

SITE DATA

TAX MAP NO.: C270-00-00-014 & C270-00-00-013 & C270-00-00-01

SITE AREA: ±317.75 AC

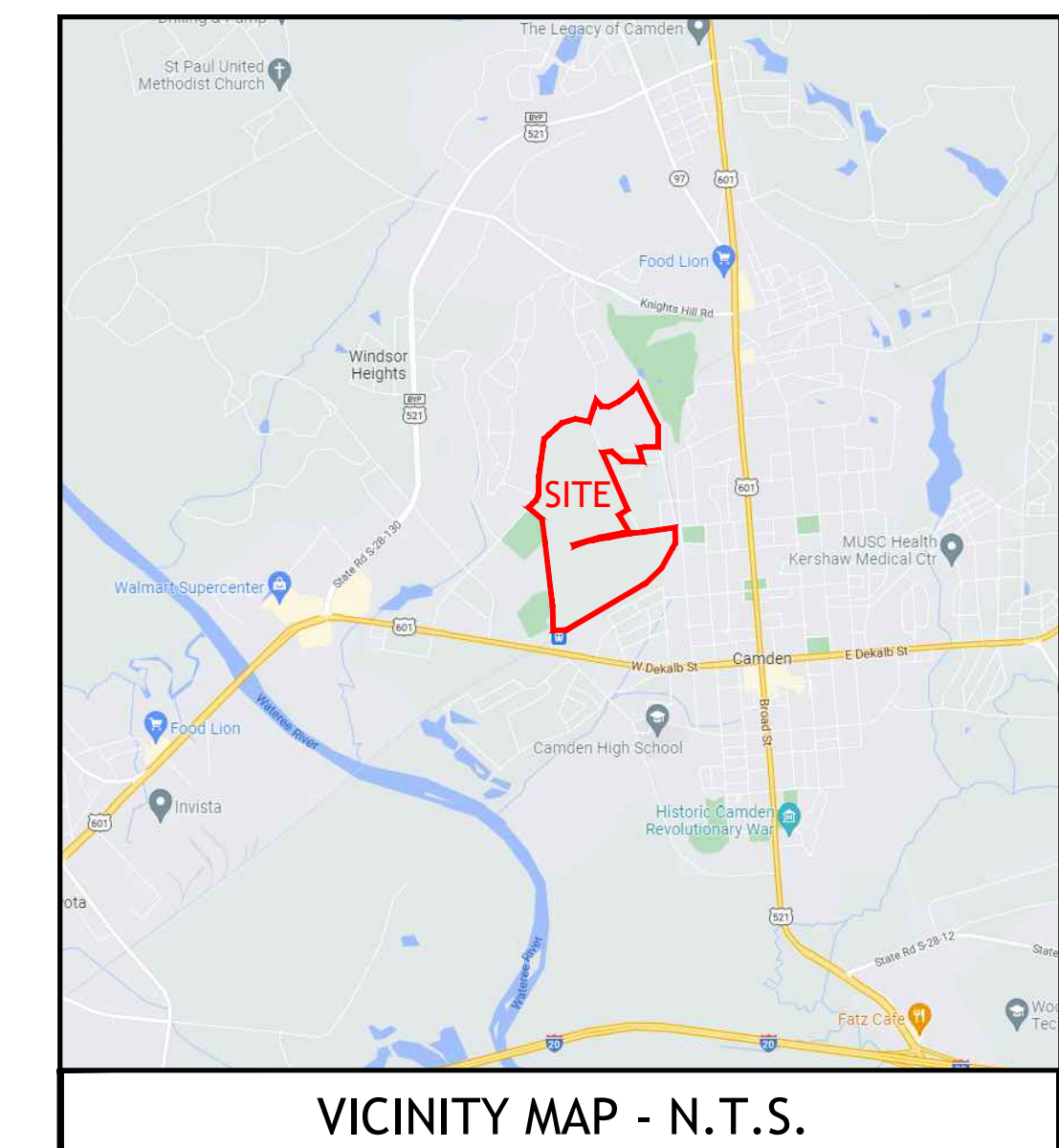
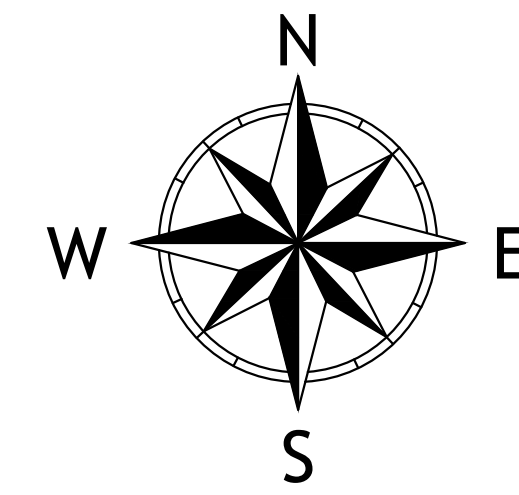
ZONING: *R-6

