



OWNER:
BENEDICTINE SISTERS OF WATERTOWN /
MOTHER OF GOD MONASTERY
110 28TH STREET SE #306
WATERTOWN, SD 57201
CONTACT: BARBARA YOUNGER, OSB
PHONE: (605)882-6646
EMAIL: B.YOUNGER77@GMAIL.COM

PROJECT MANAGER / PLANNER:
CATALYST CONSTRUCTION
833 E. MICHIGAN STREET, SUITE 1000
MILWAUKEE, WI 53202
CONTACT: TOM BAADE
PHONE: (414)727-6840
EMAIL: TBAADE@CATALYSTBUILDS.COM

ENGINEER / SURVEYOR:
AASON ENGINEERING COMPANY, INC.
1022 6TH STREET SE
WATERTOWN, SD 57201
CONTACT: COLIN DEJONG, LS
PHONE: (605)882-2371
EMAIL: COLINDEJONG@IW.NET



Benedictine Sisters of Watertown

SHEET INDEX

1	TITLE SHEET / VICINITY MAP
2-3	WRITTEN PROJECT SUMMARY
4	EXISTING CONDITIONS AERIAL
5	EXISTING CONDITIONS SURVEY
6	SITE ANALYSIS
7	GENERAL LAYOUT AND ZONING PLAN
8	PHASING PLAN
9-14	STREET AND PEDESTRIAN CONNECTIVITY
15-20	UTILITY PLAN
21-22	PRE-DEVELOPED DRAINAGE ROUTE MAP
23-24	POST DEVELOPED DRAINAGE ROUTE MAP

LEGAL DESCRIPTION

THE EAST ONE-HALF (E1/2); THE EAST ONE-HALF OF THE WEST ONE-HALF (E1/2 W1/2) AND LOTS ONE (1) AND TWO (2), OF SECTION SEVEN (7) IN TOWNSHIP ONE HUNDRED SIXTEEN (116) NORTH, RANGE FIFTY-TWO (52) WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IN CODINGTON COUNTY, SOUTH DAKOTA; LESS THE EAST 747.5 FEET OF THE WEST 1307.5 FEET OF THE SOUTH 270 FEET OF THE NORTH 1270 FEET OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 116 NORTH, RANGE 52 WEST OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA; LESS LOT H1 IN THE EAST ONE-HALF OF THE NORTHEAST QUARTER (E1/2 OF NE1/4) OF SECTION 7, TOWNSHIP 116 NORTH, RANGE 52 WEST OF THE 5TH P.M., IN CODINGTON COUNTY, SOUTH DAKOTA; LESS LOT H1 IN THE EAST ONE-HALF OF THE SOUTHEAST QUARTER (E1/2 OF SE1/4) OF SECTION 7, TOWNSHIP 116 NORTH, RANGE 52 WEST OF THE 5TH P.M., IN CODINGTON COUNTY, SOUTH DAKOTA; LESS LOT H2 IN THE EAST ONE-HALF (E1/2) OF SECTION 7, TOWNSHIP 116 NORTH, RANGE 52 WEST OF THE 5TH P.M., IN CODINGTON COUNTY SOUTH DAKOTA; LESS HARMONY HILL FIRST ADDITION TO THE CITY OF WATERTOWN, SOUTH DAKOTA; LESS LOTS 1 THROUGH 12 OF LANTSBERGER'S ADDITION IN THE COUNTY OF CODINGTON, A SUBDIVISION OF LANTSBERGER OUTLOT IN THE SE 1/4 OF SEC. 7, T116N, R52W OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA; LESS THE EAST 75 FEET OF THE NORTH 697 FEET OF LANTSBERGER OUTLOT IN THE SE 1/4 OF SEC. 7, T116N, R52W OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA; LESS WIRKUS ADDITION IN THE SE 1/4 OF SECTION 7, T116N, R52W OF THE 5TH P.M., IN THE COUNTY OF CODINGTON, SOUTH DAKOTA; LESS BENEDICTINE SISTERS SUBDIVISION TO THE MUNICIPALITY OF WATERTOWN IN SECTION 7, T116N, R52W OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA.

AND

THE EAST ONE-HALF OF HARMONY HILL FIRST ADDITION TO THE CITY OF WATERTOWN (ALSO REFERRED TO AS THE EAST ONE-HALF (E1/2) OF LOT 1), CODINGTON COUNTY, SOUTH DAKOTA.

AND

CEMETERY LOT 7 AND 28TH AVENUE SOUTH, IN BENEDICTINE SISTERS SUBDIVISION TO THE MUNICIPALITY OF WATERTOWN IN SECTION 7, T116N, R52W OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA.

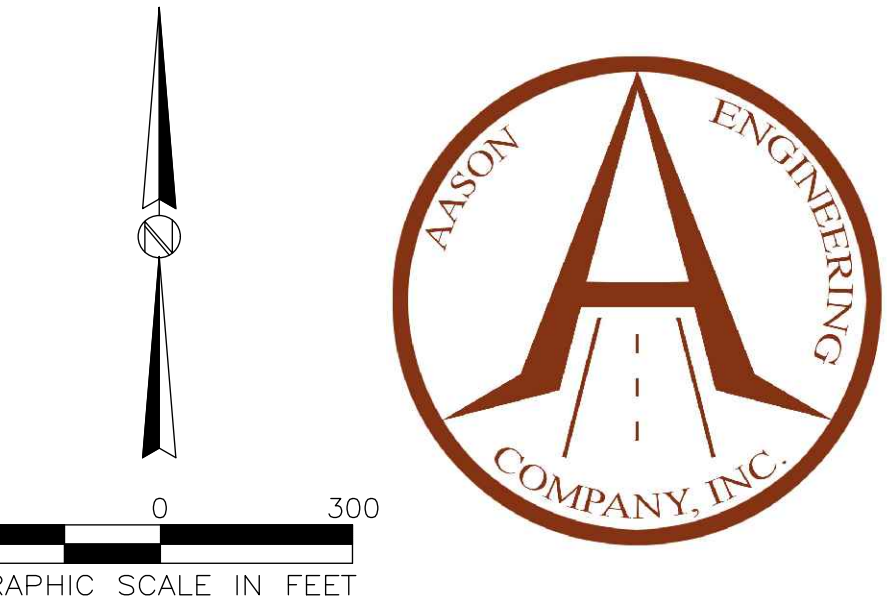
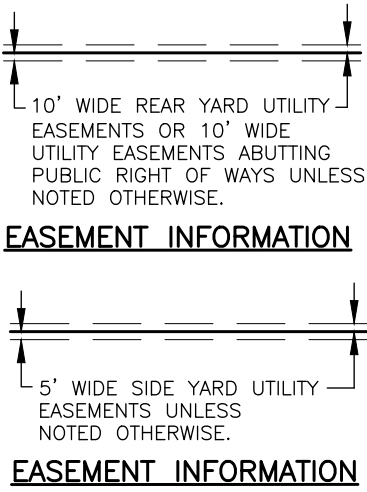
AND

HARMONY HILL SECOND ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.

AND

HARMONY HILL THIRD ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.

- GENERAL NOTES**
- TOTAL AREA = 495± ACRES EXCLUDING RIGHT OF WAYS AS SHOWN. INCLUDING 10± ACRES OWNED BY OTHERS.
 - SURVEY COMPLETED ON MARCH 7, 2019 BY OTHERS.



Title Sheet / Vicinity Map

Harmony Hill Concept Plan

2/13/24
PAGE 1

Harmony Hill Watertown - Project Summary

Background

The Benedictine Sisters of Watertown (BSOW) are in the process of planning a meaningful and impactful legacy for the people of Watertown and the surrounding region. The Harmony Hill property on the south side of the City of Watertown, has been home to the Sisters for more than 60 years. The Sisters have served the people of South Dakota, and beyond, through the ministries of healthcare and education and are committed to creating an intergenerational community where these elements play a central role in the synergy of the campus. Currently, the Sisters are working with Aason Engineering, Catalyst Construction, and other consultants and community organizations to develop a Master Site Plan for the entire Harmony Hill property.

Vision & Goals

We are requesting City of Watertown approval of the Harmony Hill Watertown Concept Plan so that we may proceed with more specific design plans for the development. The current plan is to begin construction on Phase One as soon as possible, including a new continuum of eldercare services that includes renovations and additions to the current Monastery building for assisted living purposes. In addition, there will be construction of new units for Independent Living, Assisted Living, Memory Care, and possibly Skilled Nursing.

Our vision and goals for Harmony Hill include the following:

- Create a village-like setting that offers a variety of living options with state-of-the-art services for rehabilitation, assisted living, memory care and hospice care.
- This intergenerational senior living community is designed to employ an exemplary model of holistic living that promotes the dignity, freedom, and wellness of its residents.
- The campus promises to be a unique community experience for seniors, students, and veterans by hosting student housing, veteran's housing and services, and the Challenger Learning Center of South Dakota on the property.
- Continue to explore and expand other possibilities and partnerships with Watertown businesses that align with the Sisters' vision and mission, to enhance the lives of the people in Watertown.

Concept Plan

1. Land Use & Zoning

- a. Existing Land Use and Zoning - the 495-acre property is currently located partially in the City of Watertown (181 acres) and partially in Codington County (314 acres). The land within the City limits includes the existing Mother of God Monastery, Bennet Place(apartments), and other associated buildings currently used by BSOW. The remaining site area within the City is currently vacant and undeveloped. The site area within the City jurisdiction is currently zoned Agricultural. The site area within the County jurisdiction is currently zoned Agricultural and one small area along Highway 81 is zoned Commercial. There is also an existing home on 20th Avenue South, and a small existing building and 3 existing radio towers located on the east side of the property along Highway 81. The current plans include deconstruction of these existing buildings and deconstruction/relocation of the towers, to allow for future development. Existing uses surrounding the Harmony Hill property include industrial and commercial uses to the north, industrial and residential to the west, farmland/pasture to the east and south, and several existing single-family homes adjacent to the south and east property line. The site is bounded by Highway 81 on the east, 20th Avenue South on the north, County Road 11 on the west and 32nd Avenue South on the south. The attached existing conditions and site analysis exhibits document the existing conditions on the property.

