



PLANNING COMMISSION MEETING

TUESDAY, DECEMBER 16, 2025 | 6 PM

The Planning Commission will meet at 6:00 p.m.
at the Mauldin City Hall at 5 East Butler Road
in the Council Chambers.

Mauldin Planning Commission Meeting



PLANNING COMMISSION AGENDA
DECEMBER 16, 2025

1. Call to Order Chairman,
Jonathan Paulsen
2. Roll Call Staff, David Dyrhaug
3. Pledge of Allegiance
4. Opening Remarks Chairman,
Jonathan Paulsen
5. Reading and Approval of Minutes
 - a. Planning Commission Meeting:
October 28, 2025
6. Old Business

None
7. New Business
 - a. PC-2025-13-PP, GOODWIN RESERVE
Preliminary plat review for
±15 acres at 500 Taylor Road
 - b. PC-2025-14-PP, THE ESTATES AT MAULDIN
Preliminary plat review for
±93 acres at 500 W. Butler Road
8. Other Business

None
9. Adjourn

**MAULDIN PLANNING COMMISSION
MINUTES
October 28, 2025 6:00 P.M.**

MEMBERS PRESENT: Jonathan Paulsen, Randy Eskridge, Kevin Greene, Chauncelynn Locklear, Raj Reddy, Dan Chism

MEMBERS ABSENT: Lyon Bixler

CITY STAFF PRESENT: David Dyrhaug

CALL TO ORDER/OPENING REMARKS

Mr. Paulsen called the meeting to order at 6:00 P.M. Mr. Dyrhaug held roll call.

READING OF MINUTES

Ms. Locklear moved to accept the minutes for the August 26, 2025, Planning Commission meeting.

Mr. Eskridge seconded the motion.

The motion to accept the minutes for the August 26, 2025, Planning Commission meeting passed by unanimous vote, 6-0.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Docket #: PC-2025-10-PD
Request: Final Development Plan approval for Phase 2 of the YMCA expansion at 550 Brookwood Point Place

Mr. Dyrhaug introduced a request to approve the final development plan for Phase 2 of the expansion at the YMCA at 550 Brookwood Point Place. This includes new athletic fields, walking trails, new parking, children's playground, airnasium, restroom building, enclosed outdoor pool, and splash pad.

Mr. Chism expressed that he may have a conflict of interest and thus excused himself from the discussion and voting for this business item.

Mr. John Schlansker, representing the YMCA, introduced their project and the history behind the plans being presented at this time.

Mr. Lynn Solesbee, the civil engineer for the applicant, introduced himself and indicated he would be available for questions.

Mr. Paulsen opened the floor to public comments.

Ms. Lynette Mappes, a resident at 762 Elmbrook Drive, expressed concerns about traffic and the removal of trees. She commented on the residential nature of the area.

Ms. Sharon Mayes, a resident at 601 Mount Sinai Lane, expressed support for the YMCA and recounted the positive effect it has had on her life. She also expressed interest in solutions for addressing traffic issues.

No other public comments were offered.

Hearing no other comments, Mr. Paulsen closed the floor to public comments.

Mr. Solesbee expressed that the YMCA has been working on a traffic management plan and shared an overview of that plan.

Mr. Reddy asked if this project would require review by SCDOT. Mr. Dyrhaug responded that this project does not meet SCDOT or the City of Mauldin's criteria that would trigger the requirement for a traffic study.

Mr. Paulsen asked about what, if any, trees would be preserved. Mr. Solesbee described the areas where trees would be preserved.

Mr. Dyrhaug provided the staff report and recommendation. Staff recommends conditional approval of this final development plan with the following conditions:

1. The full civil engineering and landscape plans shall meet the standards in the codes and ordinances for the City of Mauldin.
2. Any fencing along the front of the property shall be ornamental in design such as picket, wrought iron or aluminum fence; chain link fencing shall be strictly prohibited along the front of the property.

Mr. Greene made a motion to conditionally approve the final development plan in accordance with the recommendation of the City staff.

Mr. Reddy seconded the motion.

The motion to conditionally approve the final development passed by unanimous vote, 5-0.

Docket #: PC-2025-11-TA

Request: Text Amendment to the Zoning Ordinance to allow mobile food sales at specified places of entertainment

Mr. Dyrhaug introduced a text amendment to the zoning ordinance that would expand the types of temporary uses that would be allowed without a permit—specifically to allow regular mobile food sales at specified types of places of entertainment including family entertainment centers, sports club facilities, microbreweries, and microdistilleries.

Mr. Paulsen opened the floor to public comments.

No public comments were offered.

Hearing no public comments, Mr. Paulsen closed the floor to public comments.

Mr. Greene and Mr. Chism each shared comments and concerns about the impact food trucks may have on “brick-and-mortar” restaurants. Some discussion ensued on this topic.

Mr. Eskridge made a motion to recommend approval of this text amendment.

Ms. Locklear seconded the motion.

The motion to recommend approval of this text amendment passed by a vote of 5-1, with Mr. Chism in dissent.

Docket #: PC-2025-12-TA

Request: Text Amendment to the Zoning Ordinance regarding accessory dwelling units

Mr. Dyrhaug introduced a text amendment to the zoning ordinance that would allow accessory dwelling units in all residential zoning districts and updates the standards for accessory dwelling units.

Mr. Paulsen opened the floor to public comments.

No public comments were offered.

Hearing no public comments, Mr. Paulsen closed the floor to public comments.

Mr. Eskridge asked if this ordinance affected garages and sheds. Mr. Dyrhaug replied that it did not.

Mr. Greene expressed interest in all restricting the number of bathrooms allowed in an accessory dwelling unit.

Mr. Greene made a motion to recommend approval of this text amendment with the addition of standards the restrict the number of bathrooms.

Ms. Locklear seconded the motion.

