RIVERCHASE ESTATES

137 LOTS AVAILABLE | LANCASTER, SC







LOCATION	Located on Riverside Road in Lancaster, South Carolina
PRICE	Call for Pricing
SIZE	137 Lots
PARCEL	Riverchase, Section 3 Phase 1 370118315906 (portion)

CONTACT FOR MORE INFORMATION

Forde Britt
fbritt@landadvisors.com
704.981.9411

Land Advisors ORGANIZATION

704.594.7310 | LandAdvisors.com

DETAIL | RIVERCHASE, SECTION 3 PHASE 1

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SITE PLAN | RIVERCHASE, SECTION 3 PHASE 1

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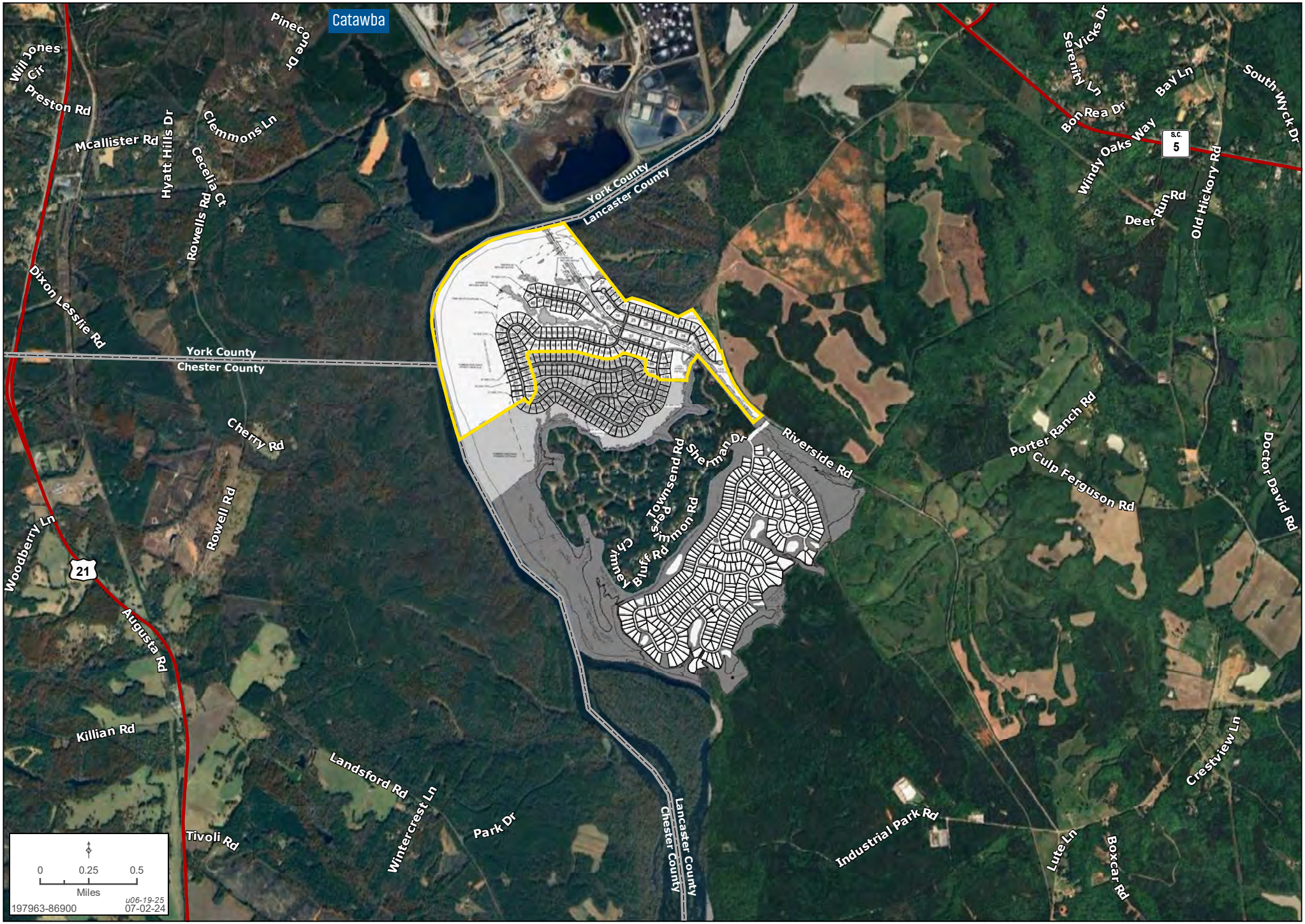

