LAKE OF THE OZARKS · CAMDEN COUNTY, MISSOURI

LOTS 868 & 869

Cornett Cove No. 4 · Four Seasons

Multi-family double lot · 0.529 acre · Horseshoe Bend Parkway

Two platted multi-family lots
Exhibit H of the Four Seasons POA Declaration

137 ft on Horseshoe Bend Parkway
wooded, about 150 ft deep

Max concept: up to 5 apartments
one-bedroom, about 640 sf each, 10 parking spaces, septic area planned on site

4-apartment alternative included
one 43 x 30 ft building, 8 parking spaces

Inside

The lots · Terrain · Max concept · Site plan · 4-apartment alternative · 3-D renderings · 3-D model for iPhone · What the rules allow

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Concept only - not for construction - not a survey. Renderings are illustrations.



The lots and where they sit

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LOTS

Lots 868 and 869, Cornett Cove No. 4 (Plat Book 14, pages 93-95), one parcel: 01-9.0-32.0-000.0-003-010.000.

SIZE AND FRONTAGE

23,043 sf (0.529 acre). 137 ft on Horseshoe Bend Parkway, about 150 ft deep.

DESIGNATION

Multi-family lots: Exhibit H of the Four Seasons POA Declaration lists Cornett Cove No. 4 Lots 785-933. Apartments or a single-family house.

ROAD

Horseshoe Bend Parkway, the main road through Four Seasons. Driveway permit from the Horseshoe Bend Special Road District, no fee.

SETTING

Wooded. Neighboring lots 867 and 870 sit on either side along the Parkway.

ADDRESS AREA

Village of Four Seasons, Lake Ozark, MO 65049, Camden County.

WATER AND SEWER

Water from Camden County PWSD #4. Septic on site, planned on the concept site plan.



Cornett Cove No. 4 on Horseshoe Bend, Lake of the Ozarks. Approximate location. Basemap: USGS The National Map.



USDA NAIP aerial, summer. Lot outline: Camden County GIS.

How to read the aerial

The red line is the outline of both lots as one site. Horseshoe Bend Parkway runs along the front, the whole 137 ft.

Trees cover the site. The concept clears only the building, parking and septic areas and leaves the woods around them.