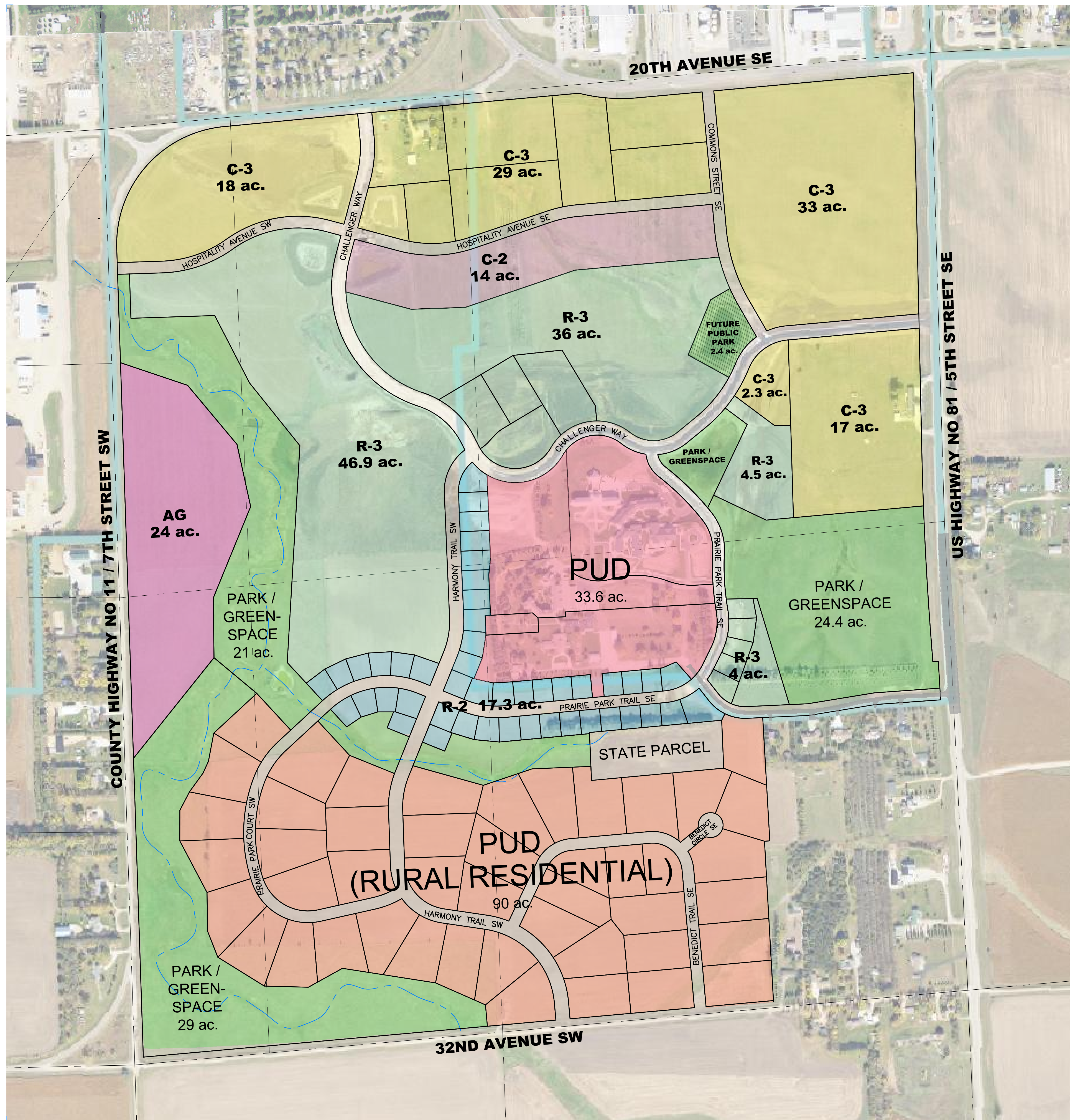
- b. Proposed Land Use and Zoning - the Harmony Hill Watertown Concept Plan proposes a variety of zoning for the property, including residential, commercial, and planned unit development.

The proposed zoning will accommodate a wide variety of land uses including:

- residential - rural residential, single-family, twin homes, multi-family, student housing, veterans housing, senior living, etc.
- commercial - office, retail, restaurant, medical, healthcare, recreational, wellness, etc.
- educational/learning
- parkland(public and private) and green space in excess of 80 acres, with trails, play areas, native/sustainable landscape, ponds, etc.



Benedictine Sisters of Watertown

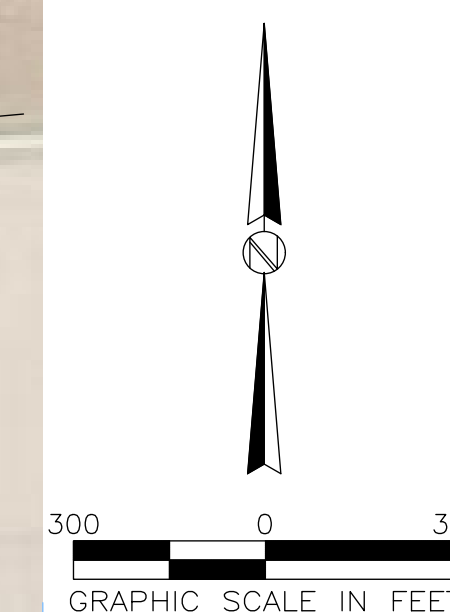


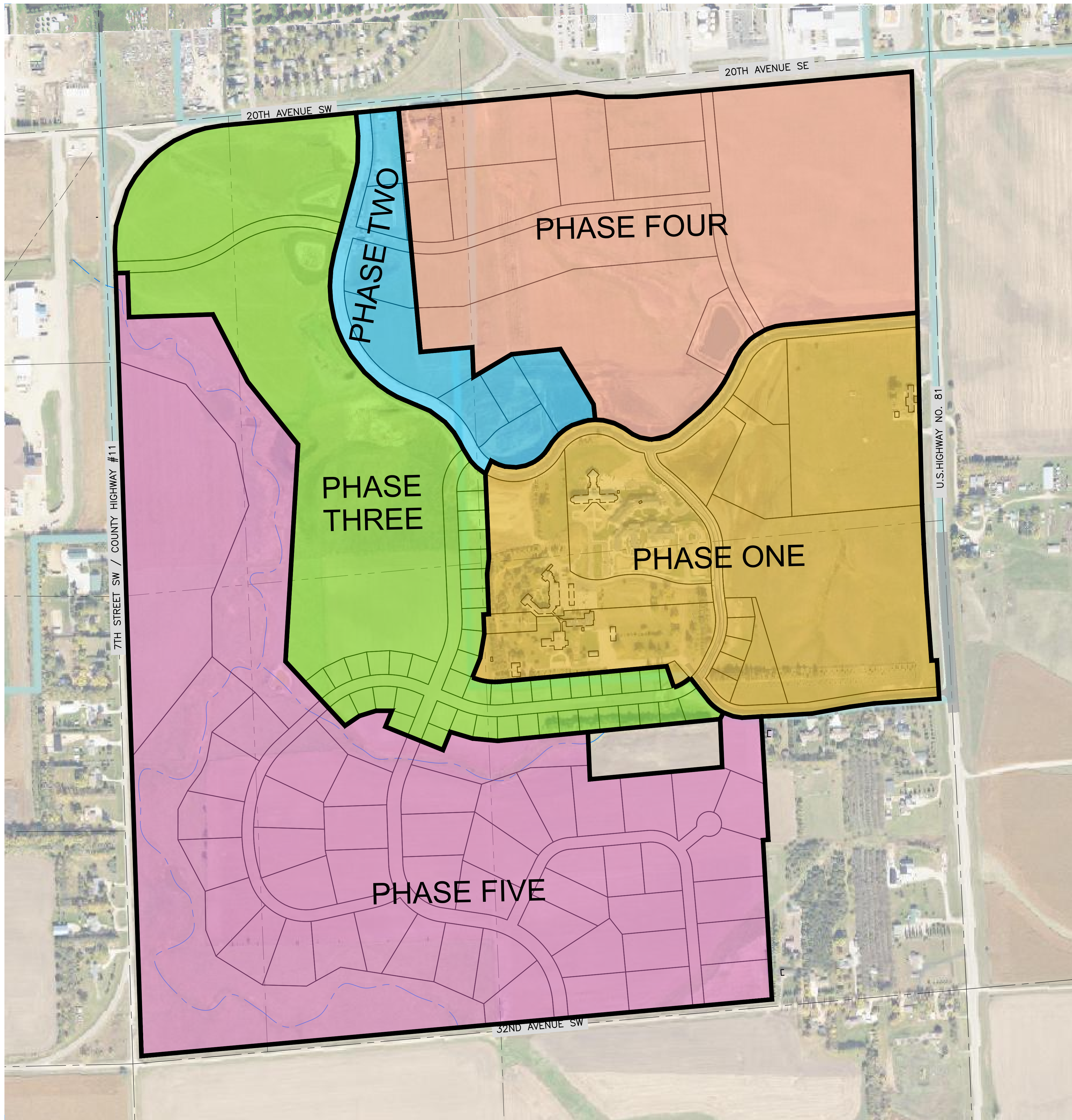
PROPOSED LAND USE / ZONING

A1 AGRICULTURAL:	23.62 ACRES
R-2 SINGLE FAMILY ATTACHED RESIDENTIAL:	17.35 ACRES
R-3 MULTI-FAMILY RESIDENTIAL:	91.47 ACRES
PUD PLANNED UNIT DEVELOPMENT (RURAL RESIDENTIAL):	90.00 ACRES
PUD PLANNED UNIT DEVELOPMENT:	33.60 ACRES
C-2 LOCAL COMMERCIAL:	14.58 ACRES
C-3 HIGHWAY COMMERCIAL:	98.94 ACRES
PARKLAND / OPEN GREEN SPACE:	85.58 ACRES
PUBLIC STREET RIGHT OF WAY:	39.80 ACRES
TOTAL AREA:	494.94 ACRES

