



# City Council

## Agenda Item

**Subject:** Council Approval of a Building Permit Extension for the Stony Point Condos located at 724 Stony Point Trail and Stony Point Trail infrastructure improvements associated with the building permit

**Meeting:** City Council - Apr 15 2024

**From:** Amanda Mack, City Manager

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### **BACKGROUND INFORMATION:**

According to Section 21.0207 2. of the Revised Ordinances, referenced below, The Building Official shall make such determination (for a building permit extension) pursuant to a schedule based on building size and type and which said schedule shall be approved by the Council and filed with the Office of the City Engineer with date of the approval.

The original building permit (BP #20596 attached) was issued on January 14, 2021 for *The Point* condos construction. After three years, the permit expired on January 14, 2024 with outstanding items not yet completed. Staff sent correspondence on February 16, 2024 outlining the items that needed to be completed and communicated that the permit had expired and needed to be extended after a schedule is submitted and approved by City Council.

The outstanding items include:

- Install Curb & Gutter sections along Stony Point Trail NW as shown on the approved construction plans
- Install sidewalk and other public improvements included on the approved construction plans
- Pave second lift of asphalt and adjust any utility appurtenances on Stony Point Trail NW, per the approved construction plans
- A private street public access easement, or public right-of-way shall be platted for Stony Point Trail NW to memorialize access to the condos. The adjacent, unplatted portions of Stony Point shall be included on the plat.

The owner's agent and owner have submitted a schedule as well as a letter with explanation as to why these items were not completed within the three year permit timeframe. The owner is also requesting the Council waive that a fee be applied to the extension as the fee is based on the valuation of the building construction which has been completed. Half of the permit fee would be in the amount of \$14,591.50 with the original total project valuation being \$11.6 M.

The structure and individual units/condos have been issued Temporary Certificate of Occupancies as the building and fire code items have been completed and addressed. Once the infrastructure items, largely for Stony Point Trail NW, have been completed, Final Certificate of Occupancy for the structure and units/condos will be able to be issued. The infrastructure improvements were tied to the building permit since Stony Point Trail NW was the only means of access for the building permit request and there was not subdivision taking place to enter into a development agreement where

infrastructure requirements are typically entered into. Stony Point Trail NW may remain a private street but the sanitary and storm sewer will be public infrastructure.

#### Chapter 21.0207 2. APPLICATION REQUIRED

(2) Permit Issued. A building and/or zoning use permit shall be issued by the Building Official on payment of the prescribed fees if the Building Official is satisfied that the title has been fully complied with, upon condition that said permit when issued shall be good for one year from the date of issuance. Permits for commercial and industrial principal and accessory structures may, in the discretion of the Building Official, be issued for a period not to exceed three (3) years. In the event a commercial or industrial building permit is issued for more than one year, the permit fee for each additional year shall be one-half of the original permit fee. The Building Official is authorized to grant in writing, upon request of the applicant and payment of an administrative fee, one or more extensions of the expiration date of a building permit in increments of up to one additional year each. The administrative fee shall be one-half (1/2) of the original prescribed building permit fee for each incremental extension of said building permit expiration date. (Ord 09-17; Add 09-11-09) Any lapse of a building permit (residential or non-residential) when construction of the permitted building has not been completed shall render the building a public nuisance and unlawful for not being completed within a reasonable amount of time. (Ord 17-38; Rev 11-10-17)

(4) The Building Official shall make such determination pursuant to a schedule based on building size and type and which said schedule shall be approved by the Council and filed with the Office of the City Engineer with date of the approval.

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#### **SUGGESTED MOTION:**

I move to approve the Building Permit Extension for the Stony Point Condos located at 724 Stony Point Trail and Stony Point Trail infrastructure improvements associated with the building permit with/without charging 1/2 of the original permit fee

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#### **STAFF REFERENCE(S):**

Brandi Hanten, Carla Heuer, Heath VonEye

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#### **ATTACHMENT(S):**

[Owner Schedule Letter](#)

[Stony Point Schedule for Project Completion](#)

[Expired Permit Letter dated 2/16/24](#)

[20596 Foundation Only Permit](#)

[20658 Full Permit](#)

[List of items for Temporary CO dated 10/7/24](#)

# Stony Point Investments, LLP

724 Stony Point Trail Unit 41

Watertown SD 57201

4/8/24

Watertown City Council

Watertown SD 57201

Honorable Council Members,

Since the Covid issues of 2020, most projects have had significant delays and huge cost overruns. The biggest issues have been the shortage of materials and skilled workers. The labor shortage has resulted in some quality of work issues which has increased the need for even more skilled workers. Trying to jam 2-3 years of construction into 1-2 seasons has been difficult, but harder yet with a low labor participation rate.

This has ruined many construction companies such as Crestone, as well as several small businesses. It has delayed many projects plus hyper-inflation has increased overall construction cost 30-40%. In addition, these higher interest rates have killed many speculative ventures. All of this has forced many to reconsider their original plans, myself included.

We were told the concrete work around the marina would be finished that Fall after the marina was built and we are still waiting on the final pours, plus its considerably higher priced. That in turn delayed the fence around the marina, which is to finally be finished this Spring. Also, much higher.

I respectfully request that you not charge one half of the whole Point Condominium Building Permit cost. This Permit fee is based on the building costs and is quite high relative to the remaining second layer of asphalt and walking trail. The building is basically complete.

We'll admit that we purposely delayed the 2<sup>nd</sup> pavement layer and walking trail as the road and trail had more cuts for water and sewer to the house and now to the campground. It made no sense to do the 2<sup>nd</sup> layer of asphalt or the bike trail and then cut it out. We have that problem all around the lake. In addition, I would also point out that the asphalt and trail conditions to the building permit were added to the project after this building permit was approved.

We have to wait for our contractors. Please realize that we have millions of dollars already invested in these projects and will see minimal return until it's finished. It is even worse when the city penalizes us while we are waiting. Just your permit fee alone would pay for a major portion of the bike trail.

We have a lot of projects going that will ultimately increase access and activities on Lake Kampeska for the people of Watertown and the surrounding area. This in turn increases tax revenues throughout Watertown.

There are always a few that grumble, but the vast majority of the people of Watertown will benefit from these developments. J&J has submitted their plan of completion for this project. I respectfully ask that you drop this permit fee.

Sincerely,

Bob Drake

Via email 4/8/2024

Brandi,

We will try to follow the following schedule for Stony Point:

Install curb and gutter and sidewalk - 5/13/24 - 6/24/24

Pave 2nd lift asphalt - Not needed if kept private, but will complete in September probably  
Aason Engineering is aware of the need for a plat for the private road, but Bob needs to decide if that is the appropriate route to go or just make it public. This will happen before a 2<sup>nd</sup> lift of asphalt is installed.

Sanitary Sewer - Need a report to determine if any additional work is needed. Manholes will be uncovered before the end of April, or sooner if needed.

Storm Sewer - Need a report to determine if any additional work is needed. The storm sewer is lower than the existing water levels in the area, so it will be filled with water as long as that is the case. It was installed per the approved plans.

