

CITY OF WATERTOWN

CODINGTON COUNTY

CALVIN INDUSTRIAL PARK

SECOND ADDITION

2022

Concept Plans



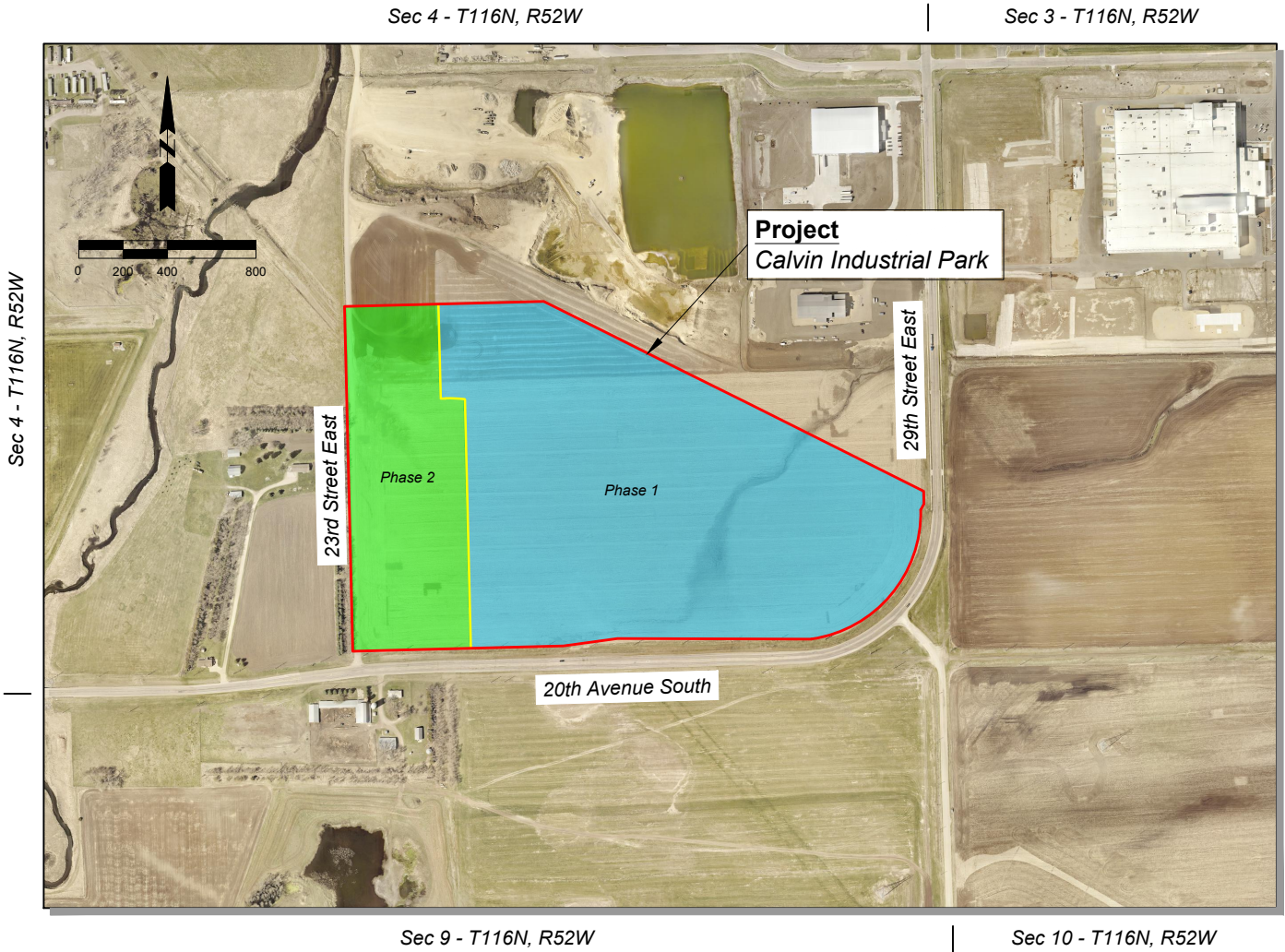
Vicinity Map

Drawing indicates general utility locations only. Neither the correctness or completeness of locations are guaranteed.