General Layout and Zoning Plan Harmony Hill Concept Plan

2/13/24
PAGE 7





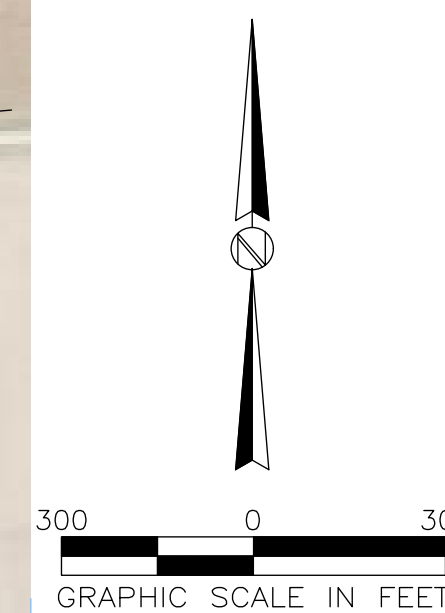
Benedictine Sisters of Watertown

PHASING TABLE

PHASE 1:	2021–2023
PHASE 2:	2023–2024
PHASE 3:	2024–2026
PHASE 4:	2027–2029
PHASE 5:	2029–2031

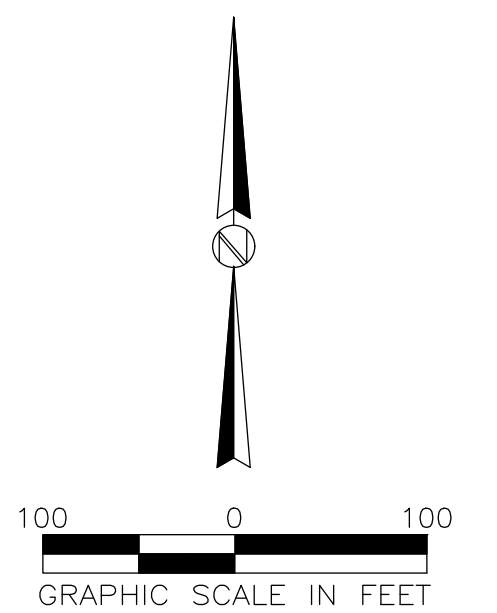
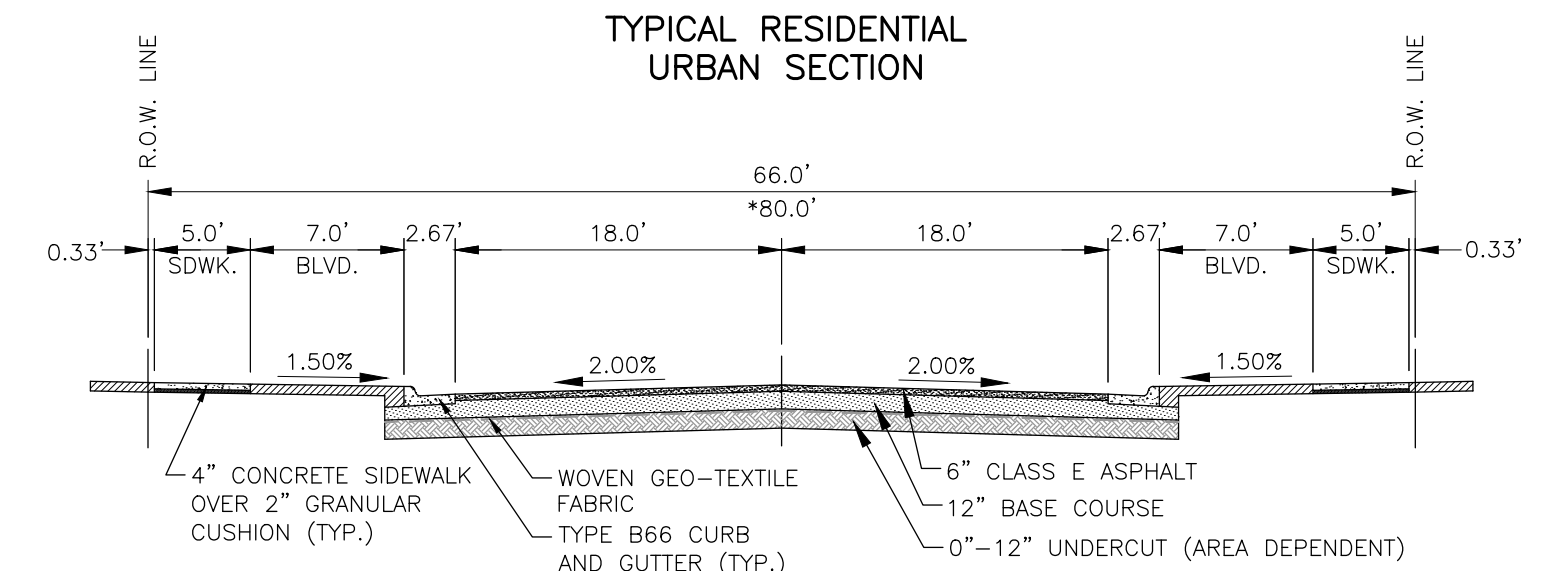
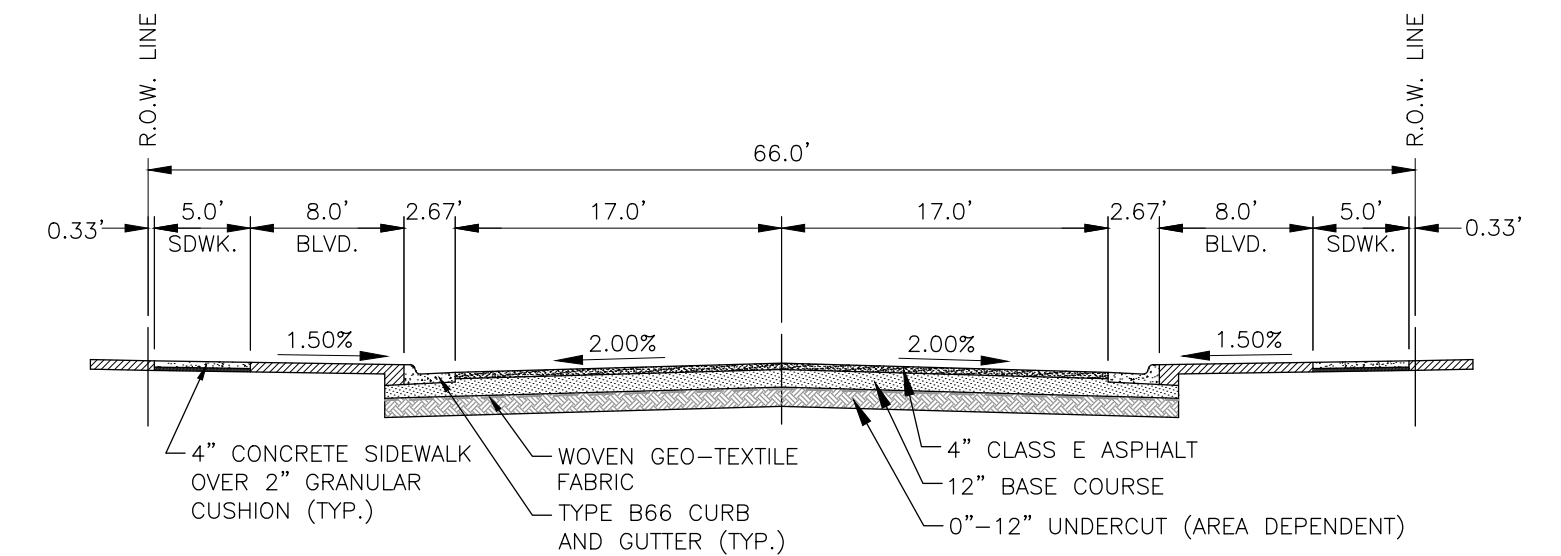
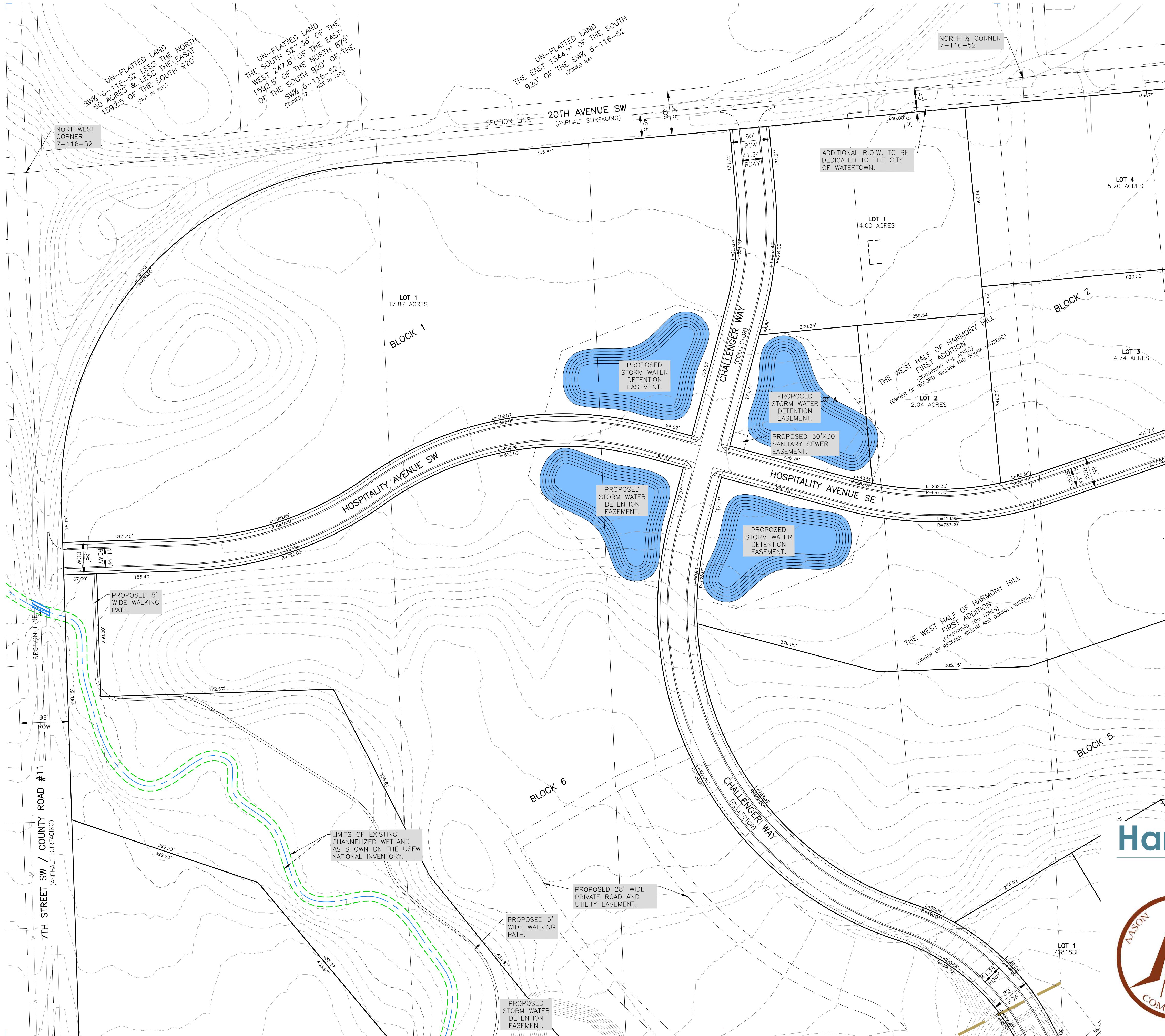
Phasing Plan Harmony Hill Concept Plan

