

VESTA AT SOUTH PACIFIC APARTMENTS

YORK, SC

GENERAL NOTES:

- ALL CONTRACTORS/SUBCONTRACTORS/PERSONS THAT WILL BE ENGAGED IN LAND DISTURBING ACTIVITIES SHALL COMPLY WITH ALL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION REQUIREMENTS CONTAINED THROUGHOUT THE DRAWINGS, SPECIFICATIONS AND PERMITS. ALL SUCH PERSONS SHALL REFER TO THE ON-SITE SWPPP FOR THE MOST CURRENT INFORMATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF THE PROJECT.
- TOPOGRAPHIC AND BOUNDARY INFORMATION BY GPA SURVEYING, INC. THE SURVEY HAS NOT BEEN VERIFIED BY CYPRESS ENGINEERING.
- ALL ELEVATIONS REFER TO FEET ABOVE SEA LEVEL, NAVD 88. HORIZONTAL DATUM REFERENCES SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, INTERNATIONAL FEET, NAD 83.
- ALL PROJECT STAKEOUT AND ANY REQUIRED AS-BUILT DRAWINGS SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR TO BE PAID FOR BY THE CONTRACTOR. FOR STAKEOUT, DO NOT RELY SOLELY ON THE PHYSICAL SCALE AS SHOWN IN DRAWINGS. REFER TO THE GIVEN DIMENSIONS, SYMBOL LEGEND, KEYNOTES, AND REFERENCED DETAILS FOR CORRECT STAKEOUT.
- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING ANY WORK. IF UTILITIES OTHER THAN THOSE SHOWN HEREON ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE APPROPRIATE MEASURES TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL VERIFY THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL TREE PROTECTION BARRICADES AND REQUIRED EROSION CONTROL BMP'S PRIOR TO BEGINNING EARTHWORK OPERATIONS.
- OFFSITE BORROW NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR FROM SOURCES DEVELOPED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.
- THE CONTRACTOR SHALL STRIP A MINIMUM OF 4" TOPSOIL (REFER TO GEOTECHNICAL REPORT FOR THICKNESS) FROM EXISTING GROUND SURFACE ACROSS ENTIRE DISTURBED AREA. THE CONTRACTOR SHALL RESPREAD/PLACE TOPSOIL IN ALL DISTURBED AREAS NOT TO BE PAVED. THE CONTRACTOR SHALL ALSO PROVIDE TEMPORARY AND PERMANENT SEEDING IN ALL AREAS INSIDE OR OUTSIDE THE LIMITS OF CONSTRUCTION THAT ARE DISTURBED BY THE CONTRACTOR'S OPERATIONS.
- CONTRACTOR SHALL GRADE ALL AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL APPROVAL.
- THE DESIGN ADEQUACY AND SAFETY OF ALL BRACING, SHORING AND TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL REVIEW AND STAMP APPROVED ANY AND ALL SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMITTING TO THE ENGINEER FOR REVIEW.
- ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF YORK AND SCDHEC. WHERE ANY DISCREPANCIES EXIST BETWEEN THESE DOCUMENTS, CITY OF YORK AND SCDHEC REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL BE ADHERED TO.
- IN PERFORMING CONSTRUCTION OBSERVATION VISITS TO THE JOB SITE, THE ENGINEER SHALL HAVE NO CONTROL OVER NOR RESPONSIBILITY FOR THE CONTRACTOR'S MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES IN PERFORMING THE WORK.
- THE CONTRACTOR'S MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES IN PERFORMING THE WORK IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR, WHO IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL HEALTH AND SAFETY PRECAUTIONS AS REQUIRED BY ANY REGULATORY AGENCY.
- IT IS THE CONTRACTORS RESPONSIBILITY FOR DESIGN, ADEQUACY AND IMPLEMENTATION OF ALL DEWATERING. ALL DEWATERING ACTIVITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN.