Prior to excavation contact:
SOUTH DAKOTA ONE CALL (1-800-781-7474)

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Location Map

LEGAL DESCRIPTION:
ALL THAT PART OF THE SOUTHEAST QUARTER INCLUDING ABANDONED RAILROAD LAND LYING SOUTHWESTERLY OF A LINE COMMENCING AT A POINT 503.50 FEET SOUTH OF THE CENTER QUARTER THENCE SOUTHEASTERLY TO A POINT ON THE EAST SECTION LINE A DISTANCE OF 724.12 FEET NORTH OF THE SOUTHEAST CORNER; LESS THE NORTH 982 FEET OF THE SOUTHEAST QUARTER MEASURED FROM THE EAST-WEST QUARTER LINE AND LESS LOT H1, OF SECTION 4, TOWNSHIP 116 NORTH, RANGE 52 WEST OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA

55.07± ACRES TOTAL PROPERTY SIZE

OWNER:
Watertown Development Company
1 East Kemp Avenue
Watertown, SD 57201

DEVELOPER:
Watertown Development Company
1 East Kemp Avenue
Watertown, SD 57201
605-884-0340

ENGINEER/SURVEYOR:
Infrastructure Design Group, Inc.
20 S. Maple Street
Watertown, SD 57201
605-878-2120

ZONING:
Current: I1 - Industrial
Proposed: I1 - Industrial

PHASING:
Phase 1 - 2023-2024
Phase 2 - 2025-2027

Plans By:

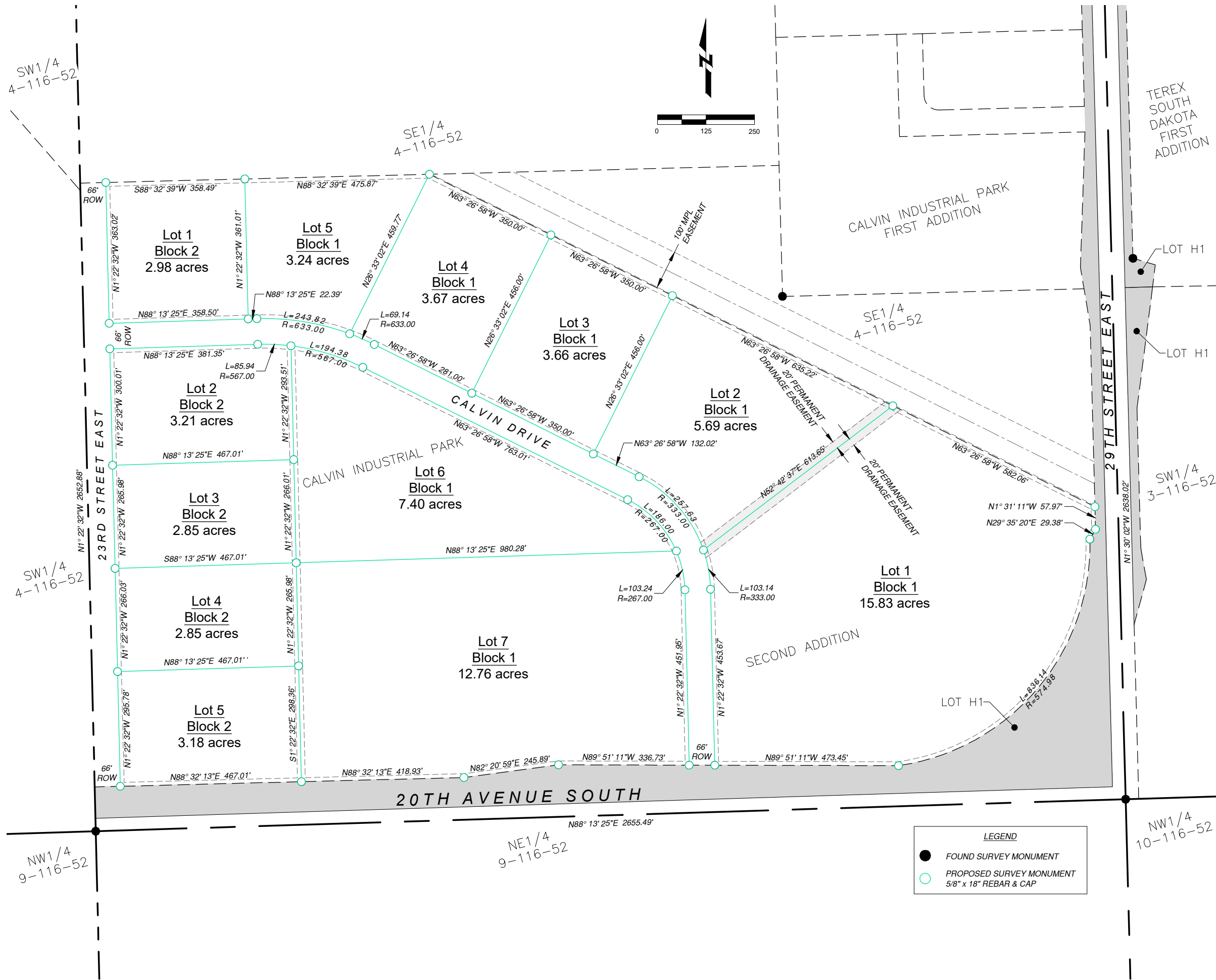


20 S. MAPLE STREET
WATERTOWN, SOUTH DAKOTA 57201
PH. (605) 878-2120
www.infrastructuredg.com

I, Mathew D. Martin, hereby certify that these plans were prepared by me, or under my direct supervision and that I am a duly registered engineer under the laws of the State of South Dakota.

