

SITE DATA

TAX MAP NO.: C270-00-00-013 & C270-15-00-003 (CITY OF CAMDEN)

SITE AREA: ±59.43 AC

ZONING: *R-15 & R-10 (CITY OF CAMDEN)

BUFFERS & SETBACKS:
 PERIMETER BUFFER: 20'
 CARTER STREET SETBACK: 35'
 GORDON STREET SETBACK: 35'

PROPOSED ROADWAY: ±5,236 LF (50' PUBLIC R.O.W.)(24' PAVED)

PROPOSED LOTS: 141 SFR LOTS (7,500 SF MIN.) (R-15)
 12 PATIO HOME LOTS (40' X 135' TYP.) (R-10)
 153 TOTAL LOTS

*LAYOUT UTILIZES THE CLUSTER DEVELOPMENT FOR R-15 ZONING & PATIO HOME CONDITIONAL USE FOR R-10 ZONING PER CITY OF CAMDEN'S ZONING ORDINANCE.

R-15 CLUSTER SITE DATA

TAX MAP NO.: C270-00-00-013 (CITY OF CAMDEN)

SITE AREA: ±56.43 AC

ZONING: *R-15 (CITY OF CAMDEN)

R-15 CLUSTER SETBACKS:
 FRONT SETBACK: 15.5'
 SIDE SETBACK: 5'
 REAR SETBACK: 10'

PROPOSED LOTS: 141 SFR LOTS (7,500 SF MIN. & 40' WIDE MIN.)

MAX DENSITY: 2.5 LOTS/ACRE (141 LOTS)
 PROPOSED DENSITY: ±2.5 LOTS/ACRE (141 LOTS)

REQUIRED OPEN SPACE: ±5.94 AC (10%)
 PROPOSED OPEN SPACE: ±21.23 AC (±37%)

*LAYOUT UTILIZES THE CLUSTER DEVELOPMENT USE UNDER SECTION 157.195 OF CITY OF CAMDEN'S ZONING ORDINANCE.

R-10 PATIO HOME SITE DATA

TAX MAP NO.: C270-15-00-003 (CITY OF CAMDEN)

SITE AREA: ±3.00 AC

ZONING: *R-10 (CITY OF CAMDEN)

