

1. TAX MAP NUMBER 06162005A  
SITE ADDRESS IS 8120 KENSINGTON DRIVE

2. PROPERTY IS INCLUDED IN THE CURETON DEVELOPMENT.

3. PROPERTY IS 10.3810 ACRES (452,196 SF)

4. ZONING: CU/C-3 CONDITIONAL USE/GENERAL COMMERCIAL

5. JURISDICTION: TOWN OF WAXHAW (PLANNING/ZONING)  
TOWN OF WAXHAW/NC DOT (DRIVEWAYS/ACCESS)

6. EXISTING USE: CLEARED/VACANT

7. PROPOSED USE: CHURCH/HOUSE OF WORSHIP (PRIMARY)  
DAY CARE CENTER, LOCATED IN CHURCH (ACCESSORY)  
OFFICE (ACCESSORY)  
RECREATIONAL USE (ACCESSORY)  
CHARTER SCHOOL (GRADES K-4)  
ATHLETIC FIELD (ACCESSORY)  
PLAYGROUND (ACCESSORY)

8. OFF-STREET PARKING:  
CHURCH REQUIRED: 1 SPACE/ 4 SEATS IN LARGEST ASSEMBLY ROOM  
908 SEATS/4 = 227 SPACES  
SCHOOL REQUIRED: 0.35 SPACE/1 STUDENT  
(FULL CAPACITY) 325 STUDENTS (MAXIMUM) = 114 SPACES  
TOTAL REQUIRED: 227 CHURCH + 114 SCHOOL = 341 SPACES\*  
PROVIDED : 372 SPACES (INCLUDES 8 VAN ACCESSIBLE HC)  
ALL PARKING SPACE ARE 9' X 19'  
ALL HC SPACES ARE 9' X 19' WITH 9' X 19' LOADING SPACE  
ALL DRIVE AISLES ARE A MINIMUM 24' WIDE  
\*THE SCHOOL USE AND CHURCH USE WILL NOT OVERLAP AS TO CAUSE A PARKING SHORTAGE.

9. BOUNDARY AND EXISTING TOPOGRAPHY SHOWN HEREON WERE TAKEN FROM "TOPOGRAPHIC SURVEY OF PARCEL #06162005A" BY SUMMIT LAND SERVICES, DRAWING SIGNED APRIL 15, 2015.

10. SITE IS NOT SUBJECT TO TOWN OF WAXHAW STORMWATER REGULATIONS (DETENTION/POST CONSTRUCTION WATER QUALITY)

11. PROPERTY IS LOCATED ON FEMA MAP 3710447400J, ZONE X, DATED 10/6/2008

12. PROPERTY OWNER: FOREST HILL CHURCH  
7224 PARK ROAD  
CHARLOTTE, NORTH CAROLINA 28210

13. OPEN SPACE REQUIREMENTS (PER ORIGINAL CONDITIONAL USE ZONING PLAN): 22,000 SF OPEN SPACE PROVIDED: 24,315 SF

14. BUILDING SETBACKS (REQUIRED): 30 FOOT ALONG NORTH AND NORTHEASTERN PROPERTY LINE (AS TAKEN FROM ORIGINAL CONDITIONAL USE ZONING PLAN)  
(PROPOSED): 85.25 FEET FROM KENSINGTON DRIVE R/W  
79.68 FEET FROM NORTHEASTERN PROPERTY LINE  
575.15 FEET FROM NORTH PROPERTY LINE

15. BUFFERS: 14 FOOT WIDE LEVEL 2 ALONG NORTH AND NORTHEASTERN PROPERTY LINE (AS TAKEN FROM ORIGINAL CONDITIONAL USE ZONING PLAN)

16. SIGNAGE TO BE PERMITTED SEPARATELY IN ACCORDANCE WITH CURETON MASTER SIGN PLAN AND WAXHAW UDO.

17. DAYCARE USE  
FULL DAYCARE CAPACITY IS 93  
HOURS OF OPERATION: MONDAY - FRIDAY (7:00 AM - 6:00 PM)

17A. SCHOOL USE  
CAPACITY = 325  
GRADES = K-4  
HOURS OF OPERATION: 7:00 AM - 5:00 PM, MONDAY - FRIDAY

18. CHURCH USE  
SERVICE TIMES: SUNDAY 9:30 AM, SUNDAY 11:00 AM  
YOUTH PROGRAM: SUNDAY 6:00 PM - 8:00 PM  
NO OTHER REGULARLY SCHEDULED EVENTS AT THIS TIME

19. RECREATIONAL USE  
GRASS FIELD (150 FT. X 300 FT. = 45,000 SF)  
USE WILL BE CONSISTENT WITH ACTIVITIES TYPICALLY SEEN (SOCCER, ETC.)