Mathew D. Martin S.D. No. 15561 Date

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DEVELOPMENT NAME:
Calvin Industrial Park Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota.

LEGAL DESCRIPTION:
ALL THAT PART OF THE SOUTHEAST QUARTER INCLUDING ABANDONED RAILROAD LAND LYING SOUTHWESTERLY OF A LINE COMMENCING AT A POINT 503.50 FEET SOUTH OF THE CENTER QUARTER THENCE SOUTHEASTERLY TO A POINT ON THE EAST SECTION LINE A DISTANCE OF 724.12 FEET NORTH OF THE SOUTHEAST CORNER; LESS THE NORTH 982 FEET OF THE SOUTHEAST QUARTER MEASURED FROM THE EAST-WEST QUARTER LINE AND LESS LOT H1, OF SECTION 4, TOWNSHIP 116 NORTH, RANGE 52 WEST OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA

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(605) 884-0340

ENGINEER/SURVEYOR:
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20 S. Maple Street
Watertown, SD 57201
(605) 878-2120

ZONING:
Current: I1; Industrial
Proposed: I1; Industrial

CONCEPTUAL LOT LAYOUT

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CHECKED BY: JLG	BY: DATE:
REVISIONS:	BY: DATE:

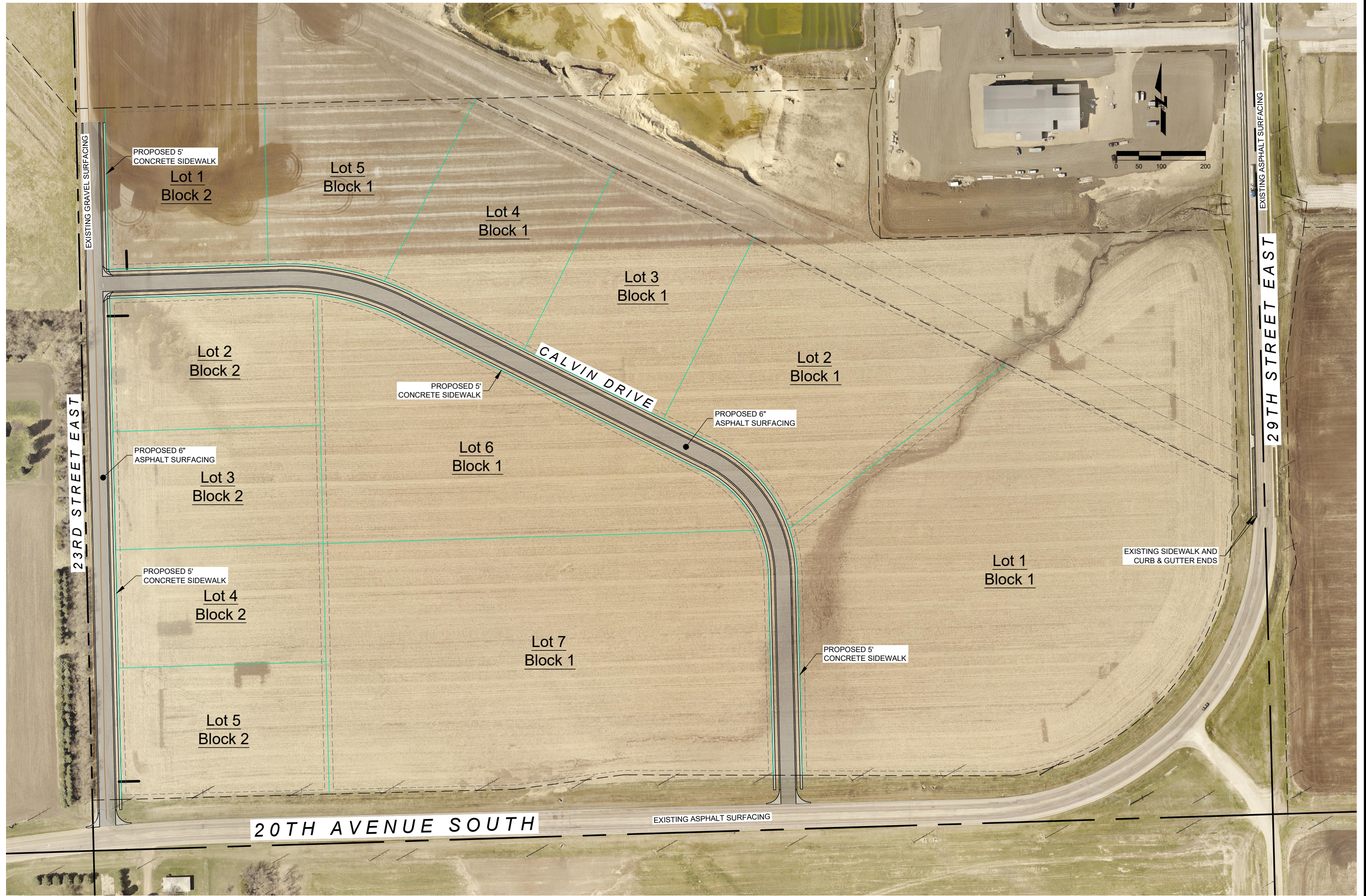
CALVIN INDUSTRIAL PARK SECOND ADDITION
CONCEPT PLAN

WATERTOWN, SOUTH DAKOTA

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design group, inc.

SHEET NO.

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infrastucture

design group, inc.

DESIGNED BY: JLG

DRAWN BY: JLG

CHECKED BY: JLG

ACAD FILE: 8142.03-StreetLayout.dwg

DATE:

BY:

REVISIONS:

DATE:

BY:

CONCEPTUAL STREET LAYOUT

CALVIN INDUSTRIAL PARK SECOND ADDITION

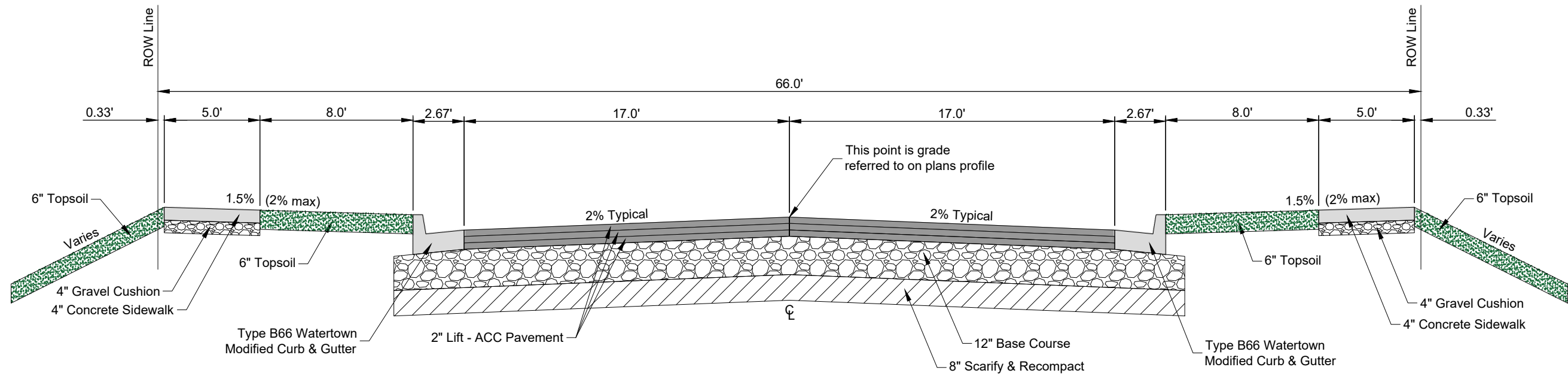
CONCEPT PLAN

WATERTOWN, SOUTH DAKOTA

SHEET NO.

