

**TOWN OF WINDERMERE
CONCEPT PLAN REQUIREMENTS**

The Concept Plan shall consist of a generalized sketch showing the proportion and locations of land uses, and the following items, where applicable:

1. Contact information for the owner, developer or consultants involved in the project.
2. Plan legend including north arrow, scale, and date.
3. Preliminary survey information showing the site topography (1-ft. contours), existing tree dimensions and locations, and current utilities serving the site.
4. Major natural features such as water bodies, wetlands and conservation areas.
5. Existing or proposed streets abutting the project and other major streets and intersections within one hundred (100) feet of access points to the subject property.
6. Generalized location map and legal description, including acreage.
7. Proposed land use types, and their locations on the site.
8. Gross residential density, if applicable.
9. Approximate floor area for non-residential use.
10. Residential lot size(s).
11. Approximate number of units.
12. Adjacent zoning.
13. Anticipated internal major road network, if applicable.
14. Anticipated maximum building height.
15. Anticipated phasing plan.
16. Preliminary parking layout and parking space count for non-residential uses.
17. Proposed method for providing:
 - i. Water service (including fire protection)
 - ii. Sewage disposal
 - iii. Stormwater management
 - iv. Parks/recreation facilities