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PLAT
RECORDING FEES $25.00
03-08-2021 11:17 AM
BK: PL 62
PG: 795 - 795

RECORD PLAT
OF
PHASE IV

POWDERHOUSE LANDING
SINGLE FAMILY RESIDENTIAL SUBDIVISION

PROPERTY LOCATED WITHIN THE CITY OF AIKEN
AIKEN COUNTY, SOUTH CAROLINA
DATE : JANUARY 5, 2021 SCALE : 1" = 60'

PREPARED FOR :
OWNER/DEVELOPER
POWDERHOUSE DEVELOPMENT, INC.
3550 TRADE CENTER DRIVE EVANS, GEORGIA 30809 (706) 210-0400

PREPARED BY :
SOUTHERN PARTNERS, INC.
- ENGINEERS - SURVEYORS - PLANNERS -
1333 AUGUSTA WEST PARKWAY AUGUSTA GA. 30909 (706) 650-0000

0 60 120 180

LOCATION MAP

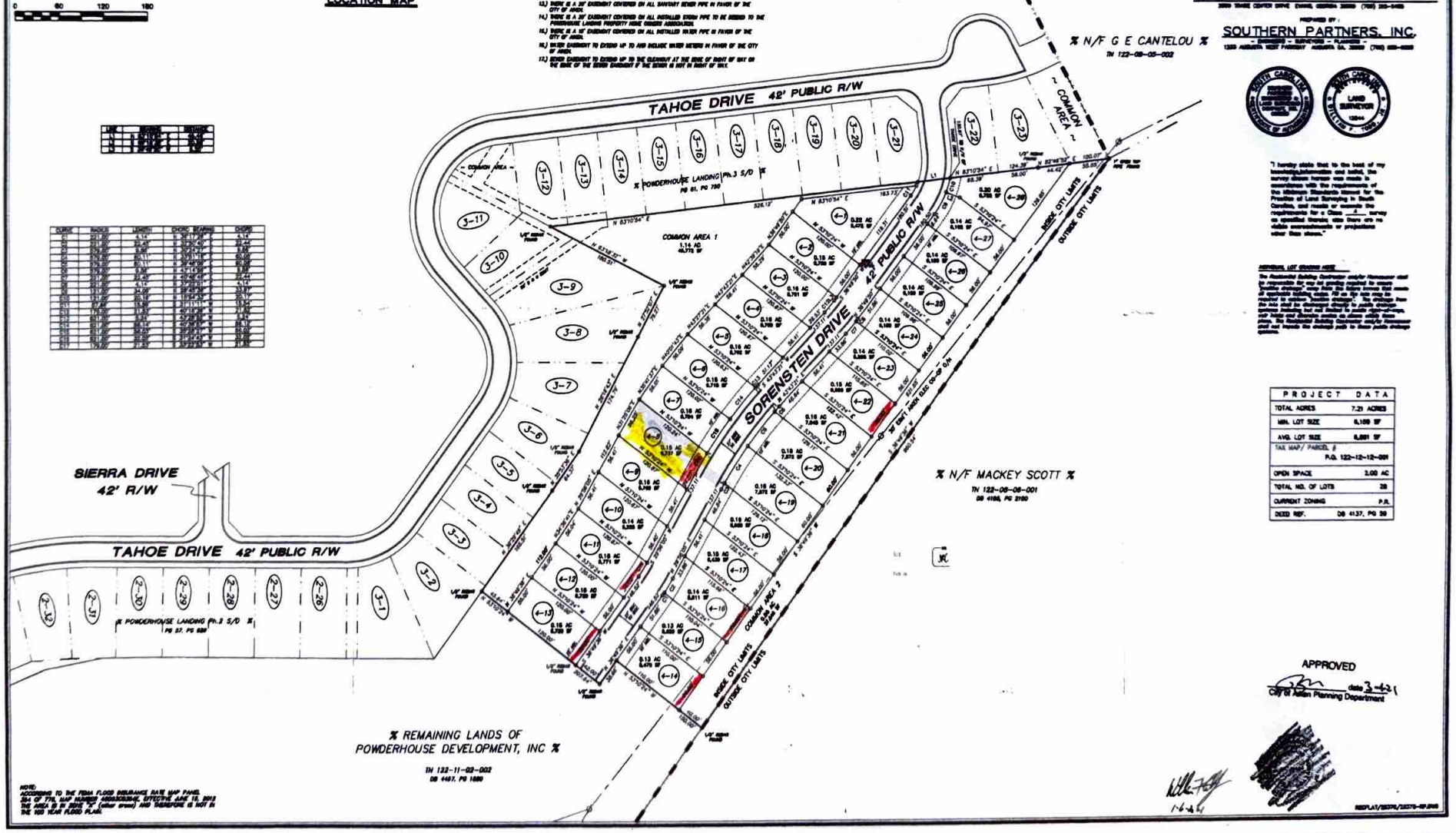
SITE

NOTES:

1.) 1/2" REBARS SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
2.) PAVEMENT WIDTH IS 27' BC TO BC
4.) THERE IS A 5' SIDE, 15' FRONT AND 10' REAR EASEMENT ON EACH LOT RESERVED FOR DRAINAGE AND UTILITIES.
5.) ALL EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE. NONE SHALL BE ADD RESTRICTIONS. (I.E. FENCES, BUILDINGS, SHRUBS, BUILDINGS, FENCE ETC.) WITHIN AN EASEMENT.
6.) THERE WILL BE A MINIMUM OF 15 FEET SEPARATION BETWEEN ALL BUILDINGS PER CITY OF AIKEN ZONING APPROVAL ORDER - APPLICATION (ZP-6203).
7.) ALL UTILITIES OTHER THAN IN THE REAR YARDS MUST BE SCREENED BY EVERGREEN SHRUBBERY AT LEAST 3' HIGH AT PLANTING AFTER FRAMING.
8.) ALL ELECTRICAL WIRING MUST BE UNDER GROUND.
9.) LANDSCAPE ISLANDS AND/OR FUTURE COMMON AREAS TO BE SEEDED TO AND MAINTAINED BY THE POWDERHOUSE LANDING HOME OWNERS ASSOCIATION.
10.) THERE WILL BE ONE DECIDUOUS TREE FOR EACH LOT AND THEY WILL BE PROVIDED.
11.) ACCESSORY BUILDINGS MAY BE NO CLOSER THAN 5 FEET TO SIDE OR 10 FEET TO REAR PROPERTY LINES.
12.) DRAINAGE AREAS MUST REMAIN OPEN AND ACCESSIBLE TO ALL RESIDENTS OF THE SUBDIVISION.
13.) THERE IS A 20' EASEMENT CENTERED ON ALL SANITARY SEWER PIPE IN FAVOR OF THE CITY OF AIKEN.
14.) THERE IS A 20' EASEMENT CENTERED ON ALL INSTALLED STORM PIPE TO BE DEEDED TO THE POWDERHOUSE LANDING PROPERTY HOME OWNERS ASSOCIATION.
15.) THERE IS A 10' EASEMENT CENTERED ON ALL INSTALLED WATER PIPE IN FAVOR OF THE CITY OF AIKEN.
16.) SEWER EASEMENT TO EXTEND UP TO AND INCLUDE WATER METERS IN FAVOR OF THE CITY OF AIKEN.
17.) SEWER EASEMENT TO EXTEND UP TO THE CLEANOUT AT THE END OF RIGHT OF WAY OR THE END OF THE SEWER EASEMENT IF THE SEWER IS NOT IN RIGHT OF WAY.

LINE	BEARING	DISTANCE
L1	N 83°10'34" E	58.38'
L2	N 52°46'18" E	100.07'
L3	N 52°46'18" E	55.00'
L4	N 52°46'18" E	44.42'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	225.00'	4.14'	S 38°10'26" E	4.14'
C2	225.00'	23.42'	S 35°21'42" E	23.42'
C3	175.00'	9.96'	S 34°07'42" E	9.96'
C4	175.00'	60.11'	S 24°11'18" E	59.82'
C5	175.00'	60.11'	S 24°11'18" E	59.82'
C6	175.00'	9.96'	S 34°07'42" E	9.96'
C7	175.00'	23.42'	S 35°21'42" E	23.42'
C8	175.00'	4.14'	S 38°10'26" E	4.14'
C9	175.00'	5.00'	S 39°42'30" E	5.00'
C10	175.00'	60.18'	S 29°54'33" E	59.91'
C11	175.00'	15.00'	S 21°11'11" E	14.96'
C12	175.00'	60.18'	S 40°12'28" E	59.91'
C13	175.00'	5.00'	S 47°28'27" E	5.00'
C14	175.00'	9.96'	S 47°07'42" E	9.96'
C15	175.00'	23.42'	S 45°21'42" E	23.42'
C16	175.00'	4.14'	S 38°10'26" E	4.14'
C17	175.00'	5.00'	S 36°37'30" E	5.00'
C18	175.00'	60.18'	S 27°05'33" E	59.91'
C19	175.00'	15.00'	S 19°11'11" E	14.96'
C20	175.00'	60.18'	S 42°12'28" E	59.91'
C21	175.00'	5.00'	S 49°28'27" E	5.00'
C22	175.00'	9.96'	S 49°07'42" E	9.96'
C23	175.00'	23.42'	S 47°21'42" E	23.42'
C24	175.00'	4.14'	S 40°10'26" E	4.14'
C25	175.00'	5.00'	S 38°42'30" E	5.00'
C26	175.00'	60.18'	S 29°54'33" E	59.91'
C27	175.00'	15.00'	S 21°11'11" E	14.96'
C28	175.00'	60.18'	S 42°12'28" E	59.91'
C29	175.00'	5.00'	S 49°28'27" E	5.00'
C30	175.00'	9.96'	S 49°07'42" E	9.96'
C31	175.00'	23.42'	S 47°21'42" E	23.42'
C32	175.00'	4.14'	S 40°10'26" E	4.14'



PROJECT DATA	
TOTAL ACRES	7.21 ACRES
MIN. LOT SIZE	6,109 SF
AVG. LOT SIZE	6,891 SF
TAX MAP/ PARCEL #	P.O. 122-12-12-001
OPEN SPACE	2.00 AC
TOTAL NO. OF LOTS	28
CURRENT ZONING	P.R.
DEED REF.	DB 4137, PG 39

I hereby state that to the best of my knowledge,information and belief, the survey shown hereon was made in accordance with the requirements of the 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.

INDIVIDUAL LOT GRADING NOTE:
The Residential Building Contractor and/or Homeowner shall be responsible for any and grading required to ensure positive drainage away from the finish floors and comply with all applicable building codes. Fill on the lot may be required to achieve proper drainage. Fill on the lot may be placed by the lot owner or by the builder in accordance with applicable codes. Fill placed by the builder in accordance with applicable codes shall be compacted to a minimum density of 95% Standard Proctor. The Residential Building Contractor or owner shall field verify and transfer the drainage plan to their public drainage system.

APPROVED
City of Aiken Planning Department date 3-4-21

NOTE:
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP PANEL 354 OF 770, MAP NUMBER 45003C0354E, EFFECTIVE JUNE 16, 2010 THE AREA IS IN ZONE "X" (other areas) AND "RAINBOW" IS NOT IN THE 100 YEAR FLOOD PLAIN.