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AREA | RIVERCHASE, SECTION 3 PHASE 1

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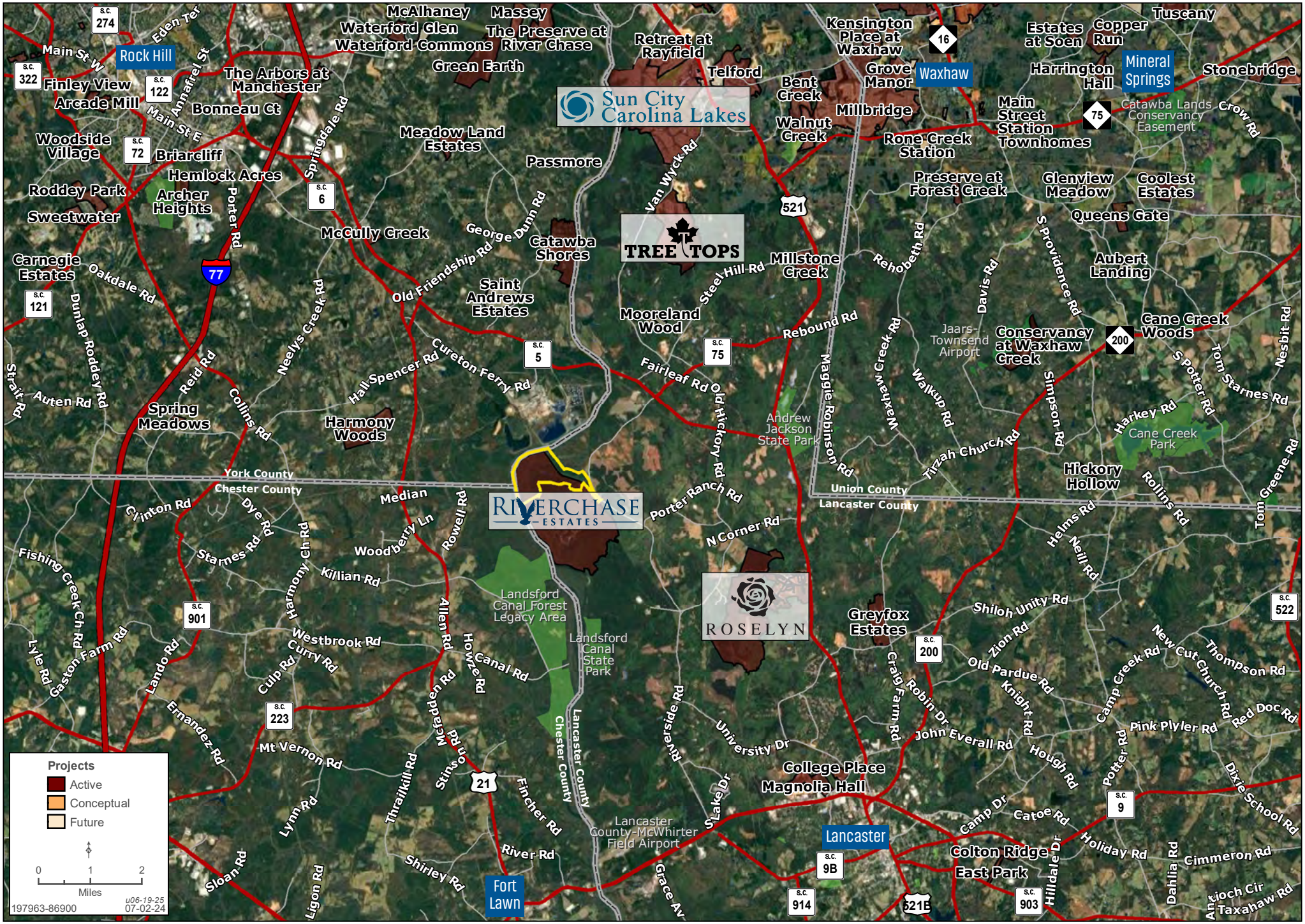

