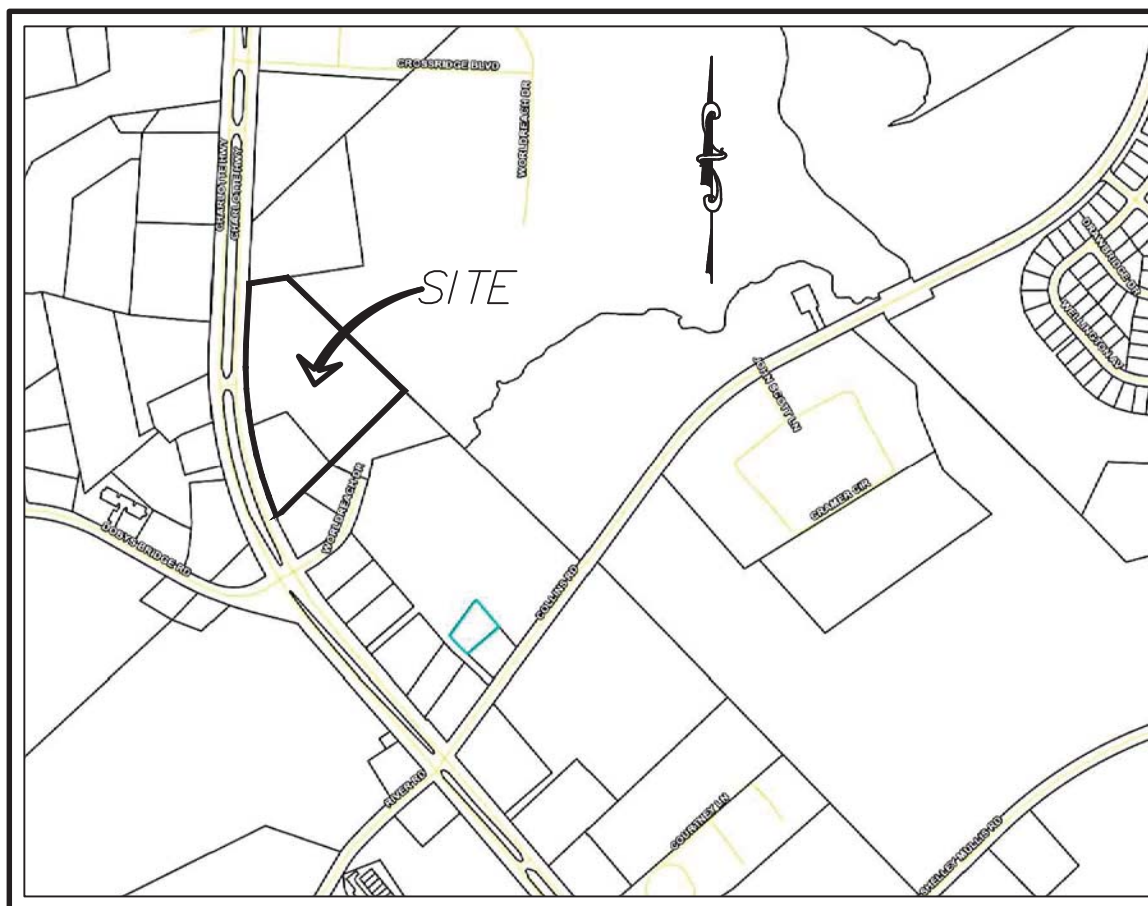


THE ARCHES-PHS. 1

INDIAN LAND, SOUTH CAROLINA



VICINITY MAP
NSR TO SCALE

CONTACT INFORMATION:

ENGINEER: THE ISAACS GROUP, P.C.
8720 RED OAK BLVD., SUITE 420
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PH: 704-527-3440
FAX: 704-527-8335
POC: ANTHONY (BRENT) COWAN, P.E.
EMAIL: BCOWAN@ISAACSGRP.COM

OWNER/DEVELOPER: 521 LAND PARTNERS LLC
14221 DONLAN CIRCLE, STE. B10
CHARLOTTE, NC 28277
POC: DOUG BAUMGARTNER
PH: 704-877-3353
EMAIL: DOUG.BAUMGARTNER@YORKDEVELOPMENTGROUP.COM

DEVELOPMENT DATA:

PROJECT NAME: THE ARCHES
TOTAL ACREAGE: 11.81 ACRES
COUNTY: LANCASTER
TOWNSHIP: INDIAN LAND TOWNSHIP
EXISTING ZONING: RB (10.79 AC.) AND GB (1.02 AC.)
OVERLAY DISTRICT: HIGHWAY CORRIDOR OVERLAY
MIN. SETBACK:
FRONT : 50' 15' 15'
SIDE : 50' 15' 15'
REAR : 50' 15' 15'
TAX PARCEL: 0013-00-016.00, 0013-00-016.01, 0013-00-018.10 AND 0013-00-018.09(POROTION)

TOTAL NUMBER OF LOTS: 8
PROPOSED USE: SPECULATIVE: COMMERCIAL/RETAIL/OFFICE
(ANYTHING ALLOWED IN UNDERLYING ZONING DISTRICT)

COMMON OPEN SPACE CALCS :
TOTAL COS REQUIRED = 10% OF AREA = 10(11.81)/100 = 1.181 AC.

