



City of Castlewood
Meeting Agenda - City Council

Wednesday, September 10, 2025

7:00 PM

City Hall

1. Call to Order/Pledge of Allegiance
2. Approval of Agenda
3. Public Comment
4. Approval of Meeting Minutes
5. Approval of Bills
6. Reports

Old Business

1. Third Avenue Drainage Project & Banner Drainage Study Letter
2. 2nd Reading Castlewood City Code Ordinance 25-2
3. Facility Plan Banner August Report
4. Code Enforcement
5. Daktronics Temperature Sign Quote
6. Other Old Business

New Business

1. Travis Smith Replat
2. Vantselfde Building Permit
3. 1st Reading 2026 Budget Appropriations Ordinance 25-3
4. Pine Ave Repair
5. Drainage from alley behind Catholic Church

7. Adjournment

City of Castlewood – Council Members

***Mayor – Brian Ries**

***Council Members – Ward I – Stef Goldhorn & Jeannette Bohls**

Ward II – Heather Schmit & LeeAnne Dufek

Ward III – Chad Ries & Beau Schooley



ENGINEERING REPORT

TO	City of Castlewood, SD
DATE	August 27, 2025
SUBJECT	City Engineer's Report

24504.00 Castlewood Wastewater Facility Plan (Project Manager – Christa Timmer)

Project Summary:

- Complete televising assistance and prepare a wastewater facility plan. This work includes evaluating existing conditions of the collection system and WWTF, projection of future flows and loading, an evaluation of improvements needed for ongoing use of the sanitary sewer and WWTF, and Report Preparation. This work also includes providing bidding or other documentation for the city to complete televising of their sanitary sewer system.

Project Status:

- Banner held the kickoff meeting for this project on July 1. Following the meeting, the city requested to delay bidding televising to 2026 for city budget purposes. Banner continues to prepare televising plans and specifications and advance the facility plan with the information currently available.

Project Schedule:

- The project schedule will likely have some adjustments as work progresses; Banner is currently ahead of schedule for some work items.
 - Kickoff Meeting - Complete
 - Finalizing televising bid documents – November 2025
 - Collection System Televising – February 2026 through May 2026
 - Data Collection - March 2026
 - Alternative Evaluation - May 2026
 - Submit Draft Facility Plan for Review - August 2026
 - Submit Final Facility Plan and Present Findings to Council - September 2026
 - State Water Plan Application - October 1, 2026
 - Public Hearing - December 2026
 - Project Funding Application - January 1, 2027

Council Action for Consideration: None

Pending Contracts / Proposals

Banner has prepared a proposal for a comprehensive city-wide drainage study. A copy of the proposal has been provided for review. In September, Banner will research grant/funding opportunities. Banner will plan to present the proposal and grant/funding opportunities at the October Council meeting.

Action for Consideration: None

Banner Associates, Inc.

Tel | 605.692.6342 Toll Free | 1.855.323.6342

www.bannerassociates.com

ADOPTING ORDINANCE
AN ORDINANCE ADOPTING THE CASTLEWOOD CITY CODE

BE IT ORDAINED by the mayor and city council of the city of Castlewood, South Dakota as follows:

Section 1: Pursuant to the provisions of SDCL 9-19-16, and from and after the date of passage of this ordinance, the city code of the city of Castlewood, South Dakota, contains the compilation of all ordinances of a general nature together with the changes made to said ordinances, under the direction of the governing body of the city, shall be deemed the official code and law of the city as enacted by the mayor and city council.

Section 2: The city code shall be maintained in the office of the city finance officer, certified as to correctness and available for inspection at any and all times that said office is regularly open to the public.

Section 3: All ordinances of a general nature included in this official city code shall be considered as a continuation of said ordinance provision and the fact that some provisions have been deliberately eliminated by the governing body shall not be deemed to cause any interruption in the continuous effectiveness of ordinances included in said official city code. All ordinances of a special nature, such as tax levy ordinances, bond ordinances, franchises, vacating ordinances, and annexation ordinances shall continue in full force and effect unless specifically repealed or amended by a provision of the city code. Such ordinances are not intended to be included in the official city code.

Section 4: It shall be unlawful for any person, firm, or corporation to change or amend by additions or deletions, any part or portion of such code, or to insert or delete pages or portions thereof, or to alter or tamper with such code in any manner whatsoever which will cause the law of the city to be misrepresented thereby.

