

DESCRIPTION OF PHASE II A & II B

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN SECTION 17, TOWNSHIP 28 NORTH, RANGE 23, BEING DESCRIBED AS FOLLOWS:

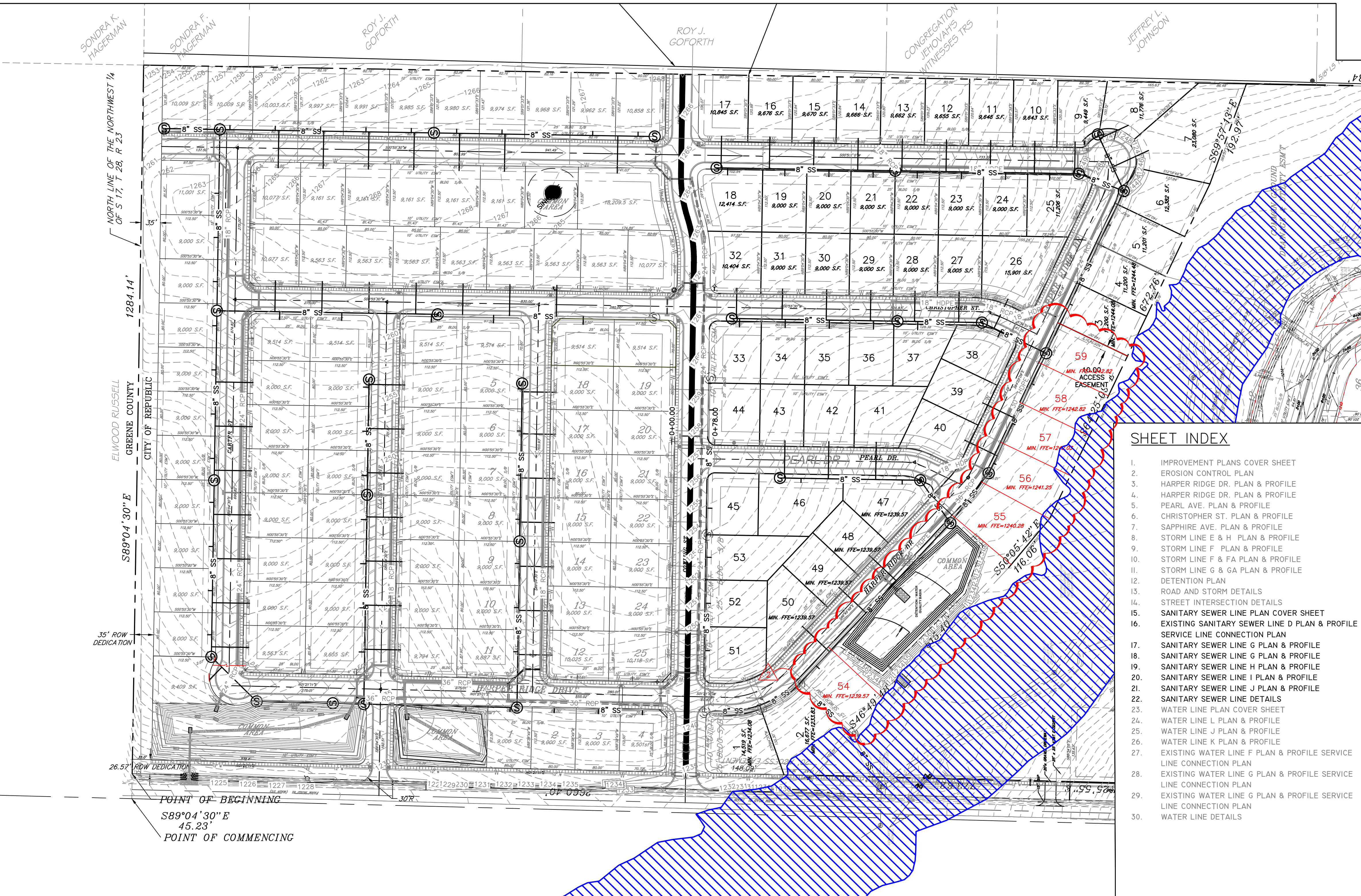
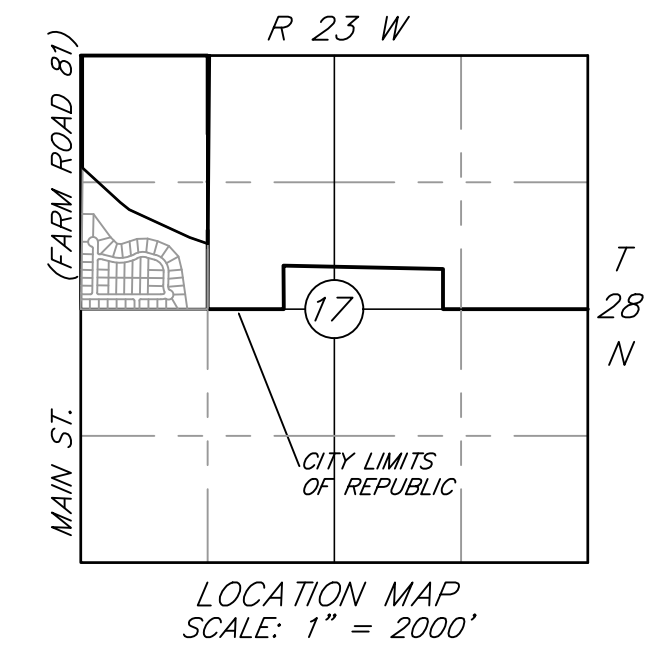
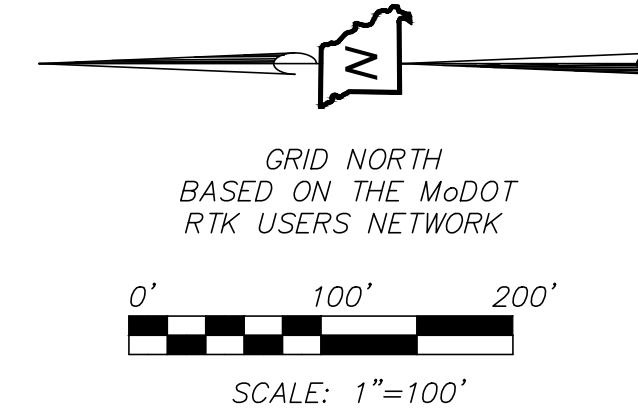
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;
 THENCE, S89°04'30"E, ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 71.39 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MAIN STREET;
 THENCE, S01°21'11"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;
 THENCE, S89°04'30"E, A DISTANCE OF 1258.24 FEET;
 THENCE, S00°58'30"W, A DISTANCE OF 1963.10 FEET;
 THENCE, N69°57'13"W, A DISTANCE OF 192.97 FEET;
 THENCE, N64°25'09"W, A DISTANCE OF 672.76 FEET;
 THENCE, N50°05'42"W, A DISTANCE OF 116.06 FEET;
 THENCE, N46°49'48"W, A DISTANCE OF 515.40 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF MAIN STREET;
 THENCE, N01°21'15"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 119.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.0 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

