

PHASE I ENVIRONMENTAL SITE ASSESSMENT
± 3-ACRE PROPOSED TURBEVILLE FIRE STATION NO. 2
CLARENDON COUNTY, SOUTH CAROLINA

FOR

CLARENDON COUNTY



PHASE I ENVIRONMENTAL SITE ASSESSMENT
± 3-ACRE PROPOSED TURBEVILLE FIRE STATION NO. 2
CLARENDON COUNTY, SOUTH CAROLINA

FOR
CLARENDON COUNTY



Prepared For:
Clarendon County
411 Sunset Drive
Manning, South Carolina 29102



Prepared By:
Alliance Consulting Engineers, Inc.
Post Office Box 8147
Columbia, South Carolina 29202

Project No. 23145-0014

June 2023





TABLE OF CONTENTS

1.0	SUMMARY	1
2.0	INTRODUCTION	2
2.1	PURPOSE	2
2.2	DETAILED SCOPE OF SERVICES	3
2.3	SIGNIFICANT ASSUMPTIONS	4
2.4	LIMITATIONS AND EXCEPTIONS	4
2.5	SPECIAL TERMS AND CONDITIONS	5
3.0	SITE DESCRIPTION	6
3.1	LOCATION AND LEGAL DESCRIPTION	6
3.2	SITE AND VICINITY GENERAL CHARACTERISTICS	14
3.3	CURRENT SITE USE	14
3.4	PAST SITE USE AND OWNERSHIP	14
3.5	ADJOINING PROPERTY USES	15
3.6	DRAINAGE	15
4.0	REGULATORY RECORDS REVIEW	17
5.0	SITE RECONNAISSANCE	20
5.1	METHODOLOGY AND LIMITING CONDITIONS	20
5.2	EXTERIOR OBSERVATIONS	20
5.3	INTERIOR OBSERVATIONS	21
6.0	INTERVIEWS	22
7.0	FINDINGS AND OPINIONS	23
8.0	CONCLUSIONS	24
9.0	DEVIATIONS	25
10.0	REFERENCES	26
11.0	SIGNATURES OF ENVIRONMENTAL PROFESSIONALS	27
12.0	STATEMENT OF QUALIFICATIONS	28



LIST OF EXHIBITS

EXHIBIT A	VICINITY MAP	7
EXHIBIT B	SITE LOCATION MAP	8
EXHIBIT C	AERIAL MAP.....	9
EXHIBIT D	TOPOGRAPHIC MAP	10
EXHIBIT E	SOILS MAP	11
EXHIBIT F	FEMA FLOOD MAP	12
EXHIBIT G	NATIONAL WETLANDS INVENTORY (NWI) MAP	13

LIST OF TABLES

TABLE 1 - ADJOINING PROPERTY OWNERS	15
TABLE 2 - SITES WITHIN APPROXIMATE MINIMUM SEARCH DISTANCE	17
TABLE 3 - OBSERVED EXTERIOR CONDITIONS OR ITEMS.....	20

LIST OF APPENDICES

APPENDIX A – PHOTOGRAPHS
APPENDIX B – ENVIRONMENTAL DATA REPORTS
APPENDIX C – INTERVIEW DOCUMENTATION
APPENDIX D – SENIOR ENVIRONMENTAL PROFESSIONAL’S RESUME



1.0 SUMMARY

This *report* is prepared for use by Clarendon County and presents the findings of a *Phase I Environmental Site Assessment* of the approximately three (3)-Acre Property for the Proposed Turbeville Fire Station No. 2 located along US Highway 378 in the Town of Turbeville in Clarendon County, South Carolina. The *subject property* is identified as Clarendon County Tax Map Number (TMS#) 316-16-04-017-00 (3-Acres). The *subject property* is currently owned by Clarendon County, which will be further detailed in Section 3.4 – Past Site Use and Ownership. Clarendon County requested and authorized that Alliance Consulting Engineers, Inc. conduct a *Phase I Environmental Site Assessment* to satisfy the *Landowner Liability Protections* in conjunction with *Due Diligence* for the *subject property*.

Alliance Consulting Engineers, Inc. conducted a *site reconnaissance* on June 19, 2023, to determine if the *subject property* is subject to *recognized environmental conditions*. Tasks conducted during the *site reconnaissance* included observation of the general hydraulic and hydrogeologic conditions of the *subject property* and surrounding areas, a vehicular tour of the vicinity to observe sites identified during the *records review*, and a pedestrian reconnaissance to assist in determining the history of the *subject property*. No items observed during the *site reconnaissance* were identified as *recognized environmental conditions* with regard to the *subject property*.

Three (3) facilities were identified within the approximate minimum search distance in the vicinity of the *subject property* as a result of the *records review*. Based on the regulatory records and interviews with key government officials, the facilities identified during the *records review* are not considered *recognized environmental conditions* with regard to the *subject property*. The results of the *records review* will be further detailed in Section 7.0 – Findings and Opinions.



2.0 INTRODUCTION

2.1 Purpose

The purpose of this *Phase I Environmental Site Assessment (ESA)* is to determine if the approximately three (3)-Acre Property for the Proposed Turbeville Fire Station No. 2 is subject to *recognized environmental conditions (RECs)*. The *Phase I ESA* has been performed in general conformance with the provisions set forth in the *American Society for Testing and Materials (ASTM) E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Per the approval of the United States Environmental Protection Agency (USEPA), which went into effect on February 13, 2023, an assessment performed in accordance with this standard meets requirements for *All Appropriate Inquiry (AAI)* as per 40 CFR Part 312 and may permit the *user* to qualify for certain *Landowner Liability Protections (LLPs)*. This *Phase I ESA* has been conducted to satisfy the requirements of *AAI* rule as detailed in 40 CFR Part 312.20E. ASTM defines the term, *recognized environmental conditions*, as the presence or *likely* presence of any *hazardous substances or petroleum products* in, on, or at a *property* due to a *release* or *likely releases* to the *environment*; under conditions indicative of a *release* to the *environment*; or under conditions that pose a *material threat* of a future *release* to the *environment*. Under this definition *likely* is defined as a condition which is neither certain nor proved, but can be expected or believed by a reasonable observer based on the logic and/or experience or the environmental professional, and/or available evidence, as stated in this report to support the opinions given; and *environment* is defined as the navigable waters, the waters of the contiguous zone, and the ocean waters of which the natural resources are under the exclusive management authority of the United States under the Magnuson-Stevens Fishery Conservation and Management Act; and any other surface water, groundwater, drinking water supply, land surface or sub-surface strata, or ambient air within the United States or under the jurisdiction of the United States. *De minimis conditions* are not *recognized environmental conditions*.