Thank you,

**Colin A. Paulsen**

J&J Earthworks, Inc./J&J Land Sales LLC

Director of Operations

(605)432-7966(office) | (605)868-1922(cell)



February 16, 2024

Robert Drake  
964 N Lake Dr.  
Watertown, SD  
57201

Mr. Drake,

The building permit for The Point Condos at 724 Stony Point Trail NW (BP #20596/20658/OP-10) has expired as of January 14<sup>th</sup>, 2024. Per Section 21.0207 2. of the Revised Ordinances, commercial permits may be extended for not more than three years. The original building permit was issued on January 14, 2021. You will be required to renew your permit for an additional one year and pay half of the original permit fee which comes to \$14,591.50. This will be required each year until the list of items below are completed and accepted:

- Install Curb & Gutter sections along Stony Point Trail NW as shown in the approved construction plans
- Install Sidewalk and other public improvements included on the approved construction plans
- Pave second lift of asphalt on Stony Point Trail NW
- A private street or public right-of-way shall be platted for Stony Point Trail NW to memorialize access to the condos. The adjacent, unplatted portions of Stony Point shall also be included on the plat.

After the final Certificate of Occupancy (CO) has been issued for Building Permit #20658, the City will have the ability to issue final COs for individual tenant build-out permits.

Please be in touch with Community Development Division to renew the status of the permit by calling (605) 882-6201.

Sincerely,

Reid Peterson

A handwritten signature in black ink, appearing to read "Reid Peterson", is written over a horizontal line.

Building Official  
City of Watertown, SD  
605-753-3584

[rpeterson@watertownsd.us](mailto:rpeterson@watertownsd.us)

# FOUNDATION ONLY BUILDING PERMIT

CITY OF WATERTOWN, SD 20596

### FOUNDATION

Concrete Slab	
Concrete Block Walls	
Concrete Walls	
Wood Walls	

### BASEMENT AREA

N	C	P	S	F
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### EXTERIOR WALLS

Siding on Sheathing	
Steel Building	
Column Building	
Concrete Block Walls	
Siding Type	
Wall Insulation	
Roof Insulation	
Other	

### ROOF TYPE

Hip	Gable
Mansard	Flat

### ROOFING

Asphalt Shingle	
Membrane Roof	
Steel	
Other	

### FLOORS

	B	1st	2nd
Concrete			
Gravel/Earth			
Plyscore			

### INTERIOR FINISH

	B	1st	2nd
Sheet Rock			
Type X Sheetrock			
Other			
Unfinished			

### HEATING

Solar/Geothermal	
Heat Pump/Hot Water	
Electric	
Gas Furnace	
Air Conditioning	
Fireplace/Stove	
No Heating System	

### PLUMBING

	B	1st	2nd
Rough In			
Bath Rooms			
Kitchen			
Laundry			
No Plumbing			

### SITE REQUIREMENTS

Grass Blvd/Trees	
Sidewalks	
ESC > 1 acre	Y N
DLA	
WORTP	

### FLOOD HAZARD

Floodway	
1% (100 yr.)	
.2% (500 yr.)	
Out	<input checked="" type="checkbox"/>
Elev. Cert Req'd	
FP Cert Req'd	
Non Substantial	
Flood Vents Req'd	
Date DFIRM 1-09	

Zone C-2 DU(s) 46 condos Co. Rcd# 7418 Date 10/27/2020  
 Proposed Construction 46 unit residential condominium - Foundation only  
 Size 140,036 sq ft Sq. Ft. 140,036 sq ft Height: S/W \_\_\_\_\_ P/M \_\_\_\_\_  
 Address 724 Stony Point Trail Lot Area 2.62 acres  
 Lot 1+2  
 Block \_\_\_\_\_ Addition Stony Point Second  
 Estimated Value \$11,600,000.00 Fee \$29,183.00 BOA Fee \_\_\_\_\_  
 Asbestos Y N Historical District Y N WFD/FSP Y N  
 Details Foundation only permit for condominium building Plans on File

N

\* Foundation permit only issued at applicant's own risk

\* Revise resubmit for Footing & Pier Schedule (5000 PSF needed)

**Full permit issued 1/14/21 - BP#20658**

W

E

Pd Check # 8664  
\$29,183

Receipt #25699

S

← BUILDING PERMIT SHALL BE GOOD FOR ONE (1) YEAR FROM THE DATE OF ISSUANCE. PROJECTS WHICH ARE NOT COMPLETED WITHIN ONE YEAR MUST BE RENEWED. →

IT IS HEREBY AGREED between the undersigned, as owner, his agent or servant, and the City of Watertown, that for and in consideration of the premises and the permit to construct, erect, alter or install and the occupancy of building as above described, to be issued and granted by the Building Official, that the work thereon will be done in accordance with the descriptions herein set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter or install and occupy in strict compliance with the ordinances of the City of Watertown; and to obey any and all lawful orders of the City Engineer of the City of Watertown and all State Laws relating to the construction, alteration, repair, removal, and safety of buildings and other structures and permanent building equipment.

**APPLICANT RESPONSIBILITY FOR COMPLIANCE.** Neither examination nor review of construction and/or construction documents by the Building Official, nor the issuance of a building permit by the building official, shall relieve the permit applicant of the responsibility and duty to comply with this code and any other applicable local, state, and federal rules, regulations, and ordinances. (City ordinance § 5.0301 (2.g.), City Ordinance § 5.0301 (3.p.))

Owner Robert Drake Date \_\_\_\_\_  
 Address \_\_\_\_\_ Phone (605) 878-3555 (Creststone)  
 By \_\_\_\_\_ Email joe@creststonecompanies.sd.com  
 Contractor Creststone Builders, Inc.

### PERMIT APPROVAL

Authorized by:  
Staci Bungard  
 \_\_\_\_\_ Building Official  
 \_\_\_\_\_ Fire Chief  
 \_\_\_\_\_ City Engineer

Members of Board of Adjustment

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**City of Watertown**

**Public Works Department: Building Services Division**

23 Second Street NE • PO Box 910 • Watertown, SD 57201-0910  
watertownsd.us • (605) 882-6201

**COMMERCIAL BUILDING PERMIT APPLICATION**

*Failure to having permit prior to construction will result in double the permit fee*

**Owner Information**

Owner/Applicant:	Crestone Builders Inc.
Address:	1425 9th Ave. SW
Phone Number:	605-878-3555
E-mail:	joe@crestonecompaniesd.com

**Contractor/Developer Information**

Contractor/Developer:	Crestone Builders Inc.
Address:	1425 9th Ave. SW
Phone Number:	605-878-3555
E-mail:	joe@crestonecompaniesd.com

**Project Overview**

Proposed Project Description and Specific Uses: footings and foundations for condo building

Property Address: 724 Stony Point Trail

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_

Lot Area: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Acre

Existing Zone of the Property: \_\_\_\_\_ Total Sq. Ft. of New Structure: 140,036

Number of Parking Spaces Required: 141

Estimated Total Cost \$ ftg/fdnt process only 400,000 \$ 11,600,000<sup>00</sup> (less cost of lot & finish landscaping)

Total Square Footage of: 1st Floor (main) 36434 2nd Floor 33394 Mezzanine 3rd 33394

Basement (total) 36814 Finished?  Yes  No Garage \_\_\_\_\_ Finished?  Yes  No

*If yes is circled to the following question(s), the if applicable section of required items applies on Page 2*

Is the property located in the Special Flood Hazard Area (SFHA)?  Yes  No

Is construction disturbing more than 1+ Acres?  Yes  No

**Architect/Engineered stamped plans are required by state law when sizes exceed attached Exempt Structure List on page 6.**

**The following items are required to be submitted prior to staff review:**

**Site Plan**

Professional to-scale drawing(s) showing all existing and proposed construction including the items shown on the attached Site Plan Checklist on page 3. Show dimensions where applicable.