2/13/24
PAGE 8





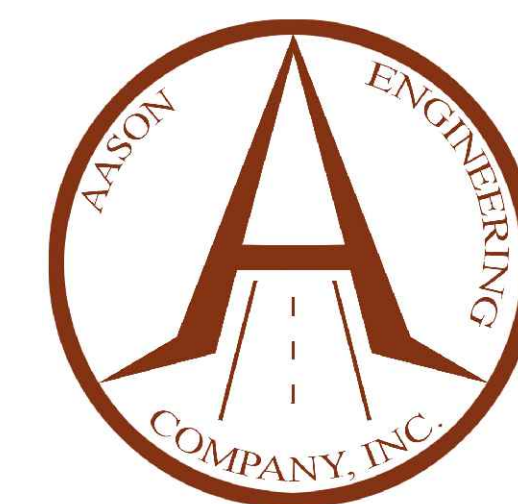
Benedictine Sisters of Watertown

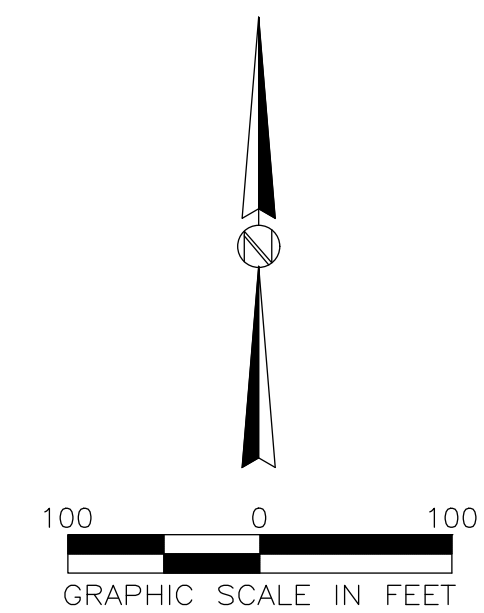
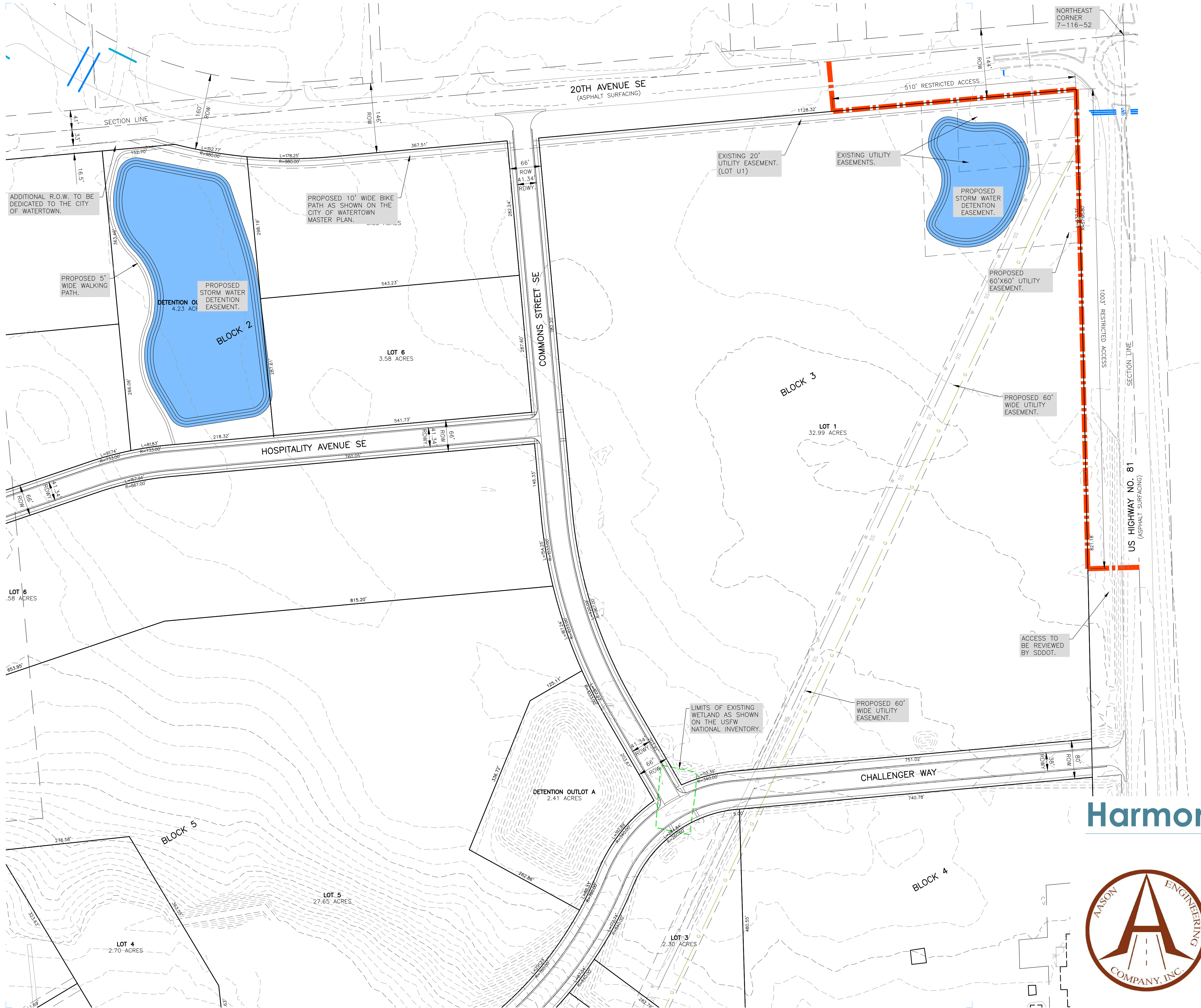


Street Plan

Harmony Hill Concept Plan

2/13/24
PAGE 9





Street Plan

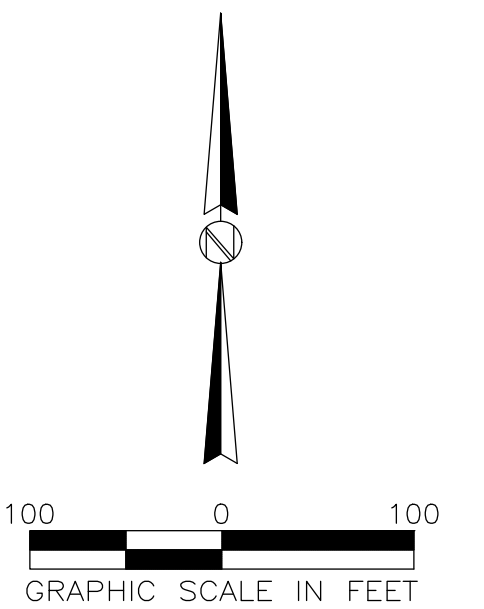
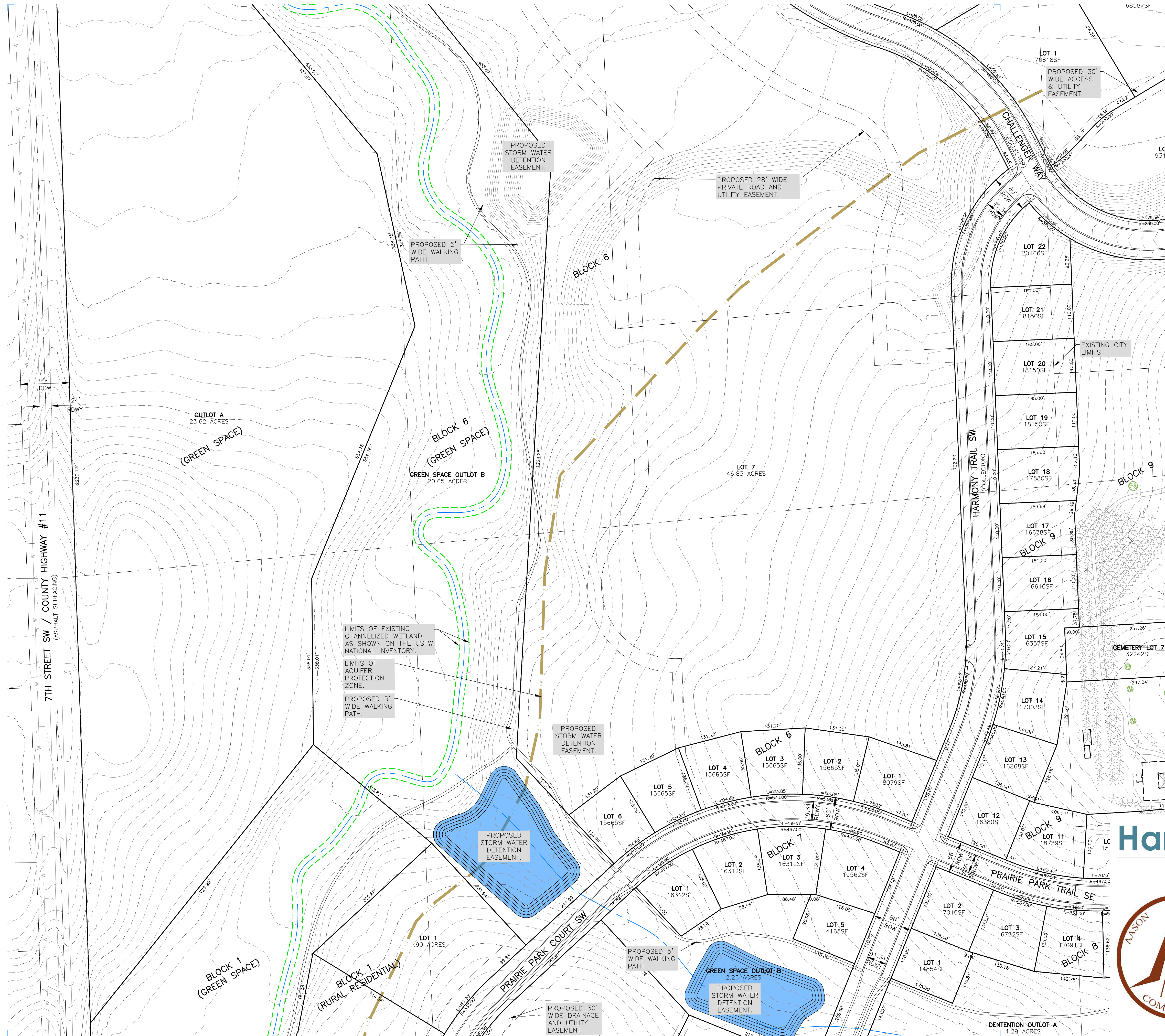
Harmony Hill Concept Plan