The motion to recommend approval of this text amendment passed by unanimous vote, 6-0.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

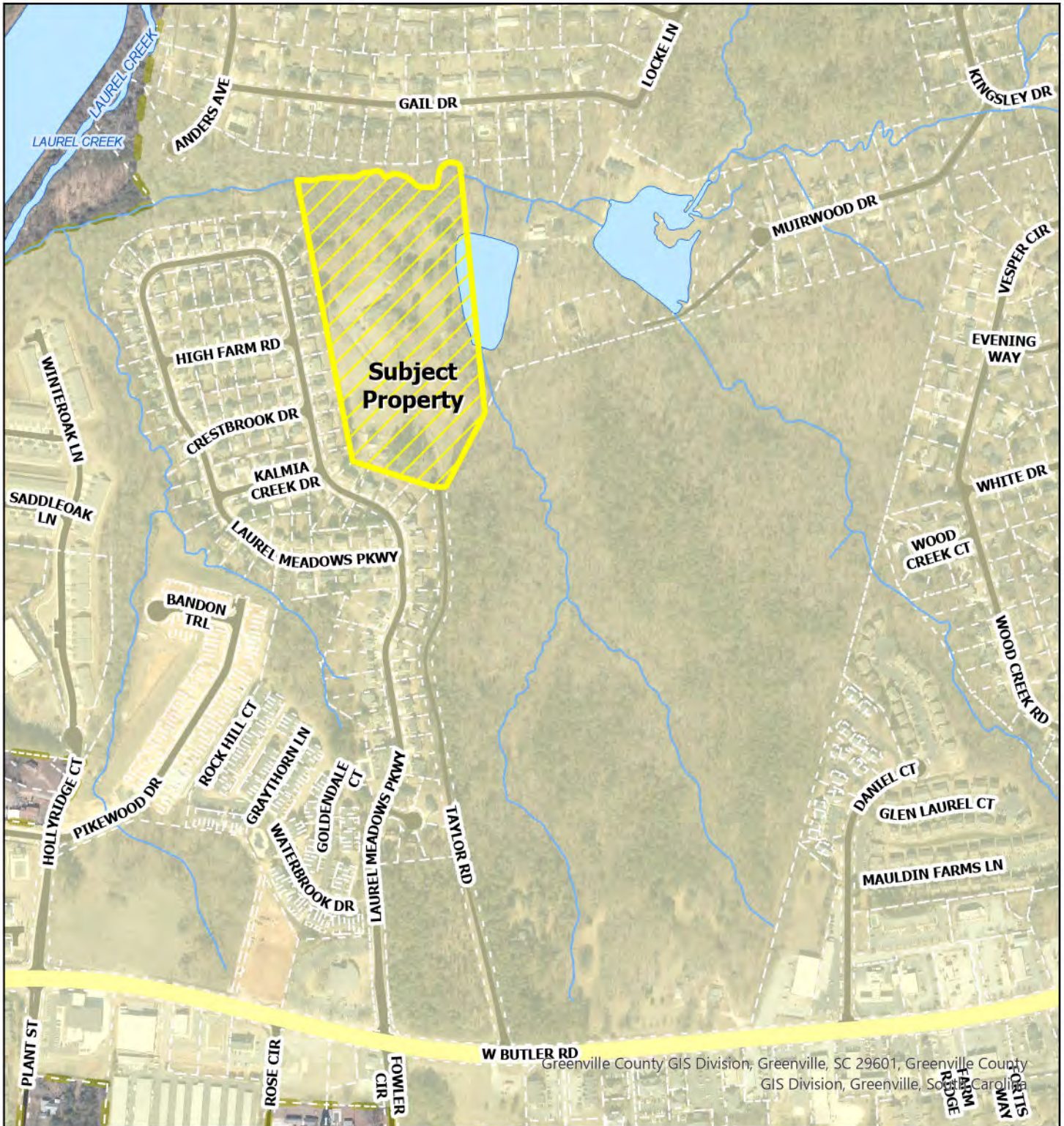
Ms. Locklear moved to adjourn the meeting.

Mr. Eskridge seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 6-0.

The Planning Commission meeting adjourned at 7:05 p.m.

Goodwin Reserve Location



Greenville County GIS Division, Greenville, SC 29601, Greenville County GIS Division, Greenville, South Carolina

Legend

- Tax Parcel
- Municipal Boundary
- Subject Property



Subject Property
TM#M008.02-01-008.00



SITE DATA

TAX MAP NO.:	M008020100800
SITE AREA:	±15.13 AC
ZONING:	R-20 (CLUSTER)
SETBACKS:	
FRONT:	20'
EXTERIOR:	25'
PROPOSED ROADWAY:	±1,098 LF (44' PUBLIC ROW)
PROPOSED LOTS:	10 SFR LOTS (50' X 135' TYP.) 20 SFR LOTS (60' X 135' TYP.) 30 TOTAL LOTS
PROPOSED DENSITY:	±1.98 LOTS/ACRE (30 LOTS)
ALLOWED DENSITY:	±2.2 LOTS/ACRE (33 LOTS)

GENERAL NOTES

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- PUBLIC WATER IS AVAILABLE ALONG TAYLOR ROAD PROVIDED BY GREENVILLE WATER SYSTEM (GWS).
- SANITARY SEWER IS AVAILABLE OFFSITE VIA EXISTING REWA MAIN. SERVICE WILL BE PROVIDED BY CITY OF MAULDIN.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
- 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN" SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- CITY OF MAULDIN AND/OR GREENVILLE COUNTY SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORM WATER MANAGEMENT/QUALITY PONDS OR DEVICES.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 44' MIN. PUBLIC ROW.
- SIGHT TRIANGLES SHALL ALLOW FOR UNOBSTRUCTED LINES OF SIGHT. THE PLANTINGS OF TREES, OTHER PLANTINGS, OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY (30) INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE PROPERTY IS PROHIBITED.
- ALL WORK WITHIN THE PUBLIC ROW SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT(S).
- ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
- ACCORDING TO FEMA PANEL 45045C0412E EFF. DATE 08/18/2014, THIS SITE IS PARTIALLY LOCATED IN WITHIN A FLOODPLAIN.
- SITE HAS BEEN SURVEYED USING STATE PLANE COORDINATES.
- CITY OF MAULDIN TREE ORDINANCE(S) WILL APPLY.
- ALL EXISTING STRUCTURES TO BE DEMOLISHED.
- CITY OF MAULDIN AND/OR GREENVILLE COUNTY SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF THE PARKING AREAS AT CBU LOCATION.
- ALL STOP BARS / CROSSWALK MARKINGS SHALL BE MAINTAINED BY THE HOA.

OPEN SPACE TABLE

MINIMUM O.S. REQUIRED:	±4.54 AC (30%)
MINIMUM O.S. PROVIDED:	±4.54 AC (30%)
MINIMUM DEVELOPABLE O.S. REQUIRED:	±1.59 AC (35% OF TOTAL O.S.)
MINIMUM DEVELOPABLE O.S. PROVIDED:	±1.59 AC
*TOTAL OPEN SPACE PROPOSED:	±7.60 AC (50%)
DEVELOPABLE O.S. PROPOSED:	±3.76 AC
TRACT A:	±0.98 AC
TRACT B:	±2.97 AC
UNDEVELOPABLE O.S. PROPOSED:	±3.65 AC
TRACT C:	±3.05 AC
TRACT D:	±0.25 AC
TRACT E:	±0.35 AC
**TOTAL COMMON AREA PROPOSED:	±0.95 AC
TRACT F (STORMWATER POND):	±0.50 AC
TRACT G (PARKING & MAIL CENTER):	±0.22 AC

OPEN SPACE NOTES:

*EXACT ACREAGE OF OPEN SPACE TO BE FINALIZED DURING DESIGN/PERMITTING PROCESS. OPEN SPACE CALCULATIONS DO NOT INCLUDE COMMON AREA AND/OR STORMWATER PONDS. ALL OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL AN HOA IS ESTABLISHED.