**Floor Plan**

Scaled drawing showing all rooms, dimension & square footage for each room/area. Also include ADA compliance with bathrooms, parking, ramps, access, etc.

**Exterior Elevations**

Scaled drawing showing the four exterior views with dimensions of the structure including the proposed finished grade line around the structure and the bottom of the footing line, with dimensions showing wall height at each level and **overall height at front elevation**.

**Typical Wall Sections**

Scaled detailed drawing showing sizes and materials of typical exterior wall from footing to finish roof. List joists, beams and bearing wall sizes and spaces. Show ceiling and wall insulation for type and R-value.

**Window Schedule**

List all the required windows by manufacturer's name, type, and numbers.

**Plumbing Plan**

Show schematic of all drain lines (include all floor drains). Note size type and location of any grease traps with connection to and location of main.

**Miscellaneous**

Show the location of all fire/smoke alarms, fire extinguishers, etc., provide stair detail(s) showing rise, run, and headroom, list square footage of each floor area (storage, office, shop, etc.), and list voltage and amp service

**The following items are required *if applicable* to be submitted prior to staff review:**

**Floodplain Development Permit** (For construction activities in the SFHA)

Required for any man-made change to improved or unimproved real estate within the floodplain (SFHA)

**SDDENR NOI** (Only when construction site is disturbing 1+ Acres)

A copy of the South Dakota Department of Environment and Natural Resources Notice of Intent (NOI) to obtain coverage under the SWD General Permit for stormwater discharges associated with construction activities.

**SWPPP & BMP Plan** (State approved documents only when site is disturbing 1+ Acres)

Stormwater Pollution Prevention Plans (SWPPP) for construction sites including best management practices for erosion and sediment control

**The following items are required *if applicable* to be submitted prior to final inspection:**

**BMP Stormwater Maintenance Agreement *if applicable***

This agreement outlines maintenance responsibilities for private detention ponds and may require a maintenance easement to allow the City to inspect the BMP(s). The Urban Planner drafts the agreement which requires City Council approval

**Elevation Certificate *based on Finished Construction*** (only when property is within the SFHA)

**This Portion of the Application to be Completed by Staff: *Engineering Division***

**Site Plan Checklist**

- Name of project
- North arrow
- Scale (no smaller than 1" equals 50 ft)
- Legend
- Summary table
- Vicinity map
- Property boundaries
- Grading (show 2' contours)
- Drainage
- Utility connections and size of services
- Dedicated public right-of-way and easements
- Structure location(s) with setbacks in relation to property boundaries
- Lowest finished floor elevation(s)
- Access to property (driveway width, culverts, etc.)
- Erosion sediment control measures (BMPs)
- Floodplain areas
- Significant natural features or hazards
- Sidewalks
- Parking spaces and drive aisles with dimensions
- Location driveways and loading areas
- Refuse storage and pick-up locations
- Location of nearby fire hydrants
- Landscaping (fences, retaining walls, trees, etc.)
- Types of surfacing (paving, gravel, grass, etc.)
- Total square footage of the lot, parking lot, sidewalk, and open space

**For properties located within the SFHA**

- Floodplain development permit has been approved
- Elevation Certificate based on Construction Drawings has been submitted

**For properties disturbing 1+ Acres**

- SWPPP has been approved
- NOI has been submitted

**Are there special assessments on the property?**  Yes  No

If yes, what? \_\_\_\_\_ Cost? \_\_\_\_\_

**Is the property within a:**    **Wetland?**  Yes  No    **Airspace?**  Yes  No    **Aquifer?**  Yes  No

\_\_\_\_\_  
Engineering Division

\_\_\_\_\_  
Date

**This Portion of the Application to be Completed by Staff: *Building Services Division***

Zone: A-1  C-1  C-2  C-3  C-L  I-1  I-2  Overlay District: \_\_\_\_\_

What is the proposed use(s): \_\_\_\_\_

Min. Zone Requirments: Area \_\_\_\_\_ SF Lot Width \_\_\_\_\_ SF

Setbacks: Front \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_ Max. Height \_\_\_\_\_

Is use permitted within zone? Yes  No  If No, BOA action required: Variance  Conditonal Use

What are the parking requirements for use? \_\_\_\_\_

How many are required? \_\_\_\_\_ How many are shown? \_\_\_\_\_ Adequate parking? Yes  No

Required # of handicap spaces provided? Yes  No  N/A

**Landscaping Plan Checklist:**

- 15' green space
- Required ADA sidewalks/surfacing
- Fences if buffer required
- Required # of trees on lot
- 5' spacing between parking and structure
- 5' spacing between parking and property line
- Shoe box style lighting fixture adjacent to any residential district
- Overlay District requirements *if applicable*