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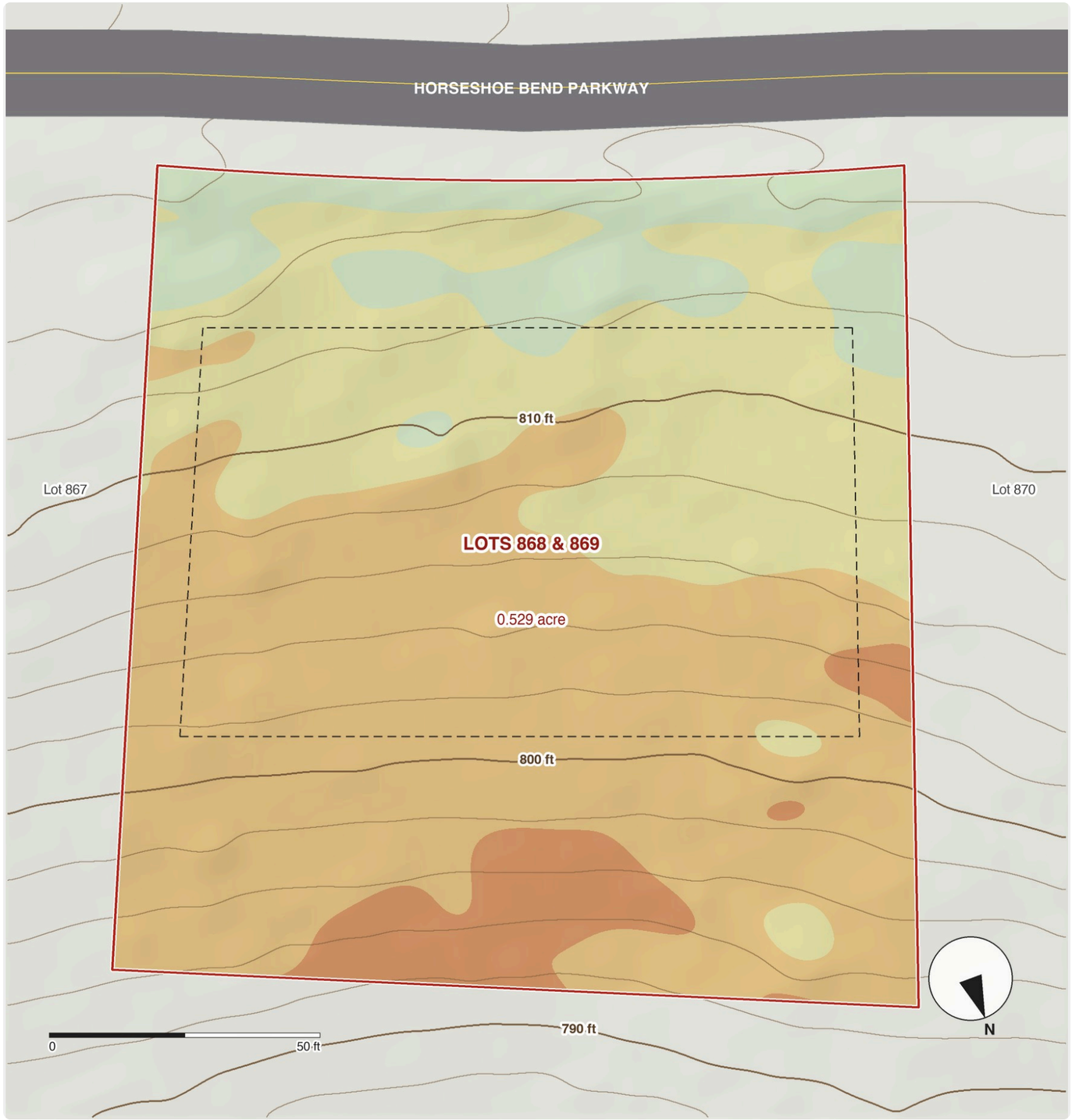

A wooded site that steps down the hill

The ground runs from about 815 ft at the Parkway to about 793 ft at the rear, a fall of about 22 ft over 150 ft. Average slope is 15%.

SLOPE	AREA	SHARE
Under 10%	2,640 sf	12%
10 to 15%	6,230 sf	29%
15 to 20%	11,200 sf	52%
20% and over	1,450 sf	7%

WHERE THE BUILDING GOES

On the upper part of the lot, set back 33 ft from the front line. Each bay is a street-level flat over a walk-out flat, so the building steps with the grade and the lower level opens to the rear.

PARKING AND DRIVE

The drive enters from the Parkway and runs to a level parking pad beside the building.

SEPTIC AREA

Planned on the open ground behind the building.

GROUND HEIGHTS

USGS 3DEP bare-earth model, contours every 2 ft. A certified survey comes with the engineered plans.

Dashed line: building setback line (30 ft front, 10 ft sides, 50 ft rear). Lot lines: Camden County GIS.

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One building, five one-bedroom apartments

A 64 x 30 ft building with three bays and two levels. Each apartment is about **640 sf**, about **3,200 sf** of living area in all.

BAY	APARTMENTS	LAYOUT
Bay 1	**2**	One-bedroom, about 640 sf each: street-level flat over a walk-out flat
Bay 2	**2**	One-bedroom, about 640 sf each: street-level flat over a walk-out flat
Bay 3	**1**	One-bedroom, about 640 sf
Total	**up to 5**	**About 3,200 sf of living area**

PARKING
10 spaces in two rows on site, 2 per apartment, with a trash enclosure at the drive

HEIGHT
About 26 ft to the ridge

COVERAGE
The building covers about 9% of the two lots

REAR
Walk-out patios and decks on the downhill side, with a retaining wall at the walk-out level

LAUNDRY
Shared laundry for the building

STYLE
Board-and-batten, low gable roofs, black windows, plantings along the front



Aerial of the Max concept. Concept illustration.

PLANNED FEATURE

The septic area

Septic is part of the plan from the start. The site plan draws the tank and dose tank, a septic field and a reserve field on the open ground behind the building and beside the parking pad.

