NOTICE:
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION40-22-270(3). THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

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 DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

2024003085
PLAT/LG Book: PL 1480 Page: 0063 - 0063 1 Pgs
January 18, 2024 11:27:05 AM
Rec: $25.00
FILED IN GREENVILLE COUNTY, SC

WOFFORD RD (M0035)
(150' R/W) (PER PB. 1327-29)

WILLETT TRAIL
(PUBLIC)(M0342)

N/F
SANDRA J. & STEVEN SMALLWOOD
DB. 2592-2785
PB. 1315-74
TMS# 0632010101906

N/F
DOROTHY C. CAMPBELL
DB. 2412-2515
PB. 000-19
TMS#0632020101400

N/F
JONATHAN E. LEUSCHEL
DB. 2491-1304
PB. 1238-80
TMS#0632020101500

N/F
JONATHAN E. LEUSCHEL
DB. 2491-1304
PB. 1238-80
TMS#0632020101501

N/F
MHC OF GREENVILLE
DB. 2690-4215
PB. 1403-82
TMS#0632010101907

N/F
KENZIE BROOKE CHAPMAN
DB. 2549-1308
PB. 1392-48
TMS#0632010101902

N/F
BRANDON T. & KENZIE C. SEFFRIN
DB. 2640-4905
PB. 1411-65
TMS#0632010101908

N/F
RITA PITTS
DB. 2563-2526
PB. 18 V-26
TMS#0632010101000

N/F
ANGELA E. & JOSHUA HEATH UPTON
DB. 2629-3847
PB. 18 V-26
TMS#0632060101100

N/F
TERENCE E. & JOAN L. TYSINGER
DB. 1415-575
PB. 19 I-92
TMS#0632030102000

N/F
DARRELL G. & NANCY J. KIMBRELL
DB. 1292-177
PB. 19 I-92
TMS#0632030103400

N/F
KYLE & THERESA SPOONER
DB. 2588-3217
PB. 1078-66
TMS#0632020101600

N/F
SHIRLEY S BENTON
DB. 2428-2976
TMS#0632010102000

LOT 1 22,000 SF 0.51 AC 10.00
LOT 2 22,000 SF 0.51 AC 20.00
LOT 3 22,000 SF 0.51 AC 30.00
LOT 4 22,000 SF 0.51 AC 40.00
LOT 5 22,000 SF 0.51 AC 5.00
LOT 6 22,000 SF 0.51 AC 6.00
LOT 7 22,000 SF 0.51 AC 7.00
LOT 8 22,000 SF 0.51 AC 8.00
LOT 9 28,988 SF 0.67 AC 9.00
LOT 10 22,217 SF 0.51 AC 10.00
LOT 11 22,000 SF 0.51 AC 11.00
LOT 12 22,000 SF 0.51 AC 12.00
LOT 13 22,000 SF 0.51 AC 13.00
LOT 14 22,000 SF 0.51 AC 14.00
LOT 15 27,087 SF 0.62 AC 15.00
LOT 16 22,000 SF 0.51 AC 16.00
DETENTION AREA 12,268 SF 0.28 AC 19.00
COMMON AREA TRACT A 154,462 SF 3.55 AC 19.00 (0632010101900)

Subdivide 2025
0632090100100
thru
0632090101600
out of
0632010101900

NOTES:

1) TM# 0632010101900

2) REFERENCE PLAT BY LINDSEY & ASSOCIATES ENTITLED SURVEY FOR STACY M. CHAPMAN; DATED MARCH 13, 2021 AND RECORDED IN GREENVILLE COUNTY R.O.D. OFFICE AT PLAT BOOK 1409 PAGE 28 ON SEPTEMBER 17, 2021.

3) ACCORDING TO FIRM PANEL **45045C0329E** AND **45045C0333E** AND **45045C0331F** FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATES OF **AUGUST 18, 2014** AND **MAY 4, 2021**, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD ZONE.

4) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE, UTILITY MARKINGS OR RECORD DRAWINGS. THE SURVEYOR DOES NOT WARRANT THE EXISTENCE OR NON- EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.

5) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011, ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.