**Utilities:**

Water  Yes No  Source: \_\_\_\_\_

Sewer  Yes No  Source: \_\_\_\_\_

Heated  Yes No  Type: \_\_\_\_\_

Air Cond.  Yes No  Type: \_\_\_\_\_

\_\_\_\_\_  
Building Services Division

\_\_\_\_\_  
Date

**This Portion of the Application to be Completed by Applicant *after staff approval***

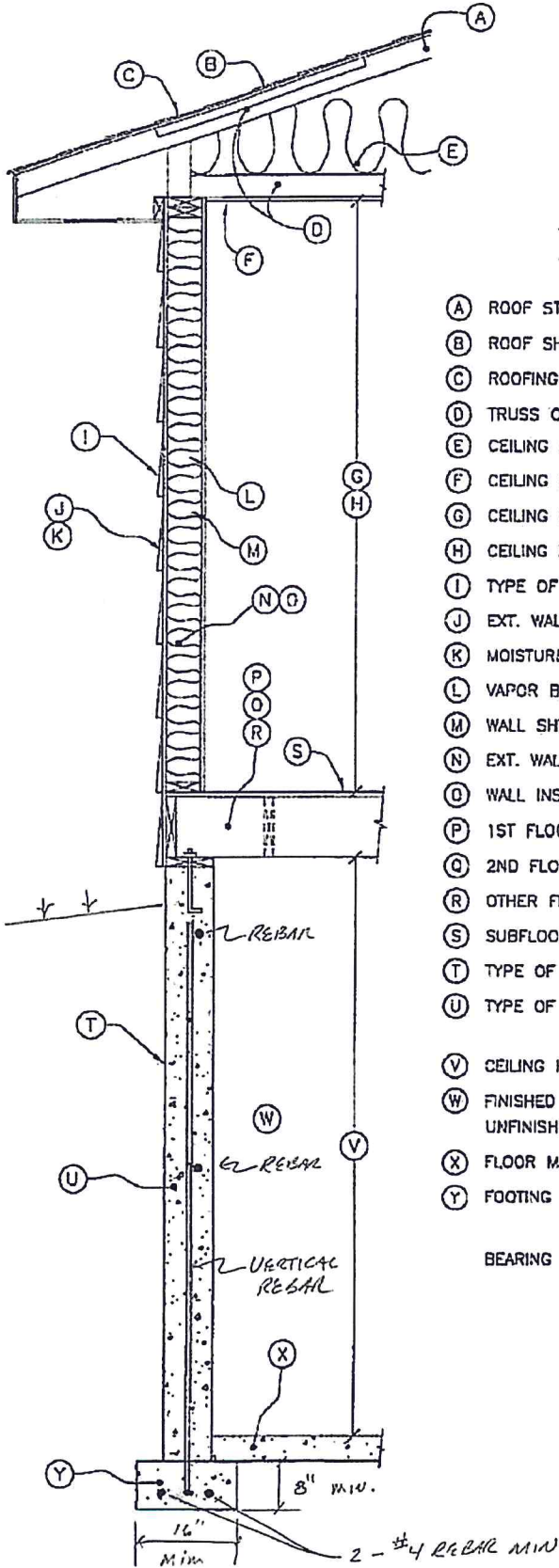
**Approved Building Permits must be clearly posted prior to any construction or excavation**

- Changes are required to be submitted in writing prior to final inspection
- Construction not included in the original permit will be required an additional permit (i.e. finishing base-ment, accessory structures, fences, etc.)
- All applicable items must be submitted prior to final inspection

\_\_\_\_\_  
Applicant/Applicant's Agent

\_\_\_\_\_  
Date

1/2" = 1'



### TYPICAL WALL SECTION

- (A) ROOF STYLE:                   HIP \_\_\_ GABLE \_\_\_
- (B) ROOF SHEATHING:       TYPE \_\_\_\_\_ THICKNESS \_\_\_\_\_
- (C) ROOFING MATERIAL:       \_\_\_\_\_
- (D) TRUSS OR ROOF JOIST:   \_\_\_" X \_\_\_" @ \_\_\_"O.C.
- (E) CEILING INSULATION:   TYPE \_\_\_\_\_ THICK OR R-VALUE \_\_\_\_\_
- (F) CEILING SHT ROCK THICK:  \_\_\_"
- (G) CEILING HT. 1st FLOOR:  \_\_\_' - \_\_\_"
- (H) CEILING HT. 2nd FLOOR:  \_\_\_' - \_\_\_"
- (I) TYPE OF SIDING:           \_\_\_\_\_
- (J) EXT. WALL SHEATHING:   TYPE \_\_\_\_\_ THICKNESS \_\_\_\_\_"
- (K) MOISTURE BARRIER:     \_\_\_\_\_
- (L) VAPOR BARRIER:        \_\_\_\_\_
- (M) WALL SHT ROCK THICK:   \_\_\_"
- (N) EXT. WALL STUDDING:    \_\_\_" X \_\_\_" @ \_\_\_"O.C.
- (O) WALL INSULATION:       TYPE \_\_\_\_\_ THICK OR R-VALUE \_\_\_\_\_
- (P) 1ST FLOOR JOIST:        \_\_\_" X \_\_\_" @ \_\_\_"O.C. TYPE: \_\_\_\_\_
- (Q) 2ND FLOOR JOIST:       \_\_\_" X \_\_\_" @ \_\_\_"O.C. TYPE: \_\_\_\_\_
- (R) OTHER FLOOR JOIST:    \_\_\_" X \_\_\_" @ \_\_\_"O.C. TYPE: \_\_\_\_\_
- (S) SUBFLOOR MATERIAL:    TYPE \_\_\_\_\_ THICKNESS \_\_\_\_\_"
- (T) TYPE OF DAMPPROOF:     \_\_\_\_\_
- (U) TYPE OF FOUNDATION:   POURED \_\_\_ WIDTH \_\_\_\_\_"
- BLOCK \_\_\_ WIDTH \_\_\_\_\_"
- (V) CEILING HT. BASEMENT:  \_\_\_' - \_\_\_"
- (W) FINISHED BASEMENT:    SQ. FT. \_\_\_\_\_
- UNFINISHED BASEMENT: SQ. FT. \_\_\_\_\_
- (X) FLOOR MATERIAL:       TYPE \_\_\_\_\_ THICKNESS \_\_\_\_\_"
- (Y) FOOTING SIZES:         \_\_\_" X \_\_\_"
- \_\_\_" X \_\_\_"
- BEARING WALLS & BEAM SIZES: \_\_\_\_\_

HANDBOOK FOR  
SOUTH DAKOTA  
BUILDING OFFICIALS  
AND  
DESIGN PROFESSIONALS

Engineering and Architecture  
Registration Laws

South Dakota State Board of  
Technical Professions

2040 West Main, Ste 304  
Rapid City, South Dakota 57702-2447  
Phone 605/394-2510 Fax 605/394-2509

**EXEMPT STRUCTURES**

A person who is not a registered architect or engineer may design and supervise the erection, enlargement or alteration of the following structures:

1. Single family dwelling and outbuilding such as a barn or private garage.
2. Two, three or four family dwelling.
3. Five to sixteen family dwelling if located where a Class A building inspection department of the ICBO will provide a detailed building code review of the dwelling.
4. Farm or ranch building or accessory except for a building regularly used for public purposes.
5. Temporary building or shed used exclusively for construction purposes, not exceeding two stories in height, and not used for living quarters
6. Specific structure with gross square footage or less for new construction, the enlargement or the alteration for the following:

Airport hangar	20,000 sf
Assisted living facility	4,000 sf
Auditorium	5,000 sf
Bank	7,000 sf
Bowling alley	7,000 sf
Car wash	7,000 sf
Church	5,000 sf
Day care center	4,000 sf
Farm implement w/repair	
Garage	11,000sf
Fire station	7,000 sf
Hospital	4,000 sf
Hotel	4,000 sf
Industrial plant	11,000sf
Jail	4,000 sf
Library	4,000 sf
Medical office	4,000 sf
Mortuary	4,000 sf
Motel	4,000 sf
Nursery school	4,000 sf
Nursing facility	4,000 sf
Office	7,000 sf
Preschool center	4,000 sf
Public garage	11,000sf
Rec center/health spa	5,000 sf
Restaurant	4,000 sf
Retirement home	4,000 sf
Service station	7,000 sf
School	5,000 sf
Shopping center	7,000 sf
Store	7,000 sf
Theater	5,000 sf
Warehouse	20,000 sf

**Any building with an occupancy other than those listed above are exempt if 4,000 square feet or less.**

## PROFESSIONAL WORK

Design professionals must be concerned with the basic concepts of the full spectrum of design considerations. A comprehensive package of design documents must be developed for submittal to the building department, taking all aspects of the project into account such as submissions prepared by the project team members. Architects and engineers may perform professional services only when they, together with consultants they may engage, are qualified by education, training and experience in the specific technical areas involved.