SETBACKS: EXTERIOR: 20'

PROPOSED ROADWAY: ±32,853 LF (50' PUBLIC R.O.W.)

PROPOSED LOTS/UNITS: 55 SFR LOTS (43' X 120' TYP.)
 202 SFR LOTS (53' X 120' TYP.) (SIMPLY RYAN)
 202 SFR LOTS (53' X 115' TYP.) (LIFESTYLE)
 182 SFR LOTS (53' X 125' TYP.) (RENAISSANCE)
 78 SFR LOTS (65' X 135' TYP.) (ESTATE)
 120 TH UNITS (25' X 100' TYP.)
 839 TOTAL LOTS/UNITS

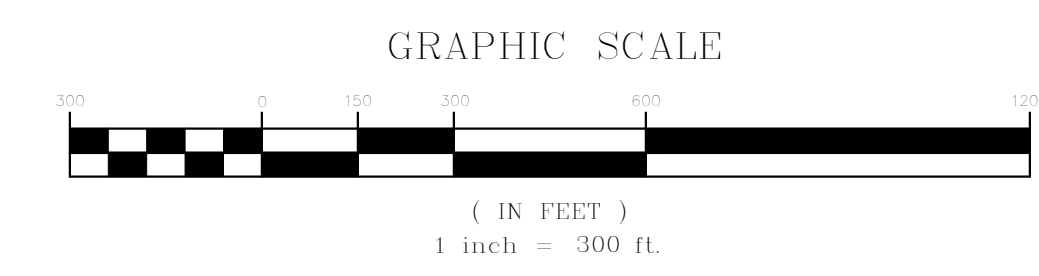
*LAYOUT ASSUMES ANNEXATION INTO THE CITY OF CAMDEN WITH MPD ZONING AND IS SUBJECT TO P.C. APPROVAL



Project Number: 2023-021
 DWG Name: Camden Tract SP-12.dwg
 Drawing Scale: AS NOTED
 Date of Project: 09/2023
 Engineer of Record:
 Paul J. Harrison, P.E.
 South Carolina PE# 24224
 North Carolina PE# 038371
blue WATER
 civil design
 bluewatercivil.com
 718 Lowmides Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com