SANITARY SEWER IMPROVEMENT PLANS FOR HARPER RIDGE SUBDIVISION PHASE IV A PART OF THE SEC. 17 T 28 N, R 23 W CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

OWNER / DEVELOPER

BESTER PROPERTIES, LLC
 ATTN: ZACHARY BEST
 1051 WEST CAT TAIL CT.
 NIXA, MO 65714



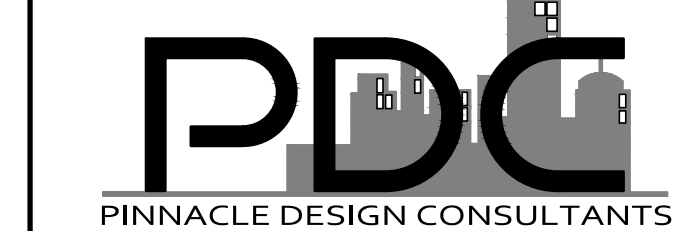
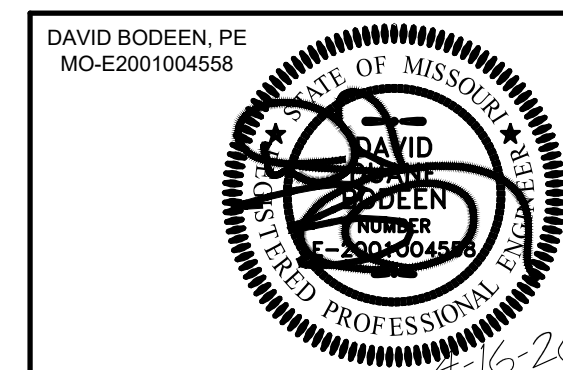
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30. WATER LINE DETAILS