Section 5: Any person violating any of the provisions of the city code hereby adopted shall be subject to the general penalty provisions of the Castlewood city code.

Section 6: All ordinances or parts of ordinances in conflict herewith, are, to the extent of such conflict, hereby repealed.

Section 7: This ordinance and the code adopted by the same shall be recorded and shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed and approved this the ____ day of _____ 2025.

CITY OF CASTLEWOOD

By: _____
It's Mayor

ATTEST:

City Finance Officer
{SEAL}

First Reading: _____
Second Reading: _____
Adoption: _____



Banner Associates, Inc.
409 22nd Ave S
Brookings, SD 57006
Tel 605.692.6342
Toll Free 855.323.6342

August 27, 2025

City of Castlewood
Brian Ries
204 E Main St.
Castlewood, SD 57223

RE: Engineering Services Contract for City of Castlewood Stormwater Drainage Study - 2025

Mayor Ries:

Thank you for the opportunity to present this agreement for engineering services for the above referenced project. This stormwater drainage study agreement is for the level of effort associated with the preparation of a Preliminary Engineering Report (PER). The PER will identify improvements that can be incorporated into future improvement projects.

This study is intended to be a comprehensive evaluation of the existing stormwater drainage that contributes runoff within the city limits. This comprehensive overview will be completed using LiDAR data to determine general overland flow. Locations with concentrated flow or areas with known drainage deficiencies will have a field survey performed, if determined necessary. The watershed and sub-watershed runoff flows will be determined for each delineated area within the study boundary. Localized areas, identified to have drainage issues will be evaluated further to determine options for drainage improvements. Focus will be placed on known areas of concern, including along Main St between 1st Ave and 3rd Ave and on 3rd Ave from Market St to Alice St. This plan will not effectively address private property drainage issues arising from adjacent property improvements; however, it will attempt to address public and/or street drainage that discharges through private property.

We are providing the following scope and estimate costs for a Preliminary Engineering Report (PER) drainage study.

SCOPE OF SERVICES

Task No. 1 – Data Collection

- For the identified study area, use the available LiDAR surface data to delineate watersheds and use survey points identified by the drainage problem locations to determine sub-watershed flows.
- Determine impervious area percentage, slope, and soil type for each watershed contributing to the study area.
- Survey areas of existing storm sewer infrastructure
 - Assume five (5) days of limited survey field work with a two-man crew.
 - Topographic survey at drainage issue locations.
 - Existing drainage infrastructure.
 - Pertinent house or structure elevations where needed.



- Road centerline and edges.
 - Outfall locations.
- Download survey data for use in mapping and stormwater model.

Task No. 2 – Stormwater Analysis

- We understand that the City of Castlewood may not have detailed storm water design criteria. We will initially plan to use the City of Brookings, SD design criteria and may amend the criteria after discussion with the City staff during preliminary analysis.
 - Drainage systems will be analyzed for both the minor (5-year) and major (100-year) storm. Minor drainage systems are typically designed to provide protection against regularly recurring damage, to reduce street maintenance costs, and to provide an orderly urban drainage system. Storm sewer systems consisting of underground piping and drain inlets are considered part of the minor storm drainage system. The major storm drainage systems, such as drainage channels, street conveyance, or other overland flow routes, are typically designed to prevent major property damage or loss of life.
- Stormwater model, Evaluate Capacity of Existing System.
 - Using the survey data gathered and watershed delineations, a stormwater model will be developed of the drainage issue locations to determine the existing system capacity, or the peak flows generated at each location.
 - A general model will be developed over the remaining areas (areas not surveyed) to quantify the storm flows for future planning purposes.
- Stormwater model, Evaluate Capacity of Proposed Alternatives.
 - Develop alternatives using the stormwater model that will alleviate the drainage problems at previously identified locations and consider any downstream improvements that will be required.
 - Discuss alternatives with City Staff and determine if more investigation is necessary.
 - Stormwater model results will be prepared to show comparisons between the existing and proposed alternatives.
- An updated storm sewer map will be provided.
- Four (4) On-Site Meetings are included in this task:
 - (2) Meet with City Staff and identify drainage issue locations.
 - (2) Discuss alternatives with City Staff and determine if more investigation is necessary.

