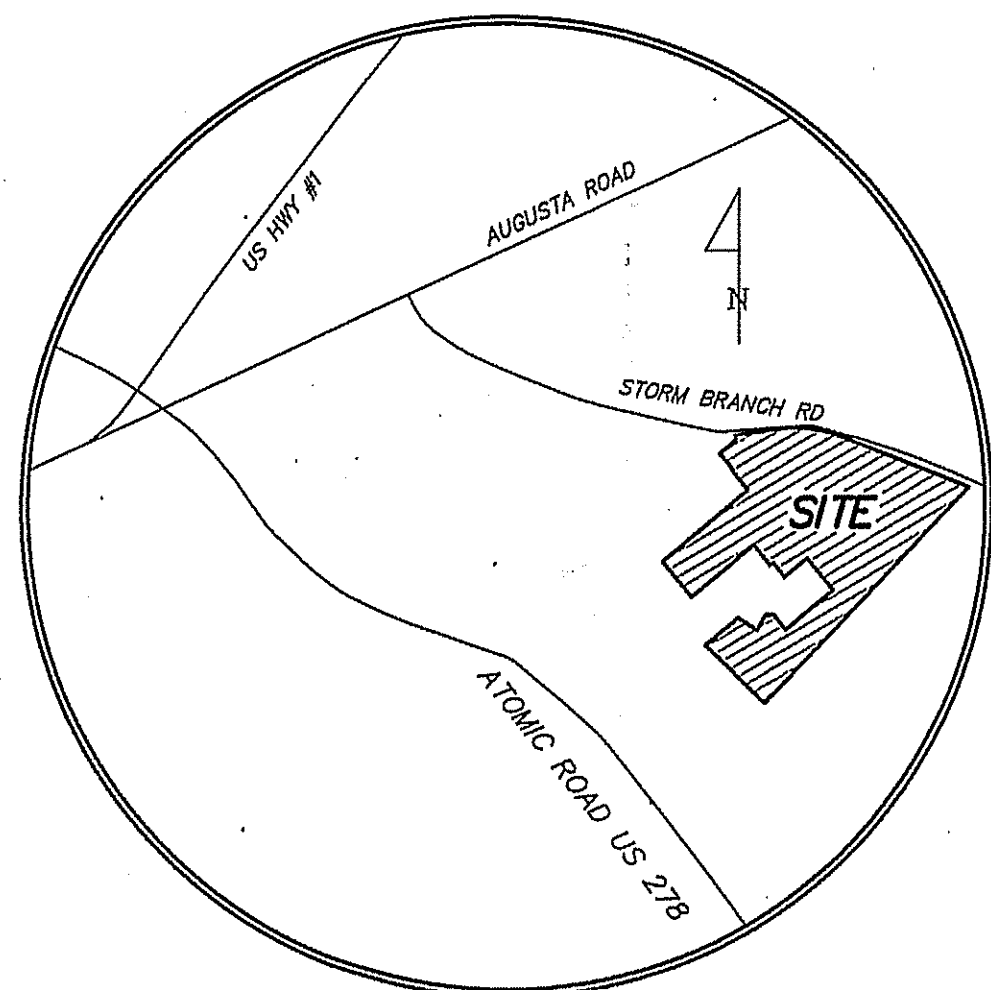


2025012474
PLAT
RECORDING FEES \$25.00
PRESENTED & RECORDED:
05-23-2025 01:33 PM
JULIE STUTTS
REGISTERED PROFESSIONAL
BY: COUNCILMAN RATES DEPUTY
BK: PL 66
PG: 983 - 983

RMC STAMP AREA



LOCATION MAP

CERTIFICATE OF FINAL APPROVAL:

"PURSUANT TO THE SUBDIVISION REGULATIONS OF AIKEN COUNTY, SOUTH CAROLINA, ALL REQUIREMENTS OF WHICH HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN APPROVAL BY THE AIKEN COUNTY PLANNING COMMISSION ON May 21, 2025

EXECUTED ON BEHALF OF THE AIKEN COUNTY PLANNING COMMISSION:

Orlando J. Swine DATE May 21, 2025
DIRECTOR, AIKEN COUNTY PLANNING AND DEVELOPMENT DEPARTMENT

OWNERS CERTIFICATION:

I (WE) HEREBY CERTIFY THAT I (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT, THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND DEDICATE ALL PARKS, STREETS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 4/3/25 OWNER: [Signature]

SURVEYORS CERTIFICATION:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS AND/OR PINS SHOWN ACTUALLY EXIST.