Design flow is **475 gal/day** (5 one-bedroom apartments at 95 gal) with a **1,500 gal** tank. A Missouri engineer sizes and seals the final design from a state soil evaluation.

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Concept site plan: up to 5 apartments

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How the site works

1. **Building.** 64 x 30 ft, three bays, up to 5 apartments, set back from the Parkway.
2. **Walk-out side.** Patios and decks along the downhill face.
3. **Parking.** 10 spaces in two rows on a level pad.
4. **Driveway** from Horseshoe Bend Parkway.
5. **Septic tank and dose tank.** 1,500 gal.
6. **Septic field.** The open ground behind the building.
7. **Reserve field.** Set aside beside the septic field.
8. **Trash enclosure** at the parking entrance.
9. **Retaining walls** at the walk-out level and the parking pad edge, up to about 9 ft.

On the plan

Red line: the two lots as one site. Dashed line: building setback line (30 ft front, 10 ft sides, 50 ft rear); the building and parking sit inside it. Woods stay around the cleared areas. Lot lines: Camden County GIS over a USDA NAIP summer aerial.

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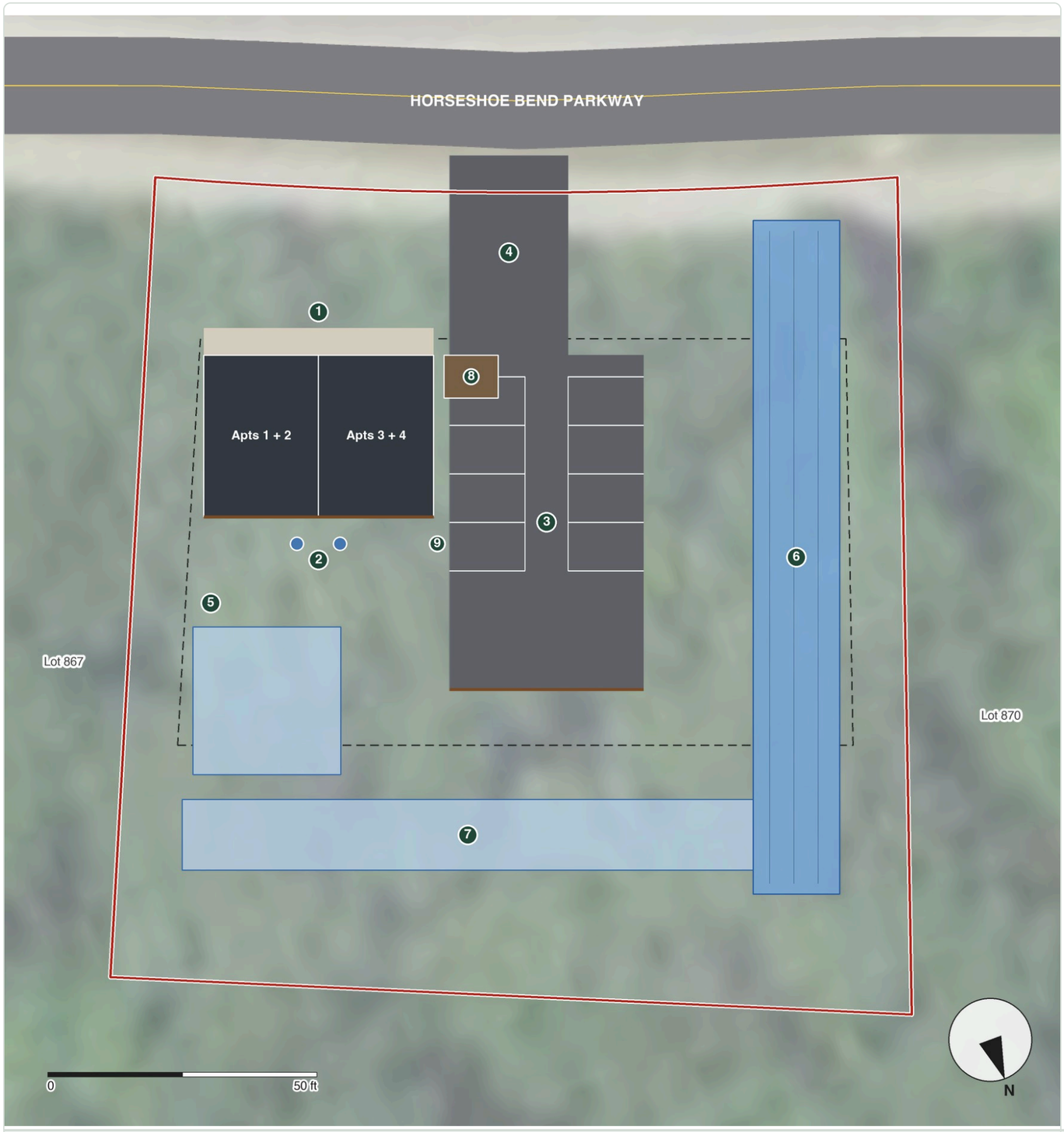