Task No. 3 – Drainage Report

- A Preliminary Engineering Report will be prepared which will include the following:
 - Assess which alternatives are most economical or reasonable to include in cost estimates.
 - Create report figures of the alternatives.
 - Comparison of alternatives including a “no action alternative.”
- One (1) On-Site Meeting to discuss Report with City Staff and present report to City Council
- Address any comments and prepare final copy of Report for approval by City Council



Information to be Provided by the City

It is understood that the City of Castlewood will provide the following:

- City Staff to assist in identifying existing stormwater infrastructure
- City Staff will provide access to manholes, inlets or other parts of the stormwater system necessary for this study
- Permission for safe Right-of-Entry by Banner employees onto private property where survey data is to be gathered.
- Base Map identifying locations of known drainage problems
- Water, Sanitary Sewer and Storm Sewer Utility maps, if available

EXCLUSIONS

Based on our understanding of the project, the following items are excluded from our Scope of Services:

- Grant Application Assistance.
- Private property drainage issues.
- Facility Plan Document.
- Final design plans.
- Geotechnical Investigation.
- Hazardous Materials.
- Permitting.

DELIVERABLES AND SCHEDULE

The project deliverable for this project will be a Preliminary Engineering Report level drainage study.

The report will include a priority list for drainage improvements and current year budget estimates for the costs of those improvements. The report will be useful as a planning tool for long range capital improvements planning for the City of Castlewood. Completion of the Stormwater Preliminary Engineering Report will require a total of 10 to 12 months including the data collection, cost estimating, evaluation of alternative, and preparation of the report. Based on our current knowledge of the schedule for the project, Banner agrees to complete the drainage report according to the following schedule:

Task 1 – Data Collection	3 months
Task 2 – Stormwater Analysis	3 months
Task 3 – Drainage Report	4 months



COMPENSATION

Banner Associates proposes to provide the services on an hourly rate basis with an aggregate (Not-to-Exceed) limit of **\$64,900** plus applicable taxes. These costs do not include cost for any permits required by agencies for review. Any work that falls outside this scope will be billed separately base on our hourly rates accordance with the attached free schedule. Billings will be provided on a monthly basis and will be based on the "Schedule of Labor Rates and Expenses", dated January 2025 and subsequent updates. This Letter of Contract incorporates and includes Banner's Schedule of Labor Rates and Expenses and General Conditions.

If you required any additional information or want to discuss the project further, please contact our office at 605-692-6342.

Sincerely,

Pat Carey, PE
Sr. Vice President

Justin Bucher, PE
Project Engineer

Enclosure:

1. Schedule of Labor Rates/General Conditions

ACKNOWLEDGMENT OF ACCEPTANCE

Accepted this _____ day of _____

Client: _____

Business: **City of Castlewood**



Banner Associates, Inc.
409 22nd Ave S
Brookings, SD 57006
Tel 605.692.6342
Toll Free 855.323.6342

SCHEDULE OF LABOR RATES AND EXPENSES

January 2025

Administrative	\$60.00 to \$195.00/Hour
Surveying/Geomatics	\$80.00 to \$180.00/Hour
Technicians.....	\$75.00 to \$140.00/Hour
Environmental Scientist.....	\$80.00 to \$185.00/Hour
Staff Engineer	\$100.00 to \$160.00/Hour
Project Engineer	\$120.00 to \$185.00/Hour
Project Manager	\$145.00 to \$285.00/Hour

1. Meals at State Rates.
2. Lodging at actual cost.
3. Reimbursables:
 Mileage..... \$0.85/mile
4. All other direct project expenses at actual cost of materials.

Rates are subject to change annually.

GENERAL CONDITIONS

Agreement. The entire Agreement between the Client and Banner shall consist of the Letter of Contract, the Schedule of Labor Rates and Expenses and these General Conditions ("Agreement"). The Agreement represents the entire, integrated Agreement and supersedes all other negotiations, representations or agreements, either written or oral. The Agreement may be amended only by written agreement of the Parties. Banner's services are limited to those specifically identified in the Agreement.

Authorization to Proceed. Execution of this Agreement by the Client will be authorization for Banner to proceed with the Services, unless otherwise provided in the Agreement.

Cost Opinions. Any opinion of cost provided by Banner will be on a basis of experience and judgment, but, since construction costs are dependent upon many market and other conditions over which Banner has no control, Banner shall not be responsible for variations between actual costs and any opinion of cost.