2.2 Detailed Scope of Services

The scope of this assessment was restricted to the environmental conditions as outlined in the *ASTM E1527-21 Standard Practice*. The findings, opinions, and conclusions presented in this report are based on information obtained during the *environmental site assessment*, as well as from Alliance Consulting Engineers, Inc.'s prior experience. If additional information that might impact these environmental conclusions becomes available, it is requested that Alliance Consulting Engineers, Inc. be granted the opportunity to review the information and reassess any potential concerns. This assessment does not constitute an *environmental compliance audit* and does not include an assessment of environmental conditions associated with cultural and historical risks, protected and endangered species, vapor intrusion, or controlled substances. In order to accomplish the stated objectives, the following engineering services were performed:

- A. A *site reconnaissance* to the *property* to *visually and/or physically observe* the site conditions relative to environmental concerns;
- B. A pedestrian and vehicular reconnaissance of the *subject property* and surrounding areas to determine if *obvious* adjacent land use might suggest potential environmental concerns;
- C. A query of *reasonably ascertainable* environmental records available from the South Carolina Department of Health and Environmental Control (SCDHEC) and the US EPA;
- D. A review of select available documents to aid in assessing the historical and current uses of the *subject property* and *adjoining properties*;
- E. A brief, qualitative hydraulic evaluation of the *subject property* and vicinity to characterize the area drainage patterns; and
- F. Interviews with the *Key Site Manager*, a person identified by the *owner* or *operator* of the *subject property* with good knowledge of the uses and physical characteristics of the *subject property*, a representative of the prospective *user*, and local government officials.

This *Phase I ESA* and its findings are limited to the *subject property*. No investigations or assessments of *adjoining properties*, beyond historical property use examinations, were included within the scope of this *Phase I ESA*.



2.3 Significant Assumptions

The following are assumptions of this *Phase I ESA*:

- Data obtained from the public records is accurate and current;
- Groundwater flows follow the general topography of the land surface; and
- Information gathered from interviews was given in *good faith* and is based on *actual knowledge*.

2.4 Limitations and Exceptions

The practice of completing a *Phase I ESA* is intended to permit a *user* to satisfy one (1) of the requirements to qualify for the *Landowner Liability Protections (LLPs)* that constitutes *all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice. As such, *ASTM E1527-21* seeks to reduce, but not eliminate, uncertainty regarding *recognized environmental conditions* in connection with the *subject property*. Further, *all appropriate inquiry* does not imply an exhaustive assessment of real property, but instead calls for the *environmental professional* to identify a balance between competing demands of limited cost and time and the reduction of uncertainty about unknown conditions.

The findings, opinions, and conclusions presented in this report are based on *reasonably ascertainable* information and are representative of the conditions of the *property* at the time of the evaluation. It is important to note the ability to complete the services involved with the review of public records and maps as well as the ability to conduct interviews with appropriate individuals is highly dependent upon the time frame of the project schedule. In some instances, further review of information and/or additional interviews of other individuals cannot be obtained within the required timeline for completion.



2.5 Special Terms and Conditions

This *report* is prepared for the use of Clarendon County and presents the findings of a *Phase I ESA* of the approximately three (3)-Acre Property for the Proposed Turbeville Fire Station No. 2. Any use, reuse, or adaptation of this *environmental site assessment* by other parties will be at such parties' sole risk and without liability or legal exposure to Alliance Consulting Engineers, Inc. Furthermore, other parties shall, to the fullest extent permitted by law, indemnify and hold harmless Alliance Consulting Engineers, Inc. from all claims, damages, losses, and expenses, including attorney's fees resulting from the misuse of or alterations to the data contained within the *environmental site assessment*.



3.0 SITE DESCRIPTION

A Vicinity Map, Site Location Map, Aerial Map, Topographic Map, Soils Map, Federal Emergency Management Agency (FEMA) Flood Map, and National Wetlands Inventory (NWI) Map were prepared by Alliance Consulting Engineers, Inc. dated June 21, 2023, depicting the property and are presented in Exhibits A through G, respectively. The Site Location Map is derived from the South Carolina Department of Transportation's (SCDOT) Highway Map of Clarendon County dated 2016. The Aerial Map is derived from the United States Department of Agriculture Natural Resources Conservation Service's (USDA-NRCS) Geospatial Gateway Data dated 2021 for Clarendon County. The Topographic Map is derived from the United States Geological Survey's (USGS) Quadrangle Map for Hebron Crossroads, Olanta, Sardinia, and Turbeville dated 2020. The Soils Map is derived from the USDA-NRCS Soil Datamart dated 2019. The FEMA Flood Map is derived from the FEMA Flood Map Catalog; Panel No. 45027C0020C, 45027C0040C, 45027C0135C, and 45027C0155C dated August 19, 2013. The NWI Map is obtained from the United States Fish and Wildlife Service Online Mapper.

3.1 Location and Legal Description

The approximately three (3)-Acre Property for the Proposed Turbeville Fire Station No. 2 is located along US Highway 378 in the Town of Turbeville in Clarendon County, South Carolina. The *subject property* is comprised of Clarendon County TMS# 316-16-04-017-00 (3-Acres) and is currently owned by Clarendon County

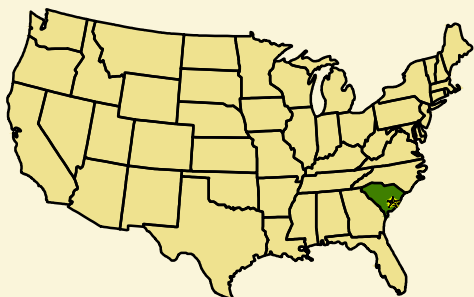
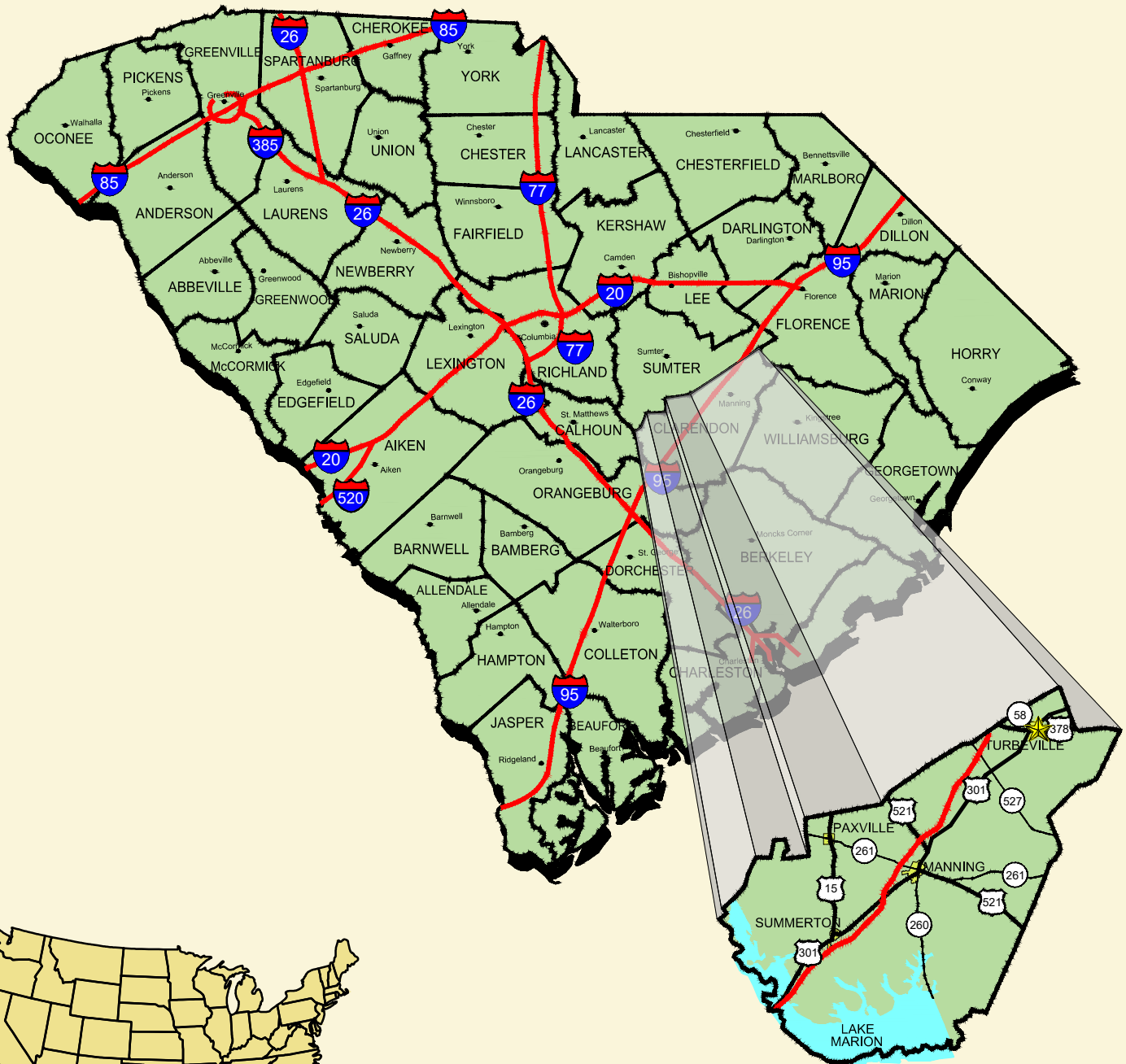
PHASE I ENVIRONMENTAL SITE ASSESSMENT TURBEVILLE FIRE STATION NO.2 CLARENDON COUNTY, SOUTH CAROLINA VICINITY MAP



