TANEY COUNTY

TANEY COUNTY PLANNING COMMISSION
P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, APRIL 13, 2015, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits

Public Hearings:

Bear Creek Wine Co.
Branson Trails
Empire Energy
Acacia Club Estates

Old and New Business:

Tentative

Adjournment.

Check Out Our Wines

Complimentary Tasting Daily

Book An Overnight Package

Bear Creek Wine Company Open
10-6 Mon - Sat Walk Ins Welcome

Now BOOKING Holiday Parties 2015
for small businesses, offices and groups!
Get off the Beaten Path this Holiday Season
at Bear Creek Lodge and Wine Company!

Looking for wineries, breweries, or distilleries in the Branson area; Bear Creek Wine Co. offers the most Ozarks flavor for wine tasting.

Bear Creek Wine Co. features 8 different Missouri Grape wines that range from dry to sweet. We pride ourselves in offering great Missouri varietal wines with a rural Ozarks atmosphere. Pull up a stool and taste more than just wine; the culture as well. Our Missouri Norton wine, "The Back-Forty" is a tart, acidic wine that compliments a steak raised in the back-forty; like no other.

Bear's Breath is another great dry red blend of Chambourcin, Merlot and Syrah; its oak aged for 14 months and would satisfy even the most particular bear of the den. Vigilante is a great semi-dry blend of St. Vincent and Norton grapes that pairs great with BBQ and a roaring summer campfire.

Hillbilly Persuasion speaks for itself; this Missouri Chardonel has all the characteristics of a great Chardonnay, but with all the flavor and kick of a distinctively Missouri varietal; this wine is perfect with Taneycomo trout Stone County fried white bass and hush puppies.

Whitetail is a semi-dry white blend of Vingoles grapes. It can please the dryest of drinkers and the sweet drinkers as well; its right in the middle. Its great with spicy cuisine and unlike a true whitetail; its always in season and not that difficult to bag.

Innkeepers is by far the Innkeeper "Rebecca's" favorite blend; its a sweet white blend of Relience and Synphony grapes that tends to go down a little too smooth sometimes; watch out it's sneaky. Fiddler's Swig is a classically sweet Catawba grape Rose wine. Its a great "cheese and cracker, hot summer afternoon on the front porch sipper". The only thing missing is sawdust on the floor and a whole mess of cousins. Chestnutridge Red is a great sweet red concord muscadine blend. It's great poured over vanilla ice cream in the heat of the summer or heated up hot in the fall with mulling spices and lots of good cheer!

reception facility, features stone floors, a soaring open-beam ceiling lined with chandeliers and a cozy fireplace p
for dancing the night away! Guests can taste and enjoy all of our **Bear Creek Wine Co.** wines in our quaint and cozy adjoining wine cellar. The views from the Hideaway wine cellar and Conservatory reception facility are unmatched, whether it's winter, summer, spring or fall no other venue reflects the natural beauty of the **Ozark Mountains** quite like the charmingly rustic Conservatory and Hideaway wine cellar at **Bear Creek Lodge and Wine Co.** Located just 10 miles outside of **Branson, Missouri** and only 30 minutes from Springfield Missouri. To View The Conservatory Pictures

Click Here

WE SERVE WINE AND BEER ONLY

Will Need Current Driver License For All Wine Tasting

Bear Creek Wine Company Open
10-6 Mon - Sat Walk Ins Welcome

Free Wine Tasting

LIGHT FOOD MENU

PACKAGES

Bootleggers Ladies Night Package

Hideaway Tasting Trays for 10 assorted with meats, cheeses, veggies, fresh fruit, nuts, local honey, pesto, crusty breads, desserts and appetizers, ten Bear Creek wine glasses. Taste up to 10 Missouri wines **Total 315.00**

Backcountry Wine Retreat

The perfect two night getaway for your favorite wine lover

Includes two night stay in a cozy cabin or suite, wine tasting with fondue for two, and a bottle of our own Bear Creek Wine Co. wine with two toasting glasses. The total package will be 389.00 plus tax for two

Backcountry Bachelorette

Includes hideaway tasting trays for 15, paired with at least 10 different Missouri wines 15 Bear Creek wine glasses a bottle of wine for the bride to be along with a mini wedding cake that serves 15. Additional beer or wine can be purchased as well. **Total $649.00 plus tax add $40.00 Per Additional Person**

Stroll out onto our 3d floor and wooded treehouse deck for a glass of wine or a cup of coffee. The best view in Branson, MO is the Ozark woods of Bear Creek Lodge! Bear and Bear cubs are seen from our Hideaway Cellar Window. The **Branson Hideaway Cellar Approved** will pair wine tasting trays from various **Missouri's Missouri** and the Midwest. We are honored to be **the only Guest to have visited the** cellar. We are confident you will be

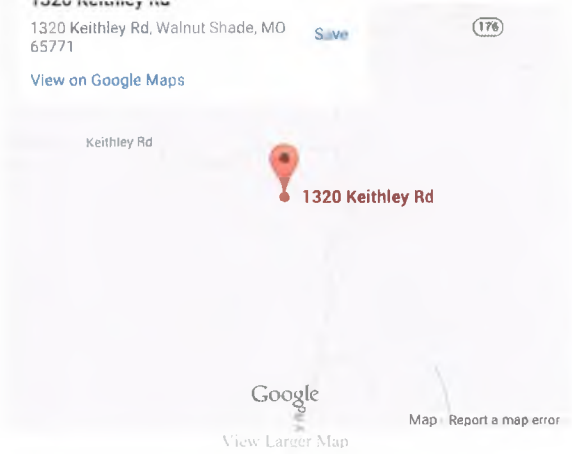
"Life is a Box of Chocolates," and at Branson Bear Creek Wine Company Winery that's not just an expression it's our philosophy!

Bear Creek

1320 Keithley Rd

1320 Keithley Rd, Walnut Shade, MO 65771 Save

View on Google Maps



PLEASE CALL 1-417-443-0036

Home | About The Wines | Contact Us | Lodging | Weddings

branson wine tasting, Branson wine company, brason cabin lodging, branson bear creek bed and breakfast, branson bear creek wine company, branson mo wine and food paring,branson mo hideaway cellar,bransonmotorcycle events welcomebranson wine tasting Missouri, branson, branson mo, port wine, hideaway cellar ,branson cabin rental, branson bear creek bed and breakfast suites and cabin rental, motorcycle clubs, branson motorcycle reunions, motorcycle groups, motorcycle riders, wine and cheese pairings

Bear Creek Wine Company	Permit#:	15-06

Division III Relative Policy Scoring Sheet: Eastern Taney County

	Performance Value	Importance Factor	Score	Section Score
Water Quality				
SEWAGE DISPOSAL n/a=				
centralized system	2	5	0	**0**
on-site treatment system(s) with adequate safeguards to mitigate pollution	1			
septic system of adequate design and capacity	0			
proposed system may not provide adequate capacity	-1			
proposed solution may cause surface and/or ground water pollution	-2			
Environmental Policies				
STORM DRAINAGE n/a=	x			
on-site stormwater retention and absorption with engineered plans	2	4		
on-site stormwater retention and absorption without engineered plans	1			
stormwater retention with managed and acceptable run-off	0			
no stormwater retention, but adverse impacts from run-off have been mitigated	-1			
no acceptable management and control of stormwater run-off	-2			
AIR QUALITY n/a=				
cannot cause impact	0	4	0	**0**
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			
Critical Areas				
PRESERVATION OF CRITICAL AREAS n/a=	x			
no adverse impact to any designated critical area	2	3		
one of the designated critical areas impacted but can be fully mitigated	1			
more than one of the designated critical areas impacted but can be fully mitigated	0			
one or more of the designated critical areas impacted and mitigation not fully effective	-1			
one or more of the designated critical areas impacted with no ability to mitigate problem	-2			
Land Use Compatibility				
OFF-SITE NUISANCES n/a=				
no issues	2	4	1	**4**
minimal issues, but can be fully mitigated	1			
issues that can be buffered and mitigated to a reasonable level	0			
buffered and minimally mitigated	-1			
cannot be mitigated	-2			
USE COMPATIBILITY n/a=				
no conflicts / isolated property	0	4	0	**0**
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

Bear Creek Wine Company	Permit#:	15-06

Division III Relative Policy Scoring Sheet: Eastern Taney County

		Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS	n/a=	x			
no rooftop equipment / vents or blocked from view by structure design or screening		0	3		
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS	n/a=	x			
no on-site waste containers or blocked from view by structure design or screening		0	3		
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.	n/a=	x			
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
LANDSCAPED BUFFERS -- RESIDENTIAL	n/a=	x			
approved landscaped buffer between homes and all streets / roads / highways		2	2		
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land		0			
no landscaped buffer between residences and local streets		-1			
no landscaped buffer from any road		-2			
LANDSCAPED BUFFERS - INDUSTRIAL	n/a=	x			
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
Local Economic Development					
AGRICULTURAL LANDS	n/a=	x			
no conversion of Class I-IV agricultural land to other use(s)		0	1		
development requires reclassification of Class I-IV agricultural land to other use(s)		-2			
RIGHT TO FARM	n/a=	x			
does not limit existing agricultural uses / does not cause nuisance, predation		0	3		
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE	n/a=	x			
no viable impact on existing industrial uses by residential development		0	2		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			

Bear Creek Wine Company	Permit#:	15-06

Division III Relative Policy Scoring Sheet: Eastern Taney County

	Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION n/a=				
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2			
creates full-time, year-round and seasonal jobs	1	4	1	**4**
creates seasonal jobs only	0			
Site Planning, Design, Occupancy				
RESIDENTIAL PRIVACY n/a=	x			
privacy provided by structural design, or not applicable	2			
privacy provided by structural screening	1			
privacy provided by landscaped buffers	0	2		
privacy provided by open space	-1			
no acceptable or effective privacy buffering	-2			
MIXED-USE DEVELOPMENTS n/a=	x			
uses / functions are compatible or not applicable	2			
uses / functions are integrated and separated based on compatibility	1			
uses / functions differ minimally and are not readily apparent	0	3		
uses / functions poorly integrated or separated	-1			
uses / functions mixed without regard to compatiblity factors	-2			
Commercial Development				
DEVELOPMENT PATTERN / BUFFERING n/a=	x			
approved and effectively designed landscaped buffers between structures and all roads	2			
minimal landscaped buffering, but compensates with expanse of land	1			
minimal landscaped buffering	0	4		
no landscaped buffering, but utilizes expanse of land	-1			
no or inadequate buffering or separation by land	-2			
Services - Capacity and Access				
UTILITIES n/a=				
adequate utilities capacity as evidenced by letter from each utility	0			
adequate utilities capacity without formal letter from each utility or not from all utilities	-1	4	-1	**-4**
inadequate information to determine adequacy of utilities	-2			
TRAFFIC n/a=				
no impact or insignificant impact on current traffic flows	0			
traffic flow increases expected but manageable using existing roads and road accesses	-1	2	0	**0**
traffic flow increases exceed current road capacities	-2			
EMERGENCY SERVICES n/a=	x			
structure size and/or access can be serviced by emergency equipment	0			
structure size and/or access may impede but not hinder serviceability	-1	3		
structure size and/or access could be problematic or non-serviceable	-2			

Bear Creek Wine Company	Permit#:	15-06

Division III Relative Policy Scoring Sheet: Eastern Taney County

	Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS n/a=				
greater than 50 ft. right-of-way	1	5	-2	-10
50 ft. right-of-way	0			
40 ft. right-of-way	-1			
less than 40 ft. right-of-way	-2			
Internal Improvements				
WATER SYSTEMS n/a=				
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	0	0
community well / water system meeting DNR requirements	1			
private wells meeting DNR requirements	0			
private wells not meeting any established standards	-1			
individual / private wells	-2			
EMERGENCY WATER SUPPLY n/a=	x			
fire hydrant system throughout development with adequate pressure and flow	0	5		
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			
PEDESTRIAN CIRCULATION n/a=	x			
paved and dedicated walkways (no bicycles) provided throughout development	2	4		
paved walkways provided throughout development / maybe shared with bicycles	1			
designated walkways provided but unpaved	0			
no pedestrian walkways, but green space provided for pedestrian use	-1			
no designated pedestrian walkway areas	-2			
PEDESTRIAN SAFETY n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2		
separation of pedestrian walkways from roadways by open land buffer	1			
pedestrian walkways abut roadways with no buffering / protection	0			
BICYCLE CIRCULATION n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails	2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1			
no designated bike-ways	0			
UNDERGROUND UTILITIES n/a=	x			
all utilities are provided underground up to each building / structure	2	4		
all utilities traverse development underground but may be above ground from easement	1			
utilities above ground but / over designated easements	0			
utilities above ground and not within specific easements	-1			
no specific management of utilities	-2			

Bear Creek Wine Company	Permit#:	15-06

Division III Relative Policy Scoring Sheet: Eastern Taney County

	Performance Value	Importance Factor	Score	Section Score
Open-Space Density				
USABLE OPEN SPACE n/a=	x			
residential developments (>25 units) include more than 25% open recreational space	2	2		
residential developments (>25 units) offer >10% but <25% open recreational space	1			
recreational area provided, but highly limited and not provided as open space	0			
no designated recreational space provided, but open space available	-1			
no open recreational space provided	-2			
Solid Waste Disposal				
SOLID WASTE DISPOSAL SERVICE AVAILABILITY n/a=	x			
weekly service is available and documentation of availability provided	0	5		
weekly service reportedly available but not documented	-1			
centralized, on-site trash collection receptacles available	-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure	0	5		
services available but not a requirement documented in covenants	-1			
not applicable / no pick-up service provided	-2			

Total Weighted Score= -6

Maximum Possible Score= 37

Actual Score as Percent of Maximum= -16.2%

Number of Negative Scores= 2

Negative Scores as % of Total Score= 5.7%

Scoring Performed by: *Bob Atchley / Bonita Kissee*

Date: *March 30, 2015*

Project: Bear Creek Wine Company

Permit#: 15-06

	Policies Receiving a Negative Score
Importance Factor 5:	right-of-way / roads
Importance Factor 4:	utilities
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kissee*

Date: *March 30, 2015*

Eastern District Relative Policies: Division III Permit

Project: Bear Creek Wine Company **Permit:** 15-06

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	37	-6	-16.2%	2	25.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	**5**	**-10**	**1**	**100.0%**
sewage disposal				
right-of-way / roads	5	-10		
emergency water supply				
waste disposal service				
waste disposal commitment				
Importance Factor 4	**16**	**4**	**1**	**20.0%**
stormwater drainage				
air quality	0	0		
off-site nuisances	8	4		
use compatibility	0	0		
diversification	8	4		
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities				
Importance Factor 3				
preservation of critical areas				
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services				
water systems	6	0		
Importance Factor 2				
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

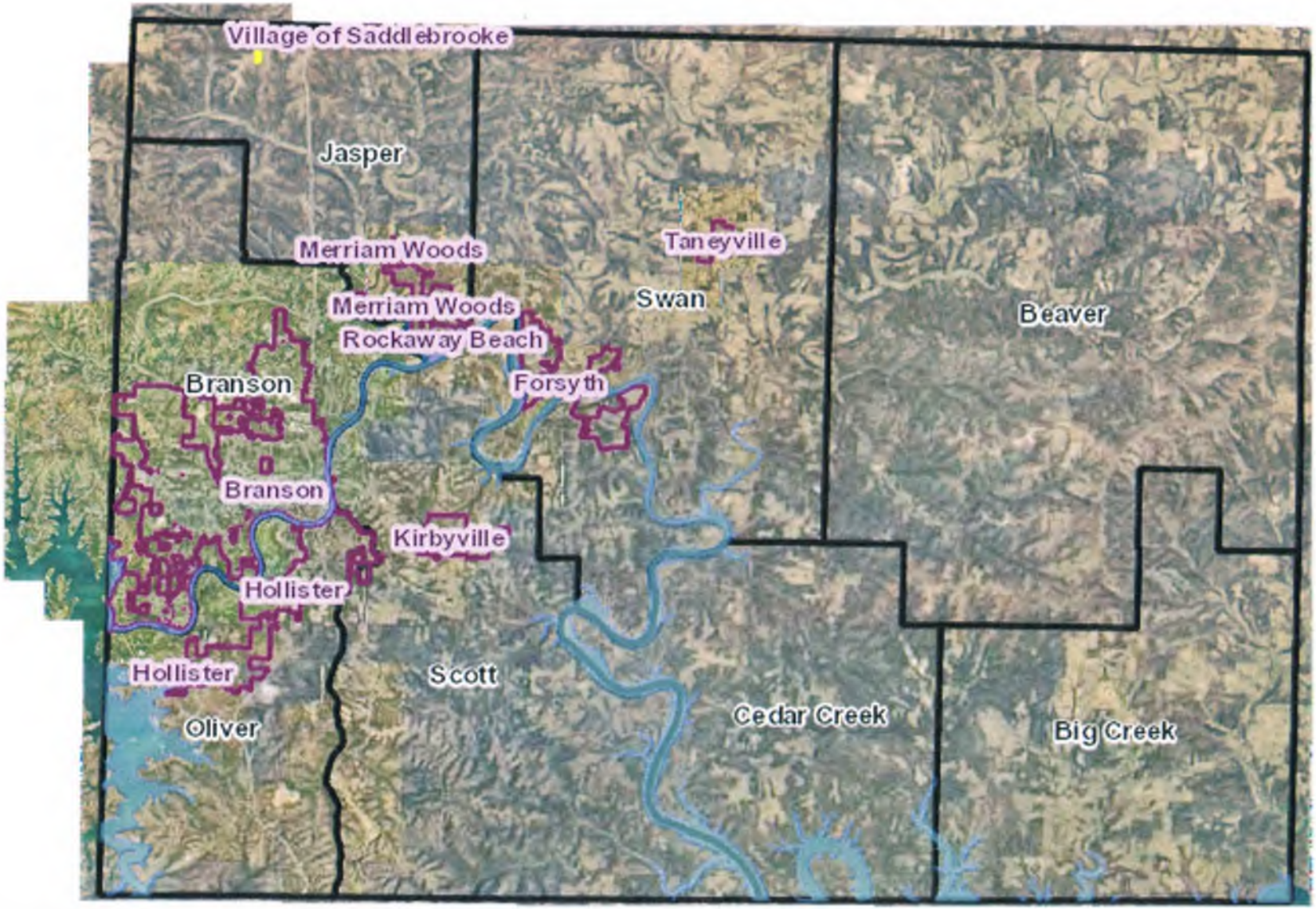
Scoring by: *Bob Atchley / Bonita Kissee*
Date: *March 30, 2015*

TANEY COUNTY PLANNING COMMISSION
P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

