

Exhibit B - Proposed Site Plan

THE
AERO CLUB

PARCELS 8 & 9 DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES		
	REQUIRED	PROVIDED
GROSS ACREAGE	-	10.53 AC
BUILDABLE ACREAGE	-	6.5 AC
MIN. LOT WIDTH	250'	566'
MIN. LOT DEPTH	100'	376'
MAX. FAR	-	-
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET	35 FEET
MAX. LOT COVERAGE	20%	6.20%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 10 STALLS PER LOT	20 STALLS**

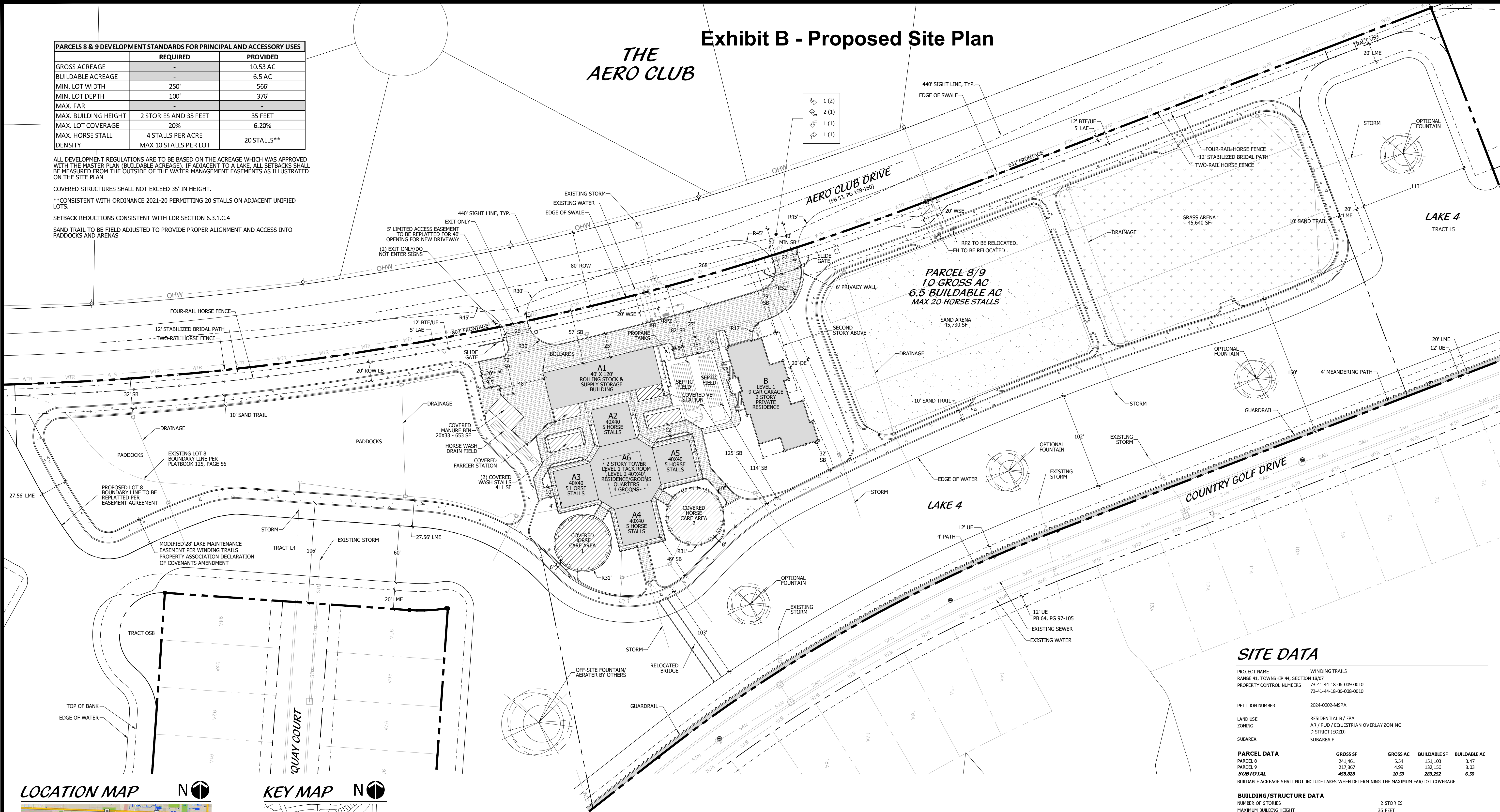
ALL DEVELOPMENT REGULATIONS ARE TO BE BASED ON THE ACREAGE WHICH WAS APPROVED WITH THE MASTER PLAN (BUILDABLE ACREAGE). IF ADJACENT TO A LAKE, ALL SETBACKS SHALL BE MEASURED FROM THE OUTSIDE OF THE WATER MANAGEMENT EASEMENTS AS ILLUSTRATED ON THE SITE PLAN.