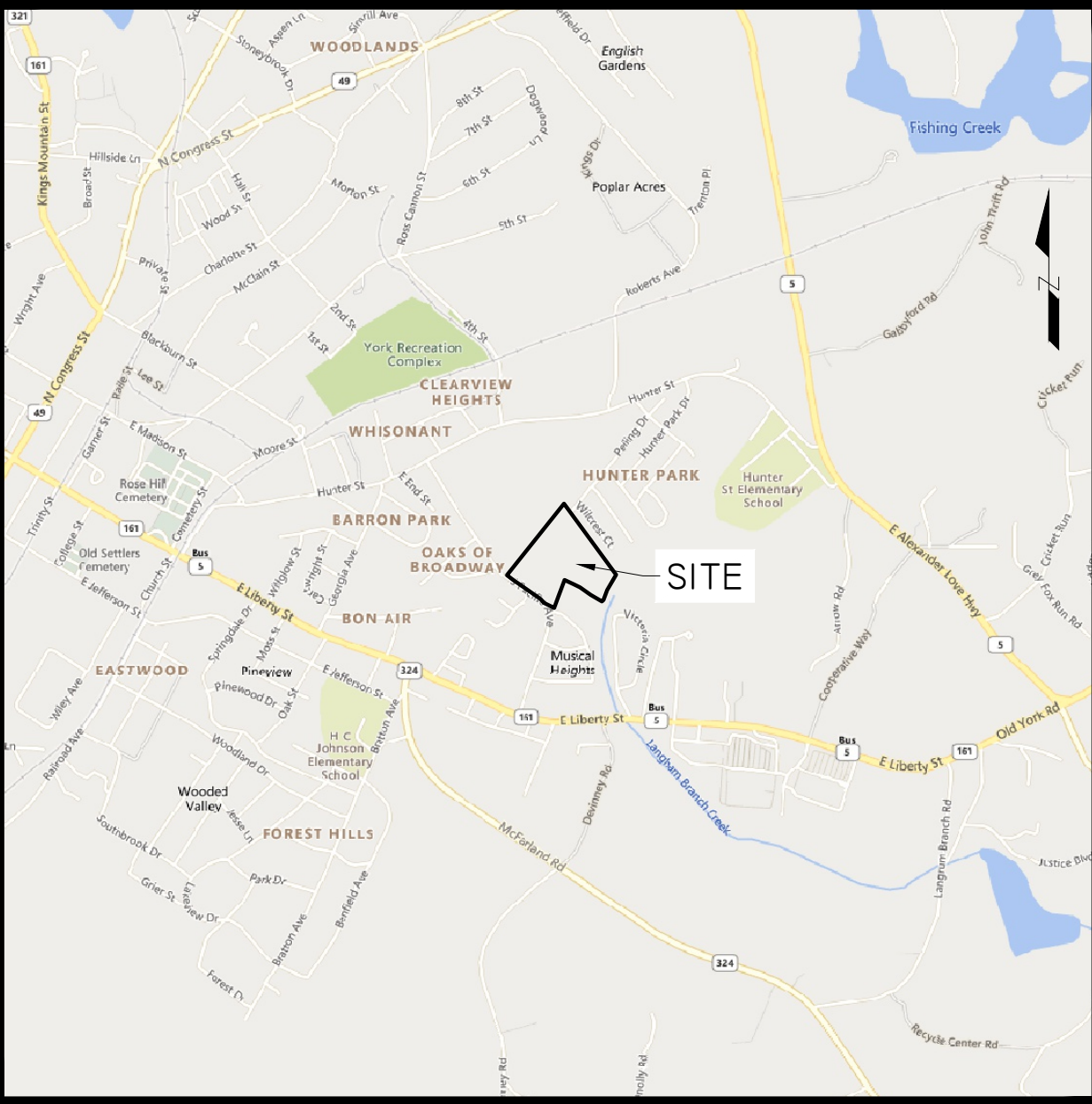
CIVIL ABBREVIATIONS:

B BOTTOM
BFP BACKFLOW PREVENTER
BM BENCHMARK
BMP EROSION CONTROL BEST MANAGEMENT PRACTICE
CB CATCH BASIN
CI CURB INLET
CIP CAST IRON PIPE
CGP NPDES CONSTRUCTION GENERAL PERMIT SCR 100000
CL CENTERLINE
CY CUBIC YARDS
CMP CORRUGATED METAL PIPE
CO DIAMETER
DIA DIAMETER
DIP DUCTILE IRON PIPE
DS DOWNSPOUT
EXST EXISTING
FDC FIRE DEPARTMENT CONNECTION
FES FLARED END SECTION
FFE FINISHED FLOOR ELEVATION
FG FINISHED GRADE
FH FIRE HYDRANT
FM FORCE MAIN
FW FIRE WATER SERVICE
GABC GRADED AGGREGATE BASE COURSE
HCI HOODED CURB INLET
HDPE HIGH DENSITY POLYETHYLENE
IAW IN ACCORDANCE WITH
INV / IE INVERT ELEVATION
JB JUNCTION BOX
LF LINEAR FEET
LI LAWN INLET
LP LIGHT POLE
MAX MAXIMUM
MH MANHOLE
MIN MINIMUM

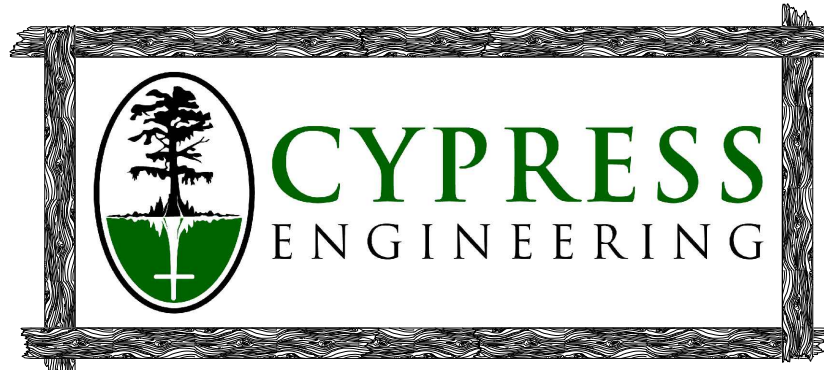
CIVIL ABBREVIATIONS (CONT.):

