

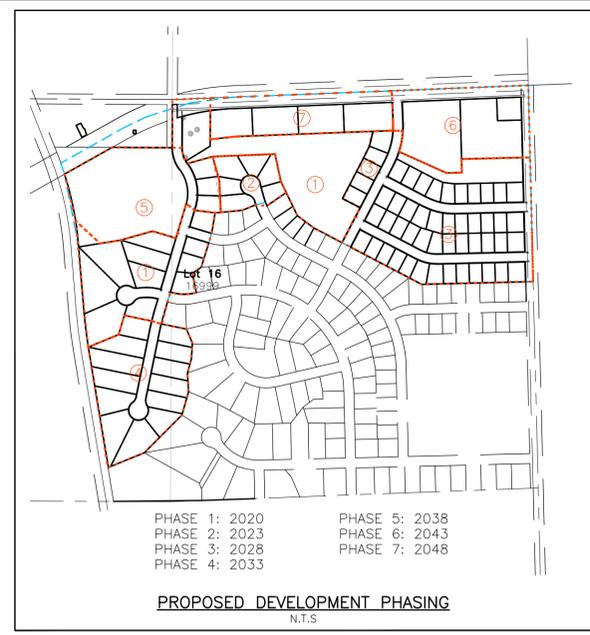
OWNER / DEVELOPER
 HIGH PLAINS
 DEVELOPMENT CORP., INC.
 120 5TH ST. SE
 WATERTOWN, SD 57201

CONTACT:
 GREG HOFTIEZER
 (605) 881-8678

ENGINEER / CONSULTANT
 AASON ENGINEERING
 COMPANY, INC.
 1022 6TH STREET SE
 WATERTOWN, SD 57201

CONTACT:
 JEFF STOUT
 (605) 882-2371

REVISIONS:
 DATE:
 BY:



2019 PRELIMINARY PLANS

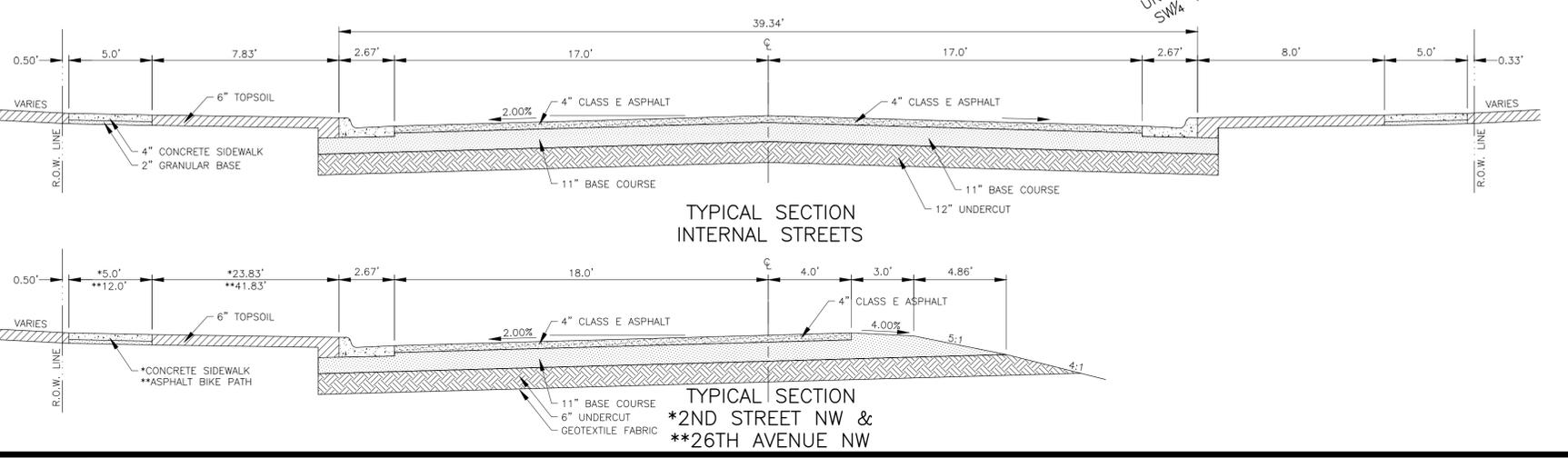
This Work Coordinated By:

AASON ENGINEERING COMPANY
 1022 6TH STREET SE
 WATERTOWN, SD 57201
 Phone No. (605) 882-2371
 Fax No. (605) 882-1144

STREET PLAN - SOUTHWEST QUARTER

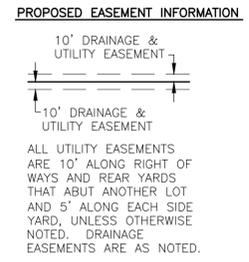
RIVER RIDGE ESTATES ADDITION TO THE
 MUNICIPALITY OF WATERTOWN, IN THE
 COUNTY OF CODINGTON, SOUTH DAKOTA