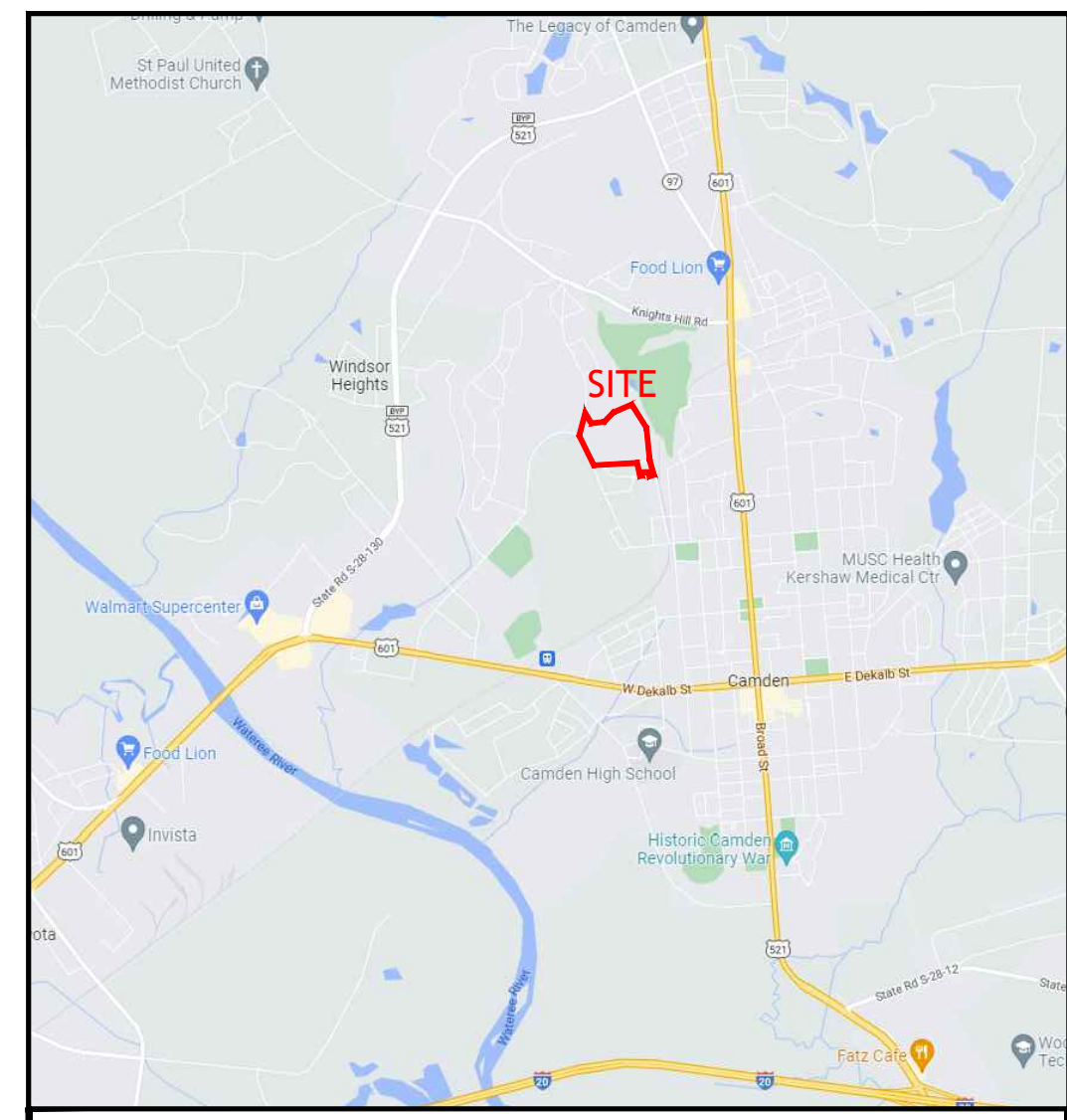
R-10 PATIO HOME SETBACKS:
 EXTERIOR SETBACK: 20'
 SIDE SETBACK: 5'

PROPOSED LOTS: 12 SFR LOTS (3,000 SF MIN. & 40' WIDE MIN.)

MAX DENSITY: 8 LOTS/ACRE (24 LOTS)
 PROPOSED DENSITY: ±4 LOTS/ACRE (12 LOTS)

PROPOSED OPEN SPACE: ±0.95 AC (31%)

*LAYOUT UTILIZES THE PATIO HOME CONDITIONAL USE PER CITY OF CAMDEN'S ZONING ORDINANCE.



VICINITY MAP - N.T.S.

SITE LEGEND

- OPEN SPACE
- ASPHALT PAVEMENT SECTION
- 20' PERIMETER BUFFER
- SIDEWALK
- R-15 CLUSTER LOTS (7,500 SF MIN.) (141 LOTS)
- R-10 PATIO HOME LOTS (40' WIDE MIN.) (12 LOTS)
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- FLOODPLAIN
- PROPOSED R/W
- PROPOSED C/L ROAD
- PROPOSED E.O.P.