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADDITION OF CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS FROM THE CITY OF REPUBLIC, MISSOURI.
2. PRIOR TO BEGINNING CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE CITY OF REPUBLIC, PUBLIC WORKS DEPARTMENT. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THIS CONFERENCE.
3. PRIOR TO BEGINNING CONSTRUCTION, A GRADING PERMIT AND CONSTRUCTION PERMIT MUST BE OBTAINED FROM THE CITY OF REPUBLIC PLANNING DEPARTMENT. IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN THIS PERMIT.
4. FOR SITES WHERE 1 ACRE OR MORE WILL BE DISTURBED, A GENERAL PERMIT FOR LAND DISTURBANCE ACTIVITY MUST BE OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES BEFORE CONSTRUCTION CAN BEGIN. IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN THIS PERMIT.
5. OTHER PERMITS MAY BE REQUIRED FOR THIS CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH PERMITS ARE APPLICABLE AND TO OBTAIN ANY APPLICABLE PERMITS NOT PROVIDED BY THE DEVELOPER.
6. IF THE CONTRACTOR IS REQUIRED TO WORK ON OR ACCESS ACROSS PRIVATE PROPERTY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN WRITTEN PERMISSION FROM THE PROPERTY OWNER TO ENTER THE PROPERTY AND TO REPAIR ANY DAMAGE TO PRIVATE PROPERTY CAUSED BY HIS/HER OPERATIONS.
7. AT THE START OF CONSTRUCTION, OR AFTER WORK HAS BEEN SUSPENDED, THE CONTRACTOR SHALL CONTACT THE CITY OF REPUBLIC INSPECTION OFFICE (PHONE 732-3170) AT LEAST 24 HOURS PRIOR TO WORKING AT THE SITE. FAILURE TO DO SO MAY RESULT IN REJECTION OF ANY WORK COMPLETED PRIOR TO CONTACT.
8. THE CONTRACTOR SHALL KEEP THE SITE NEAT AND ORDERLY AT ALL TIMES WHILE CONSTRUCTION IS IN PROGRESS. ACCESS STREETS TO THE DEVELOPMENT SHALL BE KEPT CLEAN OF MUD, DEBRIS, PAPER AND WASTE MATERIAL AT ALL TIMES.
9. CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO THE APPROVED TEMPORARY CONSTRUCTION ENTRANCES SHOWN ON THE SEDIMENT & EROSION CONTROL PLAN (SECP).
10. EXISTING UNDERGROUND UTILITIES HAVE BEEN SHOWN BY THE ENGINEER IN APPROXIMATE LOCATIONS AS DETERMINED BY EXISTING PLANS AND SURFACE OBSERVATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING UNDERGROUND FACILITIES PRIOR TO BEGINNING INSTALLATION OF NEW FACILITIES. CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER FOR INSTRUCTIONS WHENEVER ANY CONFLICTS ARE DISCOVERED.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CORRECT ANY DAMAGE TO UNDERGROUND UTILITIES OR OTHER DAMAGE TO PROPERTY AROUND THE SITE WHICH IS CAUSED BY HIS/HER OPERATIONS.
12. MANHOLE COVERS, VALVE BOXES, AND OTHER UTILITY APPURTENANCES SHALL NOT ENCRoACH ON SIDEWALKS, CURBS AND PAVEMENT. WHERE CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR INSTRUCTIONS PRIOR TO PROCEEDING.
13. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROVED SEDIMENT & EROSION CONTROL PLAN (SECP).
14. THE CITY OF REPUBLIC SHALL, ON REQUEST, BE PROVIDED WITH COMPACTION TEST RESULTS ON ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY AND ALL UTILITY EXCAVATION STREET CROSSINGS.
15. ALL CURB INLET BOXES SHALL BE INSTALLED AT ROAD GRADES.

OVERALL SITE PLAN

scale: 1" = 100'-0"



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NO.	REVISION	DATE
1	ADDENDUM #1 SEWERLINE ADJ.	1/30/25
2	ADDENDUM #2 ADDITIONAL LOTS 54-59	4/16/26

DEPARTMENT OF PUBLIC WORKS
 REPUBLIC, MISSOURI
 HARPER RIDGE
 SUBDIVISION PHASE IV
 SANITARY SEWER IMPROVEMENT PLANS
 COVER SHEET

APPROVED BY _____ DATE _____
 DIRECTOR OF PUBLIC WORKS

SURVEYED BY:	DESIGN: DDB	SCALES:	SHEET 15
FIELD BK.:	DRAWN: CAA	HOR: _____	OF 30 SHEETS
LEVEL BK.:	CHECKED: DDB	VERT: _____	FILE NO. _____