



## 1645 Dutch Fork Road

Irmo, South Carolina

For more information:

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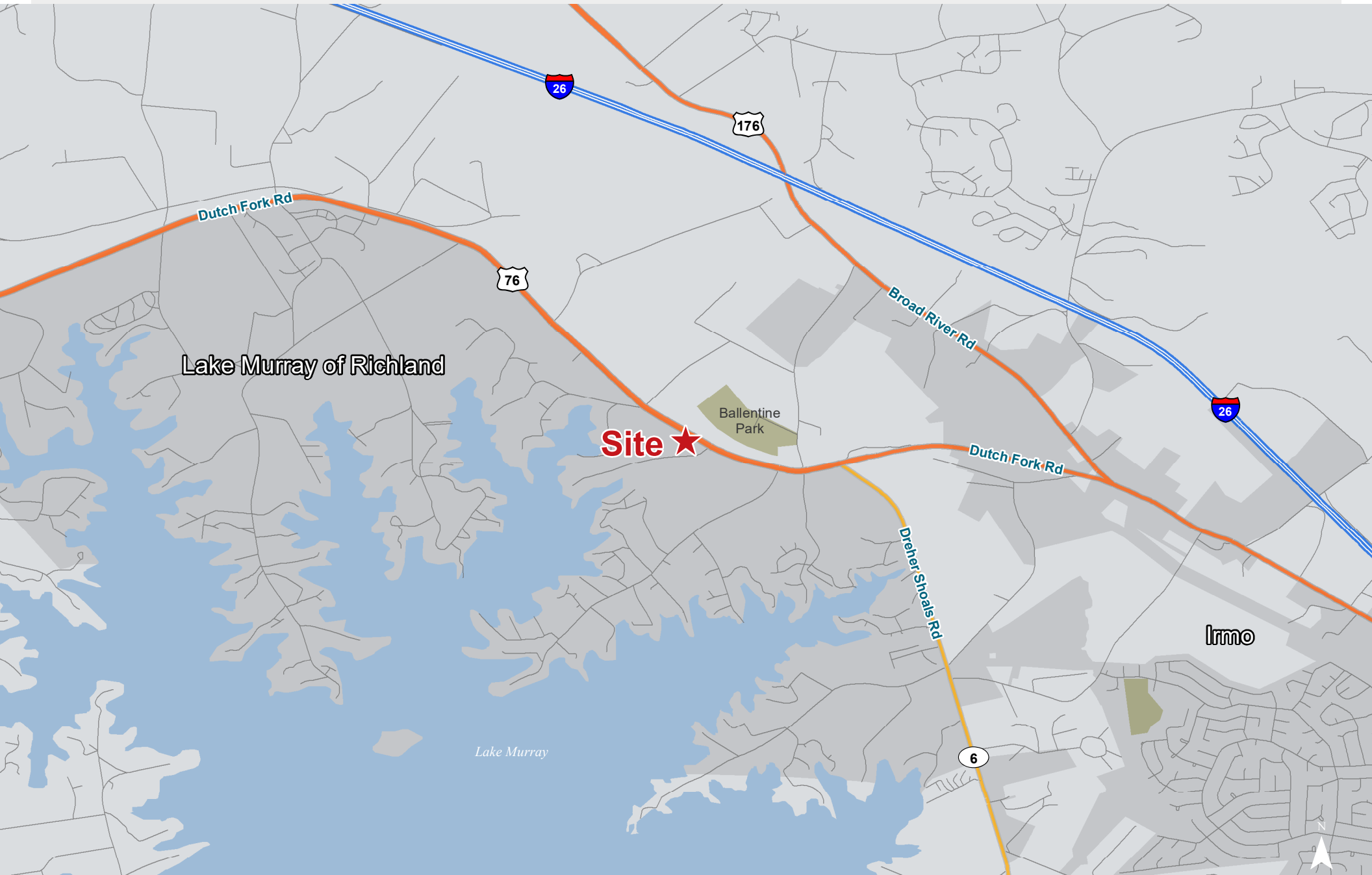
**Tom Milliken**

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tmilliken@naicolumbia.com

## Property Features

- ±5.38 Acres for sale in Irmo, SC
- ±970 feet of road frontage on Dutch Fork Road
- Water and sewer in area
- Parcel #: R02411-01-03
- Primary Zoning: RU, Rural District (Richland County)
- Secondary Zoning: RS-LD Residential, Single-Family - Low Density District (Richland County)
- Traffic Count: 23,600 VPD (Station 145)
- Sales Price: \$672,500

