



PRELIMINARY WETLAND DETERMINATION

1900 Pulaski Street

1900 Pulaski Street
Columbia, South Carolina 29201

Report Date

May 15, 2025

Partner Project No.

25-494566.6

Prepared for:

Lincoln Avenue Capital
401 Wilshire Boulevard, Floor 1100
Santa Monica, California 90401



Building
Science



Environmental
Consulting



Construction &
Development



Energy &
Sustainability



May 15, 2025

Rusty Snow
Lincoln Avenue Capital
401 Wilshire Boulevard, Floor 1100
Santa Monica, California 90401

Subject: Preliminary Wetland Determination
1900 Pulaski Street
Columbia, South Carolina 29201
Partner Project No. 25-494566.6

Dear Rusty Snow:

Partner Engineering and Science, Inc (Partner) is pleased to provide the results of the *Preliminary Wetland Determination* report of the abovementioned address (the "subject property"). This assessment was performed in general conformance with the scope and limitations as detailed in our proposal.

This assessment included a site reconnaissance as well as review of available online resources. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (201) 984-3651 or mdahl@partneresi.com.

Sincerely,

Katie L. Morgan, PWS, EP
Director of Natural and Cultural Resources
Professional Wetland Scientist (#3100)

Melissa Dahl
Relationship Manager

EXECUTIVE SUMMARY

Partner has performed a Preliminary Wetland Determination in general conformance with the scope and limitations as detailed in our proposal for the property located at 1900 Pulaski Street in the City of Columbia, Richland County, South Carolina (the "subject property"). The Preliminary Wetland Determination is designed to provide Lincoln Avenue Capital with an assessment concerning wetlands and streams (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the north side of Richland Street and the east side of Thurmond Mall/Pulaski Street within a residential and commercial area of Richland County, South Carolina. Please refer to the table below for further description of the subject property:

SUBJECT PROPERTY DATA

Property Name:	1900 Pulaski Street
Address:	1900 Pulaski Street, Columbia, South Carolina
Additional Addresses:	1900, 1904, 1908, 1912, 1916, & 1920 Thurmond Mall; 605, 609, & 613 Richland Street; 612 Calhoun Street
Historical Addresses:	1910, 1914, 1918, 1922, 1924, 1926, 1928, & 1930 Pulaski Street; 605, 609, & 613 Richland Street; 604 & 608 Calhoun Street; 1, 2, & 3 Seaboard Avenue
Property Use:	Vacant Land
Land Acreage (Ac):	2.06 Ac
Number of Buildings:	None
Assessor's Parcel Number (APN):	R09010-02-01 (Parcel A); R09010-02-03 (Parcel B); R09010-02-10 (Parcel C); R09010-02-11 (Parcel D); R09010-02-12 (Parcel E); R09010-02-13 (Parcel F); R09010-02-14 (Parcel G); R09010-02-15 (Parcel H); R09010-02-16 (Parcel I); R09010-02-17 (Parcel J); R09010-02-18 (Parcel K)
Site Assessment Performed By:	Amy Parker of Partner
Site Assessment Conducted On:	May 8, 2025

The subject property is comprised of approximately 2.06 acres of vacant land. The southwest portion of the property is maintained by periodic mowing activities. The eastern portion consists of wooded land dominated by southern live oak (*Quercus virginiana*), black walnut (*Juglans nigra*), American elm (*Ulmus americana*), cherry laurel (*Prunus caroliniana*), pecan (*Carya illinoensis*), and mulberry (*Morus alba*) with a dense understory consisting of kudzu (*Pueraria montana*), Virginia creeper (*Parthenocissus quinquefolia*), English ivy (*Hedera helix*), mulberry, and poison ivy (*Toxicodendron radicans*). The center portion consists

of a dense herbaceous layer dominated by kudzu, annual rye (*Lolium perenne*), and southern dewberry (*Rubus trivialis*).

According to available historical sources, the subject property was formerly developed with several single-family residences and a commercial store as early as 1919; developed with an auto shop between circa 1950 and 1969; and vacant land in an urban setting since circa 1994. Tenants on the subject property have included a commercial store (1919-1943); an auto repair shop (1950-1969); and several single-family residences (1919-1983). No surface water or wetland features are depicted and there are no indicators of saturation, topographic crenulations or depressions, or other suspect wetland features on available historical resources.

The adjoining properties are tabulated below:

ADJOINING PROPERTIES

Direction	Land Use/Occupant
North:	Alta Vista Towers Multi-Family Residential Apartments (900 Vista Towers Drive)
Northeast:	Vacant land
East:	Vacant land and the Vista Greenway followed by multi-family residences and King Emmanuel Church (1935 Wayne Street)
Southeast:	Vacant land
South:	Richland Street followed by multi-family residences
Southwest:	Intersection of Richland Street and Pulaski Street followed by multi-family residences
West:	Thurmond Mall/Pulaski Street followed by medical office buildings (1911 Pulaski Street, 515 & 529 Richland Street) and a multi-tenant commercial office building (1927 Thurmond Mall)

Findings

According to our preliminary determination, delineation, resource document review, and field observations, no wetlands or surface waters were identified on the subject property.

Conclusions, Opinions and Recommendations

Partner performed a Preliminary Wetland Determination in general conformance with the scope and limitations as detailed in our proposal, for the property located at 1900 Pulaski Street in the City of Columbia, Richland County, South Carolina.

- This assessment has not revealed evidence of wetlands or surface waters on the subject property.

It should be noted the USACE has the ultimate authority for wetlands and Waters of the United States (WOTUS) determinations. The Environmental Protection Agency (EPA) has the ultimate authority for official jurisdictional determinations; however, authority has been delegated to the USACE to give an approved jurisdictional determination (AJD) on potential Waters of the United States.

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1.0 INTRODUCTION

Partner has performed a Preliminary Wetland Determination in general conformance with the scope and limitations as detailed in our proposal for the property located at 1900 Pulaski Street in the City of Columbia, Richland County, South Carolina (the “subject property”). The Preliminary Wetland Determination is designed to provide Lincoln Avenue Capital with an assessment concerning wetlands and streams (limited to those issues identified in the report) as they exist at the subject property.

1.1 Purpose

The purpose of performing the Preliminary Wetland Determination is to identify and characterize the existing site conditions and observe the subject property for the presence of wetlands and streams.

1.2 Scope of Work

The scope of work for this Preliminary Wetland Determination was performed in general conformance with the scope and limitations as detailed in our proposal. This assessment included: 1) a review of topographical maps, the National Wetlands Inventory map, and aerial photograph resources to assist with identifying suspect streams and wetland areas on the subject property; 2) a property site reconnaissance including wetland and stream data point sampling and flagging wetland boundaries; 3) preparation of a map depicting approximate locations of wetlands and streams observed on the subject property; and 4) completion of this report that includes site characterization information, a discussion of applicable data, and recommendations for the subject property.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting a Preliminary Wetland Determination of a property for the purpose of identifying wetlands and streams on the subject property. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment, or which were not reasonably identifiable from the available information. Partner believes that the information obtained concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

1.4 User Reliance

Lincoln Avenue Capital engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Lincoln Avenue Capital. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner

granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

1.5 Limiting Conditions

The performance of this Preliminary Wetland Determination was not limited in any way. Partner was granted full and complete access to the subject property.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 1900 Pulaski Street in Columbia, South Carolina is located on the north side of Richland Street and the east side of Thurmond Mall/Pulaski Street. According to the Richland County Assessor, the subject property is legally described as PARCEL 5 217.9X141.9X219.8X142.1 #SU #PR 50-6890 (Parcel A); LOT 3 BLK 2 44.5X212.5X44.5X212.7 #SU #PR (Parcel B); 42X83.5X42X83.5 #SU #PR Z-1905 (Parcel C); 20X40X20X40 #SU #PR (Parcel D); 42X31X42X31 #SU #PR (Parcel E); PARCEL 7 40.4X91.3X39.8X91.7 #SU #PR 50-6890 (Parcel F); 41.6X143.1X41.6X143 #SU #PR (Parcel G); ARCEL 6 41.5X145X41.6X145 #SU #PR 50-6890 (Parcel H); 94X123.5X94X123.5 #SU #PR (Parcel I); 41.6X145X41.6X145 #SU #PR (Parcel J); 52X145X52X145 #SU #PR (Parcel K) with ownership vested in Pavilion Land Partnership, LP since 2007.

Please refer to **Figure 1: Site Location Map**, **Figure 2: Site Plan**, **Figure 3: Topographic Map**, **Appendix B: Site Photographs**, and **Appendix C: USACE Wetland Determination Data Forms** for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is comprised of approximately 2.06 acres of vacant land. The southwest portion of the property is maintained by periodic mowing activities. The eastern portion consists of wooded land dominated by southern live oak (*Quercus virginiana*), black walnut (*Juglans nigra*), American elm (*Ulmus americana*), cherry laurel (*Prunus caroliniana*), pecan (*Carya illinoensis*), and mulberry (*Morus alba*) with a dense understory consisting of kudzu (*Pueraria montana*), Virginia creeper (*Parthenocissus quinquefolia*), English ivy (*Hedera helix*), mulberry, and poison ivy (*Toxicodendron radicans*). The center portion consists of a dense herbaceous layer dominated by kudzu, annual rye (*Lolium perenne*), and southern dewberry (*Rubus trivialis*). Wetlands were not identified on the subject property.

The subject property is designated "RAC" for Regional Activity Center/Corridor District use by the City of Columbia.

2.3 Physical Setting Sources

2.3.1 Topography

The United States Geological Survey (USGS) *Columbia North, South Carolina* Quadrangle 7.5-minute series topographic map was reviewed for this report. According to the contour lines on the topographic map, the subject property is located on a hillside at approximately 265 to 290 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping steeply toward the west-southwest. The subject property is depicted on the 2022 map as undeveloped.

A copy of the most recent topographic map is included as **Figure 3** of this report.

2.3.2 Hydrology

According to topographic map interpretation, the direction of groundwater flow in the vicinity of the subject property is inferred to be toward the west-southwest until it reaches an off-site unnamed pond

located approximately 0.5 miles to the west-southwest of the subject property. Wetlands were not observed on the subject property. No streams were identified on the subject property.

Information specific to the subject property regarding the depth to groundwater and direction of groundwater flow was not available for the subject area. However, according to information obtained from online research, depth to the high-water table is anticipated between 15 and 35 feet below ground surface (bgs).

Based on the site reconnaissance, no surface water was observed on the subject property. Based on soil samples collected during the site reconnaissance, no groundwater or saturation was observed within the upper 15- to 21-inches of the soil profile at any sample point locations.

2.3.3 Geology/Soils

The subject property is situated within the Coastal Plain Physiographic Province of South Carolina. The Coastal Plain is characterized by flat land to gently rolling hills and valleys and consist of mostly marine sedimentary rocks that gradually thickens to the east. Additionally, the Atlantic Fall Line is located to the west-northwest of the subject property which separates the Piedmont (crystalline igneous and metamorphic rocks) from the Coastal Plain (unconsolidated sediments). According to the Generalized Geologic Map of the South Carolina, published by the South Carolina Department of Natural Resources Geological Survey in 2005, the subject property is underlain by Upper Cretaceous sediments (unconsolidated) described as micaceous, kaolinitic sands with lenses of clay. These sediments represent fluvial or upper delta-plain environments.

According to the EPA Ecoregions of South Carolina map, the subject property is located within the Level IV Sand Hills (65c) Ecoregion of the Level III Southeastern Plains (65) Ecoregion. The Sand Hills are a rolling to hilly region composed primarily of Cretaceous-age marine sands and clays, capped in places with Tertiary sands, deposited over the crystalline and metamorphic rocks of the Piedmont (45). Many of the droughty, low-nutrient soils formed in thick beds of sand, although some soils contain more loamy and clayey horizons. Some upland areas are underlain by plinthite, and sideslopes tend to have fragipans that perch water and cause lateral flow and seepage. Stream flow is consistent; streams seldom flood or dry up because of the large infiltration capacity of the sandy soil and the great ground-water storage capability of the sand aquifer. On drier sites, turkey oak and blackjack oak grow with longleaf pine and a wiregrass ground cover. Shortleaf-loblolly pine forests and other oak-pine forests are now more widespread due to fire suppression and logging. The Sand Hills are a center of rare plant diversity in the Carolinas. The region is also known for its peach orchards, golf courses, and horse farms.

The NTCHS hydric soil definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006). However, not all areas within a mapping unit or polygon identified as having hydric soils may be hydric. Conversely, inclusions of hydric soils may be found within soil mapping units where no hydric soils have been identified. The Hydric Soils List should be used as a tool, indicating that hydric soil will likely be found within a given area, but should not be used as a substitute for onsite investigation and field indicators of hydric soils.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Orangeburg-Urban land complex, 2 to 6 percent slopes (OgB) and Orangeburg-Urban land complex, 6 to 15 percent slopes. According to the web soil survey hydric rating by map unit online map, the mapped soil map units are not rated as hydric soils based on the National Soil Information System (NASIS) NRCS hydric soil criteria.

- The Orangeburg series consists of very deep, well drained, moderately permeable soils on uplands of the Southern Coastal Plain. These soils formed in loamy and clayey marine sediments. Near the type location, the average annual temperature is about 65 degrees F and the average annual precipitation is about 52 inches. Slopes range from 0 to 25 percent. The A or Ap horizon has hue of 5YR to 10YR, value of 3 to 5, and chroma of 2 to 6. The texture is sand, loamy sand, loamy fine sandy, sandy loam, fine sandy loam, or sandy clay loam. The E horizon, where present, has hue of 5YR to 10YR, value of 4 to 6, and chroma of 3 to 6. The texture is sand, loamy sand, or fine loamy sand. The BA or BE horizon, where present, has hue of 2.5YR to 10YR, value of 4 to 6, and chroma of 4 to 8. The texture is sandy loam or fine sandy loam. The upper part of the Bt horizon has hue of 2.5YR or 5YR, value of 4 to 6, and chroma of 6 to 8. Hues of 7.5YR are allowed within the upper 10 inches. Clay content of the upper 20 inches ranges from 20 to 34 percent. Texture is sandy clay loam. The lower part of the Bt horizon has hue of 10R to 5YR, value of 4 to 6, and chroma of 6 to 8. Mottles in shades of yellow and brown range from none to common. Texture is sandy clay loam, clay loam, or sandy clay. The BC horizon, where present, has hue of 2.5YR to 6.5YR, value of 4 or 5, and chroma of 6 to 8. Mottles in shades of brown, yellow, red, or gray range from none to many. The texture is sandy loam, sandy clay loam, or sandy clay.
- Urban Land consists of soils in which the soil's original structure and content have been so altered by human activities it has lost its original characteristics and is thus unidentifiable. Urban soils consist of nearly level to moderately steep areas where the soils have been altered or obscured by urban works and structures. Buildings and pavement cover more than 85 percent of the surface. Included in this unit in mapping are many small areas where the original soil material has been disturbed by construction and areas where fill has been added.

2.3.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 45079C0243L, dated December 21, 2017, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains, which is also referred to as an area of minimal flood hazards.

According to FEMA, flood hazard areas identified on the FIRM are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

A copy of the reviewed flood map is included in **Appendix D** of this report.

2.3.5 National Wetlands Inventory

The National Wetlands Inventory (NWI) Map of the subject property was reviewed to identify suspect wetland areas. The map was published by the U.S. Department of the Interior's Fish and Wildlife Service (USFWS) and depicts suspect wetland areas and waterbodies based on stereoscopic analysis of high-altitude aerial photographs.

Partner performed a review of the USFWS NWI online map, and no wetland areas are depicted on the subject property.

Additionally, Partner performed a review of the National Hydrography Database (NHD) online map, and no wetland areas are depicted on the subject property.

A copy of the reviewed NWI and NHD maps are included in **Appendix D** of this report.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

HISTORICAL USE INFORMATION

Years	Resource	Description/Use
1919-1943	Aerial Photographs, Fire Insurance Maps, City Directories	Single-Family Residential; Commercial Store
1950 - 1969	Aerial Photographs, Fire Insurance Maps, City Directories	Single-Family Residential; Commercial Store; Auto Repair Shop
1970 - 1986	Aerial Photographs, City Directories	Single-Family Residential
1994 - Present	Aerial Photographs, Onsite Observations	Vacant Land

According to available historical sources, the subject property was formerly developed with several single-family residences and with a commercial store as early as 1919; developed with an auto shop between circa 1950 and circa 1969; and vacant land since circa 1994. Tenants on the subject property have included a commercial store (1919-1943); an auto repair shop (1950-1969); and several single-family residences (1919-1983).

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Risk Information Services (ERIS) on April 23, 2025. The following was observed on the subject property and adjacent properties during the aerial photograph review:

AERIAL PHOTOGRAPH SUMMARY

Dates:	1938 to 1951	Scale: 1" = 500'
Subject Property:	Appears to be developed with several residential structures	
North:	Appears to be developed with a few residential structures located across a roadway	
Northeast:	Appears to be developed with a few residential structures followed by a railway	
East:	Appears to be vacant land located across a railway	
Southeast:	Appears to be developed with a residential structure	

AERIAL PHOTOGRAPH SUMMARY

Dates:	1938 to 1951	Scale: 1" = 500'
South:	Appears to be developed with a few residential structures located across a roadway	
Southwest:	Appears to be developed with a residential structure located across a roadway intersection	
West:	Appears to be developed with several residential structures located across a roadway	
Northwest:	Appears to be developed with a residential structure located across a roadway intersection	
Date:	1959 to 1971	Scale: 1" = 500'
Subject Property:	No significant changes visible	
North:	No significant changes visible	
Northeast:	No significant changes visible	
East:	Appears to be developed with several residential structures located across a railway	
Southeast:	No significant changes visible	
South:	No significant changes visible	
Southwest:	No significant changes visible	
West:	No significant changes visible	
Northwest:	No significant changes visible	
Date:	1981 to 1983	Scale: 1" = 500'
Subject Property:	Appears to be developed with a few residential structures with several previous residences razed	
North:	Appears to be cleared vacant land located across a roadway	
Northeast:	No significant changes visible	
East:	No significant changes visible	
Southeast:	No significant changes visible	
South:	No significant changes visible	
Southwest:	No significant changes visible	

Date:	1981 to 1983	Scale: 1" = 500'
West:	Appears to be cleared vacant land located across a roadway	
Northwest:	Appears to be cleared vacant land located across a roadway intersection	
Date:	1994	Scale: 1" = 500'
Subject Property:	Appears to be vacant land with the remaining residences razed	
North:	Appears to be redeveloped with the current multi-family residential apartment complex	
Northeast:	Appears to be cleared vacant land	
East:	No significant changes visible	
Southeast:	No significant changes visible	
South:	No significant changes visible	
Southwest:	Appears to be cleared vacant land located across a roadway intersection	
West:	Appears to be developed with the current multi-tenant commercial structure located across a roadway	
Northwest:	Appears to be redeveloped with the current multi-family residential apartment complex	
Date:	2005 to 2006	Scale: 1" = 500'
Subject Property:	No significant changes visible	
North:	No significant changes visible	
Northeast:	No significant changes visible	
East:	Appears to be vacant land	
Southeast:	No significant changes visible	
South:	No significant changes visible	
Southwest:	Appears to be developed with the current multi-family residences located across a roadway intersection	
West:	No significant changes visible with the exception that an additional two commercial structures appear to be developed	
Northwest:	No significant changes visible	
Date:	2009 to 2011	Scale: 1" = 500'

Date:	2009 to 2011	Scale: 1" = 500'
Subject Property:	No significant changes visible	
North:	No significant changes visible	
Northeast:	No significant changes visible	
East:	Appears to be vacant land followed by the current multi-family residential structures	
Southeast:	No significant changes visible	
South:	Appears to be redeveloped with the current multi-family residential structures located across a roadway	
Southwest:	No significant changes visible	
West:	No significant changes visible	
Northwest:	No significant changes visible	

Date:	2013 to 2023	Scale: 1" = 500'
Subject Property:	No significant changes visible	
North:	No significant changes visible	
Northeast:	No significant changes visible	
East:	No significant changes visible	
Southeast:	Appears to be cleared vacant land	
South:	No significant changes visible	
Southwest:	No significant changes visible	
West:	No significant changes visible	
Northwest:	No significant changes visible	

Copies of select aerial photographs are included in **Appendix D** of this report.

3.2 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from ERIS on April 22, 2025. The following was observed on the subject property and adjacent properties during the topographic map review:

TOPOGRAPHIC MAP SUMMARY

Dates:	1947 to 1997	Scale: 1:24,000
Subject Property:	Shaded to depict urban development	

TOPOGRAPHIC MAP SUMMARY

Dates:	1947 to 1997	Scale: 1:24,000
North:	Shaded to depict urban development	
Northeast:	Shaded to depict urban development	
East:	Shaded to depict urban development	
Southeast:	Shaded to depict urban development	
South:	Shaded to depict urban development	
Southwest:	Shaded to depict urban development	
West:	Shaded to depict urban development	
Northwest:	Shaded to depict urban development	
Date:	2014 to 2020	Scale: 1:24,000
Subject Property:	No site-specific features are depicted	
North:	Only roadways are shown, and no site-specific features are depicted	
Northeast:	Only roadways are shown, and no site-specific features are depicted	
East:	Only roadways are shown, and no site-specific features are depicted	
Southeast:	Only roadways are shown, and no site-specific features are depicted	
South:	Only roadways are shown, and no site-specific features are depicted	
Southwest:	Only roadways are shown, and no site-specific features are depicted	
West:	Only roadways are shown, and no site-specific features are depicted	
Northwest:	Only roadways are shown, and no site-specific features are depicted	

Copies of reviewed topographic maps are included in **Appendix D** of this report.

4.0 PRECIPITATION DATA AND ANALYSIS

4.1 Precipitation Data

Partner conducted a site visit of the subject property on May 8, 2025. Partner performed wandering transects across the subject property to characterize and document the vegetative communities that exist on the subject property to determine the presence/absence of wetlands and surface waters.

The weather at the time of the site visit was partly sunny with temperatures between 70 to 75 degrees F. Precipitation and temperature data from the Columbia University of South Carolina, SC weather station, for the day of and approximately two weeks before the field investigation is provided in the table below:

SITE PRECIPITATION DATA

Date	Minimum Temperature (F)	Maximum Temperature	Precipitation (inches)	Snowfall (inches)
2025-04-24	64	84	0.19	0.00
2025-04-25	63	85	0.10	0.00
2025-04-26	61	86	0.11	0.00
2025-04-27	60	86	0.00	0.00
2025-04-28	51	83	0.00	0.00
2025-04-29	60	84	0.00	0.00
2025-04-30	60	89	0.00	0.00
2025-05-01	65	89	0.00	0.00
2025-05-02	64	91	0.00	0.00
2025-05-03	60	86	0.81	0.00
2025-05-04	M	M	M	0.00
2025-05-05	M	M	M	0.00
2025-05-06	53	85	0.00	0.00
2025-05-07	54	84	0.00	0.00
2025-05-08*	62	85	0.13	0.00

* Indicates dates of the field investigation. M = Missing information

The percent of normal precipitation for the water year to date and monthly percent of normal precipitation using NRCS WETS table, from the Columbia University of South Carolina, SC weather station, for each of the 3 months preceding the field investigation is provided in the table below:

NRCS WETS TABLE DATA

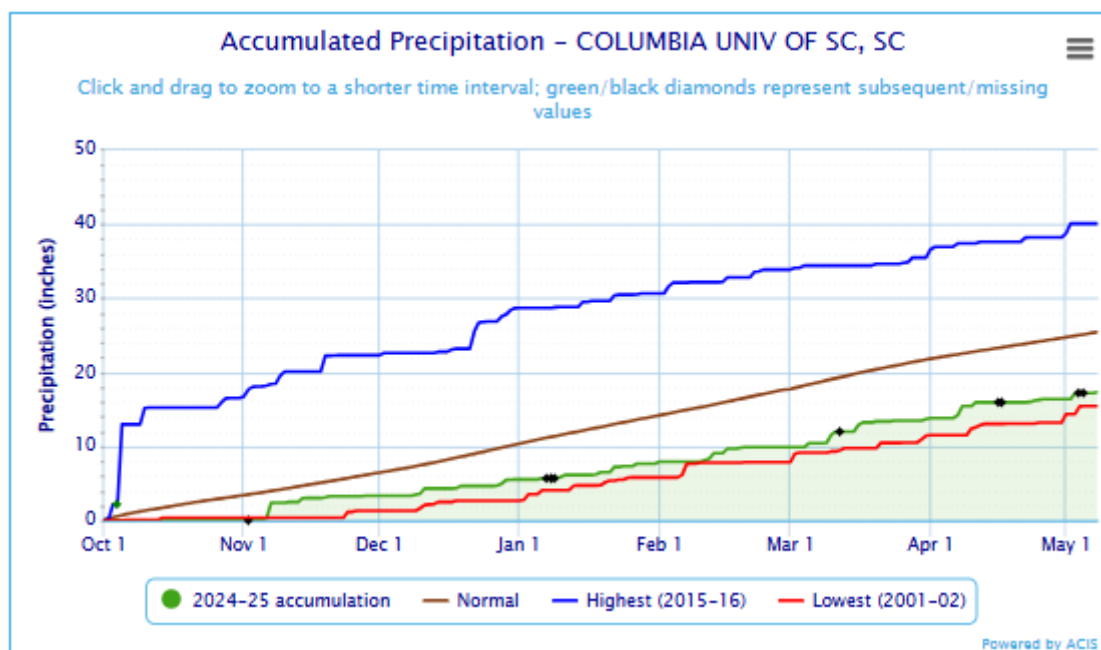
Month	Average Precipitation	30% chance precipitation less than	30% chance precipitation more than
February 2025	3.75	2.45	4.51
March 2025	4.79	3.21	5.74
April 2025	2.95	1.55	3.60
May 2025*	3.16	2.08	3.08

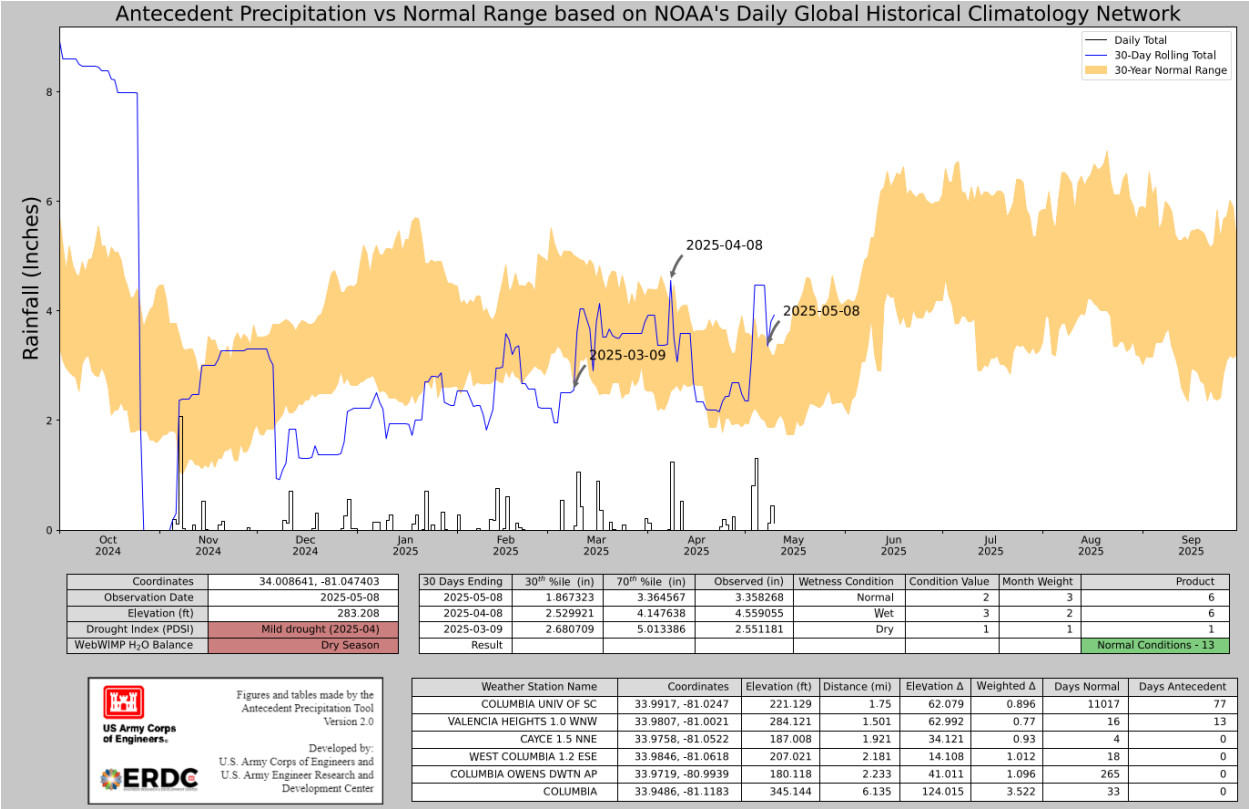
* Indicates month of field investigation

4.2 Precipitation Data Analysis

Monthly precipitation data for the three months preceding the field investigation was retrieved for the nearest working weather station. Columbia University of South Carolina, SC is at 221 ft elevation approximately three miles to the southeast of the subject property. The monthly summaries for the Water Year were also retrieved.

According to the data from the nearby stations show precipitation was slightly below normal in March 2025, and slightly above normal in April and May 2025. According to the monthly climate data from the Columbia University of South Carolina, SC weather station, the area has received 17.34 inches of precipitation in the water year to date (October 1, 2024 to May 8, 2025). This is below the normal range of the 25.45 inches average of precipitation for this timeframe (below).