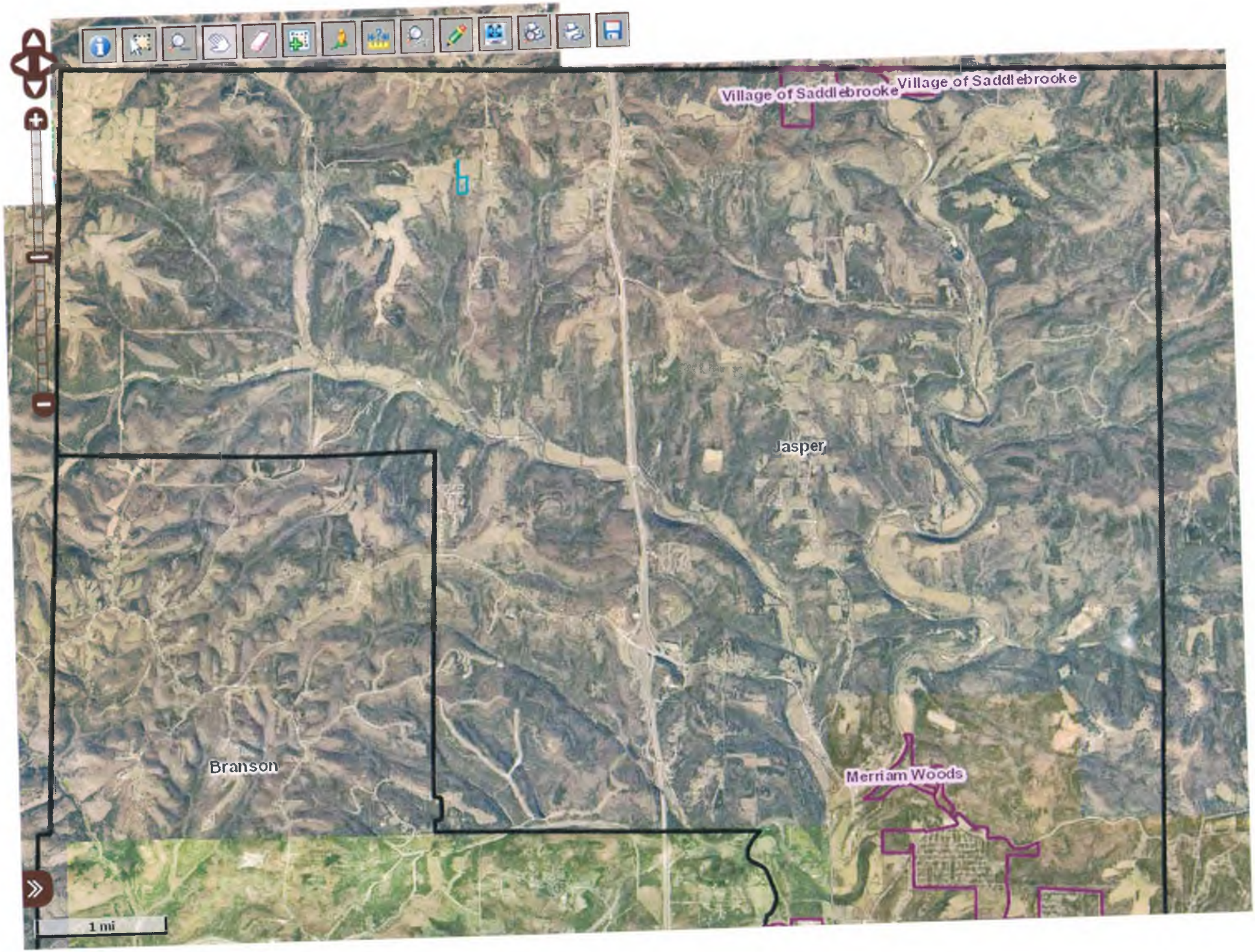
Bear Creek Wine Co.
Rebecca Tate
1320 Keithly Rd
Walnut Shade, MO 65771
03/11/2015

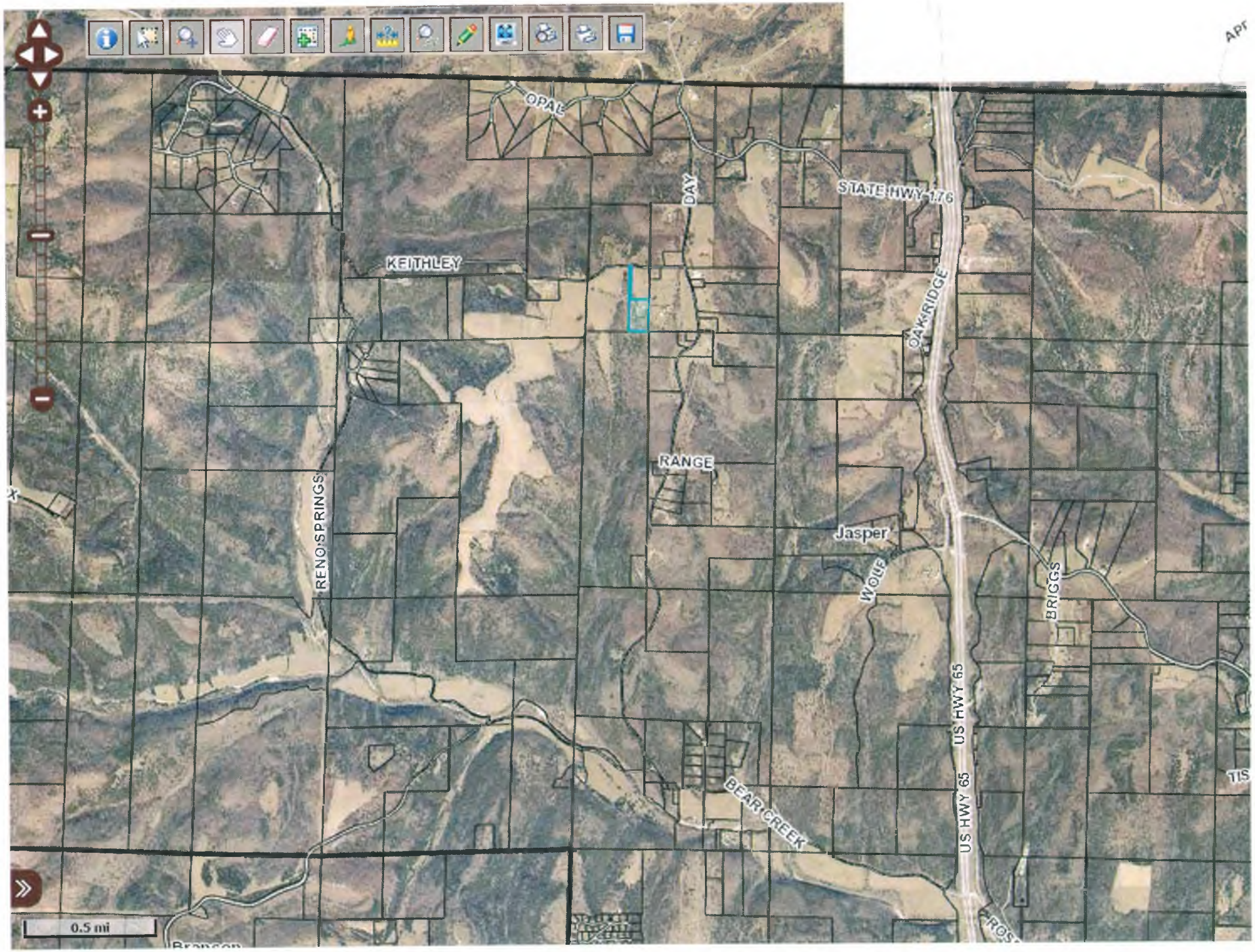
Rebecca,
This letter is in response to your concern if the waste water system located at the Bear Creek Bed & Breakfast located at 1320 Keithly Rd Walnut Shade, MO 65771 will have to modified or upgraded for the Bear Creek Wine Co. application to produce wine on-site. After review of the Div III application it is my determination that without the addition of new buildings or kitchen expansion no waste water changes will need to take place for the Wine Co. to operate. I will caution you that if new retail, kitchen, manufacturing, etc. buildings are proposed for the site, addition or new waste water systems may be required to meet the additional flows caused by such additions. If I can help or answer any questions in the future just let me know.

SCOTT STARRETT
TANEY COUNTY PLANNING
417-546-7225- OFFICE
417-546-0764-MOBILE
417-546-6861-FAX
scotts@co.taney.mo.us

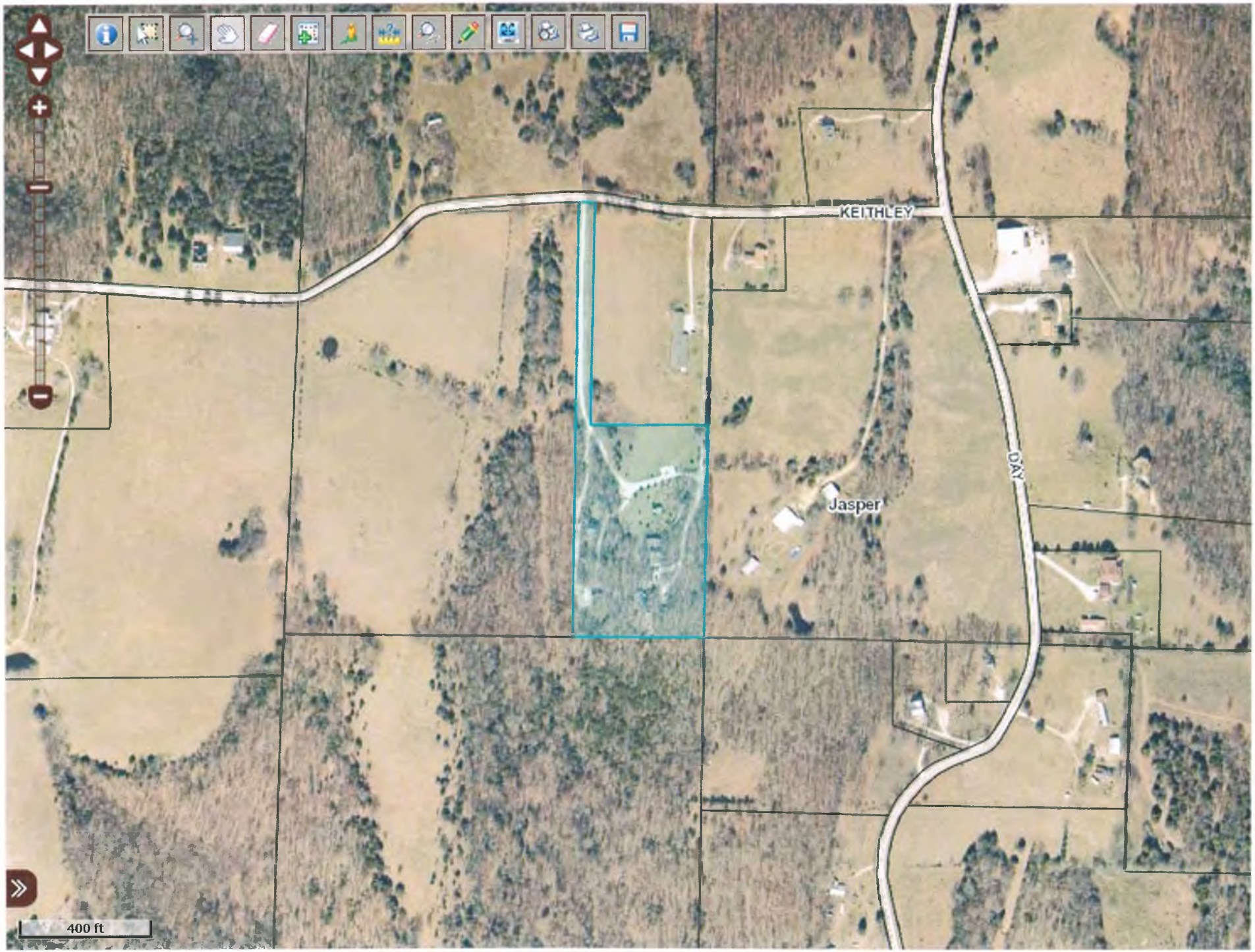


Bear Creek Wine Company
1320 Keithly Road, Walnut Shade, MO
Division III Permit 2015-0006
Taney County GIS - Beacon


Village of Saddlebrooke
Village of Saddlebrooke
Jasper
Branson
Merriam Woods
1 mi


OPAL
DAY
STATE HWY 176
KEITHLEY
OAK RIDGE
RANGE
RENO SPRINGS
Jasper
WOLF
BRIGGS
US HWY 65
US HWY 65
BEAR CREEK
0.5 mi

THIS IS AN OUTER ROAD
WY 65
MISTY MTN
STATE HWY 176
DAY
KEITHLEY
US HWY 65
OAK RIDGE
Jasper
RANGE
STATE HWY 176
WOLF
1320 ft


KEITHLEY
DAY
Jasper
400 ft

KE HLEY
Jasper
200 ft

Jasper
100 ft

Bear Creek Wine Company
1320 Keithly Road, Walnut Shade, MO
Division III Permit 2015-0006
Pictometry – View from the North

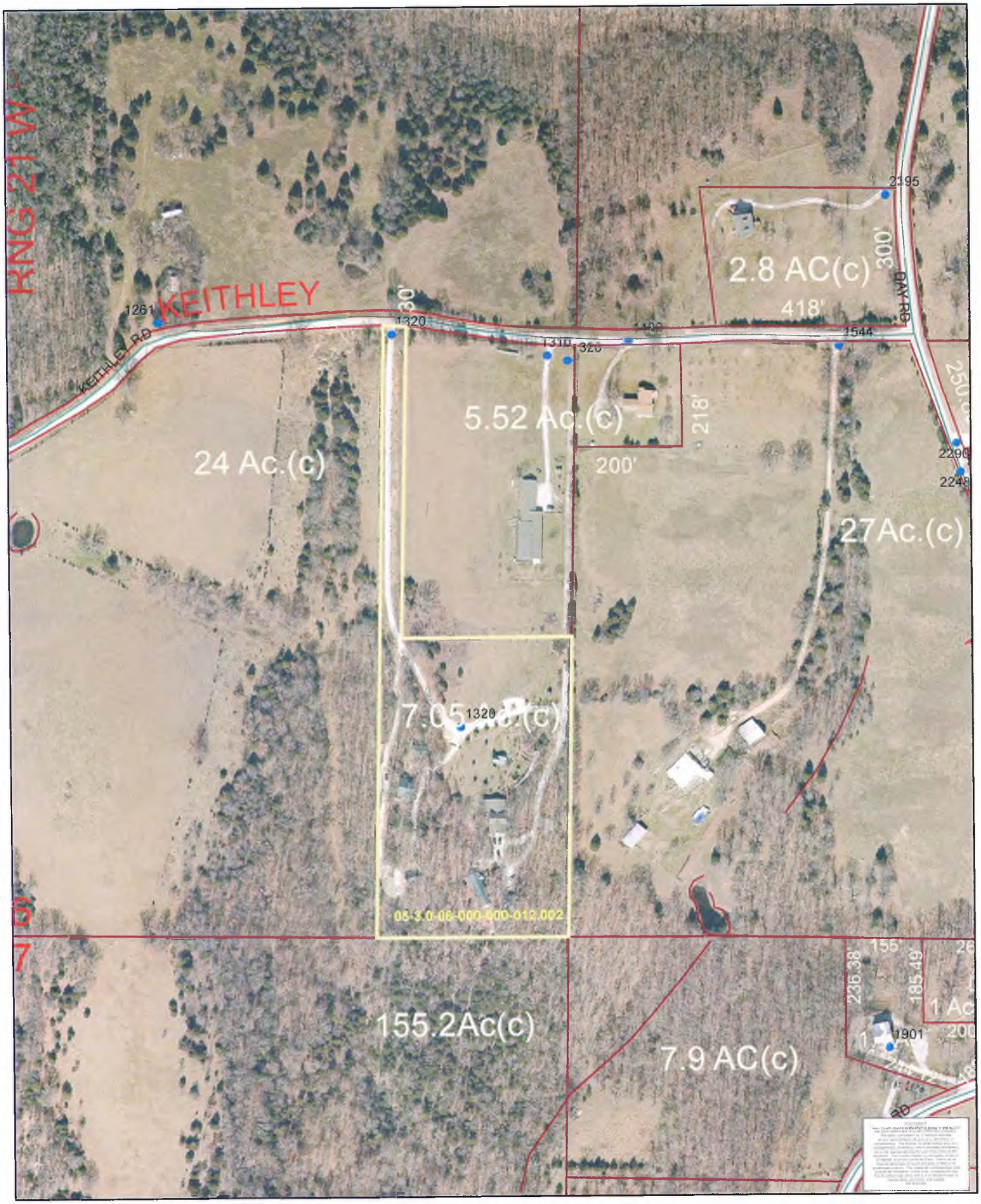
Bear Creek Wine Company
1320 Keithly Road, Walnut Shade, MO
Division III Permit 2015-0006
Pictometry – View from the South

Bear Creek Wine Company
1320 Keithly Road, Walnut Shade, MO
Division III Permit 2015-0006
Pictometry – View from the South

Bear Creek Wine Company
1320 Keithly Road, Walnut Shade, MO
Division III Permit 2015-0006
Pictometry – View from the East

Bear Creek Wine Company
1320 Keithly Road, Walnut Shade, MO
Division III Permit 2015-0006
Pictometry – View from the West

Bear Creek Wine Co



TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE:	April 13, 2015
CASE NUMBER:	2015-0007
PROJECT:	Branson Trails
APPLICANT:	Kara Stauffer
REPRESENTATIVE:	Ronald Smith
LOCATION:	The subject property is located at 7318 State Highway 248, Branson, MO, Branson Township; Section 2, Township 23, Range 22.
REQUEST:	The applicant and representative, Kara Stauffer and Ronald Smith are requesting approval of a Division III Permit authorizing the development of Branson Trails, a recreation based development proposal, which includes an extensive list of proposed uses as described in the General Description.

BACKGROUND and SITE HISTORY:

The representative has indicated that the Branson Trails development will be located upon three (3) adjoining parcels of land, with a total acreage of +/- 42.22 acres (per the Assessor's information as found on Beacon). The first parcel of land (07-1.0-02-000-000-001.000) is an approximately 3.89 acre (per the Assessor's information) parcel of land, containing an existing residence. The second parcel of property (07-1.0-02-000-000-002.000) is an approximately 4.0 acre parcel of property (per the Assessor's information) containing the structure that the representative plans to utilize for the disc golf shop and club house and nightly rental. The third parcel of property (07-1.0-01-000-000-001.009) is a +/- 34.33 acre parcel of property, which formerly contained a mobile home park (per the Assessor's information). The mobile homes have now been removed from the former mobile home park.

GENERAL DESCRIPTION:

The proposed Branson Trails recreational development will be located on a total of three (3) adjoining parcels of land with a total of +/- 42.22 acres. This proposed phased development proposal will contain an extensive list of uses; with the focal point being two (2), eighteen (18) hole, disc golf courses. The representative has indicated that this proposed project will be implemented in phases and may include the following uses:

Phase 1

- Disc Golf Shop (existing building) and Club House
- Trails Auto Sales LLC (Buy here, pay here - car lot. This is on existing foundation – office located in existing building)
- Parking lot
- 2 -18 Hole Disc Golf Course
- Orchard
- ATV Trail
- Mountain Bike Trail
- Hiking/Observation Trail
  - Seating areas – benches, trash cans, viewing area
- Disc Golf training facilities
  - Driving Range
  - Putting Green
- Fire pit(s)

Phase 2

- Four (4) room nightly rental above the Disc Golf Shop
- Twelve (12) Tent camp sites
- Laundry/Locker room
- Playground areas
- Picnic area/Pavilion Hiking/Observation Trail
  - Seating areas – benches, trash cans, viewing area
- Six (6) RV sites

Phase 3

- Rebuild the Linch Pin Cabin relocated from Branson West
  - This will be available for public viewing, with history information inside.
- Build a "Barn" available for group events: Family Reunions, Weddings, Meetings, Disc Golf player meeting area, etc.
- Manmade pond
  - Stock with various fish for onsite fishing for our guests

REVIEW:

The representative has indicated that Branson Trails will be developed in three (3) phases over a number of years. The representative has submitted three (3) Conceptual Site Plans each corresponding to the three (3) phases enumerated within the General Description above.

Since mixed uses are proposed, per the provisions of Table J-1 of the Development Guidance Code, the on-site parking space requirements will be required to be determined on a proportional basis, based upon the proposed uses. The parking area(s) will have to be designed based upon these specific uses. The applicant will have adequate property area to ensure adequate parking. However, the staff proposes that a condition be placed on the Division III Permit requiring the submission of a more detailed site plan indicating such items as improvements with scale of buildings, streets, onsite parking and utilities, in order to ensure compliance with the provisions of the Development Guidance Code.

The representative has indicated that no new buildings are planned to be constructed for the Branson Trails development. The applicant and representative are in the process of remodeling the existing structure located at 7318 State Highway 248. The structure in question actually began as a 1978 mobile home (per the Assessor's Information). The mobile home in question has received a number of additions over time. The representative has indicated that the lower level of this existing building will be utilized as the Disc Golf Shop & Club House and the Office for Trails Auto Sales. The upper floor is proposed to be utilized as a four (4) room nightly rental. The conceptual site plan indicates that during Phase 2 a portion of the building in question will also be utilized as a laundry / locker room for the twelve (12) tent camp sites. Prior to utilizing the upper floor for nightly rental the existing septic system will be required to be upgraded, ensuring compliance with state and county regulations. Even though the applicant and representative are seeking the approval for the Branson Trails development via a Division III Permit, per the provisions enumerated above of the Development Guidance Code, nightly rental would be viewed as requiring a Special-Use Permit which would not be transferable without Planning Commission approval. Please note that even though a Division II Permit shall not be required for the remodeling of the existing building, the personnel from the Western Taney County Fire Protection District have indicated that a permit will be required via the Fire District due to the significant change in the use of the building.