3

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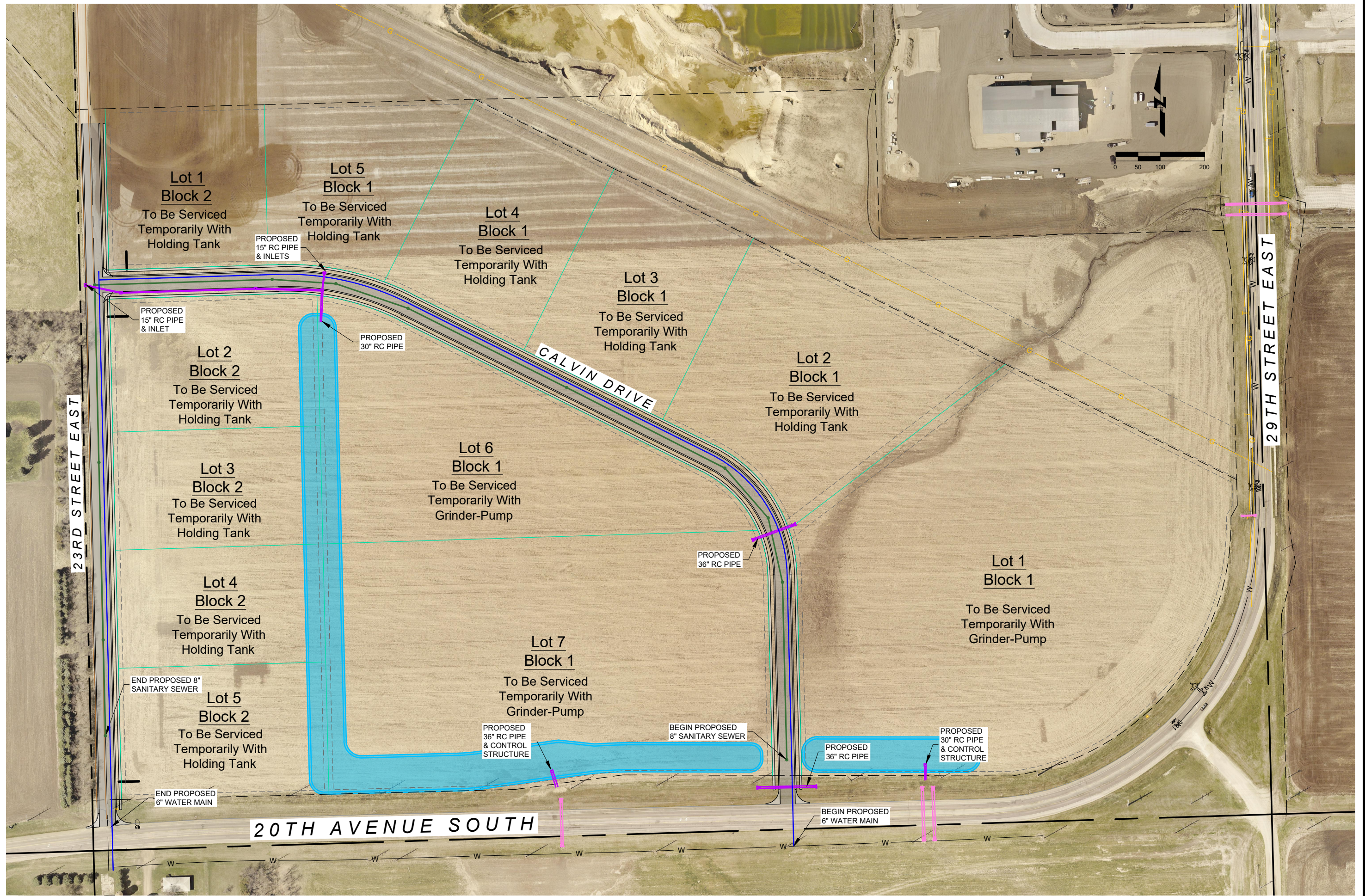


TYPICAL SECTION

TYPICAL SECTION

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REVISIONS:	BY: DATE:

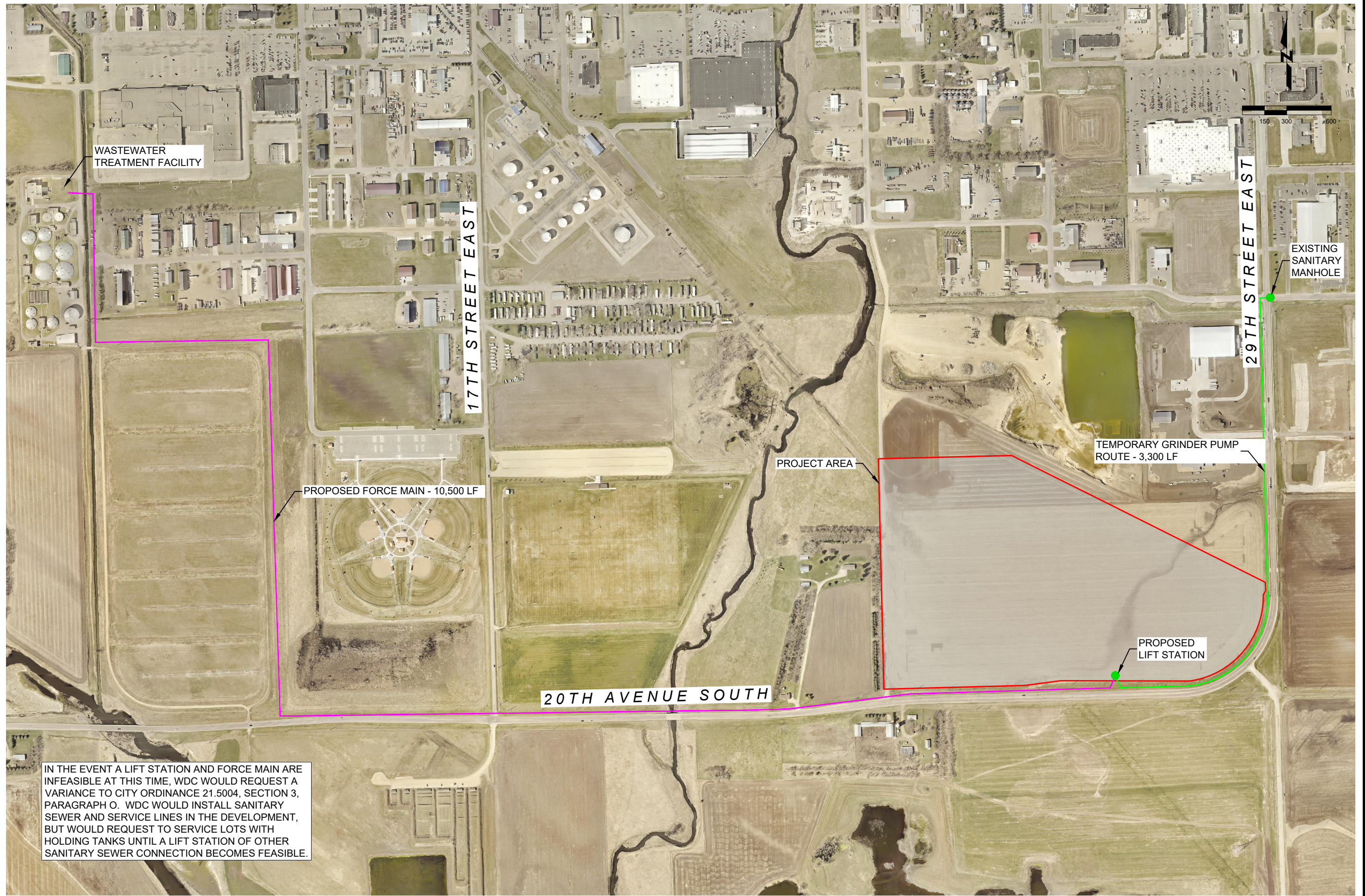
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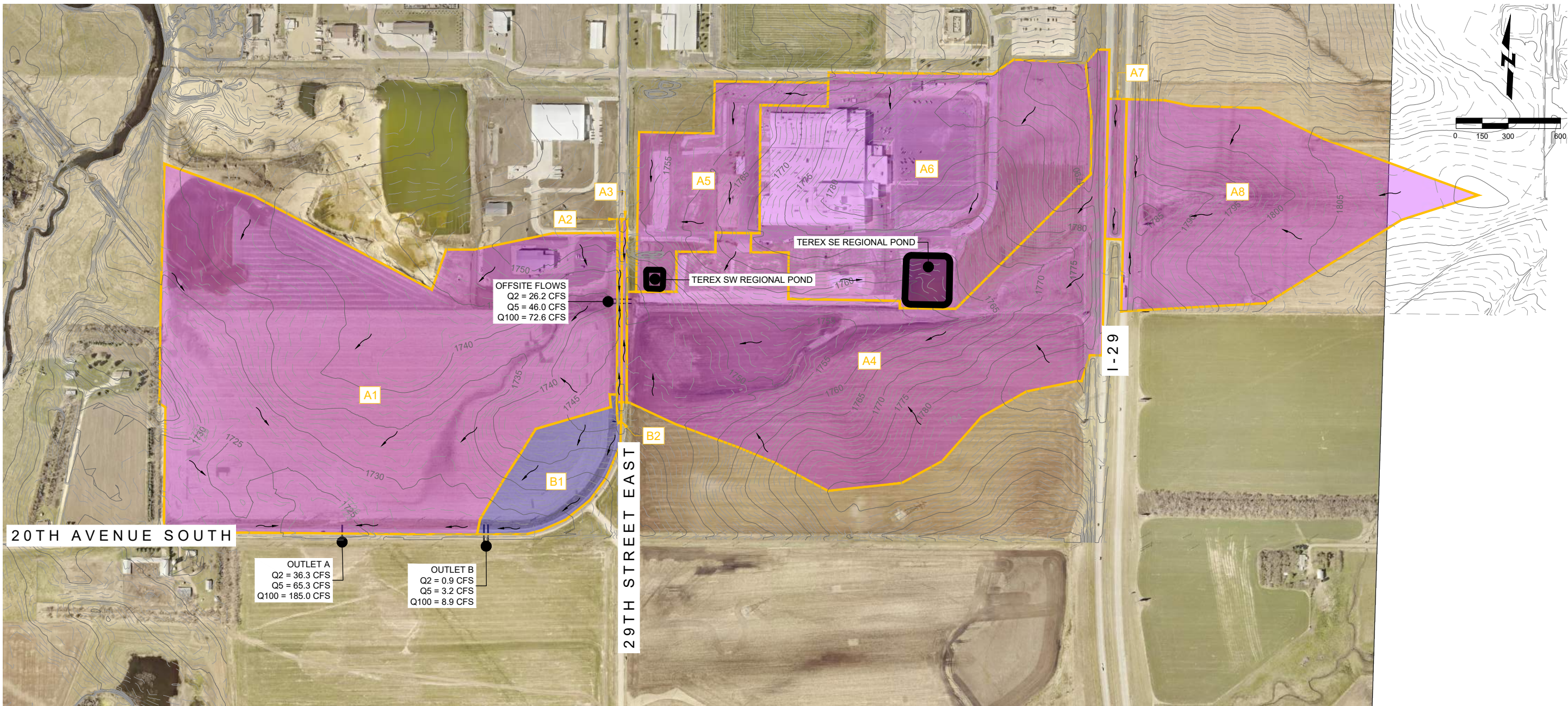
CONCEPTUAL UTILITY LAYOUT

