



520 3rd Street, Suite 140

Brookings, SD 57006

605.692.6629

www.cityofbrookings.org

COMMERCIAL CORRIDOR DESIGN STANDARDS CHECKLIST

Owner: Fiedler Properties, LLC

Applicant: Dakota Land Design, LLC

Phone Number: 605-222-1234 - Kyle Rausch

Email: kyle@DakotaLandDesign.com

Address & Legal Description: 2118 Main Ave South (Fox Run Addn, Lot 1 in Tract 2)

Zoning District & Proposed Use: B-2 / COMMERCIAL CORRIDOR OVERLAY DISTRICT

Square Footage: 2,362 sf **Height:** 21'-10"

Historic District: N/A

Site Plan Criteria (show on site plan)

Name of the project, owner, developer information: SHEET C01- C010

Scale, north arrow, property lines/dimensions, legal description, address if known: SHEET C02, C03

Location of existing and proposed structures: SHEET C01-C03

Setbacks & dimensions to property lines at the closest point: SHEET C02,C03

Required greenspace areas/buffers: SHEET C03

Show and label easements: SHEET C02,C03

Access/driveway locations and dimensions, drive aisle dimensions, sidewalks, drive thru stacking areas: SHEET C02

Location of trash containers and enclosures: SHEET C02

Parking ratio, parking spaces, and dimensions: SHEET C02

Square footage of surfaced area not including building (used for required tree plantings): SHEET C03

Square footage of parking area: SHEET C02

Location of any docks or garage doors: N/A

Locations, identification, and sizes of existing and proposed trees, shrubs and other vegetation: SHEET C03

Foundation planting along building facing right-of-way: SHEET C03

Location, width, and height of all earth berms and retaining walls/fencing: N/A

Soil mix and depth for if parking lot islands are required:

Planting schedule: SHEET C03

Exterior light fixture locations and specifications per 94-165.5: SHEET C02

Photos of nearby buildings, street views of nearby blocks: SHEET C-8, C-9

Building elevations:

Exterior building materials: SHEET C-6-C-7

Street façade 20% window/door: GLAZING ANALYSIS (C-6)

Bike Racks: SHEET C02,C03

Utility meters: SHEET C02,C03

Building mechanicals: SHEET C02

Outdoor seating areas: N/A

Solar and wind facilities: N/A

Dish antennas: N/A

Transformers / generators: SHEET C02



4/30/25