As the phases of Branson Trails are developed, the wastewater flows may exceed 3,000 gallons per day wastewater flow and / or six (6) units, requiring the approval of a wastewater treatment system via the Missouri Department of Natural Resources (MoDNR). The Laundry / Locker room for the twelve (12 tent camp sites, the four (4) room nightly rental, the Disc Golf Shop and the six (6) RV site shall require significant upgrades to the wastewater treatment system(s).

A number of neighboring property owners and tenants have signed a petition, which was submitted to the Planning Department Office, indicating their opposition to use of ATVs and dirt bikes on the property. The staff recommends that hours of operation be limited concerning this use. The staff further recommends that the ATV trails and the use of the ATVs be limited to the eastern-most parcel of land (Parcel # 07-1.0-01-000-000-001.009) in order to reduce noise levels being heard within the existing mobile home park.

The adjoining property immediately to the north is an existing mobile home park and light residential. The adjoining property immediately to the south is El Monte Road and vacant property. The adjoining property immediately to the east is vacant property. The adjoining property immediately to the west is State Highway 248 and vacant property.

The project received a score of -26 on the Policy Checklist, out of a maximum possible score of 59. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service, stormwater drainage, use compatibility and utilities.

STAFF RECOMMENDATIONS:

If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code and the Taney County Road Standards that include plans for the following:
    a. Sediment and erosion control (Section 4.1.1).
    b. Stormwater management (Appendix B Item 3).
    c. Land Grading Permit for all non-agricultural land disturbances of over one acre (Appendix F).
    d. Utility easements and building line setbacks (Table 12).
    e. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6).

2. Compliance letters from the Missouri Department of Transportation (MoDOT), the Western Taney County Fire Protection District, and the Missouri Department of Natural Resources (MoDNR) shall be submitted to the Planning Department Office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).

3. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).

4. The representatives shall either submit a Compliance Letter from the On-site Wastewater Permitting Division of the Planning Department or shall provide a copy of a valid Construction permit for a wastewater treatment system via the MoDNR providing for the applicable wastewater flows, prior to the issuance of the Division III Permit Certificate of Compliance.

5. Prior to the issuance of the Division III Certificate of Compliance (C of Cs), the developer shall first present a Certificate of Occupancy (C of O) from the Western Taney County Fire Protection District to the Taney County Planning Department Office.

6. The representatives shall submit a MoDNR Construction Permit for a well(s) to provide service to Branson Trails.

7. All ATV trails and ATV riding shall be limited to the eastern-most parcel of property (Parcel # 07-1.0-01-000-000-001.009). Absolutely no ATVs shall be operated upon the two (2) western-most parcels of land (Parcel # 07-1.0-02-000-000-001.000 and Parcel # 07-1.0-02-000-000-002.000).

8. Branson Trails shall be limited to the following hours of operation:
    - Disc Golf Courses – Daylight hours seven (7) days a week
    - Disc Golf Shop and Club House – 9:00 AM – 6:00 PM seven days a week
    - ATV Trails – 9:00 AM – 5:00 PM, Monday – Saturday
    - Car Sales - 9:00 AM – 5:00 PM, Monday – Saturday

9. The representatives shall provide proof of liability insurance to the Taney County Planning Department prior to opening day of the operation.

10. Any internal roadways within the Branson Trails development shall be constructed in compliance with the Taney County Road & Bridge Standards.

11. No outside storage of equipment or solid waste materials.

12. This decision is subject to all existing easements.

13. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Branson Trails LLC

7318 State Highway 248 Branson MO 65616

PO Box 472 Branson MO 65615

Phase 1

- Disc Golf Shop (existing building) and Club House
- Trails Auto Sales LLC (Buy here, pay here - car lot. This is on existing foundation – office located in existing building)
- Parking lot
- 2 -18 Hole Disc Golf Course
- Orchard
- ATV Trail
- Mountain Bike Trail
- Hiking/Observation Trail
    - Seating areas – benches, trash cans, viewing area
- Disc Golf training facilities
    - Driving Range
    - Putting Green
- Clean road frontage of debris (trash, sticks, shrubs)
- Fire pit(s)

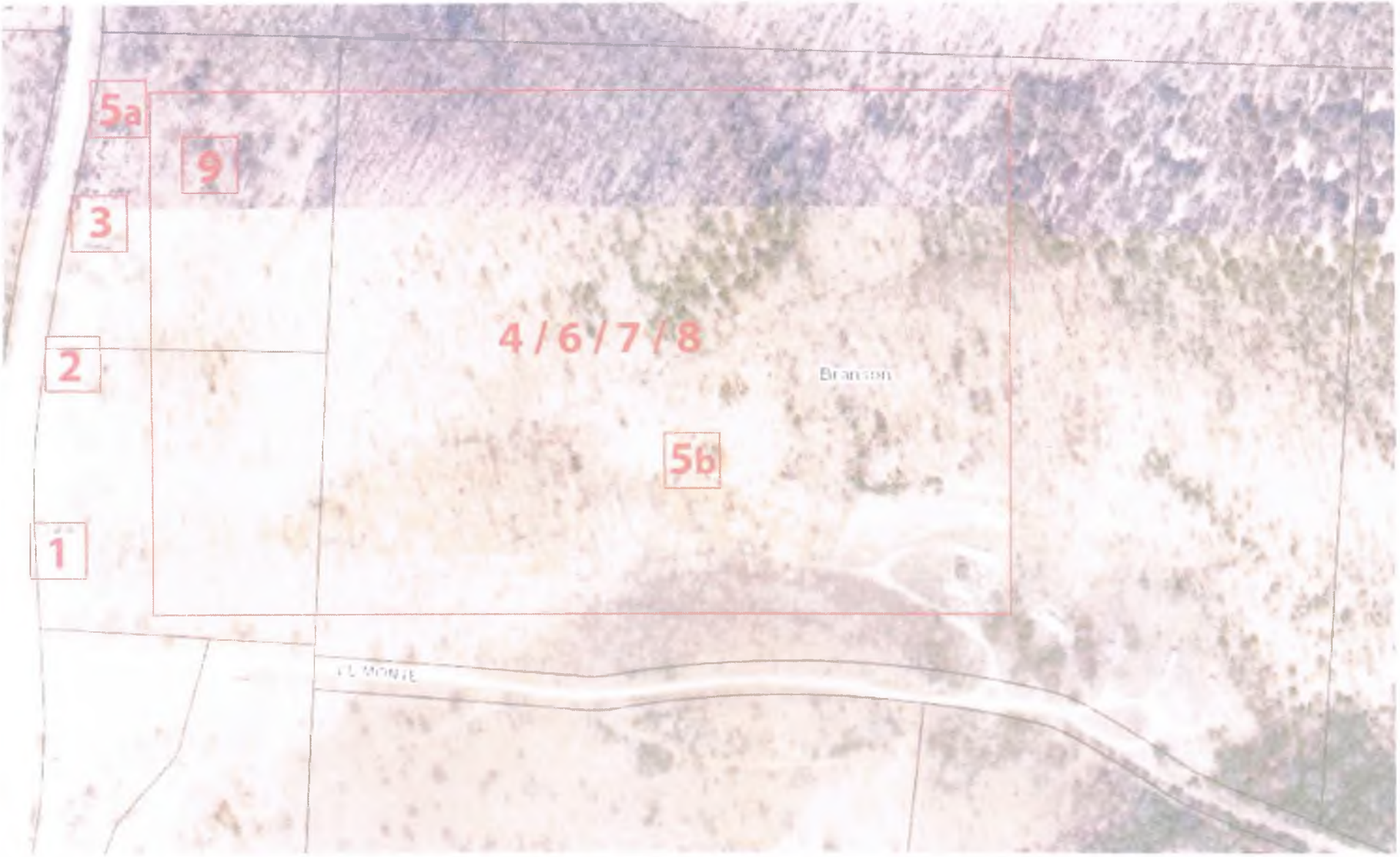
Phase 2

- Four (4) room nightly rental above the Disc Golf Shop
- Twelve (12) Tent camp sites
- Laundry/Locker room
- Playground areas
- Picnic area/Pavilion Hiking/Observation Trail
    - Seating areas – benches, trash cans, viewing area
- Six (6) RV sites

Phase 3

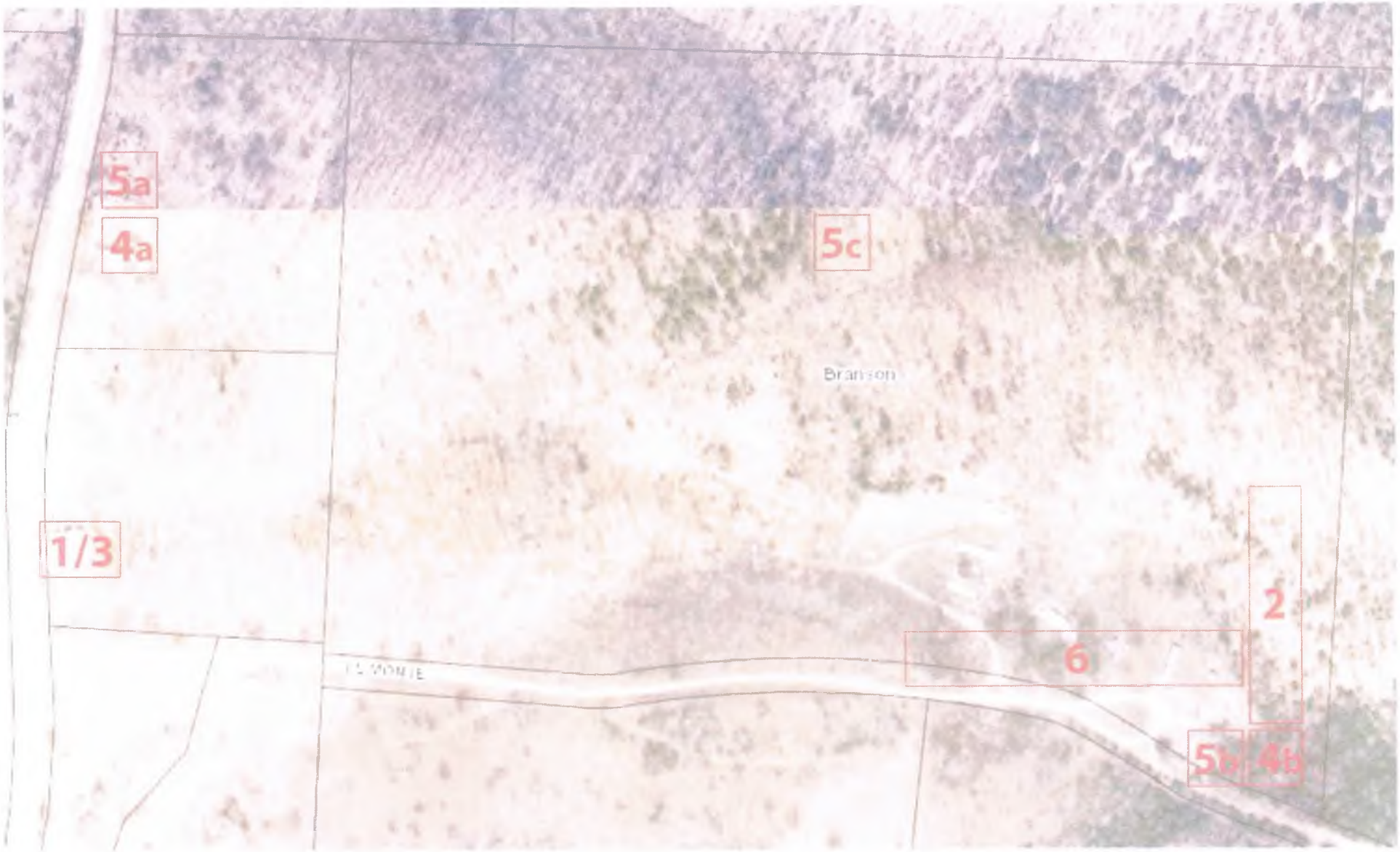
- Rebuild the Linch Pin Cabin relocated from Branson West
    - This will be available for public viewing, with history information inside.
- Build a "Barn" available for group events: Family Reunions, Weddings, Meetings, Disc Golf player meeting area, etc.
- Manmade pond
    - Stock with various fish for onsite fishing for our guests

RANSON TRAILS - Project Planning (Phase 1)



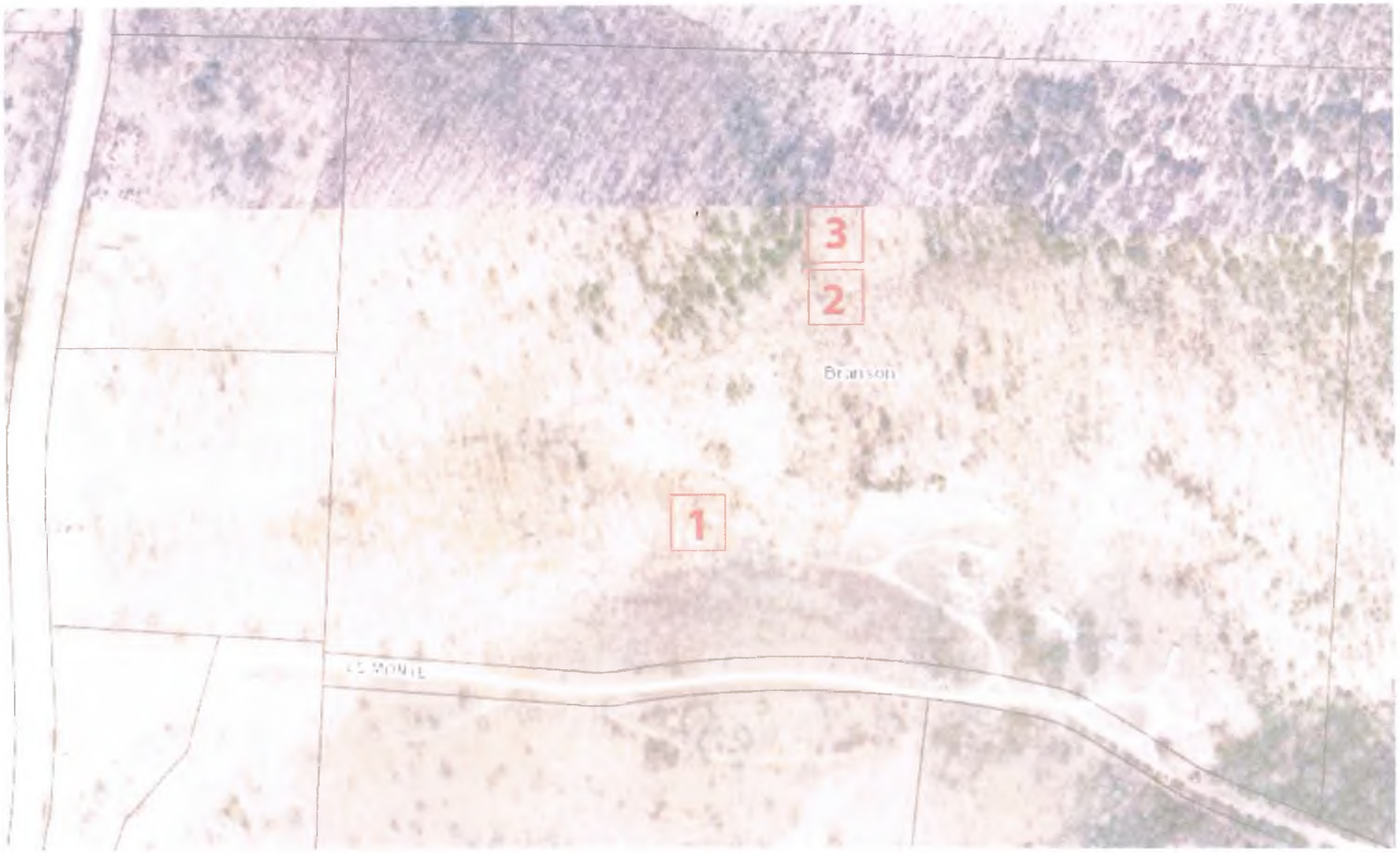
1. Disc Golf Shop/Clubhouse
2. Trails Auto Sales Car Lot
3. Parking Lot
4. 36 Hole Disc Golf Course
5. Small Orchard
6. ATV Trail
7. Mountain Biking Trail
8. Hiking and Observation Trail
9. Disc Golf Training Area

BRANSON TRAILS - Project Planning (Phase 2)



1. 4 Nightly Rentals
2. 12 Tent Camping Area
3. Laundry/Locker Room
4. Playground Areas
5. Picnic Areas
6. 6 RV Sites

3RANSON TRAILS - Project Planning (Phase 3)



1. Linch Pin Cabin
2. Barn
3. Pond

Branson Trails	Permit#:	15-07

Division III Relative Policy Scoring Sheet: Eastern Taney County

	Performance Value	Importance Factor	Score	Section Score
Water Quality				
SEWAGE DISPOSAL n/a=				
centralized system	2	5	0	0
on-site treatment system(s) with adequate safeguards to mitigate pollution	1			
septic system of adequate design and capacity	0			
proposed system may not provide adequate capacity	-1			
proposed solution may cause surface and/or ground water pollution	-2			
Environmental Policies				
STORM DRAINAGE n/a=				
on-site stormwater retention and absorption with engineered plans	2	4	-1	-4
on-site stormwater retention and absorption without engineered plans	1			
stormwater retention with managed and acceptable run-off	0			
no stormwater retention, but adverse impacts from run-off have been mitigated	-1			
no acceptable management and control of stormwater run-off	-2			
AIR QUALITY n/a=				
cannot cause impact	0	4	0	0
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			
Critical Areas				
PRESERVATION OF CRITICAL AREAS n/a=				
no adverse impact to any designated critical area	2	3	0	0
one of the designated critical areas impacted but can be fully mitigated	1			
more than one of the designated critical areas impacted but can be fully mitigated	0			
one or more of the designated critical areas impacted and mitigation not fully effective	-1			
one or more of the designated critical areas impacted with no ability to mitigate problem	-2			
Land Use Compatibility				
OFF-SITE NUISANCES n/a=				
no issues	2	4	-1	-4
minimal issues, but can be fully mitigated	1			
issues that can be buffered and mitigated to a reasonable level	0			
buffered and minimally mitigated	-1			
cannot be mitigated	-2			
USE COMPATIBILITY n/a=				
no conflicts / isolated property	0	4	-1	-4
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

Branson Trails	Permit#:	15-07

Division III Relative Policy Scoring Sheet: Eastern Taney County

		Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS	n/a=	x			
no rooftop equipment / vents or blocked from view by structure design or screening		0	3		
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS	n/a=	x			
no on-site waste containers or blocked from view by structure design or screening		0	3		
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.	n/a=	x			
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
LANDSCAPED BUFFERS -- RESIDENTIAL	n/a=	x			
approved landscaped buffer between homes and all streets / roads / highways		2	2		
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land		0			
no landscaped buffer between residences and local streets		-1			
no landscaped buffer from any road		-2			
LANDSCAPED BUFFERS - INDUSTRIAL	n/a=	x			
approved landscaped buffer from public roads		0	3		
minimal landscaped buffer, but compensates with expanse of land		-1			
no landscaped buffer from public roads		-2			
Local Economic Development					
AGRICULTURAL LANDS	n/a=	x			
no conversion of Class I-IV agricultural land to other use(s)		0	1		
development requires reclassification of Class I-IV agricultural land to other use(s)		-2			
RIGHT TO FARM	n/a=	x			
does not limit existing agricultural uses / does not cause nuisance, predation		0	3		
does not limit existing agricultural uses, but may result in minor nuisance		-1			
potential impact(s) on existing agricultural land		-2			
RIGHT TO OPERATE	n/a=	x			
no viable impact on existing industrial uses by residential development		0	2		
potential impact but can be mitigated		-1			
potential impact on existing industrial uses with no mitigation		-2			