BY: [Signature] 4-3-25
SOLPS #12844

- METRO HOMESITES LLC. -
- FUTURE DEVELOPMENT -
TN 024-18-01-002

IF PRELIMINARY PLANS ARE NOT SUBMITTED AND APPROVED, OR CONSTRUCTION HAS NOT STARTED FOR THE EXTENSIONS OF THE ROADWAYS BY THE END OF THE WARRANTY PERIOD, THE TEMPORARY CUL-DE-SACS SHALL BE PAVED.

IF PRELIMINARY PLANS ARE NOT SUBMITTED AND APPROVED, OR CONSTRUCTION HAS NOT STARTED FOR THE EXTENSIONS OF THE ROADWAYS BY THE END OF THE WARRANTY PERIOD, THE TEMPORARY CUL-DE-SACS SHALL BE PAVED.

NOTES:

1. THERE IS A 20' MINIMUM BUILDING SETBACK ON ALL FRONT LOT LINES, A 5' MINIMUM BUILDING SETBACK ON ALL SIDE LOT LINES, AND A 20' MINIMUM BUILDING SETBACK ON ALL REAR LOT LINES PER SECTION 24-3.13 OF THE AIKEN COUNTY CODE OF ORDINANCES.
2. FOR TOWNHOUSE LOTS THERE IS A 30' MINIMUM BUILDING SETBACK ON ALL FRONT LOT LINES, A 0'/5' MINIMUM BUILDING SETBACK ON ALL SIDE LOT LINES, AND A 20' MINIMUM BUILDING SETBACK ON ALL REAR LOT LINES PER SECTION 24-3.13 OF THE AIKEN COUNTY CODE OF ORDINANCES.
3. THERE WILL BE A 10' DRAINAGE & UTILITY EASEMENT ON ALL FRONT LOT LINES, A 10' DRAINAGE & UTILITY EASEMENT CENTERED ON ALL SIDE LOT LINES, AND A 20' DRAINAGE & UTILITY EASEMENT ON EACH REAR LOT LINE, UNLESS OTHERWISE SHOWN.
4. SEWERAGE AND WATER BY VALLEY PUBLIC SERVICE AUTHORITY (VPSA)
5. IRON PINS (#4 REBARS) SET AT ALL LOT CORNERS, UNLESS OTHERWISE SHOWN.
6. TWO OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH LOT.
7. THE FIELD SURVEY WAS DONE 10-15-2024 BY SOUTHERN PARTNERS, INC.
8. COMMON AREA AND/OR OPEN SPACE TO BE MAINTAINED BY STORM BRANCH LAKE COMMUNITY ASSOCIATION, Inc (HOA)
9. PAVEMENT WIDTH IS 24 FT. (RIDING SURFACE), UNLESS OTHERWISE SHOWN.
10. ACSD = AIKEN COUNTY STORM DRAIN.
11. THERE IS A 20 FT EASEMENT CENTERED ON ALL INSTALLED STORM SEWER PIPE DESIGNATED ON THE PLAT AS ACSD DRAINAGE EASEMENT UNLESS SHOWN DIFFERENT
12. THERE ARE WETLANDS ON THIS PROPERTY.
13. THERE ARE NO KNOWN ENDANGERED WILDLIFE, HISTORICALLY SIGNIFICANT SITES OR ARCHAEOLOGICALLY SIGNIFICANT SITES. (ACCORDING TO IPAC, PER U.S. FISH & WILDLIFE SERVICE, "THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.") (ACCORDING TO SC ARCHISTE, PER SCIAA & SCDAH, THERE ARE NO HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANT SITES.)
14. SIGHT DISTANCE AT ALL INTERIOR ROADWAYS MEETS OR EXCEEDS THE REQUIRED 100'.
15. SIDEWALKS WILL BE INSTALLED AS SHOWN ON THE APPROVED PRELIMINARY PLAT BY THE END OF THE PERFORMANCE BOND.
16. THERE WILL BE A MINIMUM OF 20 FEET BETWEEN BUILDINGS AND ANY OTHER BUILDING.

"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."

IF PRELIMINARY PLANS ARE NOT SUBMITTED AND APPROVED, OR CONSTRUCTION HAS NOT STARTED FOR THE EXTENSIONS OF THE ROADWAYS BY THE END OF THE WARRANTY PERIOD, THE TEMPORARY CUL-DE-SACS SHALL BE PAVED.