Standard of Care. In the performance of its professional services, Banner will use that degree of care and skill ordinarily exercised by similarly situated professionals under like and similar circumstances. No express or implied warranties are applicable to, or provided with, any of Banner's services

Payment. Monthly invoices will include charges incurred during the preceding month. Payment of the invoice is due within thirty (30) days following the date of the invoice. A charge of one and one-half percent (1 1/2%) per month, or the maximum legal rate for commercial accounts, whichever is less, will be charged for late payment. Client shall be responsible for reimbursing Banner for all costs incurred in collecting delinquent amounts owed by Client.

Termination. This Agreement may be terminated for convenience upon 30 days' written notice, or for cause, if either party fails to substantially perform as required under the Agreement through no fault of the other party and does not commence to diligently correct such nonperformance within 5 days of receipt of written notice. Upon termination, Banner will be paid for all services authorized and performed up to the termination date plus reasonable termination expenses incurred by Banner as a result of the termination.. This Agreement will otherwise terminate upon completion of all applicable requirements of the Agreement. The Indemnity and Limitation of Liability Provision shall survive any termination of this Agreement.

Indemnity and Limitation of Liability. The Client agrees to defend, indemnify and hold Banner and its professionals, officers, employees representatives and agents harmless from and against all claims, costs, expenses (including attorney's fees and expenses) asserted against Banner in connection with the Project, including, but not limited to claims involving hazardous substances, except to the extent caused by the sole negligence of Banner. Banner's liability to the Client for losses, damages or injuries arising out of the performance of Banner's services or the Project will be limited to a sum not to exceed the greater of \$50,000 or Banner's fee (to a maximum of \$1,000,000 or the amount of any insurance available to cover such liability if less than \$1,000,000).

Severability. If any provision of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement shall not be affected and shall continue to be valid and enforceable to the fullest extent permitted by law.

Hazardous Substances. Unless specifically stated in this Agreement, Banner shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site

Interpretation. This Agreement and any claims or disputes arising out of, or relating to, the Agreement shall be governed by the laws of the State of South Dakota, other than any choice of law provisions under South Dakota law.

No Third Party Beneficiaries. This Agreement is for the sole benefit of Client and Banner and nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, any third party against either Client or Banner.

Responsibility for Construction. The Client agrees that in accordance with generally accepted construction industry standards, Banner shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Project, since they are solely the responsibility of the contractor, and Banner shall not have control over or charge of, and shall not be responsible for, acts or omissions of the contractor, including, but not limited to the contractor's failure to perform its work in accordance with industry standards and the requirements of any plans and specifications.



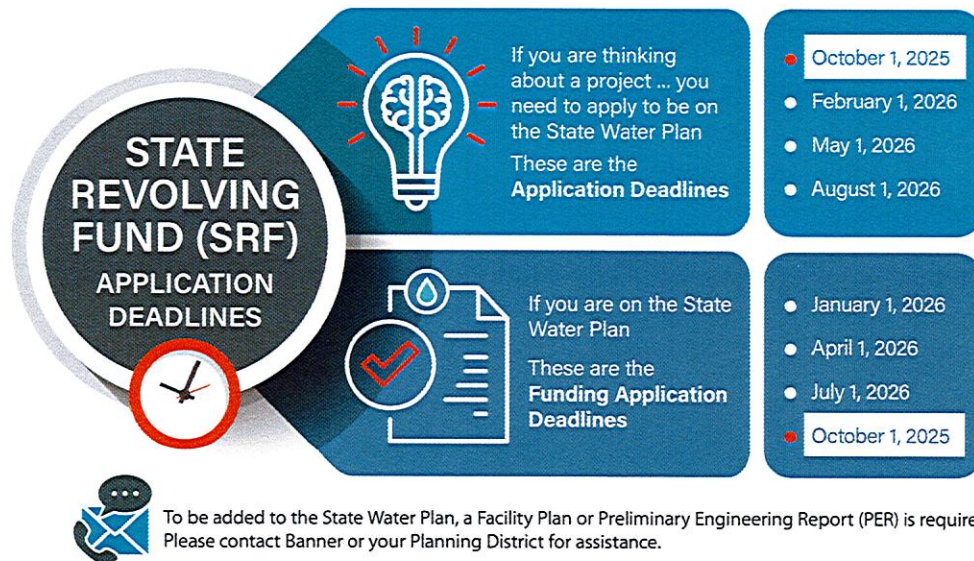
FUND\$NG

Funding opportunities are essential for municipalities as they provide resources to improve infrastructure, public services, and economic growth—supporting everything from transportation and utilities to safety and sustainability. Access to these resources moves critical projects forward and enhances quality of life. We're here to help you plan and apply! Reach out to your Banner representative or planning agency to get started.