Lots 868 & 869 · Cornett Cove No. 4

One smaller building, 4 one-bedroom apartments

A 43 x 30 ft building with two bays, each a street-level flat over a walk-out flat. Each apartment is about 640 sf.

APARTMENTS
4 one-bedroom, about 640 sf each

PARKING
8 spaces in two rows

HEIGHT
About 26 ft to the ridge

COVERAGE
About 6% of the two lots

SEPTIC
380 gal/day design flow, 1,500 gal tank with an NSF Class 1 treatment unit and dose tank

FIELD
Drip or low-pressure-pipe field along one side, reserve field across the rear



The 4-apartment concept from the Parkway. Illustration. Site plan legend as on the Max plan: building, parking, driveway, tanks, field, reserve field.

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Arrival and front of the building

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Front entries

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Aerial over the lots

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At dusk

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Rear decks and patios

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Walk around the concept

The file **Lots 868-869 - 3-D model, 5 units (iPhone).usdz** opens on an iPhone or iPad in Quick Look.

1. Send the file to your iPhone, or open it from Files, Messages or Mail.
2. Tap it. It opens in Quick Look. Drag to turn it and pinch to zoom.
3. Tap **AR** to set the model on a table or floor and walk around it.

An illustration of the Max concept on its lot with the surrounding woods. Not a survey or construction drawing.

Building footprints (c) Microsoft, ODbL

ON A COMPUTER

Walk-through viewer

The same model (**Lots 868-869 - 3-D model, 5 units.glb**) opens in the 3-D walk-through viewer. Walk the lot, drive the Parkway or fly over the site.





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What the rules allow

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RULE	WHAT IT ALLOWS	MAX CONCEPT
Use	Multi-family lots (Exhibit H of the POA Declaration): apartments or a single-family house.	**Apartments**
Density	1 unit per 3,000 sf: 23,043 sf allows up to 7. The septic design sets the final count.	**Up to 5 apartments**
Unit size	At least 600 sf of living area.	**About 640 sf each**
Height and coverage	Up to 35 ft to the ridge; buildings cover up to 40% of the lot.	**About 26 ft, about 9%**
Parking	2 paved spaces per unit, behind the front setback line.	**10 spaces**
Setbacks	30 ft front, 10 ft sides, 50 ft rear. A recorded notarized statement treats Lots 868 and 869 as one site.	**Building clears all three**
Septic	Soil evaluation by a DHSS-registered soil scientist, then a septic design sealed by a Missouri PE, with a treatment unit where the design calls for one.	**475 gal/day, 1,500 gal tank**
Trees	Trees over 6 in. stay until a building permit; then only trees within 20 ft of the building, field and paving come out.	**Woods stay around the cleared areas**

APPROVALS, IN ORDER

1. Village special use permit.
2. Lake Ozark Fire Protection District plan review.
3. Village building permit and inspections.
4. Four Seasons ACC written approval.
5. Horseshoe Bend Special Road District driveway permit, no fee.

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LOTS 868 & 869 · CORNETT COVE NO. 4 · FOUR SEASONS

A multi-family double lot with the plans started

0.529 acre · 137 ft on Horseshoe Bend Parkway

Exhibit H multi-family lots

Max concept: up to 5 apartments, 10 parking spaces

Septic area planned on site · 4-apartment alternative included

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