2/13/24
PAGE 10



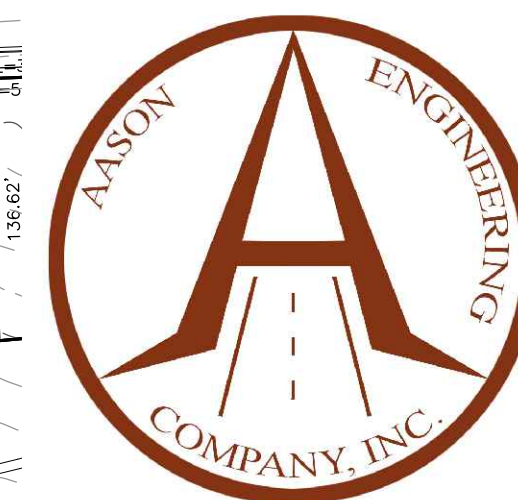


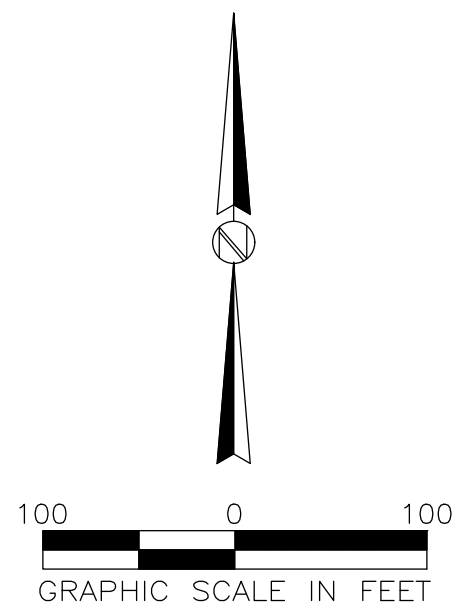
Benedictine Sisters of Watertown



Street Plan Harmony Hill Concept Plan

2/13/24
PAGE 11



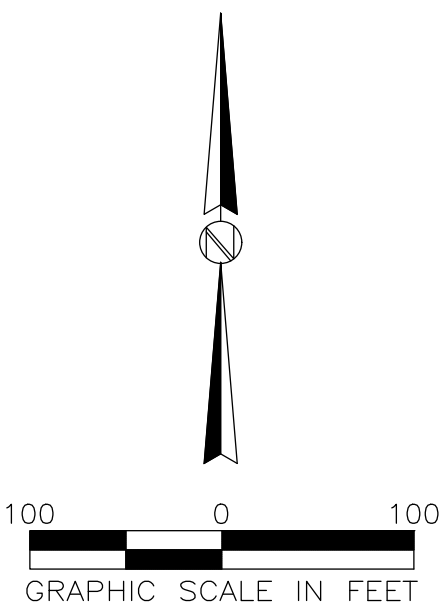
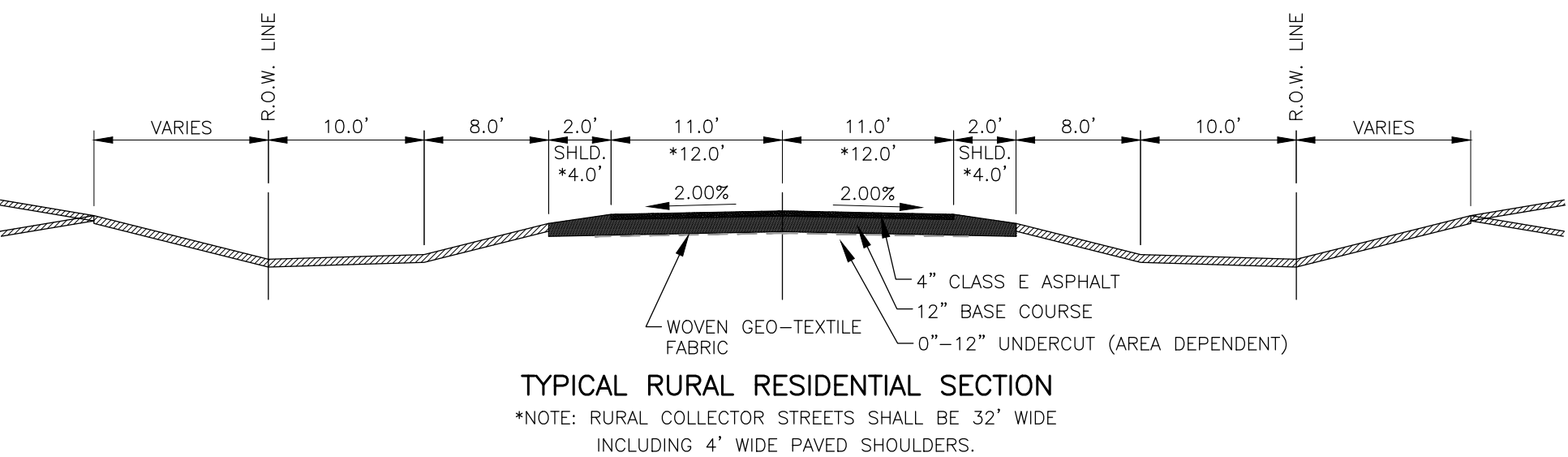