19A. THE CHURCH SHALL PROVIDE A LAW ENFORCEMENT OFFICER TO DIRECT TRAFFIC FOR CHURCH SERVICES AND EVENTS. LOCATIONS OF TRAFFIC CONTROL SHALL BE APPROVED BY THE WAXHAW POLICE DEPARTMENT.

19B. THE SCHOOL SHALL PROVIDE A LAW ENFORCEMENT OFFICER TO DIRECT TRAFFIC FOR SCHOOL SERVICES AND EVENTS. LOCATION OF TRAFFIC CONTROL SHALL BE APPROVED BY THE WAXHAW POLICE DEPARTMENT.

20. CHURCH BUILDING SQUARE FOOTAGE IS 43,762 SF

21. SITE IMPERVIOUS AREA IS 262,787 SF, TOTAL SITE AREA IS 452,196 SF (58% OF TOTAL SITE AREA)

21. ANY SIGHT LIGHTING SHALL NOT ALLOW GLARE OFF-SITE.

22. PROJECT START DATE: OCTOBER 2015, COMPLETION SUMMER 2016  
PROJECT WILL BE BUILT IN ONE PHASE.

23. THE SIDEWALK EASEMENT SHALL ONLY COVER 5' IN WIDTH. FOREST HILLS SHALL BE RESPONSIBLE FOR THE ENLARGED CIRCULAR AREAS ALONG THE PUBLIC SIDEWALK.

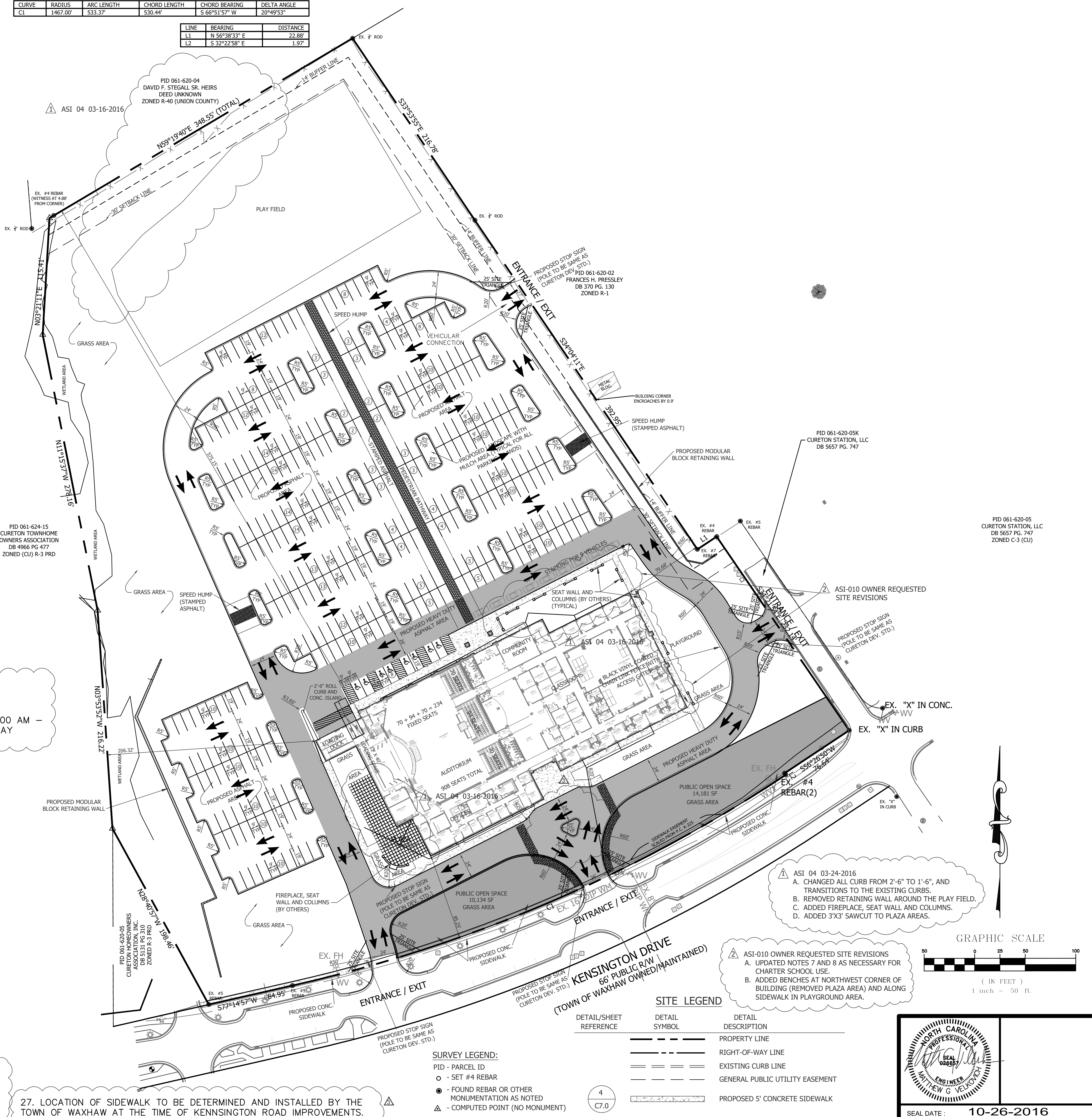
24. A SIDEWALK EASEMENT SHALL BE PREPARED BY THE PROPERTY OWNER AND RECORDED IN THE UNION COUNTY REGISTER OF DEEDS OFFICE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.