COVERED STRUCTURES SHALL NOT EXCEED 35' IN HEIGHT.

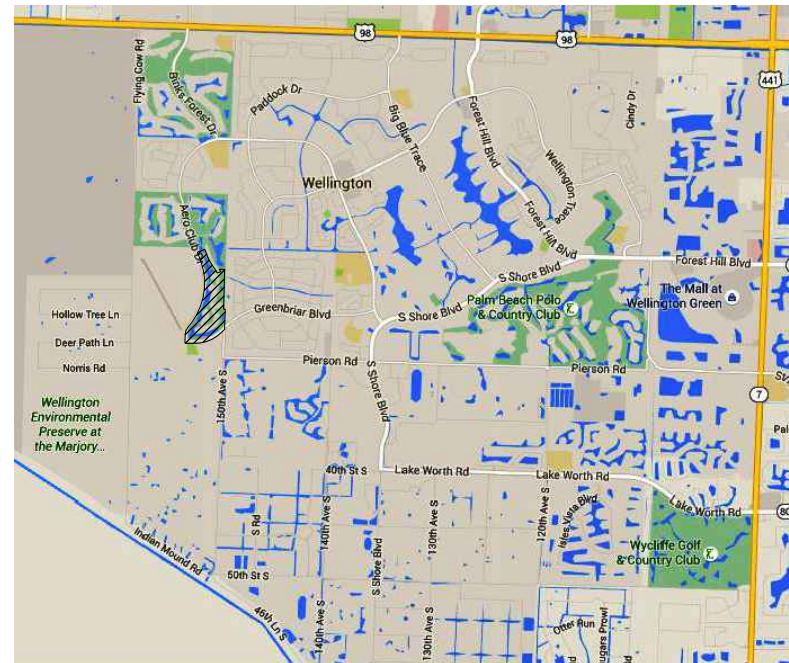
**CONSISTENT WITH ORDINANCE 2021-20 PERMITTING 20 STALLS ON ADJACENT UNIFIED LOTS.

SETBACK REDUCTIONS CONSISTENT WITH LDR SECTION 6.3.1.C.4

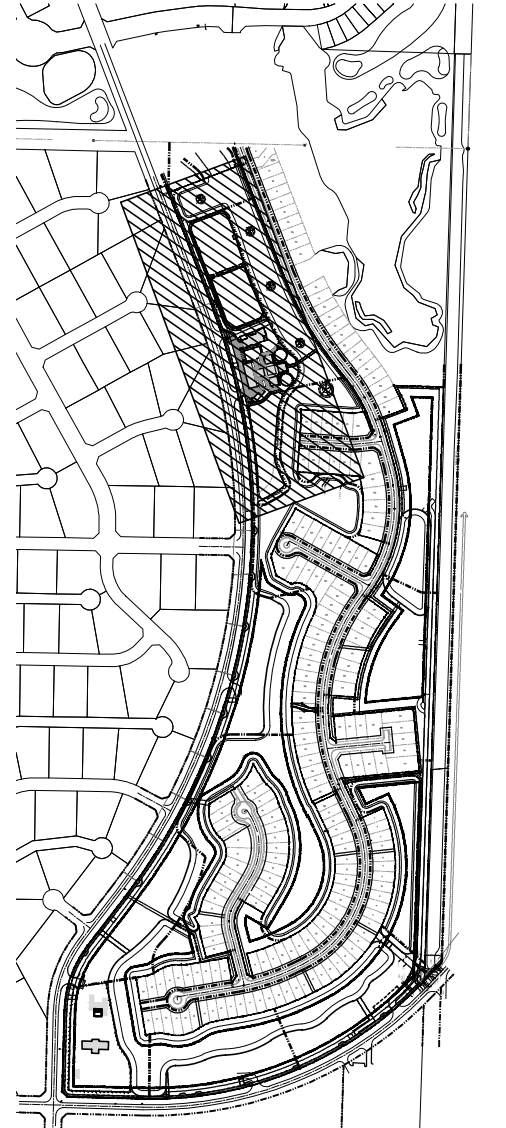
SAND TRAIL TO BE FIELD ADJUSTED TO PROVIDE PROPER ALIGNMENT AND ACCESS INTO PADDOCKS AND ARENAS



