



Welcome Book
WHITEWATER LANDING.COM

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Life by the Water.

Life is a whole different pace for those lucky enough to live by the water. It turns down the volume of our busy lives and allows us to measure the quality in our days. It encourages time spent outdoors and getting your steps in. Whether you enjoy bird watching, gardening, hiking, swimming, kayaking, paddleboarding, fishing, or boating, there's always something to do by the water.

You'll be drawn to taking your coffee out on the back deck, bonfires at sunset, and afternoon strolls with your pup by the sandy shoreline overlooking breathtaking views. It's your haven to relax, unwind, reconnect, and recharge.

Life on the water increases your levels of peace and contentment, and encourages more quality time on your own as well as with family and friends. Adventures experienced by the water with those you love will likely be the memories you'll cherish for a lifetime.

It's simply where you want to be.



Breathtaking One-of-a-Kind Lakefront Property in Chapin, South Carolina with Lake Lifestyle Amenities

WhiteWater Landing represents the last of the Timberlake family properties surrounding the Timberlake Golf Club. This breathtaking private family waterfront retreat was entrusted to the waterfront development firm, American Land Holdings to develop it in a manner deserving of the property. As good stewards of the land, American Land Holdings thoughtfully designed this lakefront community to best showcase the water and the golf course views from the property. American Land Holdings painstakingly select cut WhiteWater Landing's hardwoods that create a tall canopy throughout the grounds and removed the underbrush by hand, leaving behind a "state park" feel that showcases the beautiful hardwoods, wooded and wetland preservation areas, and green space—creating the ideal aesthetics for the community.

“Capital City/Lake Murray Country Regional Tourism Board has enjoyed working with American Land Holdings for the last 5 years. This developer is in tune with the future of residential development by maximizing scenic landscapes, amenities, and more, to lure families to the pinnacle of the lake living experience.”

- Miriam Atria, President & CEO,
Capital City/Lake Murray Country Regional Tourism Board

About the Community

Nestled along the shoreline of the “Jewel of South Carolina”, WhiteWater Landing resides in Lexington County’s Chapin, SC, just 30 minutes from Columbia:

- Waterfront Lots, Wooded Lots with View of the Adjacent 18-hole Golf Club & Lake Access Lots
- Community Pool with Extensive Decking & Gathering Areas
- Pool House with Full-Service Kitchen, Entertainment Living Room & High End Restrooms
- Acres of Natural Green Space with Activity Lawn
- Deep, Dockable Waterfronts
- Gentle Slope to Water
- Private Boat Storage Area

Tucked behind Dreher Island State Park at the expansive center of the lake, gorgeous hardwoods create a tall canopy throughout WhiteWater Landing. The topography of the property is moderate to nearly flat along the shores of Lake Murray. The proposed development has minimized disturbance by attempting to maintain existing grades where practical. The community will take pride in the amenities best suited for property owners to be active and share a multitude of common spaces so property owners will be able to congregate with neighbors, exercise, or relax with friends and family at their leisure.

Lake Murray is ideal for families and couples looking for recreational property in a first-rate school system, as well as retirees who desire the lakefront living lifestyle. Recently named one of the “Top Southern Destinations” by *Forbes Magazine*, Lake Murray is noted for “artfully combining historic charm while bursting with every modern necessity, not to mention some of the south’s finest food.” “The Jewel of South Carolina”, Lake Murray offers shopping, mouthwatering restaurants, high-end marinas, legendary entertainment, local parks, wineries, and so much more. Water activities are possible year-round on the fully recreational lake.

Located in Lexington County, just minutes from Columbia, Chapin combines the charm of a small-town community with the conveniences of living near the capital city. Just off the I-26 highway corridor that runs directly to Columbia, shopping malls, specialty shops, regional airports, full-service hospitals, restaurants, professional services, entertainment, and historic monuments are just a short drive from the lake.

Master Site Plan

MAIN ENTRANCE

AMENITY CENTER

GOLF COURSE

BOAT STORAGE

GOLF COURSE

Lake Murray



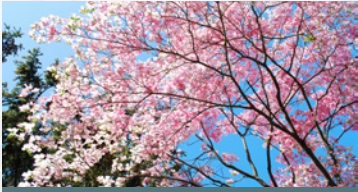


*White Water Landing
Front Entrance*

Amenity Center



Landscape Standards



CANOPY TREES

Nutall Oak
Laurel Oak
Red Maple
Cypress
Sycamore
Duraheat River Birch
Magnolia
Tulip Poplar
White Oak
Red Oak
American Chestnut hybrids



UNDERSTORY TREES

Dogwood
Red Bud
Cherry Laurel
Sweetbay Magnolia
Little Gem Magnolia
Trident Maple
Savannah Holly



NON-NATIVE

Japanese Maple
Southern Yew
Dwarf Southern Yew
Carissa Holly
Abelia varieties
Loropetalum varieties
Azalea varieties
Hydrangea varieties
Viburnum



SHRUBS

Dwarf Yaupon Holly
Yaupon Holly
Oakleaf Hydrangea
Dwarf Wax Myrtle
American Beauty Berry
Salad Minor
Native Azalea Varieties



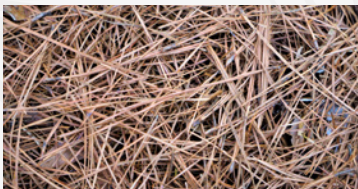
GRASSES

Muhly Grass
Spartina Bakerii
Switch Grass
Juncus
Little Bluestem
Big Bluestem



GROUNDCOVER

Liriope
Asian Jasmine
Daylily
Black-eyed Susan
Guara
Echinacea
Stokes Aster
Iris
Acorus



MULCH

All mulch to be 3" thick, natural color or longleaf pinestraw. No black. No red.