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REVISIONS:		DATE:

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EXISTING DRAINAGE SUMMARY							
SUB-BASIN	OUTLET	AREA	TOC	CN	Q2	Q5	Q100
		(ac)	(hr:min:sec)		(cfs)	(cfs)	(cfs)
A1	OUTLET A	94.9	1:04:46	78.55	33.9	66.6	159.3
A2	OUTLET A	0.6	0:15:00	98.00	1.5	2.0	3.4
A3	OUTLET A	0.7	0:15:00	98.00	1.7	2.4	4.0
A4	OUTLET A	63.5	1:30:47	71.28	8.9	21.9	63.9
A5	OUTLET A	14.6	0:58:53	91.00	12.5	19.2	35.8
A6	OUTLET A	51.7	0:54:31	91.50	47.9	73.2	135.2
A7	OUTLET A	1.9	1:53:22	77.66	0.4	0.8	2.0
A8	OUTLET A	35.7	0:54:30	71.07	7.1	17.7	52.0
B1	OUTLET B	8.2	1:25:56	68.35	0.8	2.4	7.6
B2	OUTLET B	0.1	0:15:00	98.00	0.3	0.4	0.6

EXISTING OUTLET SUMMARY				
OUTLET	CONTRIBUTING BASINS	Q2	Q5	Q100
		(cfs)	(cfs)	(cfs)
OUTLET A	A1-A8	36.3	65.3	185.0
OUTLET B	B1 AND B2	0.9	3.2	8.9

NOTE: BASINS A5 AND A6 HAVE BEEN RECENTLY DEVELOPED, CHANGING THE FLOW PATTERNS. THE ARROWS DEPICT THE NEW FLOW PATTERNS.

