



PRELIMINARY SUBDIVISION DATA SHEET

Maxwell Farm

Subdivision File Number: 2013-122
Subdivision Name: Maxwell Farm
Submittal Date: May 1, 2013
Cluster Development: No

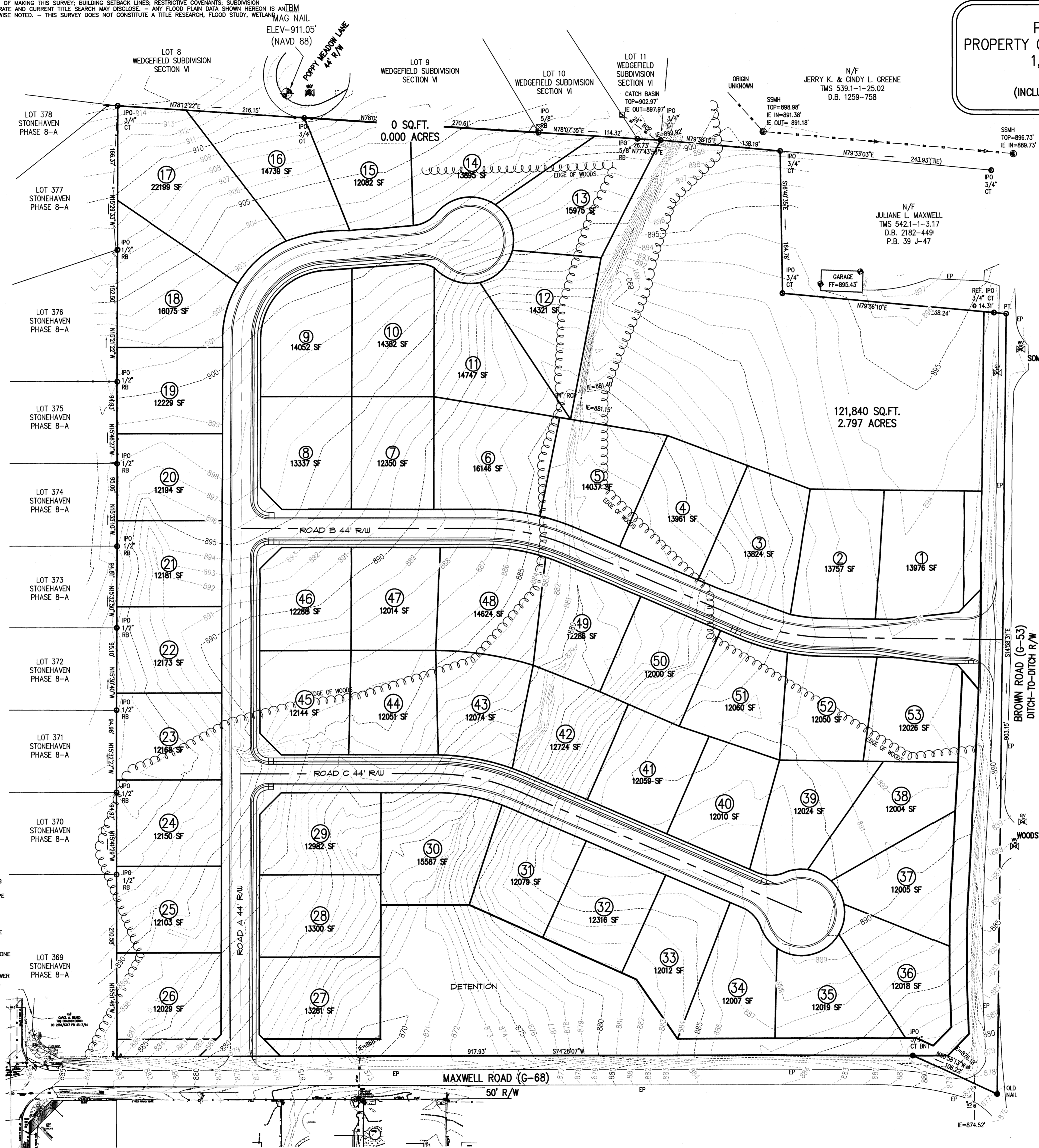
SAC Meeting Date/Time: May 13, 2013 @ 9:30 A.M.
SAC Meeting Location: County Square Planning Conference Room 400
Planning Commission Meeting Date/Time: May 22, 2013 @ 4:00 P.M.
Planning Commission Meeting Location: County Square Conference Room D



Developer:	Michael J. Maxwell	Engineer:	Site Design, Inc. Stephanie Pohlman PE
Developer Address:	346 Brown Road Simpsonville, SC 29681	Engineer Address:	420 E. Park Ave., Ste. 100 Greenville, SC 29601
Developer Telephone:	864-297-3697	Engineer Telephone:	864-271-0496 864-271-0402 (fax)

TMS Number:	0542010100304	Acres:	24.03
Zoning:	R-12	Streets:	Public / 0.52
Existing Access:	Maxwell Road & Brown Road	Number of Lots:	53
Extension of Existing Development:	No	Council District:	28
Sewer District:	Metropolitan	Census Tract:	002810
Fire District:	Pelham Batesville	Municipality:	No
Water Provider:	Greenville Water	Variance Requested:	No

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN ITEM APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.