PLANT MATERIAL

GENERAL RECOMMENDATIONS

Plant Materials should be 70% native
Trees shall be Florida Grade Fancy, full well formed, with no co-dominant leaders
All plant materials shall meet American Nursery stock standards for size and form
Soils should be tested and amended, as recommended

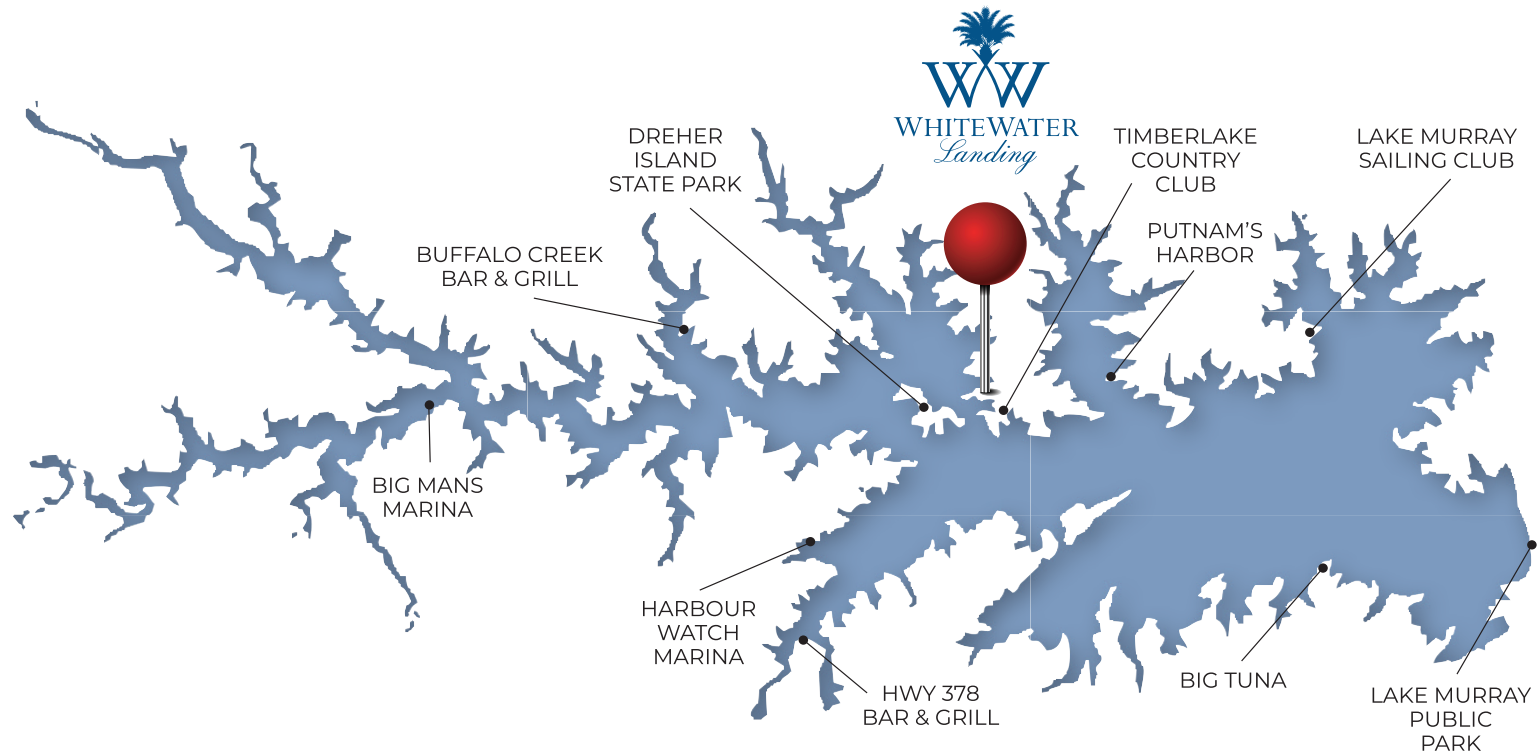
Grasses may be used in lieu of shrubs if installed at 3 gal. (non-evergreen)

It is the intent each homeowner has a well landscaped property. The following are recommendations of plant material and specifications for those plantings. Each home shall provide a landscape plan to the HOA for approval.

"WhiteWater Landing has been thoughtfully planned as a conservation community; the landscape approach was crafted to align with the environmental vision for the neighborhood. Native meadow succession plantings are proposed for open areas and natural woodland understory plantings are prescribed to wooded areas to create a uniquely beautiful community aesthetic that is inspired by its amazing natural surroundings."

- D. Russ Seamon, ASLA, LEED AP
Director, Seamon Whiteside

Lake Murray Hotspots



Located on the northern part of the 50,000 acre lake with over 650 miles of shoreline, Chapin, SC's WhiteWater Landing is less than 30 minutes from Columbia and a convenient drive to Charlotte, NC.





*Waterfront & Lake Access Lots to Suit Your Lakeshore
Lifestyle in Lexington County's Chapin, SC*

Call today to book your appointment!

(855) 882-7909

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