



520 3rd Street, Suite 140

Brookings, SD 57006

605.692.6629

www.cityofbrookings.org

COMMERCIAL CORRIDOR DESIGN STANDARDS CHECKLIST

Owner: Interstate Telecommunications Cooperative, Inc.

Applicant: Dave Lorang, Banner Associates, Inc.

Phone Number: 605-692-6342

Email: davel@bannerassociates.com

Address & Legal Description: 534 22nd Ave, Brookings, SD (Re: to Site Plan for Legal)

Zoning District & Proposed Use: B-4 - Customer Service Office

Square Footage: Ex: 2012, sf
New: 864 sf **Height:** Existing: +/- 24'-0", New: 15'-0"

Historic District: No.

Site Plan Criteria (show on site plan)

- Name of the project, owner, developer information:
- Scale, north arrow, property lines/dimensions, legal description, address if known:
- Location of existing and proposed structures:
- Setbacks & dimensions to property lines at the closest point:
- Required greenspace areas/buffers:
- Show and label easements:
- Access/driveway locations and dimensions, drive aisle dimensions, sidewalks, drive thru stacking areas:
- Location of trash containers and enclosures:
- Parking ratio, parking spaces, and dimensions:
- Square footage of surfaced area not including building (used for required tree plantings):
- Square footage of parking area:
- Location of any docks or garage doors:
- Locations, identification, and sizes of existing and proposed trees, shrubs and other vegetation:
- Foundation planting along building facing right-of-way:
- Location, width, and height of all earth berms and retaining walls/fencing:
- Soil mix and depth for if parking lot islands are required:
- Planting schedule:
- Exterior light fixture locations and specifications per 94-165.5:
- Photos of nearby buildings, street views of nearby blocks:
- Building elevations:

Exterior building materials:
Street façade 20% window/door:
Bike Racks:
Utility meters:
Building mechanicals:
Outdoor seating areas:
Solar and wind facilities:
Dish antennas:
Transformers / generators:

 5/28/24