• STATE REVOLVING FUND (SRF) APPLICATION DEADLINES IN THE FIGURE BELOW

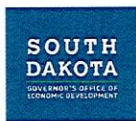
Federal funds from the EPA are distributed through South Dakota's State Revolving Loan Fund for Safe Water and Clean Water programs that fund improvements such as water, wastewater, and storm water projects. Refer to the following for upcoming deadlines.



• EMERGING CONTAMINANTS IN SMALL DISADVANTAGED COMMUNITIES GRANT APPLICATION DEADLINES IN THE FIGURE ABOVE

This grant, funded by the federal Bipartisan Infrastructure Law (BIL), provides states with funds to award to small or disadvantaged communities to address emerging contaminants, including PFAS. Based on current projections, South Dakota may have up to \$47 million total available through 2026 from the EC-SDC. Please consider the following as you work to identify potentially eligible projects:

- Projects need to be on the State Water Plan and will follow the normal funding process through the Board of Water and Natural Resources.
- Eligible projects would likely also be eligible for Drinking Water State Revolving Funds so a joint funding package may be possible.
- Funding through this program is considered a direct federal grant which carries specific federal grant conditions, including federal procurement and audit requirements, required signage, Build America, Buy America materials requirements, and others.
- Eligibility requirements can be found on the EPA program website.



• COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATIONS DUE OCTOBER 1

The South Dakota Governor's Office of Economic Development awards grants for a wide variety of community infrastructure needs in communities with a significant low-to moderate-income population. Examples include infrastructure improvement projects (water and wastewater), community centers, and more.



• TRANSPORTATION ECONOMIC DEVELOPMENT GRANT (Previously COMMUNITY ACCESS GRANT) APPLICATIONS DUE OCTOBER 15

This program through the SDDOT can award grants for several different community access needs: expanding access for new industries in industrial parks, developing new (or expanding) agri-business industries, and constructing new /reconstructing existing major streets in communities of 5,000 or fewer. Industrial Park and Agri-Business grant applications are the only two grants awarded in this application round with applications due October 15.



• TRANSPORTATION ALTERNATIVES PROGRAM APPLICATIONS DUE OCTOBER 1

If your community completed the first step of the application process by submitting a Letter of Intent on or before July 15, 2025, and you want to proceed, the three-part grant application with supporting documents must be submitted to the SDDOT by October 1. This program through the SDDOT can award grants for non-motorized transportation projects like safe routes to schools, recreational trails, and facilities for pedestrians and bicyclists. This program also includes community improvement projects like historic preservation, vegetation management, and environmental mitigation related to storm water and habitat connectivity.



• SMALL COMMUNITY PLANNING GRANT APPLICATIONS ACCEPTED ANY TIME

Grants are available for communities serving a population of 2,500 or fewer. These grants can be used to complete facility plans or preliminary engineering reports used to make informed infrastructure decisions and to apply for State Revolving Loan Funds (SRF). Communities can be reimbursed up to 80% of the cost of these engineering studies. Communities can apply for this grant any time throughout the year.



• LOCAL INFRASTRUCTURE IMPROVEMENT PROGRAM APPLICATIONS DUE OCTOBER 31

This program through the Board of Economic Development can award grants for infrastructure construction and reconstruction that serve economic development projects.



• USDA RURAL DEVELOPMENT APPLICATIONS ACCEPTED ANY TIME

USDA Rural Development is a federally funded program that awards loans and grants for various infrastructure improvement projects. This program primarily serves populations of communities fewer than 10,000. Facility plans or preliminary engineering reports are required for this funding source. Communities can apply for this grant any time throughout the year.



• ECONOMIC DEVELOPMENT ADMINISTRATION FUNDING APPLICATIONS ACCEPTED ANY TIME

The Economic Development Administration (EDA) is providing financial assistance to communities through various programs. From financial assistance to areas impacted by natural disasters to economic development, EDA has a wide variety of programs that may fit your community goals. Their website, <https://sfgrants.eda.gov/s/>, helps explain the program goals and eligibility requirements.



