

Master Site Plan – The Kitchen Indoor Pickleball Courts

- a. Two (2) 24" x 36" and one (1) 8.5" x 11" copies of the site plan to the planning department. Once (1) digital copy of the plans.
Sunrise will print and deliver to owner prior to Ballard City Zoning meeting.
- b. Vicinity Map showing the entire property.
Refer to page 1 (Project Area) on Master Site Plan
- c. The location and width of existing and proposed abutting streets.
Refer to Master Site Plan
- d. All property and parcel / lot lines.
Refer to Master Site Plan
- e. Existing and proposed easements and dedications, adjacent property owners and holding strips.
Refer to Master Site Plan
- f. Location of all existing and proposed structures on the site, including building height and any provisions to screen roof-based mechanical equipment, and the location of existing structures on adjoining properties.
Refer to Master Site Plan (on pg. 2 the building is labeled with a rough estimate of its height)
- g. Location of existing fencing and significant existing trees and shrubbery.
Refer to Master Site Plan
- h. Location of off-street parking, driveways, loading facilities, and hard-surfaced areas.
Refer to Master Site Plan
- i. Location of existing and proposed curb, gutter, sidewalk, and curb cuts. If the property abuts a State-owned highway the applicant must obtain approval from the Utah Department of Transportation (UDOT) for the location of curb, gutter, and sidewalk. UDOT shall also approve the location and number curb entrances.
Refer to Master Site Plan to see proposed curb and gutter in front of building.
All other UDOT coordination is responsibility of owner.
- j. Location of refuse container(s).
Refer to Master Site Plan.
- k. Location of vehicular and pedestrian access and circulation including all existing and proposed traffic, pedestrian, and road safety signs.
Refer to Master Site Plan.
- l. Location and size of all existing or proposed utilities that will provide service to the project (including location of nearest fire hydrants) consistent with the design standards approved by the City.
Refer to Master Site Plan.
- m. Proposed landscaping including identification of plant species and fencing in sufficient detail for review of screening and aesthetic qualities.
Responsibility of owner.
- n. Irrigation sprinkler designs indicating the location and service size of secondary water connections.
Responsibility of owner.

- o. Location and design of all exterior lighting.
Responsibility of owner.
- p. Data table showing parcel, building, landscaping, parking areas and percentages, and the number of parking stalls required and provided.
Refer to page 1 (Project Area) on Master Site Plan.
- q. Floor plans and elevations including exterior building finishes and colors.
Responsibility of owner.
- r. Required engineer drawings for on- and off-site improvements.
Refer to Master Site Plan (pages 3 – 7).
- s. Traffic study and geotechnical study unless waived by the Land Use Authority, Zoning Administrator or City's Engineer.
Responsibility of owner.