± 3 Acres



PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
JUNE 21, 2023



PHASE I ENVIRONMENTAL SITE ASSESSMENT TURBEVILLE FIRE STATION NO.2 CLARENDON COUNTY, SOUTH CAROLINA SITE LOCATION MAP

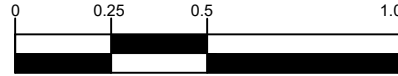
SUMTER COUNTY

CLARENDON COUNTY



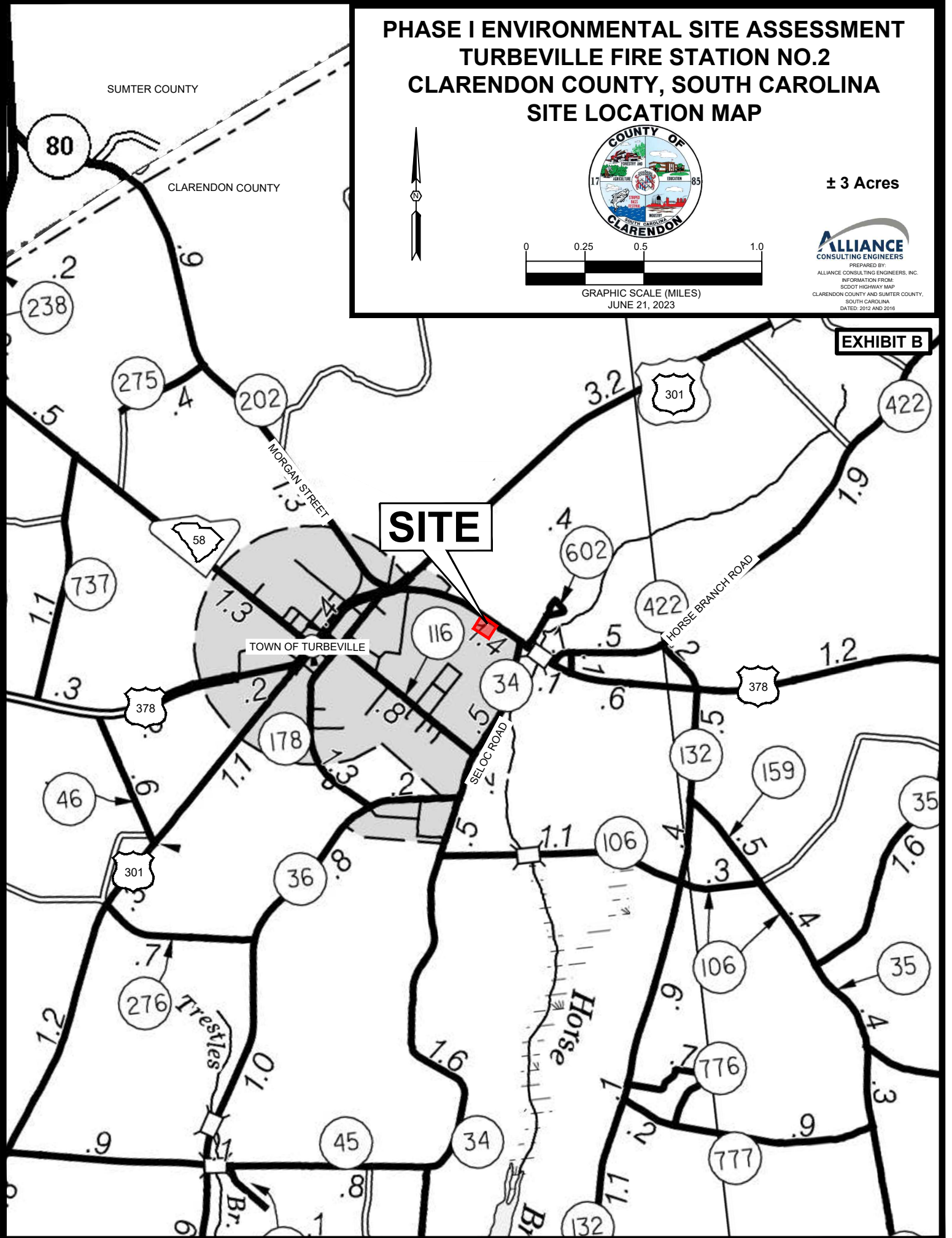
± 3 Acres

ALLIANCE
CONSULTING ENGINEERS
PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
SCOT HIGHWAY MAP
CLARENDON COUNTY AND SUMTER COUNTY,
SOUTH CAROLINA
DATED: 2012 AND 2016