LOCATION MAP



KEY MAP



PROPERTY DEVELOPMENT REGULATIONS

PRINCIPAL STRUCTURE SETBACKS				
SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS	RIDING RING / PADDOCKS * / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

LEGEND

	COVERED MANURE BIN	LB	LANDSCAPE BUFFER
	SEPTIC FIELD	EX, EXIST	EXISTING
	HORSE WASH DRAIN FIELD	MAX	MAXIMUM
	COVERED BUILDING UNDER AIR	MIN	MINIMUM
	COVERED STRUCTURE	OS	OPEN SPACE
		ROW, R/W	RIGHT OF WAY
		SB	SETBACK

CONDITIONS OF APPROVAL

- ALL PREVIOUS CONDITIONS OF APPROVAL REMAIN IN EFFECT. (PLANNING)
- THE ADDITIONAL LANDSCAPING WITHIN THE WATER MANAGEMENT EASEMENT IS NOT INCLUDED IN THIS APPROVAL AS THE WATER MANAGEMENT EASEMENT IS DEDICATED TO THE WINDING TRAILS POA. APPROVAL WILL BE REQUIRED FROM THE WINDING TRAILS POA PRIOR TO INSTALLATION OF ANY PLANTINGS WITHIN THE WATER MANAGEMENT EASEMENT. (PLANNING)
- A VACATION/ABANDONMENT SHALL BE PROCESSED FOR THE 40' SHARED ACCESS EASEMENT PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT PERMITS. (PLANNING)
- THE SAND TRAIL SHALL NOT ENCR OACH THE LANDSCAPE BUFFER MORE THAN FIVE (5) FEET. (PLANNING)
- ALL EXISTING LANDSCAPING IN THE 20 FOOT LANDSCAPE BUFFER SHALL REMAIN AS THE BUFFER WAS A CONDITION OF THE MASTER PLAN APPROVAL. THE FIVE (5) FOOT ENCR OACHMENT OF THE SAND TRAIL INTO THE LANDSCAPE BUFFER SHALL NOT NEGATIVELY IMPACT THE EXISTING LANDSCAPING. IF IT IS DETERMINED THAT THE SAND TRAIL NEGATIVELY IMPACTS THE LANDSCAPE BUFFER, THEN THE SAND TRAIL MAY NEED TO BE RELOCATED. (PLANNING)
- ADDITIONAL APPROVAL FROM THE PROPERTY OWNERS ASSOCIATION (POA) MAY BE REQUIRED TO INSTALL A PORTION OF THE SAND TRAIL WITHIN THE LANDSCAPE BUFFER. (PLANNING)
- ENGINEERING AND BUILDING PERMITS SHALL BE REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION/EARTHWORK. (ENGINEERING/PLANNING)
- IF IN THE FUTURE THE UNITY OF TITLE IS RELEASED FOR LOTS 8 AND 9, THEN EACH LOT INDIVIDUALLY WOULD NEED TO MEET THE DEVELOPMENT STANDARDS OF THE LAND DEVELOPMENT REGULATIONS (LDR) AND THE WINDING TRAILS APPROVALS INCLUDING SETBACKS, MAXIMUM NUMBER OF STALLS PER LOT, REQUIRED RESIDENCE ON EACH LOT, BUILDING COVERAGE, SHARED ACCESS EASEMENT, ETC. (PLANNING).