An architect may engage in the practice of engineering or an engineer may engage in the practice of architecture but only to the extent that such practice is incidental to a project.

**Architects** typically address the following matters:

1. Site layout (e.g., parking, zoning requirements, grading, landscaping, building layout)
2. Aesthetics and overall design
3. Building circulation and exiting (e.g., stairway, exit width, travel distances, corridors)
4. Building classification (e.g., occupancy, type of construction)
5. Life safety considerations (e.g., requirements for sprinklers, fire ratings, fire walls, separations, fire alarm, smoke control)
6. Interior space planning
7. Interior and exterior finish materials (e.g., durability, function, aesthetics, fire ratings)
8. Environmental impacts (e.g., sound attenuation, quality of living, impact on natural surroundings)
9. Physically handicapped criteria

**Engineers** typically address the following matters:

1. Structural systems (e.g., framing, structural connections, foundations)
2. Electrical systems (e.g., power distribution, security, fire alarm and smoke detection)
3. Mechanical systems (e.g., drains and venting, water distribution systems, HVAC, fire protection systems)
4. Soils analysis (e.g., soils reports, soil stabilization, geotechnical investigations)
5. Civil work (e.g., site work, site drainage, grading, utilities, circulation)
6. Engineering works such as power stations, dams, bridges, sewage treatment facilities.

Project coordination and construction administration services can be performed by either the architect or the engineer. SDCL 36-18A-46 requires a written report of observed deficiencies or variations from the submitted plans and specifications to the building official, owner and builder before project completion on all projects that are not exempt.

# BUILDING PERMIT

## CITY OF WATERTOWN, SD 20658

FOUNDATION	
Concrete Slab	
Concrete Block Walls	
Concrete Walls	
Wood Walls	

BASEMENT AREA				
N	C	P	S	F

EXTERIOR WALLS	
Siding on Sheathing	
Steel Building	
Column Building	
Concrete Block Walls	
Siding Type	
Wall Insulation	
Roof Insulation	
Other	

ROOF TYPE	
Hip	Gable
Mansard	Flat

ROOFING	
Asphalt Shingle	
Membrane Roof	
Steel	
Other	

FLOORS			
	B	1st	2nd
Concrete			
Gravel/Earth			
Plyscore			

INTERIOR FINISH			
	B	1st	2nd
Sheet Rock			
Type X Sheetrock			
Other			
Unfinished			

HEATING	
Solar/Geothermal	
Heat Pump/Hot Water	
Electric	
Gas Furnace	
Air Conditioning	
Fireplace/Stove	
No Heating System	

PLUMBING			
	B	1st	2nd
Rough In			
Bath Rooms			
Kitchen			
Laundry			
No Plumbing			

SITE REQUIREMENTS	
Grass Blvd/Trees	
Sidewalks	
ESC > 1 acre	Y N
DLA	
WORTP	

FLOOD HAZARD	
Floodway	
1% (100 yr.)	
.2% (500 yr.)	
Out	<input checked="" type="checkbox"/>
Elev. Cert Req'd	
FP Cert Req'd	
Non Substantial	
Flood Vents Req'd	
Date DFIRM 1-09	

Zone C-2 DU(s) 46 condos Co. Rcd# 7418 Date 1/14/2021  
 Proposed Construction 46-unit residential condos w/restaurant, spa etc  
 Size 140,036 sq ft Sq. Ft. 140,036 sq ft Height : S/W \_\_\_\_\_ P/M \_\_\_\_\_  
 Address 724 Stony Point Trail Lot Area \_\_\_\_\_  
 Lot 1 & 2  
 Block \_\_\_\_\_ Addition Stony Point Second  
 Estimated Value \$11,600,000.00 Fee \$29,183 BOA Fee paid w/ permit #20596  
 Asbestos Y N Historical District Y N WFD FSP Y N  
 Details Full permit residential condominium w/ commercial uses Plans on File

N

\* Development Lot Agreement to be signed by owner to tie lots together for ownership + setback purposes.

\* See comment on separate pages dated January 7, 2021

Comments

S

BUILDING PERMIT SHALL BE GOOD FOR ONE (1) YEAR FROM THE DATE OF ISSUANCE.  
 PROJECTS WHICH ARE NOT COMPLETED WITHIN ONE YEAR MUST BE RENEWED.

IT IS HEREBY AGREED between the undersigned, as owner, his agent or servant, and the City of Watertown, that for and in consideration of the premises and the permit to construct, erect, alter or install and the occupancy of building as above described, to be issued and granted by the Building Official, that the work thereon will be done in accordance with the descriptions herein set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter or install and occupy in strict compliance with the ordinances of the City of Watertown; and to obey any and all lawful orders of the City Engineer of the City of Watertown and all State Laws relating to the construction, alteration, repair, removal, and safety of buildings and other structures and permanent building equipment.

**APPLICANT RESPONSIBILITY FOR COMPLIANCE.** Neither examination nor review of construction and/or construction documents by the Building Official, nor the issuance of a building permit by the building official, shall relieve the permit applicant of the responsibility and duty to comply with this code and any other applicable local, state, and federal rules, regulations, and ordinances. (City ordinance § 5.0301 (2.g.), City Ordinance § 5.0301 (3.p.))

Owner Robert Drake Date 1/14/21  
 Address \* 1425 9th Ave SW Phone \* (605) 878-3555  
 By [Signature] Email \* joe@crestonecompanies.com  
 Contractor \* Crestone Builders.

### PERMIT APPROVAL

Authorized by:  
[Signature: Spau Bungard] Building Official  
[Signature: Chip Premier] Fire Chief  
 \_\_\_\_\_ City Engineer

Members of Board of Adjustment

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Prepared by:  
Building Services Dept.  
City of Watertown  
23 2<sup>nd</sup> Street NE  
Watertown SD 57201  
605-882-6201

### **DEVELOPMENT LOT AGREEMENT**

THIS AGREEMENT IS MADE and entered into this 11<sup>th</sup> day January 2021 by and between Stony Point Investments, LLP, (Robert Drake) land owner, hereafter "Developer", and the City of Watertown, a municipal corporation of the State of South Dakota, hereinafter "City", and is subject to the following terms and conditions:

1. Recitals.
  - A. Developer owns real property located at 724 Stony Point Trail, Watertown, South Dakota and described as:  
  
Lots 1-2 Stony Point Second Addition
  - B. Developer has applied for Building Permit #20658 to construct residential condominiums with commercial uses at 724 Stony Point Trail, Watertown, South Dakota.
2. Developer's Obligations.
  - A. Developer agrees, on behalf of himself, and Developer's successors and assigns, that Lots 1 & 2, Stony Point Investments, LLP, Watertown, SD, ("Property") will be held as one parcel of real estate and no part thereof will be sold separately.
  - B. All terms and conditions herein shall extend to, and be binding upon, the heirs, assigns and successors in interest of Developer and are deemed a covenant running with the above described Property. Furthermore, it is agreed that, in accepting title to the above-described Property any grantee, heir, assign, or successor in interest to the undersigned expressly agrees to be bound by the terms of this agreement which shall, upon its execution, be recorded in the Codington County Register of Deeds Office.
  - C. City may undertake any legal or equitable action available to enforce the provisions of the agreement in addition to any other remedy provided herein. In the event the City is required to undertake any action to enforce the terms of this agreement or its subdivision regulations in

connection with this agreement, the Developer, its heirs, assigns or successors in interest agree the City may recover its reasonable expenses, including reasonable attorney's fees incurred with respect to such action.