DATE: MAY 30, 2019
 SCALE: 1" = 100'
 DRAWN BY: JAS
 JOB NO.: 2018-012
 SHEET 3 OF 16



ROADWAY NOTES

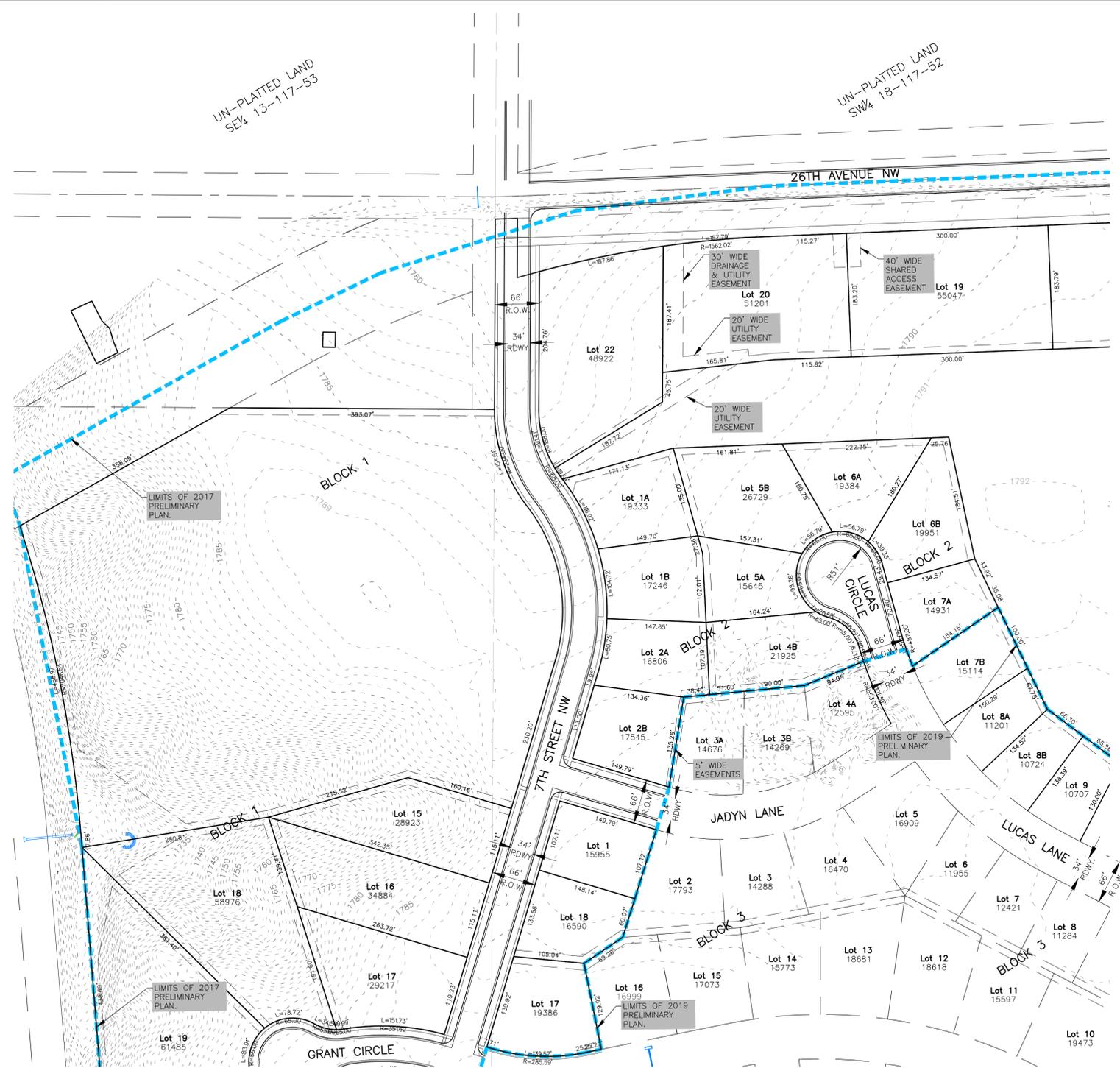
- ALL PAVEMENT WIDTHS ARE SHOWN AS 34' WIDE.
- ALL FILLET SECTIONS SHALL HAVE A BACK OF CURB RADIUS OF 14.33' UNLESS NOTED OTHERWISE.



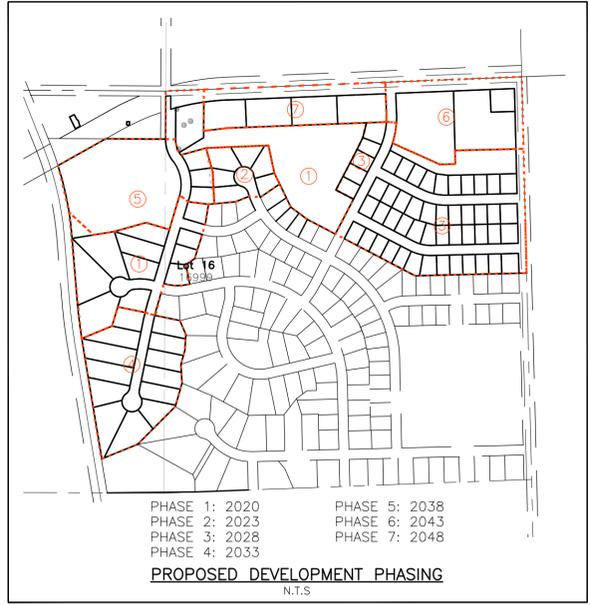
100 0 100
 GRAPHIC SCALE IN FEET

Jeffrey A. Stout
 REGISTERED ENGINEER
 REGISTRATION NO. 13158
 Aason Engineering Co., Inc.

J:\YEAR 2019\Developments\2018-012 River Ridge Preliminary Plans\2019-04-09 - River Ridge Preliminary Plan SW Quarter Owner Aug 02, 2019 - 10:26:28
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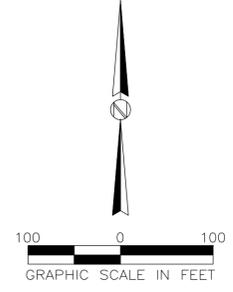
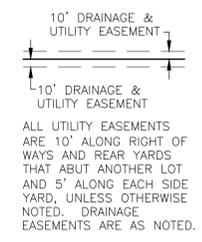


ROADWAY NOTES
 1. ALL PAVEMENT WIDTHS ARE SHOWN AT 34' WIDE.
 2. ALL FILLET SECTIONS SHALL HAVE A BACK OF CURB RADIUS OF 14.33' UNLESS NOTED OTHERWISE.



PHASE 1: 2020
 PHASE 2: 2023
 PHASE 3: 2028
 PHASE 4: 2033
 PHASE 5: 2038
 PHASE 6: 2043
 PHASE 7: 2048

PROPOSED EASEMENT INFORMATION



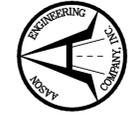
Jeffrey A. Stout
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OWNER / DEVELOPER
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REVISIONS:
 DATE:
 BY:

2019 PRELIMINARY PLANS

This Work Coordinated By:
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 Fax No. (605) 882-1044



STREET PLAN - NORTHWEST QUARTER

RIVER RIDGE ESTATES ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA

DATE: MAY 30, 2019
 SCALE: 1" = 100'
 DRAWN BY: JAS
 JOB NO.: 2018-012
 SHEET 5 OF 16

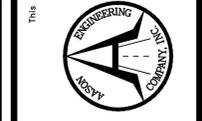
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 J:\YEAR 2018\Developments\2018-012 River Ridge Preliminary Plans\2018-012-09 - River Ridge Preliminary Plan NW Quarter Owner Aug 02, 2019 - 10:26:34

OWNER / DEVELOPER
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2019 PRELIMINARY PLANS

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UTILITY PLAN - SOUTHWEST QUARTER
 RIVER RIDGE ESTATES ADDITION TO THE
 MUNICIPALITY OF WATERTOWN, IN THE
 COUNTY OF CODINGTON, SOUTH DAKOTA