PROJECT DATA

TOTAL AREA	49.30 ACS.
ROAD AREA	4.32 ACS.
PATIO HOMES LOTS	62
TOWNHOMES LOTS	28
TOTAL NO. LOTS	88
MIN. PATIO LOT SIZE	0.17 AC
TAX PARCEL #	024-14-07-002
PLAT BOOK	BK. 66, Pg. 795
ZONING	RUD
OPEN SPACE OF PROJECT	28.79 AC or 58%

RECORD PLAT

OF

SECTION 1

STORM BRANCH LAKE

A TOWNHOUSE & PATIO HOME DEVELOPMENT
PROPERTY LOCATED IN THE TOWN OF BURNETTOWN
AIKEN COUNTY, SOUTH CAROLINA

DATE : JANUARY 23, 2025 SCALE : 1" = 60'
REV : APRIL 03, 2025 AIKEN Co. comments

PREPARED FOR :
OWNER/DEVELOPER:

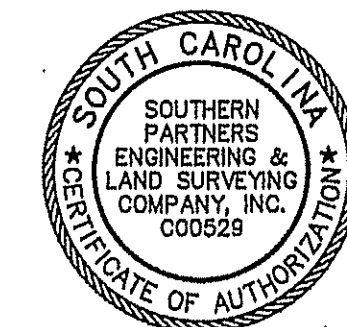
METRO HOMESITES, LLC

924 STEVENS CREEK ROAD AUGUSTA, GA 30907 (706) 651-0075
ATT: DANNY GEDES CELL: (803) 624-3697

PREPARED BY :

SOUTHERN PARTNERS, INC.

- ENGINEERS - SURVEYORS - PLANNERS -
1233 AUGUSTA WEST PARKWAY AUGUSTA GA. 30909 (706) 855-6000



0 = #4 REBAR SET

2025012475
PLAT
RECORDING FEES \$25.00
PRESENTED & RECORDED
05-23-2025 01:33 PM
JULIE STUTTS
RECORDING CLERK
BY: QUINN AN SUTHERS DEPUTY
BK: PL 66
PG: 984 - 984

RMC STAMP AREA

MATCHLINE A-A

40' TEMP. TURN-AROUND

IF PRELIMINARY PLANS ARE NOT SUBMITTED AND APPROVED, OR CONSTRUCTION HAS NOT STARTED FOR THE EXTENSION OF THE ROADWAYS BY THE END OF THE WARRANTY PERIOD, THE TEMPORARY CUL-DE-SACS SHALL BE PAID.

METRO HOMESITES, LLC.
FUTURE DEVELOPMENT
TN 024-18-01-002

40' TEMP. TURN-AROUND

IF PRELIMINARY PLANS ARE NOT SUBMITTED AND APPROVED, OR CONSTRUCTION HAS NOT STARTED FOR THE EXTENSION OF THE ROADWAYS BY THE END OF THE WARRANTY PERIOD, THE TEMPORARY CUL-DE-SACS SHALL BE PAID.

20' UTILITY ESMT (SEWER & ACCESS) (VPSA) & (ACSD)

PROPOSED WET RETENTION POND (PRIVATE)

OPEN SPACE 1

DOMINION ENERGY (formerly SCE&G) 60' EASEMENT

SOUTHERN RAILWAY CO STATE TAX ADM DIV

TP 121-12-07-001

INDIVIDUAL LOT GRADING NOTE

The Residential Building Contractor and/or Homeowner shall be responsible for any lot grading required to ensure "positive drainage" away from the future homes that meets all applicable building codes. Fill on the lots may be required to achieve "positive drainage". The drainage from the lots shall be discharged directly to public drainage systems including but not limited to public right-of-ways, main inlets and diversion swales as shown within these plans. The Residential Building Contractor and/or Homeowner shall not impede the drainage path to these public drainage systems.

RECORD PLAT OF SECTION 1 STORM BRANCH LAKE

A TOWNHOUSE & PATIO HOME DEVELOPMENT
PROPERTY LOCATED IN THE TOWN OF BURNETTOWN
AIKEN COUNTY, SOUTH CAROLINA

DATE : JANUARY 23, 2025 SCALE : 1" = 60'

REV : APRIL 03, 2025 AIKEN Co. comments

PREPARED FOR :

OWNER/DEVELOPER:

METRO HOMESITES, LLC

924 STEVENS CREEK ROAD AUGUSTA, GA 30907 (706) 651-0075

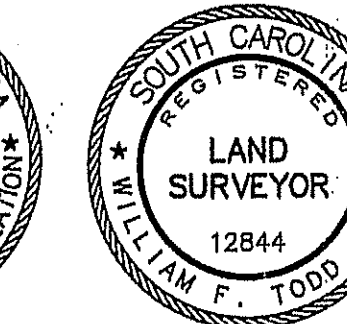
ATT: DANNY GEDDES CELL: (803) 624-3697

PREPARED BY :

SOUTHERN PARTNERS, INC.