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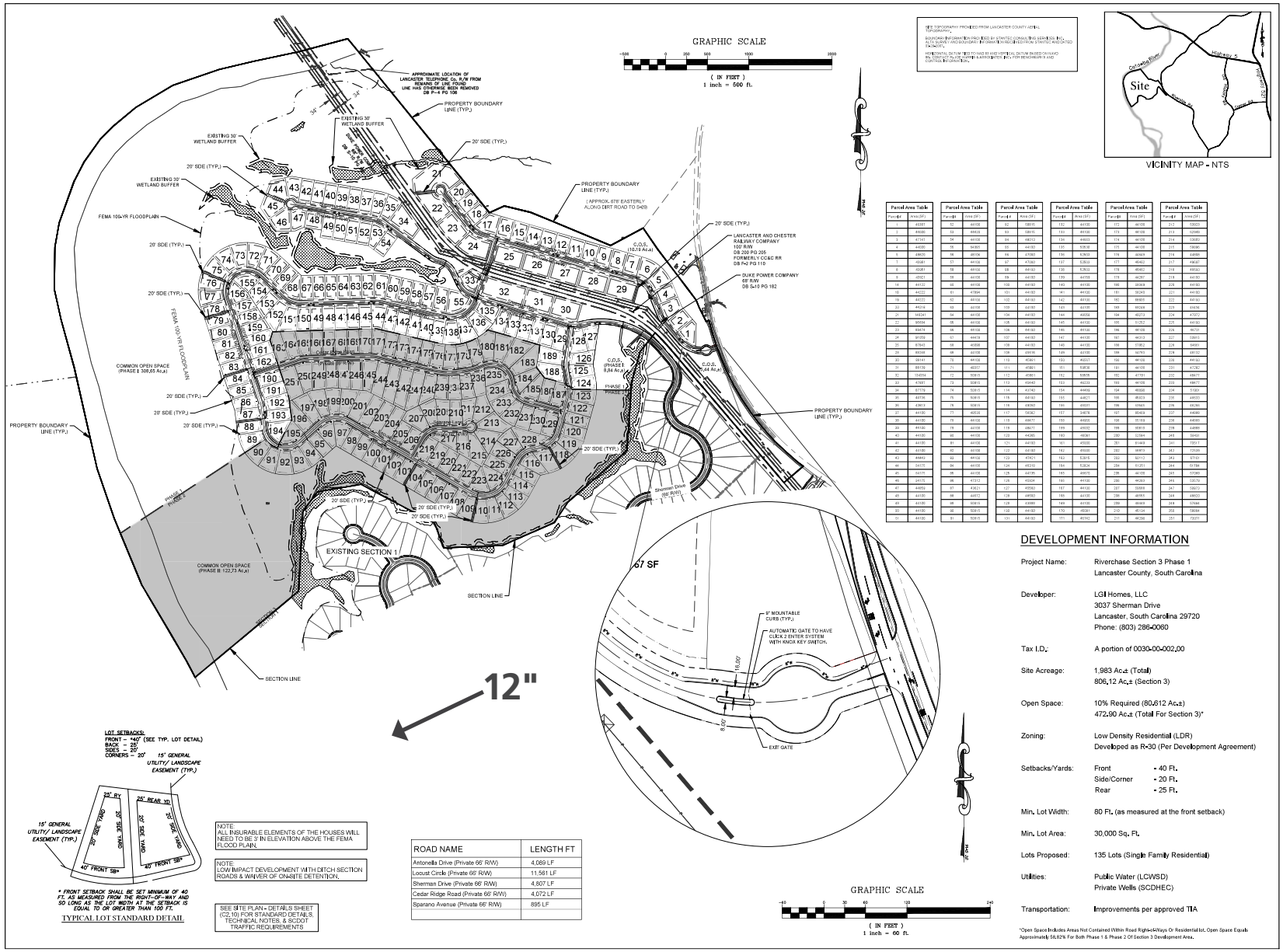
RIVERCHASE SECTION 3 PHASE 1 SITE PLAN



Parcel #	Area (SF)
1	43381
2	44436
3	47141
4	44436
5	43620
6	43681
7	43681
8	43621
9	47621
10	44122
11	44122
12	44118
13	94341
14	95694
15	89474
16	91058
17	87843
18	89268
19	89141
20	89139
21	134394
22	134394
23	44180
24	44180
25	44180
26	44180
27	44180
28	44180
29	44180
30	44180
31	44180
32	44180
33	44180
34	44180
35	44180
36	44180
37	44180
38	44180
39	44180
40	44180
41	44180
42	44180
43	44943
44	54175
45	54175
46	54175
47	44659
48	44180
49	44180
50	44180
51	44180