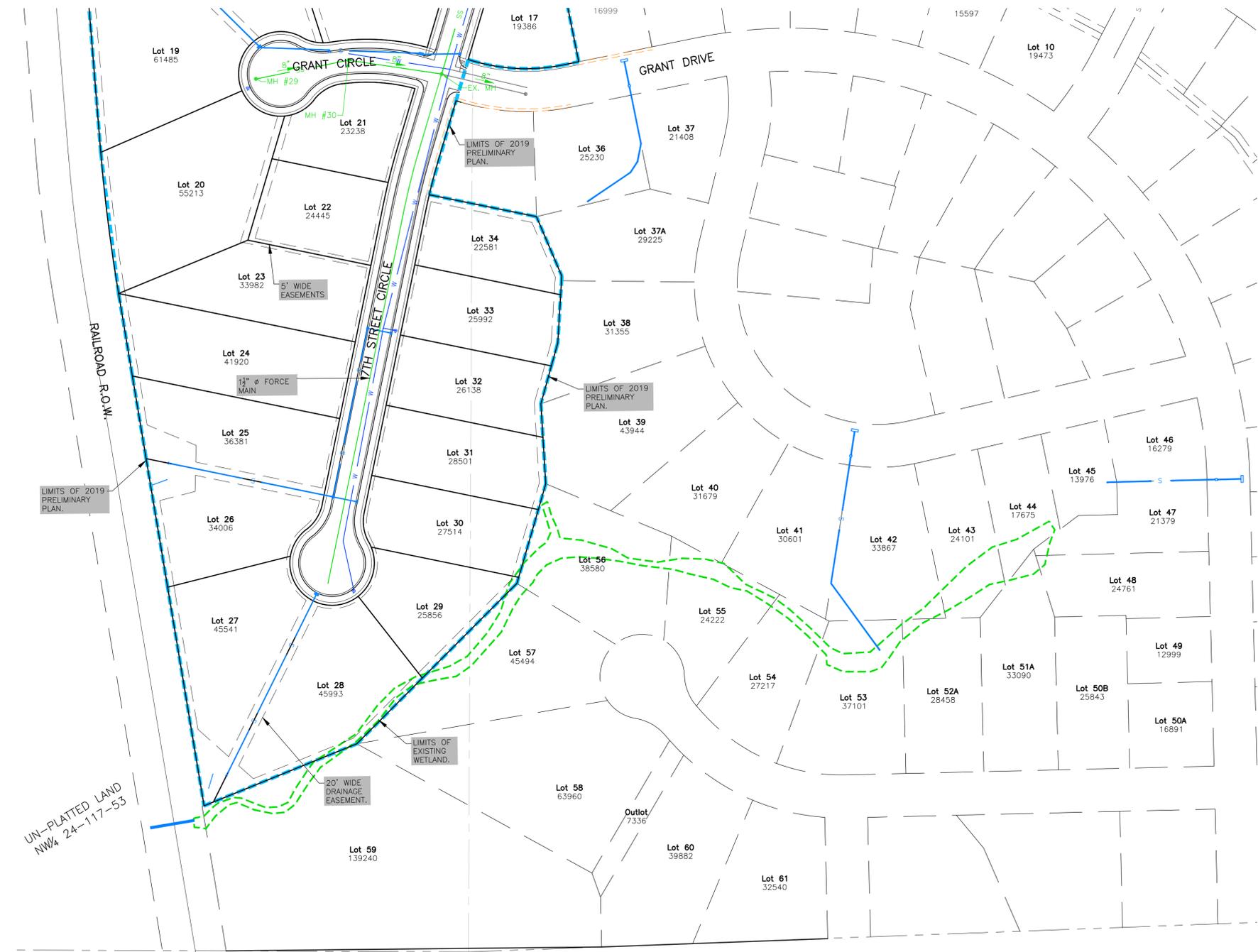
DATE: MAY 30, 2019

SCALE: 1" = 100'

DRAWN BY: JAS

JOB NO.: 2018-012

SHEET 7 OF 16



UN-PLATTED LAND
 SE¼ 24-117-53

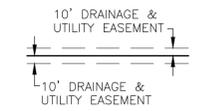
UN-PLATTED LAND
 SW¼ 19-117-52

PROPOSED OUTFLOWS:
 0.12 CFS (RIVER RIDGE)

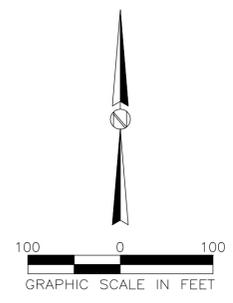
- PROPOSED SANITARY SEWER NOTES**
- ALL SANITARY SEWER PIPES SHALL BE 8" DIA. SDR35 PVC UNLESS NOTED OTHERWISE.
 - SANITARY MANHOLES SHALL BE 48" DIA. WITH CONCENTRIC CONES AND TYPE A7 FRAME AND LIDS UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER PIPES SHALL BE INSTALLED AT 0.40% GRADE UNLESS NOTED OTHERWISE.
 - LOTS 22-34 IN BLOCK 1 TO BE SERVED BY GRINDER PUMPS DISCHARGING INTO THE 1 1/2" DIA. FORCE MAIN IN 7TH STREET SW.

- PROPOSED WATER MAIN NOTES:**
- WATER MAIN SIZES, TYPE AND LOCATIONS SHALL BE FINALIZED BY WATERTOWN MUNICIPAL UTILITIES PRIOR TO CONSTRUCTION.
 - HYDRANT LOCATIONS SHALL BE APPROVED BY WATERTOWN MUNICIPAL UTILITIES PRIOR TO CONSTRUCTION.