5.0 SITE RECONNAISSANCE

5.1 Methods

United States Army Corps of Engineers

Partner conducted a reconnaissance of the subject property on 29201, to characterize the existing site conditions and identify the presence of aquatic resources including wetlands and streams on the subject property, if any. Characteristics of potential jurisdictional wetlands and streams were assessed (when applicable) utilizing the criteria detailed below. The evaluation methods generally followed the routine on-site determination method referenced in the 1987 USACE Manual Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Region Version 2.0 (U.S. Army Corps of Engineers, November 2010).

Partner's professional opinion of jurisdictional status of identified features (if any) on the subject property, is consistent with the interpretation used by EPA and USACE.

5.2 Wetland Observations

Wetlands generally have three essential characteristics: hydrophytic (wetland) vegetation, hydric soils, and wetland hydrology. Suspect wetland areas were identified on the subject property prior to the site reconnaissance. Vegetation and hydrology observations were performed throughout the site where access was permitted, and soils were evaluated to determine if wetland characteristics were present. Data regarding the three essential characteristics was gathered within observed suspect wetland areas, if any, to further delineate boundaries. Partner personnel traversed the project site on foot while performing wetland observations.

5.2.1 Plant Community Assessment

Suspect areas were visually observed to determine the species, when possible, and absolute percentage of ground cover for five strata of plant community types. Herbs were generally observed within a five-foot radius, shrubs/saplings within a fifteen-foot radius, and trees and vines within a thirty-foot radius of the observation location.

For each species of vegetation observed, their wetland indicator status was evaluated. The indicator status was determined using the USACE National Wetlands Plant List (NWPL). Per guidance from the USACE, as of April 28, 2016, the most up to date NWPL should be used for wetland determinations and delineations (the NWPL can be found at <http://rsgisias.crrel.usace.army.mil/NWPL/>).

According to the US Army Corps of Engineers, National Wetland Plant List Indicator Rating Definition document, wetland indicator status ratings and their rating categories, as described in the National List of Plant Species that Occur in Wetlands (Reed 1988) are provided in the table below.

WETLAND PLANT INDICATOR STATUS

Indicator status (abbreviation)	% Occurrence in wetlands
---------------------------------	-----------------------------

WETLAND PLANT INDICATOR STATUS

Indicator status (abbreviation)	% Occurrence in wetlands
Obligate (OBL). Occur almost always under natural conditions in wetlands.	99
Facultative Wetland (FACW). Usually occur in wetlands but occasionally found in non-wetlands.	67–99
Facultative (FAC). Equally likely to occur in wetlands and non-wetlands.	34–66
Facultative Upland (FACU). Usually occur in non-wetlands but occasionally found in wetlands.	1–33

The percent cover of each stratum was determined, and dominance was evaluated. Dominant species were the most abundant species that accounted for more than 20 percent of the absolute percent coverage of the stratum. The number of dominant species with an indicator status of OBL, FACW, and/or FAC was compared to the total number of dominant species across all strata. Typically, when more than 50 percent of the dominant species had an indicator status of OBL, FACW, and/or FAC, hydrophytic vegetation was present. If the percentage of dominant species with an indicator status of OBL, FACW, and/or FAC was less than 50 percent, prevalence index and morphological adaptations may have been evaluated to confirm if hydrophytic vegetation was present or absent.

At the time of the site reconnaissance, Sample Points 1 through 5 (SP-1 through SP-5) were not dominated by hydrophytic wetland vegetation.

Refer to the wetland determination data forms provided in **Appendix C** for site-specific observations of hydrophytic vegetation identified at each sample point location.

5.2.2 Hydric Soils Assessment

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that form under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation. Hydric soil field indicators and a hydric soil technical standard have been developed to determine whether a soil meets the criteria for hydric soils. Evaluation of hydric soils was completed based on criteria defined in NRCS (2010) and as outlined in the 1987 Manual and the Regional Supplement. Soils observed in wetland areas within the proposed survey area typically developed under anaerobic (i.e., inundated/saturated edaphic conditions) or alternating aerobic-anaerobic conditions (i.e., wet/dry hydroperiod).

Subsurface soil samples were collected to a depths between 15 and 21 inches below the ground surface. The soil samples were visually compared to Munsell Soil Color Charts (Munsell, 2009); and examined for hydric soil indicators.

Sample Points SP-1, SP-2, SP-4, and SP-5 exist within the Orangeburg-Urban land complex, 6 to 15 percent slopes soil map Unit. Sample Point SP-3 exists within the Orangeburg-Urban land complex, 2 to 6 percent slopes soil map unit. Neither of these soils are listed as hydric soils in the NRCS hydric soil list for Richland County. County. Hydric soil lists should not be used in the field to make hydric soil determinations.

The soil profiles at SP-1 through SP-5 did not exhibit hydric soil indicators. Soils observed in upland areas at the site typically developed under aerobic soil conditions. Based on the criteria outlined in NRCS (2010), and as outlined in the 1987 Manual and the Regional Supplement, the soils observed within the upland communities were not considered hydric.

Refer to the wetland determination data forms provided in **Appendix C** for site-specific observations of hydric soil identified at each wetland location.

5.2.3 Wetland Hydrology Assessment

Visual indicators of wetland hydrology were evaluated. Examples of primary wetland hydrology indicators include, but are not limited to, surface water, high water table, soil saturation, water marks, sediment deposits, drift deposits, iron deposits, inundation visible on aerial imagery, and water-stained leaves. Examples of secondary wetland hydrology indicators include, but are not limited to, surface soil cracks, drainage patterns, moss trim lines, and crayfish burrows. If at least one primary wetland hydrology indicator or two secondary wetland hydrology indicators were observed, the observation location was considered to have wetland hydrology.

Indicators of wetland hydrology were not observed within the communities associated with SP-1 through SP-5.

Refer to the wetland determination data forms provided in **Appendix C** for site-specific observations of hydrology identified at each wetland location.

5.2.4 Wetland Mapping

Upon completion of the review of the three wetland criteria at each area, a wetland determination was made. Under normal circumstances, if one or more of the wetland criteria were not identified, the area was not considered to be a wetland. Likewise, if all three wetland criteria were observed, the area was considered to be a wetland. Additional observations were made throughout the wetland area to define the wetland/non-wetland boundary, which was mapped in the field. Vegetation, soil, and hydrology assessment data from at least one location within identified wetland areas (if any) and one upland location outside of the identified wetland areas were recorded on a USACE Wetland Determination Data Form. The recorded data forms for the subject property can be found in **Appendix C** and data point locations can be seen on **Figure 2**.

5.2.5 Wetland Classification

No wetlands were identified within the survey area.

5.3 Stream Observations

Standard methodologies for identification of the ordinary high-water mark (OHWM) were used for the identification of the top of bank of streams identified on the subject property.

5.3.1 Stream Mapping

The ordinary high-water mark (OHWM) defines the boundaries of aquatic features for a variety of federal, state, and local regulatory purposes. Under the Clean Water Act, the OHWM defines the lateral limits of federal jurisdiction for non-tidal waters of the U.S. in the absence of adjacent wetlands (including Section 404, which regulates the discharge of dredge and fill material into waters of the U.S.). Additionally, under Sections 9 and 10 of the Rivers and Harbors Act of 1899, the OHWM defines the lateral limits of federal jurisdiction for non-tidal traditional navigable waters of the U.S. The USACE Ordinary High Water Mark Identification Regulatory Guidance Letter, dated December 7, 2005, was used to identify the OHWM of the streams identified on the subject property (if any).

5.3.2 Stream Classification

No streams were identified on the subject property.

5.4 Summary of Potentially Jurisdictional Waters

5.4.1 Federal Definition of Jurisdictional Waters of the United States

In accordance with the revised WOTUS rule promulgated on January 18, 2023 ("revised rule") (88 Fed. Reg. 3004),¹ potentially jurisdictional WOTUS include: The territorial seas and traditional navigable waters; perennial and intermittent tributaries that contribute surface water flow to such waters; certain lakes, ponds, and impoundments of jurisdictional waters; and wetlands adjacent to other jurisdictional waters. See 33 CFR 328.3 and 40 CFR 120.2, revised as of January 18, 2023. Paragraph (a) of the revised rule identifies four categories of waters that are "waters of the United States." These waters are referred to as "jurisdictional" in this notice and in the regulatory text. Paragraph (b) of the revised rule identifies those waters and features that are excluded from the definition of "waters of the United States." These waters are referred to as "non-jurisdictional" or "excluded" in this notice and as "non-jurisdictional" in the regulatory text. Paragraph (c) of the revised rule defines applicable terms.

As a baseline concept, this revised rule recognizes that waters of the United States are waters within the ordinary meaning of the term, such as oceans, rivers, streams, lakes, ponds, and wetlands, and that not all waters are waters of the United States. The revised rule includes the agencies' longstanding category of the territorial seas and traditional navigable waters. A "tributary" is defined in the revised rule as a river,

¹ This revised rule was challenged in three federal district courts which, together, blocked implementation of the rule in 27 states. South Carolina is one of the 27 states and, therefore, the agencies continued to apply the revised rule in South Carolina.

stream, or similar naturally occurring surface water channel that contributes surface water flow to a territorial sea or traditional navigable water in a typical year either directly or indirectly through other tributaries, jurisdictional lakes, ponds, or impoundments, or adjacent wetlands. A tributary must be perennial or intermittent in a typical year. The alteration or relocation of a tributary does not modify its jurisdictional status as long as it continues to be perennial or intermittent and contributes surface water flow to a traditional navigable water or territorial sea in a typical year. A tributary does not lose its jurisdictional status if it contributes surface water flow to a downstream jurisdictional water in a typical year through a channelized non-jurisdictional surface water feature, through a subterranean river, through a culvert, dam, tunnel, or other similar artificial feature, or through a debris pile, boulder field, or similar natural feature. The term "tributary" includes a ditch that either relocates a tributary, is constructed in a tributary, or is constructed in an adjacent wetland as long as the ditch is perennial or intermittent and contributes surface water flow to a traditional navigable water or territorial sea in a typical year.

The revised rule defines "lakes and ponds, and impoundments of jurisdictional waters" as standing bodies of open water that contribute surface water flow in a typical year to a territorial sea or traditional navigable water either directly or through a tributary, another jurisdictional lake, pond, or impoundment, or an adjacent wetland. The agencies note that to be jurisdictional, an "impoundment of a jurisdictional water" must be an impoundment of a territorial sea or traditional navigable water, tributary, jurisdictional lake or pond, or an adjacent wetland, and must meet the conditions in paragraph (c)(6) of the revised rule. A lake, pond, or impoundment of a jurisdictional water does not lose its jurisdictional status if it contributes surface water flow to a downstream jurisdictional water in a typical year through a channelized non-jurisdictional surface water feature, through a culvert, dike, spillway, or similar artificial feature, or through a debris pile, boulder field, or similar natural feature. A lake, pond, or impoundment of a jurisdictional water is also jurisdictional if, in a typical year, it is inundated by flooding from a territorial sea or traditional navigable water, or tributary, or from another jurisdictional lake, pond, or impoundment.

The revised rule defines "adjacent wetlands" as wetlands that abut a territorial sea or traditional navigable water, a tributary, or a lake, pond, or impoundment of a jurisdictional water; are inundated by flooding from a territorial sea or traditional navigable water, a tributary, or a lake, pond, or impoundment of a jurisdictional water in a typical year; are physically separated from a territorial sea or traditional navigable water, a tributary, or a lake, pond, or impoundment of a jurisdictional water only by a natural berm, bank, dune, or similar natural feature; or are physically separated from a territorial sea or traditional navigable water, a tributary, or a lake, pond, or impoundment of a jurisdictional water only by an artificial dike, barrier, or similar artificial structure so long as that structure allows for a direct hydrological surface connection to the territorial sea or traditional navigable water, tributary, or lake, pond, or impoundment of a jurisdictional water in a typical year, such as through a culvert, flood or tide gate, pump, or similar artificial feature. "Abut" means when a wetland touches a territorial sea, traditional navigable water, tributary, or lake, pond, or impoundment of a jurisdictional water at least at one point or side. An adjacent wetland is jurisdictional in its entirety when a road or similar artificial structure divides the wetland, as long as the structure allows for a direct hydrologic surface connection through or over that structure in a typical year.

Consistent with the U.S. District Court for the District of Arizona's August 30, 2021, order vacating and remanding the Navigable Waters Protection Rule, promulgated April 21, 2020 (85 Fed. Reg. 22250), effective June 22, 2020, the EPA and USACE halted implementation of the Navigable Waters Protection Rule and began interpreting "waters of the United States" consistent with the pre-2015 regulatory regime, as further defined in the revised rule discussed above. An approved jurisdictional determination (AJD) is a document provided by the Corps stating the presence or absence of "waters of the United States" on a parcel or a written statement and map identifying the limits of "waters of the United States" on a parcel. See 33 CFR 331.2. Under existing Corps' policy, AJDs are generally valid for five years unless new information warrants revision prior to the expiration date. See U.S. Army Corps of Engineers, Regulatory Guidance Letter No. 05-02, § 1(a), p. 1 (June 2005) (Regulatory Guidance Letter (RGL) 05-02). As a general matter, the agencies' actions are governed by the rule in effect at the time the Corps completes an AJD, not by the date of the request for an AJD. Therefore, AJDs that were pending on, or received after the court's decision will be completed consistent with the pre-2015 regulatory regime. AJDs completed prior to the court's decision remain valid until the expiration date unless one of the criteria for revision is met under RGL 05-02, or the recipient of such an AJD requests that a new AJD be provided pursuant to the pre-2015 regulatory regime.

On August 29, 2023, the EPA and the USACE issued a new final rule further limiting the scope of WOTUS consistent with the U.S. Supreme Court's May 25, 2023 decision in the case of *Sackett v. EPA* (as of the date of this report, not yet published in the Federal Register). The agencies are revising the 2023 Rule to remove the significant nexus standard and to amend its definition of "adjacent" as these provisions are invalid under the Supreme Court's interpretation of the Clean Water Act in *Sackett*. See section II of this preamble for the specific amendments. Under the decision in *Sackett*, waters are not jurisdictional under the Clean Water Act based on the significant nexus standard. In addition, under the decision in *Sackett*, wetlands are not defined as "adjacent" or jurisdictional under the Clean Water Act solely because they are "bordering, contiguous, or neighboring . . . [or] separated from other 'waters of the United States' by man-made dikes or barriers, natural river berms, beach dunes and the like." Therefore, under this conforming rule, waters cannot be found to be jurisdictional because they meet the significant nexus standard; nor can wetlands be found to be jurisdictional based on the definition of "adjacent" codified in the 2023 Rule. Furthermore, as a result of the decision in *Sackett* invalidating the significant nexus standard, the provision for assessment of streams and wetlands under the additional waters provision of paragraph (a)(5) is no longer valid as any jurisdictional streams and wetlands are covered by paragraphs (a)(1) through (4) of the 2023 Rule.² Finally, the agencies are removing "interstate wetlands" from the 2023 Rule to conform with the decision in *Sackett*. The Supreme Court in *Sackett* examined the Clean Water Act and its statutory history and found the predecessor statute to the Clean Water Act covered and defined "interstate waters" as "all rivers, lakes, and other waters that flow across or form a part of State boundaries." *Sackett* at 1337 (citing 33 U.S.C. 1160(a), 1173(e) (1970 ed.) (emphasis in original)). The Court concluded that the use of the term "waters" refers to such "open waters" and not wetlands. *Id.* As a result, under *Sackett*, the provision authorizing wetlands to be jurisdictional simply because they are interstate is invalid. The agencies will continue to interpret the remainder of the definition of "waters of the United States" in the 2023 Rule consistent with the *Sackett* decision. And it is both reasonable and appropriate

for the agencies to promulgate this rule in response to a significant decision of the Supreme Court and, to provide administrative guidance to address other issues that may arise outside this limited rule.

Partner's professional opinion of jurisdictional status of identified features (if any) on the subject property, is consistent with the interpretation used by EPA and USACE.

5.4.2 State Wetlands and Surface Waters Regulations

It should be noted that, the state of South Carolina has additional wetland and surface water regulations as discussed below.

Regulatory activities pertaining to wetlands are administered by South Carolina's Department of Health and Environmental Control (SCDHEC). SCDHEC's Office of Environmental Quality Control (OEQC), Bureau of Water regulates waters of the state, including wetlands, and issues §401 certifications under the Clean Water Act (CWA). Statewide, 401 Water Quality Certification is applied where a 404 permit is required by federal regulations and follow the same exemptions as those applied under the Section 404 programs by the Corps.

The state's regulation of coastal wetlands is extensive and represents a major component of wetland work in South Carolina. This additional layer of state-level regulation is coordinated by SCDHEC's Office of Ocean and Coastal Resource Management (OCRM)'s Regulatory Division. The Division regulates tideland critical areas through a direct permitting program under the state's Coastal Zone Management Act (CZMA). This program provides two-tiers of regulation. Tier One regulates tideland Critical Areas. Tier Two areas include brackish water wetlands outside the Critical Areas but within the coastal zone.

5.4.3 Local Wetland and Surface Water Regulations

Under Section 26-187 of the Richland County Code of Ordinances, the county mandates water quality buffers for streams, wetlands, lakes, and floodplains. Key provisions include:

- Wetlands associated with intermittent streams: A minimum 50-foot buffer beyond the wetland edge is required.
- Isolated wetlands (not connected to streams or floodways): A 50-foot buffer beyond the delineated wetland boundary is mandated.
- Shorelines of lakes and ponds: A 50-foot buffer is required from the jurisdictional line.

These buffers are designated as "no-disturb zones", meaning that vegetation must remain undisturbed unless prior approval is obtained from the Public Works Department. The primary goal is to maintain native vegetation to filter runoff, reduce erosion, and protect aquatic habitats.

The City of Columbia enforces similar buffer requirements through its stormwater management policies. According to the city's Stormwater Best Management Practices Manual, the following applies:

- Buffers are considered "no-disturb zones" along waters and wetlands identified by the USACE.
- A minimum 50-foot buffer is required from the boundaries of all such features.
- Vegetation within these buffers cannot be disturbed, removed, or replanted unless a buffer restoration plan has been approved by the Storm Water Division.

5.5 Onsite Surface Water Observations

No surface waters were identified on the subject property.

6.0 FINDINGS AND CONCLUSIONS

Findings

According to our preliminary determination, delineation, resource document review, and field observations, no wetlands or surface waters were identified on the subject property.

Conclusions, Opinions and Recommendations

Partner has performed a Preliminary Wetland Determination in general conformance with the scope and limitations as detailed in our proposal, for the property located at 1900 Pulaski Street in the City of Columbia, Richland County, South Carolina. Partner concludes and recommends the following:

- This assessment has revealed no evidence of wetlands or surface waters located on the subject property.

It should be noted the USACE has the ultimate authority for wetlands and WOTUS determinations. The EPA has the ultimate authority for official jurisdictional determinations; however, authority has been delegated to the USACE to give an AJD on potential Waters of the United States.

7.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Preliminary Wetland Determination of the property located at 1900 Pulaski Street in the City of Columbia, Richland County, South Carolina in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing this report, we declare that, to the best of our professional knowledge and belief, we have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*.

Prepared By:



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Professional Wetland Scientist (#4014)

Reviewed and Managed By:



Kalli Agoglossakis, MS
Project Manager – Natural Resources

Oversight By:



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FIGURES

- 1 SITE LOCATION MAP**
- 2 SITE PLAN**
- 3 TOPOGRAPHIC MAP**

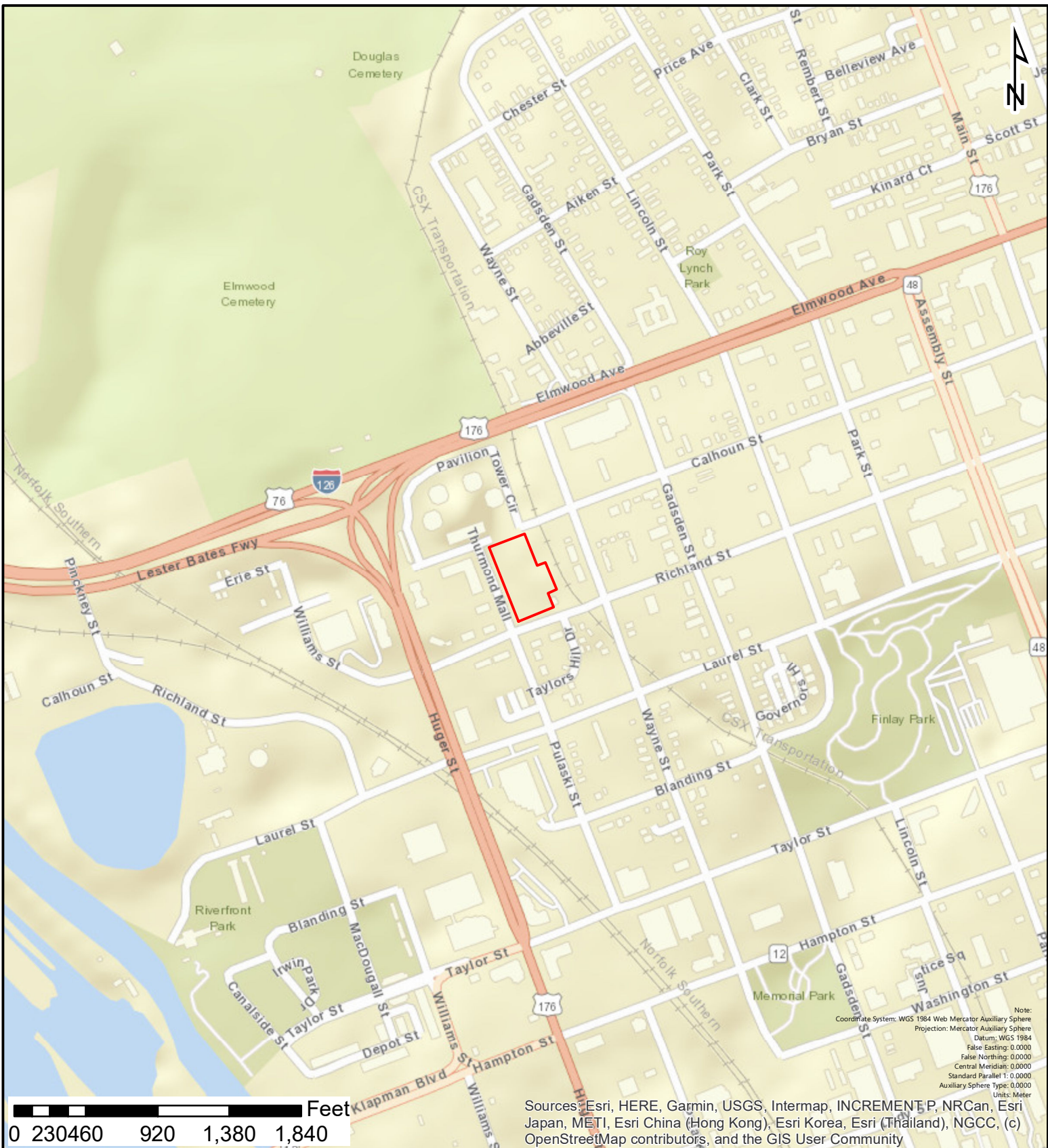


FIGURE 1: SITE LOCATION MAP

Legend			PARTNER		
 Subject Property					
SOURCES: Esri, Field Data		DRAWN BY: aparker	SCALE: 1 inch = 833 feet		
PROJECT NUMBER: 25-494566.6			DATE: 5/12/2025		
FILE NAME: 1900 PULASKI STREET					



FIGURE 2: SITE PLAN

Legend

- Subject Property
- Sample Points

PARTNER

SOURCES: ESRI, Field Data	DRAWN BY: aparker	SCALE: 1 inch = 75 feet
PROJECT NUMBER: 25-494566.6 FILE NAME: 1900 PULASKI STREET	DATE: 5/12/2025	

File: C:\Users\aparker\Desktop\Columbia SC Welland Appendices\Partner Portrait Figure Template.mxd User: aparker Date: 5/12/2025



Note:
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere
Projection: Mercator Auxiliary Sphere
Datum: WGS 1984
False Easting: 0.0000
False Northing: 0.0000
Central Meridian: 0.0000
Standard Parallel 1: 0.0000
Auxiliary Sphere Type: 0.0000
Units: Meter

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FIGURE 3: TOPOGRAPHIC MAP

Legend

 Subject Property

PARTNER

SOURCES: ESRI, Field Data	DRAWN BY: aparker	SCALE: 1 inch = 833 feet
PROJECT NUMBER: 25-494566.6 FILE NAME: 1900 PULASKI STREET	DATE: 5/12/2025	

APPENDIX A: EXHIBIT W

EXHIBIT W

Identification of Wetlands

Company: Lincoln Avenue Capital

Project Owner Name: Lincoln Avenue Capital

Project Name: 1900 Pulaski Street

I am the wetland professional for a(n) 2.06 acre site located in Richland County with the address of:
1900 Pulaski Street, Columbia, South Carolina

I have read and understand the Wetland requirements of the 2021 Qualified Allocation Plan for the South Carolina State Housing Finance and Development Authority's **Low-Income Housing Tax Credit Program**. Additionally, my signature below certifies that I have followed the Authority's requirements in the preparation of this wetlands identification submitted as part of Lincoln Avenue Capital's (Project Owner's Name) 2021 LIHTC Application Package.

I certify that 1900 Pulaski Street's (Project Name) parcel(s) does not contain jurisdictional and non-jurisdictional wetlands.

I certify that _____'s (Project Name) parcel(s) does contain jurisdictional and/or non-jurisdictional wetlands.

The wetlands on _____'s (Project Name) parcel are ____ (acres) in size, rendering the buildable percentage at ____.

I have followed the below requirements:

1. 1989 Federal Manual for Identifying and Delineating Wetlands
2. Provided the National Wetlands Inventory. The NWI map will not count as stand-alone documentation.
3. Provided my credentials that qualify me to make this determination.

Financial Interest: Neither I nor the company I work for have any financial interest in the proposed LIHTC application other than in the practice of our profession.

Signature and Certification of Wetlands Professional

May 12, 2025

Date

Signature and Certification of Project Owner

Date

APPENDIX B: SITE PHOTOGRAPHS



1. View of the subject property looking northeast from the southwest corner



2. View of the subject property looking north from the south boundary



3. View of the subject property looking southwest from the northeast corner



4. View of the subject property looking east from the west boundary



5. View to the north of SP-1



6. View to the east of SP-1

APPENDIX A: SITE PHOTOGRAPHS

Project No. 25-494566.6

PARTNER



7. View to the south of SP-1



8. View to the west of SP-1



9. View of the SP-1 soil profile



10. View of the SP-1 dominant vegetation



11. View to the north of SP-2



12. View to the east of SP-2

APPENDIX A: SITE PHOTOGRAPHS

Project No. 25-494566.6

PARTNER



13. View to the south of SP-2



14. View to the west of SP-2



15. View of the SP-2 soil profile



16. View of the dominant vegetation at SP-2



17. View to the north of SP-3



18. View to the east of SP-3

APPENDIX A: SITE PHOTOGRAPHS

Project No. 25-494566.6

PARTNER



19. View to the south of SP-3



20. View to the west of SP-3



21. View of the SP-3 dominant vegetation



22. View of the SP-3 soil profile



23. View to the north of SP-4



24. View to the east of SP-4

APPENDIX A: SITE PHOTOGRAPHS

Project No. 25-494566.6

PARTNER



25. View to the south of SP-4



26. View to the west of SP-4



27. View of the SP-4 soil profile



28. View of the SP-4 dominant vegetation



29. View to the north of SP-5



30. View to the east of SP-5

APPENDIX A: SITE PHOTOGRAPHS

Project No. 25-494566.6

PARTNER



31. View to the south of SP-5



32. View to the west of SP-5



33. View of the SP-5 soil profile



34. View of the SP-5 dominant vegetation

APPENDIX C: USACE WETLAND DETERMINATION DATA FORMS

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region See ERDC/EL TR-10-20; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: 1900 Pulaski Street City/County: Columbia/Richland Sampling Date: 5/8/2025
Applicant/Owner: Lincoln Avenue Capital State: SC Sampling Point: SP-1
Investigator(s): Amy Parker Section, Township, Range: N/A
Landform (hillside, terrace, etc.): Hillside Local relief (concave, convex, none): Convex Slope (%): 3
Subregion (LRR or MLRA): LRR P, MLRA 137 Lat: 34.008148 Long: -81.047410 Datum: WGS 84
Soil Map Unit Name: Orangeburg-Urban land complex, 6 to 15 percent slopes NWI classification: Upland
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation X, Soil X, or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No X
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u> Hydric Soil Present? Yes <u> </u> No <u>X</u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
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Remarks:
Soils are composed of sand and debris consisting of glass, brick, and other building materials. The sample point is located within an area that is maintained by periodic mowing.

