

# NOTICE OF MEETING AND PLANNING COMMISSION AGENDA



## CITY OF OSAGE BEACH PLANNING COMMISSION MEETING

1000 City Parkway  
Osage Beach, MO 65065  
573.302.2000  
[www.osagebeach.org](http://www.osagebeach.org)

### TENTATIVE AGENDA

### REGULAR MEETING

March 10, 2026 - 5:30 PM  
CITY HALL

**\*\* Note:** All cell phones should be turned off or on a silent tone only. Complete meeting packets are available on the City's website at [www.osagebeach.org](http://www.osagebeach.org).

#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

#### APPROVAL OF MINUTES

- A. Approval of Minutes - July 8, 2025

#### NEW BUSINESS

- A. Special Use Permit Case 416 (Amendment) Richard R. Ellerman Requesting an amendment to SUP 416 to construct a residential development in a Commercial Zone

#### REPORTS

#### ADJOURN

---

---

Remote viewing link:

Representatives of the news media may obtain copies of this notice by contacting the following:

Tara Berreth, City Clerk  
1000 City Parkway  
Osage Beach, MO 65065  
573.302.2000 x 1020

If any member of the public requires a specific accommodation as addressed by the Americans with Disabilities Act, please contact the City Clerk's Office forty-eight (48) hours in advance of the meeting at the above telephone number.

THE CITY OF OSAGE BEACH, MISSOURI  
PLANNING COMMISSION MINUTES OF THE REGULAR MEETING  
July 8, 2025

**CALL TO ORDER**

Commissioner Ebling called the Planning Commission of the City of Osage Beach, Missouri to order at the regular meeting on July 8, 2025, at 5:30 pm at City Hall.

**ROLL CALL**

The following Commissioners were present:

Chairman Susan Ebling,  
Mayor Michael Harmison  
Chad Carlson  
Tony Stuart  
Alan Blair  
Angie Schuster  
Luke Hagedorn  
Chad Kautz  
Bill Mackay

**Absent**

Alderman Bob O’Steen

**Staff present**

Cary Patterson - City Planner  
Tara Berreth - City Clerk  
Cole Bradbury – City Attorney

**APPROVAL OF MINUTES**

Commissioner Mayor Harmison made a motion to approve the minutes from April 8, 2025. Seconded by Commissioner Stuart. This motion passed unanimously by a voice vote.

**NEW BUSINESS**

Applicant: RWK Real Estate LLC.  
Location: Northeast Corner of Dude Ranch and Nichols Road.  
Petition: To amend PUD 210 for additional commercial and residential use.  
Existing Use: Vacant Commercial and Golf Course property.  
Zoning: PUD 210  
Golf Course/ Open Space  
C-1 General Commercial  
Tract Size: 18.99 acres

Surrounding Zoning:

Surrounding Land Use:

North: C-1 General Commercial  
R-1a Single Family  
South: PUD

Shop buildings/residential  
Dogwood Park Estates  
Vacant Golf Course/Residential

East: PUD  
West: R-1a Singe Family

Vacant Golf Course/Residential  
Woodland Cove Subdivision

The Osage Beach Comprehensive Plan Designates this area as appropriate for: Moderate Density Residential

<u>Rezoning History</u>	Case #	Date
	PUD 125	April 1994
	PUD 180	January 1997 (withdrawn)
	PUD 197	April 1998
	PUD 210	April 1999

#### Utilities

Water: City Gas: Summit: Gas Electricity: Ameren: UE Sewer: City

Access: Property has frontage on Nichols Road, Dude Ranch Road, and Dogwood Lane.

#### Analysis:

The applicants are the owners of the 18.99 acres in question. The property is currently zoned C-1 (General Commercial) and PUD for Commercial and Golf Course/Open Space uses. Because the golf course is no longer in operation, the previous owners have begun selling off the properties that were once part of the facility. The applicant purchased the subject property with the intent to repurpose the portion of the land, that is dedicated for golf course use, for a new boat sales and service location for their business and some additional single-family housing on the Dogwood Lane Frontage.

The applicant is requesting an amendment to the current PUD that expands both the Commercial and Residential uses within the subject area. The applicant is proposing to increase the commercial property, from the, approximately, 7.6 acres that exists today, to 11.06 acres and to also add an additional 3.83 acres of single-family property, or three additional lots, to the Dogwood Lane frontage.