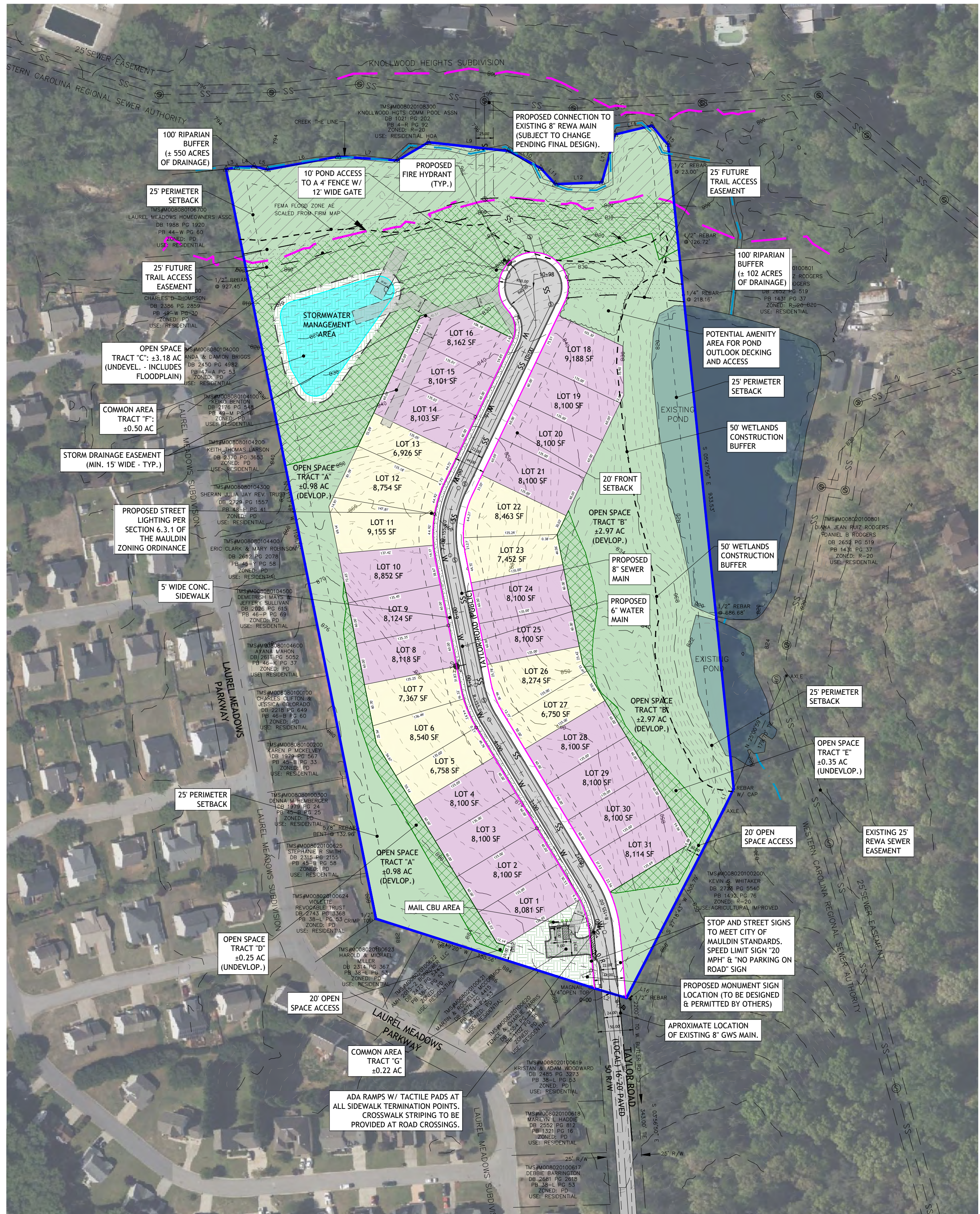
COMMON AREA "F" WILL BE USED FOR STORM WATER MANAGEMENT. COMMON AREA "G" WILL BE RESERVED FOR PARKING & MAIL CENTER. COMMON AREA SIZES ARE SUBJECT TO CHANGE DURING DESIGN.

PARKING TABLE:	
PARKING REQUIRED:	60 SPACES (2 SPACES/UNIT)
PARKING PROVIDED:	63 SPACES (1 ADA SPACE)

*TWO SPACES PER UNIT ARE TO BE PROVIDED BY GARAGE & DRIVEWAY. 3 SPACES FOR MAIL CENTER W/ 1 ADA.

