SITE DATA

TAX MAP NO.:	P/O 270-00-00-014 (KERSHAW COUNTY) 270-19-00-001 (KERSHAW COUNTY)
SITE AREA:	±152.48 AC
EXISTING ZONING:	R-6 (KERSHAW COUNTY)
PROPOSED ZONING:	MPD (CITY OF CAMDEN)
SETBACKS :	
BATTLESHIP ROAD:	35'
CARTER STREET:	35'
CHESNUT STREET:	35'
FRONT:	15'
SIDE:	5'
BUFFERS:	
PERIMETER:	20'
BATTLESHIP ROAD:	30'
CARTER STREET:	30'
CHESNUT STREET:	30'
PROPOSED ROADWAY:	±16,680 LF (50' PUBLIC R.O.W.) ± 853 LF (66' PUBLIC R.O.W.) ±17,533 TOTAL LF
MINIMUM LOT AREA:	6,000 SF
PROPOSED LOTS:	88 SFR LOTS (52' X 135' TYP.) (COTTAGE) 47 SFR LOTS (52' X 120' TYP.) (VALUE) 67 SFR LOTS (62' X 120' TYP.) (MOVE UP) 103 SFR LOTS (72' X 135' TYP.) (LUXURY) 36 SFR LOTS (92' X 135' TYP.) (ESTATE) 11 OR 22 SFR LOTS (104' OR 52' X 135' TYP.) (EQUESTRIAN OR VALUE) 352 TOTAL LOTS
MAXIMUM DENSITY:	2.5 LOTS/ACRE
PROPOSED DENSITY:	±2.31 LOTS/ACRE
REQUIRED OPEN SPACE:	±45.74 AC (30%)
PROPOSED OPEN SPACE:	±49.59 AC (±32%)

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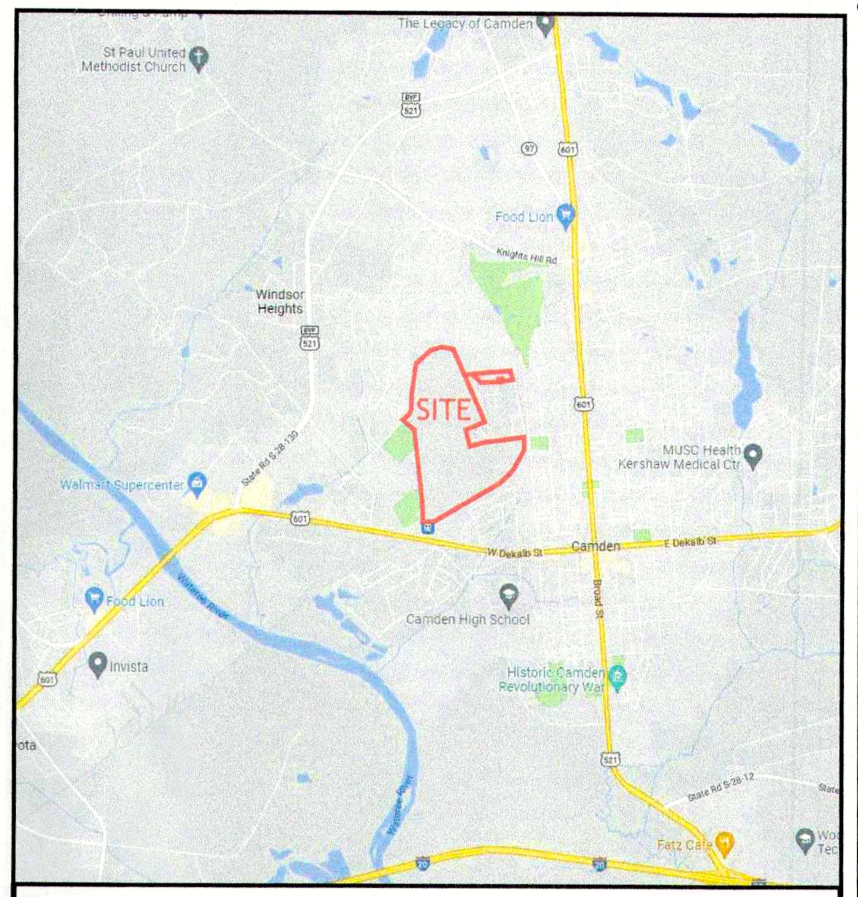

VICINITY MAP - N.T.S.

SITE LEGEND

(purple)	52' COTTAGE LOTS (88 LOTS)
(orange)	52' VALUE LOTS (47 LOTS)
(red)	62' MOVE UP LOTS (67 LOTS)
(yellow)	72' LUXURY LOTS (103 LOTS)
(pink)	92' ESTATE LOTS (36 LOTS)
(blue)	FLEX LOTS ((11) 104' WIDE EQUESTRIAN OR (22) 52' WIDE VALUE LOTS))
(green)	OPEN SPACE
(gray)	ASPHALT PAVEMENT SECTION
(dashed green)	VEGETATIVE BUFFER
(stippled)	5' WIDE SIDEWALK
(line)	PROPERTY LINE/R.O.W.
(line)	PROPOSED BUILDING SETBACK LINE
(line)	FLOODPLAIN
(line)	PROPOSED R/W
(line)	PROPOSED C/L ROAD
(line)	PROPOSED E.O.P.
(line)	PROPOSED PUBLIC WALKING TRAIL

DEVELOPER

COMPANY: CARLYLE DEVELOPMENT, LLC
ADDRESS: 11 SUMMIT LANE
GREENVILLE, DE 19807
PHONE: 302-528-1200
CONTACT: STUART GRANT
EMAIL: SGRANTESQ@GMAIL.COM

CIVIL ENGINEER

COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWNDES HILL ROAD
GREENVILLE, SC 29607
PHONE: 864-326-4202
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR

COMPANY: EAS PROFESSIONALS
ADDRESS: 9 PILGRIM ROAD
GREENVILLE, SC 29607
PHONE: 864-234-7368
CONTACT: DANIEL STILES
EMAIL: DSTILES@EAS-PRO.COM

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

South Carolina 811
Call 811 Before You Dig

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Project Number: 2023-021
DWG Name: The Paddocks at Camden SP-2.dwg
Drawing Scale: as noted
Date of Project: 03/2024
Engineer of Record:

Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371

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www.bluewatercivil.com • info@bluewatercivil.com

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

SOUTH CAROLINA BLUEWATER CIVIL DESIGN, LLC No. C04212 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 24224 03/08/2024 PAUL J. HARRISON

THE PADDOCKS AT CAMDEN
(SFR Subdivision - Preliminary)
Battleship Road & Carter Street
Camden, SC

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	03/08/2024	Issued for Review
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OVERALL SKETCH PLAN

SP-2