



ID Concept Plan Requirements

All documents should be uploaded at <https://www.simpsonville.com/> Project or Permit portal

The Concept Plan for an Innovative Development (ID) shall depict the following elements listed below. 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 Statement of Intent. The statement of intent shall outline how project aligns with COS Zoning Ordinance 2.11.

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 material uses for building aesthetics
- General Pedestrian Amenities to include sidewalks/multi-use paths
- Connections including sidewalks to neighboring properties and thoroughfares
- 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.
- Include spaces/parcels that may be used as commercial business
- Tentative Development Schedule