PART TRACT 4
PROPERTY OF J.F. MAXWELL ESTATE
1,046,622 sq.ft.
24.03 acres
(INCLUDES ANY AND ALL R/W)



CERTIFICATE OF ACCURACY

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 "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

DATE: 12/23/14
S.C. REG. NO. 122314

THOMAS A. SHERARD, P.E., R.L.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

"I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT"

DATE: _____ SIGNED: _____

DATE: _____ SIGNED: _____

DATE: _____ SIGNED: _____

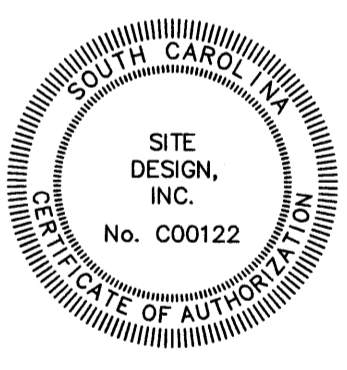
DATE: _____ SIGNED: _____

CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENVILLE COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE GREENVILLE COUNTY PLANNING COMMISSION OF GREENVILLE COUNTY, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY R.O.D."

DATE: _____

AUTHORIZED REPRESENTATIVE
GREENVILLE COUNTY PLANNING COMMISSION

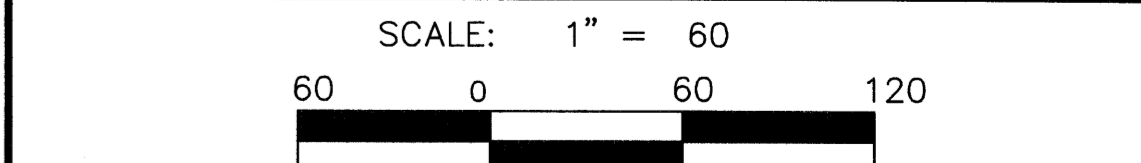


PRELIMINARY
2013-122

MAXWELL FARM

OWNER
RICHARD MAXWELL
346 BROWN ROAD
SIMPSONVILLE, SC 29681

NO. OF ACRES: 24.03 MILES OF NEW ROAD: 0.52
NO. OF LOTS: 53 DATE: 05-01-2013
ERROR OF CLOSURE: _____
CURRENT ZONING: R-12



SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

420 EAST PARK AVE, SUITE 100 GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com

LEGEND

BL BUILDING LINE	TEL TELEPHONE PEDESTAL	TC/BC TOP/BOTTOM CURB
CL CENTERLINE	EM ELECTRIC METER	TW/SW TOP/BOTTOM WALL
CM CORRUGATED METAL PIPE	CB CATCH BASIN	VCP VITRIFIED CLAY PIPE
CT CRIMP TOP	DI DROP INLET	WM WATER METER
DE DRAINAGE EASEMENT	ET ELEC TRANS	WV WATER VALVE
EP EDGE OF PAVEMENT	EL ELEVATION	WV WATER VALVE
IPO IRON PIN OLD	FX FIRE HYDRANT	WV WATER VALVE
IPS IRON PIN SET	GM GAS METER	WV WATER VALVE
N&C NAIL & CAP	GV GAS VALVE	WV WATER VALVE
OT OPEN TOP	LP LIGHT POLE	WV WATER VALVE
RB REBAR	PP POWER POLE	WV WATER VALVE
ROP REINFORCED CONC PIPE	GA GUY ANCHOR	WV WATER VALVE
R/W RIGHT OF WAY	SMH SD MANHOLE	WV WATER VALVE
SD STORM DRAIN	SSM SS MANHOLE	WV WATER VALVE
SS SANITARY SEWER	TMH TELEPHONE MANHOLE	WV WATER VALVE
SS SE EASEMENT	CO CLEAN OUT	WV WATER VALVE

NOTES:

- TAX MAP 542.1-1-1-3.4
- ALL PROPERTY CORNERS ARE IPS 5/8" REBARS, UNLESS NOTED OTHERWISE.
- AS A MINIMUM, 5' DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING OWNERS HAVE ESTABLISHED EASEMENTS.
- ROAD RIGHT-OF-WAY INFORMATION PROVIDED BY STATE AND/OR COUNTY AGENCIES OR OBTAINED FROM FIELD MONUMENTATION AND/OR REFERENCE PLATS. SITE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.
- STORMWATER MANAGEMENT & SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY & WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- SETBACKS: FRONT: XXXXX
SIDE: XXXXX
REAR: XXXXX
- SIDEWALKS TO BE INSTALLED AS SHOWN ON PLAT.
- THIS PROPERTY XXXXX LOCATED IN A DESIGNATED FLOOD HAZARD AREA, PERFORM MAP XXXXX DATED XXXXX