



- According to the I'On Code, landscaping must be completed prior to occupancy of the home.
- Completion Deposit will not be refunded until installation of the approved landscape design.
Note: Incomplete submittals will not be reviewed.
No fees are due with this application.

Landscape Plan

New Home Construction - Review Application

- The IDC approves architectural aesthetics only. IDC approval is not permission to build. A building permit from the TOMP & approval in writing from the IDC are both needed to build/install/enclose any structure on your property.
- Landscape plans are to be submitted for review at the Final Design Review.

Date: _____

Address: _____ Lot Number: _____

Owner(s): _____

Address: _____

Phone: _____ Email: _____

Landscape Designer: _____

Address: _____

Phone: _____ Email: _____

Contractor: _____

Address: _____

Phone: _____ Email: _____

Person Submitting Application: Owner Landscape Designer Contractor

Prior to submitting for IDC review on new structures and/or additions, including pools, decks, pergolas, garages, carports, ADU's, enclosing existing carports or porches, Large outdoor fireplaces or outdoor kitchens homeowners must:

- Apply online for a zoning letter from the TOMP and have the lot type identified. The Lot type determines the maximum allowable buildable coverage percentage.
- Get a current survey by a licensed professional surveyor. It is required to apply for the zoning letter and should, among other things, identify the existing building coverage percentage currently on the lot. Knowing your lots' allowable buildable coverage percentage and the existing building percentage used, you or your design professional can calculate if there is enough available coverage remaining to build/install/adjust the proposed design project before submitting for an IDC review.

Submittal Requirements: One hardcopy of complete application package must be submitted, by the deadline, to the IDC for review. It's the homeowner's responsibility to print out & supply all requirements to complete the submittal and deliver it to the IDC office for review. This pertains to all additional items and/or revisions requested by the IDC after the initial review. Please also email, to the IDC, the complete submission in a .pdf format for filing purposes.

- Professional Landscape Plan overlaid on a current survey to include the following: (Min. Scale 1/8"=1'-0")
 - All elements required by Community Patterns and the I'On Code.
 - Identify all existing trees, six (6) inches in caliper or greater, to remain including those encroaching from adjacent property. Show protection zone as required by the Town of Mt. Pleasant.
 - Plant schedule index to plan with location, quantity, species, spacing and plant size.
 - North arrow indicator.
 - All buildings, structures, setbacks, easements, accurate lot lines with dimensions, street rights-of-way
 - All hardscape areas: driveways, walks, patios, etc. – include accurate dimensions, material details, cutsheets, textures, patterns, etc.
 - Show locations of any proposed fence and/or wall. Include dimensions and construction details. See sperate Fence & Wall submittal requirements
 - For all structures: including pools, pool houses, trellises, pergolas, decks – provide location, detailed drawings to scale with accurate measurements, material details & cutsheets, construction detail, show relationship to surrounding structures, paint or stain color chip
 - Include existing & as modified by landscaping plan, both the drainage and erosion control plan.
 - Show location of all exterior equipment: HVAC, trash and recycle bins, propane tanks, electric meter, pool equipment, etc. – include screening detail for each.
 - Show location of 2 parking spaces & 3 spaces if there is an ADU on property.

Note: Complete hardcopy applications must be submitted by noon on Tuesday prior to an IDC meeting. The complete application should be e-mailed to idc_ion@outlook.com for filing purposes. IDC meetings are held the 1st and 3rd Tuesdays of the month unless otherwise noted. The IDC has 30 days from the submission date to notify you of their decision. IDC approval is valid for 6 months. If approved project isn't started within 6 months from approval date or if a reviewed application requiring additional items to be submitted has nothing submitted within 6 months, the application expires, and a new application will be required. Approved projects must be completed in 12 months from approval date.