6) SETBACK INFORMATION: 30' ALONG WOFFORD ROAD
20' FRONT SETBACK ALONG INTERNAL ROADS
5' SIDE SETBACKS
5' REAR SETBACK

7) ALL PROPERTY CORNERS ARE 1/2" REBARS SET, UNLESS NOTED OTHERWISE.

8) THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES; EXCEPT WHERE OTHERWISE NOTED.

9) SANITARY SEWER EASEMENTS ARE **20' (12.5' FROM C/L OF PIPE)**, UNLESS NOTED OTHERWISE. STORM DRAIN EASEMENTS ARE **15' (7.5' FROM C/L OF PIPE)**, UNLESS NOTED OTHERWISE.

10) ALL NEW ROADS HAVE A **PUBLIC 42' R/W**, UNLESS OTHERWISE NOTED. SIDEWALKS IF APPLICABLE WILL BE INSTALLED AS SHOWN ON PLAT. ALL NEW ROAD WAY AND/OR SIDEWALKS SHOWN PER DRAWINGS PROVIDED BY THE CIVIL ENGINEER.

11) ALL EASEMENTS SHOWN ON THIS PLAT MAY BE USED FOR INSTALLATION OF SANITARY SEWERS, STORM SEWERS, PUBLIC UTILITIES AND OPEN STORM DRAINS UNLESS OTHERWISE NOTED.

GREENVILLE COUNTY NOTES:

1) INTERNAL ACCESS ONLY. NO ACCESS TO EXISTING ROAD(S) FROM NEWLY CREATED LOTS.

2) STREET SIGNS ARE PRIVATE AND MAINTENANCE OF SIGNS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS THE STREET SIGNS CONFORM TO CITY STANDARDS.

3) PERMANENT WATER QUALITY EASEMENT. THE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF THESE FEATURES AND EASEMENTS.

4) THE REMOVAL OF TREES AND NATURAL VEGETATION IS PERMITTED IN THE DEVELOPMENT PHASES FOR THE PURPOSE OF UTILITY CROSSING EASEMENTS, PASSIVE RECREATIONAL USES AND DRAINAGE WAYS WITH THE PROPER NOTATIONS ON THE FINAL PLAT. NEITHER THE DEVELOPER, PROPERTY OWNERS, OR OTHER SUBSEQUENT CONTRACTORS OR BUILDERS SHALL BE GRANTED PERMISSION TO REMOVE OR DESTROY ANY TREES OR NATURAL VEGETATION FROM THE COMMON AREA FOR PASSIVE RECREATIONAL OR ANY OTHER PURPOSES WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE COMMUNITY BOARD, OR HOMEOWNERS' ASSOCIATION, OR PROPERTY OWNERS, OR TRUSTEES HAVING JURISDICTION OVER THE IMPLEMENTATION AND ENFORCEMENT OF THE SUBDIVISION COVENANTS. IF SOME PART OF THE COMMON AREA WAS DESIGNATED TO MEET STORMWATER MANAGEMENT REQUIREMENTS, PERMISSION MUST BE OBTAINED FROM THE LAND DEVELOPMENT DIVISION FOR ANY ALTERATION OF THE DESIGNATED COMMON AREA. NORMAL MAINTENANCE AND THE REMOVAL OF DEAD OR FALLEN TREES ARE PERMITTED AND RECOMMENDED.

5) AS OWNERS OF PROPERTY WHICH IS DESIGNED TO DRAIN TO A PARTICULAR STORM WATER MANAGEMENT FACILITY IN ANY PHASE OF DEVELOPMENT IN **MAPLEWOOD ESTATES** SUBDIVISION, EACH PROPERTY OWNER SHALL BE EQUALLY RESPONSIBLE FOR INSPECTION, MAINTENANCE, AND REPAIR OF THAT STORM WATER MANAGEMENT FACILITY TO WHICH THEIR LOT IS DESIGNED TO DRAIN IN **MAPLEWOOD ESTATES** SUBDIVISION, AS SHOWN / FOUND ON THE APPROVED STORM WATER PLAN FOR **MAPLEWOOD ESTATES** SUBDIVISION, AND/OR RECORDED STORM WATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT INSTRUMENT **(2023011494)** DATED **(03/02/23)**. THIS IS IN THE ABSENCE OF A HOMEOWNER'S OR PROPERTY OWNER'S ASSOCIATION.

