



THE ARCHES
Doby's Bridge Road &
Charlotte Highway (US-521)
Indian Land, SC

±2,500-30,000 SF
Medical/Professional Office Use

MEDICAL OFFICE SPACE FOR LEASE

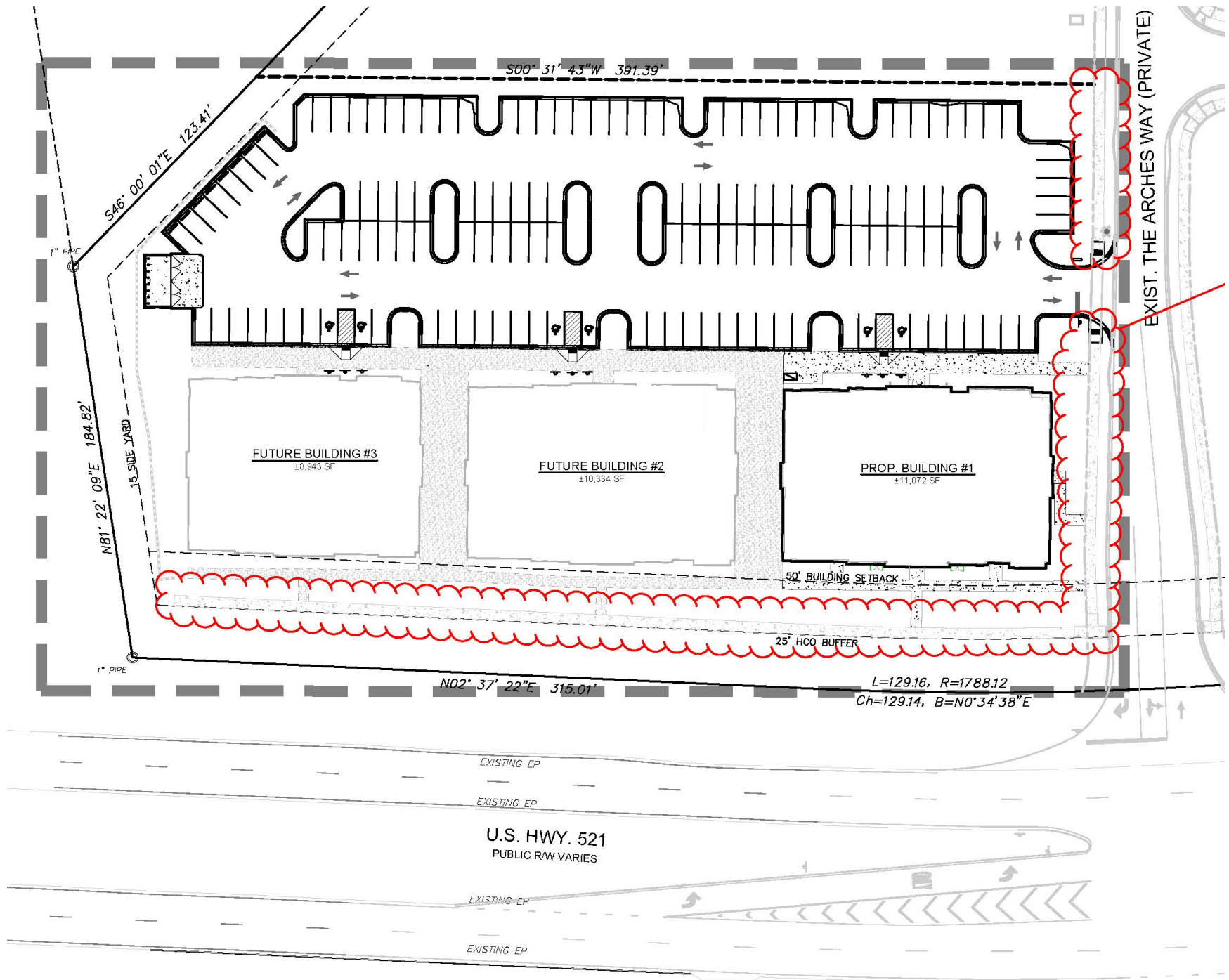


EVERGREEN
COMMERCIAL
PROPERTIES

Bob Vande Weghe
Evergreen Commercial Properties
6729 Fairview Road, Suite E
Charlotte, NC 28210
bob@evergreencp.com
704-527-8600

