



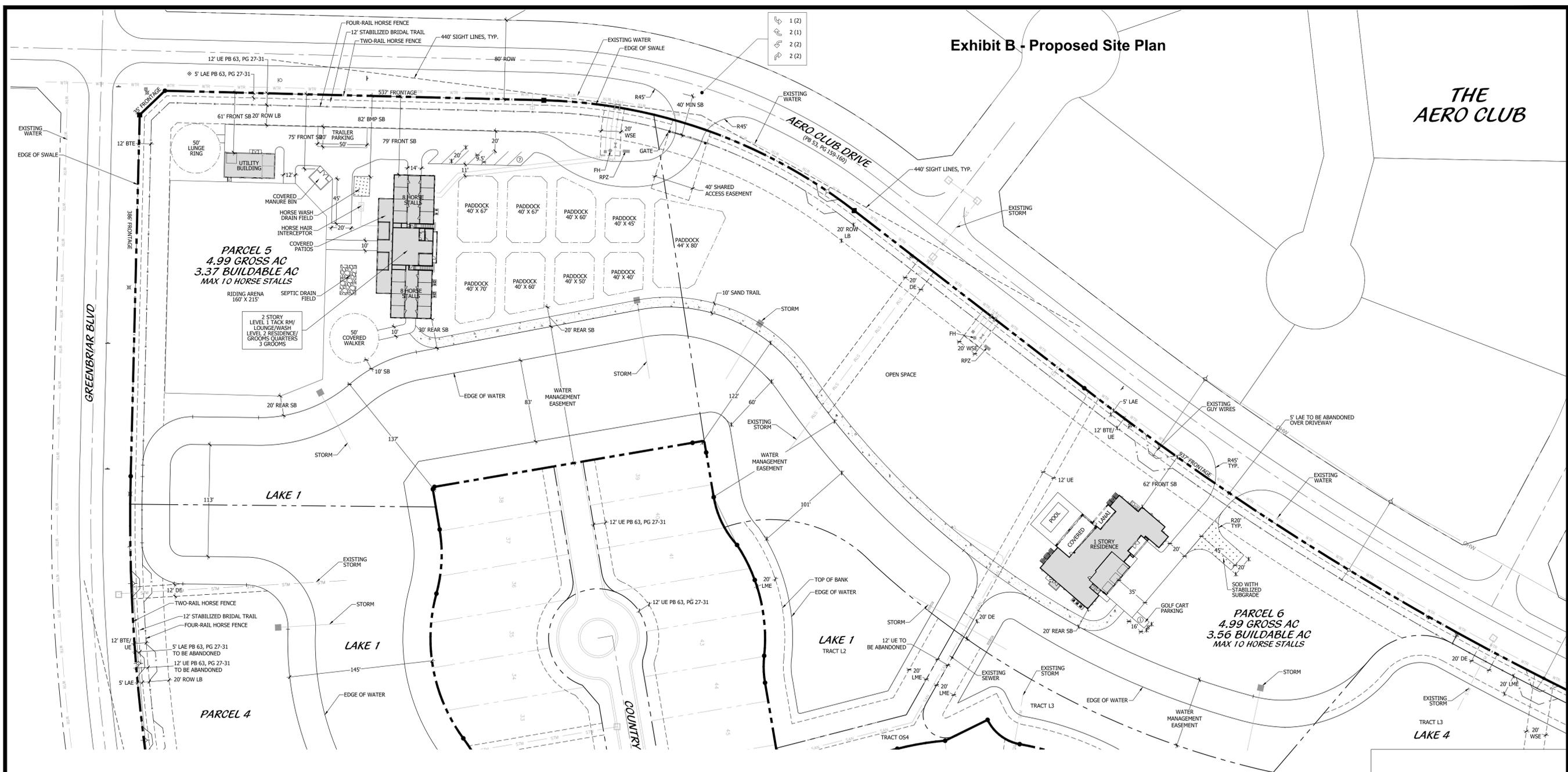
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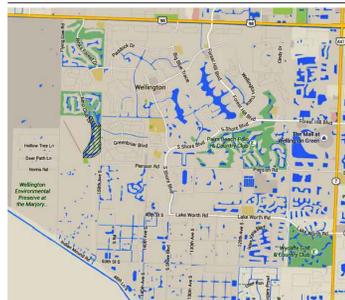
Winding Trails Site Plan Parcels 5 & 6

Exhibit B - Proposed Site Plan

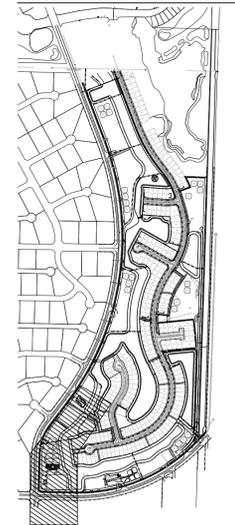
THE AERO CLUB



LOCATION MAP



KEY MAP



LEGEND

- BARN
4 STALLS/AC
MAX 10 STALLS
- COVERED MANURE BIN
- MAXIMUM 500 SF SEPTIC FIELD
- HORSE WASH DRAIN FIELD
- LB LANDSCAPE BUFFER
- EX, EXIST EXISTING
- MAX MAXIMUM
- MIN MINIMUM
- OS OPEN SPACE
- ROW, R/W RIGHT OF WAY
- SB SETBACK

PROPERTY DEVELOPMENT REGULATIONS

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.

PARCELS 5 & 6 DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES

	REQUIRED	PROVIDED
GROSS ACREAGE	-	9.98 AC
BUILDABLE ACREAGE	-	6.93 AC
MIN. LOT WIDTH	250'	1,474'
MIN. LOT DEPTH	100'	376'
MAX. FAR	-	-
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET	35 FEET
MAX. LOT COVERAGE	20%	11.15%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 10 STALLS PER LOT	16 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

PARCEL	NO. STALLS	REQ.*	PROV.
PARCEL 5	16	8	8
PARCEL 6	0	3	3

*2 SPACE / DU + 1 SPACE / GROOMS QRTS + 1 SPACE / 3 HORSE STALLS

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
DATE	04-08-22
REVISIONS	05-04-22
	07-11-22



Scale: 1" = 50'



July 11, 2022 11:35:43 a.m.
Drawing: 15-0201_SP.DWG

SHEET 1 OF 1

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