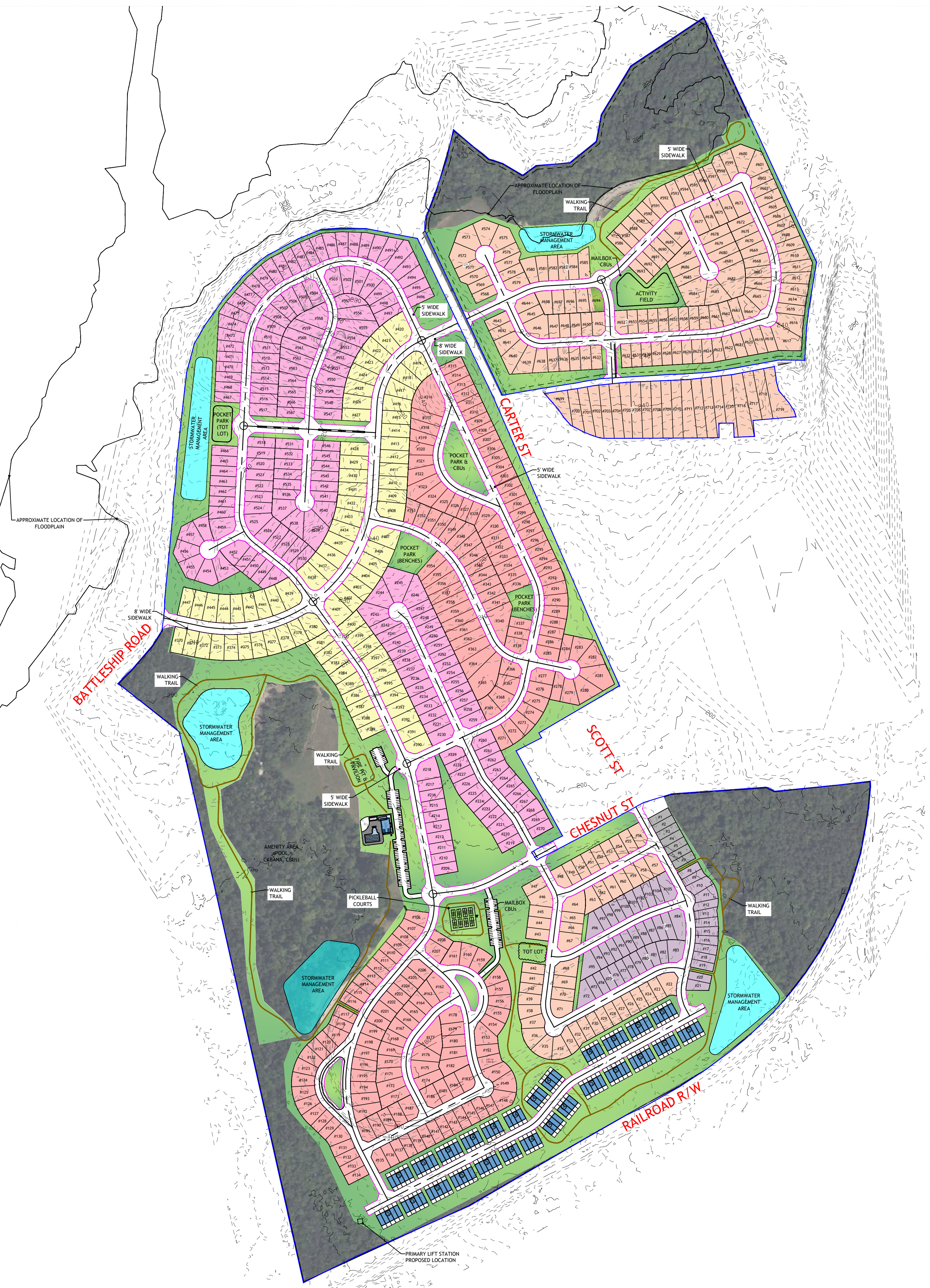
CAMDEN TRACT
 (SFR Subdivision - Preliminary)
 Battleship St. & Carter St.
 Kershaw County, SC

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	09/05/2023	Issued for Owner Review



Preliminary Site Plan

SP-12



SITE LEGEND

- 43' WIDE LOTS (55 LOTS)
- 53' SIMPLY LOTS (202 LOTS)
- 53' LIFESTYLE LOTS (202 LOTS)
- 53' RENAISSANCE LOTS (182 LOTS)
- 65' WIDE ESTATE LOTS (78 LOTS)
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- FLOODPLAIN
- PROPOSED R/W
- PROPOSED C/L ROAD