Parcel #	Area (SF)
52	44108
53	44418
54	44108
55	94365
56	44108
57	44108
58	44108
59	44108
60	44108
61	47894
62	44108
63	44108
64	44108
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LOT SETBACKS:
FRONT – *40' (SEE TYP. LOT DETAIL)
BACK – 25'
SIDES – 20'
CORNERS – 20'

15' GENERAL UTILITY/ LANDSCAPE EASEMENT (TYP.)

* FRONT SETBACK SHALL BE SET MINIMUM OF 40 FT. AS MEASURED FROM THE RIGHT-OF-WAY AND SO LONG AS THE LOT WIDTH AT THE SETBACK IS EQUAL TO OR GREATER THAN 100 FT.

TYPICAL LOT STANDARD DETAIL

NOTE:
ALL INSURABLE ELEMENTS OF THE HOUSES WILL NEED TO BE 3' IN ELEVATION ABOVE THE FEMA FLOOD PLAIN.

NOTE:
LOW IMPACT DEVELOPMENT WITH DITCH SECTION ROADS & WAIVER OF ON-SITE DETENTION.

SEE SITE PLAN - DETAILS SHEET (C2.10) FOR STANDARD DETAILS, TECHNICAL NOTES, & SCDOT TRAFFIC REQUIREMENTS

ROAD NAME	LENGTH FT
Antonella Drive (Private 66' R/W)	4,089 LF
Locust Circle (Private 66' R/W)	11,561 LF
Sherman Drive (Private 66' R/W)	4,807 LF
Cedar Ridge Road (Private 66' R/W)	4,072 LF
Sparano Avenue (Private 66' R/W)	895 LF

DEVELOPMENT INFORMATION

Project Name:	Riverchase Section 3 Phase 1 Lancaster County, South Carolina
Developer:	LGI Homes, LLC 3037 Sherman Drive Lancaster, South Carolina 29720 Phone: (803) 286-0060
Tax I.D.:	A portion of 0030-00-002.00
Site Acreage:	1,983 Ac.± (Total) 806.12 Ac.± (Section 3)
Open Space:	10% Required (80.612 Ac.±) 472.90 Ac.± (Total For Section 3)*
Zoning:	Low Density Residential (LDR) Developed as R-30 (Per Development Agreement)
Setbacks/Yards:	Front - 40 Ft. Side/Corner - 20 Ft. Rear - 25 Ft.
Min. Lot Width:	80 Ft. (as measured at the front setback)
Min. Lot Area:	30,000 Sq. Ft.
Lots Proposed:	135 Lots (Single Family Residential)
Utilities:	Public Water (LCWSD) Private Wells (SCDHEC)
Transportation:	Improvements per approved TIA

*Open Space Includes Areas Not Contained Within Road Rights-of-Ways Or Residential lot. Open Space Equals Approximately 58.62% For Both Phase 1 & Phase 2 Of Section 3 Development Area.

DATE	ISSUED FOR	REV
12/15/2023	First Submittal to SCDHEC & Lancaster County	
04/10/2024	Second Submittal to SCDHEC & Lancaster County	
07/03/2024	Third Submittal to SCDHEC	
09/26/2024	Fourth Submittal to SCDHEC	
10/21/2024	Third Submittal to Lancaster County	

PUPS Know what's below. Call before you dig. 811

Engineer:
RJH
R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
LSH Seasoned SM-4, Tigo Cir, S.C. 29780 P: 803-283-1700
www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal: R. JOE HARRIS & ASSOCIATES, INC. No. C02060 CERTIFICATE OF AUTHORIZATION
Engineer's Seal: No. 29007 CHRISTOPHER R. SHEELS

Project Manager: D. Gates	Drawn: J. Mabry
Department Manager: B. Pridemore	Checked: D. Gates
Print/Plot Date: October 21, 2024	
Asbuilt Drawn: -	Asbuilt Date: -