NOI NOTICE OF INTENT
NOT NOTICE OF TERMINATION
NTS NOT TO SCALE
OC ON CENTER
PC POINT OF CURVATURE
PIV POST INDICATOR VALVE
PP POWER POLE
PT POINT OF TANGENT
PVC POLYVINYL CHLORIDE
R RADIUS
RCO ROOF DRAINAGE CLEANOUT
RCP REINFORCED CONCRETE PIPE
RD ROOF DRAIN
S SEWER
SCDHEC SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
SF SQUARE FEET
SDMH STORM DRAINAGE MANHOLE
SS SANITARY SEWER SERVICE
SSMH SANITARY SEWER MANHOLE
STA STATION
TBM TEMPORARY BENCHMARK
T TOP
TYP TYPICAL
VCP VITRIFIED CLAY PIPE
W WATER
W/ WITH
WS WATER SERVICE
WV WATER VALVE
YI YARD INLET

PROJECT INFORMATION	
PROJECT NAME	Vesta at South Pacific Apartments
TMS #	TMS 070-08-03-108
PROPERTY ADDRESS	South Pacific Avenue, York, SC 29745
PARCEL AREA	17.9 ac
DISTURBED AREA	TBD
MUNICIPALITY	City of York
ZONING CONTACT	David Breakfield - (803-792-8673)
ZONING	R-5 (Multifamily Residential District); R-10 use through special exception
PROPOSED USE	Multifamily
OVERLAY DISTRICT	N/A
HISTORIC DISTRICT	N/A
HEIGHT DISTRICT	TBD
STREETS	
S. Pacific Avenue	SCDOT
ADJACENT ZONING	
Front	South Pacific Avenue[R/W]
Northwest	TMS 070-16-01561[R-5]
Southeast	TMS 070-08-03-036[R-15]
Rear	TMS 070-16-01-285[R-5]
SETBACKS	
Front (South Pacific Avenue)[R/W]	50'
Northwest (TMS 070-16-01561)[R-5]	50'
Southeast (TMS 070-08-03-036)[R-15]	50'
Rear (TMS 070-16-01-285)[R-5]	50'
BUFFERS	
Front (South Pacific Avenue)[R/W]	50' Natural Buffer
Northwest (TMS 070-16-01561)[R-5]	50' Natural Buffer
Southeast (TMS 070-08-03-036)[R-15]	50' Natural Buffer
Rear (TMS 070-16-01-285)[R-5]	50' Natural Buffer
FEMA FLOOD ZONE	Flood Zone X, Panel # 45091C 0276E, Dated 9/26/08
WETLANDS ON-SITE	Yes; 0.508 Acres Jurisdictional wetlands to remain
WETLANDS IMPACTS	None



LOCATION MAP
SCALE: 1" = 2000'



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ENGINEERING

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412 NORTH GUM STREET
SUITE A
SUMMERVILLE, SC 29483
PHONE: 843-225-5151
WWW.CYPRESSENG.COM

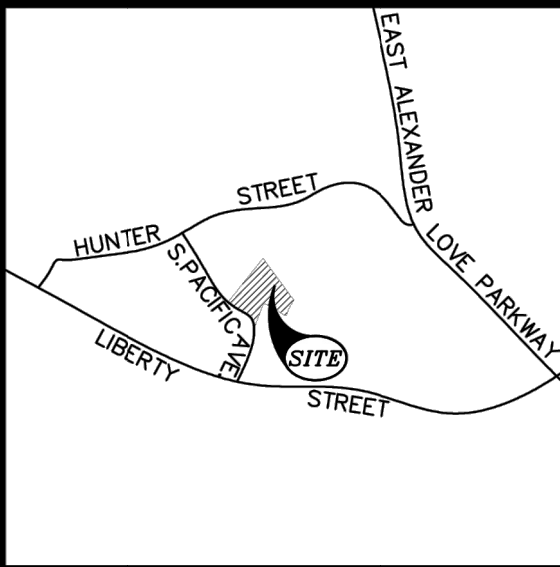
DATE:	6/25/2025	CYP PROJ #:	25005
DRAWN:	JCT	CLIENT:	GDA DEVELOPMENT
DESIGNED:	JCT	CLIENT JOB #:	.
CHECKED:	WWR		

VESTA AT SOUTH PACIFIC APARTMENTS
YORK, SC

REV	DESCRIPTION	DATE

COVER SHEET

C0.01



FLOOD NOTE:
THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE FOLLOWING FEMA FLOOD MAPS.
MAP NUMBER 45091C0276E, PANEL 276, EFFECTIVE SEPTEMBER 26, 2008.
MAP NUMBER 45091C0277E, PANEL 277, EFFECTIVE SEPTEMBER 26, 2008.

VICINITY MAP (NTS)

REFERENCES:
1. DB 21008 PG 438
2. PB C61 PG 8

YORK COUNTY
REGISTER OF DEEDS.

ZONING:

SETBACK AND ZONING REQUIREMENTS PER SPECIAL EXCEPTION AND PUD REGULATIONS.