The access into the commercial property will be derived from Nichols Road and Dude Ranch Road, while the residential will be accessed exclusively from Dogwood Lane

The character of surrounding development is mixed with mostly residential on the local streets with commercial uses scattered within the properties that front Nichols and Dude Ranch Road. It is also worth noting the nearly 200 acres of undeveloped land that was previously the location of the Sycamore Creek Golf Course. That property is currently available for purchase and will, without a doubt, be home to a mixed-use development in the coming future.

The proposed development will be required to meet the zoning code requirements of the specific zones that each use falls in unless otherwise listed with the PUD permitted uses. All construction is required to meet the Building Codes that have been adopted at the time in which the Building Permit is issued for each specific building. The Osage Beach Design Guidelines will be followed in the design and construction of the developmental services (sewer, water, streets, etc.)

#### Department Comments and Recommendations:

The PUD is a zoning tool to offer flexibility within the rigid zoning districts by allowing mixed-use developments that adhere to the goals and objectives of the Comprehensive Plan. In this situation we have a portion of the property that was once home to the Sycamore Creek Golf Course. Now that the golf facility is no

longer in operation, we are seeing the properties purchased for new uses. In this case, the applicants are requesting to expand the commercial and residential uses, that were already approved for the subject property, into the portion of the land that was used for hole number 17 and its possible expansion. As part of this request, a 4.14-acre buffer property will remain between the commercial and residential properties leaving 300 to nearly 600 feet of wooded area between the proposed commercial property and the existing homes.

Keep in mind that once this request is approved, the only development that can take place within the PUD District are those that conform to the permitted uses and regulations of the PUD itself. This includes everything from facility construction to infrastructure development.

The Comprehensive Plan recommends moderate density residential for the subject property. It is worth noting that this property was rezoned under the previous Comprehensive Plan which at the time called for Low Density Single Family.

Keeping in mind the existing conditions of the subject property, I believe the proposed amendment will be a benefit to the developer while still accomplishing the goals of the community and protecting the surrounding property owners; the Planning Department recommends approval of this request subject to the following provisions:

Permitted Uses within the C-1 Property:

Boat sales and Service, retail sales and service facilities, restaurant, convenience, and office uses and their accessories as provided by the regulations of the C-1 Zoning District.

Any other proposed use that deviates from the uses permitted in the above-listed regulatory document will require an amendment to the approved PUD.

Permitted Uses within the R-1 Property:

Single-Family Residential as regulated by the R-1b Zoning District.

Access to the residential lots will be derived exclusively from Dogwood Lane.

Construction:

Construction shall be in accordance with the Building Codes as adopted by the City of Osage Beach at the time of Building Permit acquisition for each individual facility.

Bulk, Area, and Height Requirements:

Shall be in conformance with the Building Code, the final PUD document, and the Project Development Plan.

Public Facilities:

Engineering plans for water, streets, and sewer improvements will be submitted with the required permit applications or plats. These plans, including a drainage plan, must be submitted and approved prior to development. Coordination with the City Engineer is required to ensure that all public improvements are sized and designed to accommodate future phases of development and adjacent properties.

All required public improvements will be constructed by the applicants or subsequent owner(s). Financial assurances must be provided in conjunction with the preliminary and final plats.

Any infrastructure to be dedicated to the City of Osage Beach into any of the public systems must go through the required procedure for acceptance by the City.

Access:

Access shall be derived from Nichols and Dude Ranch Roads for the commercial uses and exclusively from Dogwood Lane for the residential uses. If street upgrade is required to provide capacity for the development, the developer will be responsible for the design and installation of the required infrastructure. All street construction or improvements to the existing roads must conform to the city design guidelines.

Parking:

All development shall, at minimum, adhere to Osage Beach off-street parking requirements.

Buffering and Screening:

Buffering and screening shall be required as per the Osage Beach Zoning Code for the C-1 (General Commercial) and surrounding zones. The buffer zone, between the commercial and residential properties, that is proposed in this request, must be maintained and cannot be developed.

Exterior Lighting:

Exterior lighting shall be designed, located and constructed to eliminate or significantly reduce glare and/or a general increase in lighting intensity within the adjoining existing residential area(s). Additionally, all exterior lighting shall be so arranged and shielded so as to confine all direct light rays within the boundaries of this district.

All street lighting proposed shall meet the City's standards for street lighting for the specific designation for each roadway (thoroughfare, collector, local etc.). Applicants should coordinate with the City's Engineering Department on street lighting installations.

Signage:

All signage within the PUD District will be required to meet the city sign code and a permit must be acquired from the city prior to construction or placement of all signage whether it is a development wide or individual facility sign.

