



520 3rd Street, Suite 140

Brookings, SD 57006

605.692.6629

www.cityofbrookings.org

COMMERCIAL CORRIDOR DESIGN STANDARDS CHECKLIST

Owner:	Java Companies LLC		
Applicant:	Mark Krogh		
Phone Number:	612-384-9646		
Email:	mark@javacompanies.com		
Address & Legal Description:	Lot two (2) of block one (1) in Wiese Addition in the City of Brookings, SD		
Zoning District & Proposed Use:	B-4; quick-service restaurants with drive-throughs		
Square Footage:	2460 sf each building	Height:	21'
Historic District:	n/a		

Site Plan Criteria (show on site plan)

Name of the project, owner, developer information: noted in civil drawings

Scale, north arrow, property lines/dimensions, legal description, address if known: noted in civil drawings

Location of existing and proposed structures: noted on architectural site plan + planting plan

Setbacks & dimensions to property lines at the closest point: noted on architectural site plan + planting plan

Required greenspace areas/buffers: noted on architectural site plan + planting plan

Show and label easements: noted in civil drawings

Access/driveway locations and dimensions, drive aisle dimensions, sidewalks, drive thru stacking areas:

Location of trash containers and enclosures: noted on architectural site plan + planting plan

Parking ratio, parking spaces, and dimensions: noted on architectural site plan + planting plan

Square footage of surfaced area not including building (used for required tree plantings): noted on architectural site plan + planting plan

Square footage of parking area: noted on architectural site plan + planting plan

Location of any docks or garage doors: N/A

Locations, identification, and sizes of existing and proposed trees, shrubs and other vegetation: noted on architectural site plan + planting plan

Foundation planting along building facing right-of-way: noted on architectural site plan + planting plan

Location, width, and height of all earth berms and retaining walls/fencing: Cedar trash enclosure noted on architectural site plan + planting plan

Soil mix and depth for if parking lot islands are required: CITY OF BROOKINGS - WHAT ARE YOU LOOKING FOR HERE?

Planting schedule: noted on architectural site plan + planting plan

Exterior light fixture locations and specifications per 94-165.5: in progress - to be uploaded on Tuesday 01/28

Photos of nearby buildings, street views of nearby blocks: provided in folder of submissions

Building elevations: provided in architectural drawings

Exterior building materials: EFIS, Brick, Metal wood-look siding, metal & fabric awnings.

Street façade 20% window/door: Discussion during DRT regarding combination of window and awning to fulfill the spirit of the ordinance.

Bike Racks: provided in front of building 2

Utility meters: noted on architectural site plan + planting plan

Building mechanicals: roof-top mounted & screened

Outdoor seating areas: N/A

Solar and wind facilities: N/A

Dish antennas: N/A

Transformers / generators: noted on architectural site plan + planting plan