• COMMUNITY WIDE ASSESSMENT GRANT APPLICATIONS ACCEPTED ANY TIME

A brownfield is a property where expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Brownfields are in nearly every community, from former dry cleaners and gas stations to vacant retail properties and former industrial sites. Redevelopment of these properties may be stalled due to concerns associated with the costs of assessment. DANR provides free assessment services for brownfield sites. These funds are available to private and public entities. With this grant, DANR can conduct Phase I and Phase II (asbestos, lead-based paint, and hazardous materials surveys) as well as develop clean-up plans. For more information, please contact Macy Jo Peterson with DANR at MacyJo.Peterson@state.sd.us.



• FED FUNDS

Federal Funding for Water and Wastewater Utilities in National Disasters (Fed FUNDS) presents information tailored to water and wastewater utilities on federal disaster and mitigation funding programs from EPA, FEMA, HUD and SBA. The website www.epa.gov/fedfunds is a helpful resource to review various funding sources that may fit your community.

ORDINANCE #25-3 2026 APPROPRIATION ORDINANCE

Part I: Be it ordained by the City of Castlewood that the following sums are appropriated to meet the obligations of the municipality:

GENERAL FUND

General Government

Mayor, Council, General	31,530	
Elections	800	
Attorney Services	5,000	
Finance Office	117,848	
Gov't Building	41,650	196,828

PUBLIC SAFETY

Police	50,000	50,000
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PUBLIC WORKS

Street and Alleys	195,911	195,911
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CULTURE & RECREATION

Parks and Recreation	21,785	
Library	8,468	30,253

SOLID WASTE

Garbage	106,200	
Rubble Site	7,188	113,388

HEALTH & WELFARE

West Nile	1,500	1,500
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TOTAL GENERAL FUND

587,880

TOTAL TAX SUPPORTED FUNDS

BUSINESS IMPROVEMENT DISTRICT

10,000

MUNICIPAL STREET

120,000

SELF SUPPORTING FUNDS

Water Fund	171,600
Sewer Fund	207,780
Golf Fund	296,794
Wellness Fund	96,968

TOTAL APPROPRIATIONS

1,492,022

2026 APPROPRIATION ORDINANCE

PART II: The following designates the fund or funds that money derived from the following sources is applied to:

GENERAL FUND

Cash on Hand	0
General Property Taxes	377,000
Licenses & Permits	3,450
Bank Franchise	2,500
Motor Vehicle Comm. Prorate	3,000
Liquor Tax Reversion	4,000
Motor Vehicle Licenses	10,000
Local Gov't Highway & Bridge	21,000
County Road Tax	1,500
County Wheel Tax	230
Concessions Revenue	3,000
Rec Program Fees	6,000
Interest	40,000
Rentals	5,000
Garbage Charges	100,000
Garbage Non Operating Income	6,200
TOTAL MEANS OF FINANCE	587,880

MUNICIPAL STREET REVENUE

Cash on Hand	
Sales Tax Revenue	120,000
Total Expenditures	120,000
Estimated Surplus	0

BUSINESS IMPROVEMENT DISTRICT

Cash on Hand	
Sales Tax Revenue	120,000
Misc Income	20,905
Investment Earning	11,758
Total Expenditures	10,000
Estimated Surplus	142,663

ENTERPRISE FUNDS

	Water	Sewer	Golf	Wellness
Cash on Hand		73,380		
Estimated Unappropriated Fund Balance				
Estimated Revenue	171,600	134,400	296,794	96,978
Less Estimated Appropriations	171,600	207,780	296,794	96,978
Estimated Surplus	0	0	0	0
Estimated Surplus transferred	-0-	-0-	-0-	-0-

PART III: The following is a summary of those funds for which spending authority has been approved by the Electorate:

PART IV: The Finance Officer is directed to certify the following dollar amount of tax levies made in this ordinance to the County Auditor: FOR GENERAL PURPOSES: \$377,000.00

Mayor

ATTEST:

Logan Ruesink, Finance Officer

First Reading: September 10, 2025

Second Reading: October 6, 2025

**CITY OF CASTLEWOOD
BUILDING PERMIT APPLICATION**

PERMIT NUMBER _____

APPLICANT (PRINT): Travis Smith PHONE: 605 880 4620

ADDRESS: 616 N Lake Dr

OWNER (PRINT): Highway 22 Storage LLC PHONE: _____
IF DIFFERENT THAN APPLICANT

ADDRESS: _____

DEVELOPMENT SITE LEGAL DESCRIPTION: SUBDIVISION _____ BLOCK _____ LOT _____

DEVELOPMENT SITE STREET ADDRESS: _____

EXISTING ZONING DESIGNATION: _____

TYPE OF APPLICATION (check all that apply)