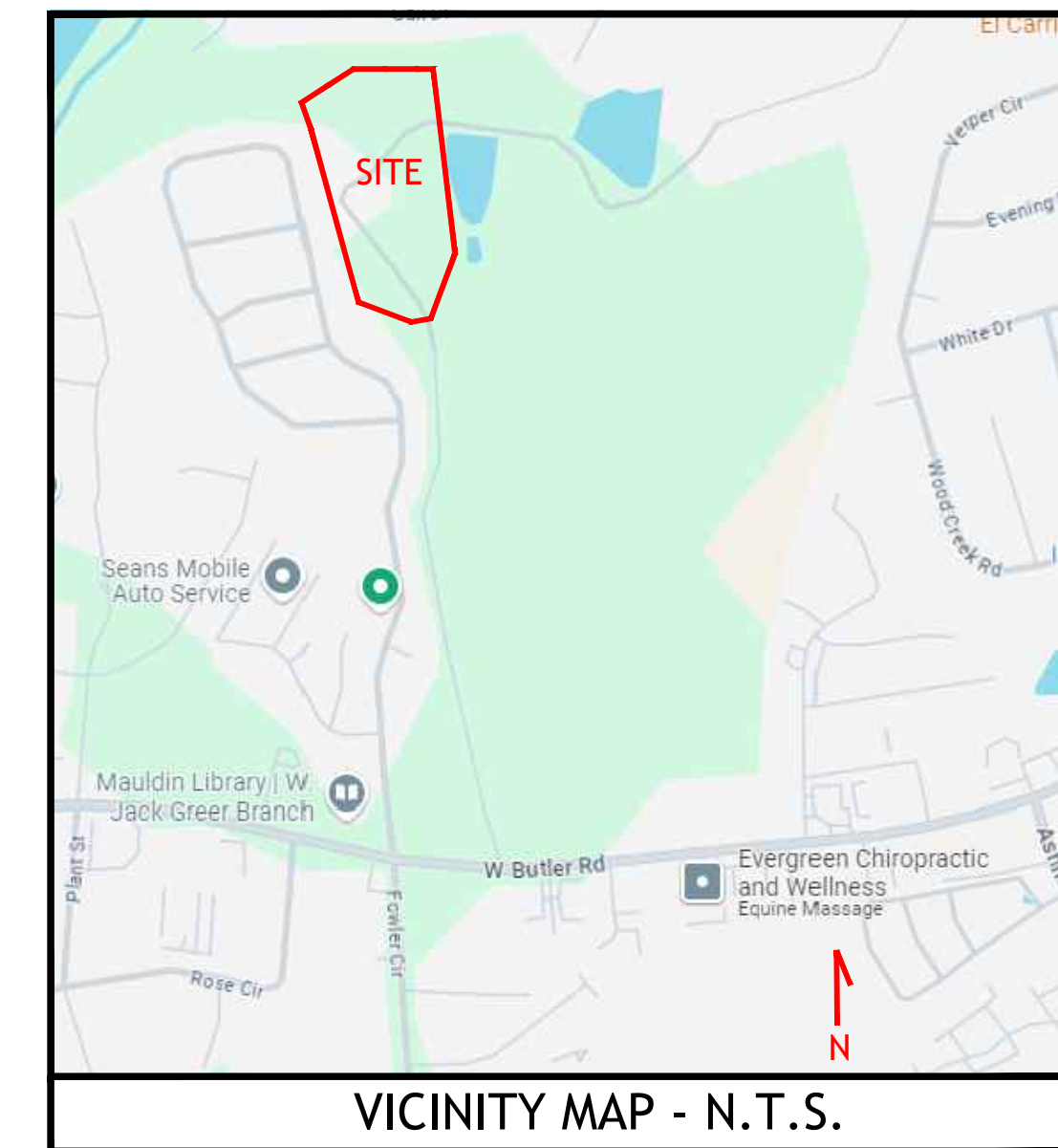
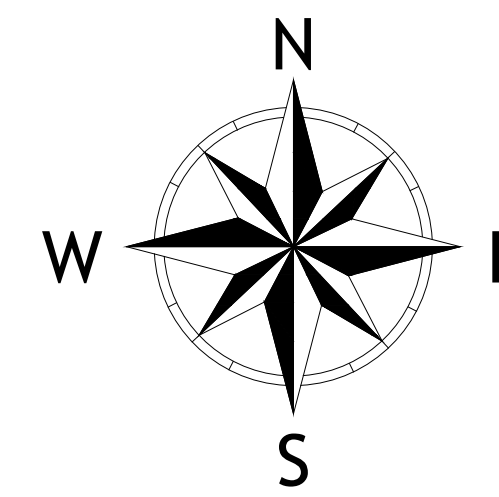


STREET LIGHTING:
STREET LIGHTS ARE TO BE SUPPLIED BY DUKE ENERGY. NUMBER OF STREET LIGHTS AND LOCATION TO BE DESIGNED BY A DUKE ENERGY ENGINEER AND PROVIDED DURING CONSTRUCTION. STREET LIGHTS ARE TO BE THE "DELUXE ACORN" OR "TRADITIONAL" STYLE LAMP WITH POLE STYLE "A". SEE THE EXAMPLES SHOWN. ANY EXTERIOR LIGHTING WILL NOT BE MOUNTED IN EXCESS OF 25 FEET ABOVE FINISHED GRADE AND WILL MEET ALL STANDARDS PER SECTION 6:3.1 OF THE CITY OF MAULDIN ZONING ORDINANCE.



SITE LEGEND

	ASPHALT PAVEMENT SECTION
	COMMON AREA
	OPEN SPACE (DEVEL./UNDEVEL.)
	50-WIDE LOTS
	60-WIDE LOTS
	5' WIDE CONC. SIDEWALK
	FLOODPLAIN 100-YR STORM
	FUTURE TRAIL EASEMENT
	PROPERTY LINE/R.O.W.
	WETLANDS / RIPARIAN BUFFER
	PROPOSED BLDG SETBACK LINE
	PROPOSED R/W
	PROPOSED E.O.P.
	PROPOSED C/L ROAD
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED SIGN
	PROPOSED LIGHTING
	PROPOSED HYDRANT



DEVELOPER
 COMPANY: RED OAK DEVELOPERS
 ADDRESS: PO BOX 8346 GREENVILLE, SC 29604
 PHONE: 864-313-4619
 CONTACT: BRADLEY SMITH
 EMAIL: BSMITH@REDOAKDEVELOPERS.COM

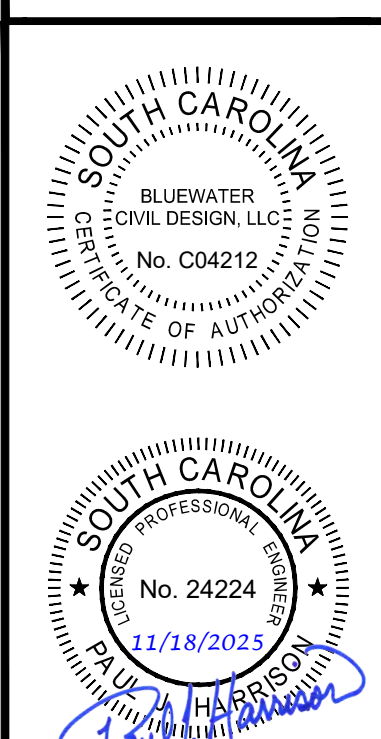
CIVIL ENGINEER
 COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 718 LOWNDES HILL ROAD GREENVILLE, SC 29607
 PHONE: 864-735-5068
 CONTACT: PAUL J. HARRISON, P.E.
 EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR
 COMPANY: PALMETTO CORP LAND SURVEYING
 ADDRESS: 2001 S. PINE ST., STE A SPARTANBURG, SC 29302
 PHONE: 864-345-2604
 CONTACT: ROBERT W. DRUMMOND
 EMAIL: RDRUMMOND@PALMETTOCORP.COM

OWNER
 CONTACT: AMIE ANDERSON GOODWIN & DWAYNE ALVIN GOODWIN
 ADDRESS: 500 TAYLOR RD GREENVILLE, SC 29607

Project Number: 2025-103
 DWG Name: Goodwin Reserve PP-1-Rev1.dwg
 Drawing Scale: AS NOTED
 Date of Project: 10/2025
 Engineer of Record:
 Paul J. Harrison, P.E.
 South Carolina P.E.# 24224
 North Carolina P.E.# 039371

bluewater
 civil design, llc
 bluewatercivil.com • info@bluewatercivil.com
 718 Lowndes Hill Road • Greenville, SC 29607
 www.bluewatercivil.com