- Medical/professional offices located in fast-growing Indian Land.
- Traffic generators in the area include a Publix, the YMCA, a newly announced Target, and more that are proposed.
- Traffic counts (as of 2021): 32,100
- Population (5 miles): 93,881
- Average household income (5 miles): \$158,542





THE ARCHES-MEDICAL BUILDING

INDIAN LAND, SOUTH CAROLINA



CONTACT INFORMATION:

ENGINEER: THE ISAACS GROUP, P.C.
8750 RED OAK BLVD., SUITE 420
CHARLOTTE, NC 28217
PH: 704-527-3442
FAX: 704-527-8336
PO: ANTHONY BROWN OSWAL, P.E.
EMAIL: ANTHONY@ISAACSGROUP.COM

DEVELOPER: YORK DEVELOPMENT GROUP
14201 COLAN CIRCLE, STE. B10
CHARLOTTE, NC 28217
PO: DOUG BAUMGARTNER
PH: 704-877-3363
EMAIL: DOUG.BAUMGARTNER@YORKDEVELOPMENTGROUP.COM

DEVELOPMENT DATA

VICINITY MAP
NOR TO SCALE

TOTAL ACREAGE: 11.81 ACRES
OUT PARCEL-A ACREAGE: 126,225 SF/2.90 ACRES
COUNTY: LANCASTER
TOWNSHIP: INDIAN LAND TOWNSHIP
EXISTING ZONING: IS
OVERLAY ZONING: HIGHWAY CORRIDOR OVERLAY
MIN. SETBACK: FRONT SIDE REAR
R1 50' 15' 15'
TAX PARCEL: 002-00-048-00
BUILDING PROPOSED USE: OUT PARCELS A - MEDICAL OFFICE
PROPOSED BUA: 87,697 SF/2.01 AC

PARKING REQUIREMENTS:

RETO (400 SECT. 7.2.4.A)	MIN.	MAX.	PROVIDED:
APPROX. MINIMUM SPACES PER 300 SF.	88 SPACES	174 SPACES	142 SPACES
BUILDING 1 = (1,072/250)	32 SPACES		
BUILDING 2 = (10,334/250)	30 SPACES		
BUILDING 3 = (8,842/250)	32 SPACES		

MAXIMUM PARKING THREE TIMES THE MINIMUM NUMBER OF SPACES ESTABLISHED.
REQUIRED H/C PARKING PER BUILDING = 2; PROVIDED = 2 (TOTAL 3 BLDGS. = 6)

USE PARKING REQUIREMENTS:

USE	RETO: SHORT TERM SPACES	RETO: LONG TERM SPACES
ALL COMMERCIAL USES	1/10,000 SF OF GROSS FLR. AREA	1/15,000 SF OF GROSS FLR. AREA
MINIMUM	3 SPACES	3 SPACES
OUT PARCEL A	26,246/10,000 = 3 SPACES	20,496/15,000 = 6 SPACES

COMMON OPEN SPACE:
COS REQUIRED = 10% OF AREA
OUT PARCEL-A
COS REQUIRED = 102,907/100 = 0.29 AC.
COS PROVIDED = 35,528 SF/0.88 AC.

PROJECT NARRATIVE:

THE SITE WAS CLEARED AND MASS GRADED AS PART OF A LARGER COMMON PLAN FOR DEVELOPMENT. THE SITE IS VACANT, HAS NO TREES AND SURFACE DRAINS TO SWALES WHICH DISCHARGE INTO AN EXISTING DRAIN INLET LOCATED ON-SITE. THE EXISTING STORM PIPE IS PART OF A COLLECTION SYSTEM WHICH DRAINS TO AN EXISTING SWAMP LOCATED ON THE EAST SIDE AT THE CORNER OF PARKWAY DRIVE AND WORLDREACH DRIVE. AT THE CORNER OF PARKWAY DRIVE AND WORLDREACH DRIVE OF THE ARCHES DEVELOPMENT, THE EXISTING SWAMP WILL BE UTILIZED TO MEET WATER QUALITY AND PEAK RATE CONTROL REQUIREMENTS FOR THE MEDICAL BUILDING. SEE PROFESSIONAL SERVICES, LLC IS THE CURRENT OWNER OF THE PROJECT SITE FOR WHICH YORK DEVELOPMENT GROUP WISHES TO DEVELOP.