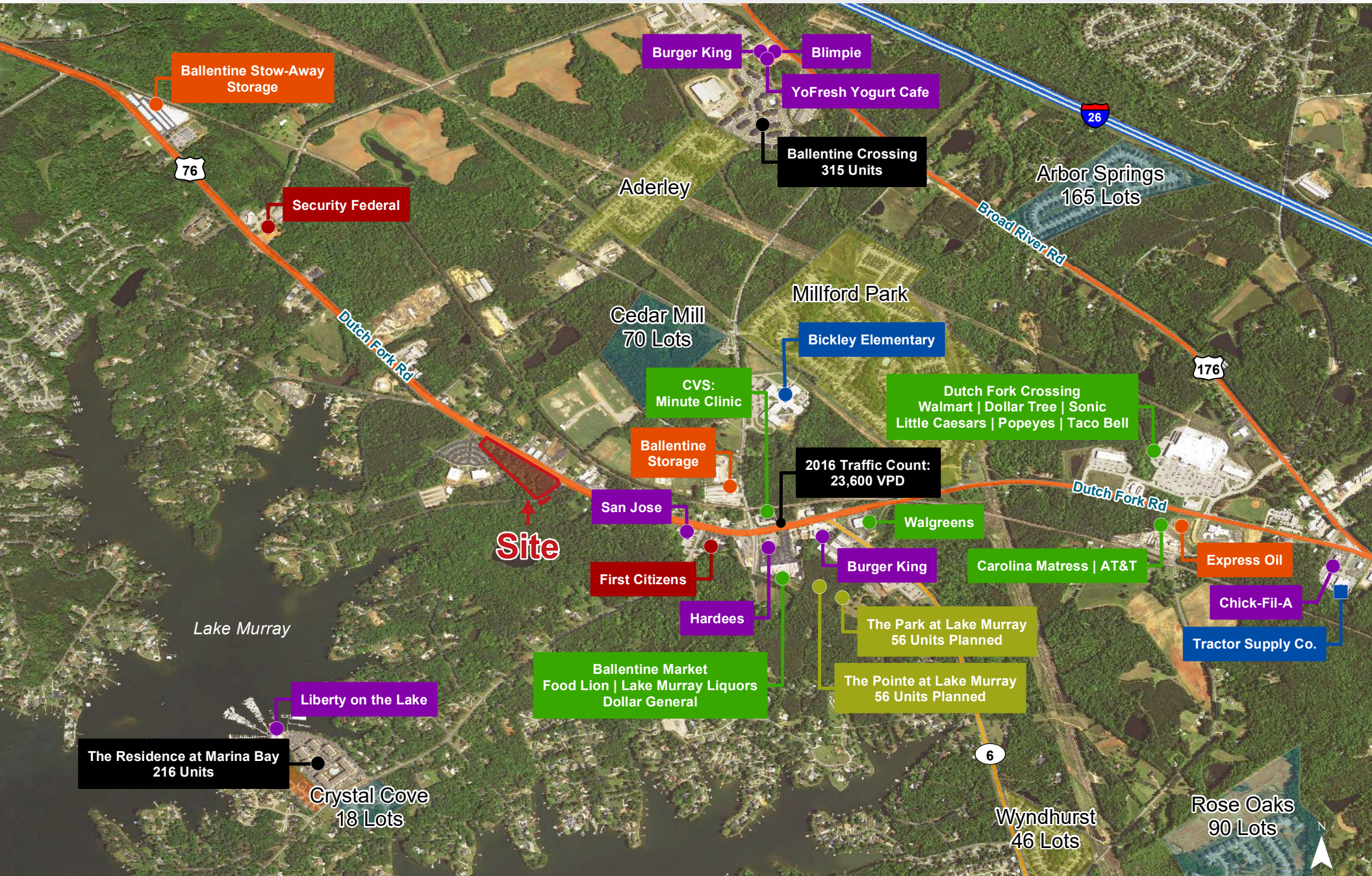
# Location



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# Points of Interest



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# Topographical Map: 2' Contours



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# Topographical Map: 10' Contours



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# FEMA National Flood Hazard Layer



**SPECIAL FLOOD HAZARD AREAS**

- 1% Annual Chance Flood Hazard  
Zone A, AE, A99, AO, AH, AR, X, VE
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard  
Zone X
- Future Conditions 1% Annual  
Chance Flood Hazard Zone X
- Area with Reduced Flood Risk  
due to Levee Zone X
- NO SCREEN  
Areas Outside the 0.2% Annual  
Chance Floodplain Zone X
- Areas of Undetermined Flood  
Hazard Zone D

**CROSS SECTIONS & BFES**

- 18.2  
17.5 Cross Sections with 1% Annual  
Chance Floodwater Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Base Flood Elevation








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# National Wetlands Inventory



## National Wetlands Inventory

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine

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# Soil Survey



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## Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** GeB - Georgeville silt loam, 2 to 6 percent slopes

**Component:** Georgeville (85%)

*The Georgeville component makes up 85 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluves, piedmonts. The parent material consists of residuum weathered from metavolcanics and/or residuum weathered from metasedimentary rock and/or residuum weathered from slate. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.*

**Map unit:** NaB - Nason silt loam, 2 to 6 percent slopes

**Component:** Nason (100%)

*The Nason component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from slate. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.*



# Map Unit Description (Brief, Generated)

Richland County, South Carolina

**Map unit:** NaC - Nason silt loam, 6 to 10 percent slopes

**Component:** Nason (100%)

*The Nason component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from slate. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.*

**Map unit:** OaB - Orange loam, 0 to 4 percent slopes

**Component:** Orange (100%)

*The Orange component makes up 100 percent of the map unit. Slopes are 0 to 4 percent. This component is on marine terraces on coastal plains. The parent material consists of clayey residuum weathered from slate. Depth to a root restrictive layer, bedrock, lithic, is 40 to 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.*