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <u> </u> Surface Water (A1) <u> </u> Aquatic Fauna (B13) <u> </u> High Water Table (A2) <u> </u> Marl Deposits (B15) (LRR U) <u> </u> Saturation (A3) <u> </u> Hydrogen Sulfide Odor (C1) <u> </u> Water Marks (B1) <u> </u> Oxidized Rhizospheres on Living Roots (C3) <u> </u> Sediment Deposits (B2) <u> </u> Presence of Reduced Iron (C4) <u> </u> Drift Deposits (B3) <u> </u> Recent Iron Reduction in Tilled Soils (C6) <u> </u> Algal Mat or Crust (B4) <u> </u> Thin Muck Surface (C7) <u> </u> Iron Deposits (B5) <u> </u> Other (Explain in Remarks) <u> </u> Inundation Visible on Aerial Imagery (B7) <u> </u> Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> <u> </u> Surface Soil Cracks (B6) <u> </u> Sparsely Vegetated Concave Surface (B8) <u> </u> Drainage Patterns (B10) <u> </u> Moss Trim Lines (B16) <u> </u> Dry-Season Water Table (C2) <u> </u> Crayfish Burrows (C8) <u> </u> Saturation Visible on Aerial Imagery (C9) <u> </u> Geomorphic Position (D2) <u> </u> Shallow Aquitard (D3) <u> </u> FAC-Neutral Test (D5) <u> </u> Sphagnum Moss (D8) (LRR T, U)
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Field Observations: Surface Water Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Water Table Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Saturation Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u> </u> No <u>X</u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

 Sampling Point: SP-1

Tree Stratum (Plot size: <u>30 feet</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
=Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>20</u></td> <td>x 3 = <u>60</u></td> </tr> <tr> <td>FACU species <u>105</u></td> <td>x 4 = <u>420</u></td> </tr> <tr> <td>UPL species <u>10</u></td> <td>x 5 = <u>50</u></td> </tr> <tr> <td>Column Totals: <u>135</u> (A)</td> <td><u>530</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>3.93</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>20</u>	x 3 = <u>60</u>	FACU species <u>105</u>	x 4 = <u>420</u>	UPL species <u>10</u>	x 5 = <u>50</u>	Column Totals: <u>135</u> (A)	<u>530</u> (B)	Prevalence Index = B/A = <u>3.93</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>20</u>	x 3 = <u>60</u>																			
FACU species <u>105</u>	x 4 = <u>420</u>																			
UPL species <u>10</u>	x 5 = <u>50</u>																			
Column Totals: <u>135</u> (A)	<u>530</u> (B)																			
Prevalence Index = B/A = <u>3.93</u>																				
50% of total cover: _____ 20% of total cover: _____																				
Sapling/Shrub Stratum (Plot size: <u>15 feet</u>)																				
1. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
=Total Cover																				
50% of total cover: _____ 20% of total cover: _____																				
Herb Stratum (Plot size: <u>5 feet</u>)																				
1. <u>Plantago lanceolata</u>	<u>35</u>	<u>Yes</u>	<u>FACU</u>	Definitions of Four Vegetation Strata: Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody Vine – All woody vines greater than 3.28 ft in height.																
2. <u>Sida rhombifolia</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
3. <u>Cynodon dactylon</u>	<u>35</u>	<u>Yes</u>	<u>FACU</u>																	
4. <u>Dichondra carolinensis</u>	<u>20</u>	<u>No</u>	<u>FAC</u>																	
5. <u>Oxalis articulata</u>	<u>25</u>	<u>No</u>	<u>FACU</u>																	
6. <u>Veronica persica</u>	<u>5</u>	<u>No</u>	<u>UPL</u>																	
7. <u>Diodia dasycephala</u>	<u>5</u>	<u>No</u>	<u>UPL</u>																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
=Total Cover																				
50% of total cover: <u>68</u> 20% of total cover: <u>27</u>																				
Woody Vine Stratum (Plot size: <u>30 feet</u>)																				
1. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes <u> </u> No <u> X </u>																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
=Total Cover																				
50% of total cover: _____ 20% of total cover: _____																				
Remarks: (If observed, list morphological adaptations below.)																				

SOIL

Sampling Point: SP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-2	10YR 2/2	100					Sandy	
2-16	10YR 3/3	100					Sandy	
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.								
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Barrier Islands 1 cm Muck (S12) <input type="checkbox"/> Black Histic (A3) (MLRA 153B, 153D) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Muck Presence (A8) (LRR U) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> 1 cm Muck (A9) (LRR P, T) <input type="checkbox"/> Redox Depressions (F8) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Marl (F10) (LRR U) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Depleted Ochric (F11) (MLRA 151) <input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A) <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T) <input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S) <input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U) <input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Delta Ochric (F17) (MLRA 151) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A) <input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U) <input type="checkbox"/> Anomalous Bright Floodplain Soils (F20) <input type="checkbox"/> Polyvalue Below Surface (S8) (MLRA 149A, 153C, 153D) <input type="checkbox"/> (LRR S, T, U) <input type="checkbox"/> Very Shallow Dark Surface (F22) <input type="checkbox"/> (MLRA 138, 152A in FL, 154) </div> <div style="width: 35%;"> Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 1 cm Muck (A9) (LRR O) <input type="checkbox"/> 2 cm Muck (A10) (LRR S) <input type="checkbox"/> Coast Prairie Redox (A16) <input type="checkbox"/> (outside MLRA 150A) <input type="checkbox"/> Reduced Vertic (F18) <input type="checkbox"/> (outside MLRA 150A, 150B) <input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, T) <input type="checkbox"/> Anomalous Bright Floodplain Soils (F20) <input type="checkbox"/> (MLRA 153B) <input type="checkbox"/> Red Parent Material (F21) <input type="checkbox"/> Very Shallow Dark Surface (F22) <input type="checkbox"/> (outside MLRA 138, 152A in FL, 154) <input type="checkbox"/> Barrier Islands Low Chroma Matrix (TS7) <input type="checkbox"/> (MLRA 153B, 153D) <input type="checkbox"/> Other (Explain in Remarks) </div> </div>								
<div style="display: flex; justify-content: space-between;"> <div style="width: 55%;"> Restrictive Layer (if observed): Type: _____ Depth (inches): _____ </div> <div style="width: 40%;"> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> </div> </div>								
Remarks:								

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region See ERDC/EL TR-10-20; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: <u>1900 Pulaski Street</u>	City/County: <u>Columbia/Richland</u>	Sampling Date: <u>5/8/2025</u>
Applicant/Owner: <u>Lincoln Avenue Capital</u>	State: <u>SC</u>	Sampling Point: <u>SP-2</u>
Investigator(s): <u>Amy Parker</u>	Section, Township, Range: <u>N/A</u>	
Landform (hillside, terrace, etc.): <u>Hillside</u>	Local relief (concave, convex, none): <u>Convex</u>	Slope (%): <u>5</u>
Subregion (LRR or MLRA): <u>LRR P, MLRA 137</u>	Lat: <u>34.008290</u>	Long: <u>-81.047253</u>
Datum: <u>WGS 84</u>		
Soil Map Unit Name: <u>Orangeburg-Urban land complex, 6 to 15 percent slopes</u>	NW1 classification: <u>Upland</u>	

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u> Hydric Soil Present? Yes <u> </u> No <u>X</u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	<table style="width: 100%;"> <tr> <td style="width: 60%;">Is the Sampled Area within a Wetland?</td> <td style="width: 40%;">Yes <u> </u> No <u>X</u></td> </tr> </table>	Is the Sampled Area within a Wetland?	Yes <u> </u> No <u>X</u>
Is the Sampled Area within a Wetland?	Yes <u> </u> No <u>X</u>		
Remarks:			

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <u> </u> Surface Water (A1) <u> </u> High Water Table (A2) <u> </u> Saturation (A3) <u> </u> Water Marks (B1) <u> </u> Sediment Deposits (B2) <u> </u> Drift Deposits (B3) <u> </u> Algal Mat or Crust (B4) <u> </u> Iron Deposits (B5) <u> </u> Inundation Visible on Aerial Imagery (B7) <u> </u> Water-Stained Leaves (B9) </div> <div style="width: 50%;"> <u> </u> Aquatic Fauna (B13) <u> </u> Marl Deposits (B15) (LRR U) <u> </u> Hydrogen Sulfide Odor (C1) <u> </u> Oxidized Rhizospheres on Living Roots (C3) <u> </u> Presence of Reduced Iron (C4) <u> </u> Recent Iron Reduction in Tilled Soils (C6) <u> </u> Thin Muck Surface (C7) <u> </u> Other (Explain in Remarks) </div> </div>	<u>Secondary Indicators (minimum of two required)</u> <u> </u> Surface Soil Cracks (B6) <u> </u> Sparsely Vegetated Concave Surface (B8) <u> </u> Drainage Patterns (B10) <u> </u> Moss Trim Lines (B16) <u> </u> Dry-Season Water Table (C2) <u> </u> Crayfish Burrows (C8) <u> </u> Saturation Visible on Aerial Imagery (C9) <u> </u> Geomorphic Position (D2) <u> </u> Shallow Aquitard (D3) <u> </u> FAC-Neutral Test (D5) <u> </u> Sphagnum Moss (D8) (LRR T, U)		
Field Observations: Surface Water Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Water Table Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Saturation Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> (includes capillary fringe)	<table style="width: 100%;"> <tr> <td style="width: 60%;">Wetland Hydrology Present?</td> <td style="width: 40%;">Yes <u> </u> No <u>X</u></td> </tr> </table>	Wetland Hydrology Present?	Yes <u> </u> No <u>X</u>
Wetland Hydrology Present?	Yes <u> </u> No <u>X</u>		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

VEGETATION (Four Strata) – Use scientific names of plants.

 Sampling Point: SP-2

Tree Stratum (Plot size: <u>30 feet</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Carya illinoensis</u>	<u>4</u>	<u>No</u>	<u>FACU</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
<u>4</u> = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>7</u></td> <td>x 3 = <u>21</u></td> </tr> <tr> <td>FACU species <u>183</u></td> <td>x 4 = <u>732</u></td> </tr> <tr> <td>UPL species <u>10</u></td> <td>x 5 = <u>50</u></td> </tr> <tr> <td>Column Totals: <u>200</u> (A)</td> <td><u>803</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>4.02</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>7</u>	x 3 = <u>21</u>	FACU species <u>183</u>	x 4 = <u>732</u>	UPL species <u>10</u>	x 5 = <u>50</u>	Column Totals: <u>200</u> (A)	<u>803</u> (B)	Prevalence Index = B/A = <u>4.02</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>7</u>	x 3 = <u>21</u>																			
FACU species <u>183</u>	x 4 = <u>732</u>																			
UPL species <u>10</u>	x 5 = <u>50</u>																			
Column Totals: <u>200</u> (A)	<u>803</u> (B)																			
Prevalence Index = B/A = <u>4.02</u>																				
50% of total cover: <u>2</u> 20% of total cover: <u>1</u>																				
Sapling/Shrub Stratum (Plot size: <u>15 feet</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
_____ = Total Cover																				
50% of total cover: _____ 20% of total cover: _____																				
Herb Stratum (Plot size: <u>5 feet</u>)																				
1. <u>Pueraria montana</u>	<u>80</u>	<u>Yes</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain)																
2. <u>Lolium perenne</u>	<u>65</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u>Cocculus carolinus</u>	<u>7</u>	<u>No</u>	<u>FAC</u>																	
4. <u>Hieracium scabrum</u>	<u>10</u>	<u>No</u>	<u>UPL</u>																	
5. <u>Rubus trivialis</u>	<u>15</u>	<u>No</u>	<u>FACU</u>																	
6. <u>Vicia sativa</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
7. <u>Sorghum halepense</u>	<u>7</u>	<u>No</u>	<u>FACU</u>																	
8. <u>Broussonetia papyrifera</u>	<u>2</u>	<u>No</u>	<u>FACU</u>																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
<u>196</u> = Total Cover																				
50% of total cover: <u>98</u> 20% of total cover: <u>40</u>																				
Woody Vine Stratum (Plot size: <u>30 feet</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
_____ = Total Cover																				
50% of total cover: _____ 20% of total cover: _____																				
Hydrophytic Vegetation Present? Yes <u> </u> No <u> X </u>																				

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation

Present? Yes No X

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: SP-2**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-2	5YR 3/2	100					Loamy/Clayey	
2-15	5YR 4/6	100					Loamy/Clayey	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Barrier Islands 1 cm Muck (S12)
<input type="checkbox"/> Black Histic (A3)	(MLRA 153B, 153D)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)
<input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U)	<input type="checkbox"/> Depleted Matrix (F3)
<input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U)	<input type="checkbox"/> Redox Dark Surface (F6)
<input type="checkbox"/> Muck Presence (A8) (LRR U)	<input type="checkbox"/> Depleted Dark Surface (F7)
<input type="checkbox"/> 1 cm Muck (A9) (LRR P, T)	<input type="checkbox"/> Redox Depressions (F8)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Marl (F10) (LRR U)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Ochric (F11) (MLRA 151)
<input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T)
<input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S)	<input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Delta Ochric (F17) (MLRA 151)
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B)
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A)
<input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)	<input type="checkbox"/> Anomalous Bright Floodplain Soils (F20)
<input type="checkbox"/> Polyvalue Below Surface (S8)	(MLRA 149A, 153C, 153D)
(LRR S, T, U)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
	(MLRA 138, 152A in FL, 154)

Indicators for Problematic Hydric Soils³:

<input type="checkbox"/> 1 cm Muck (A9) (LRR O)
<input type="checkbox"/> 2 cm Muck (A10) (LRR S)
<input type="checkbox"/> Coast Prairie Redox (A16)
(outside MLRA 150A)
<input type="checkbox"/> Reduced Vertic (F18)
(outside MLRA 150A, 150B)
<input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, T)
<input type="checkbox"/> Anomalous Bright Floodplain Soils (F20)
(MLRA 153B)
<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Very Shallow Dark Surface (F22)
(outside MLRA 138, 152A in FL, 154)
<input type="checkbox"/> Barrier Islands Low Chroma Matrix (TS7)
(MLRA 153B, 153D)
<input type="checkbox"/> Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region See ERDC/EL TR-10-20; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: 1900 Pulaski Street City/County: Columbia/Richland Sampling Date: 5/8/2025
Applicant/Owner: Lincoln Avenue Capital State: SC Sampling Point: SP-3
Investigator(s): Amy Parker Section, Township, Range: N/A
Landform (hillside, terrace, etc.): Hillside Local relief (concave, convex, none): Convex Slope (%): 2
Subregion (LRR or MLRA): LRR P, MLRA 137 Lat: 34.008367 Long: -81.047017 Datum: WGS 84
Soil Map Unit Name: Orangeburg-Urban land complex, 2 to 6 percent slopes NWI classification: Upland
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Hydric Soil Present? Yes <u> </u> No <u>X</u>	
Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <u> </u> Surface Water (A1) <u> </u> Aquatic Fauna (B13) <u> </u> High Water Table (A2) <u> </u> Marl Deposits (B15) (LRR U) <u> </u> Saturation (A3) <u> </u> Hydrogen Sulfide Odor (C1) <u> </u> Water Marks (B1) <u> </u> Oxidized Rhizospheres on Living Roots (C3) <u> </u> Sediment Deposits (B2) <u> </u> Presence of Reduced Iron (C4) <u> </u> Drift Deposits (B3) <u> </u> Recent Iron Reduction in Tilled Soils (C6) <u> </u> Algal Mat or Crust (B4) <u> </u> Thin Muck Surface (C7) <u> </u> Iron Deposits (B5) <u> </u> Other (Explain in Remarks) <u> </u> Inundation Visible on Aerial Imagery (B7) <u> </u> Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> <u> </u> Surface Soil Cracks (B6) <u> </u> Sparsely Vegetated Concave Surface (B8) <u> </u> Drainage Patterns (B10) <u> </u> Moss Trim Lines (B16) <u> </u> Dry-Season Water Table (C2) <u> </u> Crayfish Burrows (C8) <u> </u> Saturation Visible on Aerial Imagery (C9) <u> </u> Geomorphic Position (D2) <u> </u> Shallow Aquitard (D3) <u> </u> FAC-Neutral Test (D5) <u> </u> Sphagnum Moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Water Table Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Saturation Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u> </u> No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

VEGETATION (Four Strata) – Use scientific names of plants.

 Sampling Point: SP-3

Tree Stratum (Plot size: <u>30 feet</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Prunus caroliniana</u>	<u>35</u>	<u>Yes</u>	<u>FACU</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>8</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>12.5%</u> (A/B)																
2. <u>Ulmus americana</u>	<u>35</u>	<u>Yes</u>	<u>FAC</u>																	
3. <u>Juglans nigra</u>	<u>35</u>	<u>Yes</u>	<u>UPL</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
<u>105</u> =Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="text-align: left;">Total % Cover of:</th> <th style="text-align: left;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>10</u></td> <td>x 2 = <u>20</u></td> </tr> <tr> <td>FAC species <u>45</u></td> <td>x 3 = <u>135</u></td> </tr> <tr> <td>FACU species <u>150</u></td> <td>x 4 = <u>600</u></td> </tr> <tr> <td>UPL species <u>45</u></td> <td>x 5 = <u>225</u></td> </tr> <tr> <td>Column Totals: <u>250</u> (A)</td> <td><u>980</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>3.92</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>10</u>	x 2 = <u>20</u>	FAC species <u>45</u>	x 3 = <u>135</u>	FACU species <u>150</u>	x 4 = <u>600</u>	UPL species <u>45</u>	x 5 = <u>225</u>	Column Totals: <u>250</u> (A)	<u>980</u> (B)	Prevalence Index = B/A = <u>3.92</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>10</u>	x 2 = <u>20</u>																			
FAC species <u>45</u>	x 3 = <u>135</u>																			
FACU species <u>150</u>	x 4 = <u>600</u>																			
UPL species <u>45</u>	x 5 = <u>225</u>																			
Column Totals: <u>250</u> (A)	<u>980</u> (B)																			
Prevalence Index = B/A = <u>3.92</u>																				
50% of total cover: <u>53</u> 20% of total cover: <u>21</u>																				
Sapling/Shrub Stratum (Plot size: <u>15 feet</u>)																				
1. <u>Prunus caroliniana</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
<u>5</u> =Total Cover																				
50% of total cover: <u>3</u> 20% of total cover: <u>1</u>																				
Herb Stratum (Plot size: <u>5 feet</u>)																				
1. <u>Toxicodendron radicans</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	Definitions of Four Vegetation Strata: Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody Vine – All woody vines greater than 3.28 ft in height.																
2. <u>Hedera helix</u>	<u>35</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u>Parthenocissus quinquefolia</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>																	
4. <u>Liriope muscari</u>	<u>10</u>	<u>No</u>	<u>UPL</u>																	
5. <u>Oxalis articulata</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
6. <u>Smilax laurifolia</u>	<u>10</u>	<u>No</u>	<u>FACW</u>																	
7. <u>Vicia sativa</u>	<u>15</u>	<u>Yes</u>	<u>FACU</u>																	
8. <u>Lolium perenne</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
<u>110</u> =Total Cover																				
50% of total cover: <u>55</u> 20% of total cover: <u>22</u>																				
Woody Vine Stratum (Plot size: <u>30 feet</u>)																				
1. <u>Smilax glauca</u>	<u>5</u>	<u>No</u>	<u>FAC</u>		Hydrophytic Vegetation Present? Yes <u> </u> No <u> X </u>															
2. <u>Parthenocissus quinquefolia</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
3. <u>Pueraria montana</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
<u>30</u> =Total Cover																				
50% of total cover: <u>15</u> 20% of total cover: <u>6</u>																				

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: SP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 3/2	100					Loamy/Clayey	lesser amounts of sand
8-21	5YR 4/6	100					Loamy/Clayey	lesser amounts of sand
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.						² Location: PL=Pore Lining, M=Matrix.		
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)						Indicators for Problematic Hydric Soils³:		
<input type="checkbox"/> Histosol (A1)			<input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U)			<input type="checkbox"/> 1 cm Muck (A9) (LRR O)		
<input type="checkbox"/> Histic Epipedon (A2)			<input type="checkbox"/> Barrier Islands 1 cm Muck (S12)			<input type="checkbox"/> 2 cm Muck (A10) (LRR S)		
<input type="checkbox"/> Black Histic (A3)			<input type="checkbox"/> (MLRA 153B, 153D)			<input type="checkbox"/> Coast Prairie Redox (A16)		
<input type="checkbox"/> Hydrogen Sulfide (A4)			<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O)			<input type="checkbox"/> (outside MLRA 150A)		
<input type="checkbox"/> Stratified Layers (A5)			<input type="checkbox"/> Loamy Gleyed Matrix (F2)			<input type="checkbox"/> Reduced Vertic (F18)		
<input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U)			<input type="checkbox"/> Depleted Matrix (F3)			<input type="checkbox"/> (outside MLRA 150A, 150B)		
<input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U)			<input type="checkbox"/> Redox Dark Surface (F6)			<input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, T)		
<input type="checkbox"/> Muck Presence (A8) (LRR U)			<input type="checkbox"/> Depleted Dark Surface (F7)			<input type="checkbox"/> Anomalous Bright Floodplain Soils (F20)		
<input type="checkbox"/> 1 cm Muck (A9) (LRR P, T)			<input type="checkbox"/> Redox Depressions (F8)			<input type="checkbox"/> (MLRA 153B)		
<input type="checkbox"/> Depleted Below Dark Surface (A11)			<input type="checkbox"/> Marl (F10) (LRR U)			<input type="checkbox"/> Red Parent Material (F21)		
<input type="checkbox"/> Thick Dark Surface (A12)			<input type="checkbox"/> Depleted Ochric (F11) (MLRA 151)			<input type="checkbox"/> Very Shallow Dark Surface (F22)		
<input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A)			<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T)			<input type="checkbox"/> (outside MLRA 138, 152A in FL, 154)		
<input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S)			<input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U)			<input type="checkbox"/> Barrier Islands Low Chroma Matrix (TS7)		
<input type="checkbox"/> Sandy Gleyed Matrix (S4)			<input type="checkbox"/> Delta Ochric (F17) (MLRA 151)			<input type="checkbox"/> (MLRA 153B, 153D)		
<input type="checkbox"/> Sandy Redox (S5)			<input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B)			<input type="checkbox"/> Other (Explain in Remarks)		
<input type="checkbox"/> Stripped Matrix (S6)			<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A)					
<input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)			<input type="checkbox"/> Anomalous Bright Floodplain Soils (F20)					
<input type="checkbox"/> Polyvalue Below Surface (S8)			<input type="checkbox"/> (MLRA 149A, 153C, 153D)					
<input type="checkbox"/> (LRR S, T, U)			<input type="checkbox"/> Very Shallow Dark Surface (F22)					
(MLRA 138, 152A in FL, 154)								
Restrictive Layer (if observed):								
Type: _____								
Depth (inches): _____								
						Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks:								

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region See ERDC/EL TR-10-20; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: 1900 Pulaski Street City/County: Columbia/Richland Sampling Date: 5/8/2025
Applicant/Owner: Lincoln Avenue Capital State: SC Sampling Point: SP-4
Investigator(s): Amy Parker Section, Township, Range: N/A
Landform (hillside, terrace, etc.): Hillside Local relief (concave, convex, none): Convex Slope (%): 9
Subregion (LRR or MLRA): LRR P, MLRA 137 Lat: 34.008641 Long: -81.047403 Datum: WGS 84
Soil Map Unit Name: Orangeburg-Urban land complex, 6 to 15 percent slopes NWI classification: Upland
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Hydric Soil Present? Yes <u> </u> No <u>X</u>	
Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <u> </u> Surface Water (A1) <u> </u> Aquatic Fauna (B13) <u> </u> High Water Table (A2) <u> </u> Marl Deposits (B15) (LRR U) <u> </u> Saturation (A3) <u> </u> Hydrogen Sulfide Odor (C1) <u> </u> Water Marks (B1) <u> </u> Oxidized Rhizospheres on Living Roots (C3) <u> </u> Sediment Deposits (B2) <u> </u> Presence of Reduced Iron (C4) <u> </u> Drift Deposits (B3) <u> </u> Recent Iron Reduction in Tilled Soils (C6) <u> </u> Algal Mat or Crust (B4) <u> </u> Thin Muck Surface (C7) <u> </u> Iron Deposits (B5) <u> </u> Other (Explain in Remarks) <u> </u> Inundation Visible on Aerial Imagery (B7) <u> </u> Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> <u> </u> Surface Soil Cracks (B6) <u> </u> Sparsely Vegetated Concave Surface (B8) <u> </u> Drainage Patterns (B10) <u> </u> Moss Trim Lines (B16) <u> </u> Dry-Season Water Table (C2) <u> </u> Crayfish Burrows (C8) <u> </u> Saturation Visible on Aerial Imagery (C9) <u> </u> Geomorphic Position (D2) <u> </u> Shallow Aquitard (D3) <u> </u> FAC-Neutral Test (D5) <u> </u> Sphagnum Moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Water Table Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Saturation Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u> </u> No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

VEGETATION (Four Strata) – Use scientific names of plants.

 Sampling Point: SP-4

Tree Stratum (Plot size: <u>30 feet</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
=Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td>Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>7</u></td> <td>x 3 = <u>21</u></td> </tr> <tr> <td>FACU species <u>188</u></td> <td>x 4 = <u>752</u></td> </tr> <tr> <td>UPL species <u>5</u></td> <td>x 5 = <u>25</u></td> </tr> <tr> <td>Column Totals: <u>200</u> (A)</td> <td><u>798</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>3.99</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>7</u>	x 3 = <u>21</u>	FACU species <u>188</u>	x 4 = <u>752</u>	UPL species <u>5</u>	x 5 = <u>25</u>	Column Totals: <u>200</u> (A)	<u>798</u> (B)	Prevalence Index = B/A = <u>3.99</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>7</u>	x 3 = <u>21</u>																			
FACU species <u>188</u>	x 4 = <u>752</u>																			
UPL species <u>5</u>	x 5 = <u>25</u>																			
Column Totals: <u>200</u> (A)	<u>798</u> (B)																			
Prevalence Index = B/A = <u>3.99</u>																				
50% of total cover: _____ 20% of total cover: _____																				
Sapling/Shrub Stratum (Plot size: <u>15 feet</u>)																				
1. <u>Morus alba</u>	<u>7</u>	<u>Yes</u>	<u>FACU</u>																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
=Total Cover				Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain)																
50% of total cover: <u>4</u> 20% of total cover: <u>2</u>																				
Herb Stratum (Plot size: <u>5 feet</u>)																				
1. <u>Pueraria montana</u>	<u>80</u>	<u>Yes</u>	<u>FACU</u>																	
2. <u>Sorghum halepense</u>	<u>40</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u>Lolium perenne</u>	<u>40</u>	<u>Yes</u>	<u>FACU</u>																	
4. <u>Tradescantia ohiensis</u>	<u>7</u>	<u>No</u>	<u>FAC</u>																	
5. <u>Sonchus oleraceus</u>	<u>3</u>	<u>No</u>	<u>FACU</u>																	
6. <u>Hieracium scabrum</u>	<u>5</u>	<u>No</u>	<u>UPL</u>																	
7. <u>Rubus trivialis</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
8. <u>Vicia sativa</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
9. <u>Parthenocissus quinquefolia</u>	<u>3</u>	<u>No</u>	<u>FACU</u>																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
=Total Cover				Definitions of Four Vegetation Strata: Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody Vine – All woody vines greater than 3.28 ft in height.																
50% of total cover: <u>97</u> 20% of total cover: <u>39</u>																				
Woody Vine Stratum (Plot size: <u>30 feet</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
=Total Cover				Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>																
50% of total cover: _____ 20% of total cover: _____																				

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: SP-4**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-7	10YR 3/2	100					Loamy/Clayey	lesser amounts of sand
7-16	5YR 4/6	100					Loamy/Clayey	lesser amounts of sand

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Barrier Islands 1 cm Muck (S12)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> (MLRA 153B, 153D)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)
<input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U)	<input type="checkbox"/> Depleted Matrix (F3)
<input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U)	<input type="checkbox"/> Redox Dark Surface (F6)
<input type="checkbox"/> Muck Presence (A8) (LRR U)	<input type="checkbox"/> Depleted Dark Surface (F7)
<input type="checkbox"/> 1 cm Muck (A9) (LRR P, T)	<input type="checkbox"/> Redox Depressions (F8)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Marl (F10) (LRR U)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Ochric (F11) (MLRA 151)
<input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T)
<input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S)	<input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Delta Ochric (F17) (MLRA 151)
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B)
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A)
<input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)	<input type="checkbox"/> Anomalous Bright Floodplain Soils (F20)
<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> (MLRA 149A, 153C, 153D)
<input type="checkbox"/> (LRR S, T, U)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
	<input type="checkbox"/> (MLRA 138, 152A in FL, 154)

Indicators for Problematic Hydric Soils³:

<input type="checkbox"/> 1 cm Muck (A9) (LRR O)
<input type="checkbox"/> 2 cm Muck (A10) (LRR S)
<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> (outside MLRA 150A)
<input type="checkbox"/> Reduced Vertic (F18)
<input type="checkbox"/> (outside MLRA 150A, 150B)
<input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, T)
<input type="checkbox"/> Anomalous Bright Floodplain Soils (F20)
<input type="checkbox"/> (MLRA 153B)
<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> (outside MLRA 138, 152A in FL, 154)
<input type="checkbox"/> Barrier Islands Low Chroma Matrix (TS7)
<input type="checkbox"/> (MLRA 153B, 153D)
<input type="checkbox"/> Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region See ERDC/EL TR-10-20; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: 1900 Pulaski Street City/County: Columbia/Richland Sampling Date: 5/8/2025
Applicant/Owner: Lincoln Avenue Capital State: SC Sampling Point: SP-5
Investigator(s): Amy Parker Section, Township, Range: N/A
Landform (hillside, terrace, etc.): Hillside Local relief (concave, convex, none): Convex Slope (%): 5
Subregion (LRR or MLRA): LRR P, MLRA 137 Lat: 34.008966 Long: -81.047374 Datum: WGS 84
Soil Map Unit Name: Orangeburg-Urban land complex, 6 to 15 percent slopes NWI classification: Upland
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Hydric Soil Present? Yes <u> </u> No <u>X</u>	
Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <u> </u> Surface Water (A1) <u> </u> Aquatic Fauna (B13) <u> </u> High Water Table (A2) <u> </u> Marl Deposits (B15) (LRR U) <u> </u> Saturation (A3) <u> </u> Hydrogen Sulfide Odor (C1) <u> </u> Water Marks (B1) <u> </u> Oxidized Rhizospheres on Living Roots (C3) <u> </u> Sediment Deposits (B2) <u> </u> Presence of Reduced Iron (C4) <u> </u> Drift Deposits (B3) <u> </u> Recent Iron Reduction in Tilled Soils (C6) <u> </u> Algal Mat or Crust (B4) <u> </u> Thin Muck Surface (C7) <u> </u> Iron Deposits (B5) <u> </u> Other (Explain in Remarks) <u> </u> Inundation Visible on Aerial Imagery (B7) <u> </u> Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> <u> </u> Surface Soil Cracks (B6) <u> </u> Sparsely Vegetated Concave Surface (B8) <u> </u> Drainage Patterns (B10) <u> </u> Moss Trim Lines (B16) <u> </u> Dry-Season Water Table (C2) <u> </u> Crayfish Burrows (C8) <u> </u> Saturation Visible on Aerial Imagery (C9) <u> </u> Geomorphic Position (D2) <u> </u> Shallow Aquitard (D3) <u> </u> FAC-Neutral Test (D5) <u> </u> Sphagnum Moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Water Table Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Saturation Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u> </u> No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

VEGETATION (Four Strata) – Use scientific names of plants.