Branson Trails	Permit#:	15-07

Division Iii Relative Policy Scoring Sheet: Eastern Taney County

	Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION n/a=				
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	4	0	0
creates full-time, year-round and seasonal jobs	1			
creates seasonal jobs only	0			
Site Planning, Design, Occupancy				
RESIDENTIAL PRIVACY n/a=	x			
privacy provided by structural design, or not applicable	2	2		
privacy provided by structural screening	1			
privacy provided by landscaped buffers	0			
privacy provided by open space	-1			
no acceptable or effective privacy buffering	-2			
MIXED-USE DEVELOPMENTS n/a=	x			
uses / functions are compatible or not applicable	2	3		
uses / functions are integrated and separated based on compatibility	1			
uses / functions differ minimally and are not readily apparent	0			
uses / functions poorly integrated or separated	-1			
uses / functions mixed without regard to compatiblity factors	-2			
Commercial Development				
DEVELOPMENT PATTERN / BUFFERING n/a=	x			
approved and effectively designed landscaped buffers between structures and all roads	2	4		
minimal landscaped buffering, but compensates with expanse of land	1			
minimal landscaped buffering	0			
no landscaped buffering, but utilizes expanse of land	-1			
no or inadequate buffering or separation by land	-2			
Services - Capacity and Access				
UTILITIES n/a=				
adequate utilities capacity as evidenced by letter from each utility	0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities	-1			
inadequate information to determine adequacy of utilities	-2			
TRAFFIC n/a=				
no impact or insignificant impact on current traffic flows	0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses	-1			
traffic flow increases exceed current road capacities	-2			
EMERGENCY SERVICES n/a=				
structure size and/or access can be serviced by emergency equipment	0	3	0	0
structure size and/or access may impede but not hinder serviceability	-1			
structure size and/or access could be problematic or non-serviceable	-2			

Branson Trails	Permit#:	15-07

Division III Relative Policy Scoring Sheet: Eastern Taney County

	Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS n/a=				
greater than 50 ft. right-of-way	1	5	1	5
50 ft. right-of-way	0			
40 ft. right-of-way	-1			
less than 40 ft. right-of-way	-2			
Internal Improvements				
WATER SYSTEMS n/a=				
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	0	0
community well / water system meeting DNR requirements	1			
private wells meeting DNR requirements	0			
private wells not meeting any established standards	-1			
individual / private wells	-2			
EMERGENCY WATER SUPPLY n/a=				
fire hydrant system throughout development with adequate pressure and flow	0	5	-2	-10
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			
PEDESTRIAN CIRCULATION n/a=	x			
paved and dedicated walkways (no bicycles) provided throughout development	2	4		
paved walkways provided throughout development / maybe shared with bicycles	1			
designated walkways provided but unpaved	0			
no pedestrian walkways, but green space provided for pedestrian use	-1			
no designated pedestrian walkway areas	-2			
PEDESTRIAN SAFETY n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2		
separation of pedestrian walkways from roadways by open land buffer	1			
pedestrian walkways abut roadways with no buffering / protection	0			
BICYCLE CIRCULATION n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails	2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1			
no designated bike-ways	0			
UNDERGROUND UTILITIES n/a=				
all utilities are provided underground up to each building / structure	2	4	0	0
all utilities traverse development underground but may be above ground from easement	1			
utilities above ground but / over designated easements	0			
utilities above ground and not within specific easements	-1			
no specific management of utilities	-2			

Branson Trails	Permit#:	15-07

Division III Relative Policy Scoring Sheet: Eastern Taney County

	Performance Value	Importance Factor	Score	Section Score
Open-Space Density				
USABLE OPEN SPACE n/a=	x			
residential developments (>25 units) include more than 25% open recreational space	2	2		
residential developments (>25 units) offer >10% but <25% open recreational space	1			
recreational area provided, but highly limited and not provided as open space	0			
no designated recreational space provided, but open space available	-1			
no open recreational space provided	-2			
Solid Waste Disposal				
SOLID WASTE DISPOSAL SERVICE AVAILABILITY n/a=				
weekly service is available and documentation of availability provided	0	5	-1	-5
weekly service reportedly available but not documented	-1			
centralized, on-site trash collection receptacles available	-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure	0	5		
services available but not a requirement documented in covenants	-1			
not applicable / no pick-up service provided	-2			

Total Weighted Score= -26

Maximum Possible Score= 59

Actual Score as Percent of Maximum= -44.1%

Number of Negative Scores= 6

Negative Scores as % of Total Score= 17.1%

Scoring Performed by: *Bob Atchley / Bonita Kissee*

Date: *March 30, 2015*

Project: Branson Trails

Permit#: 15-07

	Policies Receiving a Negative Score
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	stormwater drainage off-site nuisances use compatibility utilities
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kissee*

Date: *March 30, 2015*

Eastern District Relative Policies: Division III Permit

Project: Branson Trails **Permit:** 15-07

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	59	-26	-44.1%	6	42.9%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	**5**	**-10**	**2**	**66.7%**
sewage disposal				
right-of-way / roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	**32**	**-16**	**4**	**57.1%**
stormwater drainage	8	-4		
air quality	0	0		
off-site nuisances	8	-4		
use compatibility	0	-4		
diversification	8	0		
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3				
preservation of critical areas	6	0		
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services	0	0		
water systems	6	0		
Importance Factor 2				
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kissee*
Date: *March 30, 2015*

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

Disc Golf Course throughout entire property
ATV Trails through entire property.
Hiking Trails through property
MTN Bike Trails through property
Disc Golf Shop and check in building.
Multiple Cabins for nightly rentals.
Used Car lot off 248 center of property.
Camping Areas throughout property
RV Camping area with and without hookups.

Revised 12/19/03

page 1 of 3

We, the undersigned residents of properties in the vicinity of 7318 State Highway 248 (approximately 41 acres), are opposed to any business being established at that location which would operate motorized vehicles such as ATVs, dirt bikes, and the like, whether for recreation or demonstration. These vehicles would disturb the peace of our community with the nuisance of their excessive noise. This level of noise pollution is completely unacceptable to we who have signed below:

Name and Address:

1 Kyle Nickens 7477-4 State Hwy 248 Branson, MO
2 Victor Tall Tree 7477 State Hwy 248 Branson, MO.
3 Steven Schwartz 7477 State Hwy 248 Branson, MO
4 Jessica Schwartz 7477 State Hwy 248 Branson, M
5 Sean Tedder 7477 State Hway 248 Branson Mo
6 Trish Smith 7477 State Hway 248 Branson MO
7 Dean Mills 7477 State Hwy 248 Branson, MO
8 Lyn Little 298 Ruddick LN Branson MO
9 Guy Ruddick 298 Ruddick Ln Branson MO.
10 Mark Fitzpatrick 7519 Hwy. 248 Branson Mo.
11 Vincent Combs 7477-1 St Hwy 248 Branson 65616
12 Violet Hurst 7633 St Hwy 248 Branson, Mo 65616
13 Billy Hurst 7633 St Hwy 248 Branson, Mo 65616
14 Michael Z Hazard 7477 St. Hwy 248 #9 Branson, MO. 65616
15 Opal Hazard 7477 St. Hwy 248 #9 Branson, MO. 65616
16 Richard Combs 7560 St Hwy 248 Branson MO 65616
17 Rosella Combs 7560 St. Hwy 248 Branson, MO. 65614
18 Ted Lee 7477-3 Hwy 248 Branson 65616
19 Randa Lee 7477-3 Hwy 248 Branson 65616
20 Donna K Hoff 7886 St Hwy 248 Branson 65616
21 Richard Hoff 7886 St Hwy 248 Branson MO 65616

Total 21

total 43

Copy

We, the undersigned residents of properties in the vicinity of 7318 State Highway 248 (approximately 41 acres), are opposed to any business being established at that location which would operate motorized vehicles such as ATVs, dirt bikes, and the like, whether for recreation or demonstration. These vehicles would disturb the peace of our community with the nuisance of their excessive noise. This level of noise pollution is completely unacceptable to we who have signed below:

Name and Address:

James L. Hallison 7510 STATE HWY 248 BRANSON 417-294-473
Rita Bussard 7496 HWY. 248 #4 LOT # 4 Branson, Mo. 417-844-54.
[illegible] Bussard 7496 HWY. 248. LOT # 4 BRANSON, Mo. 417-598-
John Moore 7496 St. Hwy 248 Lot 6 Branson Mo. 65616
Martha A Hall 7496 St. Hwy 248 Branson MO. 65616
Milton J. Blanscet 7946 State Hwy 248 Branson 65616
Yvonne J. Blanscet 7946 State Hwy 248 Branson 65616
[illegible] Brown 5043 State Highway 248 Branson MO 65616
Cordony Brown 5043 State 248 Branson MO 65616
Allison McKeel 7920 State Hwy 248 Branson Mo 65616
Felipe A Padilla 7496 State Hwy 248 Lot 10 Branson Mo 656
Felipe J. Padilla 7496 State Hwy 248 lot 11 Branson MO 656
[illegible] 7496 St Hwy 248 Lot 16
[illegible] 7496 St Hwy 248 Lot 12
April A. Briggs
Kirk McCullough 7496 St. hwy 248 Lot #18
Maya Hardaway 7496 St. Hwy 248 Lot # 19
Howard McCullough 7496 St. Hwy 248 Lot # 17
Ronnie P Hall lot 25 7496 Hwy 248
MARTHA A HALL lot 25 7496 Hwy 248

Total 20

Copy

page 3 of 3

We, the undersigned residents of properties in the vicinity of 7318 State Highway 248 (approximately 41 acres), are opposed to any business being established at that location which would operate motorized vehicles such as ATVs, dirt bikes, and the like, whether for recreation or demonstration. These vehicles would disturb the peace of our community with the nuisance of their excessive noise. This level of noise pollution is completely unacceptable to we who have signed below:

Name and Address:

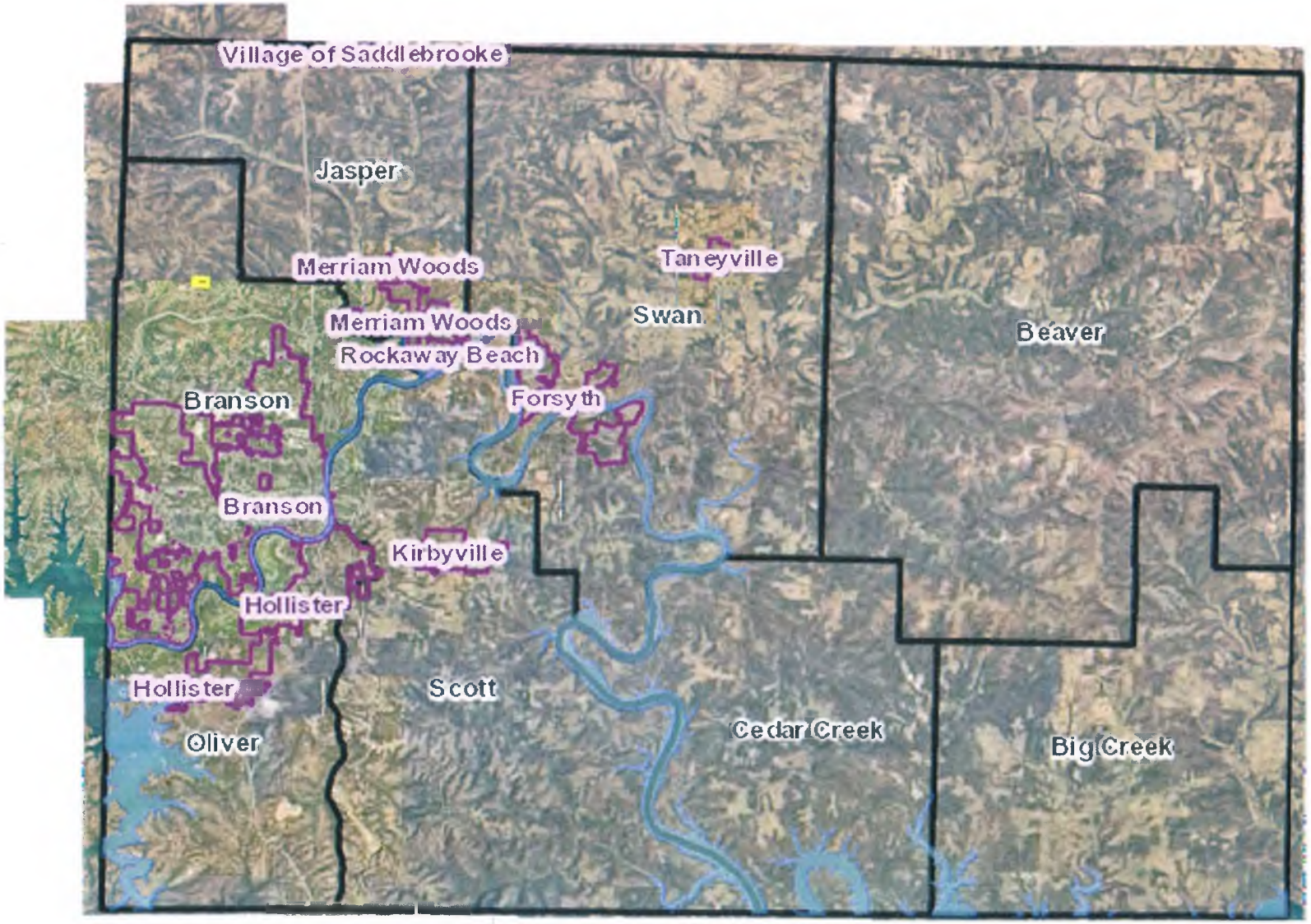
1 Rodney Dunn 7686 St Hwy 248 Branson

2 Tina Roberts 7686 St Hwy 248 Branson

Copy

Country Town mobile Home Park
Fence
Woods
Woods
Squirrel Cage
1
2
3
4
5
6
7
8
9
74'
225'
68'
159'
58'
19'