Maintenance of Open Space and Common Areas:

The maintenance of common area and facilities within the district shall remain the responsibility of the developer(s) or shall be assumed by a legally constituted property owners association that meets all the legal requirements prescribed by the City Attorney.

Platting:

All development within this PUD must be platted in accordance with Osage Beach Subdivision Regulations. The uses permitted and the intensity of development as prescribed by the approval of this PUD shall not be subject to review during the platting process.

Final Development Plan:

A final PUD development plan for the property has been submitted to the Planning Department and is enclosed in your packet. The final development for the individual lots will be submitted and reviewed during the Building Permit process. The submitted document is in line with the recommendations within this report and is ready for the Planning Commission to review and make a recommendation to the Board of Aldermen.

Any necessary platting will require complete review and approval as specified in the City of Osage Beach Subdivision Code.

Commissioner Hagadorn made a motion to approve Case #427. This motion was seconded by Commissioner Kautz. A Roll Call vote taken Chairman Susan Ebling, Mayor Michael Harmison, Chad Carlson, Tony Stuart, Alan Blair, Angie Schuster, Luke Hagedorn, Chad Kautz, Bill Mackay. Motion passes unanimously.

**ADJOURN**

Commissioner Stuart made a motion to adjourn the meeting at 5:40pm. The motion was seconded by Commissioner Schuster. Motion passed unanimously with a voice vote.

I, Tara Berreth City Clerk for the City of Osage Beach, Missouri, do hereby certify that the above foregoing is a true and complete journal of proceedings of the regular meeting of the Planning Commission of the City of Osage Beach, Missouri, held on April 8, 2025.

---

Tara Berreth/City Clerk

---

Angie Schuster/Planning Commission Secretary

\*\*All meetings may be viewed on Facebook and YouTube for more details.

**PLANNING DEPARTMENT  
REPORT TO  
PLANNING COMMISSION**

<b>Date:</b>	March 10, 2026	Case: 416 (amended)
--------------	----------------	---------------------

**Applicant:** Richard R. Ellerman

**Location:** 5825 Lions Road

**Petition:** Amend Special Use Permit 416 to allow an additional two residential units, 32 total, in a Commercial District.

**Existing Use:** Vacant commercial property.

**Zoning:** C-1 (General Commercial)

**Tract Size:** 2.8 acres

**Surrounding Zoning:**

**Surrounding Land Use:**

**North:** C-1 (General Commercial)

Osage Beach Parkway  
Commercial Corridor

**South:** I-1 (Light Industry)

Vacant Airport Property

**East:** C-1 (General Commercial)

Vacant Commercial/ YMCA

**West:** I-1 (Light Industry)N/A

Osage Beach Parkway  
Commercial Corridor

**The Osage Beach Comprehensive Plan**

**Designates this area as appropriate for:** Commercial

<b><u>Rezoning History</u></b>	<b><u>Case #</u></b>	<b><u>Date</u></b>
--------------------------------	----------------------	--------------------

None

**Utilities:** Water: **City**  
Sewer: **City**

Electricity: **Ameren UE**  
Gas: **Summit**

**Access:** Property is accessed via Lions Road

### **Analysis:**

1. The applicant is the owner of the property in question.
2. The character of the area is mixed containing airport uses, recreational (YMCA), and the Osage Beach Parkway commercial corridor.
3. The request is for an amendment to Special Use Permit 416 to develop an additional two (2) units, for a total of thirty-two (32) residential units, in a commercial zone. To accomplish this, the development will be regulated with the use and construction requirements established for the R-3 (Multi-Family) Zoning District.
4. The development will contain a maximum of **thirty-two** total units constructed on one, 2.8-acre, parcel of land. The homes will be rental units that will not be able to be sold separately because they will not be on individual lots. They will have a common parking lot facility similar to an apartment complex. A concept drawing has been included for the purposes of showing the ideology of the request, but a complete, engineered site development plan will be required, prior to construction beginning, if the request is approved.
5. As part of this request, Lions Road will be required to be improved to a hard surface roadway as required for existing local streets. The applicant intends to work with the neighboring property owners and the Osage Beach Special Road District to accomplish this requirement. The roadway improvement will need to be completed and approved by the City prior to Certificates of Occupancy being issued for the individual dwellings.

### **Department Comments:**

The applicant acquired an additional half acre of property, from a neighboring property owner, to accommodate the required storm water detention facility. This additional property has given the developer the space to build the additional two units being requested in this amendment.