 Sampling Point: SP-5

Tree Stratum (Plot size: <u>30 feet</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Quercus virginiana</u>	<u>15</u>	<u>Yes</u>	<u>FACU</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)																
2. <u>Carya illinoensis</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
<u>35</u> =Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>7</u></td> <td>x 3 = <u>21</u></td> </tr> <tr> <td>FACU species <u>177</u></td> <td>x 4 = <u>708</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>184</u> (A)</td> <td><u>729</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>3.96</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>7</u>	x 3 = <u>21</u>	FACU species <u>177</u>	x 4 = <u>708</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>184</u> (A)	<u>729</u> (B)	Prevalence Index = B/A = <u>3.96</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>7</u>	x 3 = <u>21</u>																			
FACU species <u>177</u>	x 4 = <u>708</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>184</u> (A)	<u>729</u> (B)																			
Prevalence Index = B/A = <u>3.96</u>																				
50% of total cover: <u>18</u> 20% of total cover: <u>7</u>																				
Sapling/Shrub Stratum (Plot size: <u>15 feet</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
_____ =Total Cover																				
50% of total cover: _____ 20% of total cover: _____																				
Herb Stratum (Plot size: <u>5 feet</u>)																				
1. <u>Pueraria montana</u>	<u>50</u>	<u>Yes</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>_____</u> Problematic Hydrophytic Vegetation ¹ (Explain)																
2. <u>Hedera helix</u>	<u>7</u>	<u>No</u>	<u>FACU</u>																	
3. <u>Lolium perenne</u>	<u>65</u>	<u>Yes</u>	<u>FACU</u>																	
4. <u>Smilax glauca</u>	<u>7</u>	<u>No</u>	<u>FAC</u>																	
5. <u>Sonchus oleraceus</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
6. <u>Rubus trivialis</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
7. <u>Vicia sativa</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
<u>149</u> =Total Cover																				
50% of total cover: <u>75</u> 20% of total cover: <u>30</u>																				
Woody Vine Stratum (Plot size: <u>30 feet</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
_____ =Total Cover																				
50% of total cover: _____ 20% of total cover: _____																				
1 ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																				
Definitions of Four Vegetation Strata: Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody Vine – All woody vines greater than 3.28 ft in height.																				
Hydrophytic Vegetation Present? Yes <u>_____</u> No <u>X</u>																				

Remarks: (If observed, list morphological adaptations below.)

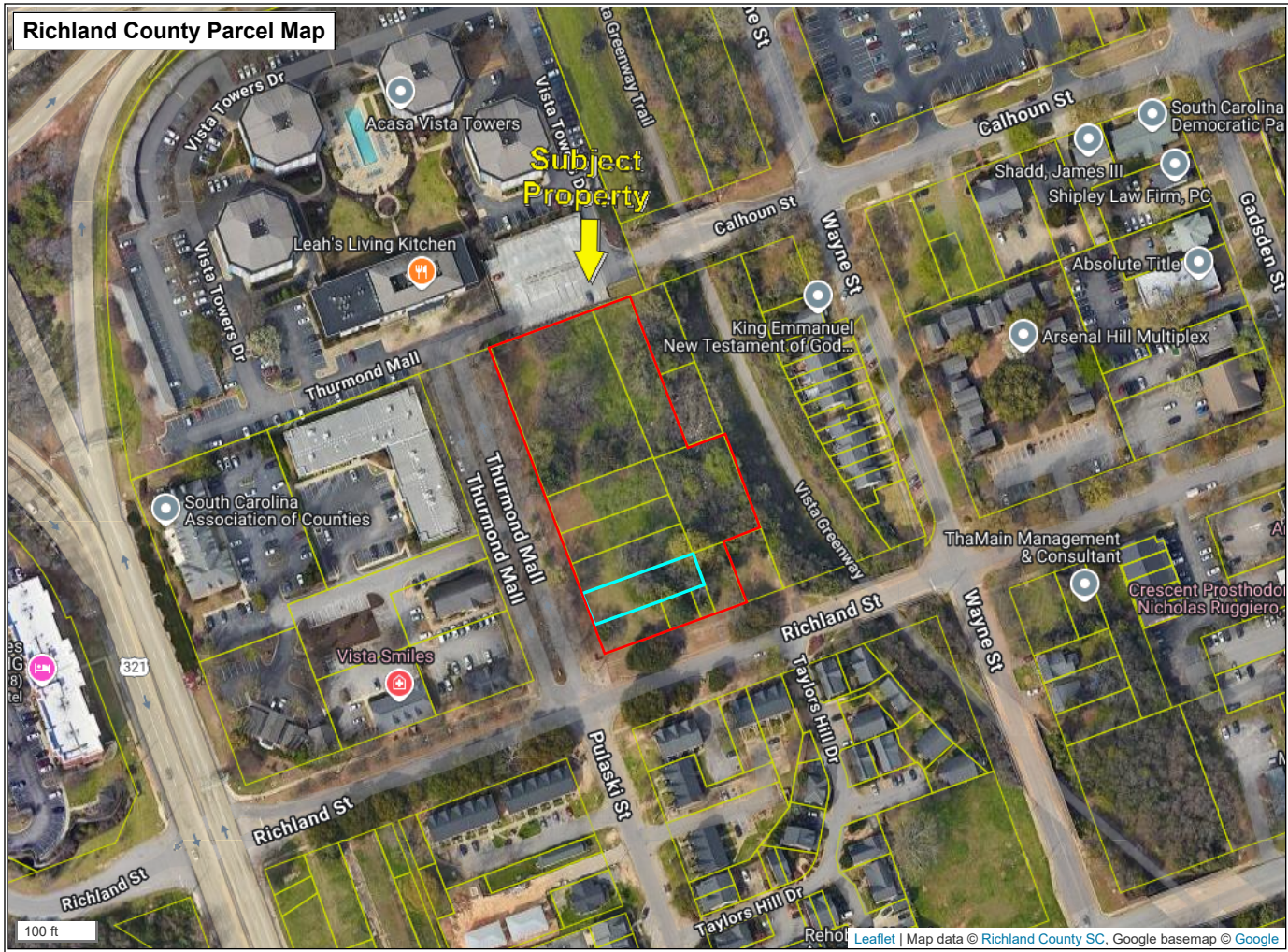
SOIL

Sampling Point: SP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-5	10YR 3/2	100					Loamy/Clayey	lesser amounts of sand
5-16	5YR 4/6	100					Loamy/Clayey	lesser amounts of sand
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.								
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Barrier Islands 1 cm Muck (S12) <input type="checkbox"/> Black Histic (A3) (MLRA 153B, 153D) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Muck Presence (A8) (LRR U) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> 1 cm Muck (A9) (LRR P, T) <input type="checkbox"/> Redox Depressions (F8) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Marl (F10) (LRR U) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Depleted Ochric (F11) (MLRA 151) <input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A) <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T) <input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S) <input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U) <input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Delta Ochric (F17) (MLRA 151) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A) <input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U) <input type="checkbox"/> Anomalous Bright Floodplain Soils (F20) <input type="checkbox"/> Polyvalue Below Surface (S8) (MLRA 149A, 153C, 153D) <input type="checkbox"/> (LRR S, T, U) <input type="checkbox"/> Very Shallow Dark Surface (F22) <input type="checkbox"/> (MLRA 138, 152A in FL, 154) </div> <div style="width: 35%;"> Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 1 cm Muck (A9) (LRR O) <input type="checkbox"/> 2 cm Muck (A10) (LRR S) <input type="checkbox"/> Coast Prairie Redox (A16) <input type="checkbox"/> (outside MLRA 150A) <input type="checkbox"/> Reduced Vertic (F18) <input type="checkbox"/> (outside MLRA 150A, 150B) <input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, T) <input type="checkbox"/> Anomalous Bright Floodplain Soils (F20) <input type="checkbox"/> (MLRA 153B) <input type="checkbox"/> Red Parent Material (F21) <input type="checkbox"/> Very Shallow Dark Surface (F22) <input type="checkbox"/> (outside MLRA 138, 152A in FL, 154) <input type="checkbox"/> Barrier Islands Low Chroma Matrix (TS7) <input type="checkbox"/> (MLRA 153B, 153D) <input type="checkbox"/> Other (Explain in Remarks) </div> </div>								
Restrictive Layer (if observed): Type: _____ Depth (inches): _____							Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks:								

APPENDIX D: SUPPORTING INFORMATION

Richland County Parcel Map



Richland County, SC, Property Record Card

Tax Map Number: R09010-02-01

1920 THURMOND MALL COLUMBIA SC
29201

PAVILION LAND PARTNERSHIP LP C/O

CARTER-HASTON REAL ESTATE

1005 17TH AVE S STE 700

NASHVILLE TN 372122265

Total Value

\$238,100

KEY INFORMATION

TMS #	R09010-02-01	Zoning	RAC
Account #	00141536		
Secondary Zoning	-		
Owner	PAVILION LAND PARTNERSHIP LP C/O CARTER-HASTON REAL ESTATE	Tax District	1CC
Situs Address	1920 THURMOND MALL	Legal Residence	No
Neighborhood	DOWNTOWN COLUMBIA	Sewer Connection	CITY
Legal Description	PARCEL 5 217.9X141.9X219.8X142.1 #SU #PR 50-6890	Water Connection	CITY

ASSESSMENT INFORMATION

Assessment Year	2024
Market Non-Agric Value	\$559,400
Market Agric Value	-
Market Structure Value	-
Total Market Value	\$559,400
Total Taxable Value	\$238,100

TAX INFORMATION

Year	2024
Property Tax Relief	0.00
Local Opt Sales Credit	((923.35))
Tax Amount	\$6,517
Paid	Y
Homestead	N

LAND

Number of Acres	-	Neighborhood	DOWNTOWN COLUMBIA
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BUILDINGS

No data to display

SALES HISTORY

BOOK	PAGE	SOLD AS VACANT	TRANSACTION DATE	TRANSACTION PRICE	GRANTEE	GRANTOR
R1356	3737	0	09/12/2007	\$750,000	PAVILION LAND PARTNERSHIP LP	PAVILION LAND PARTNERSHIP LP
R1356	3734	0	09/11/2007	*See Deed*	PAVILION LAND PARTNERSHIP LP	LEHMAN JAMES K
R1203	1478	0	07/07/2006	\$328,751	LEHMAN JAMES K	LEHMAN JAMES K
R1163	2717	0	03/20/2006	\$328,751	LEHMAN JAMES K	VISTA PROPERTIES LIMITED
R0344	1742	0	09/14/1999	\$10	VISTA PROPERTIES LIMITED	CAROLINA DEVE CORP OF COLA
D775	0707	0	01/01/1986	*See Deed*	CAROLINA DEVE CORP OF COLA	COLONIAL LIFE & ACCIDENT
D511	0582	0	01/01/1979	*See Deed*	COLONIAL LIFE & ACCIDENT	-

SERVICES INFORMATION

Address	1920 THURMOND MALL COLUMBIA SC 29201	Garbage Coll. Day	No Pickup
Municipality	Columbia	Recycling Coll. Day	No Pickup
School District	Richland School District 1	Yard Trash Coll. Day	No Pickup

POLITICAL INFORMATION

Voting Precinct	Ward 30	SC Senate Dist.	26
Voting Location	Arsenal Hill Park	SC Senate Rep.	Russell L. Ott
County Council Dist.	5	SC House Dist.	72
County Council Rep.	Allison Terracio	SC House Rep.	Seth Rose
County Magistrate	JUDGE STEPHANIE BESS		



Richland County, SC, Property Record Card

Tax Map Number: R09010-02-03

612 CALHOUN ST COLUMBIA SC 29201

PAVILION LAND PARTENSHIP LP C/O

CARTER-HASTON REAL ESTATE

1005 17TH AVE S STE 700

NASHVILLE TN 372122265

Total Value

\$23,000

KEY INFORMATION

TMS #	R09010-02-03	Zoning	RAC
Account #	00141554		
Secondary Zoning	-		
Owner	PAVILION LAND PARTENSHIP LP C/O CARTER-HASTON REAL ESTATE	Tax District	1CC
Situs Address	612 CALHOUN ST	Legal Residence	No
Neighborhood	DOWNTOWN COLUMBIA	Sewer Connection	CITY
Legal Description	LOT 3 BLK 2 44.5X212.5X44.5X212.7 #SU #PR	Water Connection	CITY

ASSESSMENT INFORMATION

Assessment Year	2024
Market Non-Agric Value	\$90,000
Market Agric Value	-
Market Structure Value	-
Total Market Value	\$90,000
Total Taxable Value	\$23,000

TAX INFORMATION

Year	2024
Property Tax Relief	0.00
Local Opt Sales Credit	((89.19))
Tax Amount	\$629
Paid	Y
Homestead	N

LAND

Number of Acres	-	Neighborhood	DOWNTOWN COLUMBIA
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BUILDINGS

No data to display

SALES HISTORY

BOOK	PAGE	SOLD AS VACANT	TRANSACTION DATE	TRANSACTION PRICE	GRANTEE	GRANTOR
R1356	3737	0	09/12/2007	\$750,000	PAVILION LAND PARTENSHIP LP	PAVILION LAND PARTENSHIP LP
R1356	3734	0	09/11/2007	*See Deed*	PAVILION LAND PARTENSHIP LP	LEHMAN JAMES K
R1203	1478	0	07/07/2006	\$328,751	LEHMAN JAMES K	LEHMAN JAMES K
R1163	2717	0	03/20/2006	\$328,751	LEHMAN JAMES K	VISTA PROPERTIES LIMITED
R0678	2775	0	06/27/2002	\$10	VISTA PROPERTIES LIMITED	PAVILION PROPERTIES
D880	0245	0	03/01/1988	\$16,000	PAVILION PROPERTIES	LEVENTIS NICK J ETAL
D800	0261	1	07/01/1986	\$28,368	LEVENTIS NICK J ETAL	WYLIE ALBERT S ET AL
D108	0424	0	01/01/1970	*See Deed*	WYLIE ALBERT S ET AL	-

SERVICES INFORMATION

Address	612 CALHOUN ST COLUMBIA SC 29201	Garbage Coll. Day	No Pickup
Municipality	Columbia	Recycling Coll. Day	No Pickup
School District	Richland School District 1	Yard Trash Coll. Day	No Pickup

POLITICAL INFORMATION

Voting Precinct	Ward 30	SC Senate Dist.	26
Voting Location	Arsenal Hill Park	SC Senate Rep.	Russell L. Ott
County Council Dist.	5	SC House Dist.	72
County Council Rep.	Allison Terracio	SC House Rep.	Seth Rose
County Magistrate	JUDGE STEPHANIE BESS		



Richland County, SC, Property Record Card

Tax Map Number: R09010-02-10

613 RICHLAND ST COLUMBIA SC 29201

PAVILION LAND PARTENSHIP LP C/O

CARTER-HASTON REAL ESTATE

1005 17TH AVE S STE 700

NASHVILLE TN 37212

Total Value

\$26,600

KEY INFORMATION

TMS #	R09010-02-10	Zoning	RAC
Account #	00141625		
Secondary Zoning	-		
Owner	PAVILION LAND PARTENSHIP LP C/O CARTER-HASTON REAL ESTATE	Tax District	1CC
Situs Address	613 RICHLAND ST	Legal Residence	No
Neighborhood	DOWNTOWN COLUMBIA	Sewer Connection	CITY
Legal Description	42X83.5X42X83.5 #SU #PR Z-1905	Water Connection	CITY

ASSESSMENT INFORMATION

Assessment Year	2024
Market Non-Agric Value	\$63,100
Market Agric Value	-
Market Structure Value	-
Total Market Value	\$63,100
Total Taxable Value	\$26,600

TAX INFORMATION

Year	2024
Property Tax Relief	0.00
Local Opt Sales Credit	((103.15))
Tax Amount	\$730
Paid	Y
Homestead	N

LAND

Number of Acres	-	Neighborhood	DOWNTOWN COLUMBIA
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BUILDINGS

No data to display

SALES HISTORY

BOOK	PAGE	SOLD AS VACANT	TRANSACTION DATE	TRANSACTION PRICE	GRANTEE	GRANTOR
R1356	3737	0	09/13/2007	\$750,000	PAVILION LAND PARTENSHIP LP	PAVILION LAND PARTNERSHIP LP
R1356	3734	0	09/12/2007	*See Deed*	PAVILION LAND PARTNERSHIP LP	LEHMAN JAMES K
R1163	2717	0	04/01/2006	\$328,751	LEHMAN JAMES K	LEHMAN JAMES K
R1163	2717	0	03/31/2006	\$328,751	LEHMAN JAMES K	VISTA PROPERTIES LIMITED
R1163	2686	0	03/30/2006	\$26,250	VISTA PROPERTIES LIMITED	GOODSON ALPHONSO &
R1166	3257	0	03/29/2006	\$3,500	GOODSON ALPHONSO &	GOODSON ALPHONSO &
R1164	0071	0	03/24/2006	\$3,500	GOODSON ALPHONSO &	GOODSON ALPHONSO ETAL
R1163	2702	0	03/23/2006	\$3,500	GOODSON ALPHONSO ETAL	GOODSON ALPHONSO ETAL
R1163	2698	0	03/22/2006	\$3,500	GOODSON ALPHONSO ETAL	GOODSON ALPHONSO ETAL
R1163	2694	0	03/21/2006	\$3,500	GOODSON ALPHONSO ETAL	GOODSON ALPHONSO ETAL
R1163	2690	0	03/20/2006	\$8,750	GOODSON ALPHONSO ETAL	GOODSON ALPHONSO ETAL
R0171	0314	0	09/10/1998	*See Deed*	GOODSON ALPHONSO ETAL	GOODSON ALPHONSO &
R0171	0312	0	09/09/1998	\$5	GOODSON ALPHONSO &	GOODSON ALPHONSO &
R0171	0310	0	09/08/1998	\$5	GOODSON ALPHONSO &	WILLIAMS MARY &
D1415	0798	0	11/03/1997	*See Deed*	WILLIAMS MARY &	WILLIAMS FREDDIE LEE &
D602	0774	0	01/01/1982	*See Deed*	WILLIAMS FREDDIE LEE &	-

SERVICES INFORMATION

Address	613 RICHLAND ST COLUMBIA SC 29201	Garbage Coll. Day	No Pickup
Municipality	Columbia	Recycling Coll. Day	No Pickup
School District	Richland School District 1	Yard Trash Coll. Day	No Pickup

POLITICAL INFORMATION

Voting Precinct	Ward 30	SC Senate Dist.	26
Voting Location	Arsenal Hill Park	SC Senate Rep.	Russell L. Ott
County Council Dist.	5	SC House Dist.	72
County Council Rep.	Allison Terracio	SC House Rep.	Seth Rose
County Magistrate	JUDGE STEPHANIE BESS		



Richland County, SC, Property Record Card

Tax Map Number: R09010-02-11
609 RICHLAND ST COLUMBIA SC 29201PAVILION LAND PARTENSHIP LP C/O
CARTER-HASTON REAL ESTATE
1005 17TH AVE S STE 700
NASHVILLE TN 372122265Total Value
\$5,500

KEY INFORMATION

TMS #	R09010-02-11	Zoning	RAC
Account #	00141634		
Secondary Zoning	-		
Owner	PAVILION LAND PARTENSHIP LP C/O CARTER-HASTON REAL ESTATE	Tax District	1CC
Situs Address	609 RICHLAND ST	Legal Residence	No
Neighborhood	DOWNTOWN COLUMBIA	Sewer Connection	CITY
Legal Description	20X40X20X40 #SU #PR	Water Connection	CITY

ASSESSMENT INFORMATION

Assessment Year	2024
Market Non-Agric Value	\$14,400
Market Agric Value	-
Market Structure Value	-
Total Market Value	\$14,400
Total Taxable Value	\$5,500

TAX INFORMATION

Year	2024
Property Tax Relief	0.00
Local Opt Sales Credit	((21.33))
Tax Amount	\$151
Paid	Y
Homestead	N

LAND

Number of Acres	-	Neighborhood	DOWNTOWN COLUMBIA
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BUILDINGS

No data to display

SALES HISTORY

BOOK	PAGE	SOLD AS VACANT	TRANSACTION DATE	TRANSACTION PRICE	GRANTEE	GRANTOR
R1356	3737	0	09/12/2007	\$750,000	PAVILION LAND PARTENSHIP LP	PAVILION LAND PARTNERSHIP LP
R1356	3734	0	09/11/2007	*See Deed*	PAVILION LAND PARTNERSHIP LP	LEHMAN JAMES K
R1203	1478	0	07/07/2006	\$328,751	LEHMAN JAMES K	LEHMAN JAMES K
R1163	2717	0	03/20/2006	\$328,751	LEHMAN JAMES K	VISTA PROPERTIES LIMITED
R0678	2775	0	06/27/2002	\$10	VISTA PROPERTIES LIMITED	PAVILLION PROPERTIES
D902	0177	0	08/01/1988	*See Deed*	PAVILLION PROPERTIES	WILSON ANN R &
D636	0427	0	01/01/1983	*See Deed*	WILSON ANN R &	-

SERVICES INFORMATION

Address	609 RICHLAND ST COLUMBIA SC 29201	Garbage Coll. Day	No Pickup
Municipality	Columbia	Recycling Coll. Day	No Pickup
School District	Richland School District 1	Yard Trash Coll. Day	No Pickup

POLITICAL INFORMATION

Voting Precinct	Ward 30	SC Senate Dist.	26
Voting Location	Arsenal Hill Park	SC Senate Rep.	Russell L. Ott
County Council Dist.	5	SC House Dist.	72
County Council Rep.	Allison Terracio	SC House Rep.	Seth Rose
County Magistrate	JUDGE STEPHANIE BESS		



BOOK	PAGE	SOLD AS VACANT	TRANSACTION DATE	TRANSACTION PRICE	GRANTEE	GRANTOR
R1356	3737	0	09/12/2007	\$750,000	PAVILION LAND PARTENSHIP LP	PAVILION LAND PARTNERSHIP LP
R1356	3734	0	09/11/2007	*See Deed*	PAVILION LAND PARTNERSHIP LP	LEHMAN JAMES K
R1203	1478	0	07/07/2006	\$328,751	LEHMAN JAMES K	LEHMAN JAMES K
R1163	2717	0	03/20/2006	\$328,751	LEHMAN JAMES K	VISTA PROPERTIES LIMITED
R0678	2775	0	06/27/2002	\$10	VISTA PROPERTIES LIMITED	PAVILLION PROPERTIES
D902	0177	1	08/01/1988	\$10,000	PAVILLION PROPERTIES	WILSON ANN R &
D636	0427	0	01/01/1983	*See Deed*	WILSON ANN R &	-

SERVICES INFORMATION

Address	605 RICHLAND ST COLUMBIA SC 29201	Garbage Coll. Day	No Pickup
Municipality	Columbia	Recycling Coll. Day	No Pickup
School District	Richland School District 1	Yard Trash Coll. Day	No Pickup

POLITICAL INFORMATION

Voting Precinct	Ward 30	SC Senate Dist.	26
Voting Location	Arsenal Hill Park	SC Senate Rep.	Russell L. Ott
County Council Dist.	5	SC House Dist.	72
County Council Rep.	Allison Terracio	SC House Rep.	Seth Rose
County Magistrate	JUDGE STEPHANIE BESS		



No Photo Available



Data last updated: 04/21/2025

Richland County, SC, Property Record Card

Tax Map Number: R09010-02-13

**1900 THURMOND MALL COLUMBIA SC
29201**

PAVILION LAND PARTENSHIP LP C/O

CARTER-HASTON REAL ESTATE

1005 17TH AVE S STE S 700

NASHVILLE TN 372122259

Total Value

\$27,800

KEY INFORMATION

TMS #	R09010-02-13	Zoning	RAC
Account #	00141652		
Secondary Zoning	-		
Owner	PAVILION LAND PARTENSHIP LP C/O CARTER-HASTON REAL ESTATE	Tax District	1CC
Situs Address	1900 THURMOND MALL	Legal Residence	No
Neighborhood	DOWNTOWN COLUMBIA	Sewer Connection	CITY
Legal Description	PARCEL 7 40.4X91.3X39.8X91.7 #SU #PR 50-6890	Water Connection	CITY

ASSESSMENT INFORMATION

Assessment Year	2024
Market Non-Agric Value	\$66,000
Market Agric Value	-
Market Structure Value	-
Total Market Value	\$66,000
Total Taxable Value	\$27,800

TAX INFORMATION

Year	2024
Property Tax Relief	0.00
Local Opt Sales Credit	((107.81))
Tax Amount	\$762
Paid	Y
Homestead	N

LAND

Number of Acres	-	Neighborhood	DOWNTOWN COLUMBIA
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BUILDINGS

No data to display

SALES HISTORY

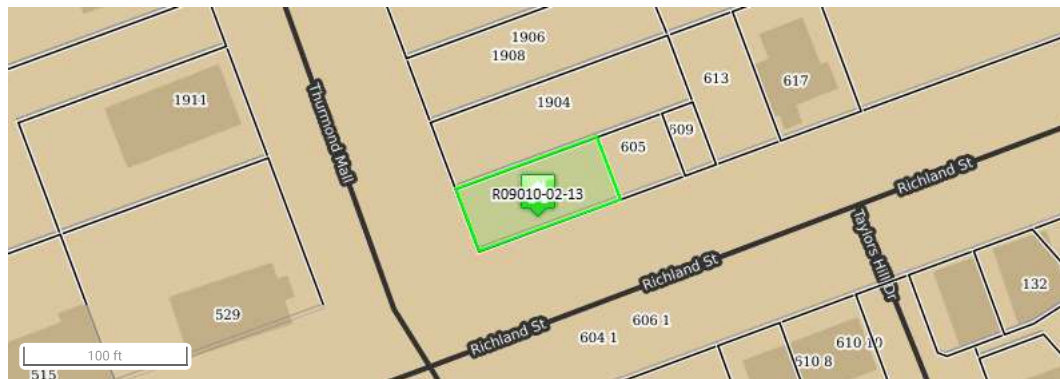
BOOK	PAGE	SOLD AS VACANT	TRANSACTION DATE	TRANSACTION PRICE	GRANTEE	GRANTOR
R1356	3737	0	09/12/2007	\$750,000	PAVILION LAND PARTENSHIP LP	PAVILION LAND PARTNERSHIP LP
R1356	3734	0	09/11/2007	*See Deed*	PAVILION LAND PARTNERSHIP LP	LEHMAN JAMES K
R1203	1478	0	07/07/2006	\$328,751	LEHMAN JAMES K	LEHMAN JAMES K
R1163	2717	0	03/20/2006	\$328,751	LEHMAN JAMES K	VISTA PROPERTIES LIMITED
R0344	1742	0	09/14/1999	\$10	VISTA PROPERTIES LIMITED	CAROLINA DEVE CORP OF COLA
D775	0707	0	01/01/1986	*See Deed*	CAROLINA DEVE CORP OF COLA	COLONIAL LIFE & ACCIDENT
D511	0582	0	01/01/1979	*See Deed*	COLONIAL LIFE & ACCIDENT	-

SERVICES INFORMATION

Address	1900 THURMOND MALL COLUMBIA SC 29201	Garbage Coll. Day	No Pickup
Municipality	Columbia	Recycling Coll. Day	No Pickup
School District	Richland School District 1	Yard Trash Coll. Day	No Pickup

POLITICAL INFORMATION

Voting Precinct	Ward 30	SC Senate Dist.	26
Voting Location	Arsenal Hill Park	SC Senate Rep.	Russell L. Ott
County Council Dist.	5	SC House Dist.	72
County Council Rep.	Allison Terracio	SC House Rep.	Seth Rose
County Magistrate	JUDGE STEPHANIE BESS		



Richland County, SC, Property Record Card

Tax Map Number: R09010-02-14

**1904 THURMOND MALL COLUMBIA SC
29201**

PAVILION LAND PARTNERSHIP II LLC

1005 17TH AVE S STE 700
NASHVILLE TN 372122265

Total Value

\$54,700

KEY INFORMATION

TMS #	R09010-02-14	Zoning	RAC
Account #	00141661		
Secondary Zoning	-		
Owner	PAVILION LAND PARTNERSHIP II LLC	Tax District	1CC
Situs Address	1904 THURMOND MALL	Legal Residence	No
Neighborhood	DOWNTOWN COLUMBIA	Sewer Connection	CITY
Legal Description	41.6X143.1X41.6X143 #SU #PR	Water Connection	CITY

ASSESSMENT INFORMATION

Assessment Year	2024
Market Non-Agric Value	\$107,200
Market Agric Value	-
Market Structure Value	-
Total Market Value	\$107,200
Total Taxable Value	\$54,700