GRAPHIC SCALE (MILES)
JUNE 21, 2023

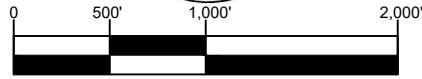
EXHIBIT B



**PHASE I ENVIRONMENTAL SITE ASSESSMENT
TURBEVILLE FIRE STATION NO.2
CLARENDON COUNTY, SOUTH CAROLINA
AERIAL MAP**



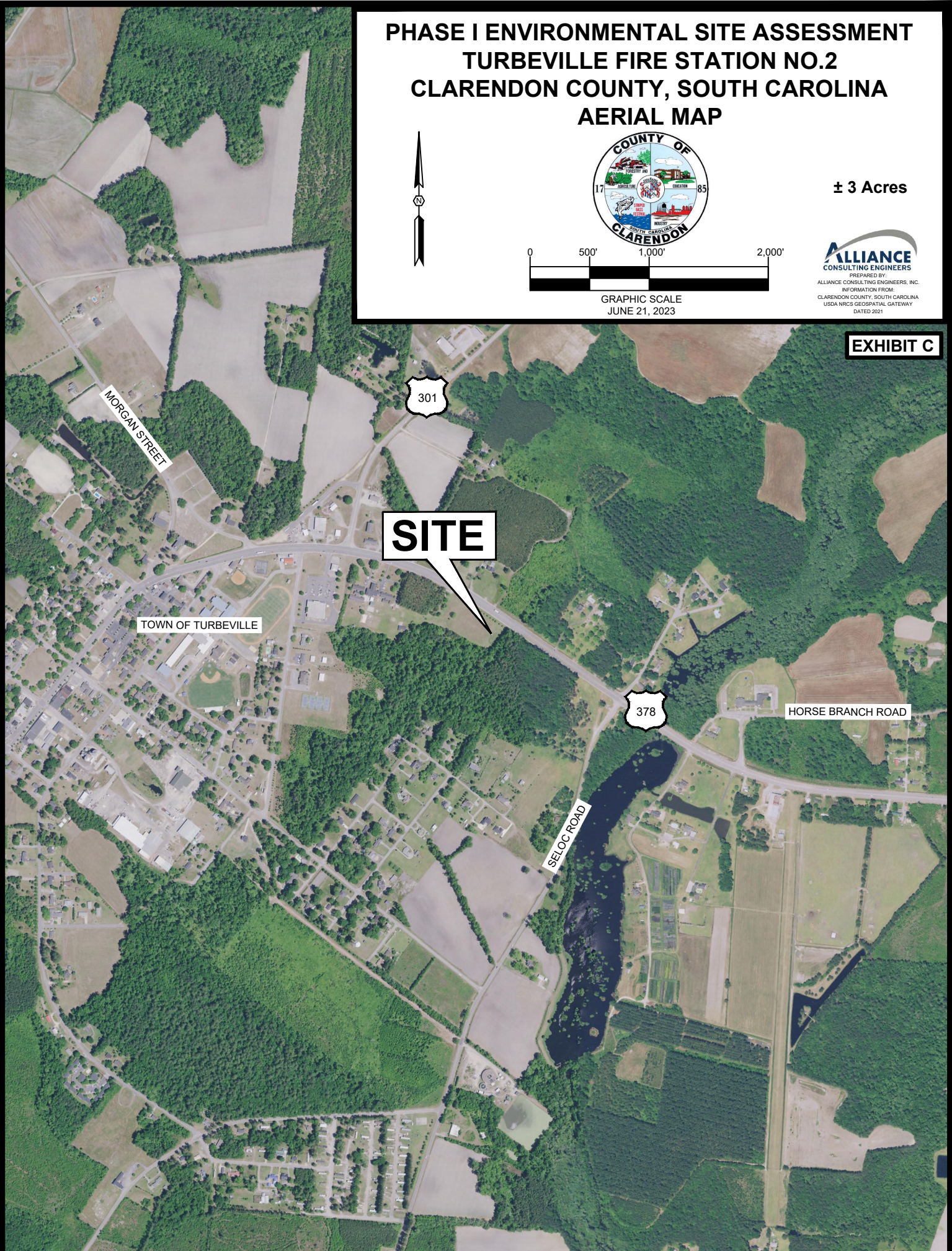
± 3 Acres



GRAPHIC SCALE
JUNE 21, 2023

ALLIANCE
CONSULTING ENGINEERS
PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
CLARENDON COUNTY, SOUTH CAROLINA
USDA NRCS GEOSPATIAL GATEWAY
DATED: 2021