The Comprehensive Plan recommends this property be used for commercial development. It is however worth considering a high density residential rental development such as this on these types of second-tier properties from the Osage Beach Parkway commercial corridor. The accessibility of the property does not lend to high traffic commercial development while allowing the development of rental dwellings can provide a use that works well with the surrounding uses. This is not a location that I would recommend for the development of a typical single family residential subdivision where each home is owned by an individual, but as

a modified residential use as is being proposed, I believe it can be a benefit to the community and the property owner.

In a situation such as this, where the subject property is zoned commercial, I typically recommend going the route of the Special Use Permit as opposed to a straight rezone of the property. In situations like this, once the developers and their team get into the diligence and design phase of the project, it is not uncommon to find that the costs of development become cumbersome causing the property owner to reverse course. With commercial property, if that were to happen, it is better for the property owner and the City to have maintained the commercial zoning so that other opportunities for development can be reviewed.

**With that in mind, the Planning Department recommends approval of this request for an amendment to Special Use Permit 416 with the following regulations and requirements:**

**Permitted Uses:**

Residential Uses shall conform to use, and construction requirements established for the R-3 (Multi-Family) Zoning District.

A maximum of **thirty-two** separate units will be allowed to be constructed per the required “Final Development Plan”.

There will be a thirty-day minimum requirement for all rental units.

The units cannot be sold to separate individuals establishing separate ownership of the units. All of the units will be constructed on the common parcel with no dwellings on individual lots.

**Commercial uses can be developed on the subject property until construction begins on the residential uses allowed by this Special Use Permit. If a commercial use is established on any portion of the property regulated by this Special Use Permit, the Special Use Permit will be deemed discontinued, and the residential uses allowed by this Special Use Permit will not be allowed to be developed without an amendment to the approved Special Use Permit being approved by the Osage Beach Board of Aldermen.**

**Construction:**

Construction shall be in accordance with the International Building Code and all other pertaining construction codes as adopted by the City of Osage Beach at the time a building permit is issued for each individual facility.

**Bulk, Area, and Height Requirements:**

Shall be in conformance with the International Building Code, the use and construction requirements established for the R-3 (Multi-Family) Zoning District, and the approved Final Development Plan.

**Dimensional Requirements:**

Shall be in conformance with the International Building Code and the use and construction requirements established for the R-3 (Multi-Family) Zoning District

**Public Facilities:**

Complete engineering and development plans, for any required public improvements, will be submitted as part of the permitting process. Those plans will be reviewed, by the City Engineer, for conformance with the Osage Beach Design Guidelines and shall be constructed as per the City Engineer's approval.

**Access:**

Access shall be derived from approved entrances from Lions Road.

Lions Road is required to be improved to a hard surface roadway as required for existing local streets. The roadway improvement will need to be completed and approved by the City prior to Certificates of Occupancy being issued for the individual dwellings.

**Parking:**

All development shall adhere to Osage Beach off-street parking requirements at the time that it is constructed.

**Buffering and Screening:**

Shall conform to use, and construction requirements established for the R-3 (Multi-Family) Zoning District.

**Exterior Lighting:**

Exterior lighting shall be designed, located and constructed to eliminate or significantly reduce glare and/or a general increase in lighting intensity within the adjoining existing or proposed residential area(s). Additionally, all exterior lighting shall be arranged and shielded to confine all direct light rays within the boundaries of the subject property.

**Signage:**

The applicant will be required to get a sign permit from the city. At such time that an application is filed, a site plan and engineering will be submitted to assure the signs compliance with the city's sign code for on premise residential signage.

**Maintenance of Open Space and Common Areas:**

The maintenance of common area and facilities within the district shall be the responsibility of the property owner(s) and/or the property management administrators.

**Platting:**

All platting of the property will be required to be in conformance with the Osage Beach Subdivision Code.

**Final Development Plan:**

A complete, engineered Final Development Plan shall be prepared by a professional engineer and submitted for the City's review. This plan will meet all requirements needed for permitting the site development and construction of the complete project.



