

SITE DATA

TAX MAP NO.: 270-00-00-014, 270-19-00-001, P/O C270-00-00-013, & C270-15-00-003

SITE AREA: ±310.88 AC

ZONING: *R-6 (KERSHAW COUNTY) & R-15 (CITY OF CAMDEN)

SETBACKS:
 EXTERIOR: 20'
 FRONT: 20'
 SIDE: 5'
 REAR: 30'

PROPOSED ROADWAY: ±33,458 LF (50' PUBLIC R.O.W.)
 ± 883 LF (66' PUBLIC R.O.W.)
 ±34,341 TOTAL LF

PROPOSED LOTS/UNITS: 140 TH UNITS (18' X 100' INT. W/ 30' END UNITS)
 111 SFR LOTS (52' X 135' TYP.) (COTTAGE)
 114 SFR LOTS (52' X 120' TYP.) (VALUE)
 143 SFR LOTS (62' X 120' TYP.) (MOVE UP)
 161 SFR LOTS (72' X 135' TYP.) (LUXURY)
 100 SFR LOTS (92' X 135' TYP.) (ESTATE)
 13 OR 26 SFR LOTS (104' OR 52' X 135' TYP.) (EQUESTRIAN OR VALUE)
 782 OR 795 TOTAL LOTS/UNITS

PROPOSED DENSITY: ±2.52 OR 2.56 UNITS/ACRE

*LAYOUT ASSUMES ANNEXATION INTO THE CITY OF CAMDEN WITH MPD ZONING AND IS SUBJECT TO P.C. APPROVAL

PHASE I (134 TOTAL LOTS)
 11 COTTAGE LOTS
 19 VALUE LOTS
 17 MOVE UP LOTS
 63 LUXURY LOTS
 24 ESTATE LOTS

Flow to Sewer Connection #1
 "Manhole No. 32 on Sewer Panel E-014"
 Proposed Flow = **40,200 GPD**

PHASE II (201 TOTAL LOTS/UNITS)
 19 VALUE LOTS
 14 MOVE UP LOTS
 51 LUXURY LOTS
 35 ESTATE LOTS
 11 FLEX LOTS
 71 TOWNHOME UNITS

Flow to Sewer Connection #2
 "Manhole No. 27 on Sewer Panel E-014"
 Proposed Flow = **65,100 GPD**

PHASE III OR IV (131 TOTAL LOTS)
 77 COTTAGE LOTS
 28 VALUE LOTS
 26 MOVE UP LOTS

Flow to Sewer Connection #2
 "Manhole No. 27 on Sewer Panel E-014"
 Proposed Flow = **39,300 GPD**














PHASE III OR IV (192 TOTAL LOTS/UNITS)
 23 COTTAGE LOTS
 22 VALUE LOTS
 65 MOVE UP LOTS
 13 LUXURY LOTS
 69 TOWNHOME UNITS