TAX INFORMATION

Year	2024
Property Tax Relief	0.00
Local Opt Sales Credit	((212.13))
Tax Amount	\$1,496
Paid	Y
Homestead	N

LAND

Number of Acres	-	Neighborhood	DOWNTOWN COLUMBIA
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BUILDINGS

No data to display

SALES HISTORY

BOOK	PAGE	SOLD AS VACANT	TRANSACTION DATE	TRANSACTION PRICE	GRANTEE	GRANTOR
R1946	1540	0	05/19/2014	\$50,000	PAVILION LAND PARTNERSHIP II	GADSON VERNIA T
D0939	0858	0	06/01/1989	*See Deed*	GADSON VERNIA T	GADSON VERNIA T & TONIA
D0922	0772	0	02/01/1989	*See Deed*	GADSON VERNIA T & TONIA	GADSON EDDIE
D289	0342	0	01/01/1973	*See Deed*	GADSON EDDIE	-

SERVICES INFORMATION

Address	1904 THURMOND MALL COLUMBIA SC 29201	Garbage Coll. Day	No Pickup
Municipality	Columbia	Recycling Coll. Day	No Pickup
School District	Richland School District 1	Yard Trash Coll. Day	No Pickup

POLITICAL INFORMATION

Voting Precinct	Ward 30	SC Senate Dist.	26
Voting Location	Arsenal Hill Park	SC Senate Rep.	Russell L. Ott
County Council Dist.	5	SC House Dist.	72
County Council Rep.	Allison Terracio	SC House Rep.	Seth Rose
County Magistrate	JUDGE STEPHANIE BESS		



No Photo Available



Richland County, SC, Property Record Card

Tax Map Number: R09010-02-15

**1908 THURMOND MALL COLUMBIA SC
29201**

PAVILION LAND PARTENSHIP LP C/O

CARTER-HASTON REAL ESTATE

1005 17TH AVE S STE 700

NASHVILLE TN 372122265

Total Value

\$45,800

KEY INFORMATION

TMS #	R09010-02-15	Zoning	RAC
Account #	00141670		
Secondary Zoning	-		
Owner	PAVILION LAND PARTENSHIP LP C/O CARTER-HASTON REAL ESTATE	Tax District	1CC
Situs Address	1908 THURMOND MALL	Legal Residence	No
Neighborhood	DOWNTOWN COLUMBIA	Sewer Connection	CITY
Legal Description	PARCEL 6 41.5X145X41.6X145 #SU #PR 50-6890	Water Connection	CITY

ASSESSMENT INFORMATION

Assessment Year	2024
Market Non-Agric Value	\$108,300
Market Agric Value	-
Market Structure Value	-
Total Market Value	\$108,300
Total Taxable Value	\$45,800

TAX INFORMATION

Year	2024
Property Tax Relief	0.00
Local Opt Sales Credit	((177.61))
Tax Amount	\$1,254
Paid	Y
Homestead	N

LAND

Number of Acres	-	Neighborhood	DOWNTOWN COLUMBIA
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BUILDINGS

No data to display

SALES HISTORY

BOOK	PAGE	SOLD AS VACANT	TRANSACTION DATE	TRANSACTION PRICE	GRANTEE	GRANTOR
R1356	3737	0	09/12/2007	\$750,000	PAVILION LAND PARTENSHIP LP	PAVILION LAND PARTNERSHIP LP
R1356	3734	0	09/11/2007	*See Deed*	PAVILION LAND PARTNERSHIP LP	LEHMAN JAMES K
R1203	1478	0	07/07/2006	\$328,751	LEHMAN JAMES K	LEHMAN JAMES K
R1163	2717	0	03/20/2006	\$328,751	LEHMAN JAMES K	VISTA PROPERTIES LIMITED
R0344	1742	0	09/14/1999	\$10	VISTA PROPERTIES LIMITED	CAROLINA DEVE CORP OF COLA
D775	0707	0	01/01/1986	*See Deed*	CAROLINA DEVE CORP OF COLA	COLONIAL LIFE & ACCIDENT
D511	0582	0	01/01/1979	*See Deed*	COLONIAL LIFE & ACCIDENT	-

SERVICES INFORMATION

Address	1908 THURMOND MALL COLUMBIA SC 29201	Garbage Coll. Day	No Pickup
Municipality	Columbia	Recycling Coll. Day	No Pickup
School District	Richland School District 1	Yard Trash Coll. Day	No Pickup

POLITICAL INFORMATION

Voting Precinct	Ward 30	SC Senate Dist.	26
Voting Location	Arsenal Hill Park	SC Senate Rep.	Russell L. Ott
County Council Dist.	5	SC House Dist.	72
County Council Rep.	Allison Terracio	SC House Rep.	Seth Rose
County Magistrate	JUDGE STEPHANIE BESS		



Richland County, SC, Property Record Card

Tax Map Number: R09010-02-16

B/S RICHLAND ST COLUMBIA SC 29201

PAVILION LAND PARTENSHIP LP C/O

CARTER-HASTON REAL ESTATE

1005 17TH AVE S STE 700

NASHVILLE TN 372122265

Total Value

\$29,300

KEY INFORMATION

TMS #	R09010-02-16	Zoning	RAC
Account #	00141689		
Secondary Zoning	-		
Owner	PAVILION LAND PARTENSHIP LP C/O CARTER-HASTON REAL ESTATE	Tax District	1CC
Situs Address	B/S RICHLAND ST	Legal Residence	No
Neighborhood	DOWNTOWN COLUMBIA	Sewer Connection	CITY
Legal Description	94X123.5X94X123.5 #SU #PR	Water Connection	CITY

ASSESSMENT INFORMATION

Assessment Year	2024
Market Non-Agric Value	\$209,000
Market Agric Value	-
Market Structure Value	-
Total Market Value	\$209,000
Total Taxable Value	\$29,300

TAX INFORMATION

Year	2024
Property Tax Relief	0.00
Local Opt Sales Credit	((113.63))
Tax Amount	\$803
Paid	Y
Homestead	N

LAND

Number of Acres	0.28	Neighborhood	DOWNTOWN COLUMBIA
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BUILDINGS

No data to display

SALES HISTORY

BOOK	PAGE	SOLD AS VACANT	TRANSACTION DATE	TRANSACTION PRICE	GRANTEE	GRANTOR
R1356	3737	0	09/12/2007	\$750,000	PAVILION LAND PARTENSHIP LP	PAVILION LAND PARTNERSHIP LP
R1356	3734	0	09/11/2007	*See Deed*	PAVILION LAND PARTNERSHIP LP	LEHMAN JAMES K
R1203	1478	0	07/07/2006	\$328,751	LEHMAN JAMES K	LEHMAN JAMES K
R1163	2717	0	03/21/2006	\$328,751	LEHMAN JAMES K	VISTA PROPERTIES LIMITED
R1163	2713	0	03/20/2006	\$5	VISTA PROPERTIES LIMITED	TOWN AND COUNTRY ASSOCIATES
R0424	2543	0	07/10/2000	\$25,000	TOWN AND COUNTRY ASSOCIATES	HAMMOND SCHOOL
D1216	0699	0	08/30/1994	\$5	HAMMOND SCHOOL	ADAMS JULIAN C &
D599	0875	0	01/01/1982	*See Deed*	ADAMS JULIAN C &	-

SERVICES INFORMATION

No data to display

POLITICAL INFORMATION

No data to display



No Photo Available



Data last updated: 04/21/2025

Richland County, SC, Property Record Card

Tax Map Number: R09010-02-17

**1912 THURMOND MALL COLUMBIA SC
29201**

PAVILION LAND PARTENSHIP LP C/O

CARTER-HASTON REAL ESTATE

1005 17TH AVE S STE 700

NASHVILLE TN 372122265

Total Value

\$45,900

KEY INFORMATION

TMS #	R09010-02-17	Zoning	RAC
Account #	00141698		
Secondary Zoning	-		
Owner	PAVILION LAND PARTENSHIP LP C/O CARTER-HASTON REAL ESTATE	Tax District	1CC
Situs Address	1912 THURMOND MALL	Legal Residence	No
Neighborhood	DOWNTOWN COLUMBIA	Sewer Connection	CITY
Legal Description	41.6X145X41.6X145 #SU #PR	Water Connection	CITY

ASSESSMENT INFORMATION

Assessment Year	2024
Market Non-Agric Value	\$108,600
Market Agric Value	-
Market Structure Value	-
Total Market Value	\$108,600
Total Taxable Value	\$45,900

TAX INFORMATION

Year	2024
Property Tax Relief	0.00
Local Opt Sales Credit	((178.00))
Tax Amount	\$1,254
Paid	Y
Homestead	N

LAND

Number of Acres	-	Neighborhood	DOWNTOWN COLUMBIA
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BUILDINGS

No data to display

SALES HISTORY

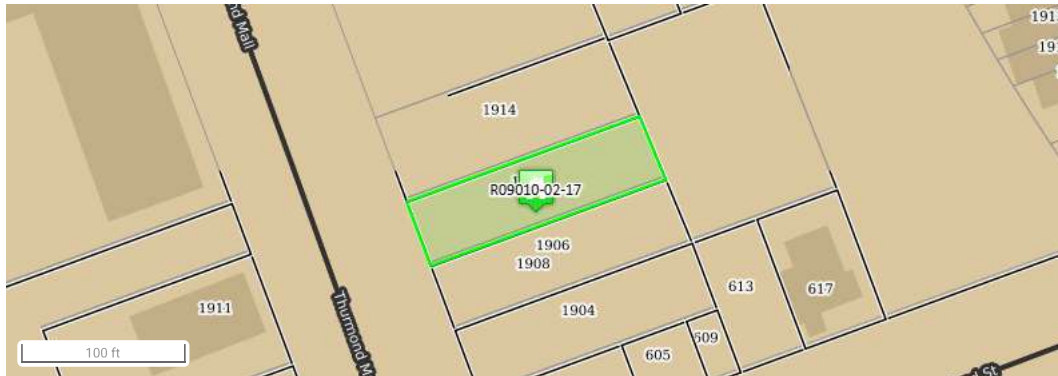
BOOK	PAGE	SOLD AS VACANT	TRANSACTION DATE	TRANSACTION PRICE	GRANTEE	GRANTOR
R1356	3737	0	09/12/2007	\$750,000	PAVILION LAND PARTENSHIP LP	PAVILION LAND PARTNERSHIP LP
R1356	3734	0	09/11/2007	*See Deed*	PAVILION LAND PARTNERSHIP LP	LEHMAN JAMES K
R1203	1478	0	07/07/2006	\$328,751	LEHMAN JAMES K	LEHMAN JAMES K
R1163	2717	0	03/21/2006	\$328,751	LEHMAN JAMES K	VISTA PROPERTIES LIMITED
R1163	2713	0	03/20/2006	\$5	VISTA PROPERTIES LIMITED	TOWN & COUNTRY ASSOCIATES
R0451	0893	0	10/16/2000	\$31,000	TOWN & COUNTRY ASSOCIATES	-

SERVICES INFORMATION

Address	1912 THURMOND MALL COLUMBIA SC 29201	Garbage Coll. Day	No Pickup
Municipality	Columbia	Recycling Coll. Day	No Pickup
School District	Richland School District 1	Yard Trash Coll. Day	No Pickup

POLITICAL INFORMATION

Voting Precinct	Ward 30	SC Senate Dist.	26
Voting Location	Arsenal Hill Park	SC Senate Rep.	Russell L. Ott
County Council Dist.	5	SC House Dist.	72
County Council Rep.	Allison Terracio	SC House Rep.	Seth Rose
County Magistrate	JUDGE STEPHANIE BESS		



No Photo Available



Richland County, SC, Property Record Card

Tax Map Number: R09010-02-18

**1916 THURMOND MALL COLUMBIA SC
29201**

PAVILION LAND PARTENSHIP LP C/O

CARTER-HASTON REAL ESTATE

1005 17TH AVE S STE 700

NASHVILLE TN 372122265

Total Value

\$57,400

KEY INFORMATION

TMS #	R09010-02-18	Zoning	RAC
Account #	00141705		
Secondary Zoning	-		
Owner	PAVILION LAND PARTENSHIP LP C/O CARTER-HASTON REAL ESTATE	Tax District	1CC
Situs Address	1916 THURMOND MALL	Legal Residence	No
Neighborhood	DOWNTOWN COLUMBIA	Sewer Connection	CITY
Legal Description	52X145X52X145 #SU #PR	Water Connection	CITY

ASSESSMENT INFORMATION

Assessment Year	2024
Market Non-Agric Value	\$135,700
Market Agric Value	-
Market Structure Value	-
Total Market Value	\$135,700
Total Taxable Value	\$57,400

TAX INFORMATION

Year	2024
Property Tax Relief	0.00
Local Opt Sales Credit	((222.60))
Tax Amount	\$1,569
Paid	Y
Homestead	N

LAND

Number of Acres	-	Neighborhood	DOWNTOWN COLUMBIA
-----------------	----------	--------------	--------------------------

BUILDINGS

No data to display

SALES HISTORY

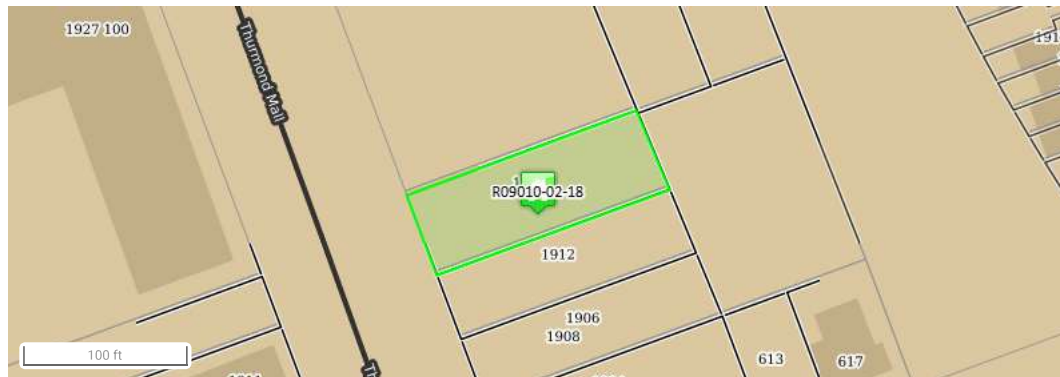
BOOK	PAGE	SOLD AS VACANT	TRANSACTION DATE	TRANSACTION PRICE	GRANTEE	GRANTOR
R1356	3737	0	09/12/2007	\$750,000	PAVILION LAND PARTENSHIP LP	PAVILION LAND PARTNERSHIP LP
R1356	3734	0	09/11/2007	*See Deed*	PAVILION LAND PARTNERSHIP LP	LEHMAN JAMES K
R1203	1478	0	07/07/2006	\$328,751	LEHMAN JAMES K	LEHMAN JAMES K
R1163	2717	0	03/21/2006	\$328,751	LEHMAN JAMES K	VISTA PROPERTIES LIMITED
R1163	2706	0	03/20/2006	\$102,000	VISTA PROPERTIES LIMITED	CITY OF COLUMBIA
R0792	1804	1	05/08/2003	\$5	CITY OF COLUMBIA	HOPKINS BENZINA H &
AT	0075	0	11/11/1911	*See Deed*	HOPKINS BENZINA H &	-

SERVICES INFORMATION

Address	1916 THURMOND MALL COLUMBIA SC 29201	Garbage Coll. Day	No Pickup
Municipality	Columbia	Recycling Coll. Day	No Pickup
School District	Richland School District 1	Yard Trash Coll. Day	No Pickup

POLITICAL INFORMATION

Voting Precinct	Ward 30	SC Senate Dist.	26
Voting Location	Arsenal Hill Park	SC Senate Rep.	Russell L. Ott
County Council Dist.	5	SC House Dist.	72
County Council Rep.	Allison Terracio	SC House Rep.	Seth Rose
County Magistrate	JUDGE STEPHANIE BESS		





HISTORICAL AERIALS

Project Property: 1900 Pulaski Street
1900 Pulaski Street
COLUMBIA SC 29201

Project No: 25-494566.4

Requested By: Partner Engineering and Science, Inc.

Order No: 25042100676

Date Completed: April 23, 2025

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Date	Source	Scale	Comments
1938	Agricultural Stabilization & Conserv. Service	1" = 500'	
1943	Agricultural Stabilization & Conserv. Service	1" = 500'	
1951	Agricultural Stabilization & Conserv. Service	1" = 500'	
1959	Agricultural Stabilization & Conserv. Service	1" = 500'	
1964	United States Air Force	1" = 500'	
1971	United States Geological Survey	1" = 500'	
1981	United States Geological Survey	1" = 500'	
1983	United States Geological Survey	1" = 500'	
1994	United States Geological Survey	1" = 500'	
2005	United States Department of Agriculture	1" = 500'	
2006	United States Department of Agriculture	1" = 500'	
2009	United States Department of Agriculture	1" = 500'	
2011	United States Department of Agriculture	1" = 500'	
2013	United States Department of Agriculture	1" = 500'	
2015	United States Department of Agriculture	1" = 500'	
2017	United States Department of Agriculture	1" = 500'	
2019	United States Department of Agriculture	1" = 500'	
2021	United States Department of Agriculture	1" = 500'	
2023	Maxar Technologies	1" = 500'	

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500
Feet

**Subject
Property**

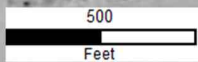


Year: 1938
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 1900 Pulaski Street, COLUMBIA, SC
Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER



**Subject
Property**

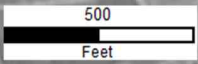


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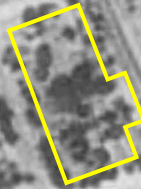
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Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER



**Subject
Property**



Year: 1951
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 1900 Pulaski Street, COLUMBIA, SC
Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER

500
Feet

**Subject
Property**

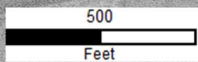


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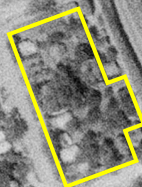
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Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER



**Subject
Property**

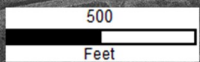


Year: 1964
Source: USAF
Scale: 1" = 500'
Comment:

Address: 1900 Pulaski Street, COLUMBIA, SC
Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER



**Subject
Property**



Year: 1971
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1900 Pulaski Street, COLUMBIA, SC
Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER

500
Feet

**Subject
Property**



Year: 1981
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1900 Pulaski Street, COLUMBIA, SC
Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER

500
Feet

**Subject
Property**



Year: 1983
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1900 Pulaski Street, COLUMBIA, SC
Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER

500
Feet

**Subject
Property**



Year: 1994
Source: USGS
Scale: 1" = 500'
Comment:

Address: 1900 Pulaski Street, COLUMBIA, SC
Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER

500
Feet

**Subject
Property**



Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1900 Pulaski Street, COLUMBIA, SC
Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER

500
Feet

**Subject
Property**



Year: 2006
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1900 Pulaski Street, COLUMBIA, SC
Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER



**Subject
Property**



Year: 2009
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1900 Pulaski Street, COLUMBIA, SC
Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER

500
Feet

**Subject
Property**



Year: 2011
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1900 Pulaski Street, COLUMBIA, SC
Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER

500
Feet

**Subject
Property**



Year: 2013
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1900 Pulaski Street, COLUMBIA, SC
Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER

500
Feet

**Subject
Property**



Year: 2015
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1900 Pulaski Street, COLUMBIA, SC
Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER

500
Feet

**Subject
Property**



Year: 2017
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1900 Pulaski Street, COLUMBIA, SC
Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER

500
Feet

**Subject
Property**



Year: 2019
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1900 Pulaski Street, COLUMBIA, SC
Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER

500
Feet

**Subject
Property**



Year: 2021
Source: USDA
Scale: 1" = 500'
Comment:

Address: 1900 Pulaski Street, COLUMBIA, SC
Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER

500
Feet

**Subject
Property**



Year: 2023
Source: MAXAR
Scale: 1" = 500'
Comment:

Address: 1900 Pulaski Street, COLUMBIA, SC
Approx Center: -81.04731712,34.00843372

Order No: 25042100676

PARTNER



TOPOGRAPHIC MAPS

Project Property: 1900 Pulaski Street

1900 Pulaski Street
COLUMBIA SC 29201

Project No: 25-494566.4

Requested By: Partner Engineering and Science, Inc.

Order No: 25042100676

Date Completed: April 22, 2025

We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
1947	7.5
1948	7.5
1972	7.5
1990	7.5
1997	7.5
2014	7.5
2017	7.5
2020	7.5

Topographic Map Symbolology for the maps may be available in the following documents:

Pre-1947

[Page 223 of 1918 Topographic Instructions](#)

[Page 130 of 1928 Topographic Instructions](#)

1947-2009

[Topographic Map Symbols](#)

2009-present

[US Topo Map Symbols](#)

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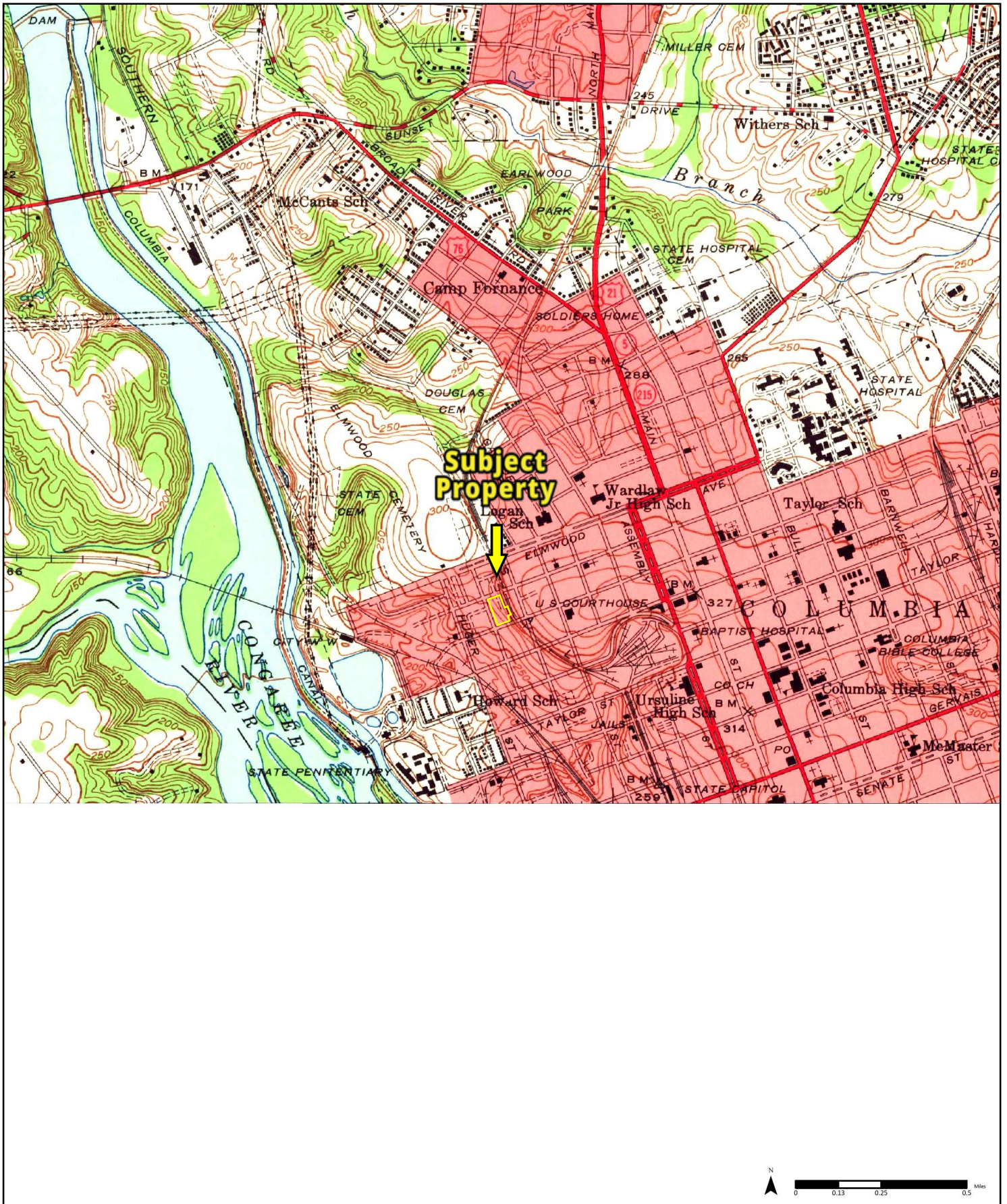
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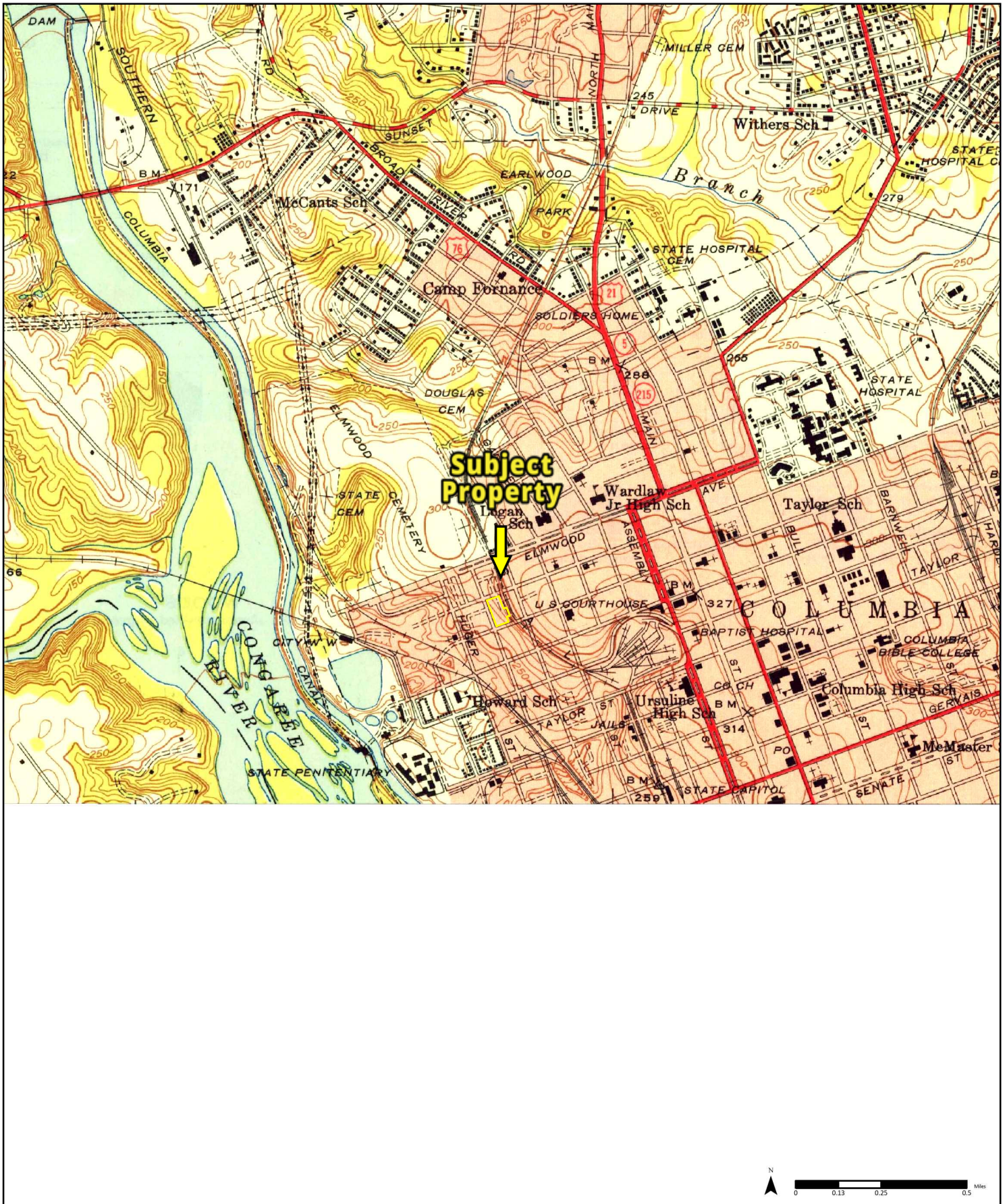
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1947