Date Received: \_\_\_\_\_

Case #: 417- \_\_\_\_\_

### REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: Richard R. Ellerman Phone: 573-216-3292

Address: 5285 Osage Beach Pkwy City: Osage Beach State MO Zip: 65065

List all owners of the property. If corporation or partnership, list names, addresses and phone numbers of principal officers or partners:

Richard R. Ellerman

2. Name of landowner's representative, if different from above: Phone:

Address: City: State: Zip:

3. All correspondence relative to this application should be directed to whom? Richard R. Ellerman

Address: 5285 Osage Beach Pkwy City: Osage Beach State MO Zip: 65065

4. General location of property to be rezoned or for which special use permit is sought (include street numbers for existing structures):

Address: Lions Way City: Osage Beach State MO Zip: 60565

5. Do you have a specific use proposed for this property?  Yes  No

Explain all uses: Residential Housing

6. Area of property in square feet or acres: 123,141 SQ. FT.

7. Current zoning classification: C-1

8. Sources of utilities: Water: City Gas: Summit

Sewer: City Electric: Ameren

9. Proposed zoning classification: Residential

10. How long have you owned this property? 1998

11. Current use of property (describe all improvements): Residential

12. Current use of all property adjacent to subject property: Residential North: Mini Golf and Car Lot

South: Shop, Airport East: YMCA, Storage West: Boat Storage

13. If zoning district or comparable use to that proposed adjoins or lies within the vicinity of subject property, please describe the use and its location: NA

14. Do you own property abutting or in the vicinity of the subject property?  Yes  No

If yes, where is the property located and why was it not included with this application?

15. Do any private covenants or restrictions encumber the subject property which could be in conflict with the proposed zoning classification?  Yes  No

If yes, please remit copy of restrictions with Recorder of Deeds Book and Page number.

16. To your knowledge, has any previous application for the reclassification of the subject property been submitted?  Yes  No

17. How, in your opinion, will the rezoning affect public facilities (sewer, water, schools, roads, etc.), and what mitigating measures are proposed to address these problems, if any? Please include a letter from or regarding, City Engineering Department reviews of proposed zoning. None

18. How, in your opinion, will rezoning affect adjacent properties and what mitigating measures are proposed to address these problems, if any? None

19. List the reasons why, in your opinion, this application for rezoning/special use permit should be granted (may be left blank if adequately described in letter to Planning Commission): We have a housing

shortage in this area and this could help with  
affordable housing

**Notary Information**

State of Missouri )  
County of Camden ) ss

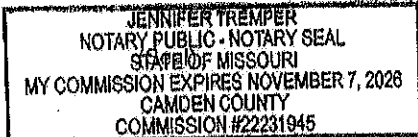
I, Kyle Labaree, owner/applicant, having read the procedures and instructions, make application for a change in the zoning district boundary lines as shown on the zoning maps of the City of Osage Beach, Missouri and explained in this application.

Signature Owner/Applicant: [Signature] Date: 12-11-24

Subscribed and sworn to before me on this 11th day of December 2024

Notary Public: [Signature]  
11-7-26

Person Accepting this Application:



**\*\*Applications not properly signed and notarized may be removed from the Agenda and returned to the applicant via regular mail \*\***

CITY OF OSAGE BEACH  
PLANNING DEPARTMENT  
1000 CITY PARKWAY  
OSAGE BEACH, MO 65065  
573-302-2000 Phone – 573-302-0528 FAX



---

February 18, 2026

Cary Patterson  
City of Osage Beach – City Planner  
1000 City Parkway  
Osage Beach, MO 65065

RE: Richard Ellerman – Cottages at Lions Way SUP Modification

Dear Cary Patterson:

On behalf of Richard Ellerman, I respectfully request the modification of Cottages at Lions Way Special Use Permit. The Cottages at Lions Way is a 2.8-acre tract of land originally zoned as a C-1 and previously granted an SUP for residential. The original SUP included up to 30 structures for the development. The owner has acquired additional land for the relocation and construction of storm water detention structures for the development. Due to the added land, the owner is requesting a modification to the original SUP to increase the structure count from 30 to 32 units.

Water and Domestic Sewer collection will be provided by City of Osage Beach existing infrastructure.

This modification of the Cottages at Lions Way SUP is proposed to have little impact to surrounding area and provides a blended transition into the existing neighborhood.

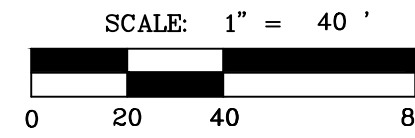
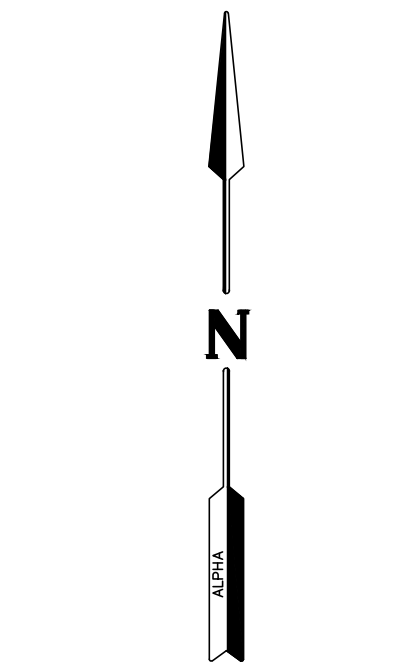
Please feel free to contact me if you have any other questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ethan K. Shackelford', with a long horizontal flourish extending to the right.