PROPOSED EASEMENT INFORMATION

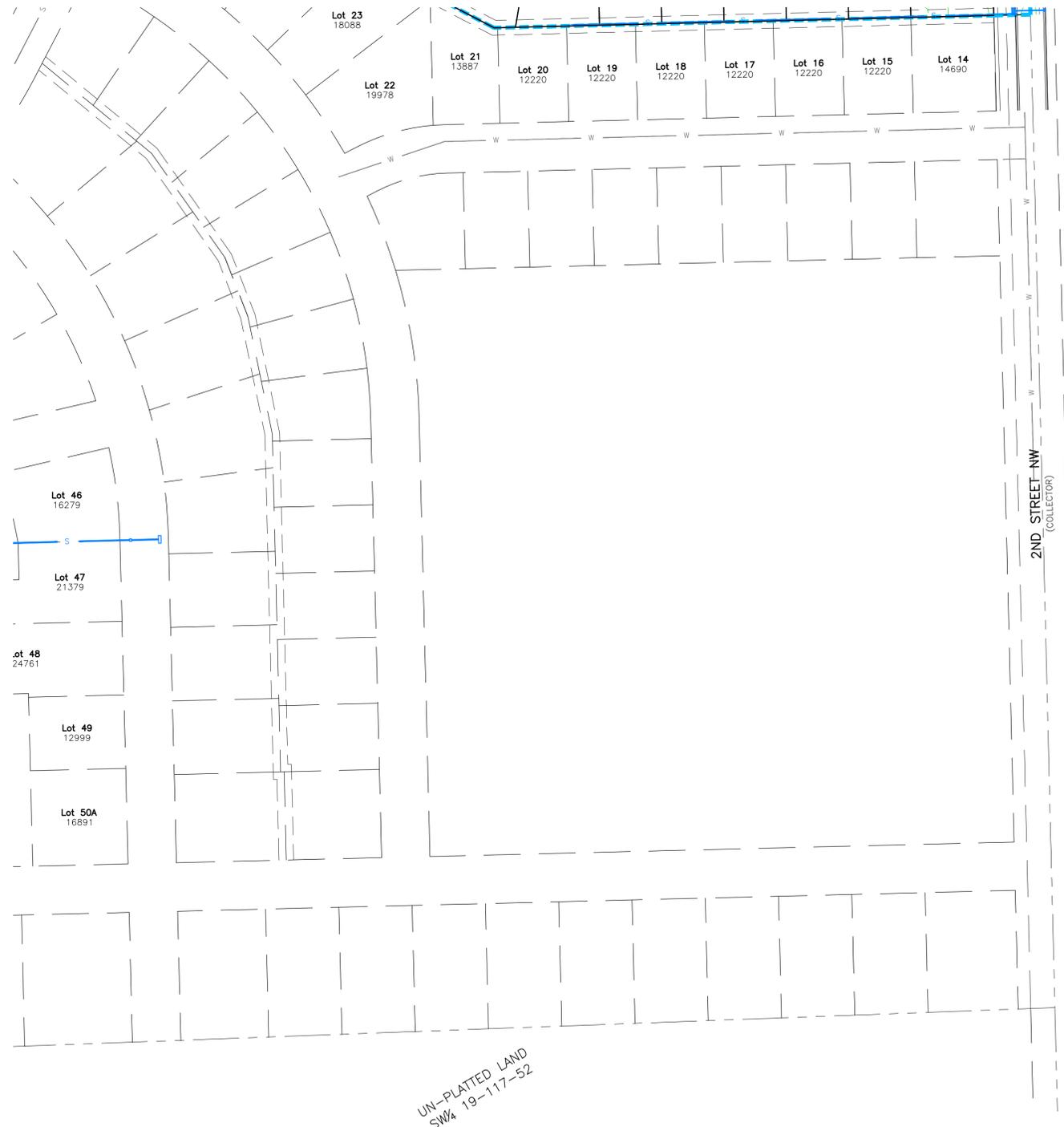


ALL UTILITY EASEMENTS ARE 10' ALONG RIGHT OF WAYS AND REAR YARDS THAT ABUT ANOTHER LOT AND 5' ALONG EACH SIDE YARD, UNLESS OTHERWISE NOTED. DRAINAGE EASEMENTS ARE AS NOTED.



Jeffrey A. Stout
 REGISTERED ENGINEER
 REGISTRATION NO. 13158
 Aason Engineering Co., Inc.

J:\YEAR 2018\Developments\2018-012 River Ridge Preliminary Plans\2018-012-09 - River Ridge Preliminary Plans - SW Quarter - Center - Aug 02, 2019 - 10:26:40
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UN-PLATTED LAND
SW 1/4 19-117-52

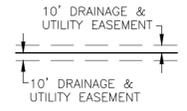
PROPOSED SANITARY SEWER NOTES

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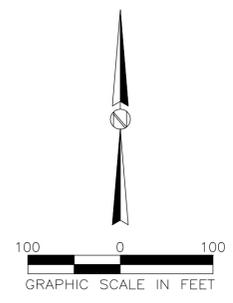
PROPOSED WATER MAIN NOTES:

1. WATER MAIN SIZES, TYPE AND LOCATIONS SHALL BE FINALIZED BY WATERTOWN MUNICIPAL UTILITIES PRIOR TO CONSTRUCTION.
2. HYDRANT LOCATIONS SHALL BE APPROVED BY WATERTOWN MUNICIPAL UTILITIES PRIOR TO CONSTRUCTION.

PROPOSED EASEMENT INFORMATION



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Jeffrey A. Stout
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(605) 882-2371

REVISIONS:
DATE:
BY:

2019
**PRELIMINARY
PLANS**

This Work Conceived By:
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1022 6TH STREET SE
WATERTOWN, SD 57201
Phone No. (605) 882-2371
Fax No. (605) 882-1042

UTILITY PLAN - SOUTHEAST QUARTER

RIVER RIDGE ESTATES ADDITION TO THE
MUNICIPALITY OF WATERTOWN, IN THE
COUNTY OF CODINGTON, SOUTH DAKOTA

DATE: MAY 30, 2019
SCALE: 1" = 100'
DRAWN BY: JAS
JOB NO.: 2018-012
SHEET 8 OF 16

UN-PLATTED LAND
SE¼ 13-117-53

UN-PLATTED LAND
SW¼ 18-117-52

26TH AVENUE NW

BLOCK 1

BLOCK 2

BLOCK 2

BLOCK 3

BLOCK 3

LIMITS OF 2019
PRELIMINARY
PLAN.

HARD SURFACING
AROUND MANHOLE
CONNECTED TO
PAVING IN LOT 20

LIMITS OF 2019
PRELIMINARY
PLAN.

LIMITS OF 2019
PRELIMINARY
PLAN.

LIMITS OF 2019
PRELIMINARY
PLAN.

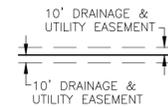
PROPOSED SANITARY SEWER NOTES

1. ALL SANITARY SEWER PIPES SHALL BE 8" DIA. SDR35 PVC UNLESS NOTED OTHERWISE.
2. SANITARY MANHOLES SHALL BE 48" DIA. WITH CONCENTRIC CONES AND TYPE A7 FRAME AND LIDS UNLESS NOTED OTHERWISE.
3. ALL SANITARY SEWER PIPES SHALL BE INSTALLED AT 0.40% GRADE UNLESS NOTED OTHERWISE.
4. LOTS 22-34 IN BLOCK 1 TO BE SERVED BY GRINDER PUMPS DISCHARGING INTO THE 1 1/2" DIA. FORCE MAIN IN 7TH STREET SW.

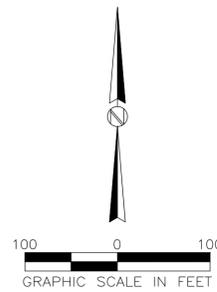
PROPOSED WATER MAIN NOTES:

1. WATER MAIN SIZES, TYPE AND LOCATIONS SHALL BE FINALIZED BY WATERTOWN MUNICIPAL UTILITIES PRIOR TO CONSTRUCTION.
2. HYDRANT LOCATIONS SHALL BE APPROVED BY WATERTOWN MUNICIPAL UTILITIES PRIOR TO CONSTRUCTION.

PROPOSED EASEMENT INFORMATION



ALL UTILITY EASEMENTS ARE 10' ALONG RIGHT OF WAYS AND REAR YARDS THAT ABUT ANOTHER LOT AND 5' ALONG EACH SIDE YARD, UNLESS OTHERWISE NOTED. DRAINAGE EASEMENTS ARE AS NOTED.



Jeffrey A. Stout
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120 5TH ST. SE
WATERTOWN, SD 57201

CONTACT:
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ENGINEER / CONSULTANT
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COMPANY, INC.
1022 6TH STREET SE
WATERTOWN, SD 57201

CONTACT:
JEFF STOUT
(605) 882-2371

REVISIONS:
DATE:
BY:

2019
PRELIMINARY
PLANS

This Work Coordinated By:

AASON ENGINEERING COMPANY
1022 6TH STREET SE
WATERTOWN, SD 57201
Phone No. (605) 882-2371
Fax No. (605) 882-1044

UTILITY PLAN - NORTHWEST QUARTER

RIVER RIDGE ESTATES ADDITION TO THE
MUNICIPALITY OF WATERTOWN, IN THE
COUNTY OF CODINGTON, SOUTH DAKOTA

DATE: MAY 30, 2019

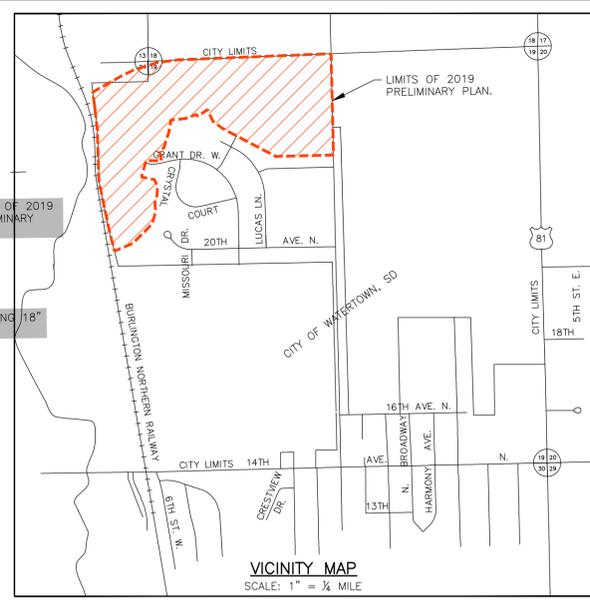
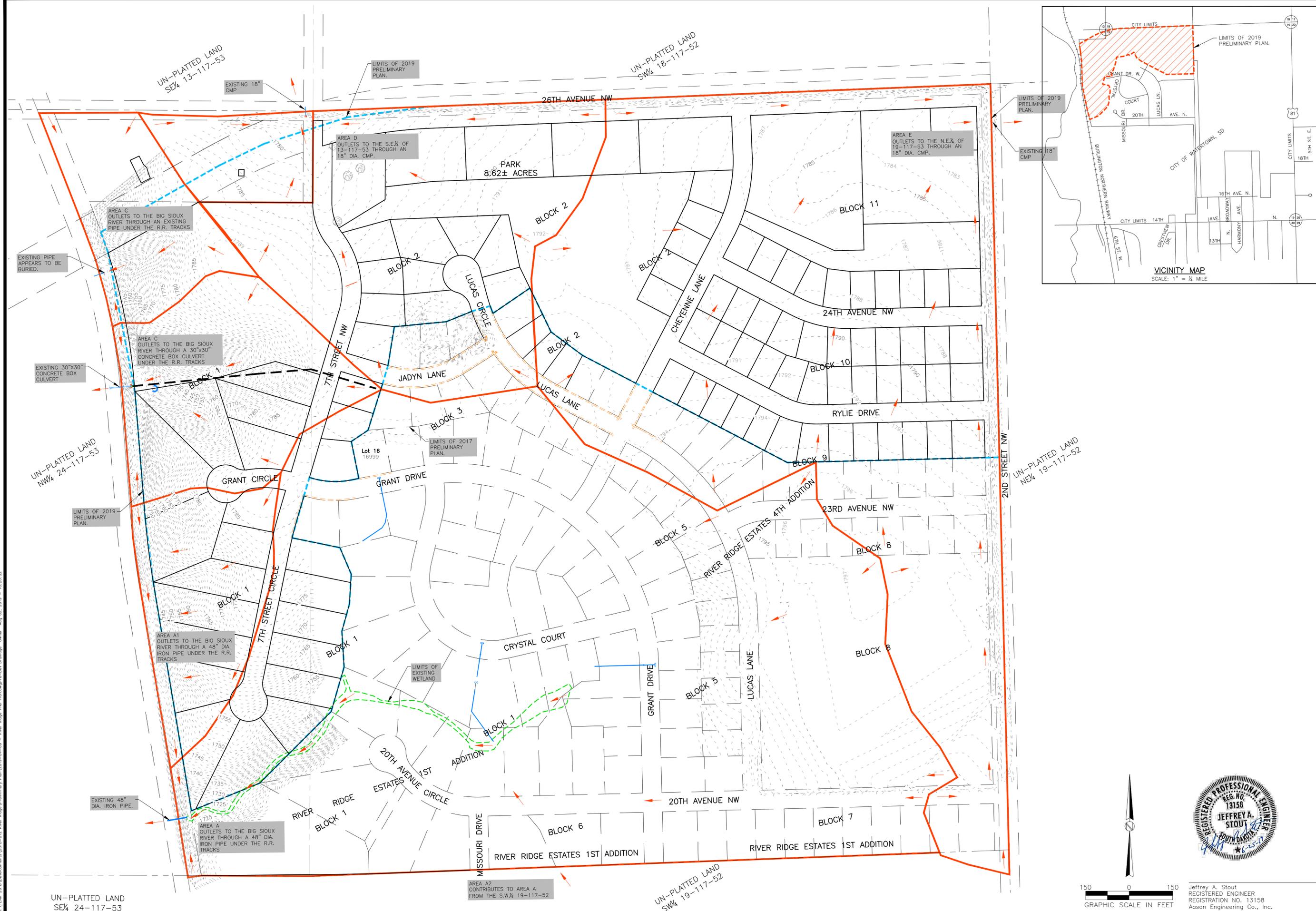
SCALE: 1" = 100'

DRAWN BY: JAS

JOB NO.: 2018-012

SHEET 9 OF 16

J:\YEAR 2018\Developments\2018-012 River Ridge Preliminary Plans\2018-012-09 - River Ridge Preliminary Plan NW Quarter Owner Aug 02, 2019 - 10:28:46



OWNER / DEVELOPER
 HIGH PLAINS
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2019 PRELIMINARY PLANS

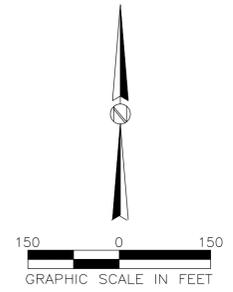
This Work Coordinated By:

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 1022 6TH STREET SE
 WATERTOWN, SD 57201
 Phone No. (605) 882-2371
 Fax No. (605) 882-1044

PRE-DEVELOPED DRAINAGE ROUTES

RIVER RIDGE ESTATES ADDITION TO THE
 MUNICIPALITY OF WATERTOWN, IN THE
 COUNTY OF CODINGTON, SOUTH DAKOTA

DATE: MAY 30, 2019
 SCALE: 1" = 150'
 DRAWN BY: JAS
 JOB NO.: 2018-012
 SHEET 11 OF 16



Jeffrey A. Stout
 REGISTERED ENGINEER
 REGISTRATION NO. 13158
 Aason Engineering Co., Inc.

J:\YEAR 2018\Developments\2018-012 River Ridge Preliminary Plans\2018-012 River Ridge Preliminary Plans\Drawings\Owner Aug 02, 2019 - 10:26:52 AM Owner: 11

UN-PLATTED LAND
 SE¼ 24-117-53

UN-PLATTED LAND
 SW¼ 19-117-52

UN-PLATTED LAND
 NE¼ 19-117-52

UN-PLATTED LAND
 NW¼ 24-117-53

AREA A2 CONTRIBUTES TO AREA A FROM THE S.W.¼ 19-117-52

AREA A OUTLETS TO THE BIG SIOUX RIVER THROUGH A 48" DIA. IRON PIPE UNDER THE R.R. TRACKS

AREA A1 OUTLETS TO THE BIG SIOUX RIVER THROUGH A 48" DIA. IRON PIPE UNDER THE R.R. TRACKS

AREA C OUTLETS TO THE BIG SIOUX RIVER THROUGH A 30"x30" CONCRETE BOX CULVERT UNDER THE R.R. TRACKS

AREA C OUTLETS TO THE BIG SIOUX RIVER THROUGH AN EXISTING PIPE UNDER THE R.R. TRACKS

AREA D OUTLETS TO THE S.E.¼ OF 13-117-53 THROUGH AN 18" DIA. CMP.