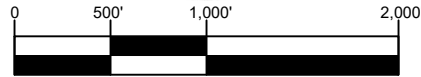
EXHIBIT C



PHASE I ENVIRONMENTAL SITE ASSESSMENT TURBEVILLE FIRE STATION NO.2 CLARENDON COUNTY, SOUTH CAROLINA TOPOGRAPHICAL MAP



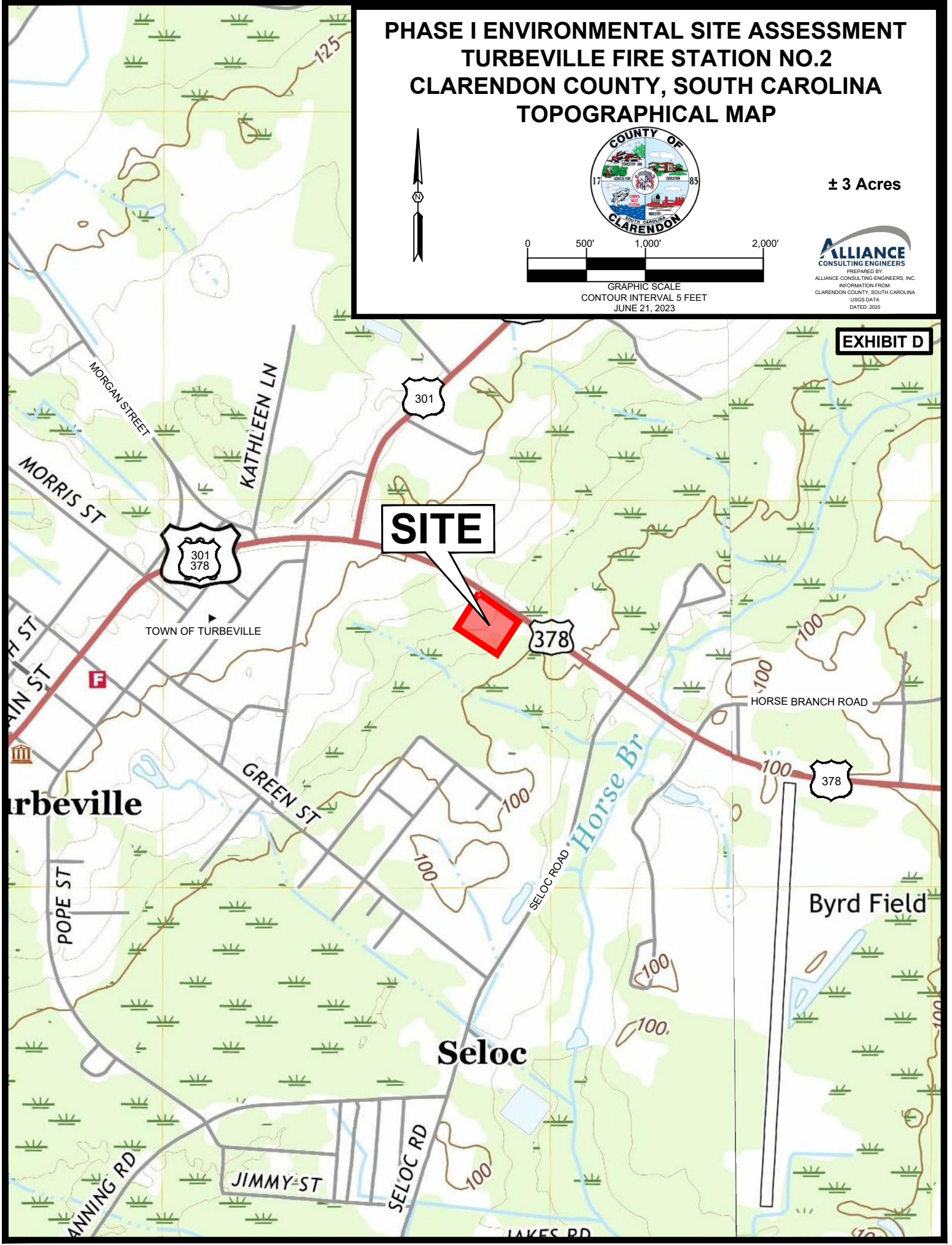
± 3 Acres



ALLIANCE
CONSULTING ENGINEERS
PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
CLARENDON COUNTY, SOUTH CAROLINA
USGS DATA
DATED: 2020

GRAPHIC SCALE
CONTOUR INTERVAL 5 FEET
JUNE 21, 2023

EXHIBIT D

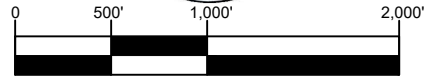


PHASE I ENVIRONMENTAL SITE ASSESSMENT TURBEVILLE FIRE STATION NO.2 CLARENDON COUNTY, SOUTH CAROLINA SOILS MAP

Soil Type	HSG	
Fuquay Fine Sand (FuB)	A	
Lynchburg Loamy Sand (Ly)	B/D	



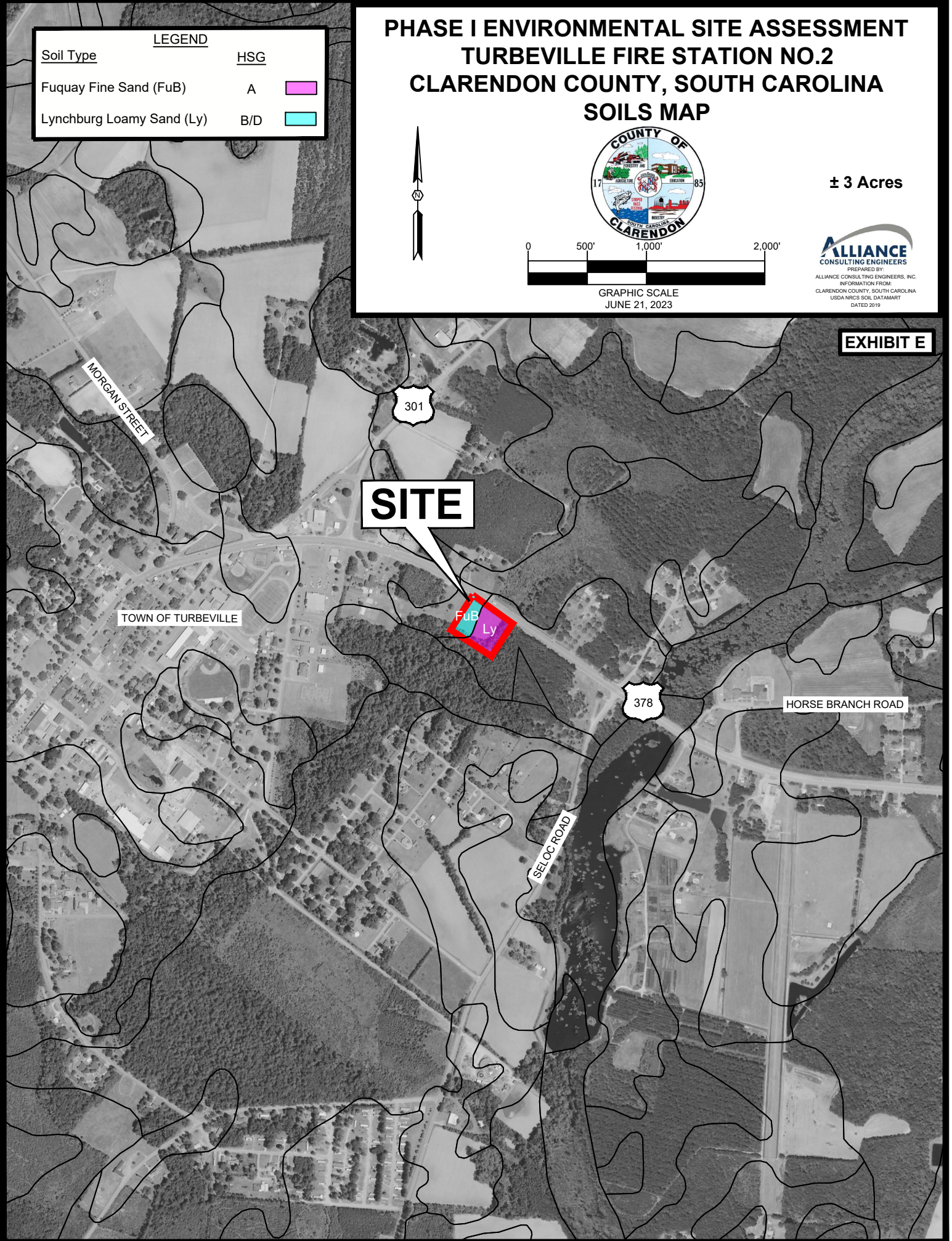
± 3 Acres



GRAPHIC SCALE
JUNE 21, 2023

ALLIANCE
CONSULTING ENGINEERS
PREPARED BY
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM
CLARENDON COUNTY, SOUTH CAROLINA
USDA NRCS SOIL DATAMART
DATED 2019