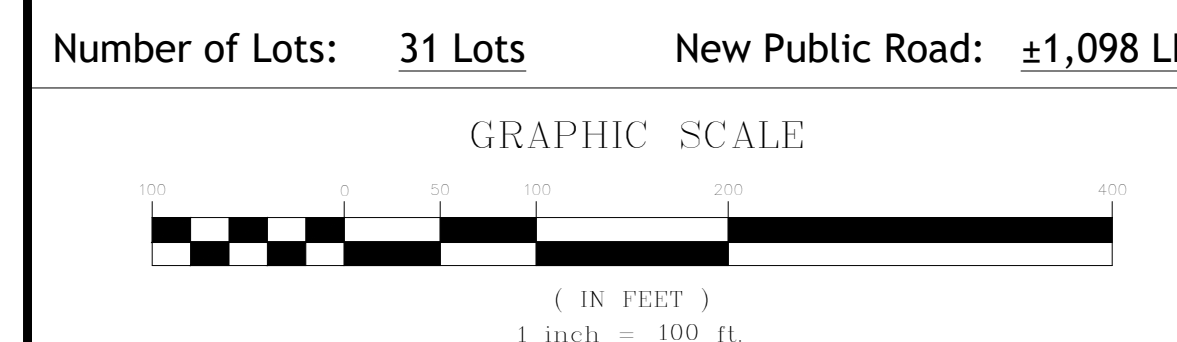


PLAT REVISION	ISSUE DATE	ISSUE COMMENT
A	10/07/2025	Issued Preliminary Plat to Greenville County
B	10/16/2025	Issued Preliminary Plat for City of Mauldin Review
C	10/27/2025	Revised for City Completion
D	11/18/2025	Revised per Mauldin Comments

PRELIMINARY
 #PP-2025-188

Goodwin Reserve

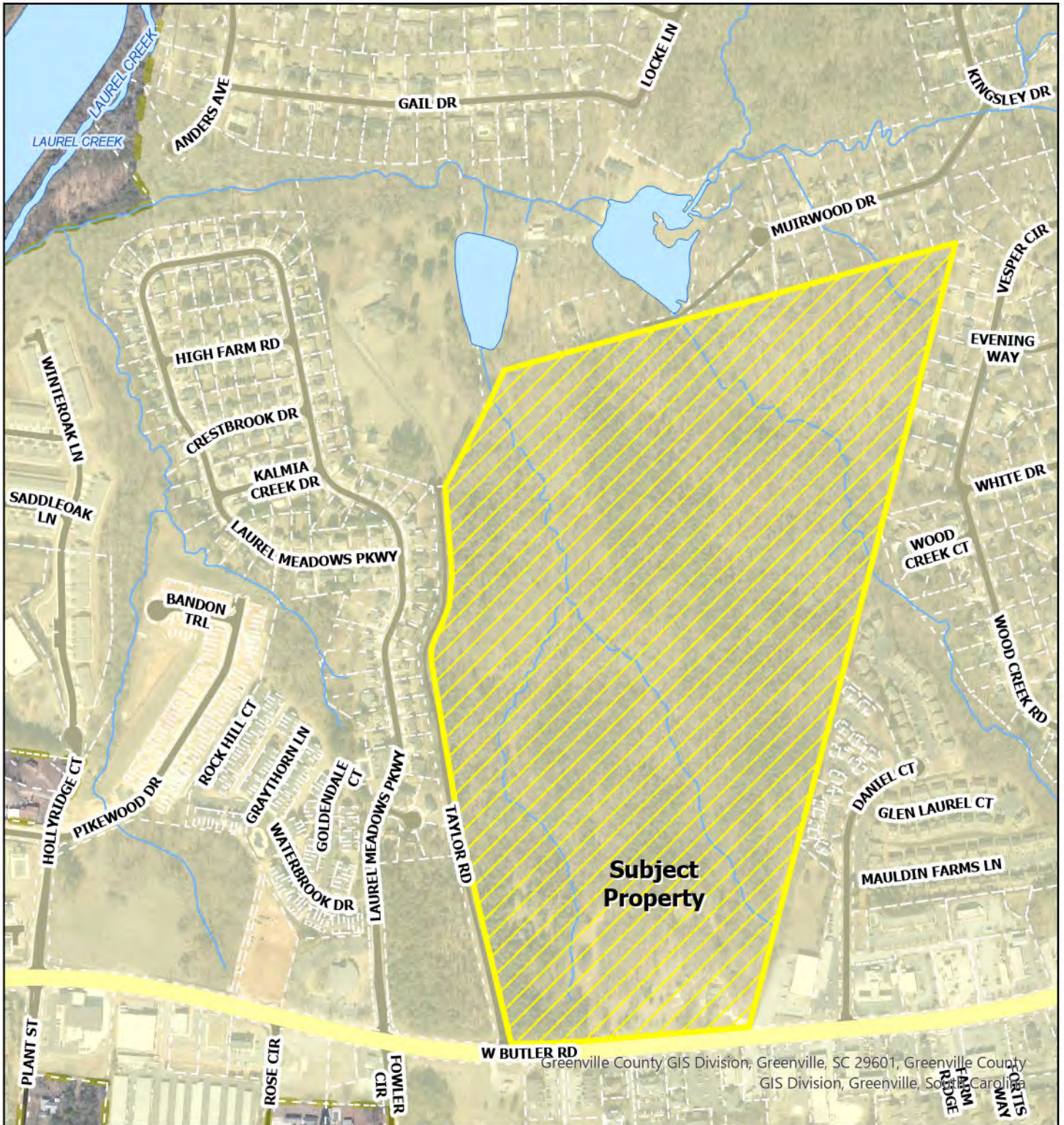
Developer Red Oak Developers Bradley Smith PO Box 8346 Greenville, SC 29604 864-313-4619	Engineer Bluewater Civil Design, LLC Paul J. Harrison, P.E. 718 Lowndes Hill Road Greenville, SC 29607 864-326-4202
Total Acreage: ±15.13 AC	Zoning: R-20 (Cluster)
Number of Lots: 31 Lots	New Public Road: ±1,098 LF



Preliminary Plat - Site Plan
PP-1





The Estates at Mauldin Location



Greenville County GIS Division, Greenville, SC 29601, Greenville County GIS Division, Greenville, South Carolina

Legend

-  Tax Parcel
-  Municipal Boundary
-  Subject Property

Subject Property
TM#M008.02-01-002.00



SITE DATA

TAX MAP NO.: M008020100200
 SITE AREA: ±93.64 AC
 DENSITY ALLOWED: 206 LOTS (2.2 LOTS/ACRE)
 NO. OF LOTS PROVIDED: 169 LOTS (1.8 LOTS/ACRE)
 ZONING: R-20 (CLUSTER)
 SETBACKS
 W. BUTLER ROAD: 30'
 TAYLOR ROAD: 30'
 EXTERIOR: 25'
 FRONT: 20'
 PROPOSED ROADWAY:
 ±5,432 LF (46' PUBLIC ROW)
 ± 740 LF (44' PUBLIC ROW)
 ± 200 LF (42' PUBLIC ROW)
 ±1,059 LF (26' PRIVATE ALLEY)
 ±7,431 LF TOTAL
 PROPOSED LOTS: 169 LOTS (60' X 135' TYP.)