6) **MAPLEWOOD ESTATES HOMEOWNERS ASSOCIATION INC.** IS RESPONSIBLE FOR THE OWNERSHIP, UPKEEP AND MAINTENANCE OF ALL OPEN SPACE, COMMON AREA, WALKWAYS, & DETENTION PONDS. **GREENVILLE COUNTY** IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY TEMPORARY SEDIMENT BASINS AREAS USED DURING CONSTRUCTION, NOR PERMANENT DETENTION PONDS TO BE ON SITE UPON COMPLETION OF CONSTRUCTION.

7) A STORMWATER MANAGEMENT AND POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED FOR THIS PROPERTY AND 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. STORMWATER PERMIT NUMBER **(2022-0222)** SCDHEC FILE NO: **SCR10Z007**, DATED **03/13/2023**.

8) ROOF DRAINS FOR HOMES BUILT ON LOTS 1, 2, 9, 14, 15, & 16 SHOULD BE CONNECTED TO THE STORM DRAIN SYSTEM TO ENSURE STORMWATER RUNOFF IS DIRECTED TO THE POND FOR CAPTURE AND TREATMENT.

9) IN ADDITION TO REQUIRED TREE DENSITY UNITS:
FOR SUBDIVISIONS ZONED R-6 THRU R-12 AND UNZONED
TWO (2) TREES ARE REQUIRED TO BE PLANTED PER INDIVIDUAL RESIDENTIAL LOT PRIOR TO FINAL BUILDING INSPECTION. EACH TREE SHALL HAVE A MINIMUM CALIPER OF 1.25 INCHES.
FOR SUBDIVISIONS ZONED R-15 THRU R-R3
FOUR (4) TREES ARE REQUIRED TO BE PLANTED PER INDIVIDUAL RESIDENTIAL LOT PRIOR TO FINAL BUILDING INSPECTION. EACH TREE SHALL HAVE A MINIMUM CALIPER OF 1.25 INCHES.

MAPLEWOOD ESTATES	
# OF LOTS PROVIDED	16 LOTS
ACREAGE OF LOTS PROVIDED	8.36 ACRES
WILLETT TRAIL	0.98 ACRES
TOTAL RIGHT-OF-WAY AREA	0.98 ACRES
COMMON AREA TRACT A	3.55 ACRES
TOTAL COMMON AREA PROVIDED	3.55 ACRES
AREA OF DETENTION POND	0.28 ACRES
TOTAL AREA OF FINAL PLAT	13.17 ACRES

LEGEND
CT CRIMP TOP
EP EDGE OF PAVEMENT
SR SOLID ROD
N&C NAIL & CAP
OT OPEN TOP
RB REBAR
R/W RIGHT OF WAY
ET ELEC TRANS
FH FIRE HYDRANT
LP LIGHT POLE
PP POWER POLE
TEL TELEPHONE PED
WM WATER METER
WV WATER VALVE
X FENCE LINE
SD STORM DRAIN LINE & STRUCTURE
SS SANITARY SEWER LINE & STRUCTURE
WETLANDS
OPEN SPACE