2/13/24
PAGE 12





Benedictine Sisters of Watertown



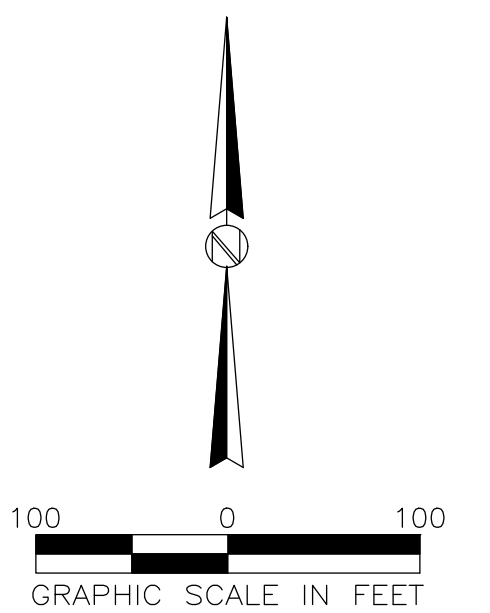
Street Plan Harmony Hill Concept Plan

2/13/24
PAGE 13





Benedictine Sisters of Watertown



Street Plan

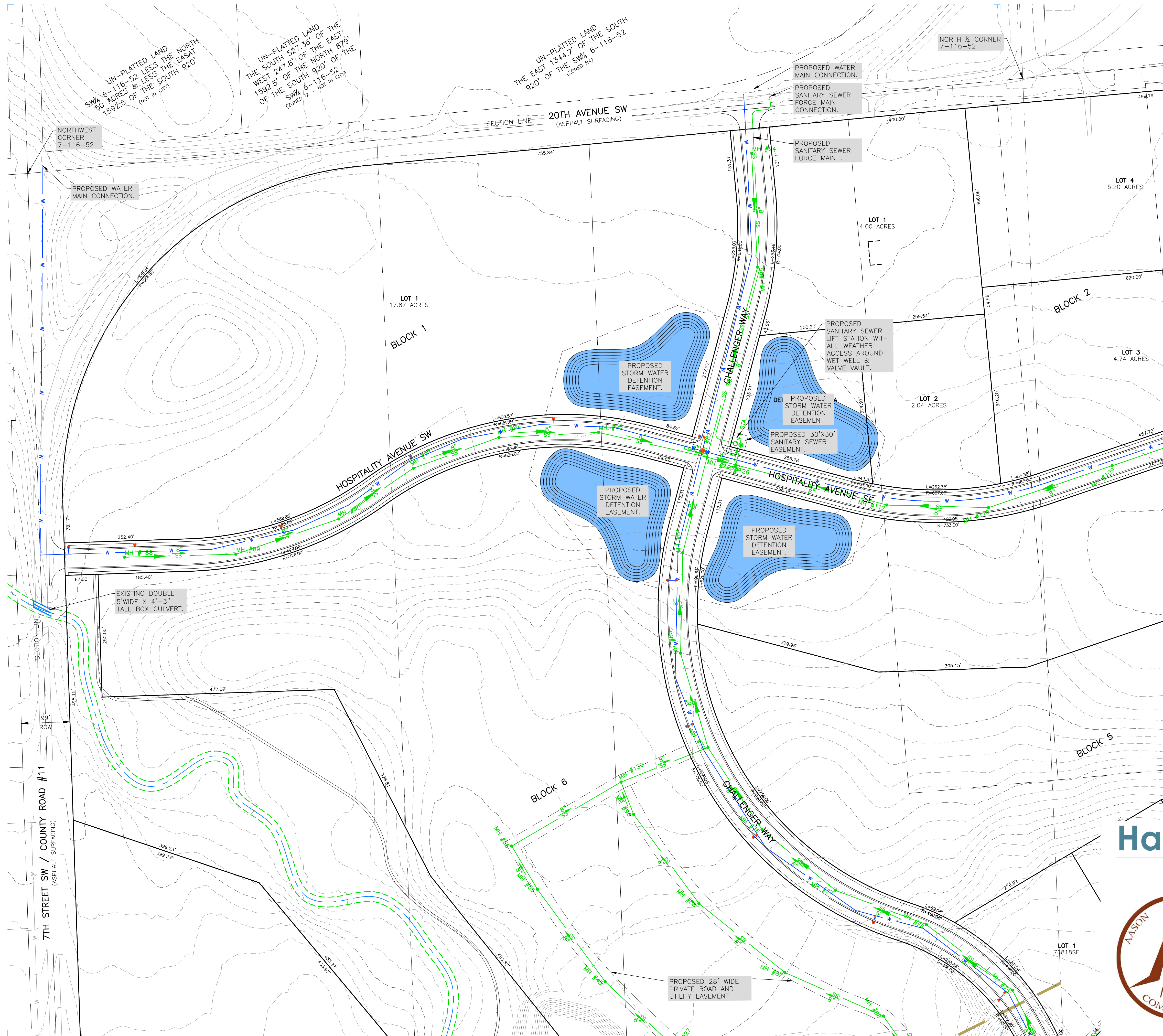
Harmony Hill Concept Plan

2/13/24
PAGE 14





Benedictine Sisters of Watertown



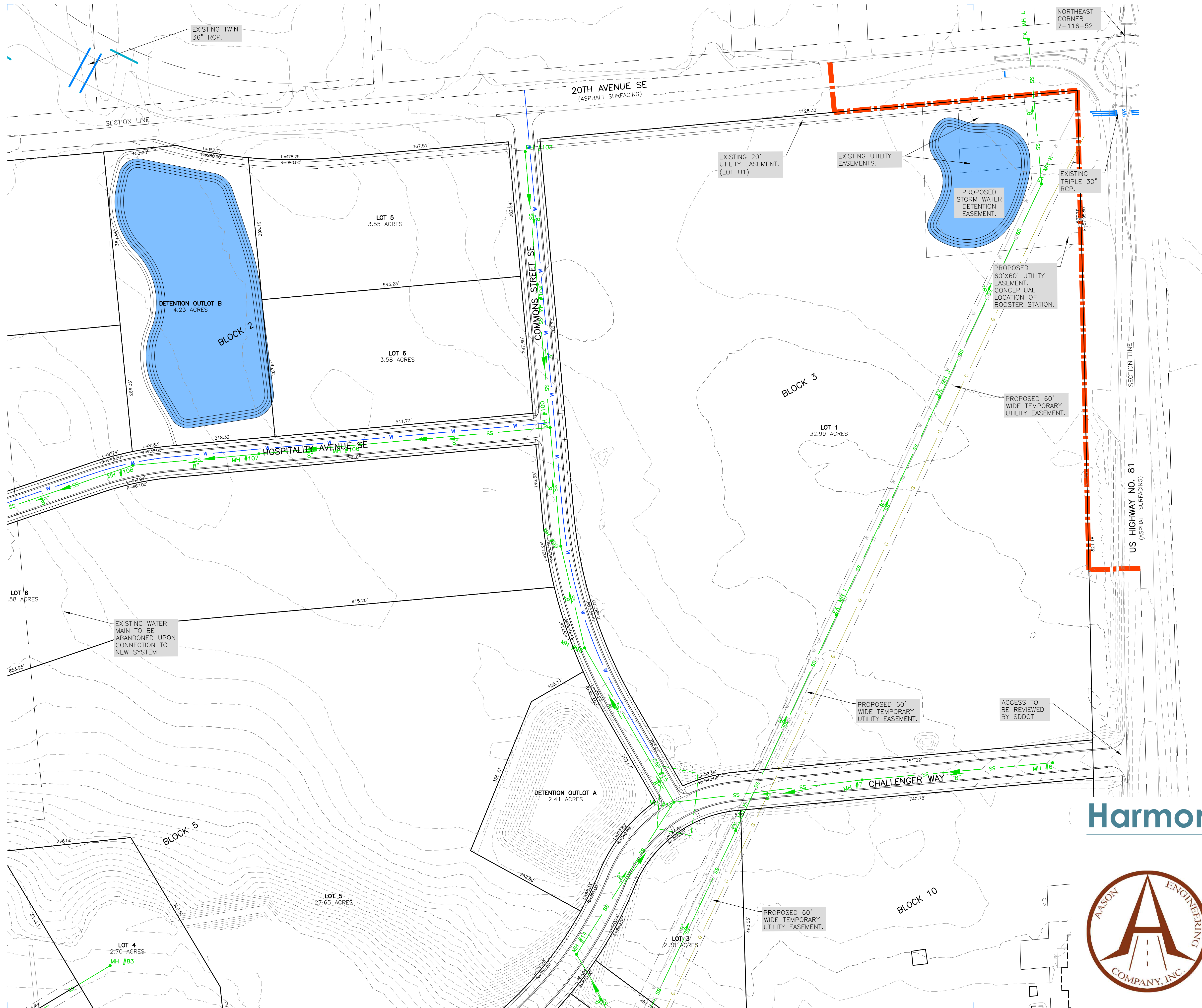
Utility Plan Harmony Hill Concept Plan

2/13/24
PAGE 15





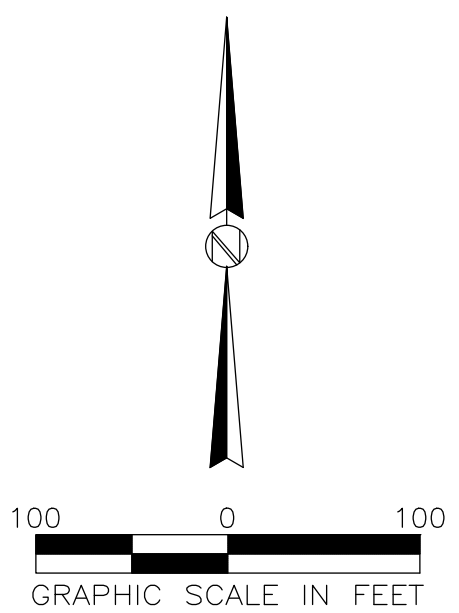
Benedictine Sisters of Watertown



Utility Plan Harmony Hill Concept Plan

2/13/24
PAGE 16



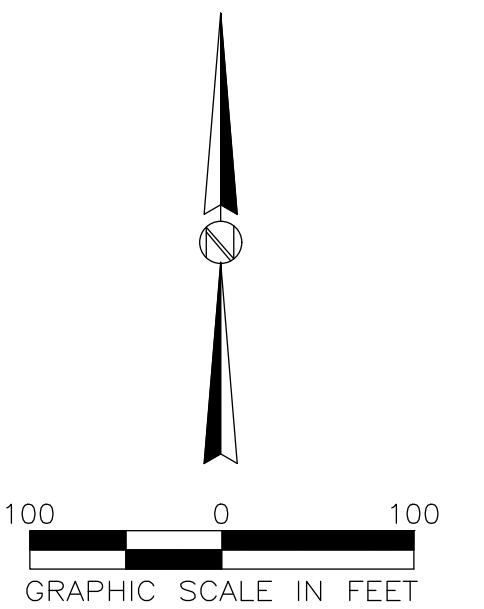
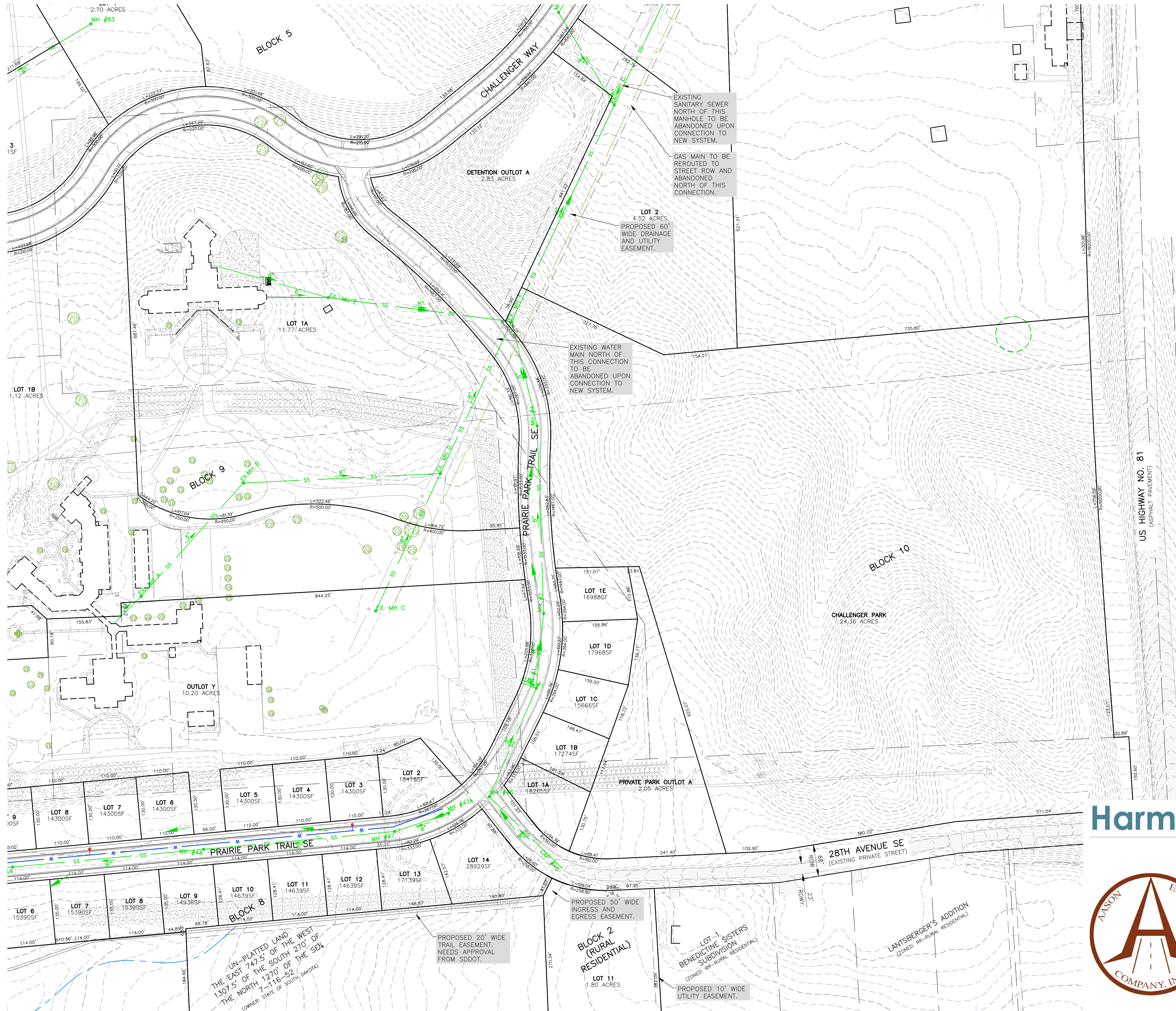