SURVEY NOTES:

- NORTH IS REFERENCED TO NAD 83 (2011) VIA THE SC RTK NETWORK.
- SUBJECT PARCEL IS ZONED: "R-5" - CITY OF YORK.
- AREA WAS DETERMINED BY THE COORDINATE METHOD.
- IRONS AT ALL CORNERS UNLESS SHOWN OR LABELED OTHER WISE.
- BEING ALL OF TAX PARCEL 0700803108.
- NO ENCROACHMENTS WERE OBSERVED AT THE TIME OF THIS SURVEY.
- ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
- AS OF THE DATE OF THIS SURVEY NO RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS FOUND TO EXIST.
- THERE ARE NO KNOWN PROPOSED CHANGES TO THE STREET RIGHT OF WAY LINES SHOWN.
- WETLANDS SHOWN ARE FROM FLAGGING MARKED BY OTHERS
- THE SUBJECT PROPERTY IS ONE CONTIGUOUS TRACT WITH NO GAPS OR GORES.
- THE SUBJECT TRACT HAS DIRECT ACCESS TO THE PUBLIC RIGHT OF WAY OF SOUTH PACIFIC AVENUE.

SURVEYOR CERTIFICATE

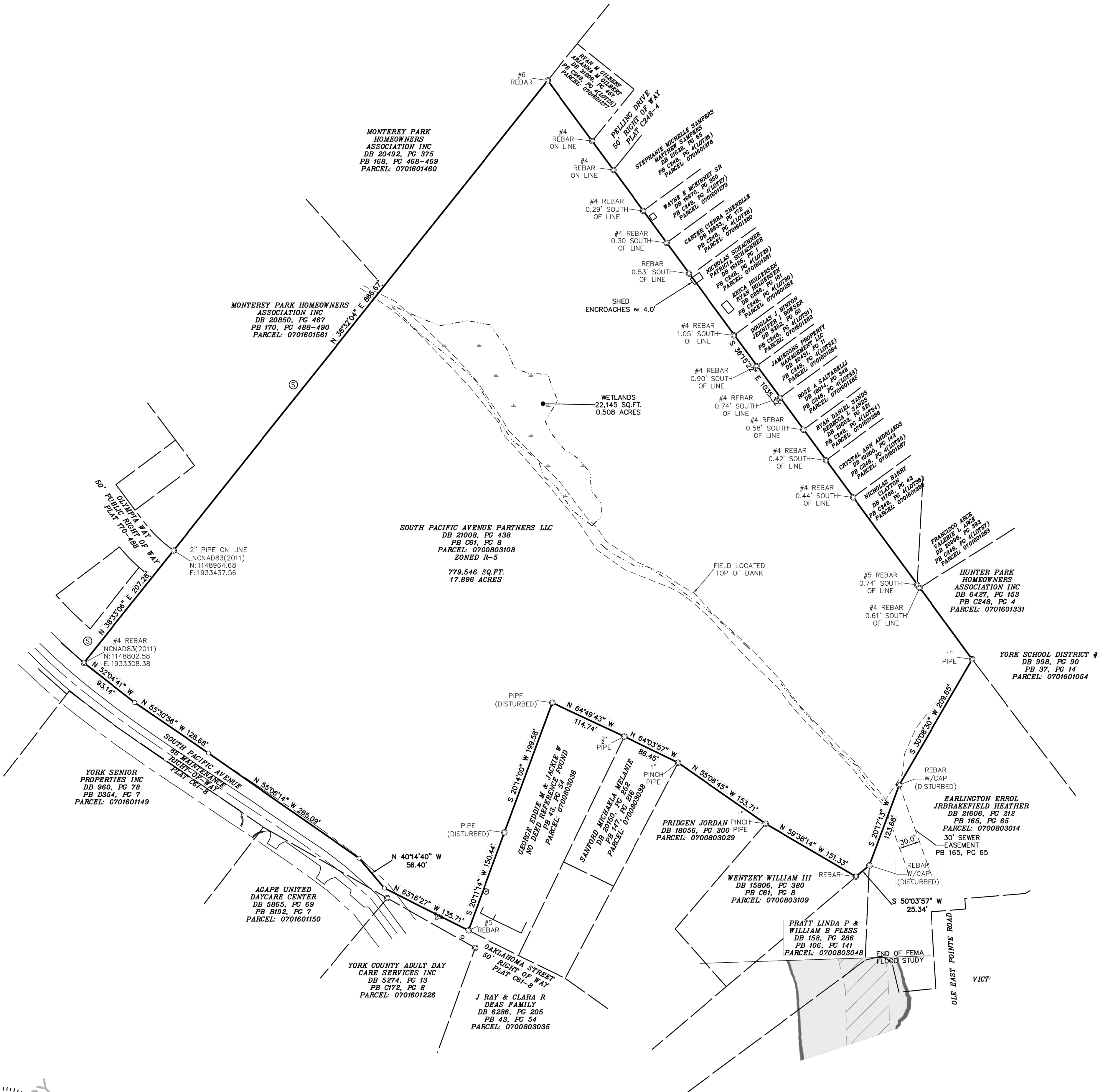
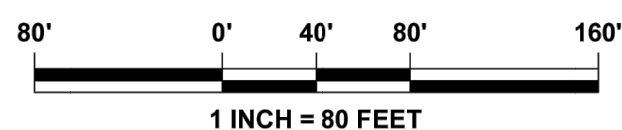
I, CHRISTOPHER G. DELLA MEA, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS ____ DAY OF _____, 2025.