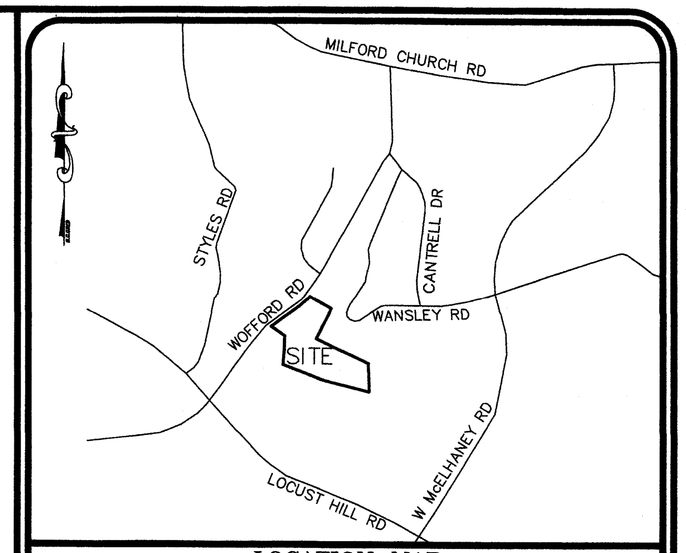
LINE	BEARING	DISTANCE
L1	S80°59'28"E	35.33'
L2	S87°14'04"E	16.08'
L3	N07°44'32"E	36.15'
L4	N53°18'51"E	21.06'
L5	N63°18'51"E	15.67'
L6	N55°30'42"E	40.36'
L7	N53°58'26"E	42.47'
L8	N54°16'50"E	37.74'
L9	N48°16'05"E	11.83'
L10	N48°16'05"E	1.82'
L11	N44°54'32"E	19.08'
L12	S50°48'18"W	5.26'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA	TANGENT
C1	134.00'	100.65'	98.30'	N14°26'17"W	43°02'11"	52.83'
C2	176.00'	61.50'	61.19'	S02°55'49"E	20°01'17"	31.07'
C3	176.00'	71.69'	71.20'	S24°36'38"E	23°20'21"	36.35'
C4	176.00'	78.77'	78.12'	S49°06'08"E	25°38'39"	40.08'
C5	176.00'	20.83'	20.82'	S65°18'54"E	6°46'54"	10.43'
C6	40.00'	33.04'	32.11'	N45°09'28"W	47°19'47"	17.53'
C7	50.00'	50.97'	48.79'	S50°34'52"E	58°24'35"	27.95'
C8	50.00'	60.00'	56.48'	N65°50'11"E	68°45'15"	34.27'
C9	50.00'	25.04'	24.78'	N17°06'44"E	28°41'37"	12.79'
C10	50.00'	103.67'	86.07'	N56°38'06"W	118°48'05"	84.55'
C11	40.00'	33.04'	32.11'	N87°37'45"E	47°19'47"	17.53'
C12	134.00'	177.24'	164.60'	S30°48'46"E	75°47'10"	104.29'
C13	176.00'	48.19'	48.04'	N00°45'48"W	15°41'13"	24.25'
C14	176.00'	59.78'	59.49'	N18°20'14"W	19°27'40"	30.18'
C15	176.00'	24.23'	24.21'	N32°00'43"W	7°53'18"	12.13'

NO.	DATE	DESCRIPTION	BY
1	10/2/23	Released for Owners Review	THT
2	10/18/23	Comments from Engineer	THT
3	12/8/23	Comments from County	THT

Approved
Subdivision Administration
Dawn Krefski 01/16/2024 5:57:50 PM
Greenville County

3D JOB# 3D-210282



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

"THE UNDERSIGNED HEREBY ACKNOWLEDGE 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 1/18/2024 SIGNED _____
DATE _____ SIGNED _____
DATE _____ SIGNED _____
DATE _____ SIGNED _____

CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREWITH HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT REGULATIONS FOR GREENVILLE COUNTY (OR THE MUNICIPALITY REFERENCED HEREIN), WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION FOR GREENVILLE COUNTY, SOUTH CAROLINA (OR THE MUNICIPALITY REFERENCED HEREIN) AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY.

DATE 1/18/2024

AUTHORIZED REPRESENTATIVE AS DESIGNATED BY GREENVILLE COUNTY PLANNING COMMISSION

FINAL PLAT

MAPLEWOOD ESTATES
#2021-110
WOFFORD ROAD, GREENVILLE COUNTY

OWNER
MHC OF GREENVILLE LLC
1609 POPLAR DRIVE EXT
GREER, SC 29651

NO. OF ACRES: 13.17 MILES OF NEW ROAD: 0.16
NO. OF LOTS: 16 DATE: 10/02/2023
ERROR OF CLOSURE: 1:10,000
CURRENT ZONING: UNZONED

50' 0' 50' 100'
SCALE: 1"=50'

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 "A" SURVEY AS SPECIFIED THEREIN

DATE 1/16/24

DAVID MOONEY, P.L.S.

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 22746 DAVID M. MOONEY

3D LAND SURVEYING

P.O. BOX 8494 GREENVILLE, SC 29604
(864) 272-0274 www.3dls.net

SOUTH CAROLINA 3D LAND SURVEYING, INC. NO. C03019 CERTIFICATE OF AUTHORIZATION