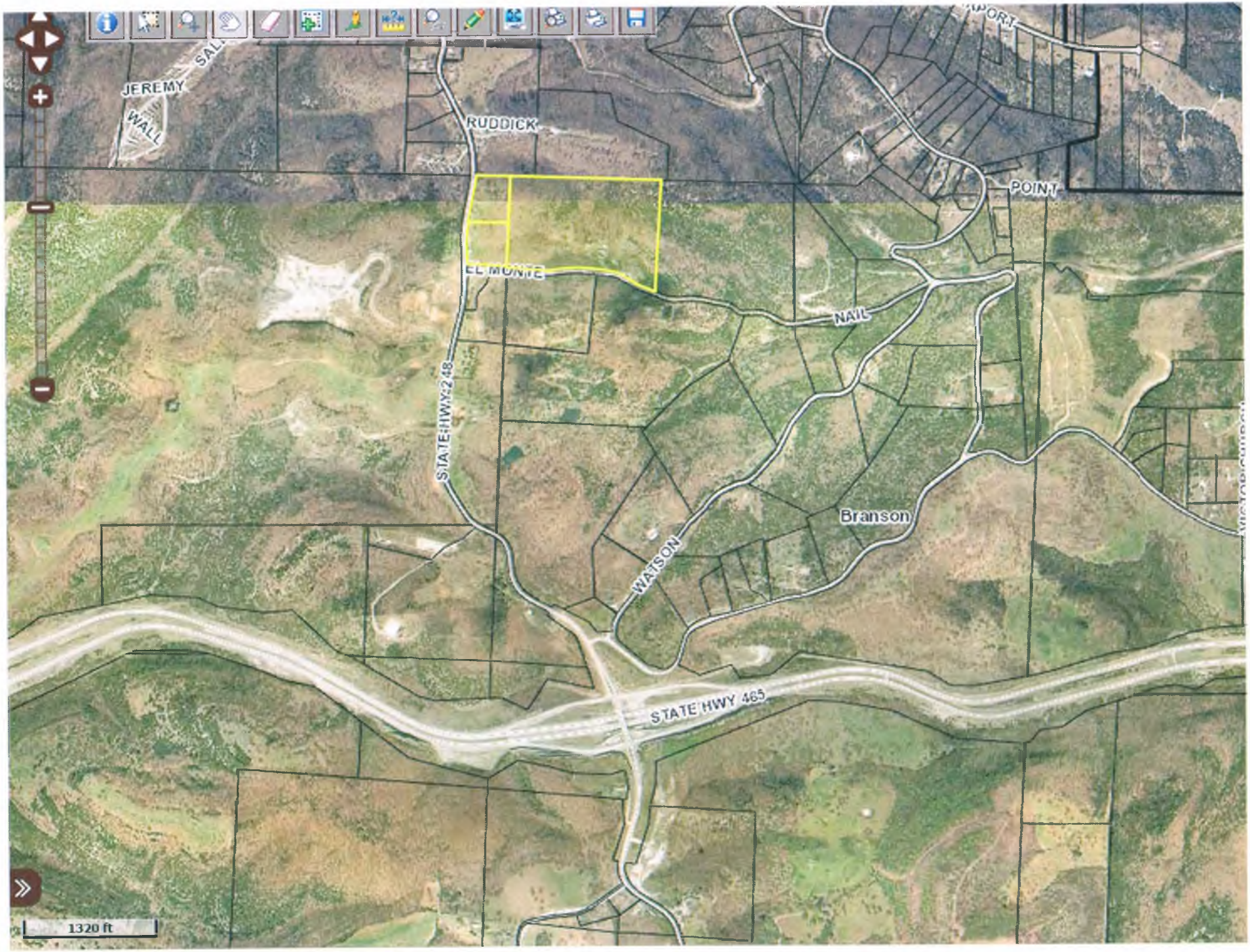
Copy

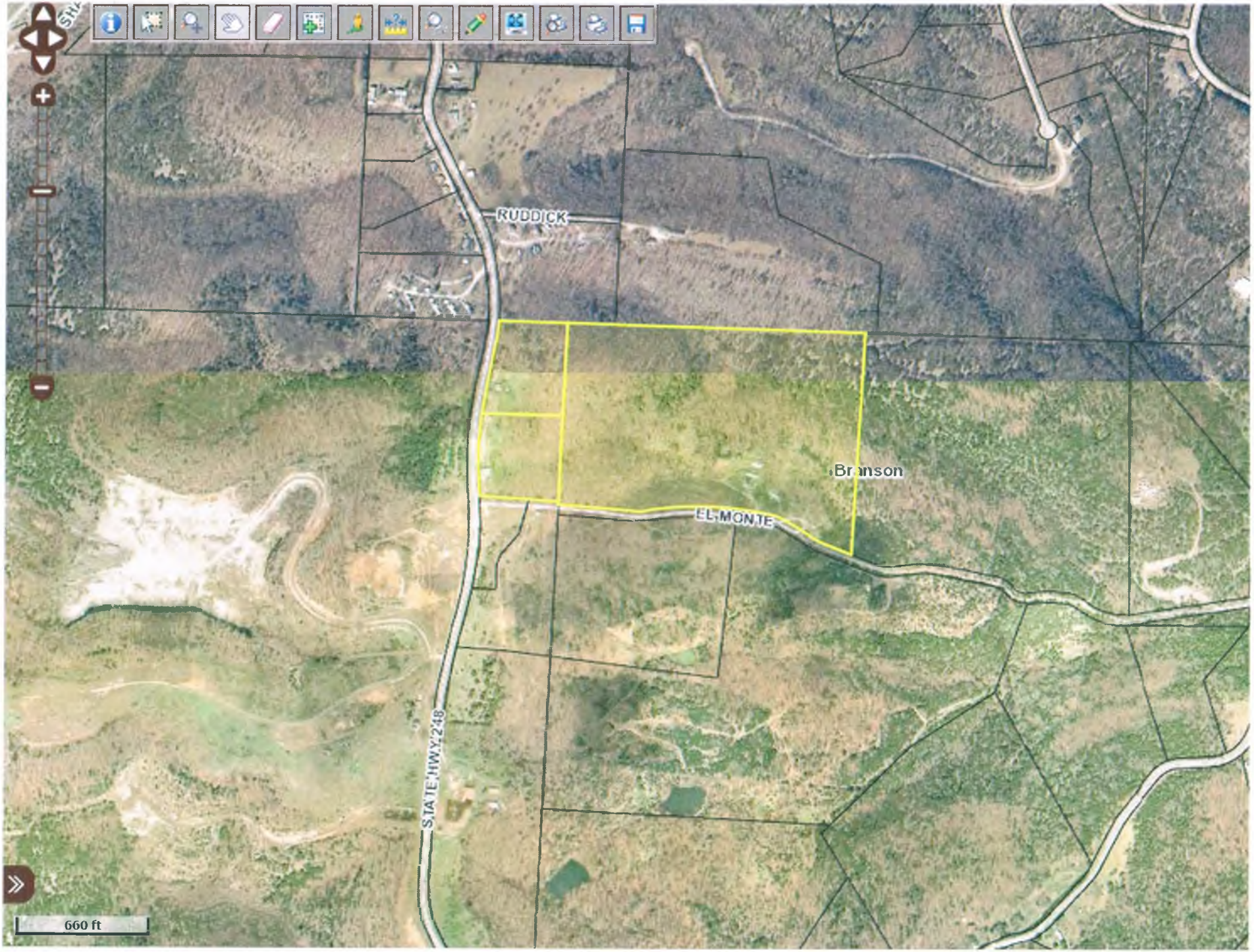


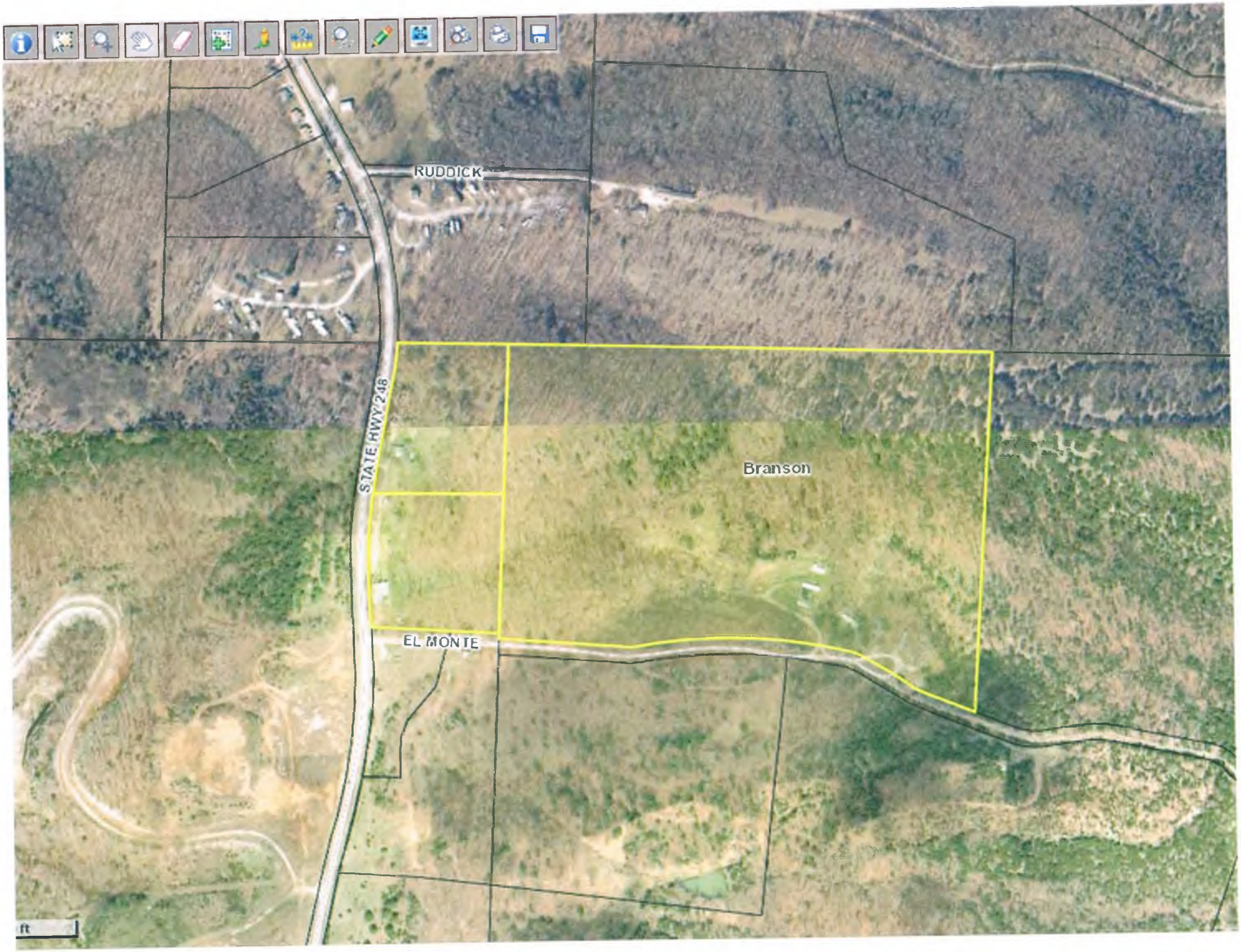
Branson Trails
7318 State Highway 248, Branson, MO
Division III Permit 2015-0007
Taney County GIS - Beacon

Beacon - Taney County, M

beacon.schneidercorp.com/Application.aspx?AppID=26&LayerID=155&PageTypeID=1&PageID=960&KeyValue=07-1.0-01-000-000-001.009


JEREMY
WALL
RUDDICK
POINT
EL MONTE
NAIL
STATE HWY 248
Branson
WATSON
STATE HWY 465
1320 ft


RUDDICK
Branson
EL MONTE
STATE HWY 248
660 ft


RUDDICK
STATE HWY 248
Branson
EL MONTE
ft

Beacon - Taney County, M

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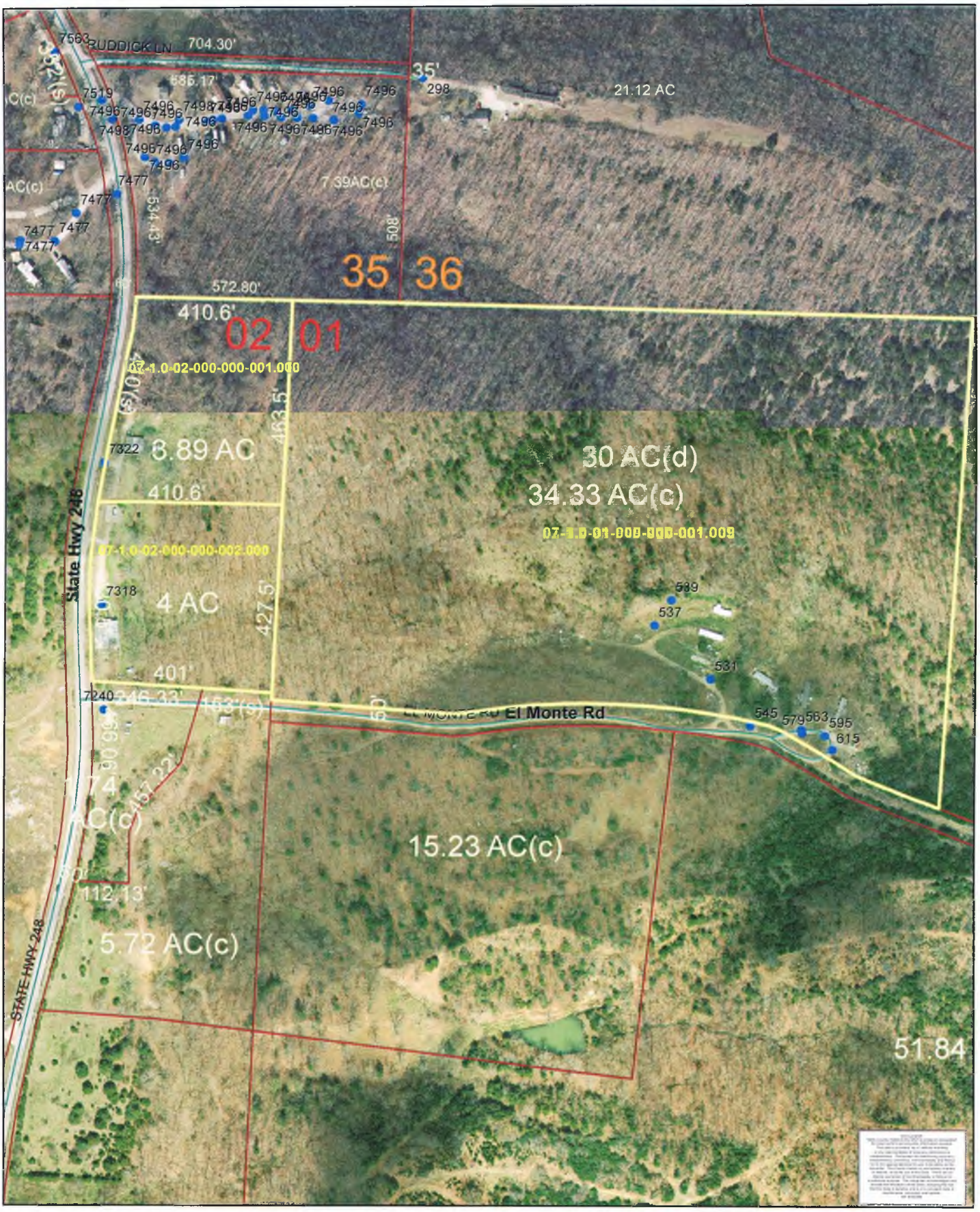
Branson Trails



03/30/2015 14:28

AILS AUTO SALES
17-335-2078
03/30/2015 14:28

03/30/2015 14:25

TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE:	April 13, 2015
CASE NUMBER:	2015-0008
PROJECT:	Empire Energy Bulk Storage Facility (Tri-Lakes Petroleum)
APPLICANT / CURRENT OWNER:	Plaster Grandchildren Investments, LLC
REPRESENTATIVE:	Empire Energy Eric Hodge – Rozell Engineering Company
LOCATION:	The subject property is located at the northwest intersection of Sunrise Drive and Buchanan Road, Branson, MO; Branson Township; Section 8, Township 23, Range 21.
REQUEST:	The representative, Empire Energy is requesting approval of a Division III Permit to allow for the relocation of its existing Bulk Storage Facility from its current location at 943 State Highway 76, Branson, MO to the location in question at the northwest corner of Sunrise Drive and Buchanan Road, Branson, MO.

BACKGROUND and SITE HISTORY:

The subject property is a vacant +/- 2.58 acre (per the Assessor's Information) meets & bounds described tract of land, located at the northwest corner of Sunrise Drive and Buchanan Road, Branson, MO.

The current application was approved for Concept on March 16, 2015.

GENERAL DESCRIPTION:

The representative, Empire Energy is proposing to utilize the +/- 2.58 acre meets & bounds described tract of land as the new location for the Empire Energy Bulk Storage Facility (also known as Tri-Lakes Petroleum). The applicant is seeking the Planning Commission approval of a Division III Permit authorizing the development of this bulk energy storage facility. This facility will be developed with fuel storage tanks, truck parking and an office / warehouse building. The site plan indicates a new 3,200 square foot (40' x 80') office / warehouse building.

REVIEW:

Per the submitted site plan, the bulk storage facility will be served by two (2) commercial driveways. The first drive will be located off of the Southwest Outer Road of U.S. Highway 65 and will be built in compliance with Missouri Department of Transportation requirements (MoDOT). This entramce is indicated on the site plan with an approximately 51' width. A second drive will be provided off of Buchanan Road. This second drive entrance is indicated on the site plan as having a 39'. Both entrances will be wide in order to allow for truck traffic.

The representative has indicated that the bulk storage facility will include a new 3,200 square foot (40' x 80') office / warehouse building. The representative has indicated that this building will house eight (8) office employees. This office / warehouse building is proposed to be served by an on-site (septic) wastewater system. A letter from Scott Starrett, On-Site Wastewater Permitting has been included in the Planning Commission Packet. The applicant's engineer has indicated that it will not be feasible to connect to existing Branson municipal sewer main located a distance on the other side of Buchanan Road.

Due to the addition of a large amount of impervious surface (a fairly high percentage of the site will either be buildings or asphalt paved parking lots and driveways) a stormwater management plan will be required. Please note that the site plan indicates a proposed detention basin near the northeast portion of the property in question.

The adjoining property immediately to the north is vacant, with the High Road Plaza (industrial and commercial uses) being located further to the north. The adjoining property immediately to the south is Buchanan Road and vacant property. The adjoining property immediately to the east is Sunrise Drive and a propane business. The adjoining property immediately to the west is the Taney County Transfer Station.

Per the provisions of the Development Guidance Code buffering would not required between this use and other existing commercial or industrial uses. However, the engineer has proposed a 10' wide landscape buffer between the proposed Empire Energy Bulk Storage Facility and the two adjoining roadways (Southwest Outer Road and Buchanan Road).

The project received a score of 1 on the Policy Checklist, out of a maximum possible score of 29. The relative policies receiving a negative score consist of emergency water supply and solid waste disposal service.

SUMMARY:

If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code and the Taney County Road Standards that include plans for the following:
   a. Sediment and erosion control (Section 4.1.1).
   b. Stormwater management (Appendix B Item 3).
   c. Land Grading Permit for all non-agricultural land disturbances of over one acre (Appendix F).
   d. Utility easements and building line setbacks (Table 12).
   e. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6).

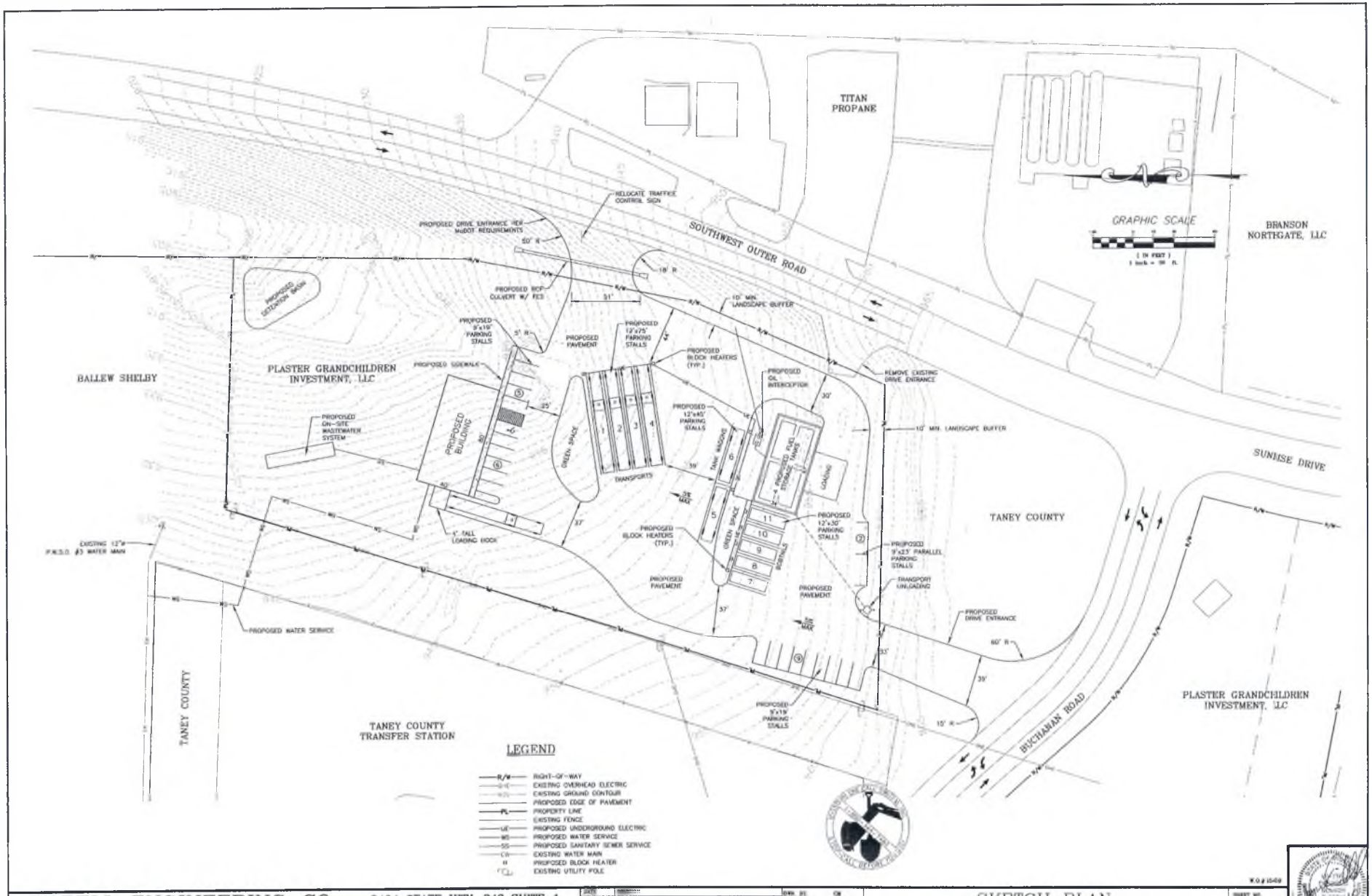
2. Compliance letters from the Western Taney County Fire Protection District, the Missouri Department of Natural Resources (MoDNR), the On-Site Wastewater Permitting Division of the Planning Department, the Missouri Department of Transportation (MoDOT) and the Taney County Road & Bridge Department shall be submitted to the Planning Department Office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).

3. This decision is subject to all existing easements.

4. Division II Permits shall be required for all applicable structures in the development (Chapter 3, Section 1, Item B).

5. Prior to the issuance of Division II Certificates of Conformance (C of Cs), the developer shall first present a Certificate of Occupancy (C of O) from the Western Taney County Fire Protection District to the Taney County Planning Department Office.

6. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter 2, Item 6).



ROZELL ENGINEERING CO.
ENGINEERING SECTION INC., P.C.

2404 STATE HWY. 248 SUITE 4
BRANSON, MISSOURI 65616
(417) 334-4141 FAX 334-4181

DATE	DESCRIPTION

DWN BY: CW
CHK BY: KH
APPR BY: WD
DATE: 4-7-15

SKETCH PLAN

EMPIRE ENERGY BULK STORAGE — TANEY COUNTY, MISSOURI

SHEET NO. 1 OF 1

R.O.# 15-69

TANEY COUNTY

TANEY COUNTY PLANNING COMMISSION
P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

Eric Hodge
Rozell Engineering Company
2404 St. Hwy 248, Suite 4
Branson, MO 65616

Eric,
After review of the office and bulk storage plant being planned at the intersection of Buchanan Rd and the West Outer road the following daily flow rate should be considered when looking at an onsite system. With 8 office employees the daily flow will be 200 gpd, 8 employees @ 25 per employee = 200 gpd.
In comparison a 3 bedroom single family home will have a daily flow of 360 gpd.
The type and amount of lateral field will be determined by the soils evaluation in combination with the flow rate of 200gpd.