Available Quadrangle(s): Columbia North, SC

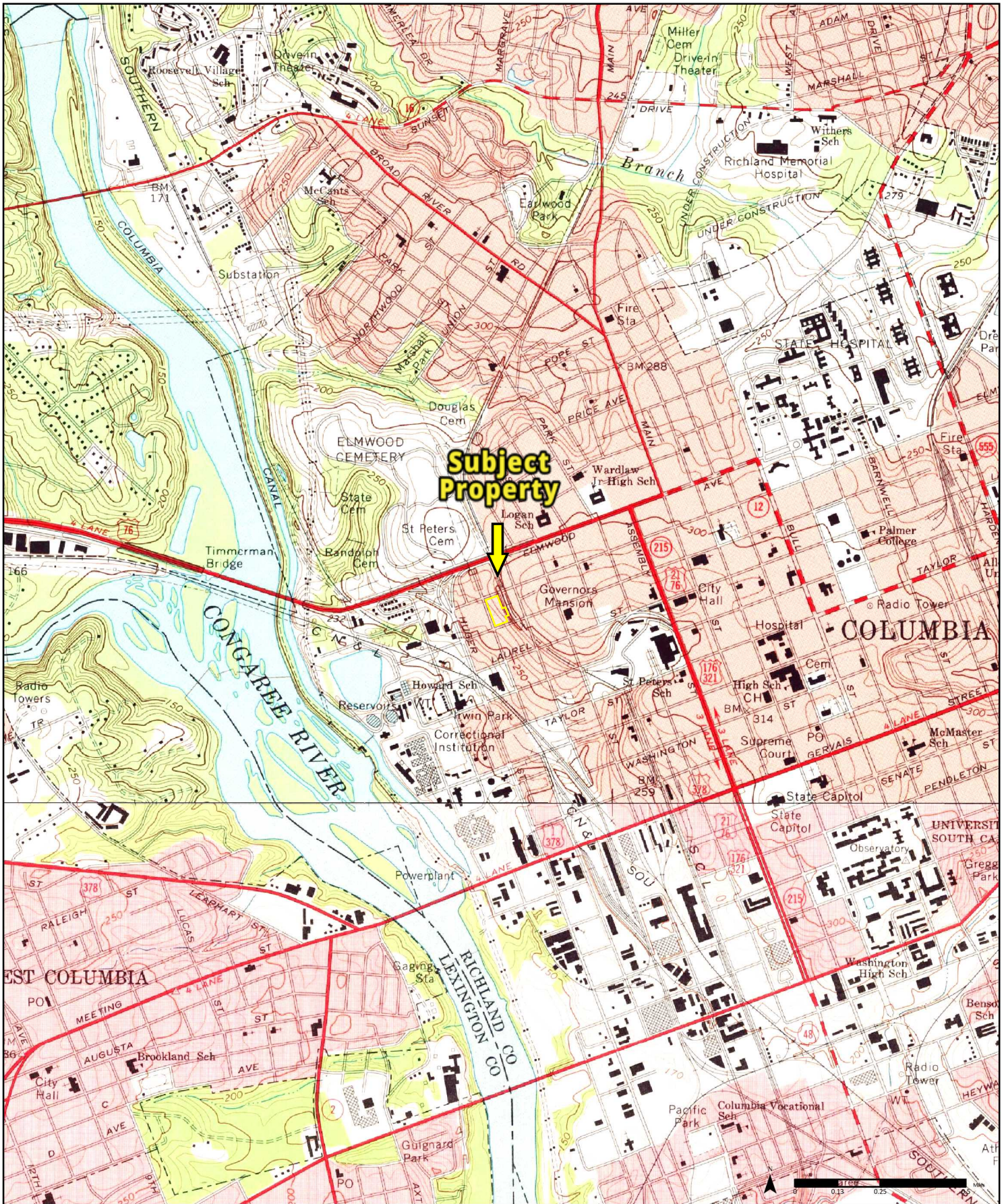
Order No. 25042100676



1948

Available Quadrangle(s): Columbia North, SC

Order No. 25042100676

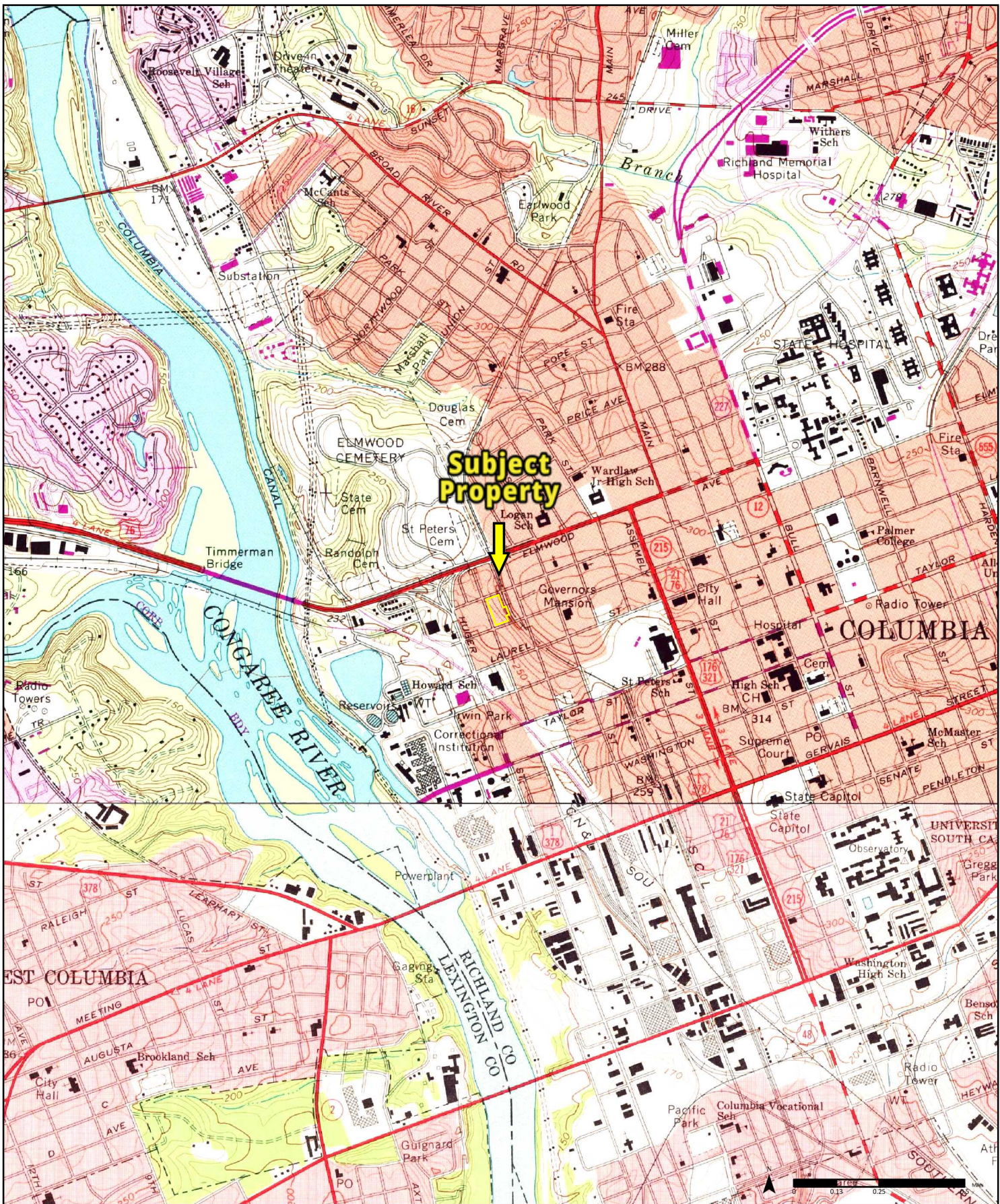


1972

(1-1972) Aerial Photo Year: 1971 (2-1972) Aerial Photo Year: 1971

Available Quadrangle(s): Columbia North, SC(1-1972)
Southwest Columbia, SC(2-1972)

Order No. 25042100676

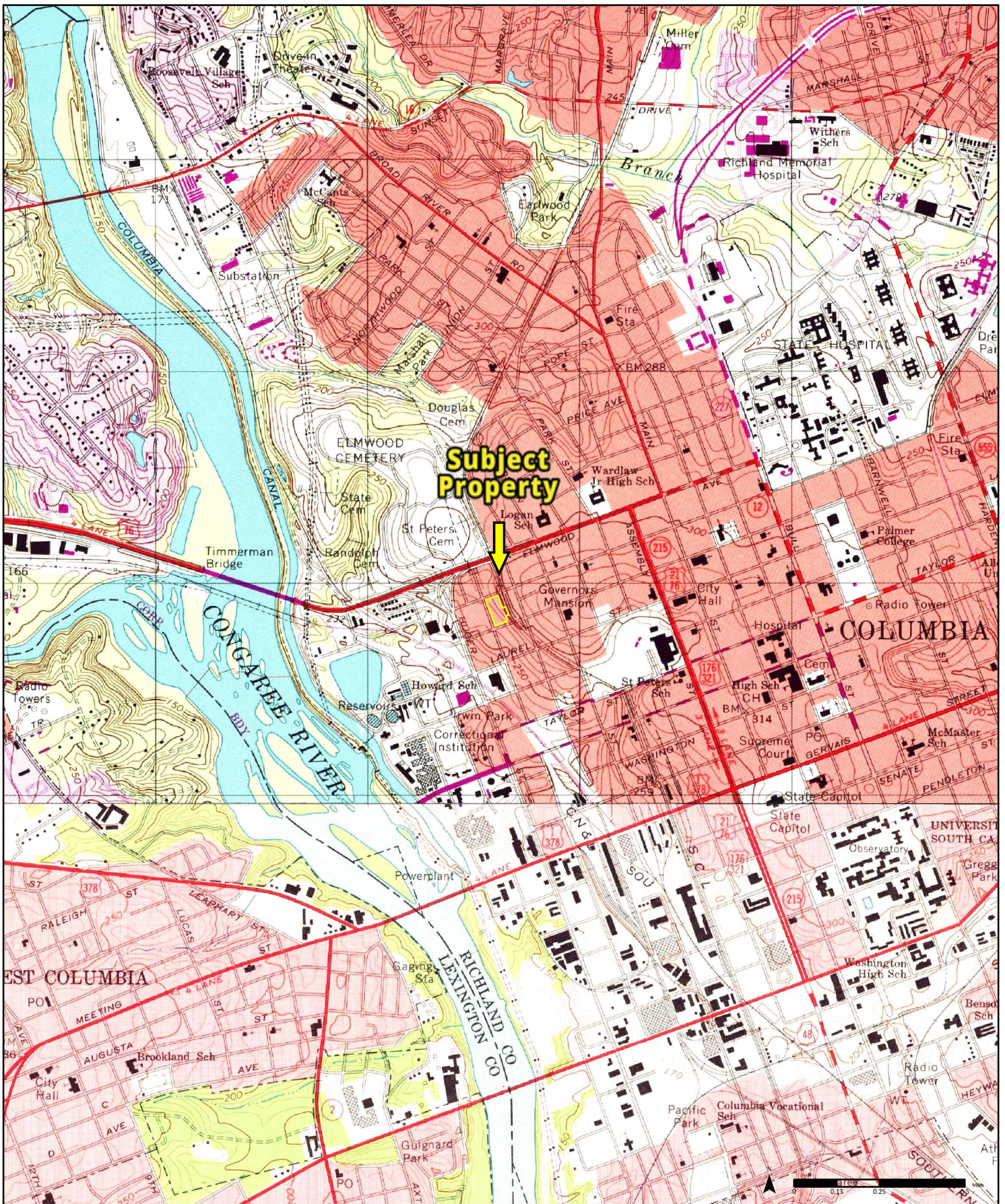


1990

(1-1972) Aerial Photo Year: 1971
 (2-1990) Aerial Photo Year: 1988
 Photo Revision Year: 1990

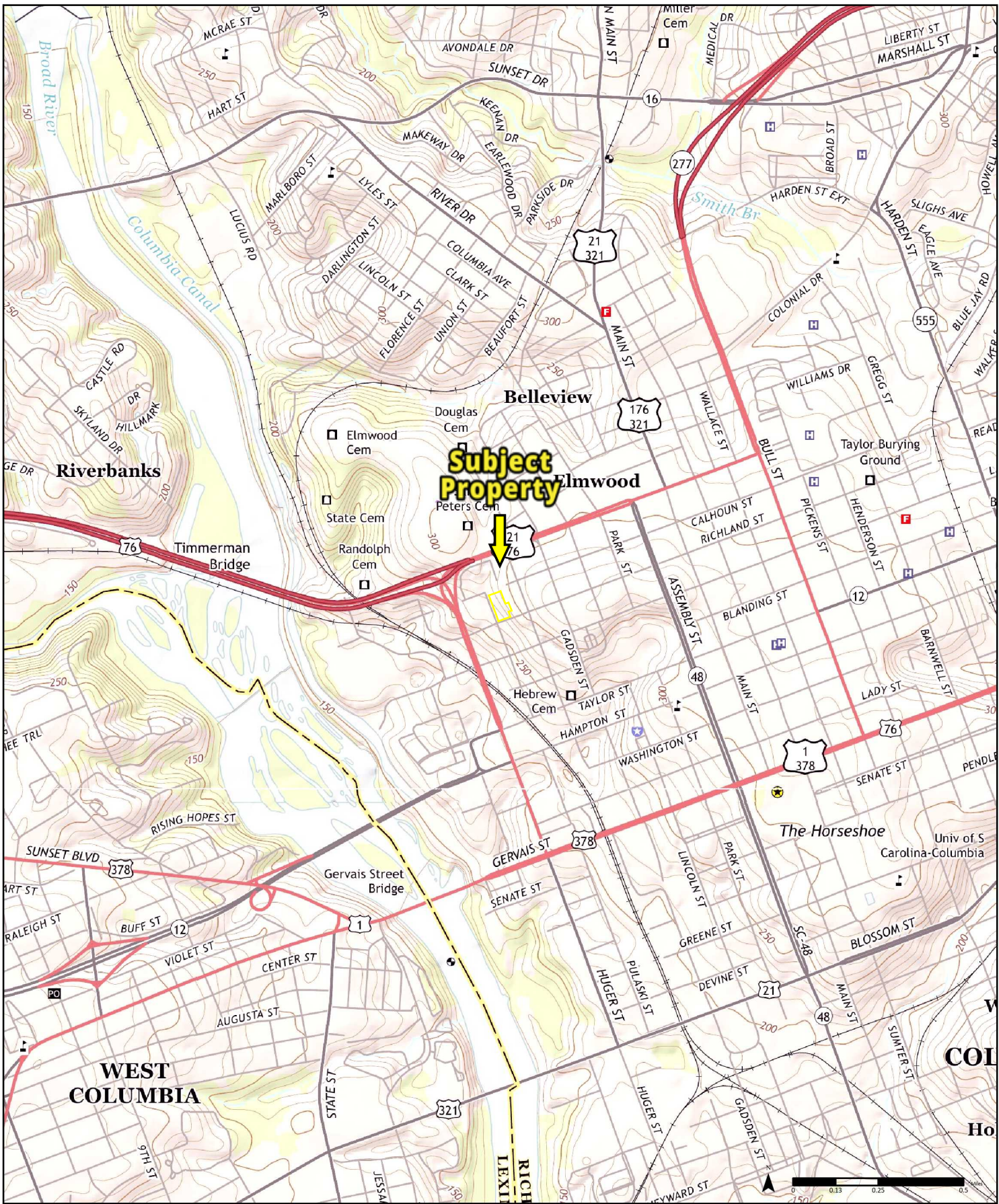
Available Quadrangle(s): Columbia North, SC(2-1990)
 Southwest Columbia, SC(1-1972)

Order No. 25042100676



Available Quadrangle(s): Columbia North, SC(2-1997)
 Southwest Columbia, SC(1-1972)

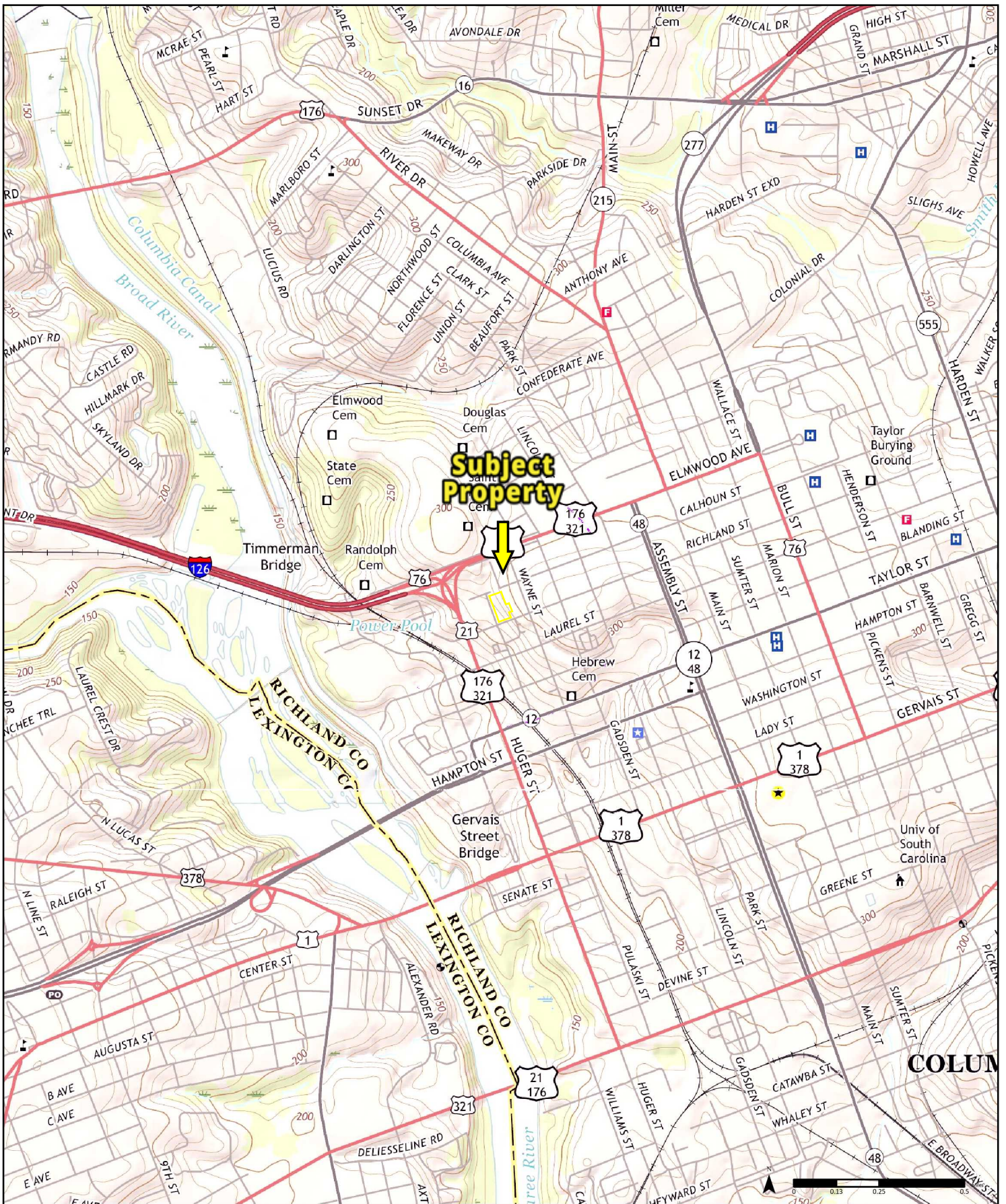
Order No. 25042100676



2014

Available Quadrangle(s): Columbia North, SC
Southwest Columbia, SC

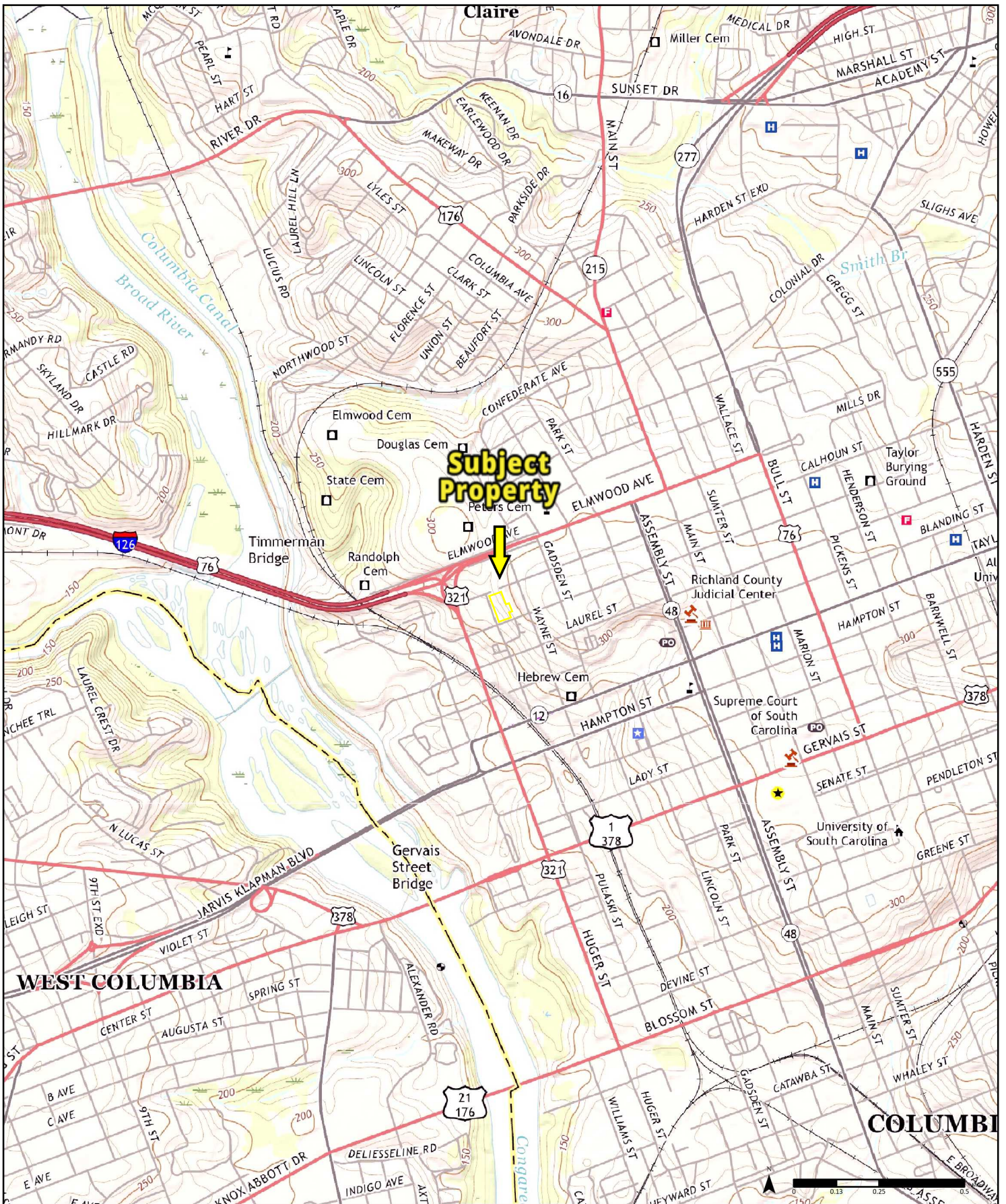
Order No. 25042100676



2017

Available Quadrangle(s): Columbia North, SC
 Southwest Columbia, SC

Order No. 25042100676



2020

Available Quadrangle(s): Columbia North, SC
Southwest Columbia, SC

Order No. 25042100676

Ecoregions of North Carolina and South Carolina

Ecoregions denote areas of general similarity in ecosystems and in the type, quality, and quantity of environmental resources. They are designed to serve as a spatial framework for the research, assessment, management, and monitoring of ecosystems and ecosystem components. By recognizing the spatial differences in the capacities and potentials of ecosystems, ecoregions stratify the environment by its probable response to disturbance (Byrce and others, 1999). These general purpose regions are critical for structuring and implementing ecosystem management strategies across federal agencies, state agencies, and nongovernment organizations that are responsible for different types of resources within the same geographical areas (Omernik and others, 2000).

The approach used to compile this map is based on the premise that ecological regions are hierarchical and can be identified through the analysis of the spatial patterns and the composition of biotic and abiotic phenomena that affect or reflect differences in ecosystem quality and integrity (Whiten 1986; Omernik 1987, 1995). These phenomena include geology, physiography, vegetation, climate, soils, land use, wildlife, and hydrology. The relative importance of each characteristic varies from one ecological region to another regardless of the hierarchical level. A Roman numeral hierarchical scheme has been adopted for different levels of ecological regions. Level I is the coarsest level, dividing North America into 15 ecological regions. Level II divides the continent into 52 regions (Commission for Environmental Cooperation Working Group 1997). At level III, the continental United States contains 104 ecoregions and the conterminous United States has 84 ecoregions (United States Environmental Protection Agency [USEPA] 2002). Level IV is a further subdivision of level III ecoregions. Explanations of the methods used to define the USEPA's ecoregions are given in Omernik (1995), Omernik and others (2000), and Gallant and others (1989).

Ecological and biological diversity of the Carolinas is enormous. The two states contain barrier islands and coastal lowlands, large river floodplain forests, rolling