25. ALL SIGNS WILL COMPLY WITH THE UDO IN FORCE AT THE TIME THE SIGNS ARE PERMITTED.

26. THE TOWN OF WAXHAW TO MODIFY FOREST HILL CHURCH ENTRANCE ASPHALT, ON-STREET PARKING, SIDEWALK, CURB AND GUTTER AND STREET LIGHTING AS WILL BE REQUIRED TO CONFORM TO THE 2017 DESIGN OF KENSINGTON ROAD IMPROVEMENTS.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Row 1: C1, 1467.00', 533.37', 530.44', S 66°51'57" W, 20°49'53"

Table with columns: LINE, BEARING, DISTANCE. Row 1: L1, N 56°38'33" E, 22.88'. Row 2: L2, S 32°22'58" E, 1.97'

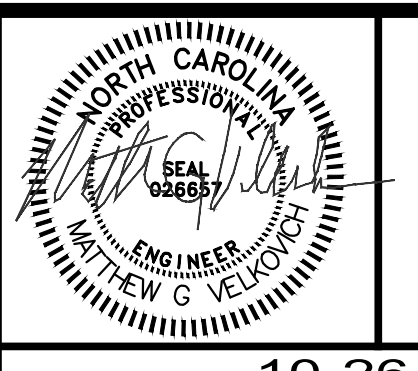
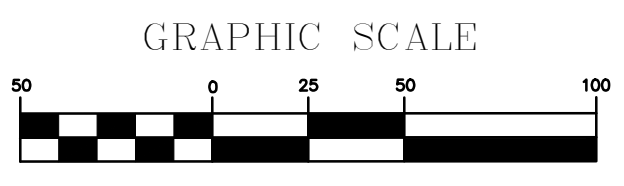


SITE LEGEND

Table with columns: DETAIL/SHEET REFERENCE, DETAIL SYMBOL, DETAIL DESCRIPTION. Includes symbols for PROPERTY LINE, RIGHT-OF-WAY LINE, EXISTING CURB LINE, GENERAL PUBLIC UTILITY EASEMENT, and PROPOSED 5' CONCRETE SIDEWALK.

SURVEY LEGEND:

- PID - PARCEL ID
- SET #4 REBAR
- FOUND REBAR OR OTHER MONUMENTATION AS NOTED
- COMPUTED POINT (NO MONUMENT)



SEAL DATE: 10-26-2016

MATTHEW G. VELKOVICH, P.E.
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ROCK HILL, SC 29732
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Table with columns: DATE, DESCRIPTION AND REVISIONS. Lists revision dates and descriptions.

CLIENT:

FOREST HILL CHURCH
7224 PARK ROAD
CHARLOTTE, NC 28210

PROJECT:

FOREST HILL CHURCH
WAXHAW CAMPUS
TOWN OF WAXHAW,
UNION COUNTY, N.C.

SHEET:

SITE PLAN &
CONDITIONAL USE
PERMIT PLAN

ORIG. PROJ. DATE: 06-19-2015
SCALE: 1" = 50'

DRAWN BY: AW
CHECKED BY: MGW

PROJECT NO:
FHC
SHEET

C2.0

3494 - FHC - C2.dwg
1/15/2004