Ethan K. Shackelford, PE  
Project Engineer





**Legend:**

- Found Survey Monument
- ⊕ Electric Transformer
- ⊞ Power Pole
- ⊙ Guy Wire
- Lotline
- R/W Right-of-Way
- Existing Road
- S Existing Sewer
- W Existing Water
- UE Existing Underground Electric
- OHE Existing Overhead Electric
- T Existing Telephone

**General Notes:**

1. ALL CONSTRUCTION SHALL COMPLY WITH THE OSAGE BEACH GUIDELINES.
2. THIS DRAWING DOES NOT REPRESENT A LAND SURVEY.
3. UTILITIES TO BE LOCATED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
4. PROPERTY LINES SHOWN AS PER SURVEY DATA COLLECTED BY ALPHA ENGINEERING & SURVEYING, LLC.
5. CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND TO VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.
6. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSPECTIONS WITH THE NECESSARY AUTHORITIES. UTILITY LINES SHALL BE INSPECTED BY THE CITY OF OSAGE BEACH PRIOR TO TRENCH BACKFILL.
7. ALL WORK SHALL MEET THE MINIMUM GUIDELINES AND REGULATIONS OF THE CITY OF OSAGE BEACH AND MISSOURI DEPARTMENT OF NATURAL RESOURCES.
8. APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO EXCAVATION WITH ANY RIGHT-OF-WAY AND PRIOR TO ANY CONSTRUCTION.
9. UNIT 28 AND UNIT 29 SHALL BE BUILT UPON SUP APPROVAL.

**Safety Notes:**

1. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
2. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

**UTILITY NOTE:**  
 THIS PLAN REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

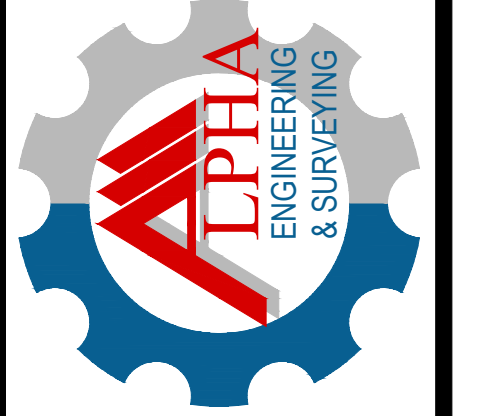


No.	Revision:	By:	Date:

CAD File: N/A  
 Field Book: N/A  
 Drawn By: SLB  
 Approved By: EKS

This drawing and the details on it are the sole property of the Engineer and may be used for this specific project only. It shall not be loaned, copied, or reproduced, in whole or in part, or for any other purpose or project without the written consent of the Engineer.

**Alpha Engineering & Surveying, LLC**  
 3048 Hwy. 52  
 Eldon, MO 65026  
 (573) 392-3312  
 (573) 348-5552  
 Civil & Structural Engineering, Land Surveying, Environmental, Materials Testing



ALPHA ENGINEERING & SURVEYING, LLC  
 Missouri State Certificates of Authority:  
 E - 2023033612  
 LS - 2023034755

The Professional Engineer shall adhere to this code of ethics and shall be held responsible for any errors or omissions on this sheet. All drawings, instruments, or other documents not attached to this sheet shall not be considered prepared by this Engineer, and this Engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

Seal:  
  
 Ethan K. Shackelford, PE  
 MO # PE 2018000271

Consultants:  
 Project:  
 COTTAGES AT LIONS WAY  
 OSAGE BEACH  
 MISSOURI

Sheet Title:  
 OVERALL  
 SITE PLAN

Date: 01-30-2026  
 Scale: 1"=40'  
 Project Number: 25-00138  
 Sheet Number: 3 of 12

C:\Users\User\Miller\_Surveying & Engineering\Miller Co Sharepoint - Documents\Miller Co Share\Projects\Ellerman, Rick (25-001-38)\DWG\25-00138 Cottages Lions Way 2025\1218.dwg