LEGEND

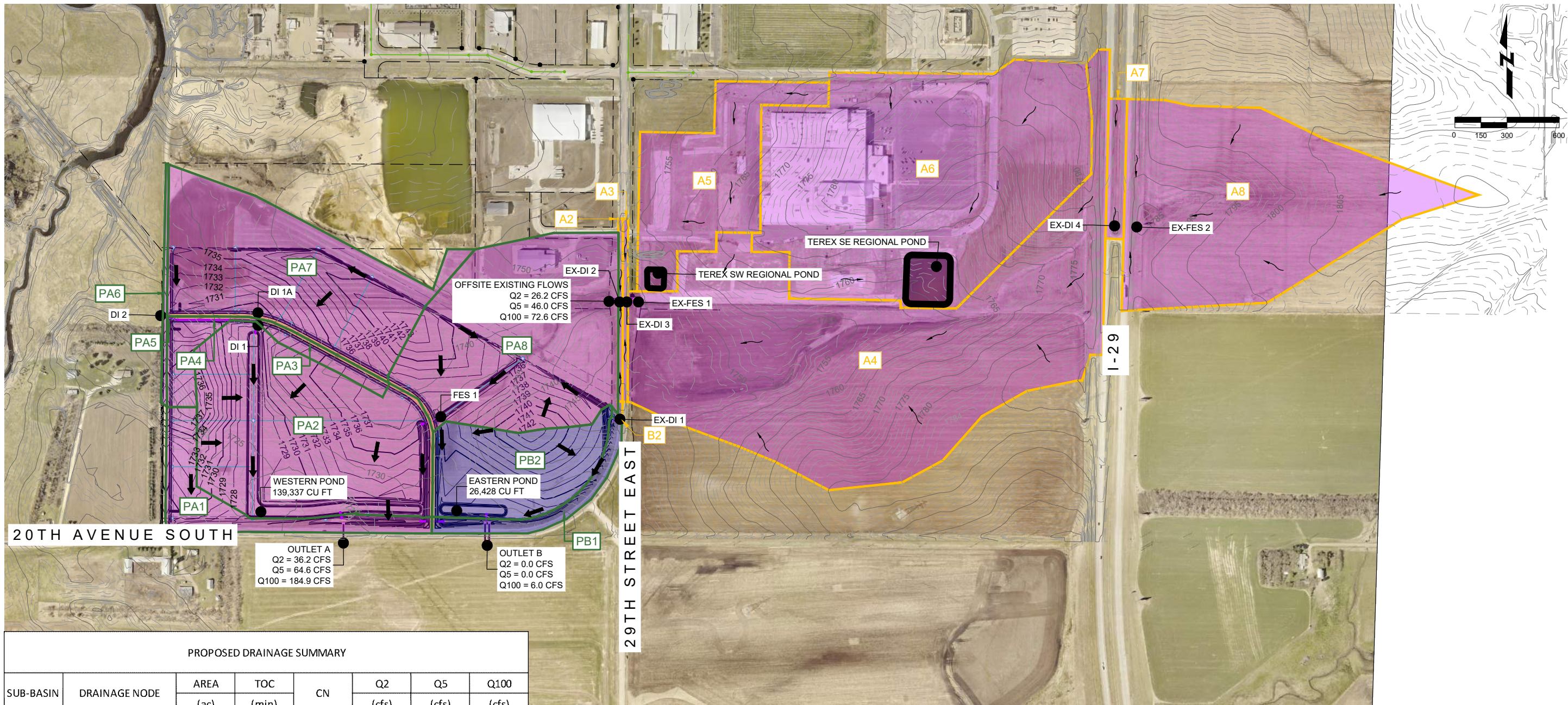
A1

EXISTING SUB-BASIN

EXISTING DRAINAGE DIRECTION

DRAINAGE BASIN BOUNDARY

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PROPOSED DRAINAGE SUMMARY							
SUB-BASIN	DRAINAGE NODE	AREA	TOC	CN	Q2	Q5	Q100
		(ac)	(min)		(cfs)	(cfs)	(cfs)
PA1	OUTLET A	6.4	0:35:04	85.34	5.7	9.6	19.7
PA2	WESTERN POND	30.8	0:34:11	88.31	33.1	52.9	103.2
PA3	DI 1	4.2	0:31:01	98.00	7.3	10.2	17.1
PA4	DI 2	0.7	0:15:00	98.00	1.7	2.4	4.0
PA5	DI 1A	23.3	0:45:13	89.79	22.5	35.3	67.1
PA6	FES 1	27.5	0:32:47	91.03	35.0	53.7	99.3
A2	EX-DI 2	0.6	0:15:00	98.00	1.5	2.0	3.4
A3	EX-DI 3	0.7	0:15:00	98.00	1.7	2.4	4.0
A4	EX-FES 1	63.5	1:30:47	71.28	8.9	21.9	63.9
A5	TEREX SW POND	14.6	0:58:53	91.00	12.5	19.2	35.8
A6	TEREX SE POND	51.7	0:54:31	91.50	47.9	73.2	135.2
A7	EX-DI 4	1.9	1:53:22	77.66	0.4	0.8	2.0
A8	EX-FES 1	35.7	0:54:30	71.07	7.1	17.7	52.0
PB1	OUTLET B	2.7	0:15:00	89.68	4.7	7.4	13.9
PB2	EASTERN POND	10.9	0:26:49	89.72	14.6	22.9	43.1
B2	EX-DI 1	0.1	0:15:00	98.00	0.3	0.4	0.6

PROPOSED OUTLET SUMMARY				
OUTLET	CONTRIBUTING BASINS	Q2	Q5	Q100
		(cfs)	(cfs)	(cfs)
OUTLET A	PA1-PA6 AND A2-A8	36.2	64.6	184.9
OUTLET B	PB1, PB2 AND B2	0.0	0.0	6.0

NOTE: BASINS A5 AND A6 HAVE BEEN RECENTLY DEVELOPED, CHANGING THE FLOW PATTERNS. THE ARROWS DEPICT THE NEW FLOW PATTERNS.

LEGEND

PA1

PROPOSED SUB-BASIN

A1

EXISTING SUB-BASIN

→

PROPOSED DRAINAGE DIRECTION

→

EXISTING DRAINAGE DIRECTION

—

PROPOSED DRAINAGE BASIN BOUNDARY

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EXISTING DRAINAGE BASIN BOUNDARY