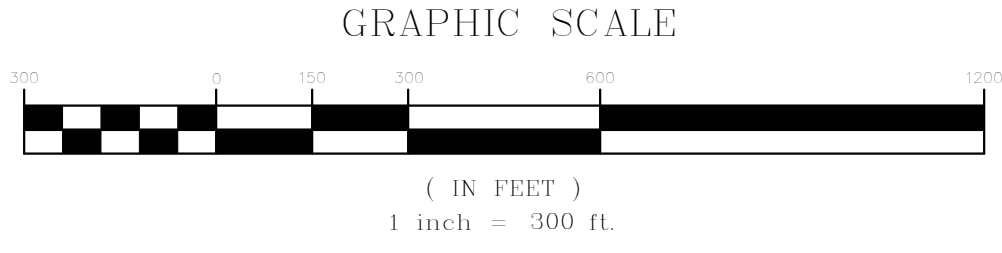
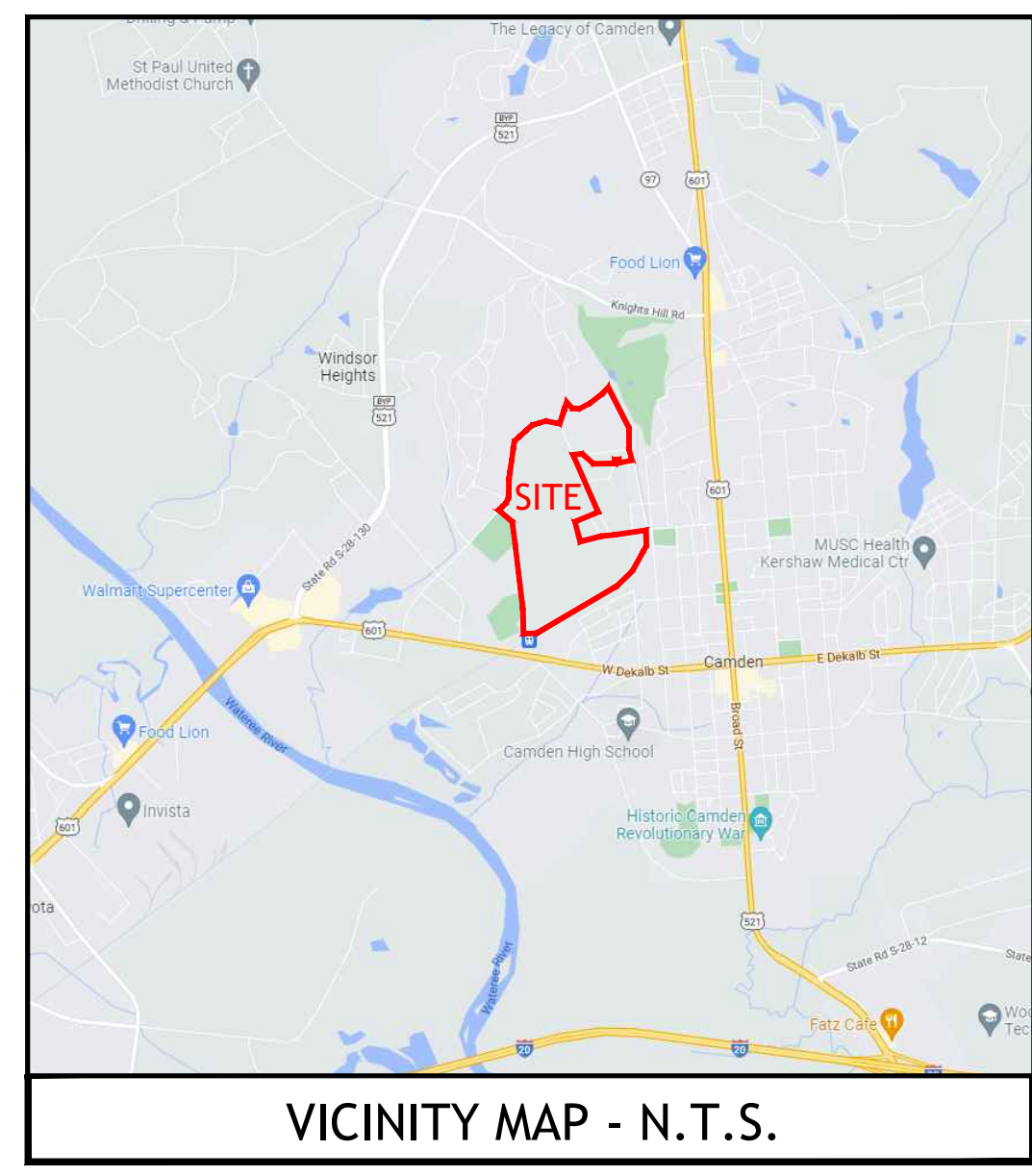
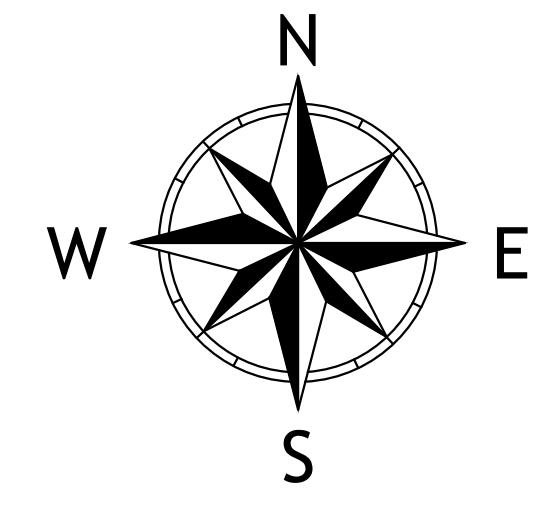
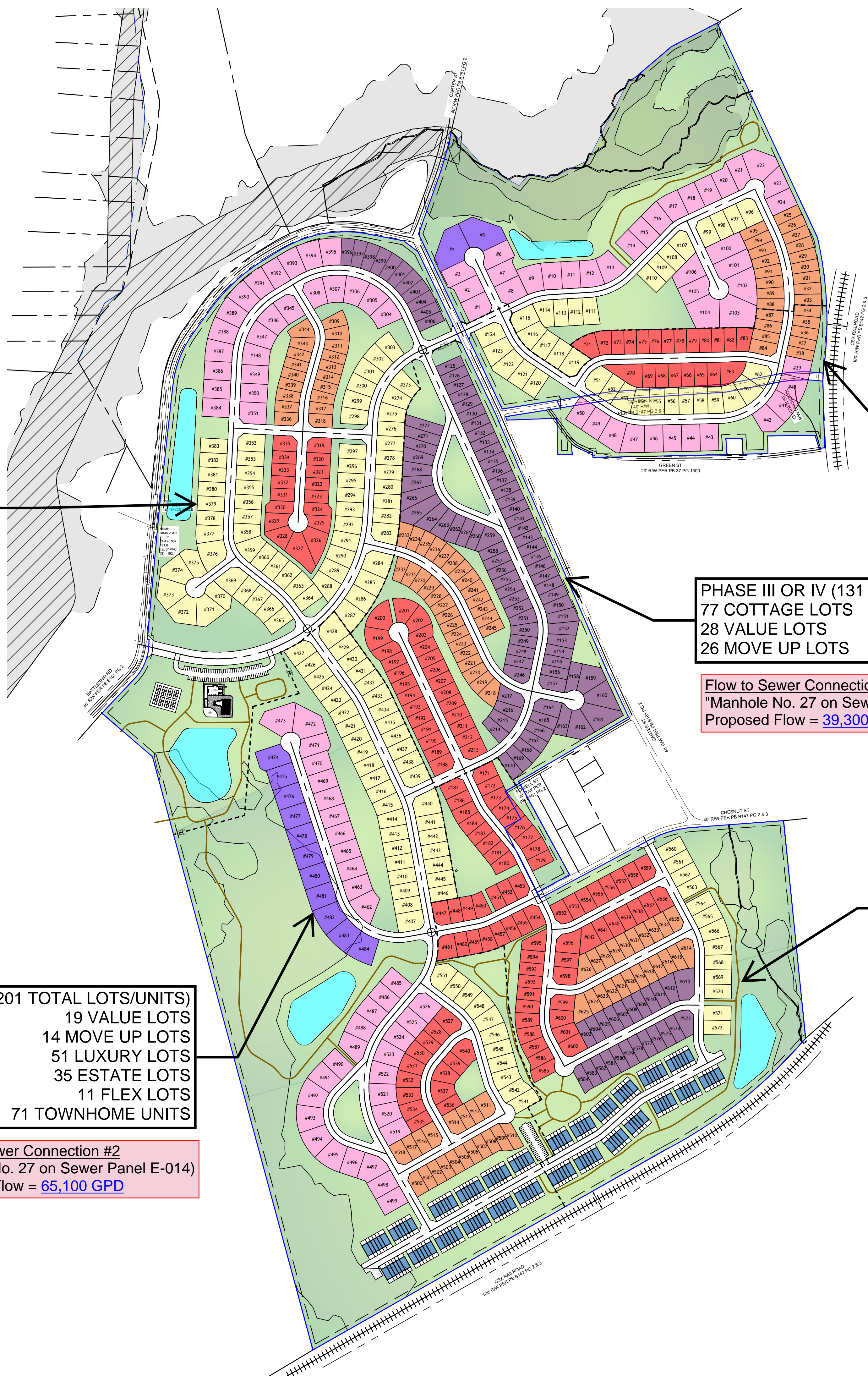
Flow to Sewer Connection #2
 "Manhole No. 27 on Sewer Panel E-014"
 Proposed Flow = **57,600 GPD**