PER UDO 4.3.2.F.5.B, 500 S.F. MINIMUM OF THE REQ'D 10% COS SHALL BE IMPROVED.
IMPROVED COS TO BE LOCATED ON OUT PARCEL B AS SHOWN ON THIS PLAN.

THE 10% REQUIRED COS AREA TO BE PROVIDED COLLECTIVELY ON THE EIGHT INDIVIDUAL OUT PARCELS.
COS LOCATIONS SHALL BE DETERMINED DURING INDIVIDUAL OUT PARCEL DEVELOPMENT PLANS. EACH OUT PARCEL SHALL PROVIDE THEIR SHARE OF THE REQUIRED 10% COS. TO BE DETERMINED BY A RATIO OF THE PARCEL SIZE/OVERALL DEVELOPMENT SIZE X 1.181 AC.

OPEN SPACE CALCULATION

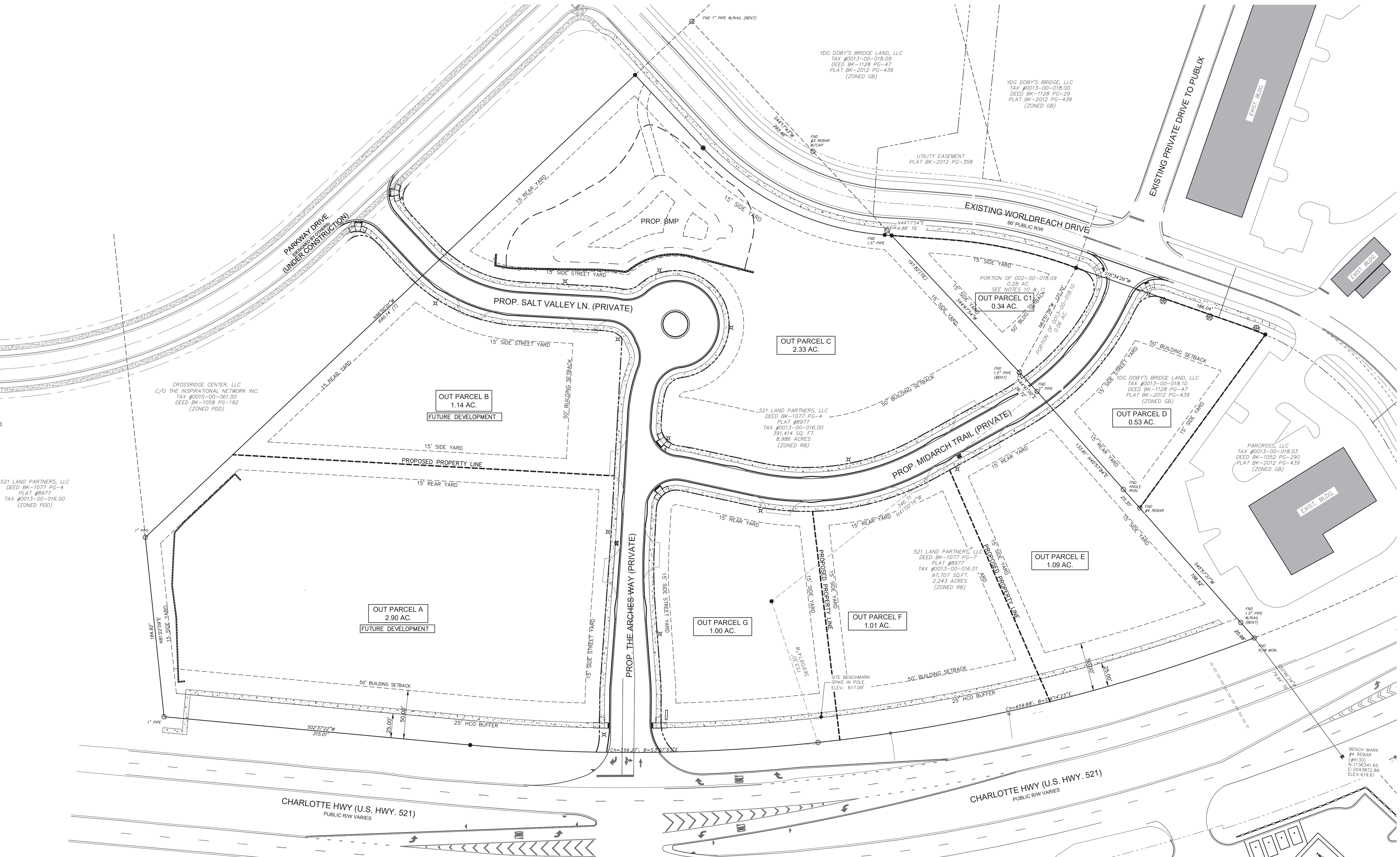
REQUIRED OPEN SPACE PER PARCEL : 10% PER UDO 4.3.2.L.