- D. Should any section or provision of this agreement be declared invalid for any reason whatsoever by any court of competent jurisdiction, such invalidity shall not affect any other section or provision of this agreement in the event such remaining provisions can be given effect without those section or provisions having been declared invalid.
- E. This agreement shall be construed according to the laws of the State of South Dakota. No modification or amendment to this agreement shall be valid, unless evidenced by a writing signed by the parties hereto.

Owner/Developer



By: Stony Point Investments, LLP

CITY OF WATERTOWN

\_\_\_\_\_  
By: Chairman Board of Adjustment

Attest:

\_\_\_\_\_  
Staci Bungard  
Board of Adjustment Secretary  
Community Development Manager  
Attest

STATE OF SOUTH DAKOTA

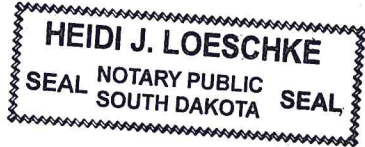
SS

ACKNOWLEDGEMENT

COUNTY OF CODINGTON

On this 11<sup>th</sup> day of January, 2021, before me, the undersigned officer, personally appeared Robert Drake, who acknowledged himself to be the Managing Partner for Stony Point Investments, LLP, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledge that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



(Seal)

Heidi J. Loeschke  
Notary Public

State of South Dakota

My commission expires: 11/23/23

STATE OF SOUTH DAKOTA

SS

ACKNOWLEDGEMENT

COUNTY OF CODINGTON

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021 before me, the undersigned officer, personally appeared \_\_\_\_\_ and Staci Bungard who acknowledged themselves to be the Chairman of the Watertown Board of Adjustment and Secretary to the Board, respectively, and that they as such Chairman and Secretary, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the City of Watertown by themselves as Chairman and Secretary.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

State of South Dakota

My commission expires

(Seal)

**City of Watertown**

**Public Works Department: Building Services Division**

23 Second Street NE • PO Box 910 • Watertown, SD 57201-0910

watertownsd.us • (605) 882-6201

**COMMERCIAL BUILDING PERMIT APPLICATION**

*Failure to having permit prior to construction will result in double the permit fee*

**Owner Information**

Owner/Applicant:	Crestone Builders Inc.
Address:	1425 9th Ave. SW
Phone Number:	605-878-3555
E-mail:	joe@crestonecompaniesd.com

**Contractor/Developer Information**

Contractor/Developer:	Crestone Builders Inc.
Address:	1425 9th Ave. SW
Phone Number:	605-878-3555
E-mail:	joe@crestonecompaniesd.com

**Project Overview**

Proposed Project Description and Specific Uses: footings and foundations for condo building

Property Address: 724 Stony Point Trail

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_

Lot Area: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Acre

Existing Zone of the Property: \_\_\_\_\_ Total Sq. Ft. of New Structure: 140,036

Number of Parking Spaces Required: 141

Estimated Total Cost \$ fg/fdnt process only 400,000 (less cost of lot & finish landscaping)

Total Square Footage of: 1st Floor (main) 36434 2nd Floor 33394 Mezzanine 3rd 33394

Basement (total) 36814 Finished?  Yes  No Garage \_\_\_\_\_ Finished?  Yes  No

*If yes is circled to the following question(s), the if applicable section of required items applies on Page 2*

Is the property located in the Special Flood Hazard Area (SFHA)?  Yes  No

Is construction disturbing more than 1+ Acres?  Yes  No

**Architect/Engineered stamped plans are required by state law when sizes exceed attached Exempt Structure List on page 6.**

**The following items are required to be submitted prior to staff review:**

**Site Plan**

Professional to-scale drawing(s) showing all existing and proposed construction including the items shown on the attached Site Plan Checklist on page 3. Show dimensions where applicable.

**Floor Plan**

Scaled drawing showing all rooms, dimension & square footage for each room/area. Also include ADA compliance with bathrooms, parking, ramps, access, etc.

**Exterior Elevations**

Scaled drawing showing the four exterior views with dimensions of the structure including the proposed finished grade line around the structure and the bottom of the footing line, with dimensions showing wall height at each level and **overall height at front elevation**.

**Typical Wall Sections**

Scaled detailed drawing showing sizes and materials of typical exterior wall from footing to finish roof. List joists, beams and bearing wall sizes and spaces. Show ceiling and wall insulation for type and R-value.

**Window Schedule**

List all the required windows by manufacturer's name, type, and numbers.

**Plumbing Plan**

Show schematic of all drain lines (include all floor drains). Note size type and location of any grease traps with connection to and location of main.

**Miscellaneous**

Show the location of all fire/smoke alarms, fire extinguishers, etc., provide stair detail(s) showing rise, run, and headroom, list square footage of each floor area (storage, office, shop, etc.), and list voltage and amp service

**The following items are required *if applicable* to be submitted prior to staff review:**

**Floodplain Development Permit** (For construction activities in the SFHA)

Required for any man-made change to improved or unimproved real estate within the floodplain (SFHA)

**SDDENR NOI** (Only when construction site is disturbing 1+ Acres)

A copy of the South Dakota Department of Environment and Natural Resources Notice of Intent (NOI) to obtain coverage under the SWD General Permit for stormwater discharges associated with construction activities.