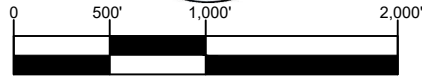
EXHIBIT E



PHASE I ENVIRONMENTAL SITE ASSESSMENT TURBEVILLE FIRE STATION NO.2 CLARENDON COUNTY, SOUTH CAROLINA FEMA FLOOD MAP



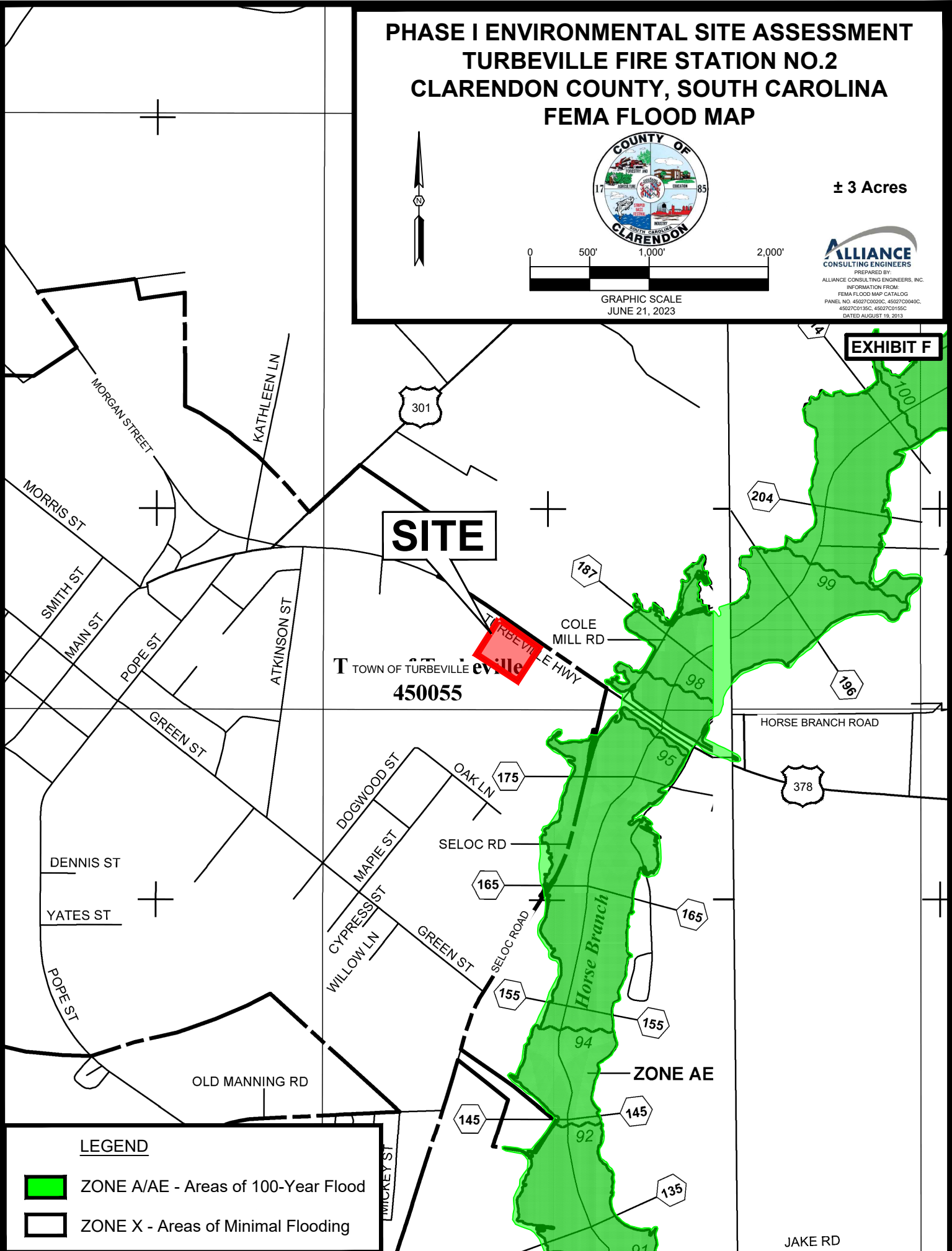
± 3 Acres



GRAPHIC SCALE
JUNE 21, 2023

ALLIANCE
CONSULTING ENGINEERS
PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
FEMA FLOOD MAP CATALOG
PANEL NO. 45027C0150C, 45027C0160C,
45027C0135C, 45027C0155C
DATED AUGUST 19, 2013

EXHIBIT F




LEGEND

- ZONE A/AE - Areas of 100-Year Flood
- ZONE X - Areas of Minimal Flooding

JAKE RD

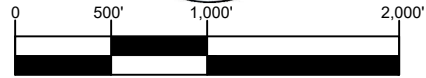
WETLANDS LEGEND

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

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
TURBEVILLE FIRE STATION NO.2
CLARENDON COUNTY, SOUTH CAROLINA
NATIONAL WETLANDS INVENTORY (NWI) MAP**



± 3 Acres



GRAPHIC SCALE
JUNE 21, 2023

ALLIANCE
CONSULTING ENGINEERS
PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
WETLAND ONLINE MAPPER
CREDIT: US FISH AND WILDLIFE SERVICE

EXHIBIT G





3.2 Site and Vicinity General Characteristics

The Property for the Proposed Turbeville Fire Station No. 2 is located within the town limits of the Turbeville, approximately eighteen (18) miles northeast of the City of Manning, Clarendon County, approximately nineteen (19) miles east of the City of Sumter, Sumter County, and approximately fifty-nine (59) miles east of the Capital City of Columbia, Richland County, South Carolina. The *subject property* is also located approximately five (5) miles east of the intersection of US Highway 378 and Interstate 95 at Exit 135. The *subject property* is bound to the south and east by forested land, to the north by US Highway 378, and to the west by a small patch of trees and Turbeville Children's Home. US Highway 378 is a four (4)-lane paved roadway with a paved median that extends along the northern boundary and provides access to the *subject property*.

3.3 Current Site Use

The *subject property* encompasses approximately three (3)-Acres and is currently cleared and maintained grass with a small portion that remains forested. Water main infrastructure is present along the northern boundary and while there are other underground utilities assumed to be nearby, their location is beyond the scope of this *Phase I ESA*. Photographs of the *subject property* are presented in Appendix A.

3.4 Past Site Use and Ownership

A review of the Clarendon County Tax Maps and recorded deeds and plats, indicate that the *subject property* is comprised of TMS# 316-16-04-017-00. Information gathered from review of Clarendon County Tax Maps, recorded deeds and plats, and personal interviews indicate that the *subject property* has primarily been forested land until the addition of the covered sheds on the southern parcel. The *reasonably ascertainable* ownership histories of the parcels identified are presented below.



Clarendon County Tax Map Number 185-00-02-017-00 (3-Acres)

April 13, 2022: Clarendon County acquired the *property* from the Free Will Baptist Orphanage of South Carolina, Inc.

January 14, 1956: Free Will Baptist Orphanage of South Carolina, Inc. acquired the *property* from D. R. Coker.

3.5 Adjoining Property Uses

Adjacent and adjoining properties are primarily forested or residential in nature. Three (3) properties are located adjacent to the *subject property*, and information for the owners of the *adjoining properties* can be found in Table 1.

