BALLARD CITY
SITE PLAN
Check List

TO BE COMPLETED BY BOTH THE DEVELOPER AND THE CITY

Design: Check each of the following items for compliance with adopted City Standards, Titles, General Plans and Ordinances. This form, when properly completed, shall be included with the concept plan of the Site being submitted for review and approval.

Check: Check each of the following items for compliance with adopted City Standards, Titles, General Plans and Ordinances. Note deficiencies, by reference number on a separate sheet and attach to this document. Upon completion of review, a completed copy of this document will be provided to the Developer and shall serve as notice to the Developer of approval, approval with conditions, or rejection of this concept plan as submitted.

Design	Check		Description
_____	_____	1.	Two (2) 24"x 36" and one (1) 8.5" x 11" copies of the site plan shall be submitted to the planning department. 1 digital copy of plans.

SUBDIVISION PLAT DETAILS:

_____	_____	2.	Vicinity Map
_____	_____	3.	Plan drawn to a scale of not less than 1" = 100'
_____	_____	4.	North Arrow
_____	_____	5.	Plan drawn with the top of the sheet being either north or east.
_____	_____	6.	Names and addresses of the owner, developer if other than the owner, and engineer or designer of the site plan.
_____	_____	7.	Location of site including the address and the section, township and range and Tax ID Numbers of all Parcels.
_____	_____	8.	Property boundaries of the proposed site.
_____	_____	9.	Utility plans showing at a minimum water, sewer, power, TV, Telephone and Natural Gas, prepared by a licensed engineer.
_____	_____	10.	Names and addresses of adjacent property owners.
_____	_____	11.	Location and dimensions of all buildings, parking areas, landscape areas including all easements and setback requirements.
_____	_____	12.	Location and size of existing water, sewer, and irrigation lines within 300 feet of the subdivision.
_____	_____	13.	Landscape and fencing Plan.
_____	_____	14.	Parking calculations to show compliance with the Ballard Land Use Ordinances.
_____	_____	15.	Project Signage and Lighting Plan.
_____	_____	16.	Architectural Elevation or Renderings of all structures.
_____	_____	17.	Grading and Drainage Plan prepared by a licensed Engineer.
_____	_____	18.	Geotechnical Study.
_____	_____	19.	Traffic study and access plan.

Prepared By: _____   **Signed By:** _____