PRELIMINARY

CHRISTOPHER G. DELLA MEA
SCLS REGISTRATION NO. 22752
DATED: ____/____/2025



LEGEND

- IRON FOUND (AS DESCRIBED)
- IRON SET (5/8" REBAR)
- CALCULATED POINT
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY
- SETBACK LINE
- EASEMENT LINE (AS DESCRIBED)
- WETLANDS



"Integrity Without Boundaries"
www.gpaland.com

SCALE
1" = 80'

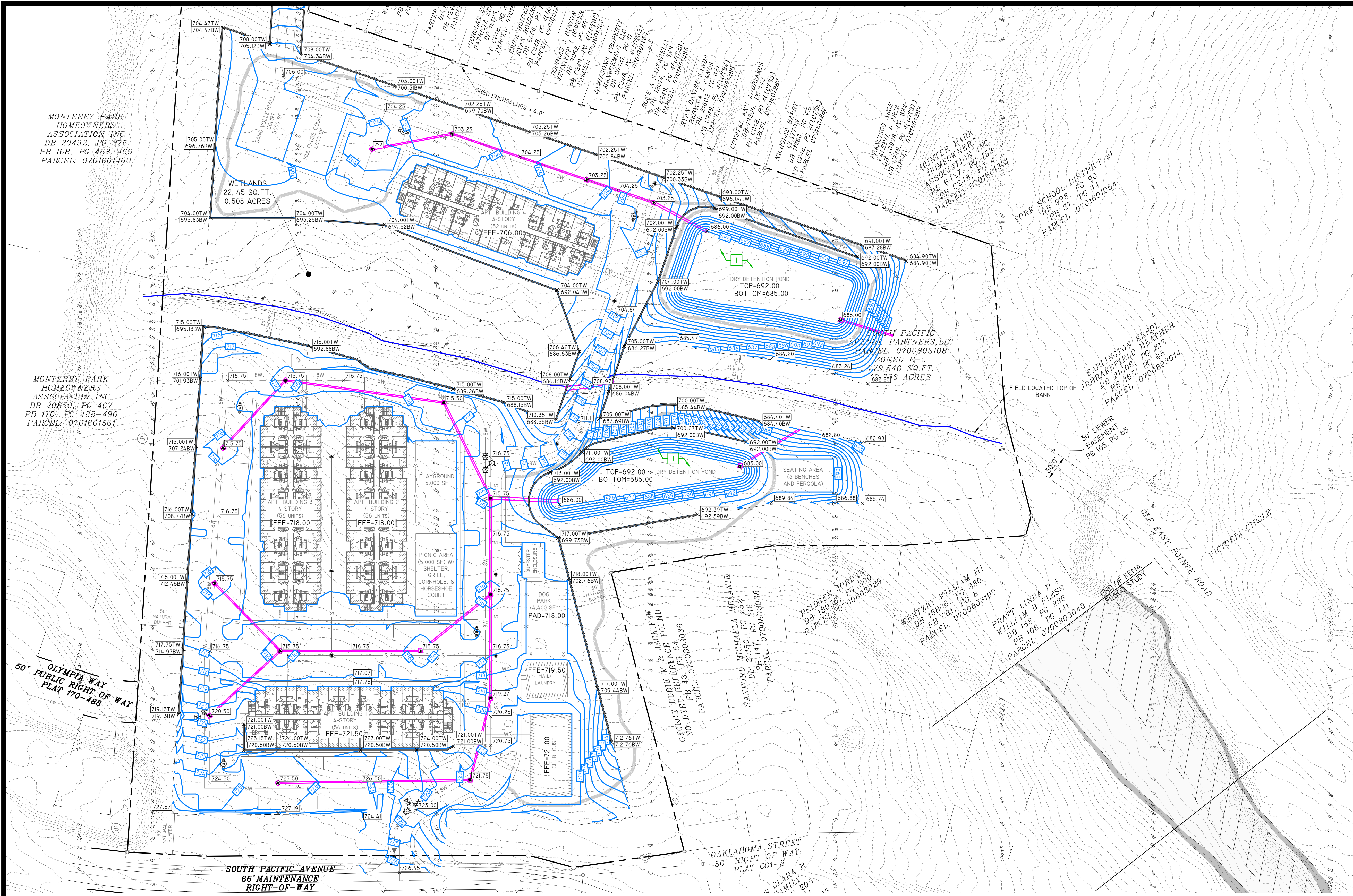
JOB NO.
250007
DATE
02/24/2025
DRAWN BY
CJP
CHECKED BY
CGO

SHOWING PARCEL 0700803108
OWNED BY
SOUTH PACIFIC AVENUE PARTNERS LLC
LOCATED IN THE TOWN/CITY OF YORK
YORK COUNTY, SOUTH CAROLINA