- 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 DEFINE THE TERM OF "ENGINEER" USED IN THE SUBSEQUENT NOTES.
 - THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVIENIENCE 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 IS NOT RESPONSIBLE FOR UTILIZING A PRIVATE LOCATOR AND APPROPRIATE UTILITY COMPANIES TO LOCATE THE SIZE, LOCATION, DEPTHS, OFFSETS AND DISTANCES OF ALL EXISTING UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, FIBER OPTIC, GAS, ETC.) TO INSURE 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 MARKS OF INDIVIDUAL SERVICES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER OF THE ISAACS GROUP, P.C. ANY AND ALL MARKS OF 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 ADA 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, CONSTRUCTION ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
 - PROPOSED LOCATIONS AND DEPTHS 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 CONFORMANCE WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS TO ENSURE PROPER COORDINATION AND PLAN CONSISTENCY. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND DRAWINGS PREPARED BY OTHER DESIGN CONSULTANTS NOT SUBCONTRACTED DIRECTLY WITH THE ISAACS GROUP / ENGINEER SHOULD BE REPORTED IMMEDIATELY UPON DISCOVERY.

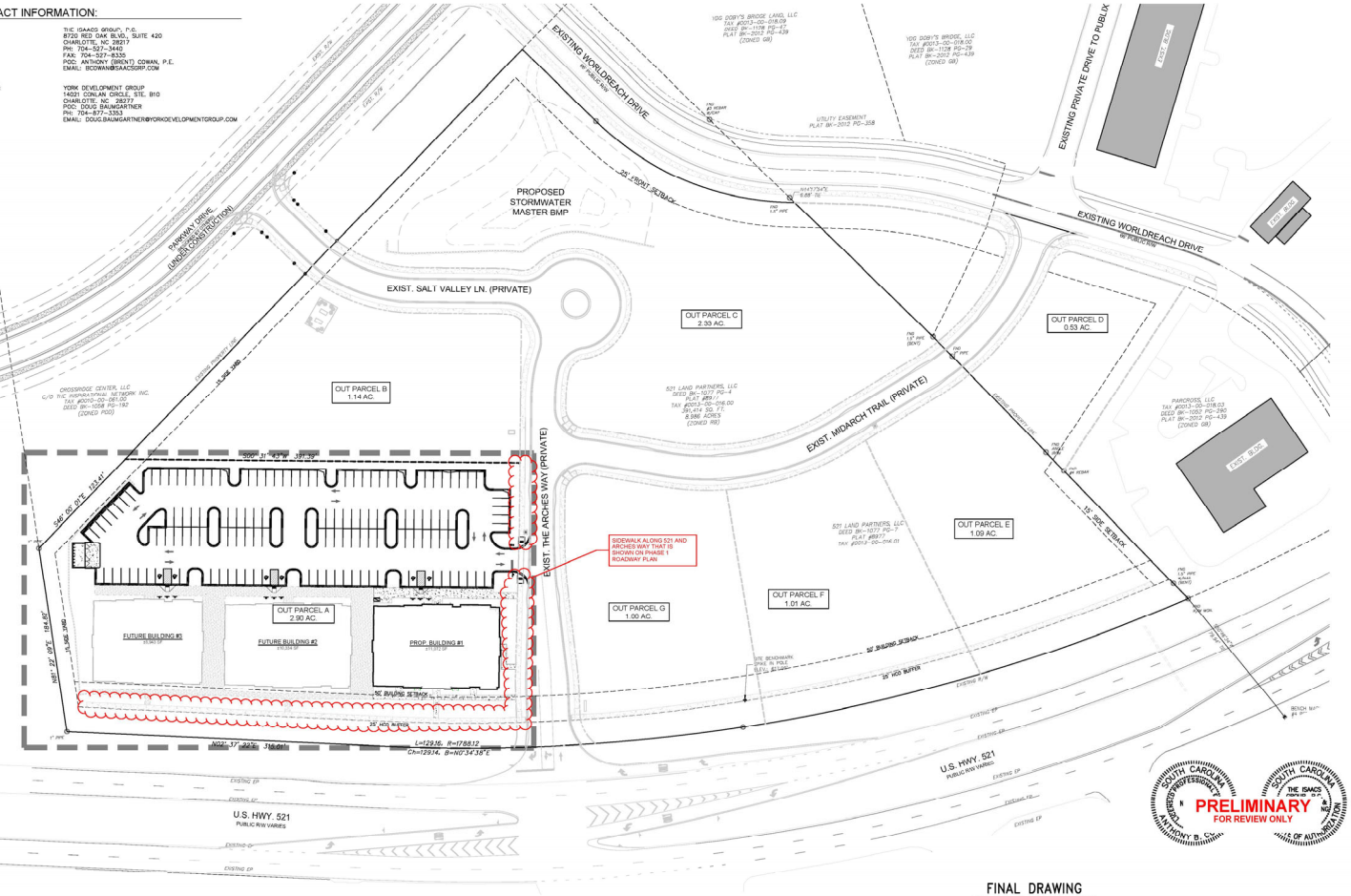
ENGINEER'S CERTIFICATION

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED DRAFTING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM FURTHER, I CONFORM TO THE REQUIREMENTS OF TITLE 46, CHAPTER 114 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGISTRATION NUMBER 8003 (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCRI00000.