PHASE V (124 TOTAL LOTS)
 26 VALUE LOTS
 21 MOVE UP LOTS
 34 LUXURY LOTS
 41 ESTATE LOTS
 2 FLEX LOTS

Flow to Sewer Connection #3
 "Manhole No. 01 on Sewer Panel F-013"
 Proposed Flow = **37,800 GPD**

SITE LEGEND

-  18' & 30' TOWNHOME UNITS (140 UNITS)
-  52' COTTAGE LOTS (111 LOTS)
-  52' VALUE LOTS (114 LOTS)
-  62' MOVE UP LOTS (143 LOTS)
-  72' LUXURY LOTS (161 LOTS)
-  92' ESTATE LOTS (100 LOTS)
-  FLEX LOTS ((13) 104' WIDE EQUESTRIAN OR (26) 52' WIDE VALUE LOTS)
-  OPEN SPACE
-  PROPERTY LINE/R.O.W.
-  PROPOSED BUILDING SETBACK LINE
-  FLOODPLAIN
-  PROPOSED R/W
-  PROPOSED C/L ROAD



Project Number: 2023-021
 DWG Name: Camden Tract POP-1.dwg
 Drawing Scale: AS NOTED
 Date of Project: 10/2023
 Engineer of Record:
Paul J. Harrison, P.E.
 South Carolina PE# 24224
 North Carolina PE# 038371
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 718 Lowndes Hill Road • Greenville, SC 29607
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 Certificates of Authorization:
 SC C04212 - GA PEFC05865
 NC P0868 - AL CA4065E

CAMDEN TRACT
 (SFR Subdivision - Preliminary)
 Battleship St. & Carter St.
 Kershaw County, SC

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	10/20/2023	Issued for Review

Phasing Plan
PH-1