AREA E OUTLETS TO THE N.E.¼ OF 19-117-53 THROUGH AN 18" DIA. CMP.

EXISTING PIPE APPEARS TO BE BURIED.

EXISTING 30"x30" CONCRETE BOX CULVERT

EXISTING 48" DIA. IRON PIPE.

EXISTING 18" CMP

EXISTING 18" CMP

LIMITS OF EXISTING WETLAND

LIMITS OF 2017 PRELIMINARY PLAN.

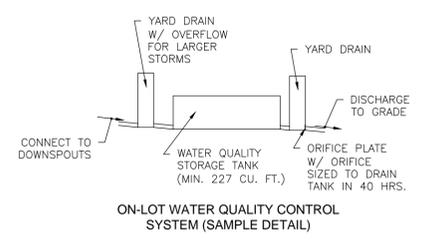
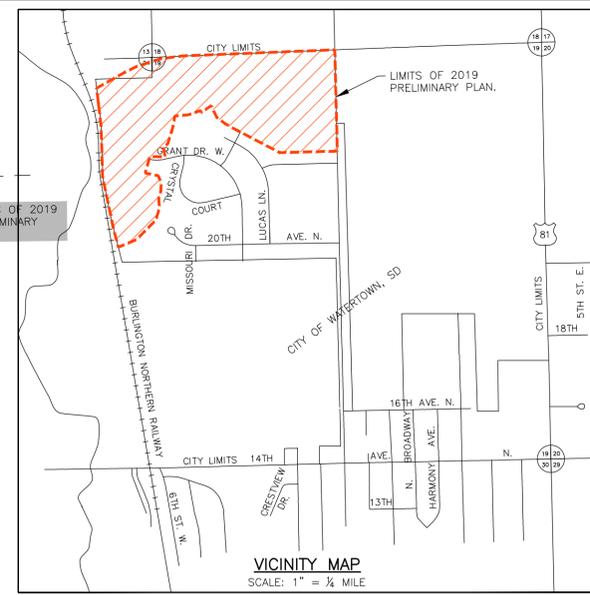
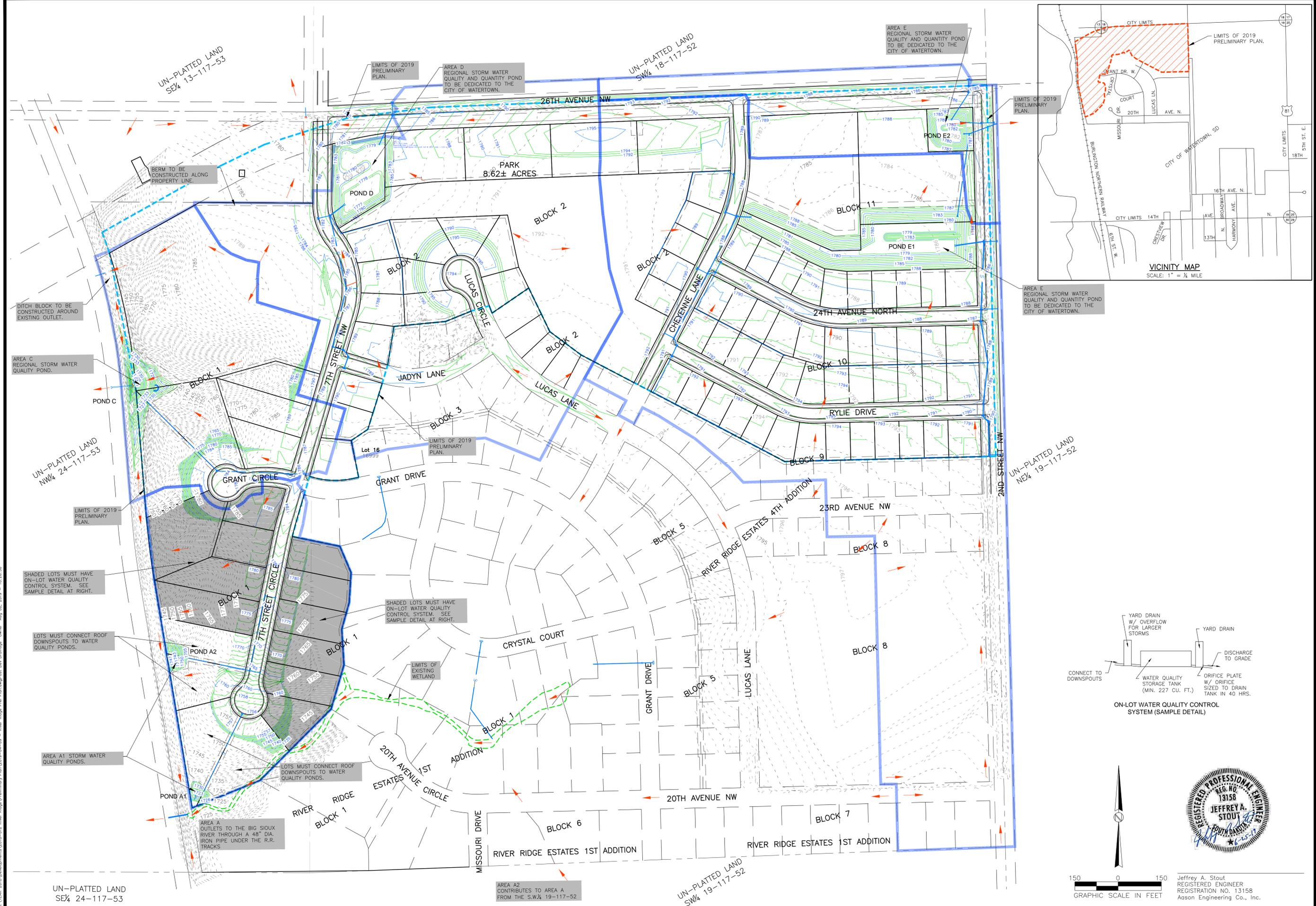
LIMITS OF 2019 PRELIMINARY PLAN.

LIMITS OF 2019 PRELIMINARY PLAN.

LIMITS OF 2019 PRELIMINARY PLAN.