I, HEREBY CERTIFY THAT THIS PLAN IS DESIGNED TO CONTAIN SEDIMENT ON THE PROPERTY CONSIDERED AND TO PROVIDE FOR THE CONTROL OF STORMWATER RUNOFF FROM THE PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL THE PROVISIONS ARE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT AND SEDIMENT CONTROL ORDINANCE OF LANCASTER COUNTY, SOUTH CAROLINA.

DATE _____ REGISTERED PROFESSIONAL ENGINEER

DATE _____ REGISTERED PROFESSIONAL ENGINEER



- SHEET LEGEND**
- CS0 COVER FRAME
 - CS1 PROJECT NOTES
 - CS2 EXISTING CONDITIONS/DEMOLITION PLAN
 - CS3 SITE PLAN
 - CS4 LANDSCAPING PLAN
 - CS5 UTILITY AND FIRE ACCESS PLAN
 - CS6 DRAINAGE PLAN
 - CS7 DRAINAGE AREA MAP
 - CS8 PHASE 1 EROSION CONTROL
 - CS9 DETAILS AND SPECIFICATIONS
 - CS10 DETAILS AND SPECIFICATIONS
 - CS11 DETAILS AND SPECIFICATIONS
 - CS12 DETAILS AND SPECIFICATIONS
 - CS13 DETAILS AND SPECIFICATIONS
 - CS14 DETAILS AND SPECIFICATIONS



FINAL DRAWING
FOR REVIEW PURPOSES ONLY

GRAPHIC SCALE
1 INCH = 50 FEET

NO.	BY	DATE	REVISION



PRELIMINARY
FOR REVIEW ONLY

Project: THE ARCHES-MEDICAL BUILDING
HIGHWAY 521, INDIAN LAND, SOUTH CAROLINA

Title: COVER SHEET

Client: ISAACS
8750 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, NC 28217
PHONE (704) 527-3440 FAX (704) 527-8335

Project Egn: ABC
Design By: TIG
Drawn By: KCS
Scale: 1"=50'
Sheet No.: C.0.0

FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "C" AS DEFINED BY FEMA FIRM MAP NUMBER 440300200E, DATED MAY 16, 2017.



THE EXCHANGE
FUTURE
Lowe's **COSTCO**
MULTITENANT RETAIL + OUTPARCELS
±710 PROPOSED RESIDENTIAL UNITS

INDIAN LAND SCHOOLS
INDIAN LAND ELEMENTARY
INDIAN LAND MIDDLE
±650 STUDENTS
INDIAN LAND HIGH
±820 STUDENTS

CROSS CREEK
DUNKIN' **HICKORY**
Publix

CAROLINA COMMONS
Harris Teeter **CVS**
pharmacy

FUTURE MUSC HOSPITAL
±100 BEDS

CROSSRIDGE

THE ARCHES MEDICAL PARK

SUN CITY CAROLINA LAKES
±5,000
55+ RESIDENTS

PROMENADE AT CAROLINA RESERVE
ALDI **TJ-maxx**
Burlington Coat Factory
ULTA BEAUTY **HOBBY LOBBY**