

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



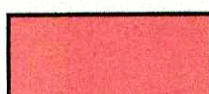
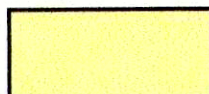
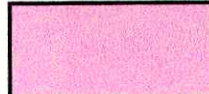

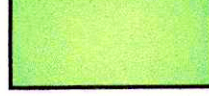


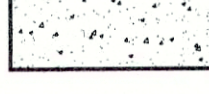


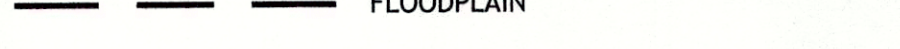



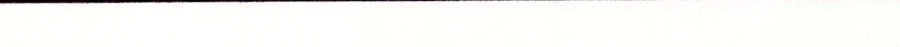
REQUIRED OPEN SPACE: ±45.74 AC (30%)
PROPOSED OPEN SPACE: ±49.59 AC (±32%)

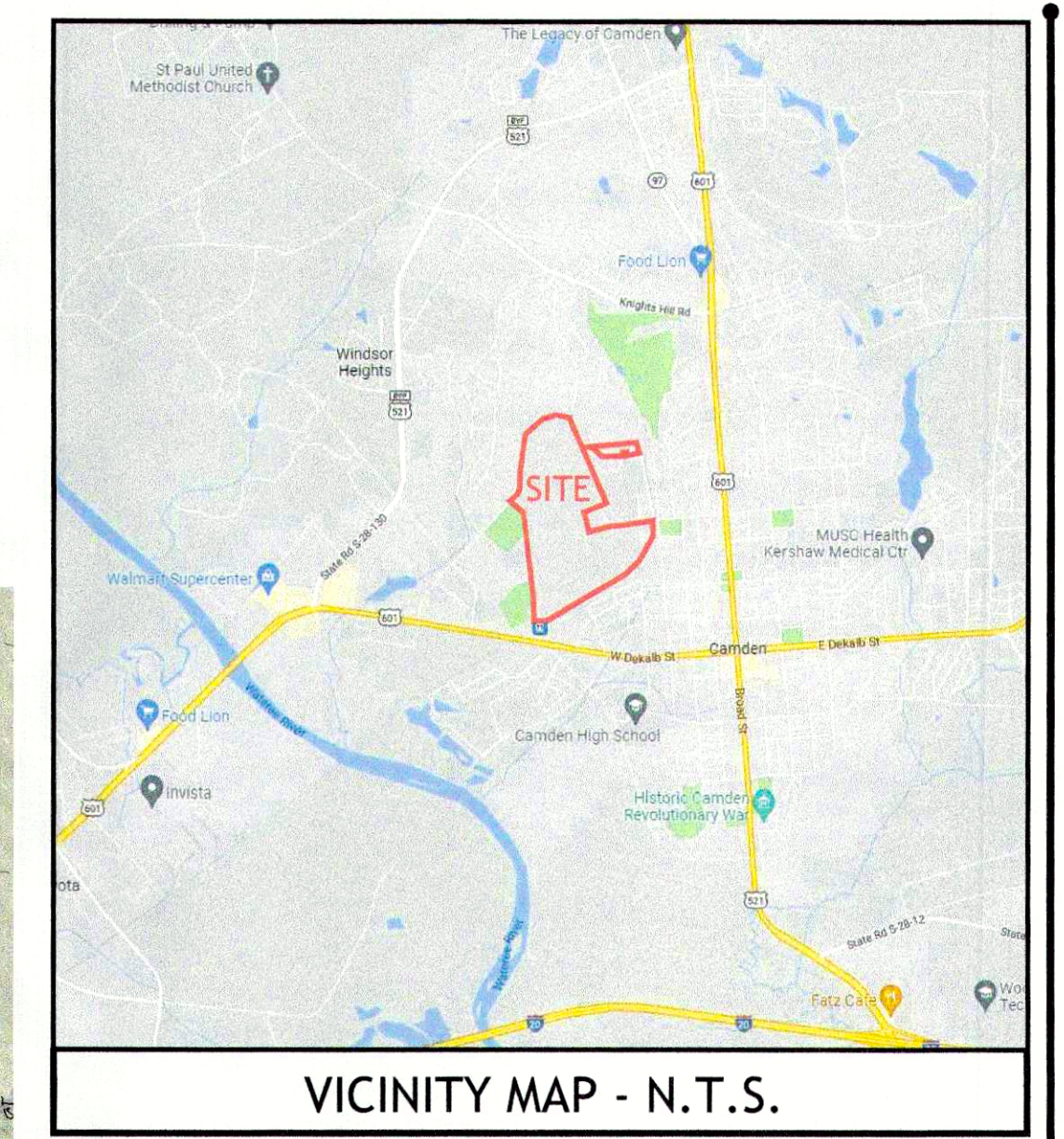
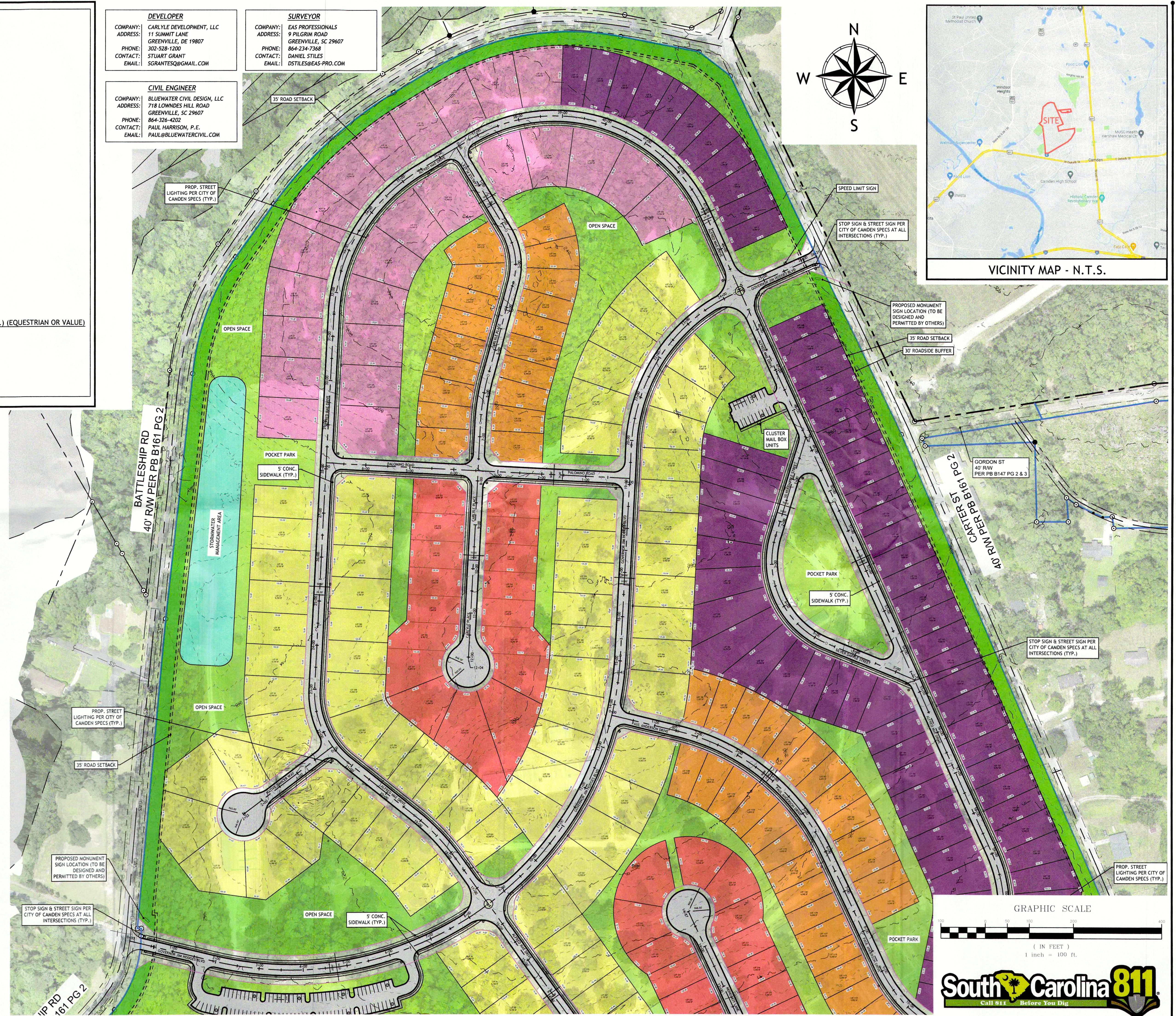
DEVELOPER
COMPANY: CARLYLE DEVELOPMENT, LLC
ADDRESS: 11 SUMMIT LANE
GREENVILLE, DE 19807
PHONE: 302-528-1200
CONTACT: STUART GRANT
EMAIL: SGRANTESQ@GMAIL.COM

CIVIL ENGINEER
COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWRIDES 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

SITE LEGEND

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



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 P.E. #124
North Carolina P.E. #28371

bluewater
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Certificates of Authorization:
SC C04212 - GA PER005865
NC P0868 - AL CA4065E



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