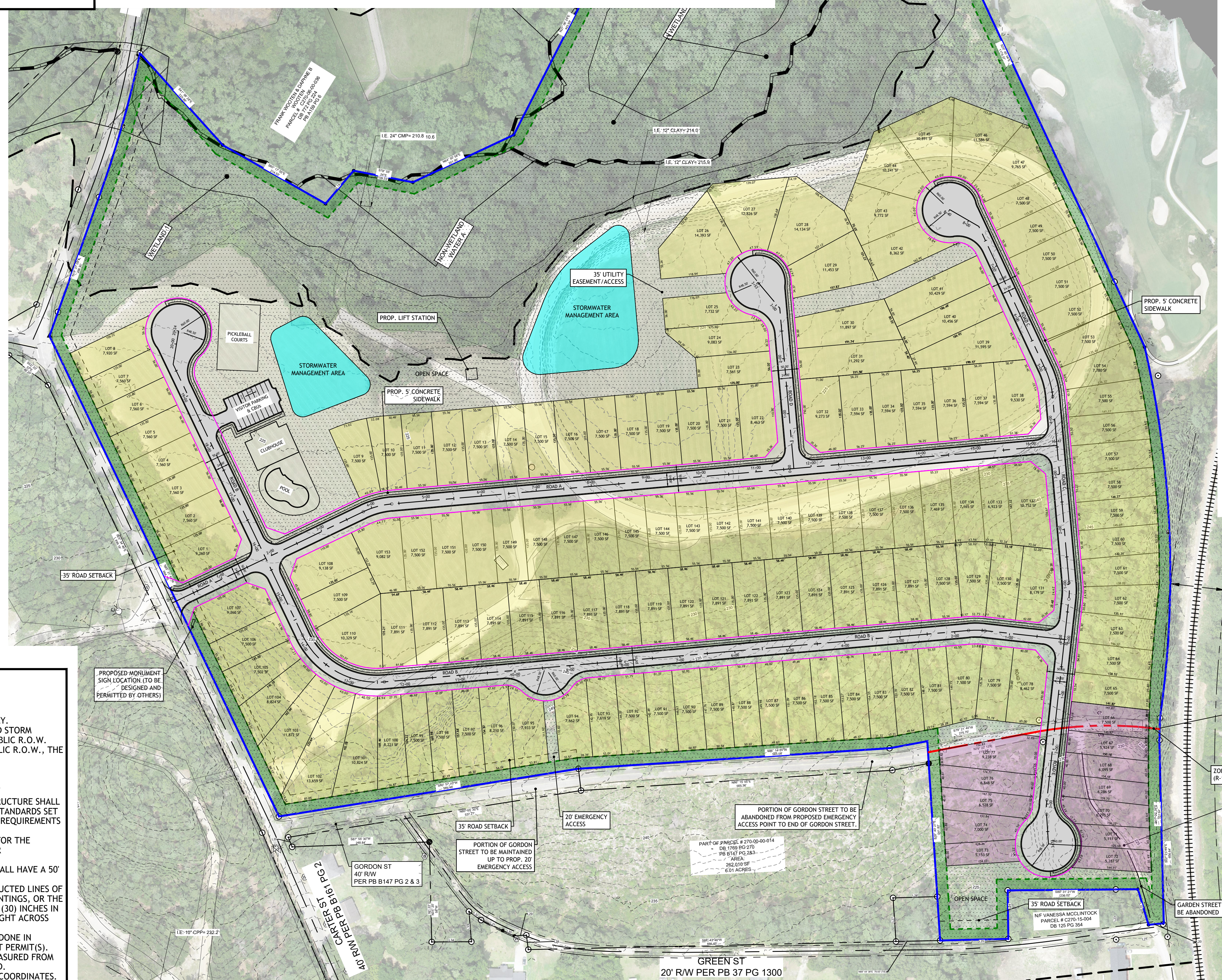
Curve #	Bearing	Chord	Radius	ARC Length	Delta A
C1	N 73° 17' 24" E	231.97	552.96	233.70	124° 12' 56"
C2	S 21° 27' 51" W	600.21	2,320.63	665.71	120° 01' 29"
C3	N 20° 18' 36" E	176.80	257.54	180.57	140° 10' 23"
C4	N 20° 18' 27" E	281.17	547.88	284.35	129° 44' 12"
C5	N 47° 15' 00" E	371.21	929.96	373.72	102° 01' 35"
C6	N 70° 59' 42" E	434.63	611.96	448.76	140° 07' 51"
C7	S 80° 59' 08" W	129.16	736.23	239.87	117° 07' 05"
C8	S 02° 21' 45" W	1,837.38	676.29	1,837.38	121° 05' 21"
C9	S 15° 54' 13" W	1,620.87	271.49	1,620.87	106° 03' 31"
C10	S 20° 55' 54" E	305.78	600.21	309.19	129° 30' 55"
C11	N 21° 15' 54" E	1,001.30	978.71	1,001.30	120° 01' 45"
C12	N 62° 10' 06" E	78.76	802.30	78.76	120° 37' 34"
C13	N 89° 06' 03" E	210.99	666.20	211.81	117° 29' 55"