SITE LEGEND

- ASPHALT PAVEMENT SECTION
- OPEN SPACE
- COMMON AREA
- 60'-WIDE LOTS
- 5' WIDE CONC. SIDEWALK
- PROPERTY LINE/R.O.W.
- PROPOSED BLDG SETBACK LINE
- PROPOSED R/W
- PROPOSED E.O.P.
- PROPOSED C/L ROAD
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED SIGN
- PROPOSED LIGHTING
- PROPOSED HYDRANT

PARKING REQUIREMENTS:
 PARKING REQUIRED: 338 SPACES (2 SPACES/UNIT)
 PARKING PROVIDED*: 348 SPACES (2 ADA SPACES)

*TWO SPACES PER UNIT ARE TO BE PROVIDED BY GARAGE & DRIVEWAY. 10 SPACES FOR MAIL CENTER W/ 2 ADA.

GENERAL NOTES

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. PUBLIC WATER IS AVAILABLE ALONG W. BUTLER ROAD & TAYLOR ROAD PROVIDED BY GREENVILLE WATER SYSTEM.
3. SANITARY SEWER IS AVAILABLE ON SITE AND WILL BE PROVIDED BY CITY OF MAULDIN.
4. POWER WILL BE PROVIDED BY DUKE ENERGY AND GAS WILL BE PROVIDED BY PIEDMONT NATURAL GAS.
5. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
6. 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
7. A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN" SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
8. NEITHER GREENVILLE COUNTY NOR CITY OF MAULDIN SHALL BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORM WATER MANAGEMENT/QUALITY PONDS OR DEVICES.
9. ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 42' MIN. PUBLIC R.O.W.. PUBLIC STREETS WILL BE DEEDED TO THE CITY OF MAULDIN FOR OWNERSHIP AND MAINTENANCE.
10. SIGHT TRIANGLES SHALL ALLOW FOR UNOBSTRUCTED LINES OF SIGHT. THE PLANTINGS OF TREES, OTHER PLANTINGS, OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY (30) INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE PROPERTY IS PROHIBITED.
11. PUBLIC SANITATION SERVICES TO BE PROVIDED BY CITY OF MAULDIN.
12. ALL WORK WITHIN THE PUBLIC ROW SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT(S).
13. ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
14. ACCORDING TO FEMA PANELS 45045C0412E & 45045C0414E EFF. DATE 08/18/2014, THIS SITE DOES NOT EXIST IN A FLOODPLAIN AREA.
15. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 6:2 OF THE CITY OF MAULDIN ZONING ORDINANCE.
16. STREET LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 6:2.1 OF THE MAULDIN ZONING ORDINANCE.
17. SITE HAS BEEN SURVEYED USING STATE PLANE COORDINATES.
18. MAXIMUM GRADE OF NEW STREETS SHALL NOT EXCEED A 10 PERCENT SLOPE. ROAD PROFILES TO BE PROVIDED DURING DESIGN.

OPEN SPACE TABLE

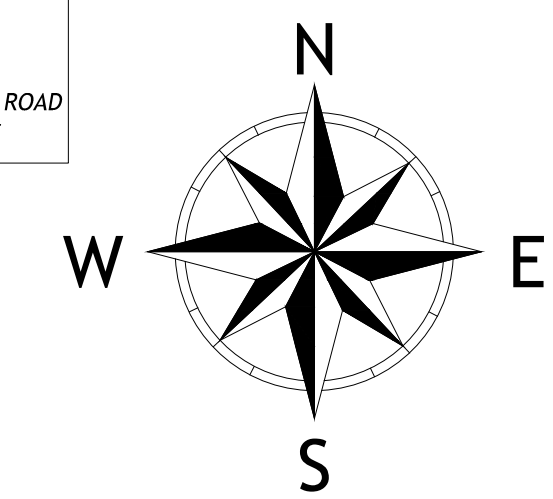
MINIMUM O.S. REQUIRED: ±28.09 AC (30%)
 MINIMUM O.S. PROVIDED: ±28.09 AC (30%)
 MINIMUM DEVELOPABLE O.S. REQUIRED: ±9.83 AC (35% OF TOTAL O.S.)
 MINIMUM DEVELOPABLE O.S. PROVIDED: ±9.83 AC
 **TOTAL OPEN SPACE PROPOSED: ±45.24 AC (48.3%)
 TRACT A: ±43.08 AC
 TRACT B: ± 1.63 AC
 TRACT C: ± 0.45 AC
 TRACT D: ± 0.08 AC
 **TOTAL COMMON AREA PROPOSED: ±5.32 AC
 TRACT E (PARKING & MAIL CENTER): ±0.04 AC
 TRACT F (PARKING & MAIL CENTER): ±0.11 AC
 TRACT G (AMENITY & MAIL CENTER): ±1.06 AC
 TRACT H (STORMWATER POND): ±0.47 AC
 TRACT I (STORMWATER POND): ±0.79 AC
 TRACT J (STORMWATER POND): ±0.77 AC
 TRACT K (STORMWATER POND): ±0.62 AC
 TRACT L (STORMWATER POND): ±1.46 AC

DEVELOPER
 COMPANY: LENNAR CAROLINAS, LLC
 ADDRESS: 5 INDEPENDENCE POINT, SUITE 140 GREENVILLE, SC 29615
 PHONE: 704-999-6052
 CONTACT: FRANK HENEGAN
 EMAIL: FRANK.HENEGAN@LENNAR.COM

CIVIL ENGINEER
 COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 718 LOWNDES HILL ROAD GREENVILLE, SC 29607
 PHONE: 864-735-5068
 CONTACT: PAUL HARRISON, P.E.
 EMAIL: PAUL@BLUEWATERCIVIL.COM

