

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'

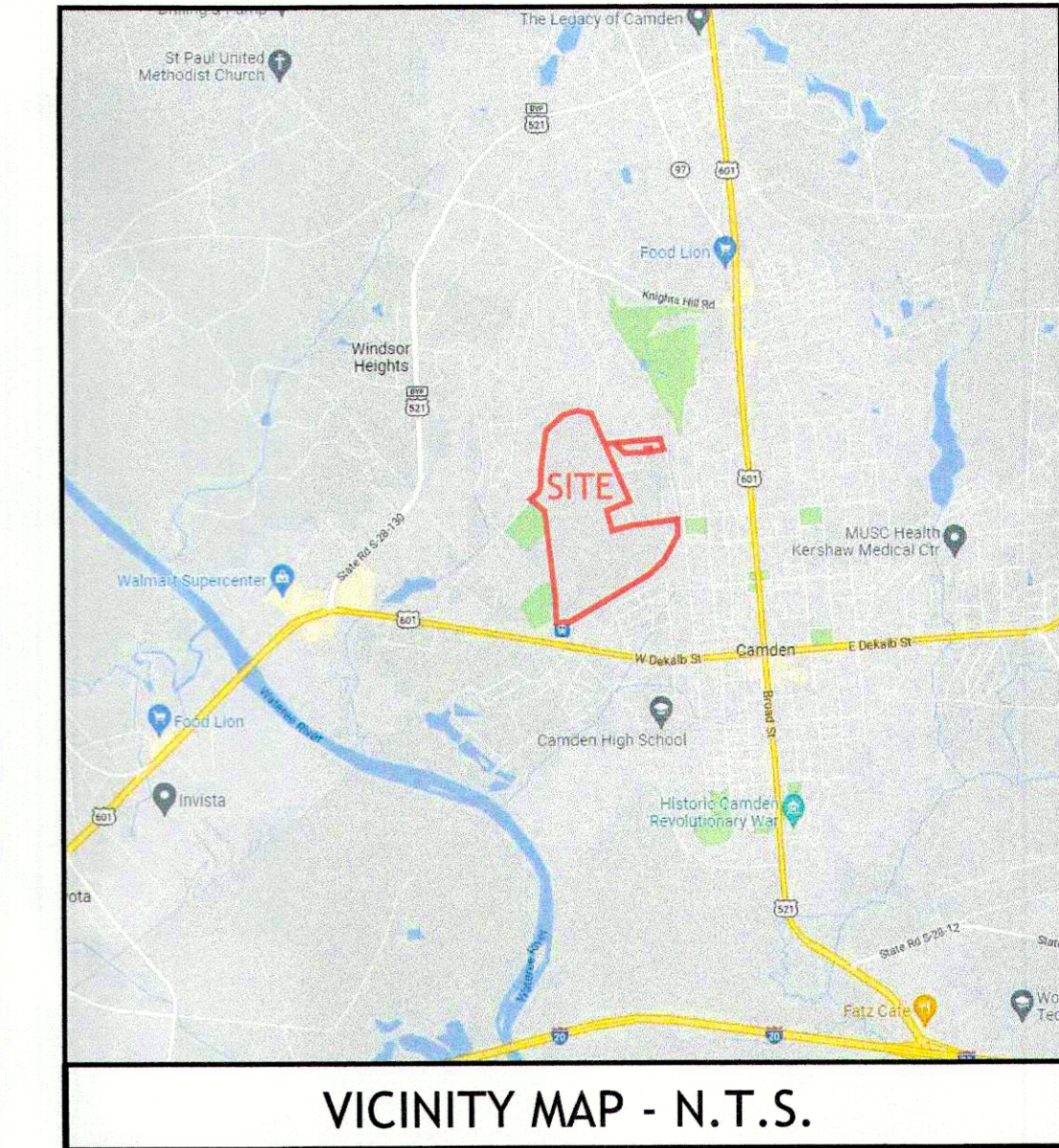
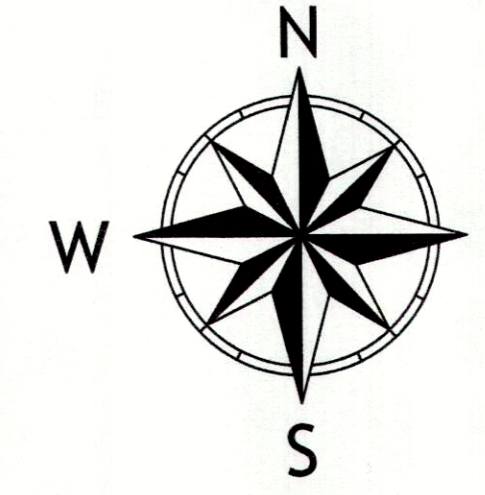
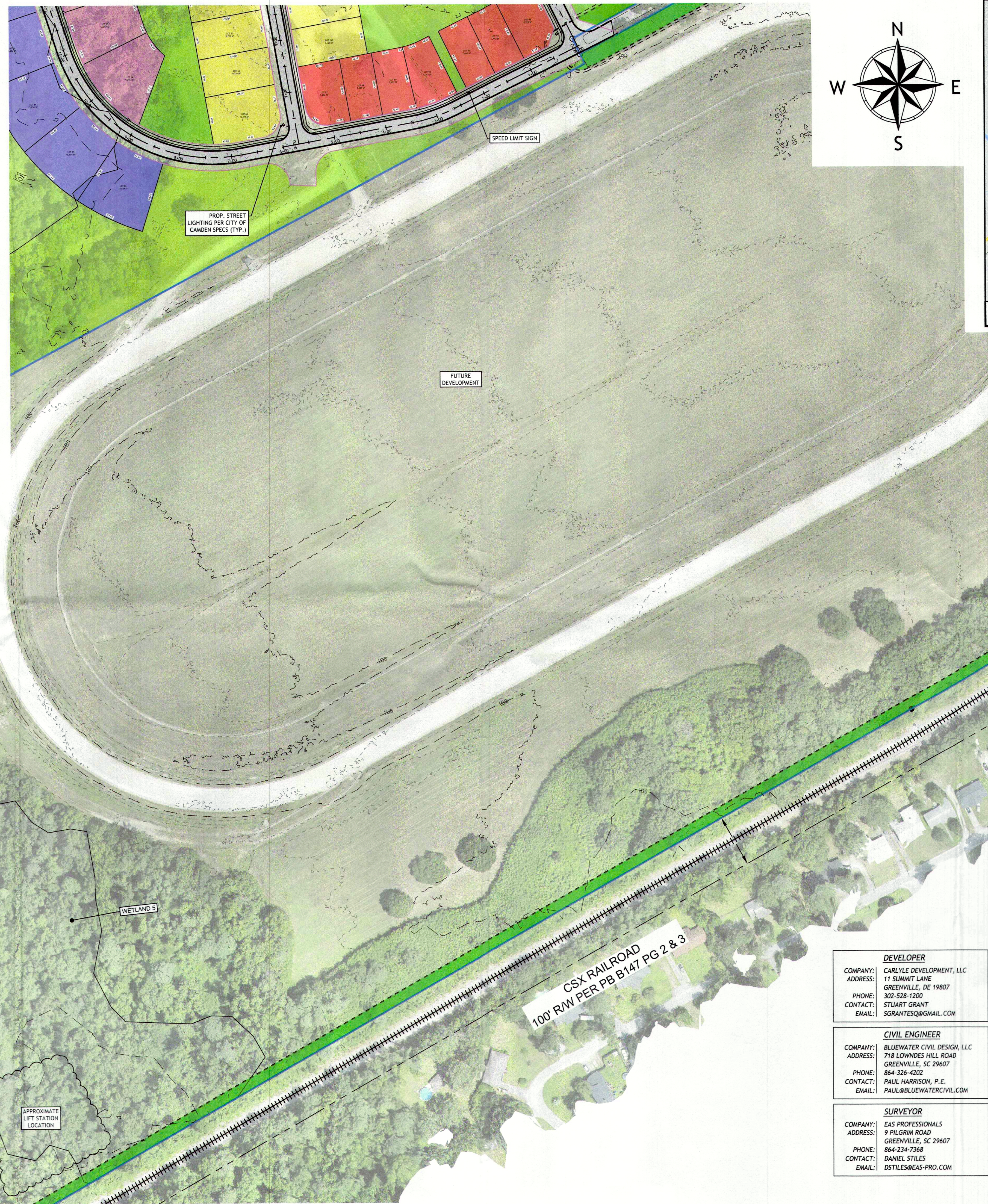
PROPOSED ROADWAY: ±16,680 LF (50' PUBLIC R.O.W.)
± 853 LF (66' PUBLIC R.O.W.)
±17,533 TOTAL LF

