



# ID Concept Plan Requirements

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***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

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- 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

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- 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

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- 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



## ID Master Site Plan Requirements

**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.