2/13/24
PAGE 17





Benedictine Sisters of Watertown



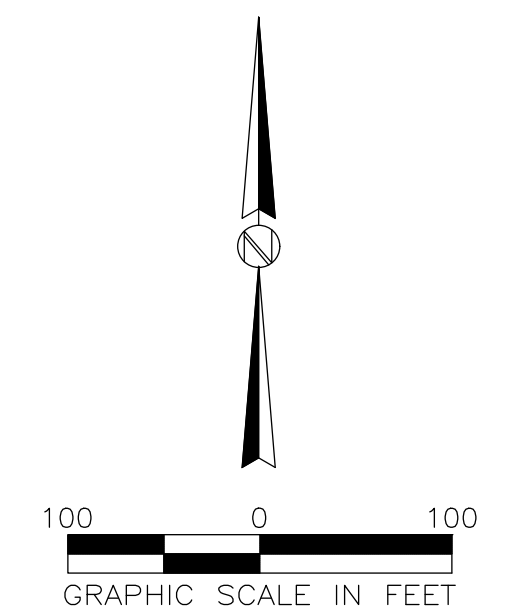
Utility Plan Harmony Hill Concept Plan

2/13/24
PAGE 18





Benedictine Sisters of Watertown



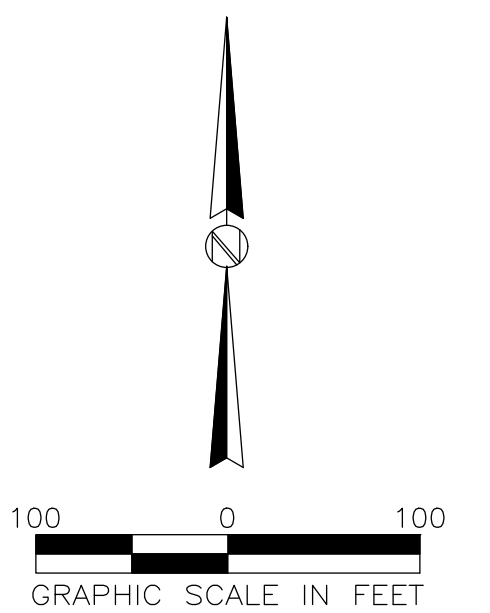
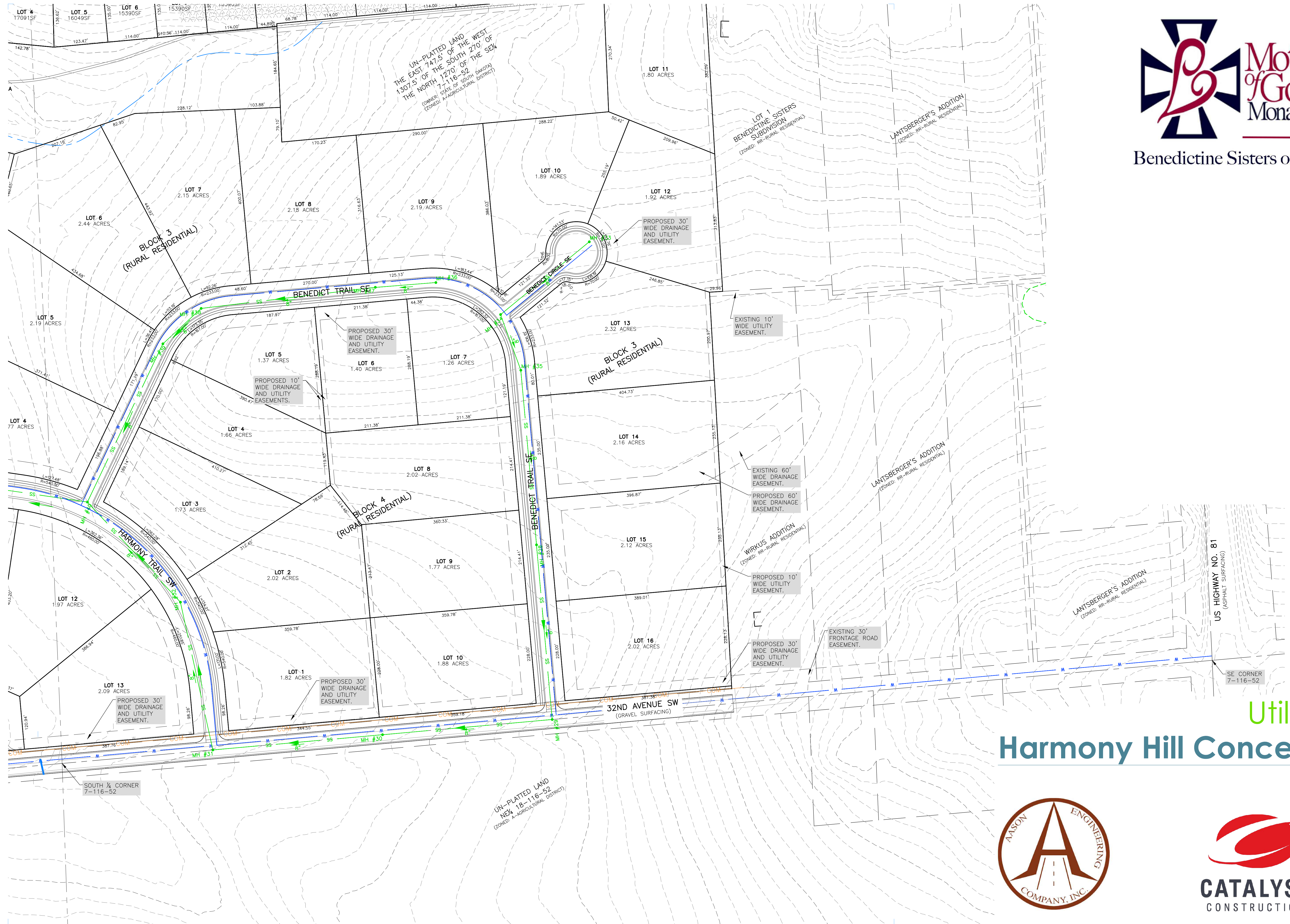
Utility Plan Harmony Hill Concept Plan

2/13/24
PAGE 19





Benedictine Sisters of Watertown



Utility Plan

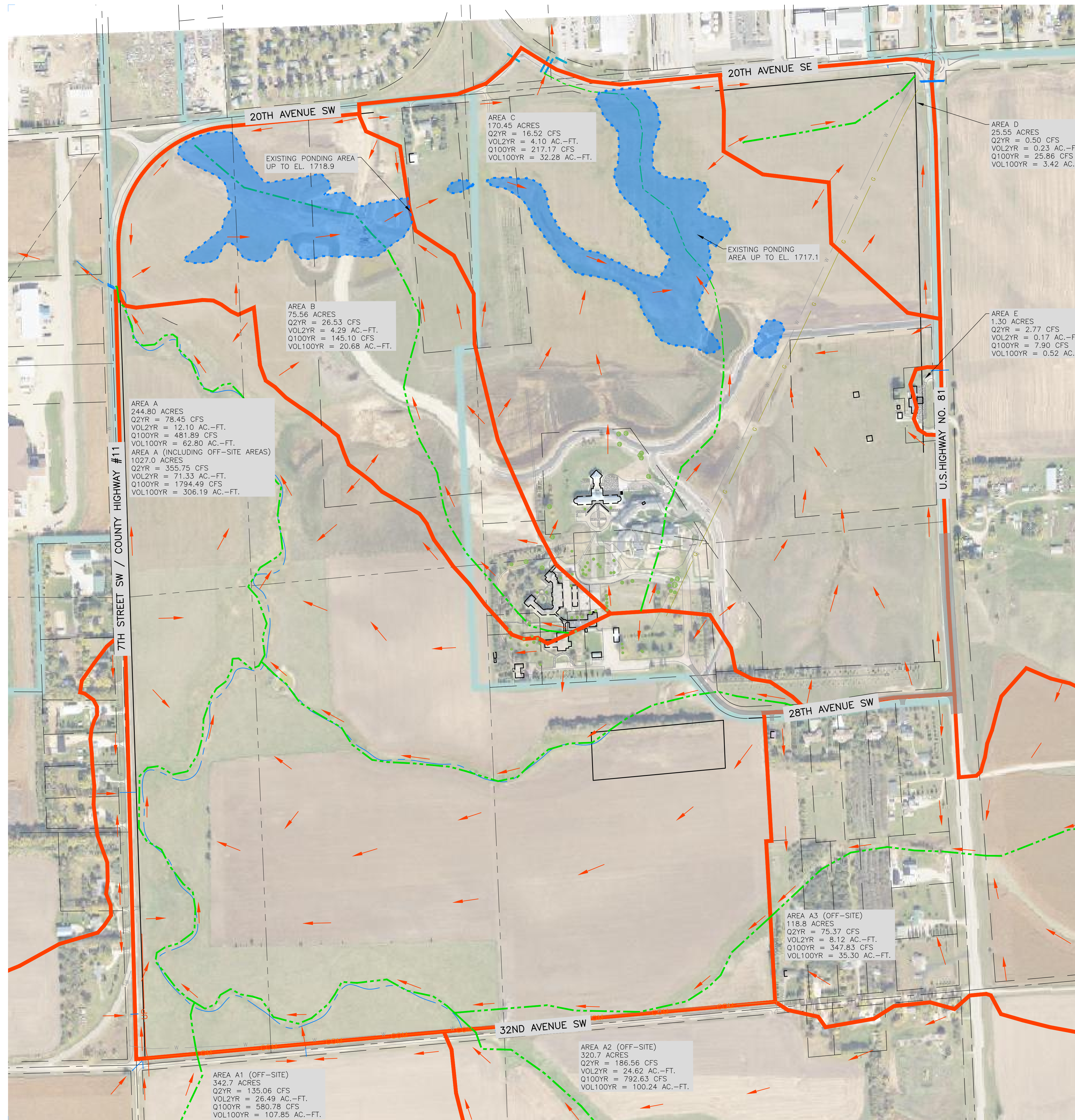
Harmony Hill Concept Plan

2/13/24
PAGE 20



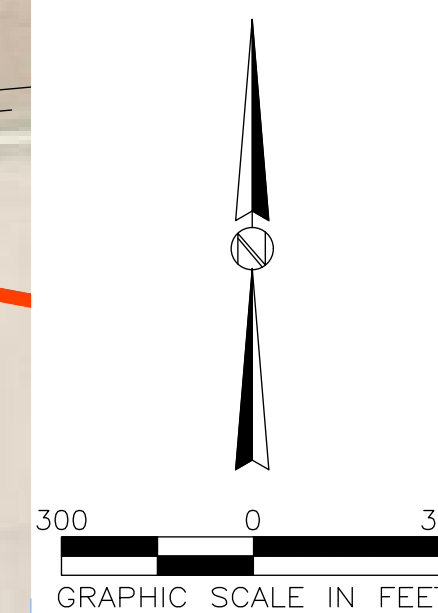


Benedictine Sisters of Watertown



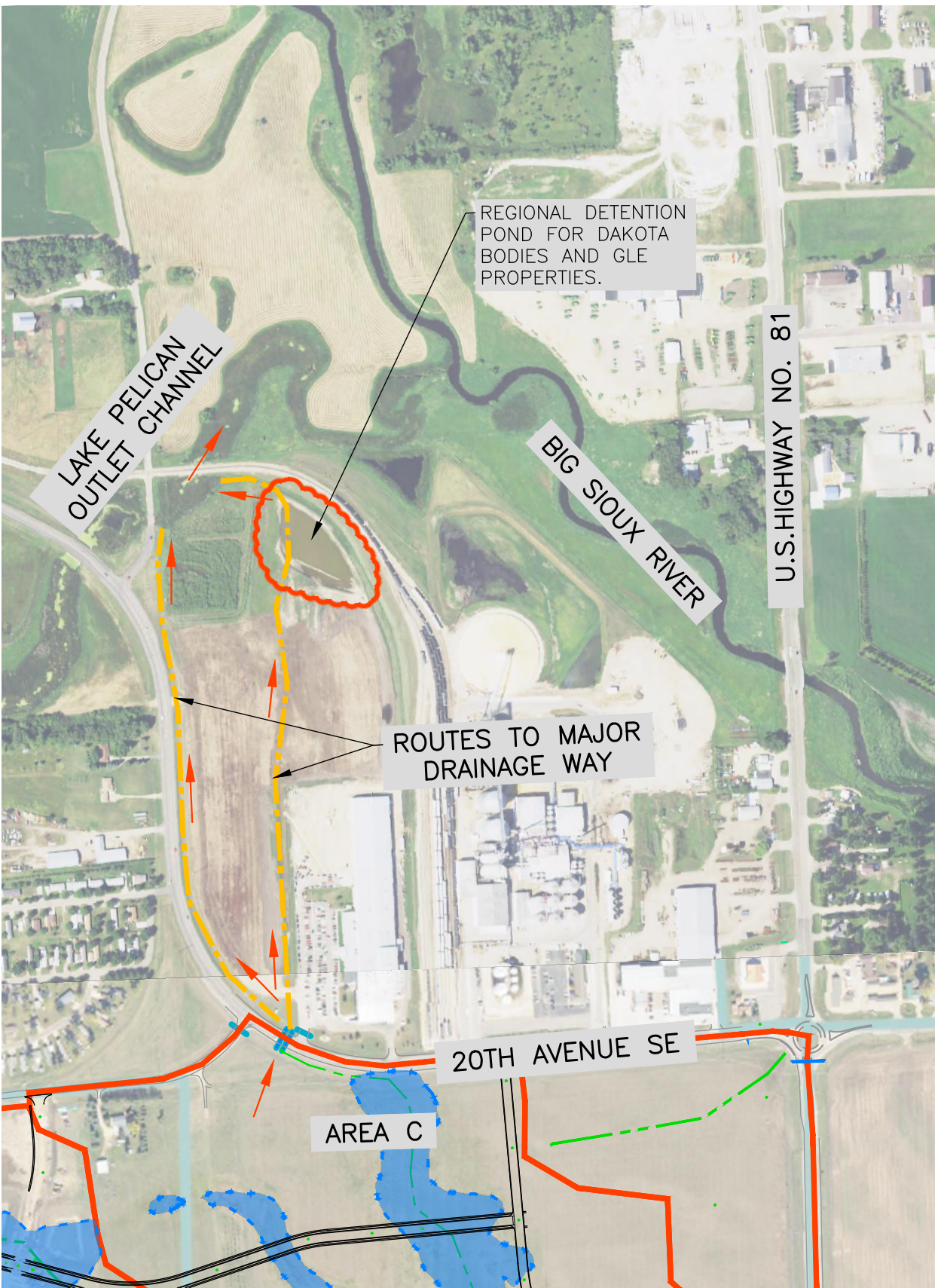
Pre-Developed Drainage Harmony Hill Concept Plan