**SWPPP & BMP Plan** (State approved documents only when site is disturbing 1+ Acres)

Stormwater Pollution Prevention Plans (SWPPP) for construction sites including best management practices for erosion and sediment control

**The following items are required *if applicable* to be submitted prior to final inspection:**

**BMP Stormwater Maintenance Agreement *if applicable***

This agreement outlines maintenance responsibilities for private detention ponds and may require a maintenance easement to allow the City to inspect the BMP(s). The Urban Planner drafts the agreement which requires City Council approval

**Elevation Certificate *based on Finished Construction*** (only when property is within the SFHA)

**This Portion of the Application to be Completed by Staff: *Engineering Division***

**Site Plan Checklist**

- Name of project
- North arrow
- Scale (no smaller than 1" equals 50 ft)
- Legend
- Summary table
- Vicinity map
- Property boundaries
- Grading (show 2' contours)
- Drainage
- Utility connections and size of services
- Dedicated public right-of-way and easements
- Structure location(s) with setbacks in relation to property boundaries
- Lowest finished floor elevation(s)
- Access to property (driveway width, culverts, etc.)
- Erosion sediment control measures (BMPs)
- Floodplain areas
- Significant natural features or hazards
- Sidewalks
- Parking spaces and drive aisles with dimensions
- Location driveways and loading areas
- Refuse storage and pick-up locations
- Location of nearby fire hydrants
- Landscaping (fences, retaining walls, trees, etc.)
- Types of surfacing (paving, gravel, grass, etc.)
- Total square footage of the lot, parking lot, sidewalk, and open space

**For properties located within the SFHA**

- Floodplain development permit has been approved
- Elevation Certificate based on Construction Drawings has been submitted

**For properties disturbing 1+ Acres**

- SWPPP has been approved
- NOI has been submitted

**Are there special assessments on the property?**  Yes  No

If yes, what? \_\_\_\_\_ Cost? \_\_\_\_\_

**Is the property within a:**    **Wetland?**  Yes  No    **Airspace?**  Yes  No    **Aquifer?**  Yes  No

\_\_\_\_\_  
Engineering Division

\_\_\_\_\_  
Date

**This Portion of the Application to be Completed by Staff: *Building Services Division***

Zone: A-1  C-1  C-2  C-3  C-L  I-1  I-2  Overlay District: \_\_\_\_\_

What is the proposed use(s): \_\_\_\_\_

Min. Zone Requirments: Area \_\_\_\_\_ SF Lot Width \_\_\_\_\_ SF

Setbacks: Front \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_ Max. Height \_\_\_\_\_

Is use permitted within zone? Yes  No  If No, BOA action required: Variance  Conditonal Use

What are the parking requirements for use? \_\_\_\_\_

How many are required? \_\_\_\_\_ How many are shown? \_\_\_\_\_ Adequate parking? Yes  No

Required # of handicap spaces provided? Yes  No  N/A

**Landscaping Plan Checklist:**

- 15' green space
- Required ADA sidewalks/surfacing
- Fences if buffer required
- Required # of trees on lot
- 5' spacing between parking and structure
- 5' spacing between parking and property line
- Shoe box style lighting fixture adjacent to any residential district
- Overlay District requirements *if applicable*

**Utilities:**

Water  Yes No  Source: \_\_\_\_\_

Sewer  Yes No  Source: \_\_\_\_\_

Heated  Yes No  Type: \_\_\_\_\_

Air Cond.  Yes No  Type: \_\_\_\_\_

\_\_\_\_\_  
Building Services Division Date

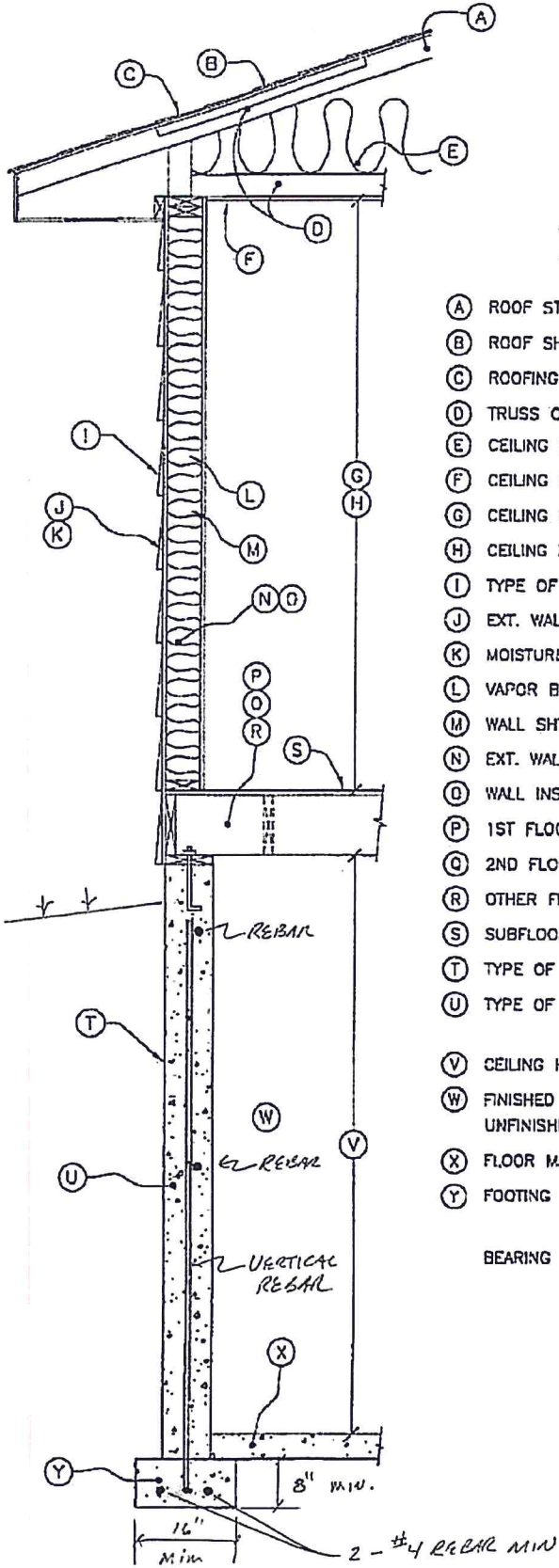
**This Portion of the Application to be Completed by Applicant *after staff approval***

**Approved Building Permits must be clearly posted prior to any construction or excavation**

- Changes are required to be submitted in writing prior to final inspection
- Construction not included in the original permit will be required an additional permit (i.e. finishing base-ment, accessory structures, fences, etc.)
- All applicable items must be submitted prior to final inspection

\_\_\_\_\_  
Applicant/Applicant's Agent Date

1/2" = 1'