☒ NEW STRUCTURE ☐ ALTERATION/ADDITION ☐ ACCESSORY BUILDING
☐ MOVING ☐ DEMOLITION

PLEASE DESCRIBE THE PROPOSED WORK: (be specific as to size of buildings, lots, construction materials, etc)

8 Storage Unit Building for Camper/ Large Equipment
48 Ft Deep X 144 Ft Long

PLEASE DESCRIBE THE PROPOSED USE WHEN COMPLETED:

ESTIMATED PROJECT CONSTRUCTION COST (including labor): \$ 146,000

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

- | | |
|--|--|
| 1. NORTH DIRECTION | 5. DIMENSIONS OF FRONT AND SIDE SETBACKS |
| 2. DIMENSIONS OF PROPOSED STRUCTURE | 6. LOCATION OF ADJACENT EXISTING BUILDINGS |
| 3. STREET NAMES | 7. OTHER INFORMATION AS MAY BE REQUESTED |
| 4. LOCATION OF PROPOSED STRUCTURE ON LOT | |

"PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE"

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority or violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

SIGNATURE OF CONTRACTOR DATE <u>Travis Smith</u>	SIGNATURE OF APPLICANT DATE <u>8/20/25</u>	SIGNATURE OF OWNER DATE _____ (IF DIFFERENT THAN APPLICANT)
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FOR OFFICIAL USE ONLY

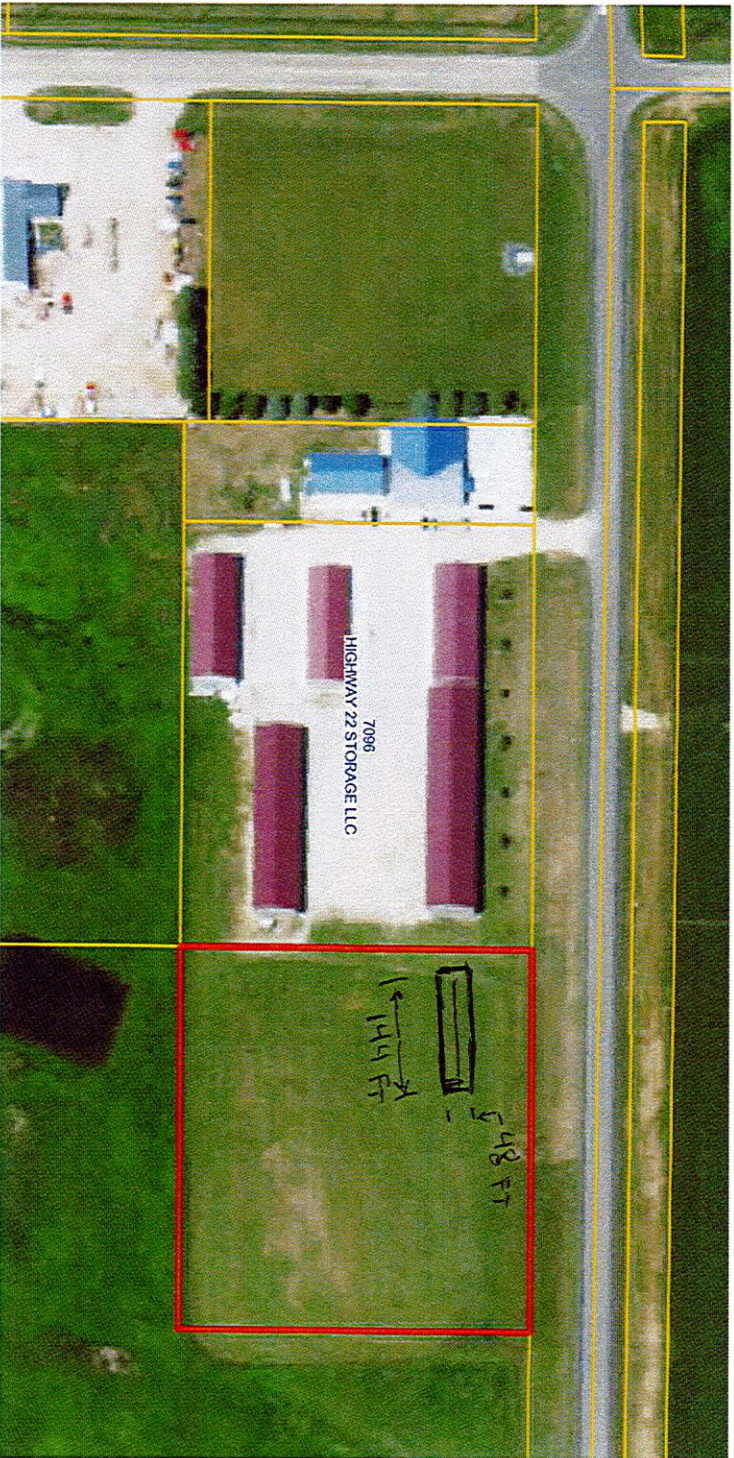
____ FEE PAID:	DATE:
____ PERMIT ISSUED	DATE:
____ PERMIT EXPIRES	DATE:

REASONS FOR DENYING PERMIT:

HIGHWAY 22 STORAGE LLC

Community Info

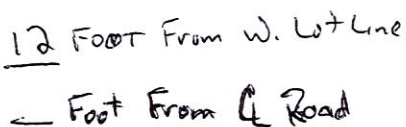
Record Number	7306
Owner	HIGHWAY 22 STORAGE LLC
Legal	E 385' OF THE W 1275' OF THE N 390' OF THE NWA 36-115-52 SUBJECT TO LOT H-1 & ROW CASTLEWOOD CITY
Legal Acres	2.79
Property Address	
Twn/Twp	CASTLEWOOD CITY
Township	115N
Range	52W
Section	1
Sec-Twp-Range	-115N-52W
Owner Address	616 N LAKE DRIVE
Owner City	WATERTOWN



Handwritten mark resembling a stylized 'A' or '4'.

12 Foot From West Lot Line
Foot From Hwy 22

IN THE N1/2NW1/4 OF SECTION 36-T115N-R52W, HAMLIN COUNTY, SOUTH



CITY OF CASTLEWOOD
BUILDING PERMIT APPLICATION

PERMIT NUMBER _____

APPLICANT (PRINT): Arie Van't Zelfde PHONE: 559-967-3350

ADDRESS: 404 E Market St.

OWNER (PRINT): _____ PHONE: _____
IF DIFFERENT THAN APPLICANT

ADDRESS: _____

DEVELOPMENT SITE LEGAL DESCRIPTION: SUBDIVISION Schooley addn Castlewood BLOCK 1 LOT 41

DEVELOPMENT SITE STREET ADDRESS: 404 E Market St

EXISTING ZONING DESIGNATION: _____

TYPE OF APPLICATION (check all that apply)

☐ NEW STRUCTURE ☒ ALTERATION/ADDITION ☐ ACCESSORY BUILDING
☐ MOVING ☐ DEMOLITION

PLEASE DESCRIBE THE PROPOSED WORK: (be specific as to size of buildings, lots, construction materials, etc)

Third stall garage w/ guestroom addition including bathroom & kitchenette. Will be built on existing concrete slab. w/ an additional 7ft of concrete to be poured on north side. Will require tying into water & sewer lines. 47' w/ widest area 23' - matching LPT siding

PLEASE DESCRIBE THE PROPOSED USE WHEN COMPLETED:

garage, storage, long term guests

ESTIMATED PROJECT CONSTRUCTION COST (including labor): \$ 117,000

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

1. NORTH DIRECTION
2. DIMENSIONS OF PROPOSED STRUCTURE
3. STREET NAMES
4. LOCATION OF PROPOSED STRUCTURE ON LOT
5. DIMENSIONS OF FRONT AND SIDE SETBACKS
6. LOCATION OF ADJACENT EXISTING BUILDINGS
7. OTHER INFORMATION AS MAY BE REQUESTED

"PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE"

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority opt violate of cancel the provisions of any other state or local law regulating construction or the performance of construction.

SIGNATURE OF CONTRACTOR DATE

Arie Van't Zelfde 8-4-25
SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE
(IF DIFFERENT THAN APPLICANT)

FOR OFFICIAL USE ONLY

☐ FEE PAID:
☐ PERMIT ISSUED
☐ PERMIT EXPIRES

DATE:
DATE:
DATE:

REASONS FOR DENYING PERMIT:

W1/2
4

Utility Easement

Back yard

House

Garage

Future Garage Add.

5th Avenue S.

Market Street