PARK 8.62± ACRES

Lot 16 16999



Jeffrey A. Stout
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REVISIONS:
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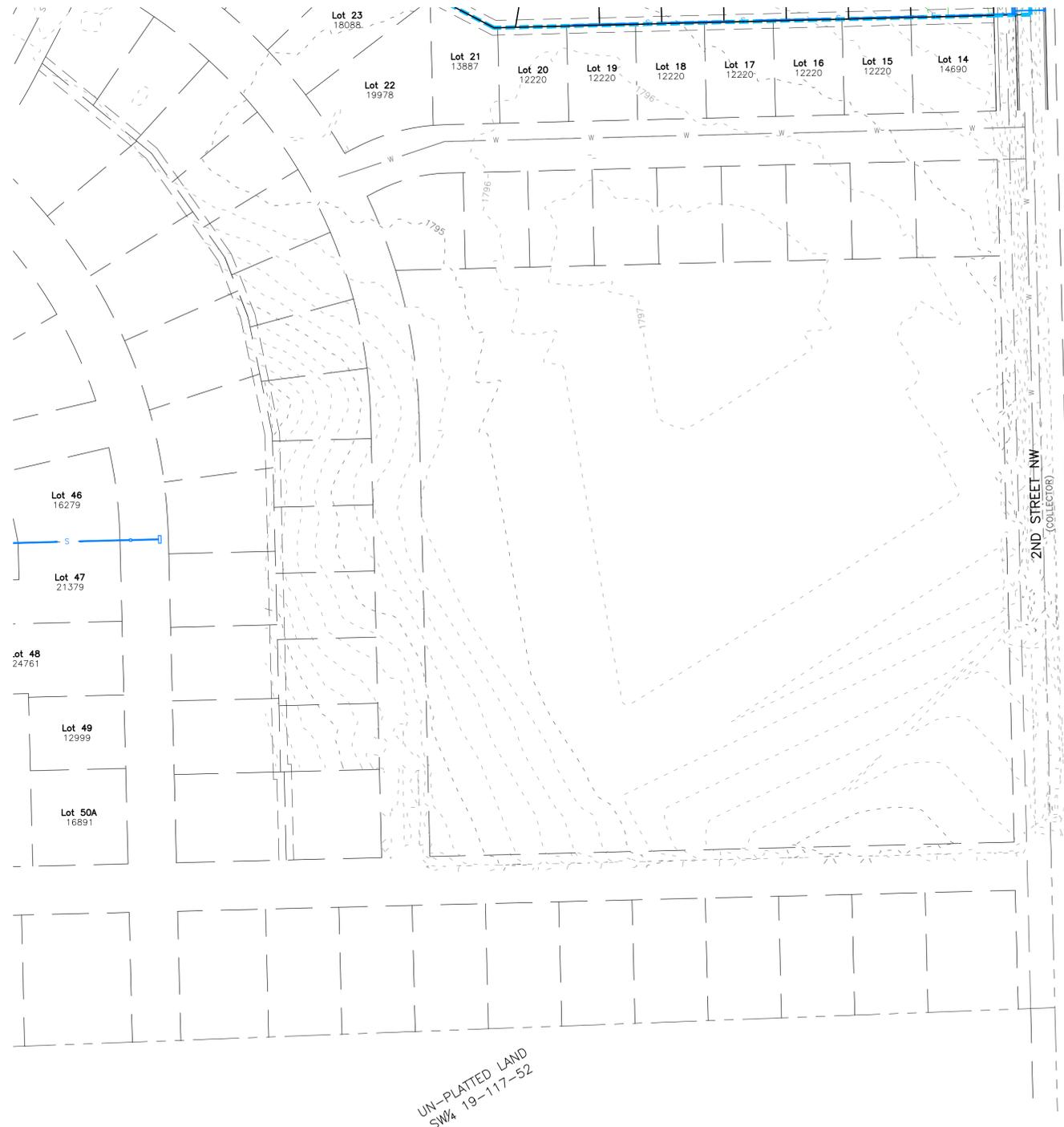
 AASON ENGINEERING COMPANY
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 Phone No. (605) 882-2371
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POST-DEVELOPED DRAINAGE ROUTES

RIVER RIDGE ESTATES ADDITION TO THE
 MUNICIPALITY OF WATERTOWN, IN THE
 COUNTY OF CODINGTON, SOUTH DAKOTA

DATE: MAY 30, 2019
 SCALE: 1" = 150'
 DRAWN BY: JAS
 JOB NO.: 2018-012
 SHEET 12 OF 16

J:\YEAR 2018\Developments\2018-012 River Ridge Preliminary Plans\2018-012-09 - River Ridge Preliminary Plan\2018-012-09 - 10-26-56
 J:\YEAR 2018\Developments\2018-012 River Ridge Preliminary Plans\2018-012-09 - River Ridge Preliminary Plan\2018-012-09 - 10-26-56



UN-PLATTED LAND
SW $\frac{1}{4}$ 19-117-52

PROPOSED SANITARY SEWER NOTES

1. ALL SANITARY SEWER PIPES SHALL BE 8" DIA. SDR35 PVC UNLESS NOTED OTHERWISE.
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PROPOSED WATER MAIN NOTES:

1. WATER MAIN SIZES, TYPE AND LOCATIONS SHALL BE FINALIZED BY WATERTOWN MUNICIPAL UTILITIES PRIOR TO CONSTRUCTION.
2. HYDRANT LOCATIONS SHALL BE APPROVED BY WATERTOWN MUNICIPAL UTILITIES PRIOR TO CONSTRUCTION.

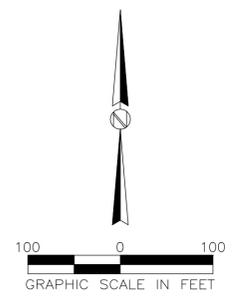
SUMP PUMP COLLECTION SYSTEM

1. SUMP PUMP COLLECTION SYSTEM SHALL BE 6" PVC PIPE.
2. 24"Ø STRUCTURES SHALL BE PLACED AT THE UPSTREAM END OF THE PIPE AND AT EACH BEND.

PROPOSED EASEMENT INFORMATION



ALL UTILITY EASEMENTS ARE 10' ALONG RIGHT OF WAYS AND REAR YARDS THAT ADJUT ANOTHER LOT AND 5' ALONG EACH SIDE YARD, UNLESS OTHERWISE NOTED. DRAINAGE EASEMENTS ARE AS NOTED.



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REVISIONS:
DATE:
BY:

2019
**PRELIMINARY
PLANS**

This Work Coordinated By:
AASON ENGINEERING COMPANY
1022 6TH STREET SE
WATERTOWN, SD 57201
Phone No. (605) 882-2371
Fax No. (605) 882-1042

DRAINAGE PLAN - SOUTHEAST QUARTER

RIVER RIDGE ESTATES ADDITION TO THE
MUNICIPALITY OF WATERTOWN, IN THE
COUNTY OF CODINGTON, SOUTH DAKOTA

DATE: MAY 30, 2019
SCALE: 1" = 100'
DRAWN BY: JAS
JOB NO.: 2018-012
SHEET 14 OF 16

J:\YEAR 2018\Developments\2018-012 River Ridge Preliminary Plans\2018-012-09 - River Ridge Preliminary Plans\2018-012-09 - River Ridge Preliminary Plans - SE Quarter - Owner, Aug 02, 2019 - 10:27:02

OWNER / DEVELOPER
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 WATERTOWN, SD 57201

CONTACT:
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 1022 6TH STREET SE
 WATERTOWN, SD 57201

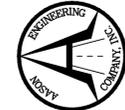
CONTACT:
 JEFF STOUT
 (605) 882-2371

REVISIONS:
 DATE:
 BY:

**2019
 PRELIMINARY
 PLANS**

This Work Coordinated By:

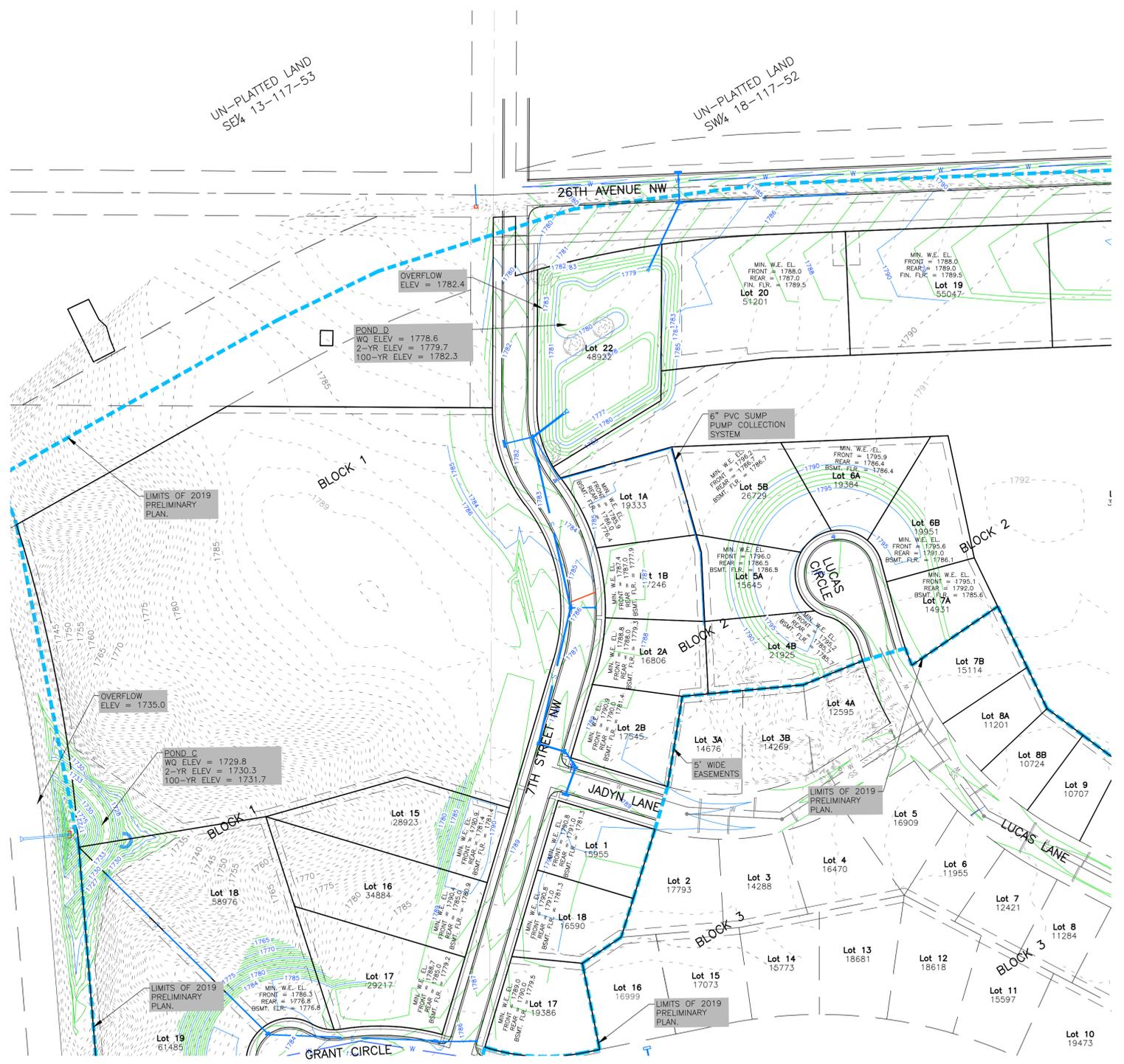
AASON ENGINEERING COMPANY
 1022 6TH STREET SE
 WATERTOWN, SD 57201
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 Fax No. (605) 882-1042



DRAINAGE PLAN - NORTHWEST QUARTER

RIVER RIDGE ESTATES ADDITION TO THE
 MUNICIPALITY OF WATERTOWN, IN THE
 COUNTY OF CODINGTON, SOUTH DAKOTA

DATE: MAY 30, 2019
 SCALE: 1" = 100'
 DRAWN BY: JAS
 JOB NO.: 2018-012
 SHEET 15 OF 16



- PROPOSED SANITARY SEWER NOTES**
- ALL SANITARY SEWER PIPES SHALL BE 8" DIA. SDR35 PVC UNLESS NOTED OTHERWISE.
 - SANITARY MANHOLES SHALL BE 48" DIA. WITH CONCENTRIC CONES AND TYPE A7 FRAME AND LIDS UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER PIPES SHALL BE INSTALLED AT 0.40% GRADE UNLESS NOTED OTHERWISE.
 - LOTS 22-34 IN BLOCK 1 TO BE SERVED BY GRINDER PUMPS DISCHARGING INTO THE 1 1/2" DIA. FORCE MAIN IN 7TH STREET SW.

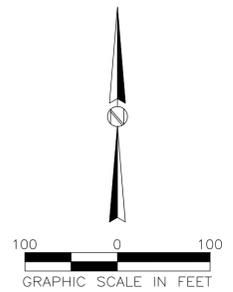
- PROPOSED WATER MAIN NOTES:**
- WATER MAIN SIZES, TYPE AND LOCATIONS SHALL BE FINALIZED BY WATERTOWN MUNICIPAL UTILITIES PRIOR TO CONSTRUCTION.
 - HYDRANT LOCATIONS SHALL BE APPROVED BY WATERTOWN MUNICIPAL UTILITIES PRIOR TO CONSTRUCTION.
- SUMP PUMP COLLECTION SYSTEM**
- SUMP PUMP COLLECTION SYSTEM SHALL BE 6"Ø PVC PIPE.
 - 24"Ø STRUCTURES SHALL BE PLACED AT THE UPSTREAM END OF THE PIPE AND AT EACH BEND.

PROPOSED EASEMENT INFORMATION

10' DRAINAGE & UTILITY EASEMENT

10' DRAINAGE & UTILITY EASEMENT

ALL UTILITY EASEMENTS ARE 10' ALONG RIGHT OF WAYS AND REAR YARDS THAT ABUT ANOTHER LOT AND 5' ALONG EACH SIDE YARD, UNLESS OTHERWISE NOTED. DRAINAGE EASEMENTS ARE AS NOTED.



Jeffrey A. Stout
 REGISTERED ENGINEER
 REGISTRATION NO. 13158
 Aason Engineering Co., Inc.

J:\YEAR 2018\Developments\2018-012 River Ridge Preliminary Plans\2018-04-09 - River Ridge Preliminary Plan NW Quarter Owner Aug 02, 2019 - 10:27:09 AM Owner: 11