2/13/24
PAGE 21



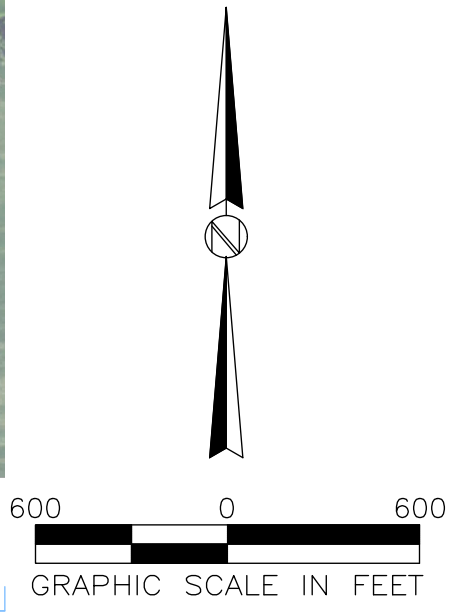


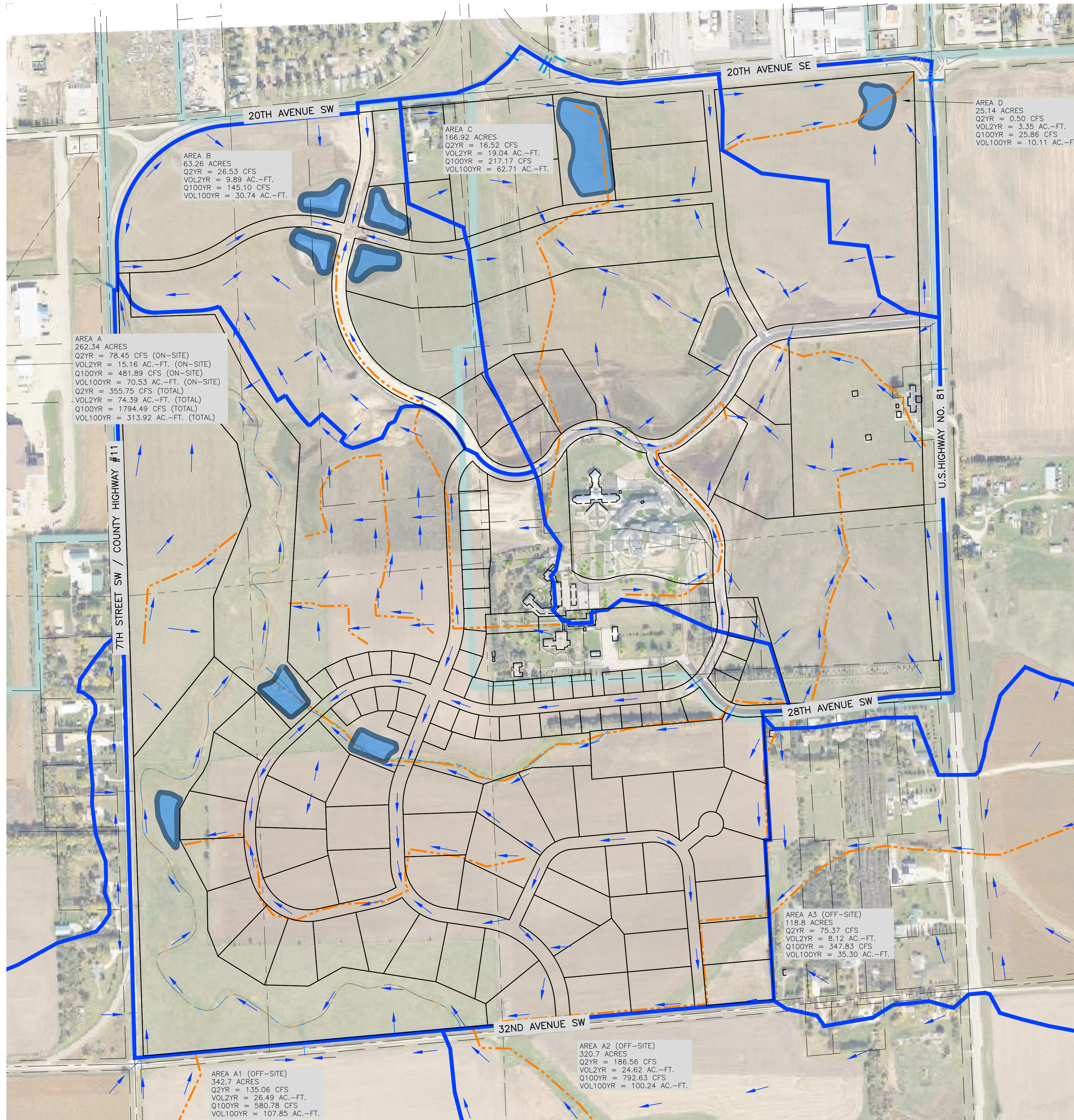
Benedictine Sisters of Watertown



Pre-Developed Drainage Harmony Hill Concept Plan

2/13/24
PAGE 22

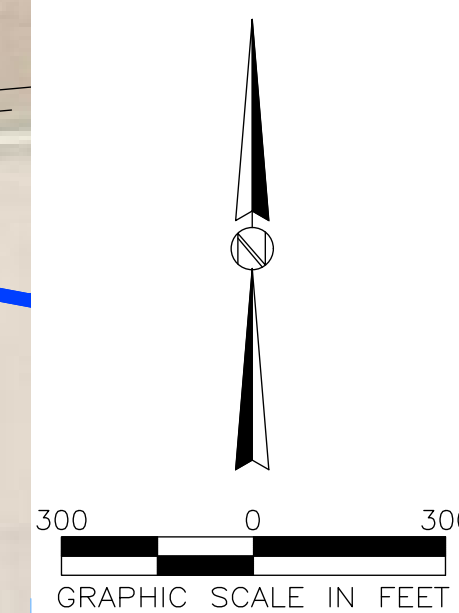




Benedictine Sisters of Watertown

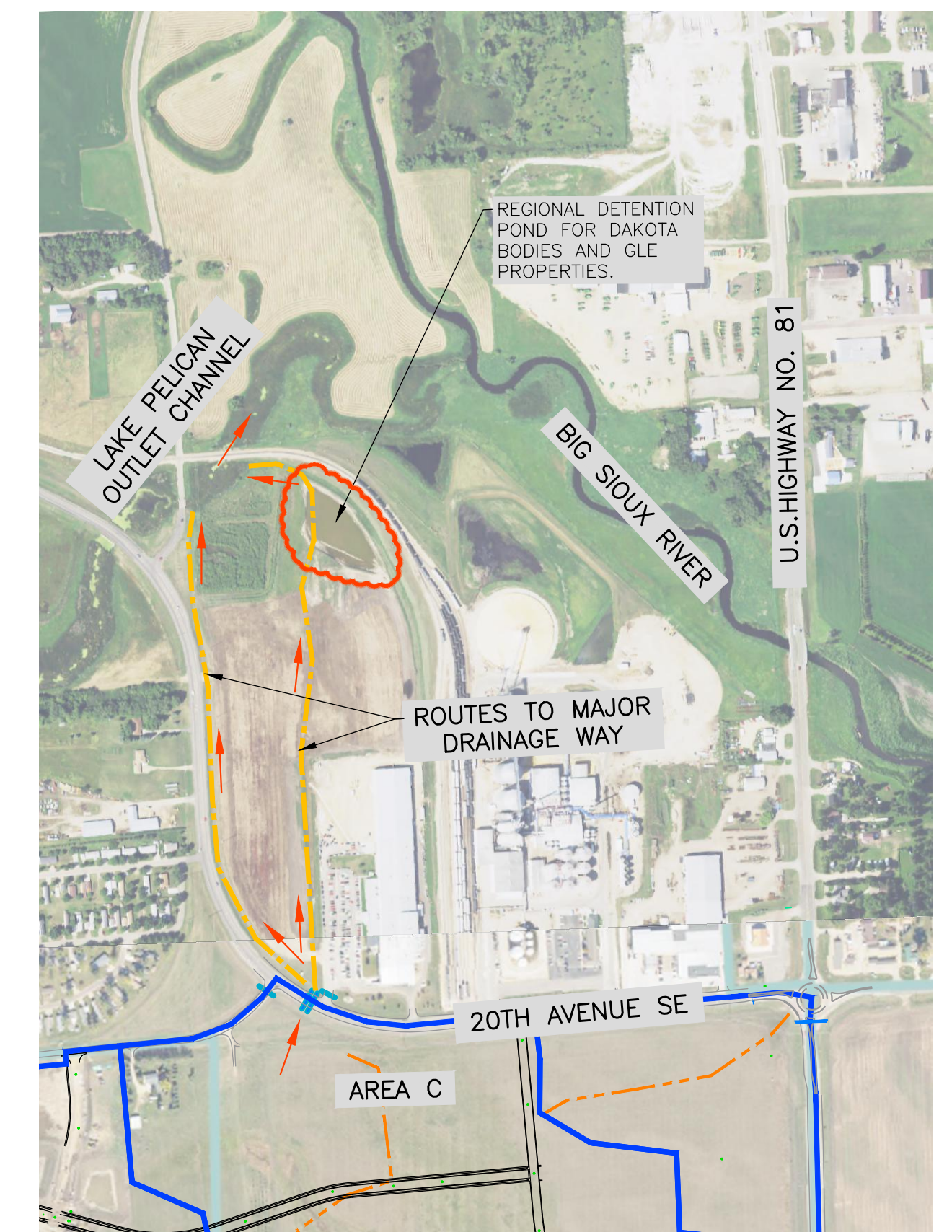
Post-Developed Drainage Harmony Hill Concept Plan

2/13/24
PAGE 23





Benedictine Sisters of Watertown



Post-Developed Drainage Harmony Hill Concept Plan

2/13/24
PAGE 24