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

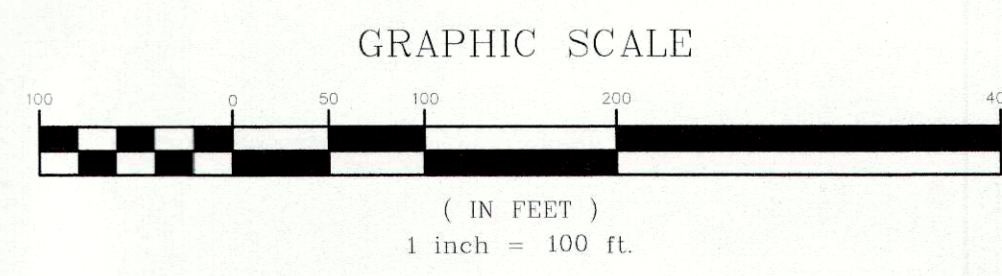
MAXIMUM DENSITY: 2.5 LOTS/ACRE
PROPOSED DENSITY: ±2.31 LOTS/ACRE

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



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 LOWMEDES HILL ROAD, GREENVILLE, SC 29607
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 CONTACT: PAUL HARRISON, P.E.
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SURVEYOR
 COMPANY: EAS PROFESSIONALS
 ADDRESS: 9 PILGRIM ROAD, GREENVILLE, SC 29607
 PHONE: 864-234-7368
 CONTACT: DANIEL STILES
 EMAIL: DSTILES@EAS-PRO.COM



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.# 24224
 North Carolina P.E.# 62871

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Certificates of Authorization:
 SC C04212 - GA PEF005865
 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-2C