Scott Starrett

SCOTT STARRETT
TANEY COUNTY PLANNING
417-546-7225- OFFICE
417-546-0764-MOBILE
417-546-6861-FAX
scotts@co.taney.mo.us

Empire Energy Bulk Storage Facility	Permit#:	15-08

Division III Relative Policy Scoring Sheet: Western Taney County

	Performance Value	Importance Factor	Score	Section Score
Water Quality				
SEWAGE DISPOSAL n/a=				
centralized system	2	5	1	5
on-site treatment system(s) with adequate safeguards to mitigate pollution	1			
septic system of adequate design and capacity	0			
proposed system may not provide adequate capacity	-1			
proposed solution may cause surface and/or ground water pollution	-2			
Environmental Policies				
SOIL LIMITATIONS n/a=				
no known limitations	0	3	0	0
potential limitations but mitigation acceptable	-1			
mitigation inadequate	-2			
SLOPES n/a=				
NOTE: if residential, mark "**x**" in box.....				
development on slope under 30%	0	4	0	0
slope exceeds 30% but is engineered and certified	-1			
slope exceeds 30% and not engineered	-2			
WILDLIFE HABITAT AND FISHERIES n/a=				
no impact on critical wildlife habitat or fisheries issues	0	2	0	0
critical wildlife present but not threatened	-1			
potential impact on critical wildlife habitat or fisheries	-2			
AIR QUALITY n/a=				
cannot cause impact	0	2	0	0
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			
Land Use Compatibility				
OFF-SITE NUISANCES n/a=				
no issues or nuisance(s) can be fully mitigated	0	5	0	0
buffered and minimally mitigated	-1			
cannot be mitigated	-2			
Compatibility Factors				
USE COMPATIBILITY n/a=				
no conflicts / isolated property	0	4	0	0
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

Empire Energy Bulk Storage Facility	Permit#:	15-08

Division III Relative Policy Scoring Sheet: Western Taney County

		Performance Value	Importance Factor	Score	Section Score
LOT COVERAGE	n/a=				
lot coverage compatible with surrounding areas		0	1	0	0
lot coverage exceeds surrounding areas by less than 50%		-1			
lot coverage exceeds surrounding areas by more than 50%		-2			
BUILDING BULK AND SCALE	n/a=				
bulk / scale less than or equivalent to surrounding areas		0	3	0	0
bulk / scale differs from surrounding areas but not obtrusive		-1			
bulk / scale significantly different from surrounding areas / obtrusive		-2			
BUILDING MATERIALS	n/a=	x			
proposed materials equivalent to existing surrounding structures		0	2		
proposed materials similar and should blend with existing structures		-1			
materials differ from surrounding structures and would be noticeable		-2			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS	n/a=	x			
no rooftop equipment or vents		2	1		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS	n/a=	x			
no on-site waste containers		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.	n/a=	x			
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
LANDSCAPED BUFFERS -- RESIDENTIAL	n/a=	x			
approved landscaped buffer between homes and all streets / roads / highways		2	2		
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land		0			
no landscaped buffer between residences and local streets		-1			
no landscaped buffer from any road		-2			

Empire Energy Bulk Storage Facility	Permit#:	15-08

Division III Relative Policy Scoring Sheet: Western Taney County

	Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL n/a=				
approved landscaped buffer from public roads	0	3	0	0
minimal landscaped buffer, but compensates with expanse of land	-1			
no landscaped buffer from public roads	-2			
Local Economic Development				
RIGHT TO FARM n/a=	x			
does not limit existing agricultural uses / does not cause nuisance, predation	0	3		
does not limit existing agricultural uses, but may result in minor nuisance	-1			
potential impact(s) on existing agricultural land	-2			
RIGHT TO OPERATE n/a=				
no viable impact on existing industrial uses by residential development	0	3	0	0
potential impact but can be mitigated	-1			
potential impact on existing industrial uses with no mitigation	-2			
DIVERSIFICATION n/a=	x			
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	5		
creates full-time, year-round and seasonal jobs	1			
creates seasonal jobs only	0			
Site Planning, Design, Occupancy				
RESIDENTIAL PRIVACY n/a=	x			
privacy provided by structural design, or not applicable	2	2		
privacy provided by structural screening	1			
privacy provided by landscaped buffers	0			
privacy provided by open space	-1			
no acceptable or effective privacy buffering	-2			
MIXED-USE DEVELOPMENTS n/a=	x			
uses / functions are compatible or not applicable	2	3		
uses / functions are integrated and separated based on compatibility	1			
uses / functions differ minimally and are not readily apparent	0			
uses / functions poorly integrated or separated	-1			
uses / functions mixed without regard to compatiblity factors	-2			
Commercial Development				
DEVELOPMENT PATTERNS n/a=	x			
clustered development / sharing of parking, signs, ingress, egress, or not applicable	2	3		
some clustering and sharing patterns with good separation of facilities	1			
some clustering and sharing patterns with minimal separation of facilities	0			
clustered development with no appreciable sharing of facilities	-1			
unclustered development with no sharing or ability to share facilities	-2			

Empire Energy Bulk Storage Facility	Permit#:	15-08

Division III Relative Policy Scoring Sheet: Western Taney County

	Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING n/a=	x			
approved and effectively designed landscaped buffers between structures and all roads	2	3		
minimal landscaped buffering, but compensates with expanse of land	1			
minimal landscaped buffering	0			
no landscaped buffering, but utilizes expanse of land	-1			
no or inadequate buffering or separation by land	-2			
Services - Capacity and Access				
TRAFFIC n/a=				
no impact or insignificant impact on current traffic flows	0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses	-1			
traffic flow increases exceed current road capacities	-2			
EMERGENCY SERVICES n/a=				
structure size and/or access can be serviced by emergency equipment	0	5	0	0
structure size and/or access may impede but not hinder serviceability	-1			
structure size and/or access could be problematic or non-serviceable	-2			
RIGHT-OF-WAY OF EXISTING ROADS n/a=				
greater than 50 ft. right-of-way	1	5	1	5
50 ft. right-of-way	0			
40 ft. right-of-way	-1			
less than 40 ft. right-of-way	-2			
Internal Improvements				
WATER SYSTEM SERVICE n/a=				
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	2	6
community well / water system meeting DNR requirements	1			
private wells meeting DNR requirements	0			
private wells not meeting any established standards	-1			
individual / private wells	-2			
EMERGENCY WATER SUPPLY n/a=				
fire hydrant system throughout development with adequate pressure and flow	0	5	-2	-10
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			
PEDESTRIAN CIRCULATION INFRASTRUCTURE n/a=	x			
paved and dedicated walkways (no bicycles) provided throughout development	2	4		
paved walkways provided throughout development / maybe shared with bicycles	1			
designated walkways provided but unpaved	0			
no pedestrian walkways, but green space provided for pedestrian use	-1			
no designated pedestrian walkway areas	-2			

Empire Energy Bulk Storage Facility	Permit#:	15-08

Division III Relative Policy Scoring Sheet: Western Taney County

		Performance Value	Importance Factor	Score	Section Score
PEDESTRIAN SAFETY	n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer		2	2		
separation of pedestrian walkways from roadways by open land buffer		1			
pedestrian walkways abut roadways with no buffering / protection		0			
BICYCLE CIRCULATION	n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails		2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs		1			
no designated bike-ways		0			
UNDERGROUND UTILITIES	n/a=				
all utilities are provided underground up to each building / structure		2	4	0	0
all utilities traverse development underground but may be above ground from easement		1			
utilities above ground but / over designated easements		0			
utilities above ground and not within specific easements		-1			
no specific management of utilities		-2			
Open-Space Density					
USABLE OPEN SPACE	n/a=	x			
residential developments (>25 units) include more than 25% open recreational space		2	2		
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			
Solid Waste Disposal					
SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=				
weekly service is available and documentation of availability provided		0	5	-1	-5
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT	n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= 1

Maximum Possible Score= 29

Actual Score as Percent of Maximum= 3.4%

Number of Negative Scores= 2

Negative Scores as % of All Applicable Scores= 11.1%

Scoring Performed by: *Bob Atchley / Bonita Kissee*

Date: *March 30, 2015*

Project: Empire Energy Bulk Storage Facility

Permit#: 15-08

	Policies Receiving a Negative Score
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	none
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kissee*

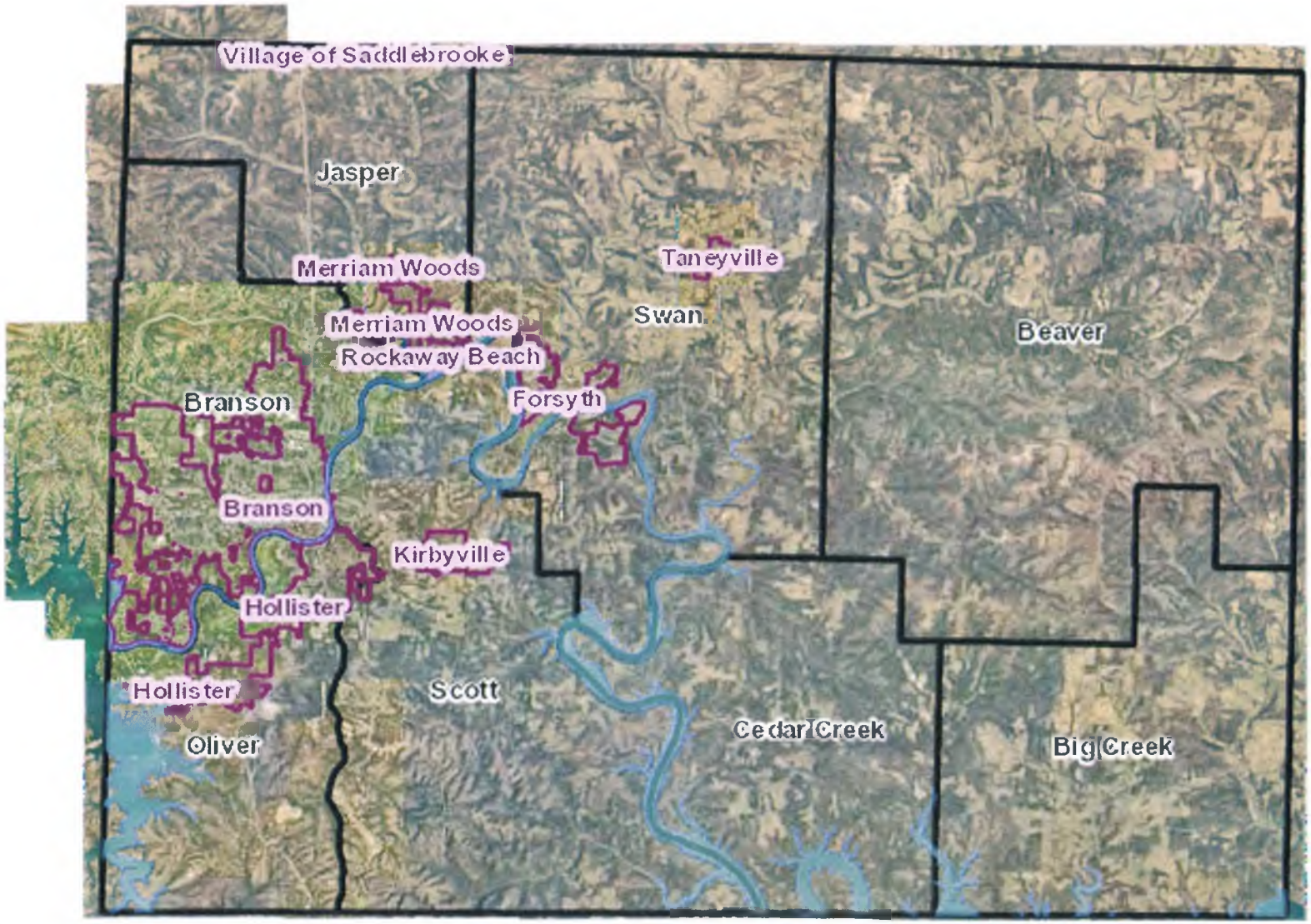
Date: *March 30, 2015*

Project: Empire Energy Bulk Storage Facility **Permit:** 15-08

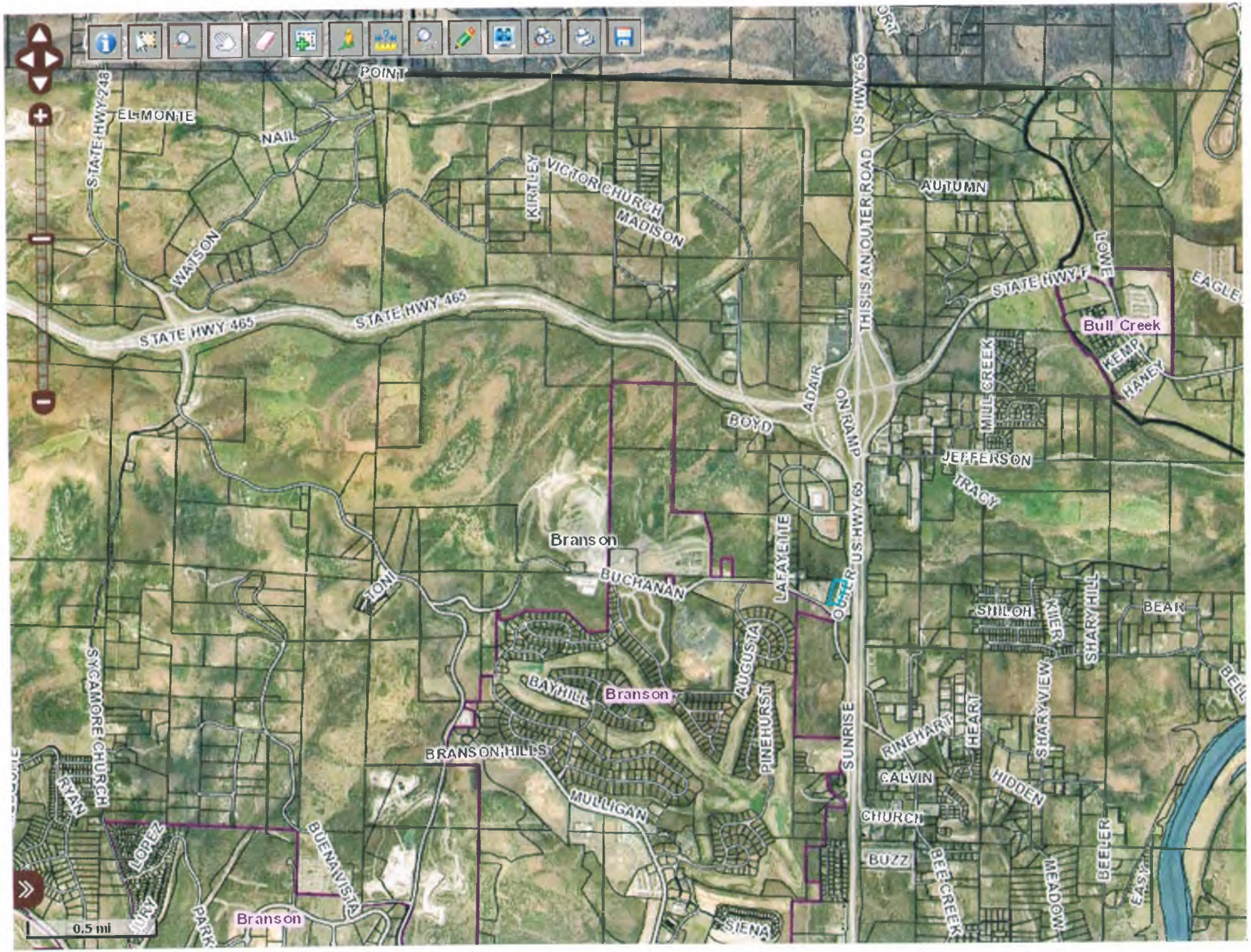
	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	29	1	3.4%	2	11.1%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	**15**	**-5**	**2**	**33.3%**
sewage disposal	10	5		
off-site nuisances	0	0		
diversification				
emergency services	0	0		
right-of-way/roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4				
slopes	0	0		
use compatibility	0	0		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	**6**	**6**		
soil limitations	0	0		
building bulk/scale	0	0		
waste containers screening				
outdoor equip storage				
industrial buffer / screening	0	0		
right to farm				
right to operate	0	0		
mixed-use developments				
development patterns				
development buffering				
water system service	6	6		
Importance Factor 2				
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials				
residential buffer / screening				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kissee*
Date: *March 30, 2015*



Empire Energy Bulk Storage Facility
Northwest Intersection of Sunrise Drive and Buchanan Road, Branson, MO
Division III Permit 2015-0008
Taney County GIS - Beacon


POINT
STATE HWY 248
EL MONTE
NAIL
WATSON
KIRTLEY
VICTOR CHURCH
MADISON
STATE HWY 465
STATE HWY 465
US HWY 65
THIS IS AN OUTER ROAD
AUTUMN
STATE HWY F
LOWE
EAGLE
Bull Creek
KEMP
HANEY
MILL CREEK
ADAIR
ON RAMP
BOYD
JEFFERSON
TRACY
Branson
BUCHANAN
TONI
LAFAYETTE
OUTER
US HWY 65
SHILOH
KIER
SHARY HILL
BEAR
SYCAMORE CHURCH
BAYHILL
Branson
AUGUSTA
PINEHURST
SUNRISE
SHARY VIEW
HEART
RINEHART
BRANSON HILLS
MULLIGAN
CALVIN
HIDDEN
CHURCH
RYAN
LOPEZ
BUENA VISTA
BUZZ
BEE CREEK
MEADOW
BEELER
EASY
PARK
Branson
SIENA
0.5 mi

660 ft
OAK HILLS
BELLEVUE
OAK HILLS
PINEHURST
MERION
AUGUSTA
WOODLANDS
LAFAYETTE
BUCHANAN
Branson
STONETREE
NRISE
US HWY 65
OUTER
US HWY 65
THIS IS AN OUTER ROAD
CLAREMONT
SEWOOD

200 ft
LAFAYETTE
BUCHANAN
Branson
SUNRISE
OUT
US HWY 65
US HWY 65
THIS IS AN OUTER ROAD

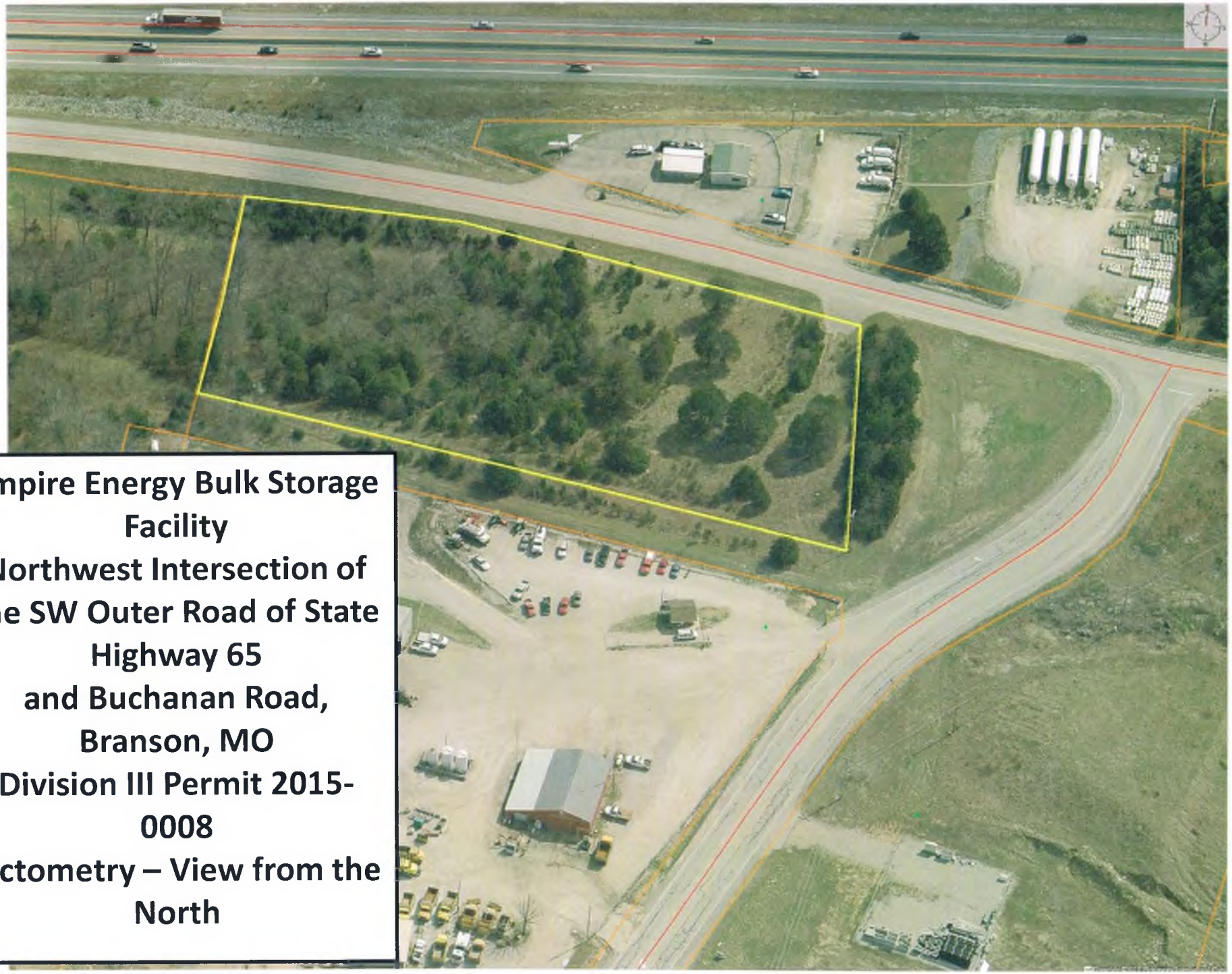
HANAN
SUNRISE
Branson
US HWY 65
US HWY 65
THIS IS AN OUTER ROAD

OUTER
Branson
US HWY 65
US HWY 65
THIS IS AN OUTER ROAD

Empire Energy Bulk Storage Facility
Northwest Intersection of the SW Outer Road of State Highway 65
and Buchanan Road, Branson, MO
Division III Permit 2015-0008
Pictometry – View from the North

Empire Energy Bulk Storage Facility
Northwest Intersection of the SW Outer Road of State Highway 65
and Buchanan Road, Branson, MO
Division III Permit 2015-0008
Pictometry – View from the South

Empire Energy Bulk Storage Facility
Northwest Intersection of the SW Outer Road of State Highway 65
and Buchanan Road, Branson, MO
Division III Permit 2015-0008
Pictometry – View from the East



Empire Energy Bulk Storage Facility
Northwest Intersection of the SW Outer Road of State Highway 65 and Buchanan Road, Branson, MO
Division III Permit 2015-0008
Pictometry – View from the North

Empire Energy

TANEY COUNTY PLANNING COMMISSION

MAJOR SUBDIVISION STAFF REPORT

HEARING DATE:	April 13, 2015
CASE NUMBER:	2015-0009
PROJECT:	Acacia Club Estates
APPLICANT:	Teten Farms, LLC – Tim Barth
REPRESENTATIVE:	Eddie Wolfe
LOCATION:	The subject property is located along the southestern side of the 2100 through 2300 blocks of Acacia Club Road, Hollister, MO; Oliver Township; Section 13, Township 22, Range 22.
REQUEST:	The applicant, Teten Farms, LLC is seeking the approval of a Major Subdivision plat for Acacia Club Estates, a thirty-four (34) lot single-family residential subdivision.