Line #	Bearing	Length
L1	S 81° 51' 24" W	91.50
L2	S 29° 34' 58" W	107.03
L3	N 69° 00' 54" E	82.19
L4	N 02° 28' 58" E	17.31
L5	N 89° 37' 47" W	9.04
L6	S 27° 34' 37" E	11.83
L7	S 32° 07' 49" E	86.27
L8	S 30° 23' 35" E	28.83
L9	S 30° 42' 58" E	15.09
L10	N 05° 26' 09" E	104.77
L11	N 12° 48' 19" E	87.76
L12	N 40° 37' 33" E	74.00
L13	S 14° 56' 15" E	64.09
L14	S 01° 16' 40" E	33.20
L15	S 09° 29' 59" E	75.10

Line #	Bearing	Length
L32	S 54° 44' 40" W	26.97
L33	S 04° 31' 31" E	54.87
L34	S 89° 42' 03" W	71.83
L35	N 21° 48' 48" W	18.70

GENERAL NOTES

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- ALL UTILITIES, INCLUDING SEWER, WATER, AND STORM DRAINAGE, SHALL BE LOCATED WITHIN THE PUBLIC R.O.W.
- WHERE UTILITIES CANNOT BE WITHIN THE PUBLIC R.O.W., THE FOLLOWING EASEMENTS SHALL APPLY:
 - SEWER: 25' MINIMUM EASEMENT
 - WATER: 10' MINIMUM EASEMENT
 - STORM DRAINAGE: 15' MINIMUM EASEMENT
- ALL WATER, SEWER, & STORMWATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF CAMDEN'S LDR AND ALL REQUIREMENTS OF SCDHEC.
- CITY OF CAMDEN SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORM WATER MANAGEMENT/QUALITY PONDS OR DEVICES.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 50' MIN. PUBLIC R.O.W.
- SIGHT TRIANGLES SHALL ALLOW FOR UNOBSTRUCTED LINES OF SIGHT. THE PLANTINGS OF TREES, OTHER PLANTINGS, OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY (30) INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE PROPERTY IS PROHIBITED.
- ALL WORK WITHIN THE PUBLIC ROW SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT(S).
- ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
- SITE HAS BEEN SURVEYED USING STATE PLANE COORDINATES.



CSX RAILROAD
100' R/W PER PB B147 PG 2 & 3

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
 PHONE: 864-735-5068
 CONTACT: PAUL HARRISON, P.E.
 EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR
 COMPANY: EAS PROFESSIONALS
 ADDRESS: 9 PILGRIM ROAD GREENVILLE, SC 29607
 PHONE: 864-234-7268
 CONTACT: DANIEL STILES
 EMAIL: DSTILES@EAS-PRO.COM

GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 FT



Project Number: 2023-021
 DWG Name: The Paddocks at Camden SP-2.dwg
 Drawing Scale: AS NOTED
 Date of Project: 06/2024
 Engineer of Record:

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

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 718 Lowmedes Hill Road • Greenville, SC 29607

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



THE PADDOCKS AT CAMDEN
 (Cluster & Patio Home Subdivision - Preliminary)
 Battleship Road & Carter Street
 City of Camden, SC

PLN REVISION	ISSUE DATE	ISSUE COMMENT
A	06/13/2024	Issued for Review

SKETCH PLAN

SP-2