SITE DATA

PROJECT NAME WINDING TRAILS
RANGE 41, TOWNSHIP 41, SECTION 18/07
PROPERTY CONTROL NUMBERS 73-41-44-18-05-009-0010
73-41-44-18-05-008-0010

PETITION NUMBER 2024-0002-MSPA
LAND USE RESIDENTIAL B / EPA
ZONINGS AR / PUD / EQUESTRIAN OVERLAY ZONING
DISTRICT (EOZD)
SUBAREA SUBAREA F

PARCEL DATA	GROSS SF	GROSS AC	BUILDABLE SF	BUILDABLE AC
PARCEL 8	241,461	5.54	151,103	3.47
PARCEL 9	217,367	4.99	132,150	3.03
SUBTOTAL	458,828	10.53	283,252	6.50

BUILDABLE ACREAGE SHALL NOT INCLUDE LAKES WHEN DETERMINING THE MAXIMUM FAR/LOT COVERAGE

BUILDING/STRUCTURE DATA		2 STORIES	
NUMBER OF STORIES		35 FEET	
MAXIMUM BUILDING HEIGHT			
BUILDINGS			
BUILDING A1	SUPPLY STORAGE	4,880 SF	
BUILDING A2	BARN	1,600 SF	
BUILDING A3	BARN	1,600 SF	
BUILDING A4	BARN	1,600 SF	
BUILDING A5	BARN	1,600 SF	
BUILDING A6	TOWER		
1ST FLOOR	RESIDENCE/GROOMS QUARTERS	1,600 SF	
2ND FLOOR	FOUR (4) GROOMS	1,600 SF	
BUILDING 8	RESIDENCE	5,320 SF	
TOTAL BUILDING AREA		19,800 SF	

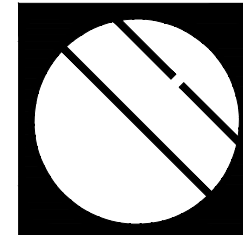
COVERED STRUCTURES			
MANURE BIN		653 SF	
FARRIER STATION		392 SF	
WASH STALLS (2)		822 SF	
VET STATION		392 SF	
HORSE CARE AREA 1		2,965 SF	
HORSE CARE AREA 2		2,957 SF	
VIEWING STATION		450 SF	
TOTAL COVERED STRUCTURE AREA		8,631 SF	

BUILDING/LOT COVERAGE (MAX 20%)			
SF		AC	
28,431		0.65	
		6.20%	

FAR			
MAX 0.20		0.043	

PARKING DATA			
NO. STALLS		REQ. 13	
PROV. 14			
PARCEL 8		20**	
GROUND LEVEL UNDER RESIDENCE		9	
AT GRADE		5	
PARCEL 9		0	
12 SPACE / DU + 1 SPACE / GROOMS QRTS + 1 SPACE / 3 HORSE STALLS		0	

**CONSISTENT WITH ORDINANCE 2021-20 PERMITTING 20 STALLS ON ADJACENT UNIFIED LOTS



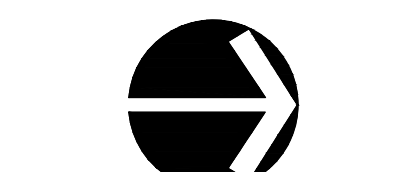
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Winding Trails
Conceptual Site Plan Parcels 8 & 9

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
DATE	09-28-21
REVISIONS	11-17-21
03-21-24	11-22-21
04-09-24	12-02-21
06-14-24	12-08-21
07-17-24	05-02-22



Scale: 1" = 50'

June 14, 2024 10:06:22 a.m.
Drawing: 15-0201_SP.DWG

SHEET 1 OF 1

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