TABLE 1 - ADJOINING PROPERTY OWNERS			
Tax Map No.	Acreage	Property Owner	Boundary Direction
316-16-04-010-00	47.66	Free Will Baptist Orphanage of South Carolina, Inc.	West, South, and East
323-04-02-007-00	1	Harvey and Beasley Whitlock	North
323-04-02-008-00	67.92	George and Frances H. Green	North

3.6 Drainage

Surface and subsurface drainage is often of interest during an Environmental Site Assessment because it provides an indication of the direction in which contaminants could potentially be transported by surface waters or groundwater. Based upon a review of Clarendon County’s FEMA Flood Map (Exhibit F), the subject property is identified in Zone X, which designates areas of minimal flooding. A review of the NWI Map (Exhibit G) indicates a small area of Freshwater Forested/Shrub potential wetlands on the subject property. Per the Clarendon County Soil Survey (Exhibit E), the subject property is comprised of Fuquay (FuB) and Lynchburg (Ly) series soils. Fuquay series soils are of Hydraulic Soil Group (HSG) A. Soils in HSG A are well drained with high permeability. Lynchburg series soils are of HSG B/D. Soils in HSG B are moderately drained with moderate permeability and soils in HSG D have very poor drainage with very slow permeability and are typically shallow over nearly impervious material. Dual class soils follow the drainage and permeability of their first HSG group when present in drained locations. Only soils in HSG D in their natural condition are assigned to dual



classes. Since perimeter soil characteristics are neither conducive nor restrictive of passage of contaminants to the subject property due to average drainage, it is unlikely that soil composition will have much bearing on whether contaminants from off-site locations will impact the subject property.

The *subject property* is comprised of negligible slopes. The precise direction of groundwater flow is a parameter that is not always easily discernible for a particular site and is beyond the scope of this assessment. A USGS Topographic Map dated 2020 (Exhibit D) was used to characterize suspected drainage patterns on the *subject property*. Based on the topography of the *subject property*, it is believed that stormwater will meander south and east toward Horse Branch.



4.0 REGULATORY RECORDS REVIEW

One (1) primary purpose of this *Phase I ESA* was to perform a sufficient assessment to identify *obvious*, actual, and potential sources of contamination that might be associated with the *subject property* in question. Information related to the past and present use of the *subject property* is of extreme interest in assessing its environmental condition. Recognition of the manner in which human activities have affected a tract of land is vital in evaluating the impact that these activities may have had on the *subject property* and the environment.

Alliance Consulting Engineers, Inc. utilized the services of its sub-consultant, Environmental Data Resources, Inc. (EDR), to query the environmental regulatory lists available through the US EPA and SCDHEC for any regulated sites within the *approximate minimum search distance* from the *subject property* boundary. A detailed list of database acronyms is included in the Environmental Data Reports dated June 2, 2023, which are presented in their entirety as Appendix B.



Two (2) facilities were identified within the limits of the *approximate minimum search distance* of the *subject property* boundary on the EDR Radius Map Report (Appendix B). The sites are presented in Table 2.

TABLE 2 - SITES WITHIN APPROXIMATE MINIMUM SEARCH DISTANCE			
SITE OR FACILITY	DISTANCE (mi)*	DIRECTION	LISTING
McElveen's Colonial Station	0.286	WNW	GWCI, RCR, FINDS
Ray and Donald Coker	0.498	W	LUST, UST

* Distances are measured radially from the centroid of the property boundary.

In addition to the *records review*, EDR completed an Aerial Photo Decade Package, Certified Sanborn Map Report, Historical Topographic Map Report, and City Directory Image Report for the *subject property* (Appendix B). Historical *aerial photographs* documenting the uses of the *subject property* for 1957, 1959, 1961, 1964, 1975, 1978, 1983, 1989, 1994, 2006, 2011, 2015, and 2019 were included within the report. The *subject property* appears to have been agricultural land and has never been developed. US Highway 378 is present near the *subject property* in the image dated 1957. Residential dwellings appear to the west of the *subject property* in the image dated 1978 and with the exception of a school facility expansion farther to the west, there are no discernible changes from the image dated 1978 to present.



The Certified Sanborn Map Report for the *subject property* completed by EDR indicated that *fire insurance maps* were not available for the *subject property*. The Historical Topographic Map Report includes topographic data collected in 1920, 1921, 1947, 1983, 1990, 2014, 2017, and 2020 of the *subject property*. The City Directory Image Report for the *subject property* completed by EDR provides occupancy information obtained via USA Services for addresses located off of US Highway 301, adjacent to the *subject property*, for 2005, 2010, 2014, 2017, and 2020.



To assist in determining the possibility of *hazardous substances* or *petroleum products* in the subsurface *environment* through vapor migration to the *subject property* from facilities within the *approximate minimum search distance* of the *subject property*, Alliance Consulting Engineers, Inc. consulted the EDR Vapor Encroachment Screen (VEC) prepared using EDR's Vapor Encroachment Worksheet, which references databases comprising of facilities likely correlated with *hazardous substance* or *petroleum product* vapor contamination due to typical operations at the facilities. A Vapor Encroachment Screen conducted in accordance with *ASTM E 2600-10: Vapor Encroachment Screening* is used to identify, to the extent feasible pursuant to *ASTM E 2600-10*, if a *VEC* exists at the *property*. *ASTM E 2600-10* defines a *VEC* as the presence or likely presence of *hazardous substances* or *petroleum product* vapors in the subsurface of the *subject property* caused by the release of vapors from contaminated soil or groundwater either on or near the *property*. *ASTM E 1527-21* states that a Vapor Encroachment Screen is not required to achieve compliance with *all appropriate inquiries*; however, a Vapor Encroachment Screen can be useful in conducting an *environmental site assessment* of a *subject property* to assist in determining whether *hazardous substance* or *petroleum product* vapors are *migrating* towards the *property*. *ASTM E 1527-21* describes *migration* as the movement of *hazardous substances* or *petroleum products* in any form, including solid and liquid at the surface or subsurface, and vapor in the subsurface. The Vapor Encroachment Screen conducted for approximately twenty-eight (28)-Acre Property for the Proposed Public Works and Animal Control Facilities indicated there were no facilities within the *approximate minimum search distance* from the *subject property* therefore there are no *VECs* with regard to the *subject property*.

ASTM E 1527-21 states that all *obvious* uses of the *subject property* shall be identified from the present, back to the *property's* first developed use, or back to 1940, whichever is earlier.



A review of *standard historical sources* at less than approximately five (5) year intervals is not required by *ASTM E1527-21*. The standard also states that if the specific use of the *subject property* appears unchanged over a period of longer than five (5) years, then it is not required to research the use of the *subject property* during that time. The *subject property* appears to have been undeveloped since 1957, per the Aerial Photo Decade Package and can be assumed to have been undeveloped at least as far back as 1940.



5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

Alliance Consulting Engineers, Inc. performed a *site reconnaissance* of the *subject property* on June 19, 2023. The *subject property* was observed by traversing the perimeter and interior of the *property*. The reconnaissance involved viewing *adjoining properties* and structures from publicly accessible areas. Observation of nearby properties was limited to areas visible in the line of sight from public roadways. A vehicular tour of the area was made to confirm the locations of facilities listed by regulatory agencies and to verify nearby land use.

5.2 Exterior Observations

Exterior conditions or items that were observed are depicted in Table 3.