### TYPICAL WALL SECTION

- (A) ROOF STYLE:           HIP \_\_\_\_ GABLE \_\_\_\_
  - (B) ROOF SHEATHING:   TYPE \_\_\_\_ THICKNESS \_\_\_\_
  - (C) ROOFING MATERIAL:           \_\_\_\_
  - (D) TRUSS OR ROOF JOIST:  \_\_\_\_" X \_\_\_\_" @ \_\_\_\_"O.C.
  - (E) CEILING INSULATION:  TYPE \_\_\_\_ THICK OR R-VALUE \_\_\_\_
  - (F) CEILING SHT ROCK THICK: \_\_\_\_"
  - (G) CEILING HT. 1st FLOOR:  \_\_\_\_' - \_\_\_\_"
  - (H) CEILING HT. 2nd FLOOR:  \_\_\_\_' - \_\_\_\_"
  - (I) TYPE OF SIDING:           \_\_\_\_
  - (J) EXT. WALL SHEATHING:  TYPE \_\_\_\_ THICKNESS \_\_\_\_"
  - (K) MOISTURE BARRIER:           \_\_\_\_
  - (L) VAPOR BARRIER:           \_\_\_\_
  - (M) WALL SHT ROCK THICK:  \_\_\_\_"
  - (N) EXT. WALL STUDDING:  \_\_\_\_" X \_\_\_\_" @ \_\_\_\_"O.C.
  - (O) WALL INSULATION:       TYPE \_\_\_\_ THICK OR R-VALUE \_\_\_\_
  - (P) 1ST FLOOR JOIST:       \_\_\_\_" X \_\_\_\_" @ \_\_\_\_"O.C. TYPE: \_\_\_\_
  - (Q) 2ND FLOOR JOIST:      \_\_\_\_" X \_\_\_\_" @ \_\_\_\_"O.C. TYPE: \_\_\_\_
  - (R) OTHER FLOOR JOIST:   \_\_\_\_" X \_\_\_\_" @ \_\_\_\_"O.C. TYPE: \_\_\_\_
  - (S) SUBFLOOR MATERIAL:   TYPE \_\_\_\_ THICKNESS \_\_\_\_"
  - (T) TYPE OF DAMPPROOF:       \_\_\_\_
  - (U) TYPE OF FOUNDATION:   POURED \_\_\_\_ WIDTH \_\_\_\_"  
BLOCK \_\_\_\_ WIDTH \_\_\_\_"
  - (V) CEILING HT. BASEMENT:  \_\_\_\_' - \_\_\_\_"
  - (W) FINISHED BASEMENT:   SQ. FT. \_\_\_\_  
UNFINISHED BASEMENT:  SQ. FT. \_\_\_\_
  - (X) FLOOR MATERIAL:       TYPE \_\_\_\_ THICKNESS \_\_\_\_"
  - (Y) FOOTING SIZES:       \_\_\_\_" X \_\_\_\_"  
                                  \_\_\_\_" X \_\_\_\_"
- BEARING WALLS & BEAM SIZES: \_\_\_\_\_

HANDBOOK FOR  
SOUTH DAKOTA  
BUILDING OFFICIALS  
AND  
DESIGN PROFESSIONALS

Engineering and Architecture  
Registration Laws

South Dakota State Board of  
Technical Professions

2040 West Main, Ste 304  
Rapid City, South Dakota 57702-2447  
Phone 605/394-2510 Fax 605/394-2509

### EXEMPT STRUCTURES

A person who is not a registered architect or engineer may design and supervise the erection, enlargement or alteration of the following structures:

1. Single family dwelling and outbuilding such as a barn or private garage.
2. Two, three or four family dwelling.
3. Five to sixteen family dwelling if located where a Class A building inspection department of the ICBO will provide a detailed building code review of the dwelling.
4. Farm or ranch building or accessory except for a building regularly used for public purposes.
5. Temporary building or shed used exclusively for construction purposes, not exceeding two stories in height, and not used for living quarters
6. Specific structure with gross square footage or less for new construction, the enlargement or the alteration for the following:

Airport hangar	20,000 sf
Assisted living facility	4,000 sf
Auditorium	5,000 sf
Bank	7,000 sf
Bowling alley	7,000 sf
Car wash	7,000 sf
Church	5,000 sf
Day care center	4,000 sf
Farm implement w/repair	
Garage	11,000sf
Fire station	7,000 sf
Hospital	4,000 sf
Hotel	4,000 sf
Industrial plant	11,000sf
Jail	4,000 sf
Library	4,000 sf
Medical office	4,000 sf
Mortuary	4,000 sf
Motel	4,000 sf
Nursery school	4,000 sf
Nursing facility	4,000 sf
Office	7,000 sf
Preschool center	4,000 sf
Public garage	11,000sf
Rec center/health spa	5,000 sf
Restaurant	4,000 sf
Retirement home	4,000 sf
Service station	7,000 sf
School	5,000 sf
Shopping center	7,000 sf
Store	7,000 sf
Theater	5,000 sf
Warehouse	20,000 sf

**Any building with an occupancy other than those listed above are exempt if 4,000 square feet or less.**

## PROFESSIONAL WORK

Design professionals must be concerned with the basic concepts of the full spectrum of design considerations. A comprehensive package of design documents must be developed for submittal to the building department, taking all aspects of the project into account such as submissions prepared by the project team members. Architects and engineers may perform professional services only when they, together with consultants they may engage, are qualified by education, training and experience in the specific technical areas involved.

An architect may engage in the practice of engineering or an engineer may engage in the practice of architecture but only to the extent that such practice is incidental to a project.

**Architects** typically address the following matters:

1. Site layout (e.g., parking, zoning requirements, grading, landscaping, building layout)
2. Aesthetics and overall design
3. Building circulation and exiting (e.g., stairway, exit width, travel distances, corridors)
4. Building classification (e.g., occupancy, type of construction)
5. Life safety considerations (e.g., requirements for sprinklers, fire ratings, fire walls, separations, fire alarm, smoke control)
6. Interior space planning
7. Interior and exterior finish materials (e.g., durability, function, aesthetics, fire ratings)
8. Environmental impacts (e.g., sound attenuation, quality of living, impact on natural surroundings)
9. Physically handicapped criteria

**Engineers** typically address the following matters:

1. Structural systems (e.g., framing, structural connections, foundations)
2. Electrical systems (e.g., power distribution, security, fire alarm and smoke detection)
3. Mechanical systems (e.g., drains and venting, water distribution systems, HVAC, fire protection systems)
4. Soils analysis (e.g., soils reports, soil stabilization, geotechnical investigations)
5. Civil work (e.g., site work, site drainage, grading, utilities, circulation)
6. Engineering works such as power stations, dams, bridges, sewage treatment facilities.

Project coordination and construction administration services can be performed by either the architect or the engineer. SDCL 36-18A-46 requires a written report of observed deficiencies or variations from the submitted plans and specifications to the building official, owner and builder before project completion on all projects that are not exempt.

**CITY OF  
WATERTOWN**

**Building Services  
(605) 882-6201**

October 7, 2021

To Whom It May Concern,

The following is a checklist of items, which shall be completed prior to issuance of a Temporary Certificate of Occupancy for the Stony Point Condos:

- Sign off from both the State Electrical and State Plumbing Inspector.
- Sprinkler system final for entire building.
- Alarm system final for entire building.
- All egress completed for the entire building from point of exit to Public Way.
- All fire caulking completed for all rated walls.
- Mechanical balancing test for all common areas.
- CO and NO2 detection installed and tested.
- Fire suppression system in kitchen installed and tested. If applicable.
- First lift of pavement on Stony Point Trail NW from Prairie Hills Avenue to Lots 1 and 2 of Stony Point Second Addition—curb & gutter sections should be installed prior to paving
- Second lift of pavement, sidewalk installation, and other public improvements included on the approved Construction Plans for Stony Point Trail NW shall be completed prior to *Final Certificate of Occupancy*
- Access and utility easement memorialized over Stony Point Trail NW— this will remain private until a plat dedicating Stony Point Trail NW is completed.

If you have any questions or concerns please feel free to reach out to me.

Sincerely,

Jason Spurgin

*Jason Spurgin*

Building Official  
City of Watertown, SD  
605-753-3584  
jspurgin@watertownsd.us