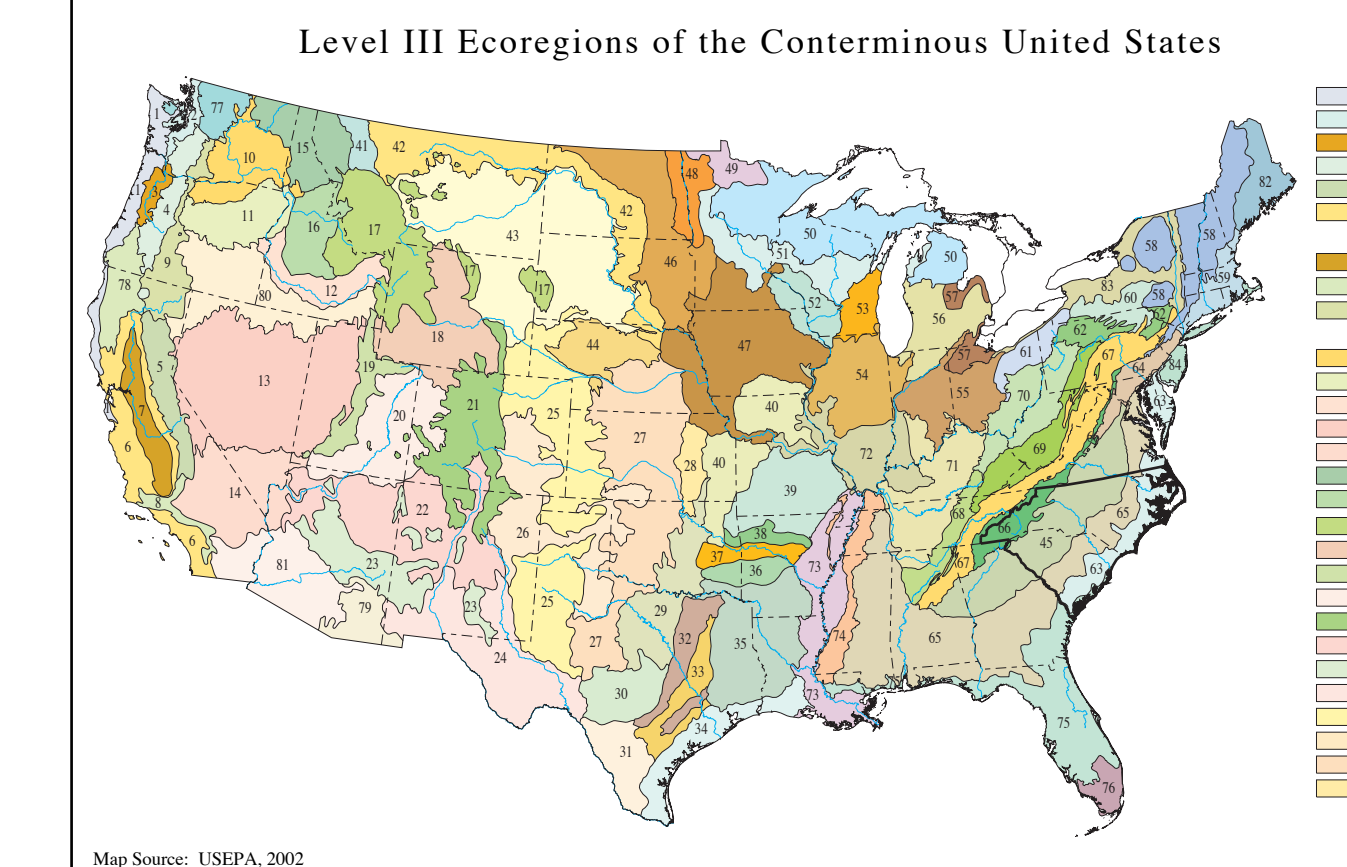
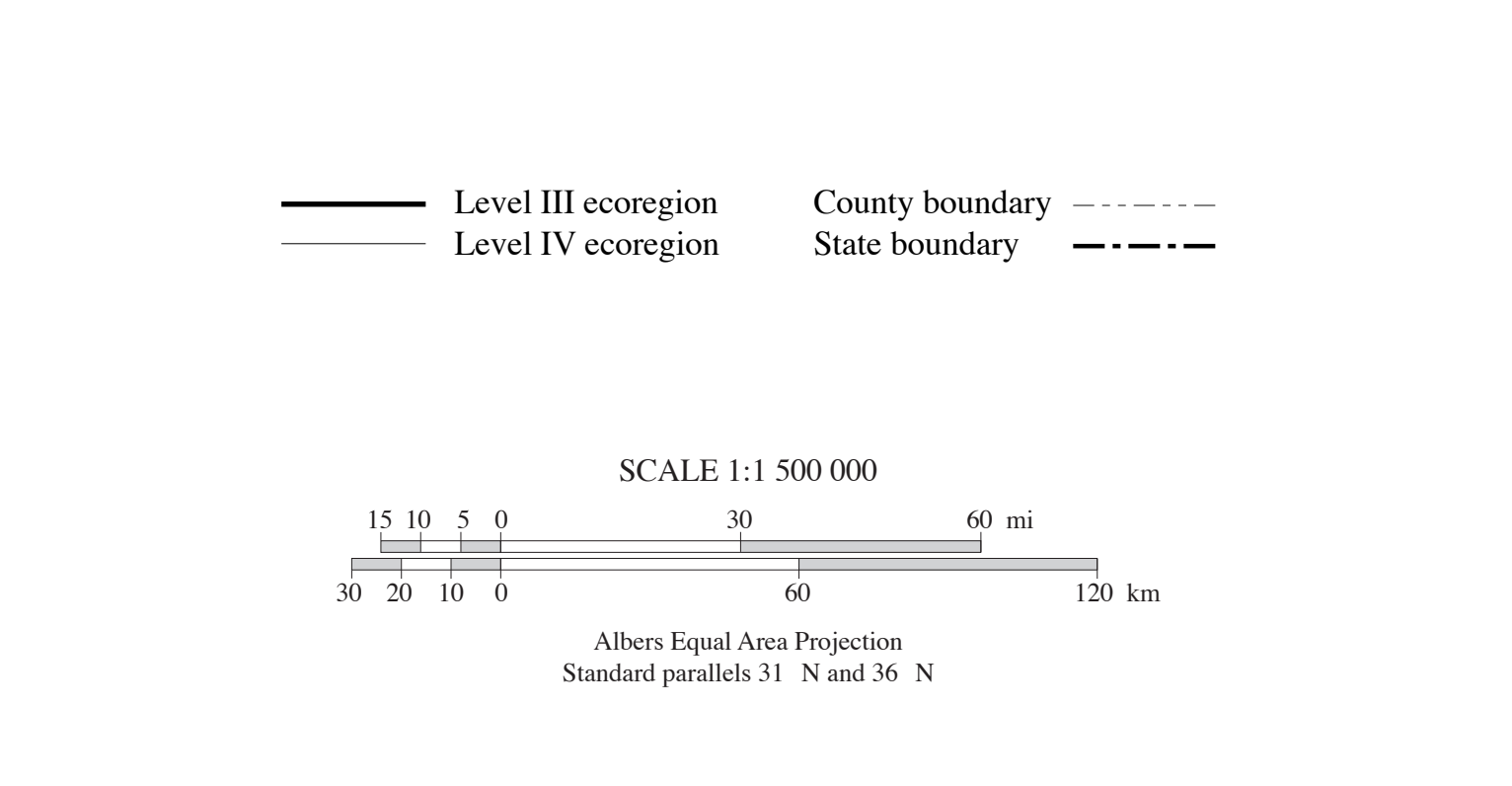
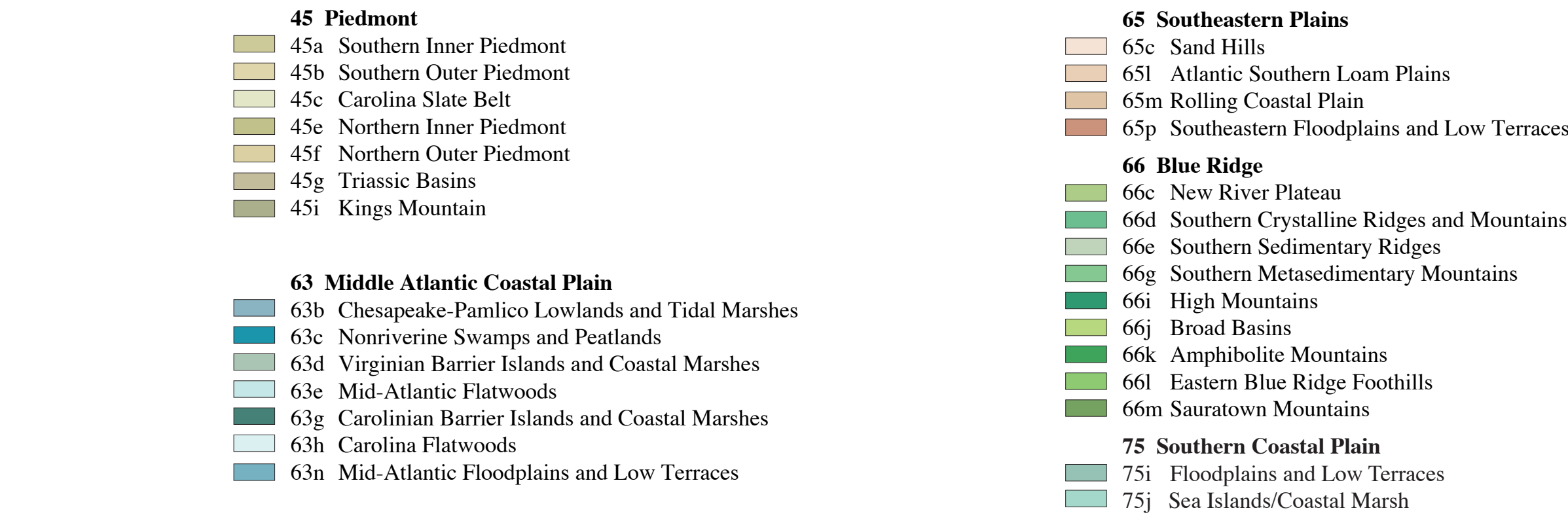
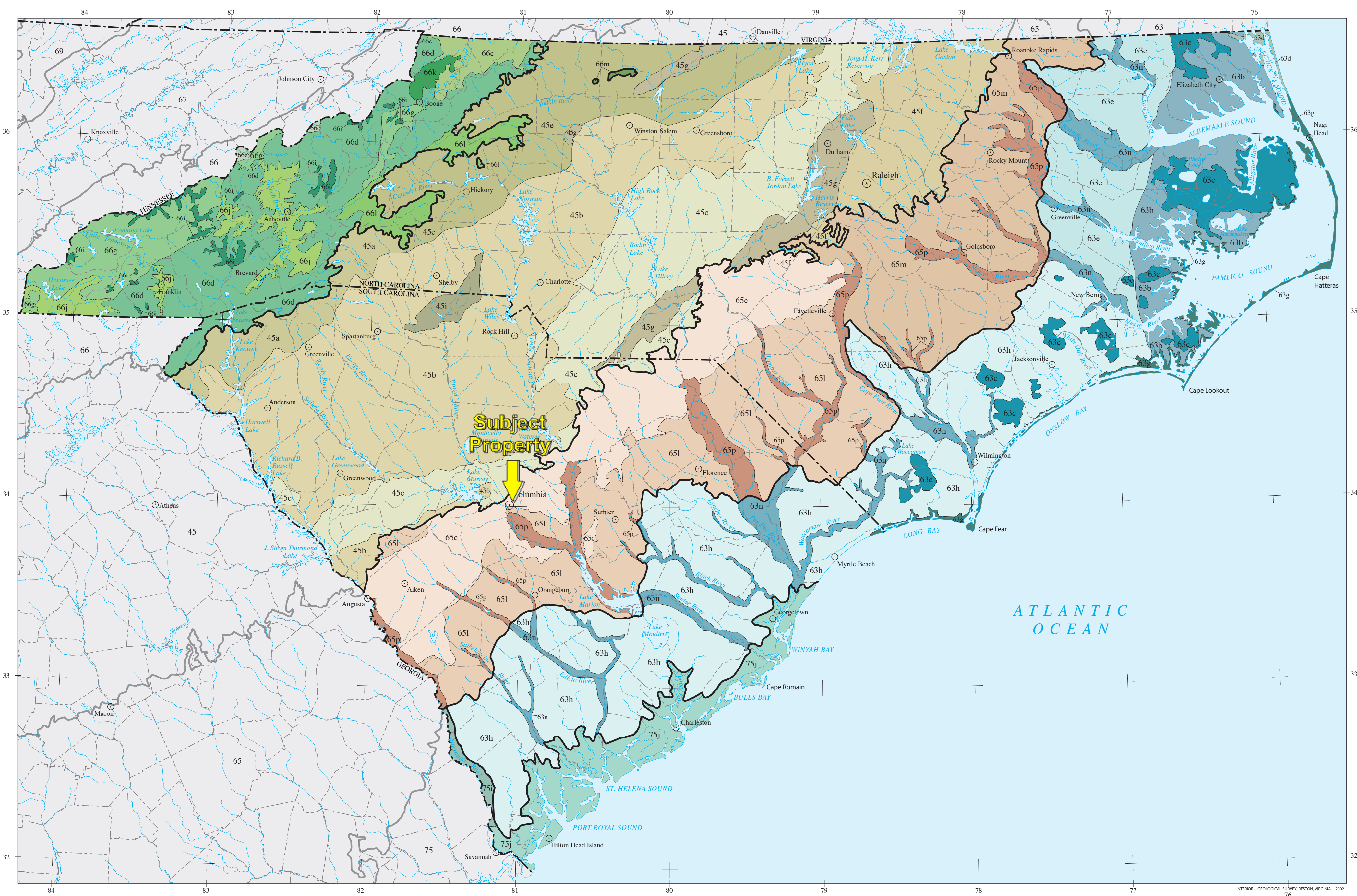
plains and plateaus, forested mountains, and a variety of aquatic habitats. There are 5 level III ecoregions and 29 level IV ecoregions in North and South Carolina and most continue into ecologically similar parts of adjacent states.

The level III and IV ecoregions on this poster were compiled at a scale of 1:250,000 and depict revisions and subdivisions of earlier level III ecoregions that were originally compiled at a smaller scale (USEPA 2002; Omernik 1987). This poster is part of a collaborative project primarily between USEPA Region IV, USEPA National Health and Environmental Effects Research Laboratory (Corvallis, Oregon), North Carolina Department of Environment and Natural Resources (NCDENR), South Carolina Department of Health and Environmental Control (SCDHEC), and the United States Department of Agriculture-Natural Resources Conservation Service (NRCS). Collaboration and consultation also occurred with the United States Department of Agriculture-Forest Service (USFS), United States Department of the Interior-Geological Survey (USGS)-Earth Resources Observation Systems (EROS) Data Center, and with other State of North Carolina and State of South Carolina agencies.

The project is associated with an interagency effort to develop a common framework of ecological regions (McMahon and others, 2001). Reaching that objective requires recognition of the differences in the conceptual approaches and mapping methodologies applied to develop the most common ecoregion-type frameworks, including those developed by the USFS (Bailey and others, 1994), the USEPA (Omernik 1987, 1995), and the NRCS (U.S. Department of Agriculture-Natural Resources Conservation Service, 1981). As each of these frameworks is further refined, their differences are becoming less discernible. Regional collaborative projects such as these in North and South Carolina, where some agreement has been reached among multiple resource management agencies, are a step toward attaining consensus and consistency in ecoregion frameworks for the entire nation.

Literature Cited:

Bailey, R.G., Avers, P.E., King, T., and McNab, W.H., eds., 1994, Ecoregions and subregions of the United States (map) (supplementary table of map unit descriptions compiled and edited by McNab, W.H. and Bailey, R.G.); Washington, D.C., U.S. Department of Agriculture-Forest Service, scale 1:7,500,000.
Byrce, S.A., Omernik, J.M., and Larsen, D.P., 1999, Ecoregions - a geographic framework to guide risk characterization and ecosystem management: Environmental Practice, v. 1, no. 3, p. 141-155.
Commission for Environmental Cooperation Working Group, 1997, Ecological regions of North America - toward a common perspective: Montreal, Quebec, Commission for Environmental Cooperation, 71 p.
Gallant, A.L., Whittier, T.R., Larsen, D.P., Omernik, J.M., and Hughes, R.M., 1989, Regionalization as a tool for managing environmental resources: Corvallis, Oregon, U.S. Environmental Protection Agency, EPA/600/3-89/060, 152 p.
McMahon, G., Gregonis, S.M., Waltman, S.W., Omernik, J.M., Thorson, T.D., Freecut, J.A., Ronck, A.H., and Keys, J.E., 2001, Developing a spatial framework of common ecological regions for the conterminous United States: Environmental Management, v. 28, no. 3, p. 293-316.
Omernik, J.M., 1987, Ecoregions of the conterminous United States (map supplement): Annals of the Association of American Geographers, v. 77, no. 1, p. 118-123, scale 1:7,500,000.
Omernik, J.M., 1995, Ecoregions - a spatial framework for environmental management, in Davis, W.S., and Simon, T.P., eds., Biological assessment and criteria-tools for water resource planning and decision making: Boca Raton, Florida, Lewis Publishers, p. 49-62.
Omernik, J.M., Chapman, S.S., Lillie, R.A., and Dumke, R.T., 2000, Ecoregions of Wisconsin: Transactions of the Wisconsin Academy of Sciences, Arts and Letters, v. 88, no. 2000, p. 77-103.
U.S. Department of Agriculture-Soil Conservation Service, 1981, Land resource regions and major land resource areas of the United States: Agriculture Handbook 296, 156 p.
U.S. Environmental Protection Agency, 2002, Level III ecoregions of the conterminous United States (revision of Omernik, 1987): Corvallis, Oregon, U.S. Environmental Protection Agency-National Health and Environmental Effects Research Laboratory, Map M-1, various scales.
Wikén, E., 1986, Terrestrial ecoregions of Canada: Ottawa, Environment Canada, Ecological Land Classification series no. 19, 26 p.



PRINCIPAL AUTHORS: Glenn E. Griffith (NRCS), James M. Omernik (USEPA), Jeffrey A. Comstock (Indus Corporation), Michael P. Flanagan (NCDENR), W. Henry McNab (USFS), David R. Lenat (NCDENR), Trish F. MacPherson (NCDENR), James B. Glover (SCDHEC), and Victor B. Shelburne (Clarendon University).

COLLABORATORS AND CONTRIBUTORS: James E. Harrison (USEPA), Roy L. Vick, Jr. (NRCS), Ben Stuckey, Jr. (NRCS), Dennis L. Law (USFS), Robert K. Peet (University of North Carolina), Richard T. Renfrow (SCDHEC), Paul G. Nyström (SCDNR), Richard L. Schaff (SCDNR), Chip Smith (NRCS), Alan J. Woods (Dynamac Corporation), and Thomas R. Loveland (USGS).

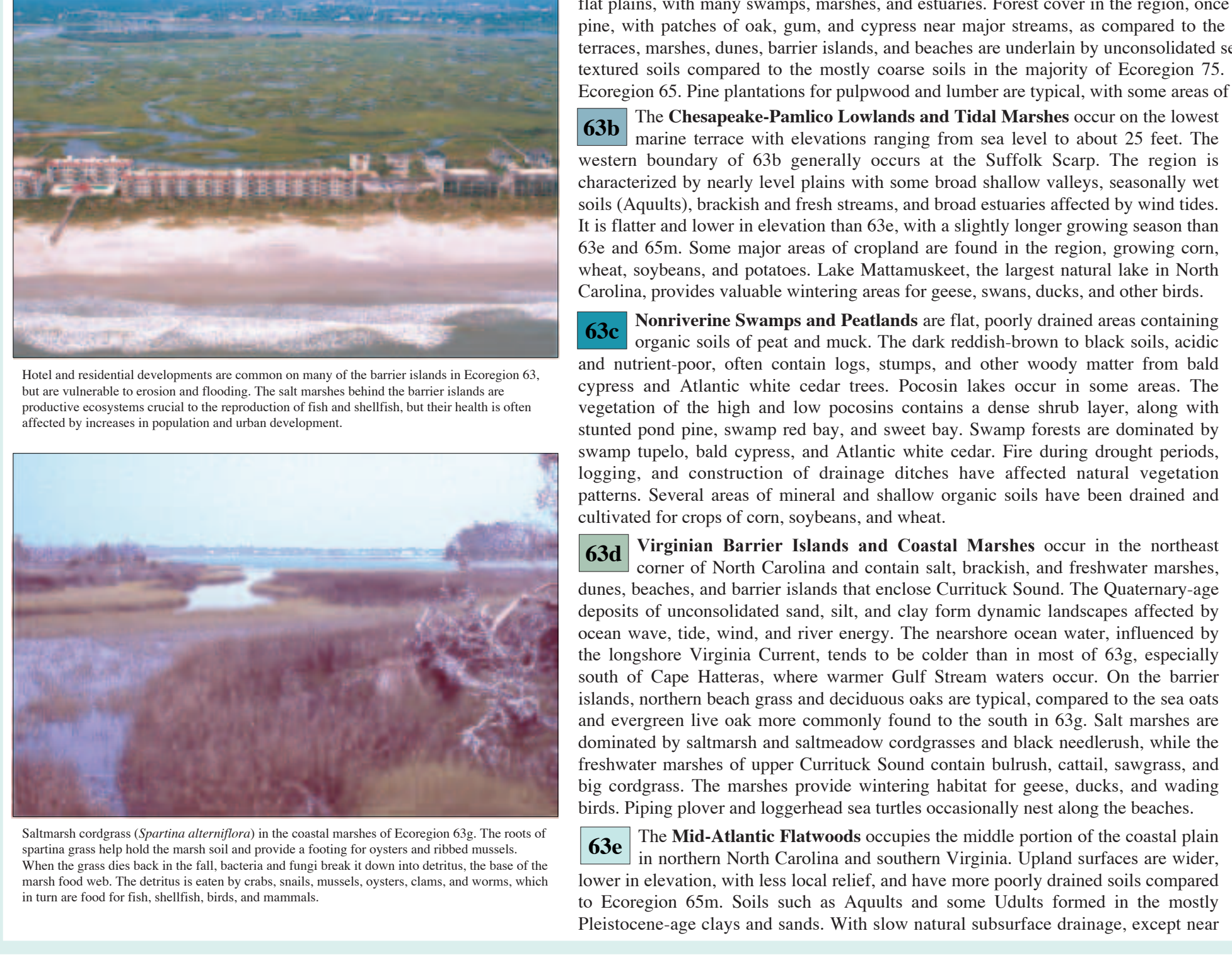
REVIEWERS: Stanley W. Buol (North Carolina State University), Berman D. Hudson (NRCS), Charles F. Kovach (University of South Carolina), Rody E. Mancke (University of South Carolina), and Gerald McMahon (USGS).

CITING THIS POSTER: Griffith, G.E., Omernik, J.M., Comstock, J.A., Schafale, M.P., McNab, W.H., Lenat, D.R., MacPherson, T.F., Glover, J.B., and Shelburne, V.B., 2002, Ecoregions of North Carolina and South Carolina, (color poster with map, descriptive text, summary tables, and photographs): Reston, Virginia, U.S. Geological Survey (map scale 1:1,500,000).

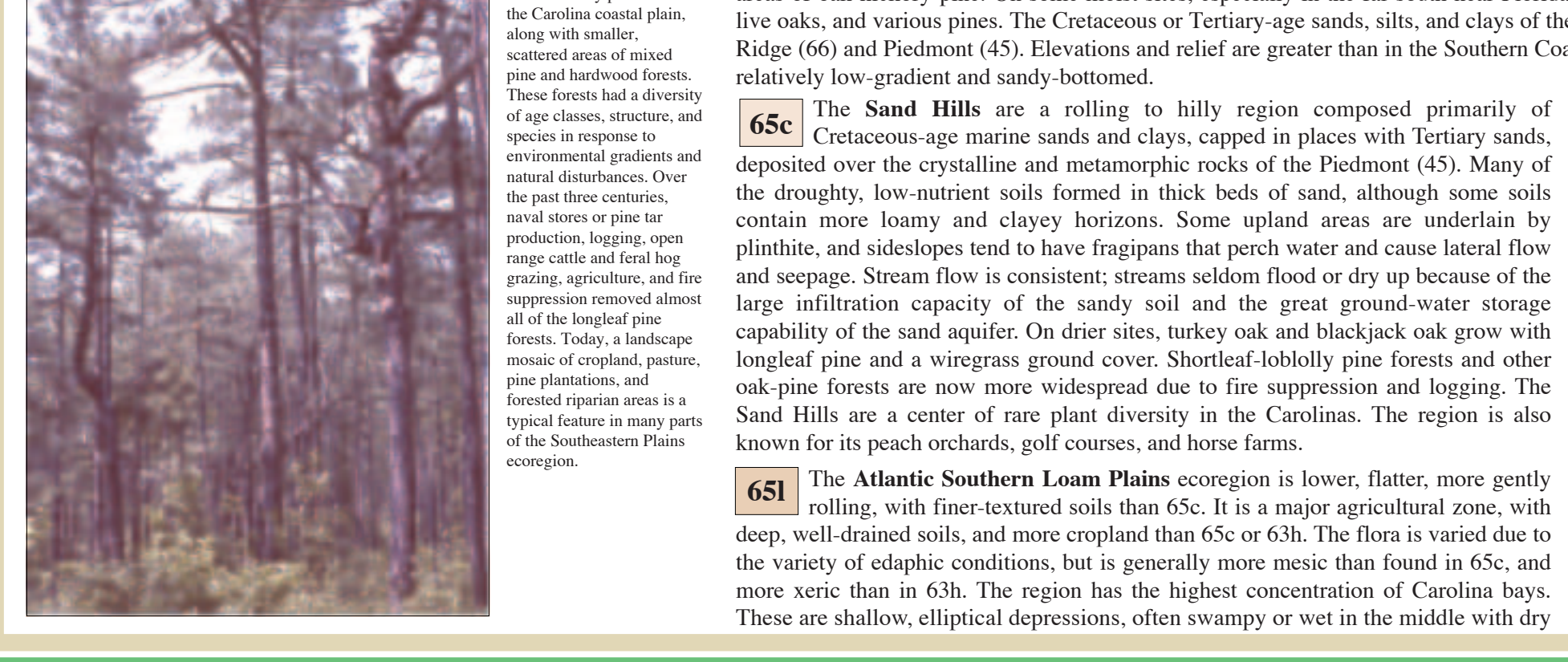
This project was partially supported by funds from the North Carolina Department of Environment and Natural Resources and the South Carolina Department of Health and Environmental Control through grants provided by the U.S. Environmental Protection Agency Region IV under the provisions of Sections 104(b) and 119(b) of the Federal Water Pollution Control Act.



Second major land-cover transformation has occurred in the Piedmont over the past 200 years. From forest to farm, back to forest, and now to major urban, sprawling urban, and suburbanization. The Piedmont contains one of the largest urban areas of the Carolinas, with increased high regional population densities and rates of growth.



Land and natural resources development on common in many of the barrier islands in Ecoregion 63, but are vulnerable to erosion and flooding. The salt marshes behind the barrier islands are also vulnerable to erosion and flooding. The salt marshes behind the barrier islands are also vulnerable to erosion and flooding. The salt marshes behind the barrier islands are also vulnerable to erosion and flooding.



Longleaf pine forests once covered many portions of the Carolina coastal plain, along with scruboak, sandhills, and other wetlands. These forests had a diversity of age classes, structure, and species to support environmental gradients and natural disturbances. Over the past three centuries, natural forces or man-made protection, logging, open-range cattle and feed-grain growing, agriculture, and fire suppression removed almost all of the longleaf pine forests. Today, a landscape mosaic of cropland, pasture, pine plantations, and forested upland areas is a typical feature in many parts of the Southeastern Plains ecoregion.



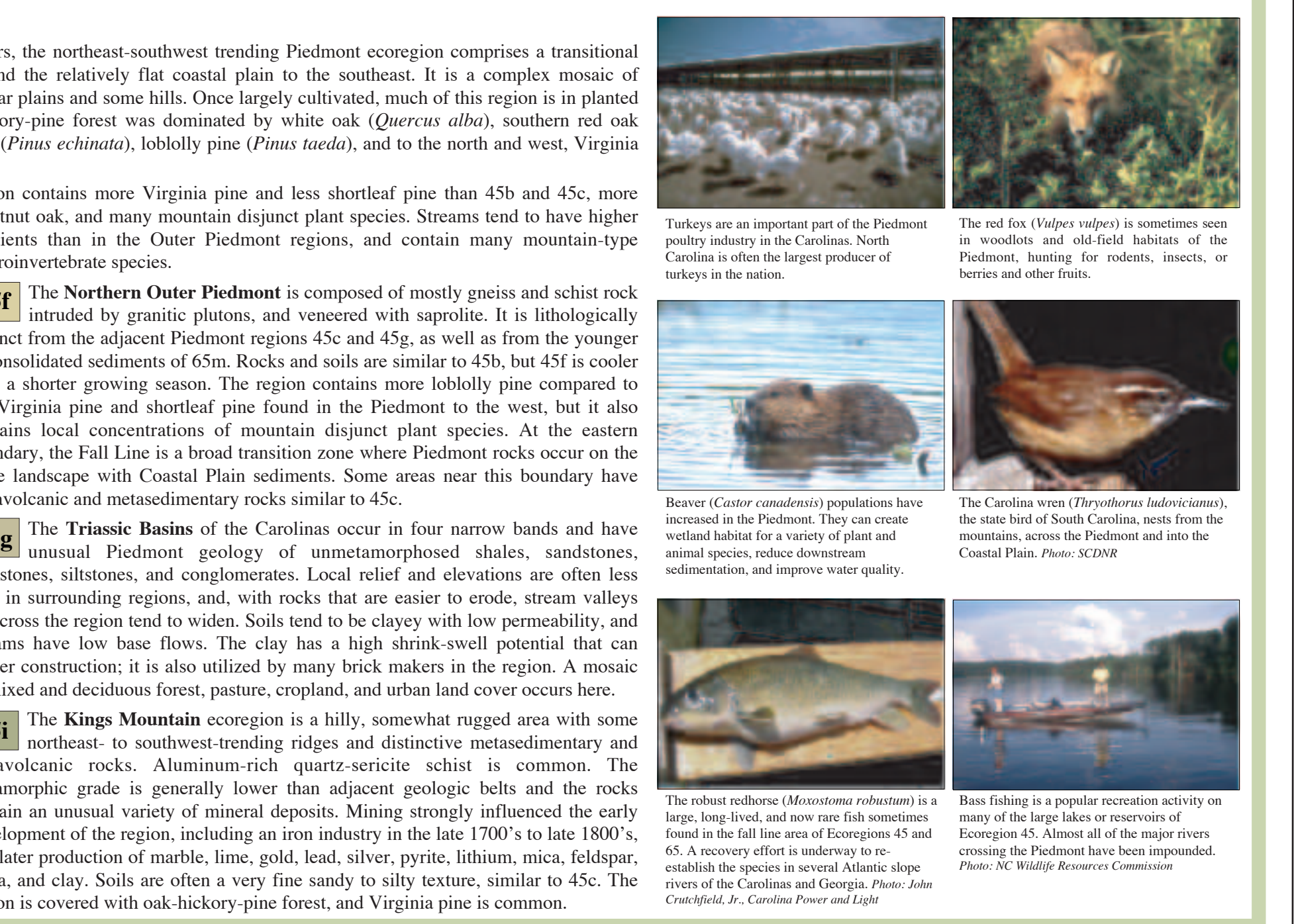
The Asheville Basin portion of 66 is less rugged than other Blue Ridge ecoregions and contains more urban, industrial, and agricultural landscapes. With drier conditions, the natural vegetation is also different from the more mountainous 66d that surrounds the basin. Many Blue Ridge forests were once dominated by the American chestnut (*Castanea dentata*), an ecologically and economically important tree that provided food and shelter to many animal species. A fungal disease, the chestnut blight, introduced in the U.S. around 1904 killed almost all of the chestnut trees by the 1930s. Root sprouts, introduced in the U.S. around 1904, killed almost all of the chestnut trees by the 1930s. Root sprouts, introduced in the U.S. around 1904, killed almost all of the chestnut trees by the 1930s. Root sprouts, introduced in the U.S. around 1904, killed almost all of the chestnut trees by the 1930s.

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Today are an important part of the Piedmont poverty industry in the Carolina. North Carolina is often the largest producer of tobacco in the nation.

Recent (Cenozoic) ecoregions have been modified by human activities. The Carolina has been modified by human activities. The Carolina has been modified by human activities. The Carolina has been modified by human activities. The Carolina has been modified by human activities.

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6.6. BLUE RIDGE												
Level IV Ecoregion		Physiography		Geology		Soil			Climate		Potential Natural Vegetation	Land Use and Land Cover
	Area (square miles)	Elevation/ Local Relief (feet)	Surficial Material and Bedrock	Order (Great Groups)	Common Soil Series	Temperature/ Mean annual (°C)	Precipitation Mean annual (inches)	Frost Free Mean annual (days)	Mean Temperature January minimum (°F)			
66c. New River Plateau	443	2350-4175	Quaternary to Tertiary sandy to clayey siltstone, some mafic-basaltic basaltic colluvium; Precambrian gneiss, schist, and amphibolite.	Inceptisols (Dystrudepts, Humaquepts), Ultisols (Hapludals, Haploquads), Entisols (Udalfs, Udorthents).	Evard, Ashe, Hayville, Clifton, Chandler, Watanga on uplands; Coveville, Hartsburg, and Elyria.	Misc / Tide	45-55	150-170	21-42; 58-80	Appalachian oak forest. Includes northern red oak, white oak, and chinquapin oak forests; montane oak-hickory forest; cove forests (tulip poplar, basswood, buckeye, yellow birch, beech, hickory).	Deciduous forest, mixed forest, pasture and cropland with hay, cattle, tobacco, and Christmas trees.	