TABLE 3 - OBSERVED EXTERIOR CONDITIONS OR ITEMS		
Conditions or Items	Observed	If yes, describe
a. above ground storage tanks	No	
b. underground storage tanks	No	
c. pipelines/utility lines	No	
d. damaged/leaking transformers	No	
e. surface impoundment/holding ponds	No	
f. monitoring wells	No	
g. remedial cleanup activity	No	
h. landfill/burial activity	No	
i. chemical/petroleum spills or releases	No	
j. gas/oily sheens on water (excluding parking lot ponding)	No	
k. chemical/petroleum odors	No	
l. stained or discolored soil	No	
m. distressed/discolored vegetation (chemically impacted)	No	
n. dumping	No	
o. stored substances/ <i>drums</i> / containers/vats	No	
p. spray rigs/tankers/mobile storage tanks	No	
q. marshes/low lying wetlands	No	
r. air emission facilities	No	



5.3 Interior Observations

No structures were present on the property at the time of *site reconnaissance*.



6.0 INTERVIEWS

On July 12, 2023, Mr. David Epperson, the *Key Site Manager* of the *subject property* and *End User* this *Phase I ESA*, indicated that to the best of his knowledge and belief there are currently no known nor have been any environmental liens or governmental notifications relating to environmental laws; nor any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of *hazardous substances* or *petroleum products* on the *property*. Mr. Elliott did not have any additional knowledge of any *hazardous substances*, *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries, or other waste materials being dumped above grade, buried, and/or burned on the *subject property*. This correspondence is included in Appendix C.



7.0 FINDINGS AND OPINIONS

During the *records review* and *site reconnaissance*, the *subject property* features, activities, uses and conditions, which may indicate the presence or likely presence of *hazardous substances* or *petroleum products* at the *subject property*, were reviewed to determine if the findings, but not necessarily all findings, may be indicative of a *recognized environmental concern (REC)*, *controlled environmental concern (CREC)*, *historical environmental concern (HREC)*, or *de minimus conditions*.

McElveen's Colonial Station (McElveen) is located 0.286 miles west northwest and upgradient of the *subject property*. Witherspoon is listed on the Registry of Conditional Remedies (RCR) database, Faculty Index System (FINDS) database, and Groundwater Contamination Inventory (GWCI) database. McElveen is on the RCR database due to a release that occurred on December 20, 1991, that contaminated the groundwater. A Corrective Action Plan as implemented with the Conditional Remedy for attaining levels below the Conditional Use Maximum Contaminant Level (CU-MCL) met on March 10, 2003. This release and inclusion on RCR database is the reason for McElveen's listing on the GWCI and FINDS database. Although McElveen is upgradient of the *subject property*, the CU-MCL was met in 2003, and it is the opinion of the *environmental professional* that McElveen is not considered an *REC* with regard to the *subject property*.

Ray and Donald Coker (Coker) is located 0.498 miles west and upgradient of the *subject property*. Coker is listed on the Leaking Underground Storage Tank (LUST) database and Underground Storage Tank (UST) database. Coker is on the LUST database for one (1) release on August 22, 1991, with cleanup initiated on August 22, 1991, and a No Further Action (NFA) determination on January 16, 1995. Coker is listed on the UST database for three (3) abandoned tanks. These tanks include two (2) 6,000-gallon Gasoline tanks and one (1) 4,000-gallon Gasoline tank. Although Coker is upgradient of the *subject property*, there was a NFA determination made in 1995 pertaining to the LUST release, and it is the opinion of the *environmental professional* that Coker is not considered an *REC* with regard to the *subject property*.

Nothing observed during the *site reconnaissance* is considered an *REC* with regard to the *subject property*.



8.0 CONCLUSIONS

The *Phase I ESA* has been performed in conformance with the scope and limitations of *ASTM E 1527-21: Standard Practice for Environmental Site Assessments* of the *subject property*. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this *report*. This assessment has revealed no evidence of a *recognized environmental conditions* in connection with the approximately three (3)-Acre Property for the Proposed Turbeville Fire Station No. 2. No further environmental assessment is needed at this time.



9.0 DEVIATIONS

Alliance Consulting Engineers, Inc. project personnel have attempted to prepare this *Phase I ESA* in conformance with *ASTM E 1527-21: Standard Practice for Environmental Site Assessments*, which was approved on February 13, 2023, and to our knowledge and practice have not deviated from the standard.



10.0 REFERENCES

1. *ASTM E 1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. West Conshohocken, PA: ASTM International, 2021.
2. Gerald, Talbert R., *Soil Survey of Clarendon County, South Carolina*. US Department of Agriculture, Soil Conservation Service, in Cooperation with South Carolina Agricultural Experiment Station and South Carolina Land Resources Conservation Commission, 1976.
3. Clarendon County Registry of Deeds, Clarendon County, South Carolina. Accessed June 27, 2023.



11.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in Section 312.10 of 40 CFR Part 312. We have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the approximately three (3)-Acre Property for the Proposed Turbeville Fire Station No. 2 located along US Highway 378 in the Town of Turbeville in Clarendon County. We have developed and performed all *appropriate inquiries* in conformance with the standards and practices set forth in 40 CFR Part 312.

Kyle M. Clampitt, P.E.

Vice President

T. Ryan Merritt, E.I.T., LEED Green Associate

Engineering Associate



12.0 STATEMENT OF QUALIFICATIONS

Alliance Consulting Engineers, Inc. is a South Carolina based consulting engineering firm engaged in the practice of civil and environmental engineering. The firm was founded in 2004, and has offices located in Columbia, South Carolina; Bluffton, South Carolina; Greenville, South Carolina; Charleston, South Carolina; and Charlotte, North Carolina. The staff of Alliance Consulting Engineers, Inc. currently consists of two (2) principals, two (2) senior project managers, one (1) project manager, two (2) senior project engineers, three (3) project engineers, six (6) engineering associates, four (4) CAD technicians, two (2) regional managers, five (5) business development directors, one (1) design associate, and two (2) senior administrative assistants. Alliance Consulting Engineers, Inc.'s staff includes eleven (11) registered Professional Engineers, ten (10) LEED Green Associates, and the firm is properly licensed to practice engineering in South Carolina and twelve (12) other states.

The firm is regularly involved in performing engineering services for industrial, municipal, institutional, and commercial clients on projects that span the breadth of the civil, and environmental engineering disciplines. Environmental work regularly performed by the firm includes Potable Water Facilities, Wastewater Facilities, Stormwater Facilities, Environmental Site Assessments, Air Quality Permitting, and Solid Waste Management. The firm has performed numerous *Environmental Site Assessments*.

This *Phase I Environmental Site Assessment* has been completed under the direction of Mr. Kyle M. Clampitt, P.E. Mr. Clampitt has twenty-one (21) years of engineering experience, and currently Serves as Vice President and Senior Project Manager with responsibilities that include client coordination; design in concrete, steel and site drainage; oversight of plan generation; direct involvement and responsibility for permit applications; project estimates and scheduling; and extensive building code review. In addition, Mr. Clampitt is responsible for overseeing the project management of solid waste facilities and environmental assessments. Mr. Clampitt graduated from Purdue University with a Bachelor of Science in Civil Engineering, 2001. Mr. Clampitt is a Professional Engineer that is licensed to practice in the State of South Carolina and Indiana. Mr. Clampitt's resume has been included in Appendix D of this *Phase I Environmental Site Assessment*.