BACKGROUND and SITE HISTORY:

The property in question is currently a vacant meets and bounds described +/- 10.00 acre tract of land. The applicant, Teten Farms, LLC – Tim Barth is requesting to subdivide the +/- 10.00 meet and bounds tract into thirty-four (34) single-family residential lots.

GENERAL DESCRIPTION:

The proposed 34 lot, Acacia Club Estates subdivision will be located on a total of +/- 10.00 acres (per the Assessor's Information - Beacon). The applicant is seeking Planning Commission preliminary plat approval, allowing for the creation of the 34 lot Major Subdivision.

REVIEW:

On July 19, 2012 the Taney County Commission adopted the Subdivision Regulations for Taney County which removed and separated the subdivision regulations from the Development Guidance Code. Per the provisions of the Subdivision Regulations an Administrative Minor Subdivision is a division of land, into tracts less than ten (10) acres in size, with not more than a total of six (6) tracts. Therefore a Major Subdivision is classified as any division of land into tracts less than 10 acres in size which does not fall within the classification of administrative minor subdivision. Acacia Club Estates is considered a Major Subdivision requiring the plat approval of the Planning Commission. Per the provisions of Missouri Revised Statute and the Subdivision Regulations, preliminary plat approval shall be based upon the plat's compliance with the provisions of the subdivision regulations.

The thirty-four (34) lots within Acacia Club Estates will be served by an existing Taney County Regional Sewer District sewer main and the Missouri American Water Company. The Sewer District personnel have indicated that a compliance letter from the Sewer District's engineering company (Great River Engineering) was provided to the Sewer District. However, the Sewer District personnel have enumerated to the representative that new sewer engineering plans be provided to the Sewer District, prior to actual connection to the sewer main.

The required, minimum lot size for lots served via public sewer is 8,000 square feet, with a minimum road frontage of 70 feet per lot. All of the lots indicated on the submitted sketch plan will meet the minimum lot size and road frontage requirements.

The applicant is proposing for fifteen (15) of the lots within Acacia Club Estates to front directly upon Acacia Club Road. Randy Haes has examined the available site distance for the driveways for the lots within Acacia Club Estates in question. Upon the completion of this examination it was discovered that a driveway on proposed Lot 1 will **not** have adequate site distance. Each driveway directly accessing Acacia Club Road shall be required to meet both the minimum site distance and also driveway spacing requirement as enumerated within the Road Standards. In order to eliminate the maintenance issues that would be associated with the placement of fifteen (15) new driveway culverts on Acacia Club Road; the Road & Bridge Department is requesting that the applicant provide a new curb along the southeastern portion of Acacia Club Road. The staff recommends that new curbed area and also the fifteen (15) driveway entrances be allowed to be inspected by the Road & Bridge Department during each phase of construction, in order to ensure full compliance with the Road Standards.

Per the provisions of the Taney County Road Standards, Acacia Club Estates is considered to be a High Density Residential Subdivision, requiring a 50' right-of-way and a 31' roadway width for all new subdivision roads. The road surface shall be either asphalt or concrete.

Prior to Final Plat approval, the applicant shall either install all of the required public improvements or provide an appropriate security in compliance with the provisions of Article 8 of the Subdivision Regulations (Performance Bond from a qualified insurance or bonding company, an Irrevocable Letter of Credit from a certified lending institution or cash bond for 110% of the costs associated with the construction of the improvements).

Per the provisions of the Subdivision Regulations, the applicant shall be required to submit an Engineer's Report that addresses storm drainage, water supply, wastewater disposal and traffic analysis / street capacity, prior to the submission and approval of the Final Plat.

The representative is proposing a green space area that will be maintained via a property owners association. Per the provisions of the Subdivision Regulations if the common open space is not dedicated to accepted for public use by the County Commission, it shall be protected by legal arrangements, such as restrictive covenants recorded in the Taney County Recorder of Deeds Office, in the form acceptable to the Planning Commission and County Counselor.

STAFF RECOMMENDATIONS:

If the Taney County Planning Commission approves the Preliminary Plat for the Acacia Club Estates Subdivision, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Subdivision Regulations, the Taney County Development Guidance Code and the Taney County Road Standards.

2. The applicant shall submit a report signed and sealed by a registered engineer, in compliance with Article 6, Section 4 of the Subdivision Regulations, prior to receiving Final Plat Approval. The Engineer's report shall include the following items:
    a. Stormwater Drainage
    b. Water Supply
    c. Wastewater Disposal
    d. Traffic Analysis / Street Capacity

3. The Final Plat shall be filed with the Taney County Recorder of Deeds within two (2) years of the date of approval of the preliminary plat. The final plat may be submitted in phases with each phase covering a portion of the approved preliminary plat. If the final plat is submitted in successive phases the developer will have one year after each phase to record the final plat of the next phase. The Planning Commission may grant an extension of time for final plat submission if it finds that the conditions on which the preliminary plat was approved have not changed substantially.

4. All of the required improvements as enumerated within Article 8 of the Subdivision Regulations shall either be installed or an appropriate security (Performance Bond from a qualified insurance or bonding company, an Irrevocable Letter of Credit from a certified lending institution or cash bond for 110% of the costs associated with the construction of the improvements) shall be provided to the Planning Department Office.

5. Compliance letters from the Missouri Department of Natural Resources, the Taney County Regional Sewer District and the Taney County Road & Bridge Department shall be provided to the Planning Department office.(Chapter VI-VII)

6. All roads within Acacia Club Estates shall be constructed in compliance with the Taney County Road Standards. The applicant shall allow for full inspections of each roadway during every phase of construction.

7. A new curb shall be installed by the applicant along the southeastern portion of Acacia Club Road. This construction of this new curbed area and also the fifteen (15) driveway entrances shall be inspected by the Road & Bridge Department during construction, in order to ensure full compliance with the Road Standards.

8. All driveways access points proposed to be located on existing County roads shall be issued a Driveway Access Permit via the Taney County Road & Bridge Department, prior to the creation of said driveway entrance points. Each driveway directly accessing County maintained roadways shall be required to meet both the minimum site distance and also driveway spacing requirements of the Taney County Road Standards.

9. Division I Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).

10. Prior to the issuance of Division I Permits, the applicants shall ensure that the applicable sewer and water connections are in place.

11. This Decision of Record is subject to all existing easements. All existing easements shall be indicated on the Final Plat, including any existing sewer, water and drainage easements.

12. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

RECORDER'S SPACE

RECORDER'S SPACE

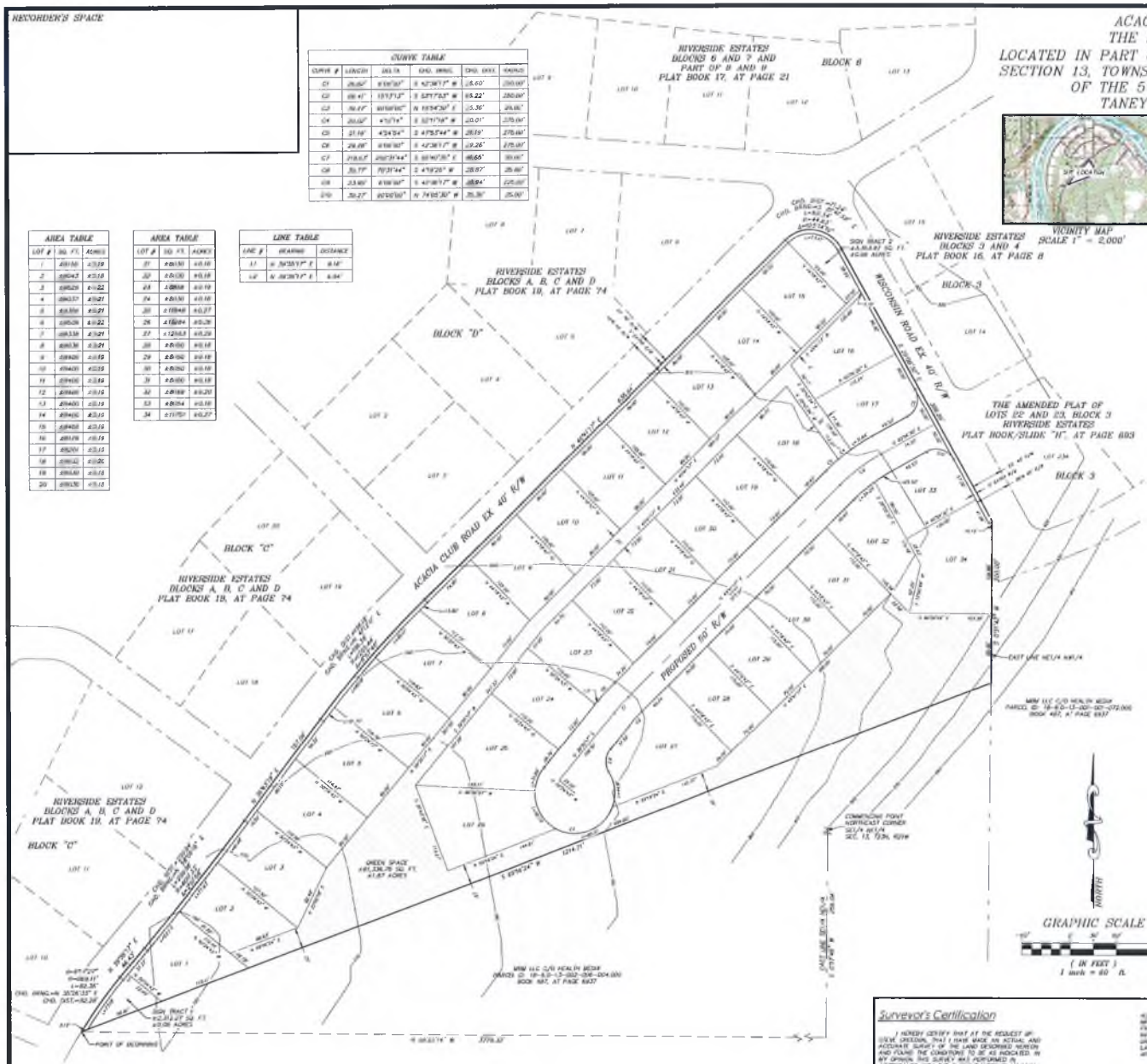
ACACIA CLUB ESTATES
THE PRELIMINARY PLAT
LOCATED IN PART OF THE E1/2 OF THE NW1/4 OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 22 WEST OF THE 5th PRINCIPAL MERIDIAN
TANEY COUNTY, MISSOURI

CURVE TABLE					
CURVE #	LENGTH	DELTA	CHD. BRNG.	CHD. DIST.	RADIUS
C1	26.62'	6°06'30"	S 42°38'17" W	26.60'	250.00'
C2	66.41'	15°17'13"	S 52°17'53" W	66.22'	250.00'
C3	56.11'	90°00'00"	N 15°43'30" E	50.56'	40.00'
C4	20.02'	4°16'14"	S 32°17'14" W	20.01'	275.00'
C5	21.16'	4°24'54"	S 47°57'44" W	20.15'	275.00'
C6	26.66'	6°06'30"	S 42°38'17" W	26.26'	275.00'
C7	210.63'	250°31'44"	S 50°40'26" E	66.65'	50.00'
C8	20.17'	70°31'44"	S 47°19'26" W	20.07'	25.00'
C9	23.90'	6°06'30"	S 42°38'17" W	23.94'	225.00'
C10	20.27'	90°00'00"	N 74°16'30" W	20.36'	25.00'

AREA TABLE		
LOT #	SQ. FT.	ACRES
1	28150	±0.39
2	28043	±0.38
3	28529	±0.22
4	28037	±0.21
5	28350	±0.21
6	28509	±0.22
7	28338	±0.21
8	28036	±0.21
9	28920	±0.19
10	28400	±0.23
11	28400	±0.19
12	28946	±0.19
13	28400	±0.19
14	28400	±0.19
15	28400	±0.19
16	28128	±0.19
17	28200	±0.19
18	28642	±0.20
19	28400	±0.19
20	28630	±0.19

AREA TABLE		
LOT #	SQ. FT.	ACRES
21	28150	±0.19
22	28100	±0.19
23	28868	±0.19
24	28150	±0.19
25	28948	±0.27
26	28884	±0.20
27	12063	±0.29
28	28150	±0.19
29	28150	±0.19
30	28150	±0.19
31	28150	±0.19
32	28188	±0.20
33	28154	±0.19
34	21751	±0.27

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 74°35'17" E	9.14'
L2	N 36°35'17" E	6.94'



VICINITY MAP
SCALE 1" = 2,000'

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

[illegible]

A TRACT OF LAND BEING A PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 22 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING ANGLE MARKING THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 13; THENCE SOUTH 1°07'34" WEST ALONG THE EAST LINE OF SAID SE 1/4 OF THE NE 1/4 208.04 FEET; THENCE NORTH 88°52'14" WEST, 3776.52 FEET TO A POINT ON THE SOUTHERLY R/W LINE OF ACACIA CLUB ROAD FOR A NEW POINT OF BEGINNING; ALONG THE SOUTHEASTERLY R/W LINE AS FOLLOWS: THENCE NORTHEASTERLY ALONG A NON-TANGENT 10.06 FT CURVE TO THE RIGHT 62.39 FEET (SAID SEGMENT HAVING A CHORD BEARING AND DISTANCE OF NORTH 35°24'33" EAST, 62.24 FEET) AND HAVING A RADIUS OF 369.11 FEET); THENCE NORTH 30°20'17" EAST, 99.43 FEET; THENCE NORTHEASTERLY ALONG A 1.1462° CURVE TO THE LEFT 206.96 FEET (SAID CURVE HAVING A RADIUS OF 500.32 FEET); THENCE NORTH 39°47'19" EAST, 157.24 FEET; THENCE NORTHWESTERLY ALONG A 4.58°° CURVE TO THE RIGHT 196.38 FEET (SAID CURVE HAVING A RADIUS OF 1250.34 FEET); THENCE NORTH 45°47'17" EAST, 53.35 FEET TO A POINT ON THE SOUTHWESTERLY R/W LINE OF WISCONSIN ROAD; THENCE EASTERLY, LEAVING SOUTHEASTERLY R/W LINE OF WISCONSIN ROAD, ALONG A 127.8088' CURVE TO THE RIGHT 82.34 FEET (SAID CURVE HAVING A RADIUS OF 49.84 FEET); THENCE SOUTH 29°06'30" EAST, 286.88 FEET TO A POINT ON THE EAST LINE OF THE NE 1/4 OF THE NW 1/4; THENCE SOUTH 00°31'42" WEST, LEAVING SOUTHWESTERLY R/W LINE AND ALONG SAID EAST LINE, 1015.00 FEET; THENCE SOUTH 59°12'24" WEST, LEAVING SAID EAST LINE, 1074.71 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

ALL OF THE ABOVE BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS AND RESERVATIONS OF RECORD, IF ANY.

RECORD SOURCE:

QUIT CLAIM DEED RECORDED IN BOOK 2014, AT PAGE 24742, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI

REFERENCE OF SURVEY:

"URBAN SURVEY"

AREA NOTES:

LOT AREA = 48.91 ACRES
ROAD R/W = 0.88 ACRE
EXTRA R/W = 0.20 ACRE
SUM TRACTS = 49.19 ACRE
GREEN SPACE = 1.67 ACRES

TOTAL AREA = 10.00 ACRES

Surveyor's Certification

I HEREBY CERTIFY THAT AT THE REQUEST OF STEVE CREEDON, THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SEAL, IMPRINT & BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

EDDIE D. WOLFE P.L.S. 2190
PATRICK W. BROWN P.L.S. 2013020061
JACK E. HOUSEMAN P.L.S. 2005019222

Surveyed for: STEVE CREEDON

SECTIONAL MAP
SEC. 13, T22N, R22W

TANEY COUNTY, MO
BASIS OF BEARINGS: EAST LINE SE1/4 NE1/4 BRNG. = S 01°34' E
SCALE: 1" = 60'

LEGEND
- SET IRON PIN
- EX. 1/2" IRON PIN
- EXISTING STONE
- C.O.C. MONUMENT
- RIGHT-OF-WAY MARKER

WOLFE SURVEYING, INC.
EDDIE D. WOLFE P.L.S. 2190 (PRESIDENT)
PATRICK W. BROWN P.L.S. 2013020061 (VICE PRESIDENT)
JACK E. HOUSEMAN P.L.S. 2005019222 (SECRETARY)
210 South Third Street, Branson, MO 65616
Phone 417-334-3820 Fax 417-334-3151

SHEET 1 OF 1	WOLFE SURVEYING, INC. COA #2000006825
W.O. #3384	DWG #3384 PRELIMINARY
DRAWN BY: JAE	DATE: 2/26/2015

2008L57191 4

RECORDER OF DEEDS SEAL TANEY COUNTY, MO

BOOK PAGE
2008L57191
11/17/2008 04:15:13PM
REC FEE:33.00
NON-STD FEE:
PAGES: 4
REAL ESTATE DOCUMENT
TANEY COUNTY, MISSOURI
RECORDERS CERTIFICATION
ROBERT A. DIXON

Randy Haas - pickup

GRANT OF PERMANENT AND PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES AND TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION OF PUBLIC ROAD IMPROVEMENTS

Barth farms, LLC, of the County of Taney in the State of Missouri, hereinafter referred to as **"GRANTORS"**, on this 4th day of November, 20 08

grant and convey unto

TANEY COUNTY, MISSOURI, c/o Taney County Commission, P.O. Box 1086, Forsyth, Missouri 65653 a body politic and corporate, hereinafter referred to as **"GRANTEE"**,

for and in consideration of One Dollar ($1.00) and other good and valuable consideration received, the receipt of which is hereby acknowledged, and for the advantages to be gained from the existence of such road improvements, do hereby grant, bargain, sell, transfer, and confirm unto GRANTEE, its successors, heirs and assigns, a permanent and perpetual easement and right-of-way for the purpose of locating, constructing, maintaining, removing, operating, replacing and improving the public road now known as Acasia Club and Wiscousin Road for the passage of vehicular and pedestrian traffic and for all uses incident thereto, over, upon, under and through the following described tract of land laying and being situate in the County of Taney, State of Missouri, to-wit:

Legally described as set forth in Exhibit "A" to this easement document, and incorporated herein by reference as though fully set out.

Together with the right of ingress to and egress from the adjacent lands of GRANTORS, their successors and assigns, for the purposes of this easement, *to-wit:*

A permanent and perpetual drainage easement.

To have and to hold the premises aforesaid for the aforesaid use with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining, unto the GRANTEE, its representatives and assigns forever; the said GRANTORS hereby covenanting that GRANTORS are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that GRANTORS have good right to grant and convey the same; that the said premises are free and clear of any encumbrances done or suffered by GRANTORS or those under whom GRANTORS claim and that Grantors will warrant and defend the title to the said premises unto the said GRANTEE and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTORS have caused these presents to be executed this 4th day of NOVEMBER, 20 08.

Tim Barth

Tim Barth, **Managing Member**

ACKNOWLEDGMENT

STATE OF Missouri)
) SS.
COUNTY OF Taney)

On this 4 day of November, 2008, before me a Notary Public personally appeared:

Tim Barth, to me known to be the persons who is the mananing member of Barth Farms LLC, described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Randy A. Haes
Notary Public

My commission expires July 8, 2011

RANDY A. HAES
Notary Public - Notary Seal
STATE OF MISSOURI
Taney County - Comm.#07387605
My Commission Expires July 8, 2011

APPROVAL OF CONVEYANCE

The Taney County Commission on behalf of Taney County, Missouri accepts the Grant of Permanent and Perpetual Easement and Right-of Way for Public Road Purposes described in this document.