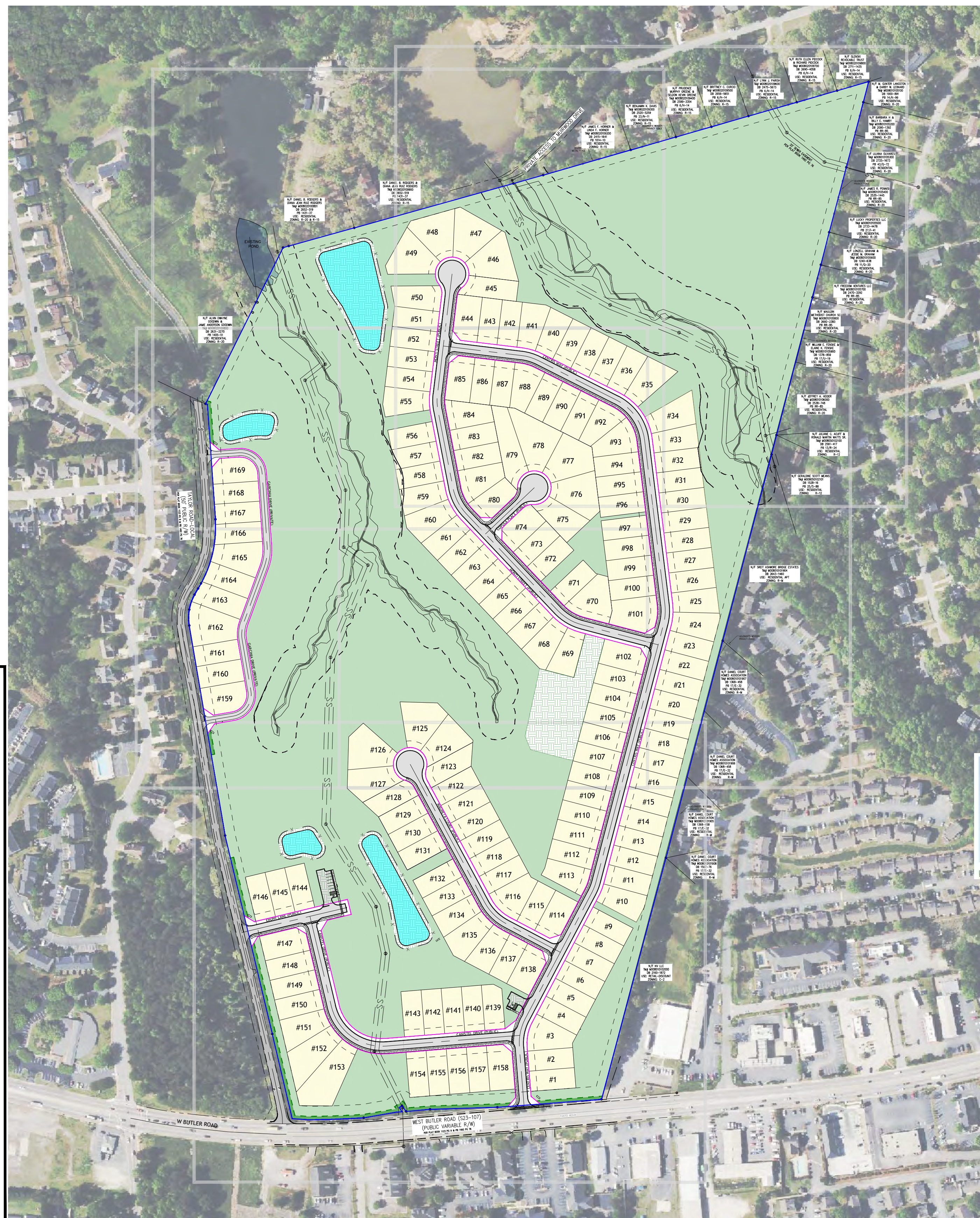
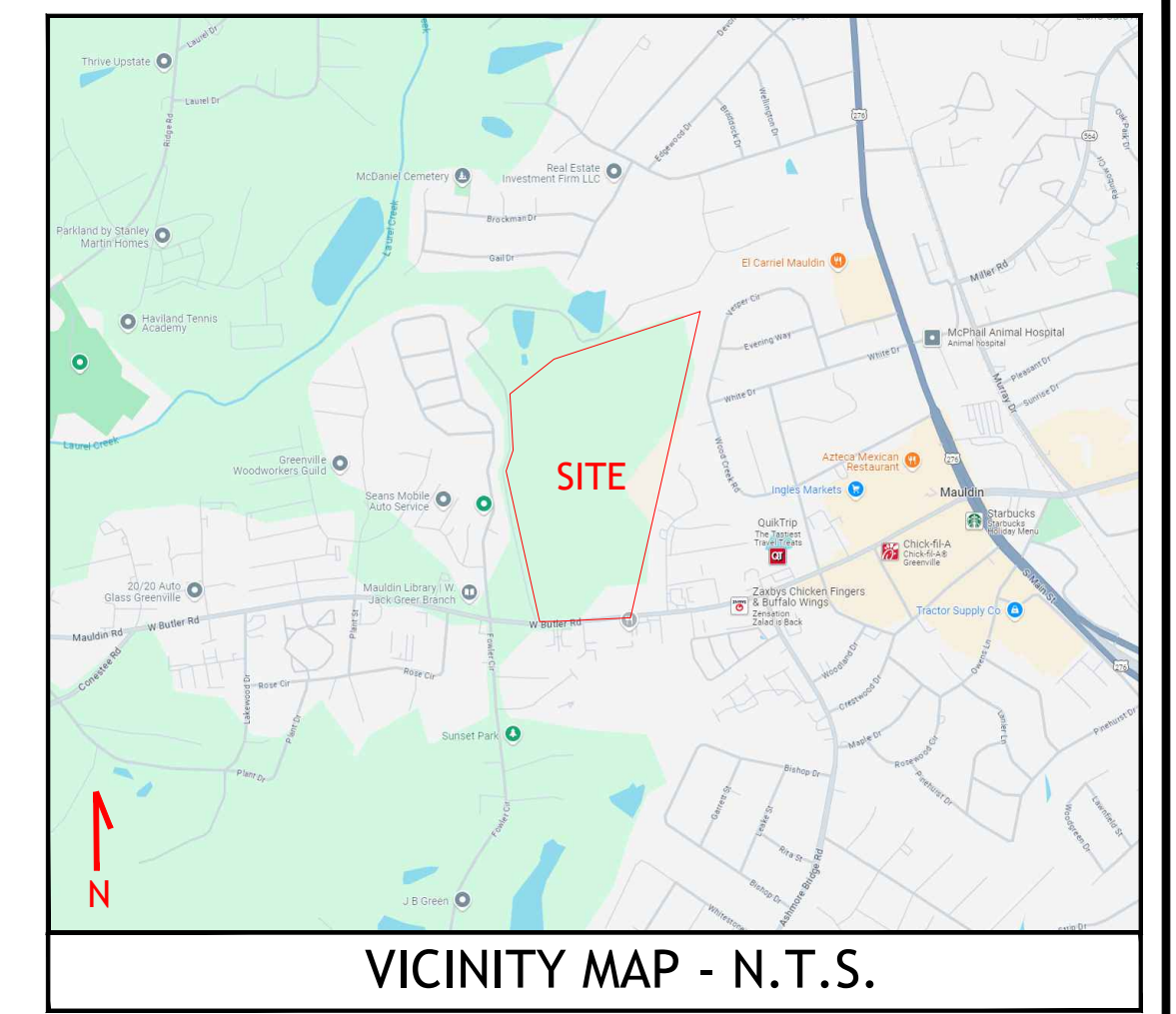
SURVEYOR
 COMPANY: SITE DESIGN, INC.
 ADDRESS: 225 ROCKY CREEK ROAD GREENVILLE, SC 29615
 PHONE: 864-271-0496
 CONTACT: A. CLAY JONES, PLS
 EMAIL: CJONES@SITEDSIGN-INC.COM

