

SITE PLAN AMENDMENT PROPERTY - TRACT NO. 1, 2 & 3

Description: Expansion of existing sheltered workshop facilities for developmentally disabled adults and related improvements to include future Workshop-Classroom Building - 12,450 sq. ft.; Workshop Addition - 2,250 sq. ft.; Cafetorium Addition - 1,862 sq. ft.; Multi-Purpose Building - 11,270 sq. ft.; Greenhouse and Garden Plots; Outdoor Multiple Play Area; Picnic Shelter(s), Gazebo, Fishing Pier, and Improvements to Existing Pond; Parking, Drives, Walks, Landscaping, and other Site Improvements.

Parking: Minimum parking shall be based on 40 sq. ft. of floor area available for the largest assembly room in accordance with Article V, Division 1, Sec. 23-62, buildings for social, fraternal, social and service, union, and civic organizations.

Existing Cafetorium: 1,862 sq. ft. + 40 sq. ft. = 47 Spaces
 Future Cafetorium Addition: 1,862 sq. ft. + 40 sq. ft. = 47 Spaces
 Total Number of Spaces Required = 94
 Total Number of Spaces Provided = 106

Landscape Screening: All proposed landscape screening shall meet requirements of local zoning ordinances.

Signs: All exterior signs to be located and constructed in conformance with local sign ordinances.

PROPERTY TO BE REZONED - TRACT NO. 4

Description: Residential development of the property for developmentally disabled adults and related improvements to include ultimately 9 Group Homes - 3,239 sq. ft. each including attached Carport - 624 sq. ft.; 8 Apartments - 600 sq. ft. each; Administration/Service Maintenance Building - 1,700 sq. ft.; Outdoor Swimming Pool; Multi-Use Playing Fields (2); Group Outdoor Recreation and Social Areas; Physical Fitness Course/Nature Trail; Parking, Drives, Walks, Landscaping, and other Site Improvements. Group Home Occupancy - up to 6 Clients and House Parent(s) per Unit. Apartment Occupancy - 1 Client per Unit.

Parking: Minimum parking shall be in accordance with Article V, Division 1, Sec. 23-62.

Group Homes: 2 Spaces per Dwelling Unit
 9 Dwelling Units x 2 = 18 Spaces Required
 Total Number of Spaces Provided = 96

Apartments (600 sq. ft. ea.): 1.50 Spaces per Dwelling Unit
 8 Dwelling Units x 1.5 = 12 Spaces Required
 Total Number of Spaces Provided = 12

Administration/Service Maintenance Building: 40 sq. ft. of floor area available for the largest assembly room.
 Multi-Purpose Room: 432 sq. ft. = 40 sq. ft. = 11 Spaces Required
 Total Number of Spaces Provided = 12

Summary: Total Number of Spaces Required = 41
 Total Number of Spaces Provided = 60

Landscape Screening: All proposed landscape screening shall meet requirements of local zoning ordinances.

Signs: All exterior signs to be located and constructed in conformance with local sign ordinances.