ENGINEERS - SURVEYORS - PLANNERS -

1233 AUGUSTA WEST PARKWAY AUGUSTA GA. 30909 (706) 855-6000



SHEET 2 OF 3

RECPLAT/28661-STORM-BRANCH-LAKE/28661-RP.DWG

2025012476
PLAT
RECORDING FEES \$25.00
PRESENTED & RECORDED
05-23-2025 01:33 PM
JULIE STUTTS
REGISTERED PROFESSIONAL
BY: GUNLAN BATES DEPUTY
BK: PL 66
PG: 985 - 985

RMC STAMP AREA

RECORD PLAT

OF

SECTION 1

STORM BRANCH LAKE

A TOWNHOUSE & PATIO HOME DEVELOPMENT

PROPERTY LOCATED IN THE TOWN OF BURNETTOWN
AIKEN COUNTY, SOUTH CAROLINA

DATE : JANUARY 23, 2025 SCALE : 1" = 60'
REV : APRIL 03, 2025 AIKEN Co. comments

PREPARED FOR :
OWNER/DEVELOPER:

METRO HOMESITES, LLC

924 STEVENS CREEK ROAD AUGUSTA, GA 30907 (706) 651-0075
ATT: DANNY GEDDES CELL: (803) 624-3697

PREPARED BY :

SOUTHERN PARTNERS, INC.

- ENGINEERS - SURVEYORS - PLANNERS -
1233 AUGUSTA WEST PARKWAY AUGUSTA GA. 30909 (706) 855-6000



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	175.00	65.74	63.16	S 89°27'33" E
C2	917.00	454.25	449.82	S 83°04'48" E
C3	17.00	23.32	21.54	S 30°51'10" W
C4	175.00	33.03	32.98	S 84°45'02" W
C5	175.00	27.10	27.09	S 84°54'24" W
C6	125.00	42.98	42.74	N 60°18'50" E
C7	17.00	22.95	21.25	S 81°09'36" E
C8	175.00	64.21	63.40	S 48°19'43" E
C9	175.00	18.00	17.98	S 62°58'37" E
C10	175.00	19.91	19.90	S 69°11'58" E
C11	17.00	26.70	24.04	S 27°27'31" E
C12	375.00	60.57	60.51	S 28°01'53" W
C13	375.00	66.80	66.71	S 37°45'43" W
C14	375.00	49.77	49.74	S 45°40'03" W
C15	17.00	26.70	24.04	N 84°31'48" W
C16	175.00	28.79	28.78	N 44°12'57" W
C17	175.00	52.70	52.50	N 57°35'02" W
C18	175.00	51.18	50.97	N 74°35'04" W
C19	175.00	51.18	50.97	S 88°40'03" W
C20	175.00	51.18	50.97	S 71°55'11" W
C21	175.00	38.94	38.85	S 57°00'28" W
C22	125.00	198.35	176.78	S 84°31'48" E
C23	17.00	23.70	24.04	S 05°28'12" W
C24	425.00	48.68	48.68	N 47°11'18" E
C25	425.00	62.88	62.82	N 39°40'05" E
C26	425.00	62.88	62.82	N 31°11'28" E
C27	425.00	48.74	48.74	N 23°40'01" E
C28	425.00	21.07	21.08	N 18°57'41" E
C29	17.00	26.70	24.04	N 62°32'28" E
C30	125.00	31.51	7.50	S 70°44'19" E
C31	125.00	31.58	31.47	S 61°47'09" E
C32	17.00	26.70	24.04	S 08°33'13" E
C33	125.00	32.78	32.68	S 42°57'30" W
C34	175.00	10.68	10.68	N 48°43'18" E
C35	175.00	25.27	25.24	N 42°00'00" E
C36	175.00	6.94	6.93	N 36°54'33" E
C37	175.00	54.70	54.48	N 63°30'28" W
C38	125.00	27.08	27.03	N 68°15'01" W
C39	125.00	112.58	108.80	N 34°14'58" W
C40	5708.85	69.71	69.71	N 80°47'23" E
C41	5708.85	114.00	114.00	N 81°42'42" E
C42	5708.85	44.38	44.38	N 82°30'03" E
C43	375.00	38.37	38.35	S 20°28'21" W

