

# 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


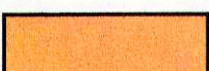
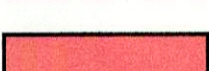
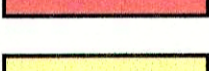
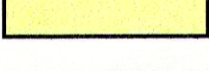






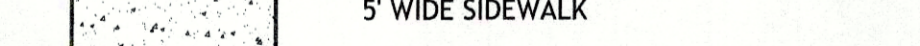

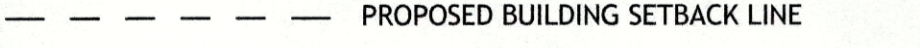
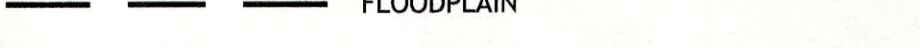

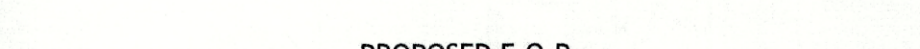
MINIMUM LOT AREA: 6,000 SF

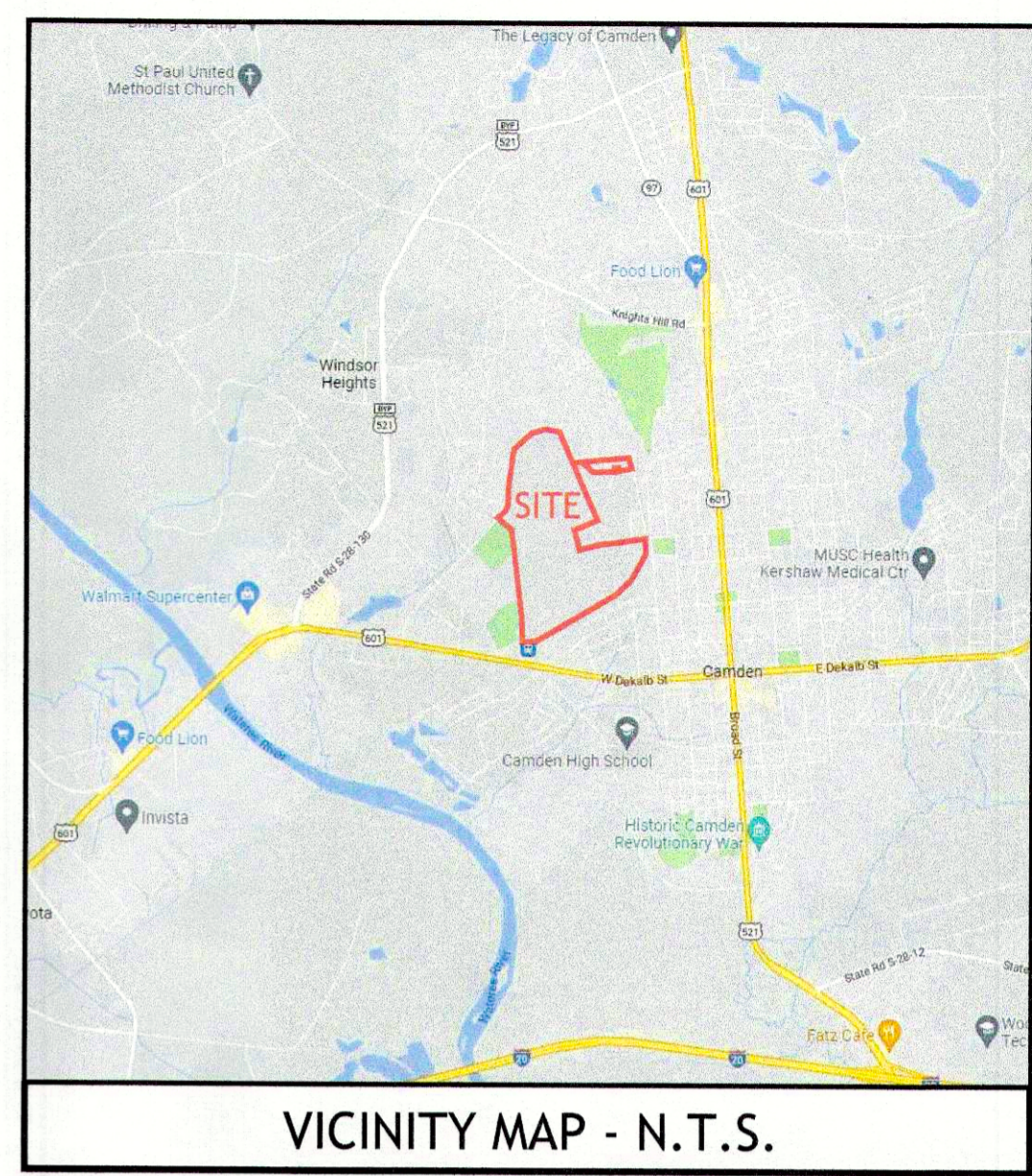
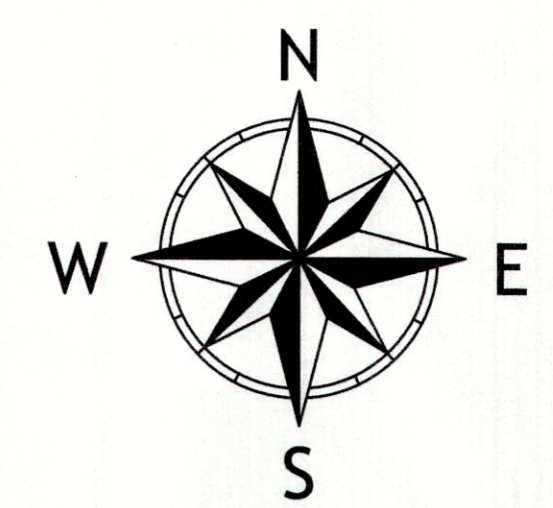
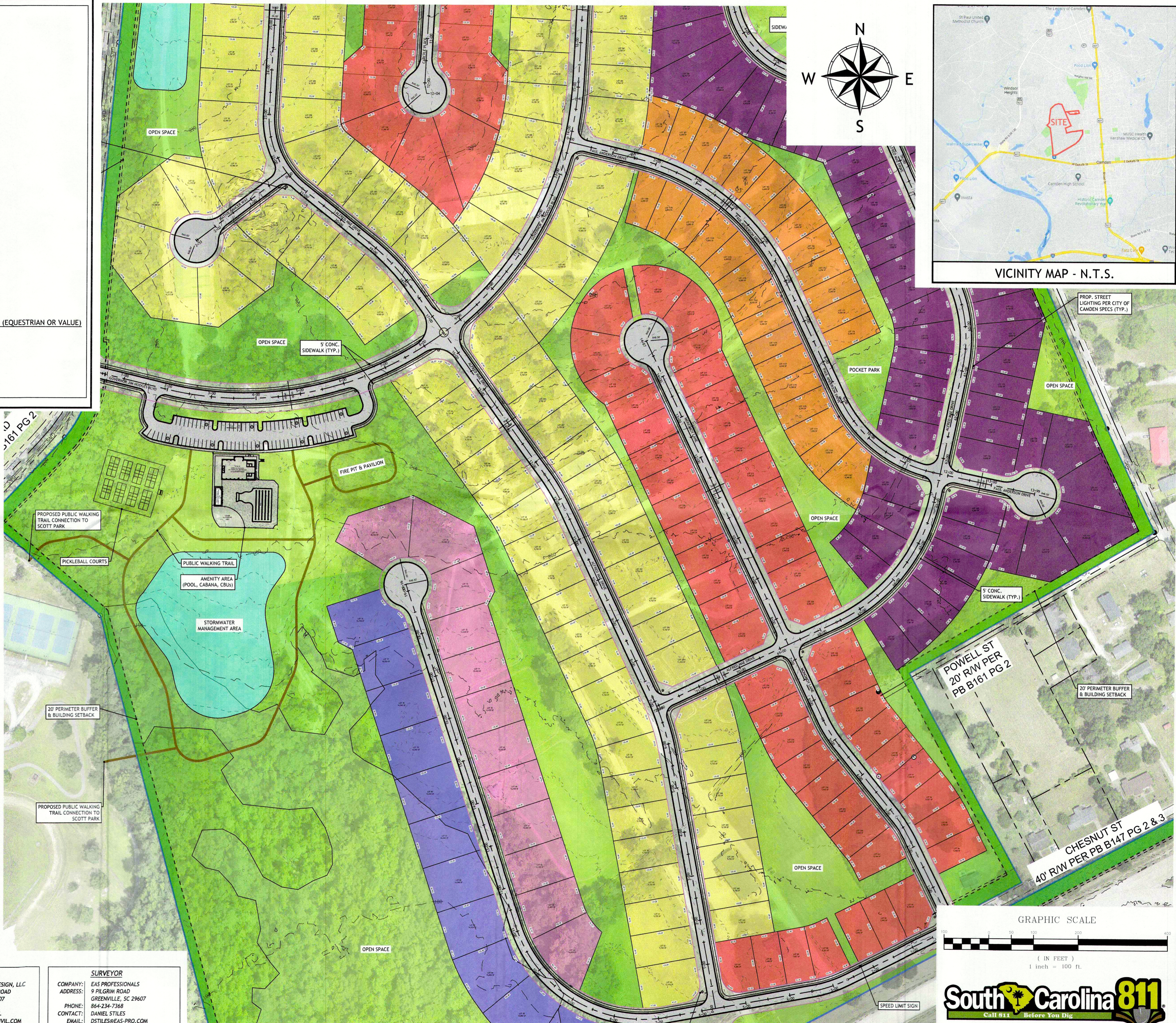
PROPOSED LOTS:  
88 SFR LOTS (52' X 135' TYP.) (COTTAGE)  
47 SFR LOTS (52' X 120' TYP.) (VALUE)  
67 SFR LOTS (62' X 120' TYP.) (MOVE UP)  
103 SFR LOTS (72' X 135' TYP.) (LUXURY)  
36 SFR LOTS (92' X 135' TYP.) (ESTATE)  
11 OR 22 SFR LOTS (104' OR 52' X 135' TYP.) (EQUESTRIAN OR VALUE)  
352 TOTAL 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%)

## 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: SP-2.dwg  
Drawing Scale: AS NOTED  
Date of Project: 03/2024  
Engineer of Record:

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

Certificates of Authorization:  
SC C04212 - GA PEP005865  
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

SKETCH PLAN

SP-2B

**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