CREATED FOR:
SOUTH PACIFIC AVENUE PARTNERS
280 W. COLEMAN BLVD.
SUITE B
MY FLORISSANT, SC 29464



SHEET
1
OF
1

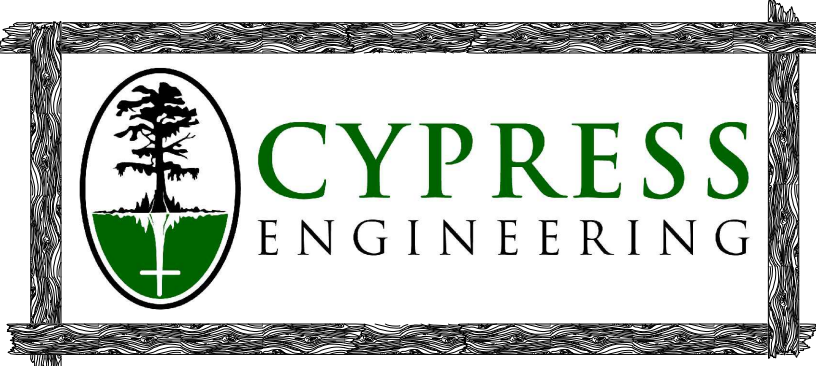
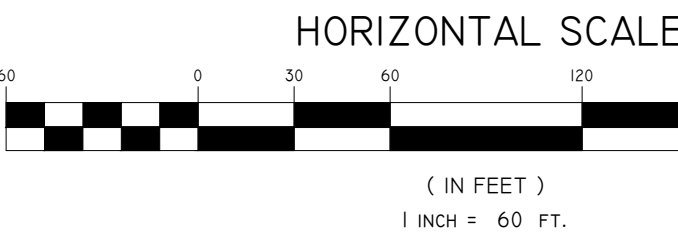


KEYNOTES

1. INSTALL DRY DETENTION POND IAW CITY OF YORK REQUIREMENTS.

DRAINAGE LEGEND

- CATCH BASIN
- CONTROL STRUCTURE
- LAWN INLET
- STORM DRAINAGE MANHOLE
- STORM DRAINAGE PIPE
- NEW FINISHED GRADE SPOT ELEVATION - SPOTS SHOWN ARE TO EDGE OF PAVEMENT/BOTTOM FACE OF CURB, UNLESS OTHERWISE NOTED
- NEW FINISHED GRADE CONTOUR
- EXISTING GRADE CONTOUR
- RETAINING WALL



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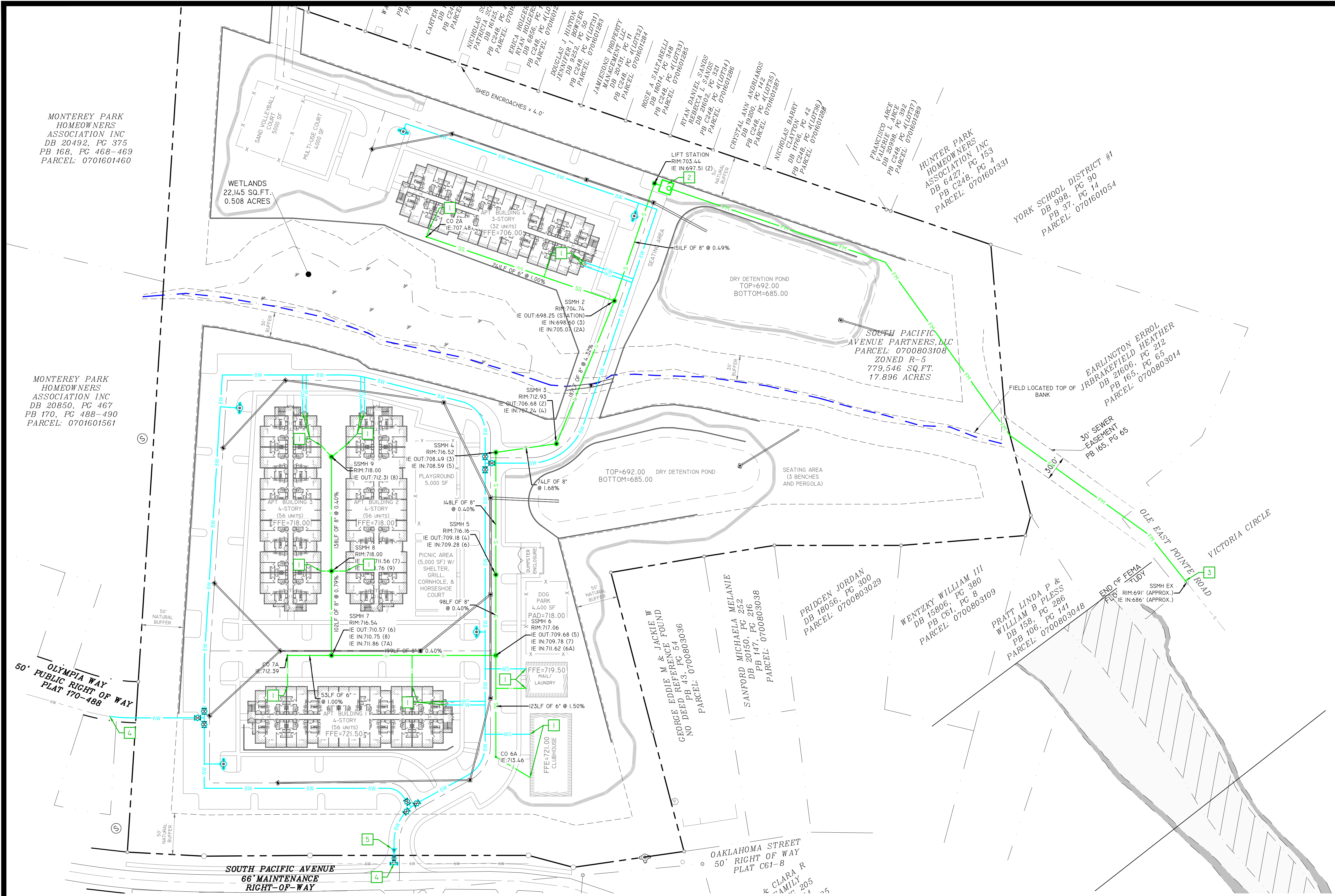
REV	DESCRIPTION	DATE