[illegible]

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<p>Marshall, W.D., 1993. Assessing change in the Edisto River basin on ecological characterization. Columbia, S.C.: South Carolina Water Resources Commission, report no.177, 149 p.</p>	<p>Pyle, C., 1988. The type and extent of anthropogenic vegetation disturbance in the Great Smoky Mountains before National Park Service administration. <i>Cronquistia</i>, v. 53, no. 3, p. 183-196.</p>	<p>U.S. Department of Agriculture, Forest Service, 1969. A forest atlas of the South: New Orleans, Southern Forest Experiment Station, and Asheville, N.C., Southeastern Forest Experiment Station, 27 p.</p>
<p>Martin, W.H., Boyce, S.G., and Eichenhardt, A.C., eds., 1993a. Biodiversity of the southeastern United States-lowland terrestrial communities. New York, John Wiley and Sons, 502 p.</p>	<p>Pyle, C. and Schafale, M.P., 1988. Land use history of three spruce-fir forest sites in southern Appalachia: <i>Journal of Forest History</i>, vol. 32, p. 4-21.</p>	<p>U.S. Department of Agriculture, Forest Service, 1997. Forest type group of the United States, scale 17:500,000. In Powell, D.S., Baillinger, J.L., Dan, D.R., Zhu, Z., and MacCorty, D.W., Forest resources of the United States: Fort Collins, Colorado, U.S. Department of Agriculture, Forest Service, Rocky Mountain Forest and Range Experiment Station, General Technical Report RM-234, 132 p.</p>
<p>Martin, W.H., Boyce, S.G., and Eichenhardt, A.C., eds., 1993b. Biodiversity of the southeastern United States-upland terrestrial communities. New York, John Wiley and Sons, 373 p.</p>	<p>Quartenfem, E., and Keever, C., 1982. Southern mixed hardwood forest: climax in the southeastern coastal plain, USA. <i>Ecological Monographs</i>, v. 32, p. 167-187.</p>	<p>U.S. Department of Agriculture, National Agricultural Statistics Service, 1999. Census of Agriculture, 1997, v. 2, subject series, part 1, agricultural atlas of the United States: Washington, D.C., U.S. Government Printing Office, 163 p.</p>
<p>Maybin, A.H., III, and Nyström, P.G., 1995. Geologic map of South Carolina: Columbia, S.C., South Carolina Department of Natural Resources, and Eichenhardt, A.C., eds., Biodiversity of the Southeastern United States: U.S. Department of Agriculture, Forest Service, 1999. Census of Agriculture, 1997, v. 2, subject series, part 1, agricultural atlas of the United States: Washington, D.C., U.S. Government Printing Office, 163 p.</p>	<p>Quartenfem, E., Burbank, M.P., and Shaw, D.J., 1993. Rock outcrop communities: limestone, sandstone, and granite, in: Maybin, A.H., III, and Nyström, P.G., eds., Biodiversity of the Southeastern United States: U.S. Department of Agriculture, Forest Service, 1999. Census of Agriculture, 1997, v. 2, subject series, part 1, agricultural atlas of the United States: Washington, D.C., U.S. Government Printing Office, 163 p.</p>	<p>U.S. Department of Agriculture, National Agricultural Statistics Service, 1999. Census of Agriculture, 1997, v. 2, subject series, part 1, agricultural atlas of the United States: Washington, D.C., U.S. Government Printing Office, 163 p.</p>



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Richland County, South Carolina**



May 6, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip


 Sodic Spot

 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Richland County, South Carolina
Survey Area Data: Version 27, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 15, 2022—May 10, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
OgB	Orangeburg-Urban land complex, 2 to 6 percent slopes	0.6	27.5%
OgD	Orangeburg-Urban land complex, 6 to 15 percent slopes	1.6	72.5%
Totals for Area of Interest		2.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Richland County, South Carolina

OgB—Orangeburg-Urban land complex, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 4dfs
Elevation: 80 to 550 feet
Mean annual precipitation: 44 to 55 inches
Mean annual air temperature: 61 to 70 degrees F
Frost-free period: 230 to 265 days
Farmland classification: Not prime farmland

Map Unit Composition

Orangeburg and similar soils: 60 percent
Urban land: 40 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Orangeburg

Setting

Landform: Marine terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loamy marine deposits

Typical profile

A - 0 to 5 inches: loamy sand
E - 5 to 12 inches: loamy sand
BE - 12 to 18 inches: sandy loam
Bt - 18 to 90 inches: sandy clay loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Hydric soil rating: No

Description of Urban Land

Setting

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy marine deposits

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydric soil rating: Unranked

OgD—Orangeburg-Urban land complex, 6 to 15 percent slopes

Map Unit Setting

National map unit symbol: 4dft

Elevation: 80 to 550 feet

Mean annual precipitation: 44 to 55 inches

Mean annual air temperature: 61 to 70 degrees F

Frost-free period: 230 to 265 days

Farmland classification: Not prime farmland

Map Unit Composition

Orangeburg and similar soils: 55 percent

Urban land: 45 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Orangeburg

Setting

Landform: Marine terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Loamy marine deposits

Typical profile

A - 0 to 5 inches: loamy sand

E - 5 to 12 inches: loamy sand

BE - 12 to 18 inches: sandy loam

Bt - 18 to 90 inches: sandy clay loam

Properties and qualities

Slope: 6 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 7.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Custom Soil Resource Report

Hydrologic Soil Group: B

Hydric soil rating: No

Description of Urban Land

Setting

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Loamy marine deposits

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydric soil rating: Unranked

References

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- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

Soil Survey Area - Soil Data Access (SDA) - Hydric Soils Rating by Map Unit

An SDA-populated select list is used to pick a state and SSA which enables creation of a "Hydric Soils Report" based upon those selections. The data is not static; it hits Soil Data Access Live. To reset the table change the state dropdown. Once a state is selected and table appears, if a new state is selected it will refresh the table. The report uses a count instead of component percent to determine the hydric rating by map unit. [For more information about the table,](#)

South Carolina ▼

selected stateId = SC

Richland County, South Carolina ▼

selected SSA areasympbol = SC079

areasympbol	musym	muname	mukey	hydric_rating
SC079	ObB	Orangeburg loamy sand, 2 to 6 percent slopes	131121	Nonhydric
SC079	FyB	Fuquay-Urban land complex, 0 to 6 percent slopes	131098	Nonhydric
SC079	DoA	Dothan loamy sand, 0 to 2 percent slopes	131091	Nonhydric
SC079	VaD	Vaocluse loamy sand, 10 to 15 percent slopes	131138	Nonhydric
SC079	NaE	Nanford silt loam, 10 to 30 percent slopes	131116	Nonhydric
SC079	Ra	Rains sandy loam	131129	Hydric
SC079	Ud	Udorthents	131135	Nonhydric
SC079	Cx	Coxville fine sandy loam	131089	Hydric
SC079	GoA	Goldsboro sandy loam, 0 to 2 percent slopes	131101	Predominantly Nonydric
SC079	WeE	Wedowee loamy sand, 10 to 30 percent slopes	131141	Nonhydric
SC079	FaB	Faceville sandy loam, 2 to 6 percent slopes	131095	Nonhydric
SC079	TrB	Troup sand, 0 to 6 percent slopes, Carolina and Georgia Sand Hills	131134	Nonhydric
SC079	MaA	Marlboro sandy loam, 0 to 2 percent slopes	131112	Nonhydric
SC079	Tc	Tawcaw silty clay loam	131132	Predominantly Nonydric
SC079	NoB	Norfolk loamy sand, 2 to 6 percent slopes	131118	Predominantly Nonydric
SC079	LaD	Lakeland sand, 10 to 15 percent slopes	131109	Nonhydric
SC079	Ce	Chewacla loam, 0 to 2 percent slopes, frequently flooded	131085	Predominantly Nonydric
SC079	HnB	Herndon-Urban land complex, 2 to 6 percent slopes	131104	Nonhydric
SC079	Dn	Dorovan muck	131090	Hydric
SC079	To	Toccoa loam	131133	Nonhydric
SC079	Cd	Chastain silty clay loam	131084	Hydric
SC079	KrB	Kirksey loam, 2 to 6 percent slopes	131107	Nonhydric
SC079	PnC	Pelion-Urban land complex, 2 to 10 percent slopes	131127	Nonhydric
SC079	MaB	Marlboro sandy loam, 2 to 6 percent slopes	131113	Nonhydric

SC079	DoB	Dothan loamy sand, 2 to 6 percent slopes	131092	Nonhydryc
SC079	FuA	Fuquay sand, 0 to 2 percent slopes	131096	Nonhydryc
SC079	NaC	Nanford silt loam, 6 to 10 percent slopes	131115	Nonhydryc
SC079	DuB	Dothan-Urban land complex, 0 to 6 percent slopes	131093	Nonhydryc
SC079	LkB	Lakeland-Urban land complex, 2 to 6 percent slopes	131110	Nonhydryc
SC079	Cn	Clarendon sandy loam	131087	Nonhydryc
SC079	Sm	Smithboro loam	131130	Predominantly Nonydryc
SC079	Ur	Urban land	131136	Nonhydryc
SC079	AtA	Altavista silt loam, 0 to 2 percent slopes	131081	Nonhydryc
SC079	OgD	Orangeburg-Urban land complex, 6 to 15 percent slopes	131124	Nonhydryc
SC079	NaB	Nanford silt loam, 2 to 6 percent slopes	131114	Nonhydryc
SC079	M-W	Miscellaneous Water	3173633	Nonhydryc
SC079	GeC	Georgeville silt loam, 6 to 10 percent slopes	131100	Nonhydryc
SC079	LuB	Lucy loamy sand, 2 to 6 percent slopes	131111	Nonhydryc
SC079	Co	Congaree loam	131088	Predominantly Nonydryc
SC079	Jo	Johnston loam	131105	Hydryc
SC079	BaB	Blanton sand, 0 to 6 percent slopes	131082	Nonhydryc
SC079	StA	State sandy loam, 0 to 2 percent slopes	131131	Nonhydryc
SC079	PeB	Pelion loamy sand, 2 to 6 percent slopes	131125	Predominantly Nonydryc
SC079	GeB	Georgeville silt loam, 2 to 6 percent slopes	131099	Nonhydryc
SC079	OaB	Orange loam, 0 to 4 percent slopes	131119	Nonhydryc
SC079	ObC	Orangeburg loamy sand, 6 to 10 percent slopes	131122	Nonhydryc
SC079	FuB	Fuquay sand, 2 to 6 percent slopes	131097	Nonhydryc
SC079	W	Water	131139	Nonhydryc
SC079	LaB	Lakeland sand, 2 to 6 percent slopes	131108	Nonhydryc
SC079	Ps	Persanti very fine sandy loam	131128	Predominantly Nonydryc
SC079	OgB	Orangeburg-Urban land complex, 2 to 6 percent slopes	131123	Nonhydryc
SC079	WeB	Wedowee loamy sand, 2 to 6 percent slopes	131140	Nonhydryc
SC079	FaA	Faceville sandy loam, 0 to 2 percent slopes	131094	Nonhydryc
SC079	CH	Chewacla soils	131086	Predominantly Nonydryc
SC079	AeC	Ailey loamy sand, 2 to 10 percent slopes	131080	Nonhydryc
SC079	NoA	Norfolk loamy sand, 0 to 2 percent slopes	131117	Predominantly Nonydryc
SC079	HeC	Herndon silt loam, 6 to 10 percent slopes	131103	Nonhydryc
SC079	VaC	Vaocluse loamy sand, 6 to 10 percent slopes	131137	Nonhydryc
SC079	Ca	Cantey loam	131083	Hydryc
SC079	KeC	Kershaw sand, 2 to 10 percent slopes	131106	Nonhydryc
SC079	PeD	Pelion loamy sand, 6 to 15 percent slopes	131126	Nonhydryc
SC079	HeB	Herndon silt loam, 2 to 6 percent slopes	131102	Nonhydryc
SC079	ObA	Orangeburg loamy sand, 0 to 2 percent slopes	131120	Nonhydryc

Report Metadata: [Back to top](#)

- **areasympol:** A symbol that uniquely identifies a single occurrence of a particular type of area (e.g. Dane Co., Wisconsin is WI025).
- **musym:** The symbol used to uniquely identify the soil mapunit in the soil survey.
- **Mapunit_Name:** Correlated name of the mapunit (recommended name or field name for surveys in progress).
- **mukey:** A non-connotative string of characters used to uniquely identify a record in the Mapunit table.
- **hydric_rating:** This Hydric Soil Category rating indicates the components of map units that meet the criteria for hydric soils.

Hydric Soil Categories :

This Hydric Soil Category rating indicates the components of map units that meet the criteria for hydric soils. Map units are composed of one or more major soil components or soil types that generally make up 20 percent or more of the map unit and are listed in the map unit name, and they may also have one or more minor contrasting soil components that generally make up less than 20 percent of the map unit. Each major and minor map unit component that meets the hydric criteria is rated hydric. The map unit class ratings based on the hydric components present are: Hydric, Predominantly Hydric, Partially Hydric, Predominantly Nonhydric, and Nonhydric. The report also shows the total representative percentage of each map unit that the hydric components comprise.

- **"Hydric"** means that all major and minor components listed for a given map unit are rated as being hydric.
- **"Predominantly Hydric"** means that all major components listed for a given map unit are rated as hydric, and at least one contrasting minor component is not rated hydric.
- **"Partially Hydric"** means that at least one major component listed for a given map unit is rated as hydric, and at least one other major component is not rated hydric.
- **"Predominantly Nonhydric"** means that no major component listed for a given map unit is rated as hydric, and at least one contrasting minor component is rated hydric.
- **"Nonhydric"** means no major or minor components for the map unit are rated hydric. The assumption is that the map unit is nonhydric even if none of the components within the map unit have been rated.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

If soils are wet enough for a long enough period of time to be considered hydric, they typically exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Vasilas, Hurt, and Noble, 2010).

The NTCHS has developed criteria to identify those soil properties unique to hydric soils (Federal Register, 2012). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria use selected soil properties that are described in "Field Indicators of Hydric Soils in the United States" (Vasilas, Hurt, and Noble, 2010), "Soil Taxonomy" (Soil Survey Staff, 1999), "Keys to Soil Taxonomy" (Soil Survey Staff, 2010), and the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

The criteria for hydric soils are represented by codes, for example, 2 or 3. Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.

2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
 1. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 2. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
 1. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 2. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
 1. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 2. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. February, 28, 2012. Hydric soils of the United States.
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- Vasilas, L.M., G.W. Hurt, and C.V. Noble, editors. Version 7.0, 2010. Field indicators of hydric soils in the United States.

Established Series

Rev. LWF: SWA, JB, GRB

12/2014

ORANGEBURG SERIES

The Orangeburg series consists of very deep, well drained, moderately permeable soils on uplands of the Southern Coastal Plain (MLRA 133A). They formed in loamy and clayey marine sediments. Near the type location, the average annual temperature is about 65 degrees F., and the average annual precipitation is about 52 inches. Slopes range from 0 to 25 percent.

TAXONOMIC CLASS: Fine-loamy, kaolinitic, thermic Typic Kandiudults

TYPICAL PEDON: Orangeburg loamy sand, in a cultivated field (Colors are for moist soil).

Ap--0 to 7 inches; dark grayish brown (10YR 4/2) loamy sand; weak fine granular structure; very friable; many fine and medium roots; strongly acid; clear smooth boundary. (3 to 10 inches thick)

BA--7 to 12 inches; strong brown (7.5YR 5/6) sandy loam; weak fine subangular blocky structure; very friable; many fine roots; sand grains bridged and coated with clay; very strongly acid; clear smooth boundary. (0 to 12 inches thick)

Bt1--12 to 54 inches; yellowish red (5YR 4/6) sandy clay loam; moderate medium subangular blocky structure; friable; many fine roots; many fine pores; common distinct clay films on faces of peds; very strongly acid; gradual smooth boundary.

Bt2--54 to 72 inches; yellowish red (5YR 5/8) sandy clay loam; moderate medium subangular blocky structure; friable; few fine roots; few faint clay films on faces of peds; few fine distinct yellowish brown (10YR 5/6) mottles; very strongly acid. (Combined thickness of the Bt horizons is 52 to 70 inches or more)

TYPE LOCATION: Dougherty County, Georgia. Approximately 0.6 mile west on Antioch Road from the intersection with Gravel Hill Road and about 660 yards north in cultivated field. USGS Quadrangle, Putney, GA. (1974); lat. 31 degrees 29 minutes 07 seconds N., long. 84 degrees 04 minutes 20 seconds W.)

RANGE IN CHARACTERISTICS: Solum thickness typically is 72 to 96 inches and ranges from 60 to 120 inches. Ironstone nodules range from 0 to 10 percent, by volume, throughout the solum. Reaction of the A and Bt1 horizons is very strongly acid to moderately acid, and the Bt2 and underlying horizons are very strongly acid or strongly acid.

The A or Ap horizon has hue of 5YR to 10YR, value of 3 to 5, and chroma of 2 to 6. Texture is sand, loamy sand, loamy fine sand, sandy loam, fine sandy loam or sandy clay loam.

The E horizon, where present, has hue of 5YR to 10YR, value of 4 to 6, and chroma of 3 to 6. Texture is sand, loamy sand or sandy loam.

The BA or BE horizon, where present, has hue of 2.5YR to 10YR, value of 4 to 6, and chroma of 4 to 8. Texture is sandy loam or fine sandy loam.

The upper part of the Bt horizon has hue of 2.5YR or 5YR, value of 4 to 6, and chroma of 6 or 8. Hues of 7.5YR are allowed within the upper 10 inches. Clay content of the upper 20 inches of the Bt horizon ranges from 20 to 34 percent and silt content is less than 20 percent. Texture is sandy clay loam. Some pedons have a sandy loam or fine sandy loam horizon that is less than 7 inches in thickness.

The lower part of the Bt horizon has hue of 10R to 5YR, value of 4 to 6, and chroma of 6 or 8. Mottles in shades of yellow and brown range from none to common. Texture is sandy clay loam, clay loam or sandy clay with less than 45 percent clay.

The BC horizon, where present, has hue of 2.5YR to 7.5YR, value of 4 or 5, and chroma of 6 or 8. Mottles in shades of brown, yellow, red or gray range from none to many. Texture is sandy loam, sandy clay loam or sandy clay.

COMPETING SERIES: The [Norfolk](#) and [Thursa](#) series are the only known series in the same family. The [Bama](#), [Noboco](#), [Pikeville](#), [Ruston](#) and [Warnock](#) series are in closely related families in the Southern Coastal Plain. Norfolk soils are on similar positions but have yellower subsoils. Thursa soils are on similar positions but have yellower upper subsoils that are more than 10 inches in thickness. None of the other competing series have kandic horizons. Bama, Pikeville and Ruston soils are on similar positions but have more than 20 percent silt in the control section. In addition, Pikeville soils have more than 15 percent gravel in the profile and Ruston soils have a bisequal profile. The moderately well or well drained Noboco are on similar to lower positions and have yellower subsoils. The moderately well drained Warnock soils are on similar positions in the Western Coastal Plain, have yellower subsoils and have Bx horizons in the lower subsoil.

GEOGRAPHIC SETTING: Orangeburg soils are on nearly level to strongly sloping uplands of the Coastal Plain. Slopes range from 0 to 25 percent. Near the type location, the mean annual temperature ranges from 63 to 68 degrees F., and the mean annual precipitation ranges from 42 to 53 inches. The climate is humid subtropical. The number of frost-free days ranges from 215 to 270. Elevation ranges from 170 to 500 feet above sea level.

GEOGRAPHICALLY ASSOCIATED SOILS: These include the competing [Norfolk](#) series and the [Americus](#), [Benevolence](#), [Dothan](#), [Eustis](#), [Faceville](#), [Fuquay](#), [Grady](#), [Greenville](#), [Lucy](#), [Red Bay](#), [Tifton](#), [Vaucluse](#), and [Wagram](#) series. All of these series, except Grady and Vaucluse soils are on similar positions. The somewhat excessively drained Americus and Eustis soils have weakly expressed Bt horizons. In addition, Americus soils are Rhodic. Benevolence soils have coarse-loamy subsoils. Dothan, Fuquay, and Tifton soils have horizons containing 5 percent or more plinthite in the subsoil. In addition, Fuquay soils have surface and subsurface layers 20 to 40 inches in thickness while Tifton soils have more than 5 percent, by volume, ironstone throughout the profile. Faceville and Greenville soils have clayey control sections. In addition, Greenville soils are Rhodic. The poorly drained Grady soils are in depressions on uplands or along shallow drainageways and have clayey control sections. Lucy and Wagram soils have surface and subsurface layers 20 to 40 inches in thickness. In addition, Wagram has yellower subsoils. Red Bay soils are Rhodic. Vaucluse soils are on upland slope breaks, have yellower subsoils and have the upper boundary of a brittle layer within 36 inches of the soil surface.

DRAINAGE AND PERMEABILITY: Well drained; medium runoff, slow runoff in level areas with sandy surfaces; moderate permeability.

USE AND VEGETATION: Most areas of Orangeburg soils are used for growing cotton, corn, tobacco and peanuts. Some areas are in pasture and woodland. Forest species include longleaf pine, shortleaf pine, loblolly pine, various oaks, hickory and dogwood.

DISTRIBUTION AND EXTENT: The Southern Coastal Plain of Alabama, Arkansas, Florida, Georgia, Louisiana, North Carolina, South Carolina and Virginia. The series is of large extent.

MLRA SOIL SURVEY REGIONAL OFFICE (MO) RESPONSIBLE: Auburn, Alabama.

SERIES ESTABLISHED: Darlington Area, South Carolina; 1902.

REMARKS: Diagnostic horizons and features recognized in this pedon:

Ochric epipedon - the zone from the surface to 7 inches (Ap horizon).

Argillic horizon - the zone from 7 to 72 inches (BA, Bt1 and Bt2 horizons).

Kandic horizon - the zone from 7 to 72 inches with low activity clay in most of the upper 40 horizon (BA, Bt1 and Bt2 horizons).

Orangeburg soils are in MLRAs 133A, 133B, 137 and 153A.

ADDITIONAL DATA: Laboratory data is available on the National Soil Survey website at:
<http://ncsslabsdatamart.sc.egov.usda.gov/querypage.aspx>

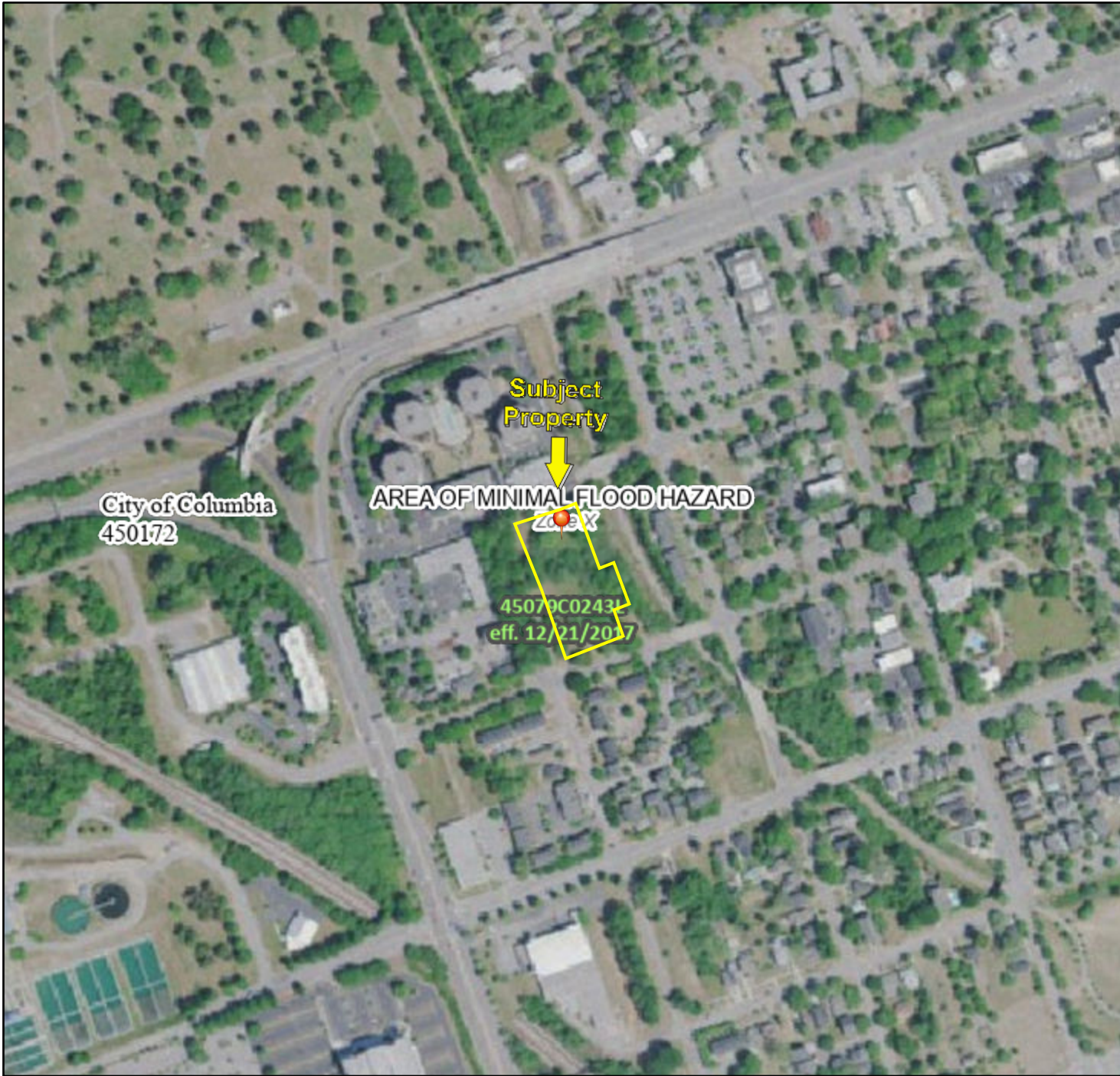
Laboratory data was provided by Auburn University, Soil Characterization Laboratory, Auburn AL, The University of Florida, Department of Soil and Water Science, Gainesville, FL; and the National Soil Survey Laboratory, Lincoln, NE.

National Cooperative Soil Survey
U.S.A.

National Flood Hazard Layer FIRMMette



81°3'9"W 34°0'46"N



1:6,000

81°2'32"W 34°0'16"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/6/2025 at 8:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



U.S. Fish and Wildlife Service

National Wetlands Inventory

NWI Map



May 6, 2025

Wetlands



Estuarine and Marine Deepwater



Estuarine and Marine Wetland



Freshwater Emergent Wetland



Freshwater Forested/Shrub Wetland



Freshwater Pond



Lake



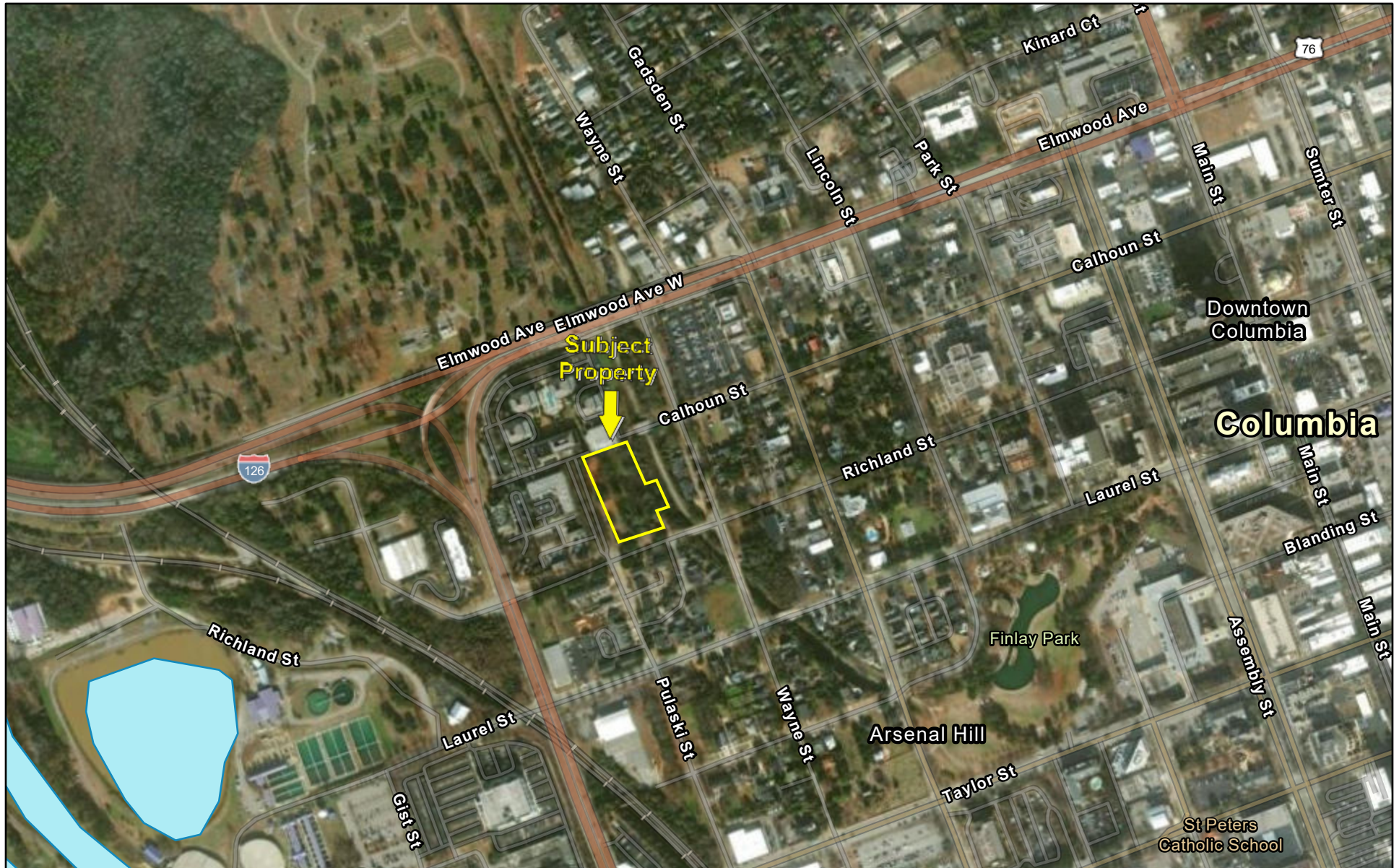
Other



Riverine



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

NHD Map



5/12/2025

Waterbodies

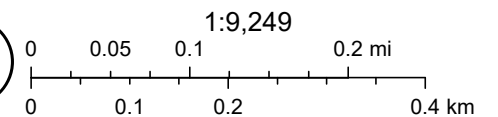
-  Lakes, Ponds, Reservoirs, Estuaries, and other Waterbodies
-  Rivers and Streams
- World Imagery
- Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

2.4m Resolution Metadata



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Maxar