

The Concept Plan for an Innovative Development (ID) shall depict the following elements. Aspects which cannot be visually illustrated by a sketch drawing shall be addressed in writing either as notes on the drawing(s) or in an attached written statement.

① Survey Sheet

- ☐ Boundary of the Development (shown in heavy line)
- ☐ Size (in acres) of the Development
- ☐ Streams & Bodies of Water
- ☐ Flood Plain and Wetland Delineations
- ☐ Easements of Record
- ☐ Spot Elevations & Contour Lines

② Conceptual Site Plan

- ☐ Approximate Location and Acreage of Various Areas by Type of Use (e.g., single-family detached housing, office, commercial, etc.)
- ☐ Approximate Location and Acreage of Recreational Areas, Open Space, and/or Undisturbed Natural Areas
- ☐ Approximate Location and Number of Parking Spaces per Use
- ☐ Approximate Location, Number, and Type of Driveways Accessing the Project
- ☐ General Orientation of Buildings
- ☐ General Pedestrian Amenities
- ☐ Approximate Location and Type of Proposed Stormwater Management Measures

③ General Parameters of the Project

- ☐ Maximum Number of Units/Maximum Density of Various Residential Types of Use
- ☐ Approximate Number of Bedrooms in Each Residential Unit
- ☐ Maximum Gross Floor Area of Various Nonresidential Types of Use
- ☐ Exterior Finish Material(s) of Building Façades
- ☐ General Roof Types
- ☐ Indication of the Availability and Adequacy of Public Facilities/Services, including Water, Sewer Collection & Treatment, Fire Protection, etc.
- ☐ Indication of the Entity That Will Be Responsible for the Maintenance of Jointly Owned Facilities such as Open Space, Stormwater Facilities, Recreational Facilities, etc.
- ☐ Tentative Development Schedule

All site plans shall include the minimum amount of information necessary to demonstrate compliance with the provisions of the Zoning Ordinance and shall generally include the following sheets and information:

1 Cover Sheet

- ☐ Title Block
- ☐ Property Address
- ☐ Tax Map Number
- ☐ Vicinity Map
- ☐ Property Owner Name & Contact Info
- ☐ Engineer Name & Contact Info
- ☐ Landscape Architect Name & Contact Info
- ☐ Surveyor Name & Contact Info
- ☐ Sheet Index

2 Site Plan/Stakeout Plan

- ☐ Length of Each Property Line
- ☐ Size (in square feet) of Each Property
- ☐ Existing & Proposed Structures (label dimensions)
- ☐ Streets (depict R.O.W. lines and pavement edge)
- ☐ Driveways & Loading Areas (label dimensions)
- ☐ Traffic Signs & Markings
- ☐ Curbing & Wheel Stops (show design details)
- ☐ Minimum Parking Requirement Calculations
- ☐ Parking Arrangement (label parking stall dimensions)
- ☐ ADA Provisions
- ☐ Sidewalks & Walkways (label width)
- ☐ Label the Materials of All Paved Surfaces
- ☐ Outdoor Trash Facilities & Outdoor Storage
- ☐ Fences & Walls (show design details)
- ☐ Outdoor Light Fixtures (label height of freestanding structures)
- ☐ Sites Amenities & Equipment (e.g., fountains, pools, benches, mechanical equipment, etc.)
- ☐ Landscaped Areas & Islands (label dimensions)
- ☐ Detention & Water Quality Ponds (label depth)

3 Basic Drainage Plan/Grading Plan

- ☐ Existing & Proposed Structures
- ☐ Basic Drainage Channels and Facilities
- ☐ Streams & Bodies of Water
- ☐ Flood Plain and Wetland Delineations
- ☐ Existing & Proposed Contour Lines
- ☐ Limits of Disturbance
- ☐ Finished Floor Elevations for Buildings

4 Utility Plan

- ☐ Existing & Proposed Structures
- ☐ Existing & Proposed Utilities and Services Lines
- ☐ Existing & Proposed Fire Hydrants
- ☐ Existing & Proposed Easements
- ☐ Indication If the Utility or Service Line Is Overhead or Underground
- ☐ All Relevant Dimensions Related to the Location of Utilities, Service Lines, and Easements

5 Landscape Plan

- ☐ Existing & Proposed Structures and Paved Areas
- ☐ Show Calculation of Open Space
- ☐ Landscaped Areas & Islands
- ☐ Proposed Trees & Shrubs (label name, size, and qty.)
- ☐ Existing Trees That Will Be Preserved (name & size)
- ☐ Ground Cover of Unpaved Areas (label name/type)
- ☐ Tree Protection Methods (show design details of protective barriers)
- ☐ Irrigation Systems

6 Architectural Building Elevations Sheet

- ☐ Height Measured to the Roofline
- ☐ Height Measured to the Cornice Line
- ☐ Screening of Any Rooftop Mechanical Equipment
- ☐ Visible Changes in the Façade (e.g., wall plane projections, columns, etc.)
- ☐ All Windows and Doorways
- ☐ Decorative elements & treatments including sills, trim, lintels, awnings, etc.
- ☐ Label All Building Materials

Format Requirements

- ☐ Sheet size: 24" x 36"
- ☐ Scale: 1"=10', 20', 30', 40', 50', 60' or 100'
- ☐ Name of the development, title of each sheet, and the page number depicted on each sheet
- ☐ A scale bar and north arrow on each sheet
- ☐ Property lines clearly depicted on each sheet

All site plans shall include the following NOTES:

- 1) All signage (except traffic signs) shall be subject to separate reviews and permits.
- 2) Private roadways and driveways shall not be the responsibility of the City of Simpsonville to maintain.
- 3) Stormwater management facilities shall not be the responsibility of the City of Simpsonville to maintain.
- 4) Parking spaces for persons with disabilities will be clearly delineated with upright signs.
- 5) Where applicable, landscaped areas shall be irrigated in accordance with S.C. laws and standards.