CONTRACTOR SHALL CALL 811 FOR LOCATION OF ALL EXISTING UTILITIES AT LEAST 72 HOURS PRIOR TO STARTING CONSTRUCTION. CONTACT ENGINEER IMMEDIATELY IF UTILITIES CONFLICT WITH PROPOSED WORK.



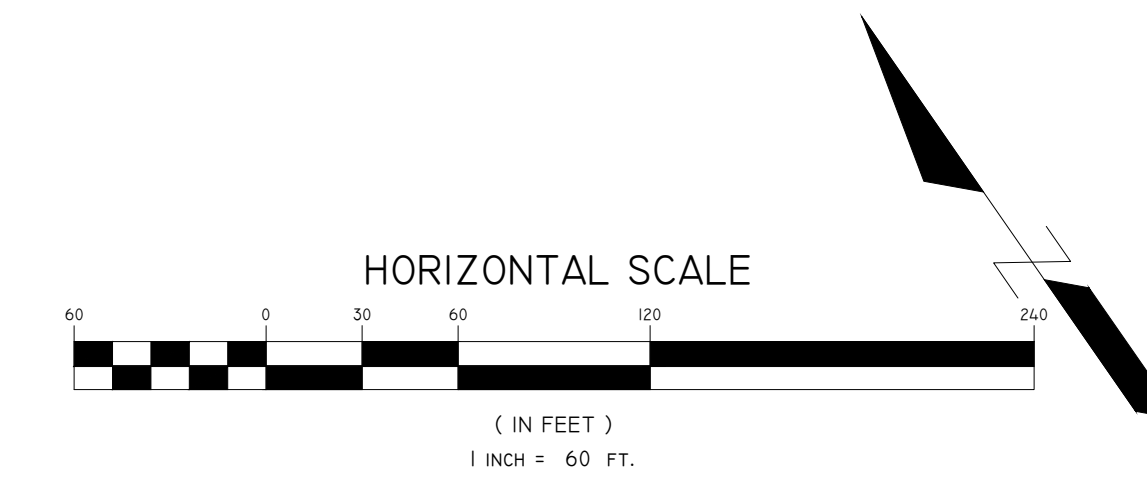
DRAINAGE PLAN C3.01



- KEYNOTES:**
- 1. REFER TO MEP PLANS FOR MORE INFORMATION.
 - 2. INSTALL LIFT STATION IAW CITY OF YORK REQUIREMENTS.
 - 3. TIE INTO EXISTING SEWER.
 - 4. TIE INTO EXISTING WATERMAIN.
 - 5. INSTALL 8"X6" REDUCER.

UTILITY LEGEND

	FIRE HYDRANT ASSEMBLY
	GATE VALVE (MATCH LINE SIZE)
	TAPPING SLEEVE AND VALVE
	SEWER MANHOLE
	SEWER CLEANOUT
	8" WATER MAIN
	6" WATER MAIN
	2" WATER SERVICE (W/ METER AND BACKFLOW)
	6" FIRE SERVICE (W/ BACKFLOW)
	8" SEWER MAIN
	6" SEWER SERVICE - INSTALL AT 1.0% MINIMUM SLOPE, IAW ASTM D 3034, AND IAW DETAIL SHEET C4.20. ALL WORK SHALL MEET ASTM D 2321 AND SCDES REQUIREMENTS.
	3" SEWER FORCEMAIN