Client:
LGI Homes, LLC
3037 SHERMAN DRIVE
LANCASTER, SOUTH CAROLINA 29720
P: (803) 286-0060

Project:
Riverchase Estates Section 3 Phase 1

Drawing Title:
Site Plan

Project No.: 4967
DWG File Name: RiverChase Section 3_Site Overall
Drawing No.: C2.00

SECTION 1 | 2 LOTS

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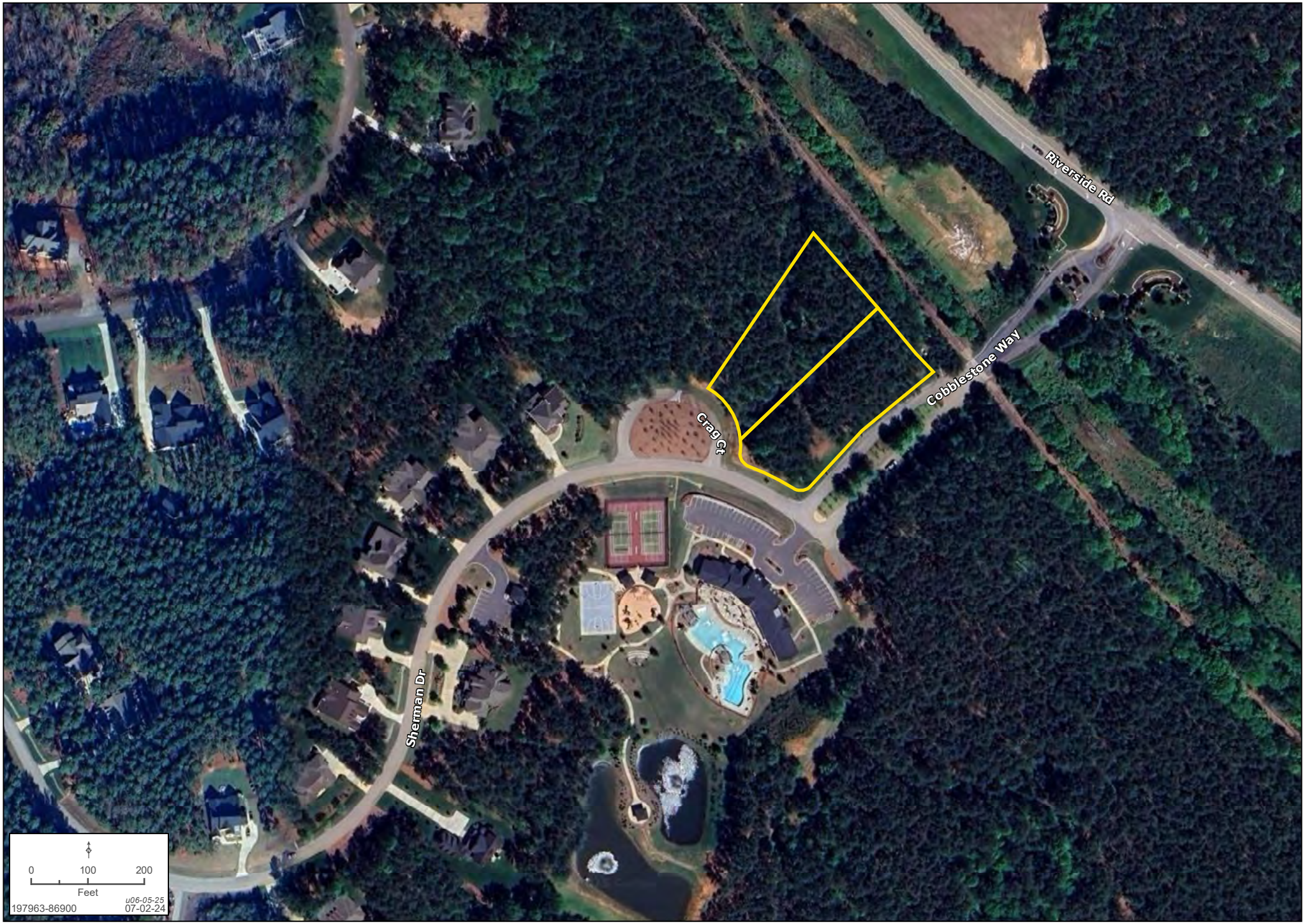

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AREA PHOTOS



SUN CITY CAROLINA LAKES



RED VENTURES CAMPUS



CATAWBA RIVER BRIDGE



LANDSFORD CANAL STATE PARK

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