PARCEL	SIZE (AC.)	REQ'D OPEN SPACE
OP - A	2.90	0.290 AC.
OP - B	1.14	0.114 AC.
OP - C	2.33	0.233 AC.
OP - D	0.53	0.053 AC.
OP - E	1.09	0.109 AC.
OP - F	1.01	0.101 AC.
OP - G	1.00	0.100 AC.

SHEET NO.	Title
C0.0	COVER PAGE
C0.1	PROJECT NOTES
C0.2	EXISTING CONDITION/DEMOLITION PLAN
C1.0	SITE PLAN
C1.1	LANDSCAPE PLAN
C1.2	ROAD PROFILES
C2.0	HWY 521 ROAD IMPROVEMENT PLAN
C2.1	HWY 521 ROAD IMPROVEMENT PLAN
C2.2	HWY 521 ROAD IMPROVEMENT PLAN
C2.3	SCDOT TRAFFIC CONTROL TYPICAL DETAILS
C2.4	HWY 521 ROAD IMPROVEMENT DETAILS
C2.5	HWY 521 LANDSCAPING PLAN
C3.0	GRADING AND DRAINAGE PLAN
C3.1	STORM DRAINAGE PROFILES
C3.2	STORM DRAINAGE PROFILES
C3.3	BMP PLAN
C3.4	BMP DETAILS
C3.5	DRAINAGE AREA MAP
C3.6	PRE DEVELOPED DA MAP
C3.7	POST DEVELOPED DA MAP
C4.0	PHASE 1 EROSION CONTROL
C4.1	PHASE 2 EROSION CONTROL
C4.2	PHASE 3 EROSION CONTROL
C5.0	DETAILS AND SPECIFICATIONS
C5.1	DETAILS AND SPECIFICATIONS
C5.2	DETAILS AND SPECIFICATIONS
C5.3	DETAILS AND SPECIFICATIONS
C5.4	DETAILS AND SPECIFICATIONS
C5.5	DETAILS AND SPECIFICATIONS

GENERAL NOTES:

- THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE ISAACS GROUP, P.C. THE PHYSICAL AND TOPOGRAPHIC DATA PROVIDED IN THESE DRAWINGS HAS BEEN COMPILED BY THE ISAACS GROUP AND THE ENGINEER OF RECORD (ENGINEER) IN SUPPORT OF THIS PROJECT AND CANNOT BE RELIED UPON BY OTHERS. THE ISAACS GROUP AND THE ENGINEER OF RECORD SHALL BEARING THE TERM OF "ENGINEER" USED IN THE SUBSEQUENT NOTES.
- THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN AND THE UTILITIES SHOWN ON THIS PLAN MAY NOT BE IN THE EXACT LOCATIONS AS SHOWN. THE ISAACS GROUP, P.C. ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR ANY OMISSIONS IN SHOWING EXISTING UTILITIES THAT MAY BE WITHIN THE PROJECT AREA. THE CONTRACTOR IS 100% RESPONSIBLE FOR UTILIZING A PRIVATE LOCATOR AND APPROPRIATE UTILITY COMPANIES TO LOCATE THE SIZE, LOCATION, INVERTS, DEPTHS AND EXISTENCE OF ALL EXISTING UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, FIBER OPTIC, GAS, ETC.) TO HIS/HER SATISFACTION PRIOR TO COMMENCEMENT OF CONSTRUCTION AND EXCAVATION ACTIVITIES. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MANS OR INDIVIDUAL SERVICES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE ISAACS GROUP, P.C. ANY AND ALL MANS OR INDIVIDUAL SERVICES PRESENTLY NOT IN SERVICE WHICH ARE TO BE REPLACED DURING THE COURSE OF CONSTRUCTION MAY BE REMOVED AND LEGALLY DISPOSED OF IF DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
- HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
- PROPOSED LOCATIONS AND SIZES OF UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS ARE BASED UPON DESIGN CONSTRAINTS IDENTIFIED BY THE ENGINEER AND SHOULD BE VERIFIED BY THE CONTRACTOR TO ENSURE CONSISTENCY WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS TO ENSURE PROPER COORDINATION AND PLAN CONCORDANCE. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND DRAWINGS PREPARED BY OTHER DESIGN CONSULTANTS NOT SUBCONTRACTING DIRECTLY WITH THE ISAACS GROUP / ENGINEER SHOULD BE REPORTED IMMEDIATELY UPON DISCOVERY AS NEEDED TO RESOLVE.
- THE PORTION OF PARCEL 0013-00-018.09 AND THE PORTION OF PARCEL 0013-00-018.10 SHALL BE REZONED FROM GB TO RB PRIOR TO RECOMBINATION OF PARCEL INTO OUT PARCEL C.
- REMAINDER OF OUT PARCEL D (AFTER CONSTRUCTION OF DRIVEWAY B) MAY BE REZONED FROM GB TO RB IF PROPOSED USE WARRANTS REZONING.
- PER UDO SECTION 4.3.2.F.5.B INTERCONNECTIVITY BETWEEN OUTPARCELS WILL BE DETERMINED AS INDIVIDUAL LOT PLANS ARE SUBMITTED.
- IF ANY OUT PARCEL HAS MORE THAN 40,000 S.F. OF BUILDING AREA AN IMPROVED COMMON OPEN SPACE ON SAID OUT PARCEL WILL BE REQUIRED PER UDO 4.3.2.F.5.b. THIS REQUIREMENT WILL BE EVALUATED PER PARCEL AS INDIVIDUAL PARCEL DEVELOPMENT PLANS ARE SUBMITTED.