OWNER
 COMPANY: KEVIN WHITAKER
 ADDRESS: 615 ROPER MOUNTAIN ROAD GREENVILLE, SC 29615



OPEN SPACE NOTES:

*EXACT ACREAGE OF OPEN SPACE TO BE FINALIZED DURING DESIGN/PERMITTING PROCESS. OPEN SPACE CALCULATIONS DO NOT INCLUDE COMMON AREA AND/OR STORMWATER PONDS. ALL OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL AN HOA IS ESTABLISHED.
 COMMON AREAS "E", "F", & "G" WILL BE RESERVED FOR PARKING & MAIL CENTER. COMMON AREAS "H" THROUGH "L" WILL BE USED FOR STORMWATER MANAGEMENT. COMMON AREA SIZES ARE SUBJECT TO CHANGE DURING DESIGN.



LINE #	BEARING	LENGTH
L1	S85°04'03"W	72.02
L2	N34°35'05"W	20.79
L3	S55°24'55"W	10.00
L4	S34°35'05"E	15.00
L5	S85°24'55"W	16.50
L6	S80°16'28"W	99.22
L7	N04°19'29"E	4.92
L8	N72°33'08"W	5.90
L9	N74°55'41"E	17.72
L10	N74°13'40"E	92.25
L11	N2°03'52"W	10.26

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	166.03	2836.73	N87°59'26"E	166.01
C2	47.50	138.70	S00°05'13"W	47.27
C3	47.25	138.70	S19°41'33"W	47.02
C4	21.38	138.70	S30°01'40"W	21.36
C5	16.89	343.30	N28°56'35"E	16.89
C6	96.32	343.30	N21°05'36"E	96.00
C7	97.44	343.30	N04°53'30"E	97.11



STREET LIGHTING:
 STREET LIGHTS ARE TO BE SUPPLIED BY DUKE ENERGY. NUMBER OF STREET LIGHTS AND LOCATION TO BE DESIGNED BY A DUKE ENERGY ENGINEER AND PROVIDED DURING CONSTRUCTION. STREET LIGHTS ARE TO BE THE "DELUXE ACORN" OR "TRADITIONAL" STYLE LAMP WITH POLE STYLE "A". SEE THE EXAMPLES SHOWN. ANY EXTERIOR LIGHTING WILL NOT BE MOUNTED IN EXCESS OF 25 FEET ABOVE FINISHED GRADE AND WILL MEET ALL STANDARDS PER SECTION 6:3.1 OF THE CITY OF MAULDIN ZONING ORDINANCE.

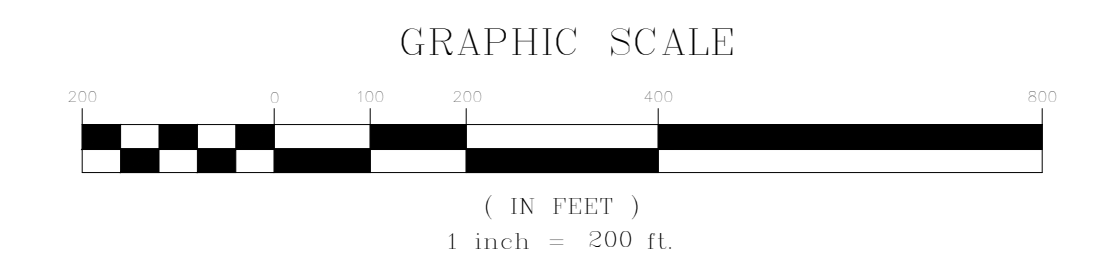
PRELIMINARY (PP-2025-201)

The Estates at Mauldin

Developer: Lennar Carolinas, LLC
 Frank Henegan
 5 Independence Pt, Suite 140
 Greenville, SC 29615
 704-999-6052

Engineer: Bluewater Civil Design, LLC
 Paul J. Harrison, P.E.
 718 Lowndes Hill Road
 Greenville, SC 29607
 864-735-5068

Total Acreage: ±93.64 AC Existing Zoning: R-20
 Number of Lots: 169 Lots New Road: ±7,431 LF



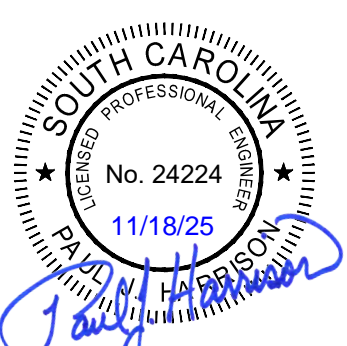
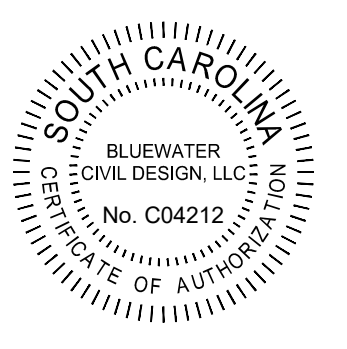
Project Number: 2025-108
 DWG Name: Schwiers Tract PP-1.dwg
 Drawing Scale: AS NOTED
 Date of Project: 11/2025
 Engineer of Record:

Paul J. Harrison, P.E.
 South Carolina P.E.# 24224
 North Carolina P.E.# 03871

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Certificates of Authorization:
 SC C04212 - GA PEF005865
 NC P0868 - AL CA4065E

THE ESTATES AT MAULDIN
 (SFR Subdivision - Preliminary)
 W. Butler Road & Taylor Road
 City of Mauldin, SC 29607



REVISION	ISSUE DATE	ISSUE COMMENT
A	10/22/2025	Issued Preliminary Plat
B	11/18/2025	Issued Revised Preliminary Plat

Preliminary Plat
 Overall

PP-1

