<u>Area 2:</u>	\$2,975	\$7,438	\$14,875	\$23,800	\$52,063	\$148,750
<u>Area 3:</u>	\$1,855	\$4,638	\$ 9,275	\$14,840	\$32,463	\$ 92,750
<u>Area 4:</u>	\$1,410	\$3,525	\$ 7,050	\$11,280	\$24,675	\$ 70,500
<u>Area 5:</u>	\$1,490	\$3,725	\$ 7,450	\$11,920	\$26,075	\$ 74,500
<u>Area 6:</u>	\$1,900	\$4,750	\$ 9,500	\$15,200	\$33,250	\$ 95,000
<u>Area 7:</u>	\$2,255	\$5,638	\$11,275	\$18,040	\$39,463	\$112,750
<u>Area 8:</u>	\$2,835	\$7,088	\$14,175	\$22,680	\$49,613	\$141,750
<u>Area 9:</u>	\$2,825	\$7,063	\$14,125	\$22,600	\$49,438	\$141,250

Multi-Family Residential Per Unit

	1 Bedroom	2 Bedroom	3+ Bedrooms
<u>Area 1:</u>	\$ 672.00	\$ 806.00	\$ 941.00
<u>Area 2:</u>	\$1,859.00	\$2,231.00	\$2,603.00
<u>Area 3:</u>	\$1,159.00	\$1,391.00	\$1,629.00
<u>Area 4:</u>	\$ 881.00	\$1,058.00	\$1,234.00
<u>Area 5:</u>	\$ 931.00	\$1,118.00	\$1,304.00
<u>Area 6:</u>	\$1,188.00	\$1,425.00	\$1,663.00
<u>Area 7:</u>	\$1,409.00	\$1,691.00	\$1,973.00
<u>Area 8:</u>	\$1,772.00	\$2,126.00	\$2,835.00
<u>Area 9:</u>	\$1,766.00	\$2,119.00	\$2,472.00

Plant Capacity Fee - to be paid for access to the City's Sewer System

<u>Class A:</u>	Residential/Light Commercial	\$ 860.00
<u>Class B:</u>	Small/Medium Commercial	\$ 2,150.00
<u>Class C:</u>	Medium Commercial	\$ 4,300.00
<u>Class D:</u>	Medium Large Commercial	\$ 6,880.00
<u>Class E:</u>	Large Commercial 1	\$ 13,760.00
<u>Class F:</u>	Large Commercial 2	\$ 43,000.00
<u>Class G:</u>	Max Demand Commercial	\$107,500.00

TOTAL SEWER \$ _____

Notes:

TOTAL SITE DEV \$ _____

TOTAL WATER \$ _____

TOTAL SEWER \$ _____

GRAND TOTAL \$ _____