FWS Mitigation Credit Requirements per Acre	Credit/Impact Ratios		Impacts (Acres)	
Riparian Buffer Zone	Perennial	Intermittent	Perennial	Intermittent
0-50' buffer encroachment	10:1	5:1	0	0
50-100' buffer encroachment	5:1	2:1	0	0
100-200' buffer encroachment	2:1	N/A	0	N/A
Non-Riparian Zone	Impervious Surface		Impervious Surface	
Impervious surface creation	1.75:1		1.91	

TOTAL BUILT UPON AREA FOR PHASE 1
ROADS AND SIDEWALK = 1.50 ACRES
HWY 521 IMPROVEMENTS = 0.41 ACRES
TOTAL PHS 1 BUA = 1.91 ACRES

ENGINEER'S CERTIFICATION

"I, HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SC010000."

DATE: _____ REGISTERED PROFESSIONAL ENGINEER

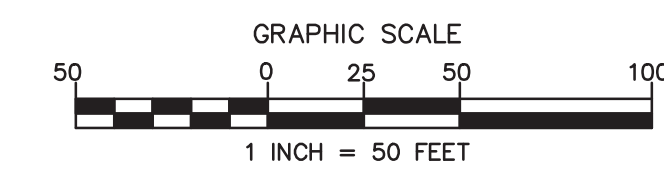
DATE: _____ REGISTERED PROFESSIONAL ENGINEER

FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA F.I.R.M. MAP NUMBER 45057C0078E, DATED MAY 16, 2017

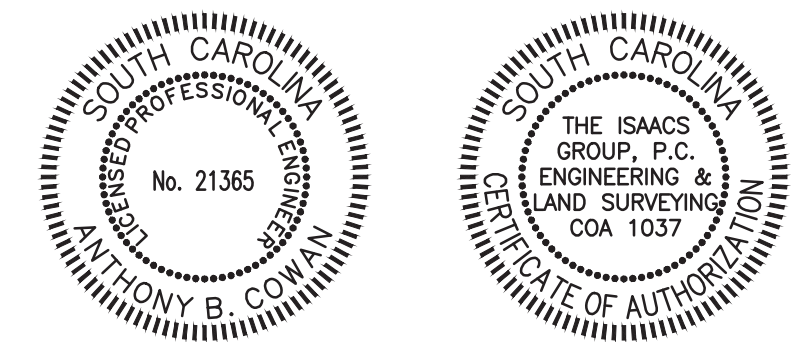
- ### RTAP-1 NARRATIVE
- ADDED LANDSCAPING ON HWY 521 MEDIAN.
 - ADDED NOTE 13.
 - ADDITION OF STORM BOX JB-81.
 - CORRECTED STORM BOX CB-4A CURB ELEV.



Know what's below.
Call before you dig.



NO.	BY	DATE	REVISION
1	REB	9/12/22	REVISED PER COUNTY COMMENTS
2	REB	11/8/22	REMOVE 521 CHEVRON
3	REB	12/22/23	RTAP-1
4	REB	4/05/23	REVISED RTAP-1 PER COMMENTS



Digitally signed by Anthony B. Cowan, P.E.
Date: 2023.04.06
13:58:59-04'00"

Project: THE ARCHES PHS-1
HIGHWAY 521, INDIAN LAND, SC

Title: COVER PAGE

File #21365-5-PLANS-01 Date: 06/17/22 Project Egr: ABC

Design By: RER

Drawn By: OTH

Scale: 1"=50'

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ISAACS
ENGINEERING & SURVEYING

C0.0