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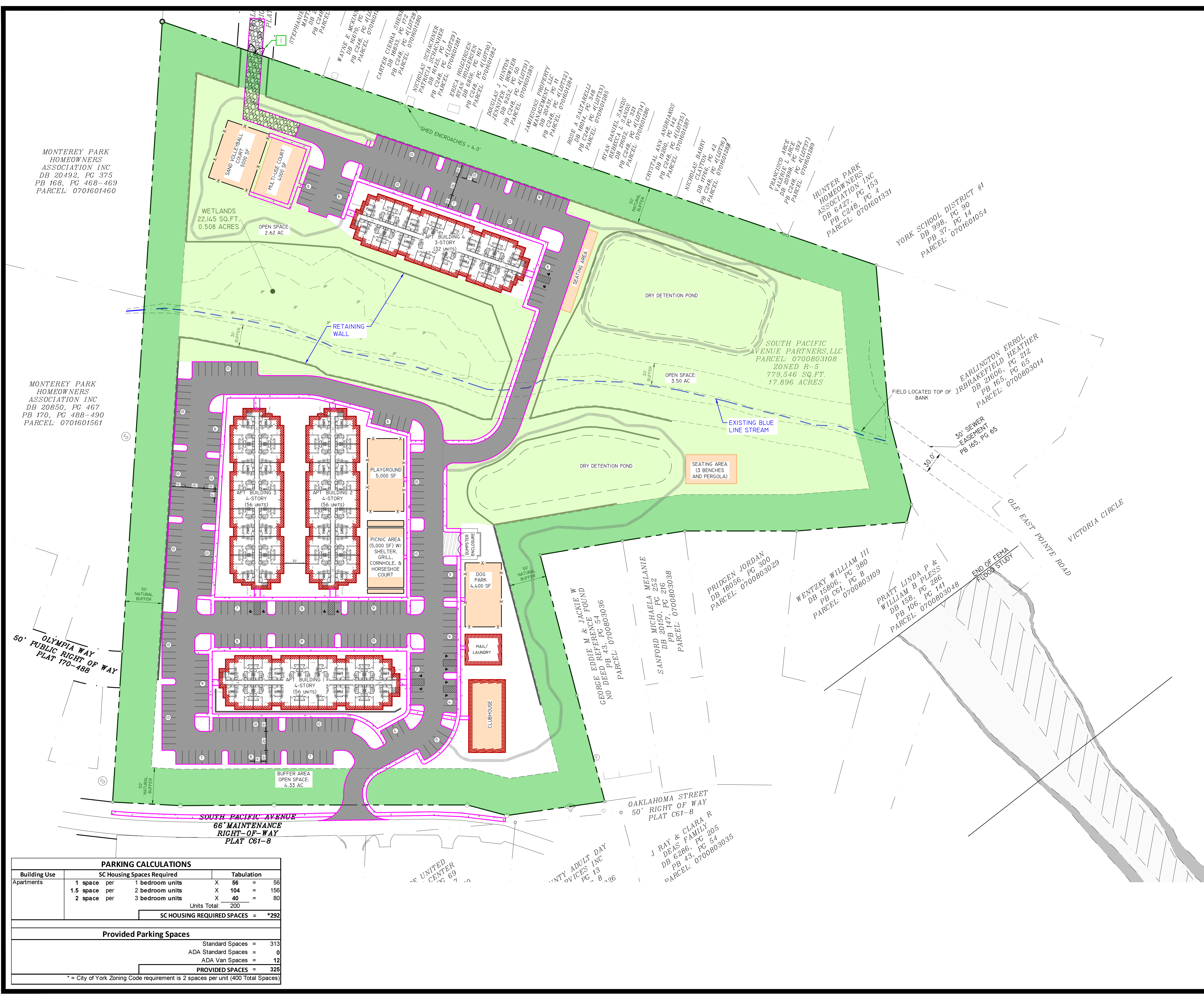
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South Carolina 811
Call 811 Before You Dig



UTILITY PLAN
C4.01



KEYNOTES:

1. INSTALL EMERGENCY ACCESS GATE FOR EMERGENCY VEHICLE ACCESS ROAD.

SITE LEGEND

	ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	GRAVEL DRIVE (FOR EMERGENCY VEHICLE ACCESS ROAD)
	PARKING SPACES - STRIPE WITH 4" SINGLE WHITE SOLID LINE
	AMENITY

OPEN SPACE AREA TABLE

	ACREAGE
OPEN SPACE*	10.45
TOTAL PARCEL AREA	17.90
PERCENT OF OPEN SPACE	58%

*INCLUDES 4.33 AC OF BUFFER AREA.

BUFFER AREA TABLE

	ACREAGE
BUFFER AREA	4.33
TOTAL PARCEL AREA	17.90
PERCENT OF BUFFER AREA	24%

RETAINING WALL NOTES:
RETAINING WALLS SHOWN ARE APPROXIMATE AND MAY VARY IN FUTURE REVISIONS.

HORIZONTAL SCALE
(IN FEET)
1 INCH = 60 FT.

CYPRESS ENGINEERING

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YORK, SC

REV	DESCRIPTION	DATE



PARKING CALCULATIONS					
Building Use		SC Housing Spaces Required		Tabulation	
Apartments	1 space	per	1 bedroom units	X	56 = 56
	1.5 space	per	2 bedroom units	X	104 = 156
	2 space	per	3 bedroom units	X	40 = 80
				Units Total:	200
				SC HOUSING REQUIRED SPACES	= *292
Provided Parking Spaces					
				Standard Spaces	= 313
				ADA Standard Spaces	= 0
				ADA Van Spaces	= 12
				PROVIDED SPACES	= 325
* = City of York Zoning Code requirement is 2 spaces per unit (400 Total Spaces)					