LINE	BEARING	DISTANCE
L1	N 11°17'30" W	38.63
L2	N 39°31'48" W	50.00
L3	N 39°31'48" W	50.00
L4	N 50°28'12" E	6.01
L5	N 81°32'51" E	40.64
L6	N 40°52'03" E	82.03
L7	N 40°52'03" E	100.73
L8	S 63°35'37" E	35.27
L9	S 70°09'28" W	8.38
L10	S 70°09'28" W	15.30
L11	S 50°28'12" W	21.87
L12	S 50°28'12" W	84.00
L13	N 50°28'12" E	56.48
L14	N 50°28'12" E	25.42
L15	S 54°33'13" E	51.45
L16	S 35°26'47" W	70.43
L17	N 50°28'12" E	20.00
L18	N 35°26'47" E	28.28
L19	N 35°26'47" E	109.15
L20	N 08°27'09" W	61.10
L21	N 38°51'10" E	35.17
L22	N 50°28'12" E	20.00
L23	N 08°27'09" W	17.21

PER AIKEN COUNTY SECT. 24-5.3
COMMON AREA PLAN:

- 20% OF SECTION AREA IS COMMON AREA AS SHOWN ON PLAN.
- THE TYPE OF COMMON AREA WILL BE NATURAL AREAS OR REPLANTED WITH VEGETATION AFTER CONSTRUCTION.
- COMMON AREAS ARE TO BE DEEDED TO THE HOA AND PERPETUALLY MAINTAINED AFTER SITE IS STABILIZED.

SECTION 24-3.12 TOWNHOUSES, DUPLEXES, TRIPLEXES, AND QUADRUPLEXES

BECAUSE OF THE UNIQUE DESIGN FEATURES OF TOWNHOUSES, DUPLEXES, TRIPLEXES AND QUADRUPLEXES, THE FOLLOWING SUPPLEMENTAL DESIGN REQUIREMENTS SHALL APPLY TO SUCH DEVELOPMENTS:

- SUCH PROJECTS SHALL HAVE A MINIMUM OF 1 ACRE;
- NOT MORE THAN SIX (6) NOR FEWER THAN THREE (3) TOWNHOUSES MAY BE JOINED TOGETHER. TOWNHOUSES WILL HAVE APPROXIMATELY THE SAME (BUT STAGGERED) FRONT LINE;
- MINIMUM DISTANCE BETWEEN ROWS OF BUILDINGS AND THE SIDE PROPERTY LINE SHALL NOT BE LESS THAN 20 FEET;
- MINIMUM LOT WIDTH SHALL BE 18 FEET;
- MINIMUM LOT AREA SHALL BE 2,000 SQUARE FEET PER UNIT, AUGUST, 2019 197
- PEDESTRIAN FACILITIES SUCH AS SIDEWALKS SHALL BE PROVIDED TO CONNECT STRUCTURES AND ADJACENT AREAS. CONNECTIONS MUST BE PROVIDED TO ANY EXISTING ADJACENT PEDESTRIAN FACILITIES. SIDEWALKS SHALL MEET THE CONSTRUCTION STANDARDS SPECIFIED BY SECTION 24-2.15; AND
- NOT LESS THAN 20 PERCENT OF THE PROJECT SITE SHALL BE DEVOTED TO COMMON OPEN SPACE, AS SPECIFIED BY SECTION 24-5.3.

INDIVIDUAL LOT GRADING NOTE

The Residential Building Contractor and/or Homeowner shall be responsible for any lot grading required to ensure positive drainage away from the future homes that meets all applicable building codes. Fill on the lots may be required to achieve "positive drainage". The drainage from the lots shall be discharged directly to public drainage systems including but not limited to public right-of-ways, wet inlets and diversion swales as shown within these plans. The Residential Building Contractor and/or Homeowner shall not impede the drainage path to these public drainage systems.

NOTE:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER, 45003C0481F & 45003C0482F, EFFECTIVE 8/16/2012, A PORTION OF THIS PROPERTY IS IN ZONE "X" (OTHER AREAS) AND THEREFORE THIS PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA.

William F. Felt
3-25