Chuck Pennel
Chuck Pennel, Presiding Commissioner
Taney County Commission

ATTEST

On this 5 day of November, 2008, before me personally appeared Chuck Pennel, the Presiding Commissioner of Taney County, Missouri, and acknowledged he signed the above Approval of Conveyance as his free act and deed on behalf of the Taney County Commission, pursuant to a vote of the Taney County Commission to accept the above property interest on behalf of Taney County, Missouri.

I, Donna Neeley, Clerk of the Taney County Commission, do hereby certify that the above and foregoing is the Grant of Permanent and Perpetual Easement and Right-of-Way accepted by the Taney County Commission and signed by the Presiding Commissioner on this 5 day of November, 2008.

Donna Neeley
Donna Neeley
Clerk of the Taney County Commission

COUNTY CLERK SEAL TANEY COUNTY, MO

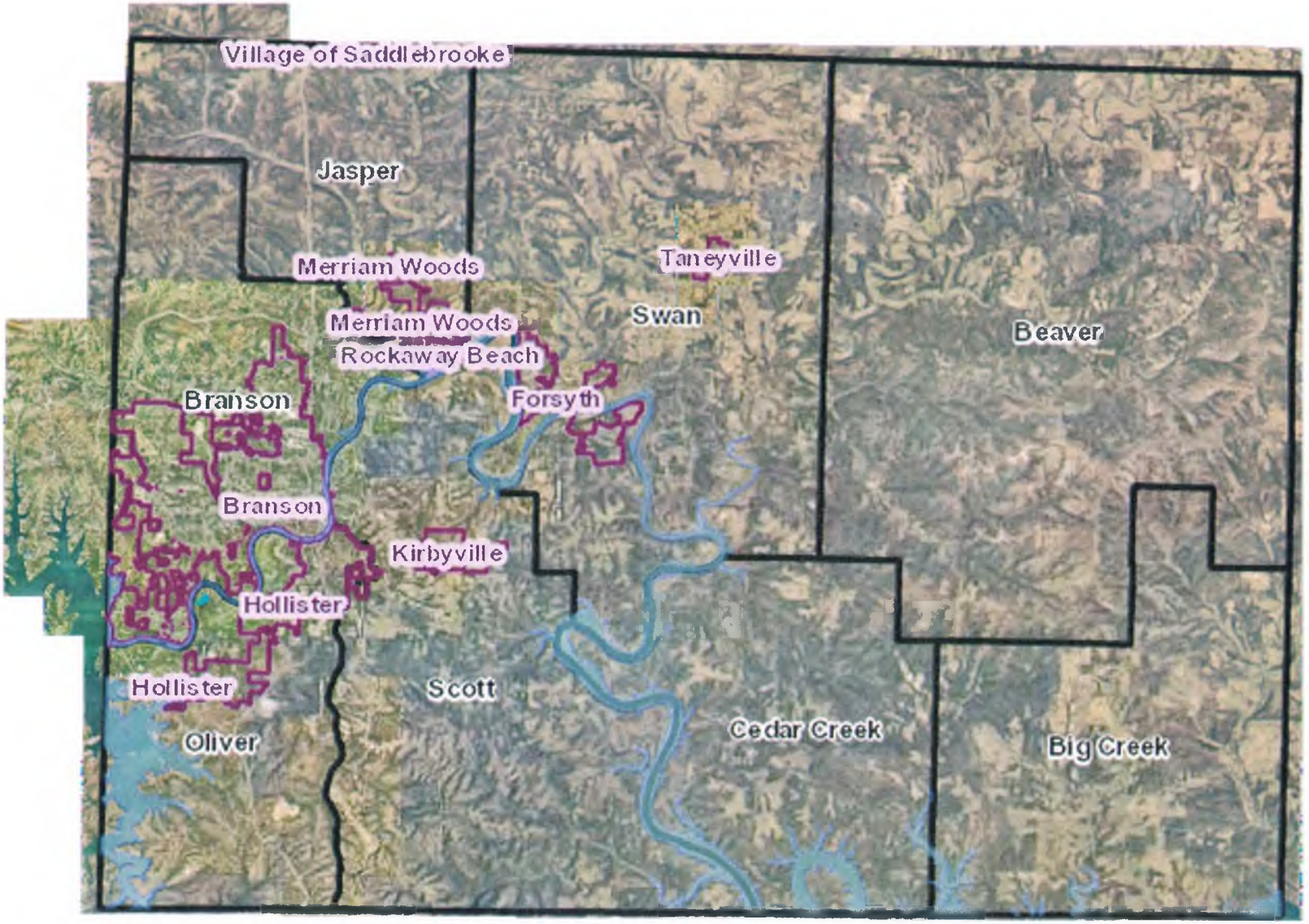
Exhibit "A"

DESCRIPTION DRAINAGE EASEMENT:

A DRAINAGE EASEMENT SITUATED IN THE NE4 OF THE NW4 OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 22 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE4 OF THE NW4 OF SAID SECTION 13, THENCE N 00°31'26" E ALONG THE EAST LINE OF SAID NE4 OF THE NW4, 347.27 FEET TO A POINT ON THE WESTERLY R/W LINE OF WISCONSIN AVENUE AS NOW LOCATED, THENCE N 29°05'39" W ALONG SAID R/W LINE, 321.80 FEET TO THE POINT OF BEGINNING OF SAID DRAINAGE EASEMENT, THENCE CONTINUE N 29°05'39" W ALONG R/W LINE 65.00 FEET, THENCE LEAVE WESTERLY R/W LINE ALONG A CURVE LEFT HAVING A CHORD BEARING AND DISTANCE OF N 81°40'47" W, 71.27 FEET, A RADIUS OF 74.08 FEET, A DISTANCE OF 74.35 FEET TA A POINT ON THE SOUTH R/W LINE OF ACACIA CLUB ROAD AS NOW LOCATED, THENCE S 45°40'21" W ALONG SAID R/W LINE, 30.00 FEET, THENCE LEAVE R/W LINE S 44°19'39" E, 8.65 FEET, THENCE ALONG A CURVE RIGHT HAVING A CHORD BEARING AND DISTANCE OF S 81°40'47" E, 93.93 FEET A RADIUS OF 59.08 FEET, A DISTANCE OF 108.57 FEET, THENCE S 35°06'18" E, 35.20 FEET, THENCE N 60°54'21" E, 5.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1819 SQUARE FEET, MORE OF LESS, TOGETHER WITH AND SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

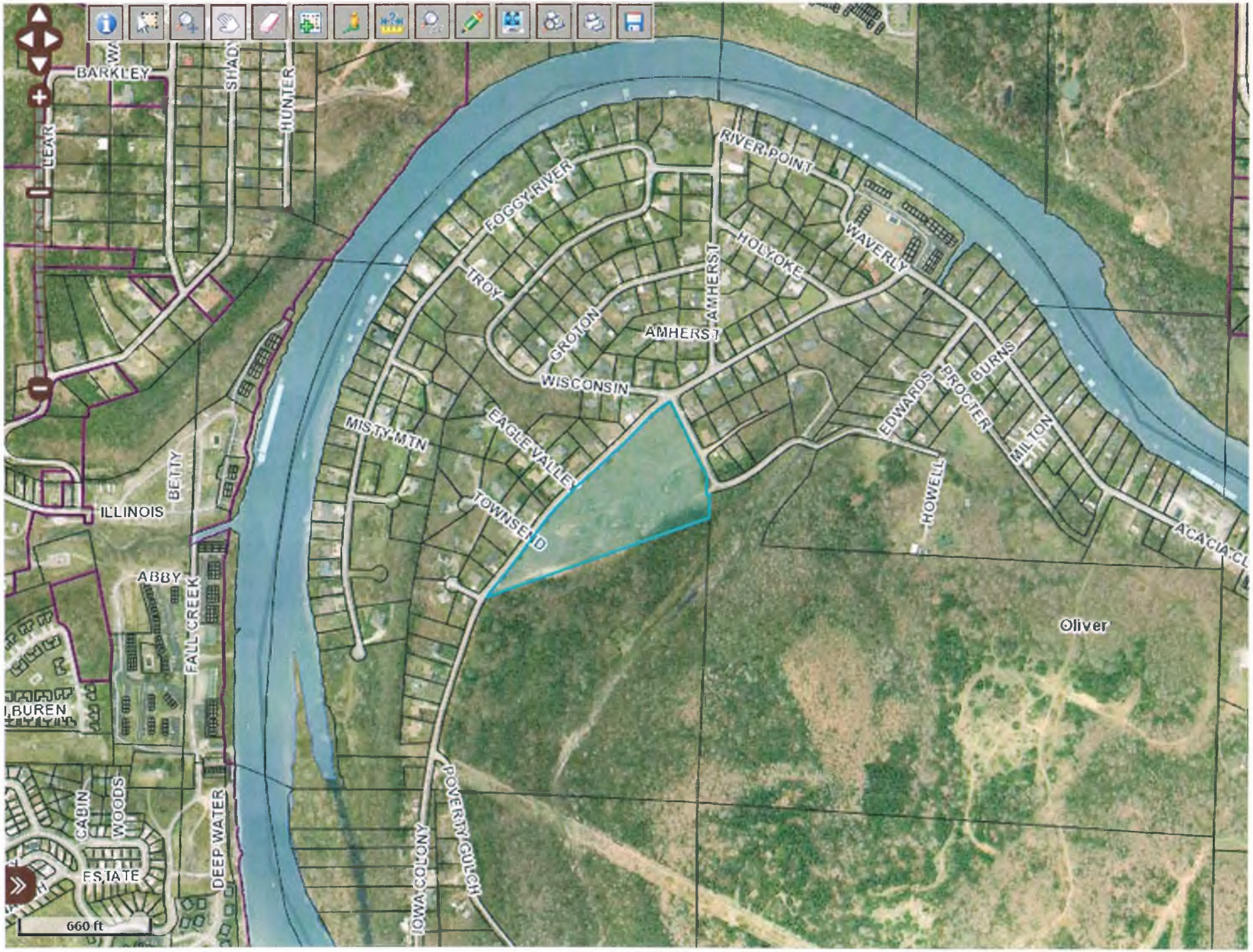
END OF DOCUMENT

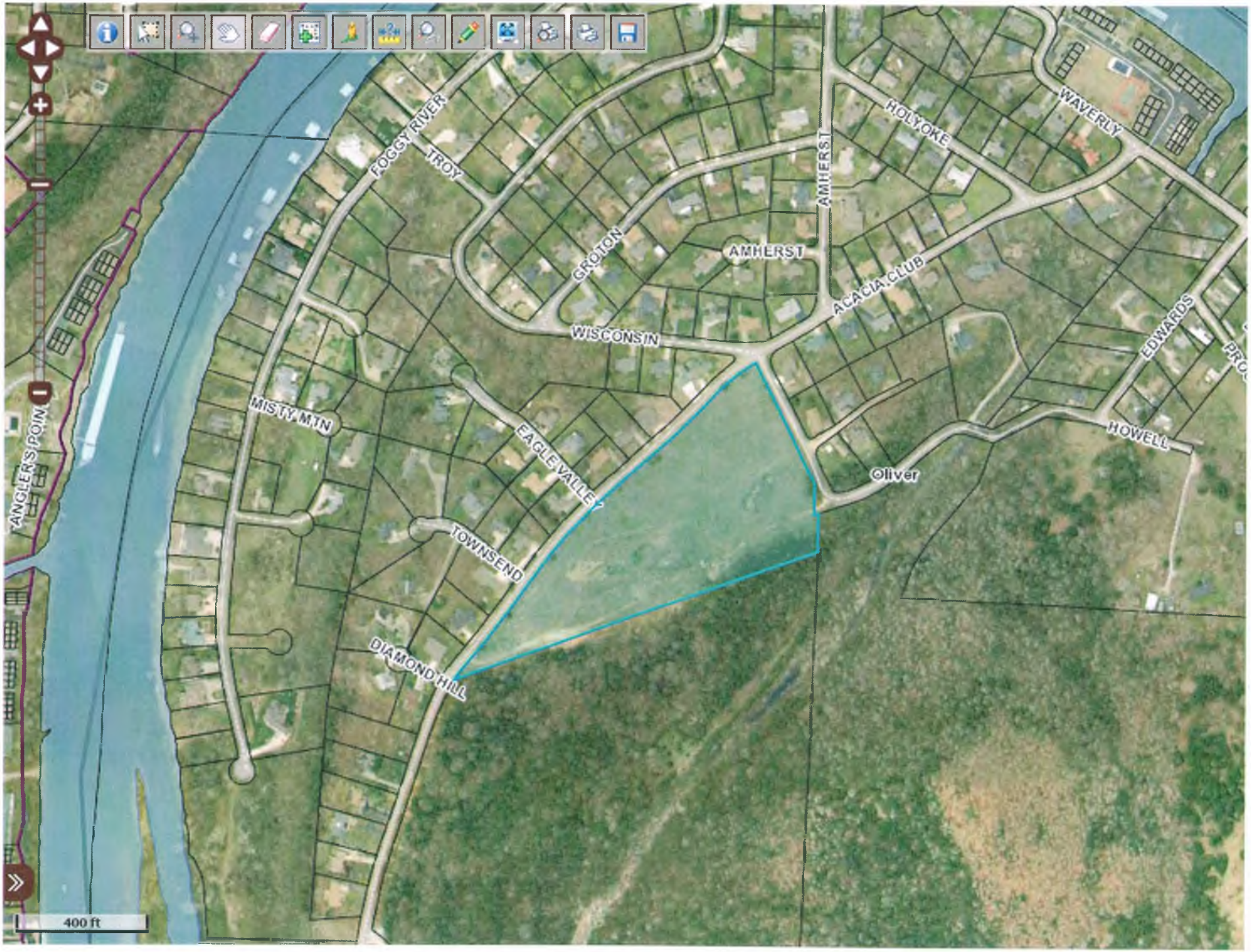


Acacia Club Estates
2100 – 2300 Block of Acacia Club Road, Hollister, MO
Major Subdivision Preliminary Plat Approval 2015-0009
Taney County GIS - Beacon

Beacon - Taney County

beacon.schneidercorp.com/Application.aspx?AppID=26&LayerID=155&PageTypeID=1&PageID=960&KeyValue=18-6.0-13-002-005-004.003


BARKLEY
LEAR
SHADY
HUNTER
FOGGY RIVER
TROY
GROTON
WISCONSIN
MISTY MTN
EAGLE VALLEY
TOWNSEND
AMHERST
HOLYOKE
RIVER POINT
WAVERLY
EDWARDS
PROCTER
BURNS
MILTON
HOWELL
ACACIA CL
Oliver
POVERTY GULCH
IOWA COLONY
BETTY
ILLINOIS
ABBY
FALL CREEK
DEEP WATER
CABIN
WOODS
ESTATE
660 ft


FOGGY RIVER
TROY
GROTON
AMHERST
AMHERST
HOLYOKE
WAVERLY
ACACIA CLUB
WISCONSIN
EDWARDS
MISTY MTN
EAGLE VALLEY
HOWELL
Oliver
TOWNSEND
DIAMOND HILL
ANGLER'S POIN
400 ft

WISCONSIN
EAGLE VALLEY
TOWNSEND
ACACIA CLUB
DIAMOND HILL
Oliver
200 ft

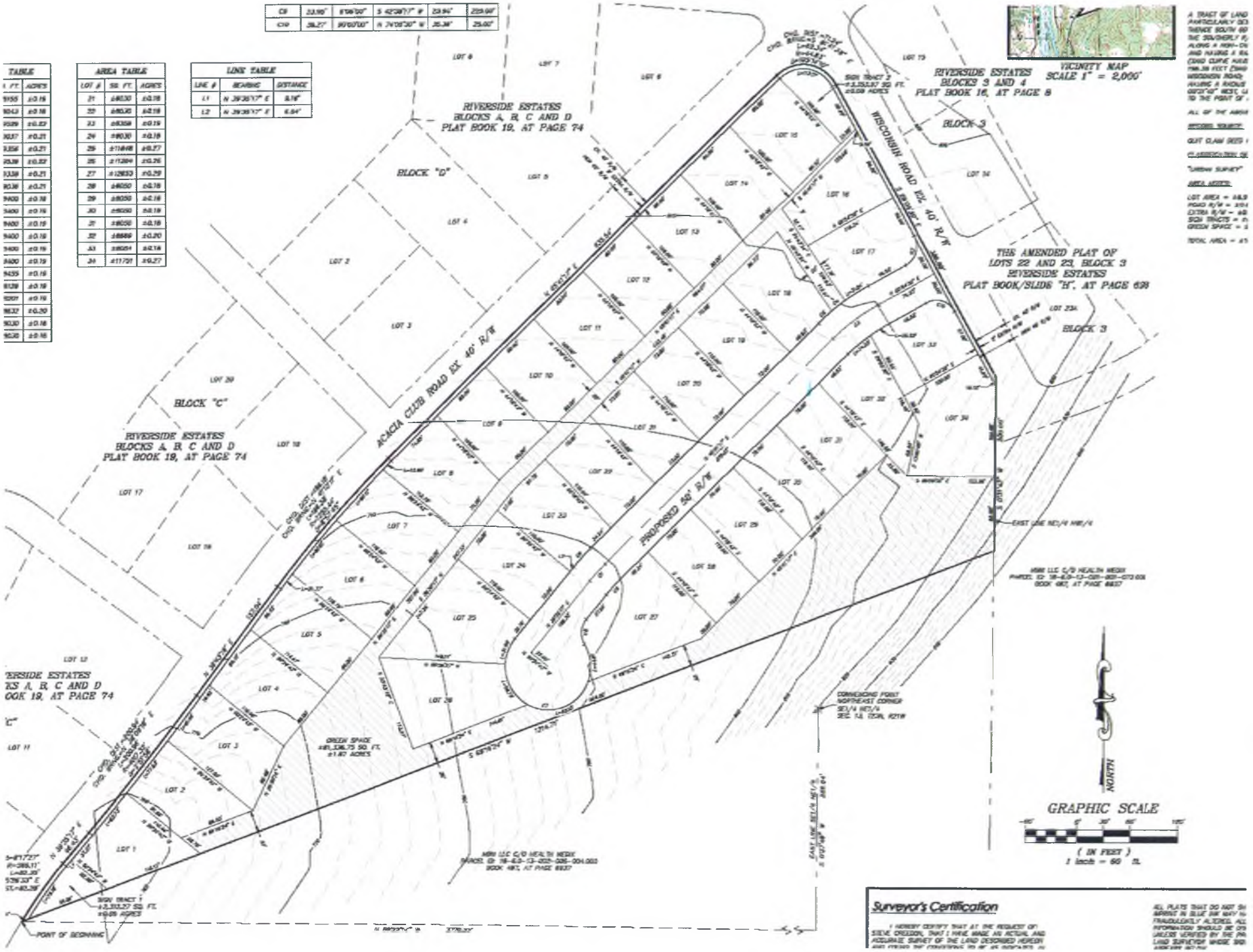
WISCONSIN
EAGLE VALLEY
Oliver
TOWNSEND
ACACIA CLUB
DIAMOND HILL

C9	33.96'	6°06'00"	S 42°28'17" W	33.94'	229.96'
C10	38.27'	90°00'00"	N 74°05'30" W	35.36'	25.00'

TABLE	
L FT.	ACRES
9155	±0.16
9043	±0.16
9029	±0.23
9037	±0.21
9356	±0.21
9539	±0.22
9339	±0.21
9036	±0.21
9400	±0.16
9400	±0.16
9400	±0.16
9400	±0.16
9400	±0.16
9400	±0.16
9400	±0.16
9455	±0.16
9139	±0.16
9007	±0.16
9832	±0.20
9030	±0.16
9030	±0.16

AREA TABLE		
LOT #	SQ. FT.	ACRES
21	±8030	±0.18
22	±8030	±0.18
23	±8359	±0.19
24	±9030	±0.18
25	±11648	±0.27
26	±11284	±0.26
27	±12833	±0.29
28	±8050	±0.18
29	±8050	±0.18
30	±8050	±0.18
31	±8050	±0.18
32	±8889	±0.20
33	±8054	±0.18
34	±11721	±0.27

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 39°35'17" E	8.18'
L2	N 39°35'17" E	6.94'



Surveyor's Certification

I HEREBY CERTIFY THAT AT THE REQUEST OF STEVE CRESSON, THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONVEYANCE TO BE AN OCCUPANCE IN

Acacia Club Estates