



# Appendix P

## Hazardous Materials Phase I Environmental Site Assessment

June 2021



Phase I Environmental Site Assessment  
SCDOT US 278 Corridor Improvements  
Hilton Head, Beaufort County, South Carolina  
S&ME Project No. 1413-18-001  
KCI Project No. 251800390

**PREPARED FOR:**

**KCI Technologies Inc.**  
**3014 Southcross Boulevard**  
**Rock Hill, South Carolina 29730**

**PREPARED BY:**

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**620 Wando Park Boulevard**  
**Mt. Pleasant, South Carolina 29464**

**July 1, 2020**



July 1, 2020

KCI Technologies, Inc.  
3014 Southcross Boulevard  
Rock Hill, South Carolina 29730

Attention: Mr. Eric Burgess, P.E., Vice President, Regional Practice Leader  
[eric.burgess@kci.com](mailto:eric.burgess@kci.com)

Reference: **Phase I Environmental Site Assessment**  
SCDOT US 278 Corridor Improvements  
Beaufort County, South Carolina  
S&ME Project No. 1413-18-001

Dear Mr. Burgess:

S&ME, Inc. has completed a Phase I Environmental Site Assessment for the referenced project. The attached report presents the findings of S&ME's Phase I Environmental Site Assessment which was performed in general accordance with ASTM E 1527-13 and as authorized by KCI Technologies, Inc. ("KCI"). Based on the findings of the Environmental Site Assessment conducted on US 278 Corridor Improvements, we identified recognized environmental conditions per ASTM E 1527-13.

S&ME appreciates the opportunity to provide this Phase I Environmental Site Assessment for this project. Please contact us at your convenience if there are questions regarding the information contained in this report.

Sincerely,

**S&ME, Inc.**

A handwritten signature in blue ink that reads "Mary Beth Cline".

Mary Beth Cline, P.E.  
Senior Engineer

A handwritten signature in blue ink that appears to read "Chuck Black".

Chuck Black, P.E., LEED AP  
Principal Engineer, V.P.



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## Executive Summary

S&ME, Inc. has completed a Phase I Environmental Site Assessment (ESA), in general accordance with American Society for Testing and Materials (ASTM) E 1527-13 for the site described herein as the South Carolina Department of Transportation (SCDOT) US 278 Corridor Improvements (the “subject property”). Our services were authorized by KCI Technologies, Inc. This summary is intended as an overview of the Phase I ESA, for the convenience of the reader. The complete report must be reviewed in its entirety prior to making decisions regarding this site.

The subject property, SCDOT US 278 Corridor Improvements, is located along US 278 from Moss Creek Village Drive to Squire Pope Road in Hilton Head, Beaufort County, South Carolina. Local addresses also identify US 278 as Fording Island Road and William Hilton Parkway. The total length of the subject property is approximately 4 miles. The width of the subject property varies.

S&ME contracted Environmental Data Resources, Inc. (EDR) to conduct an environmental database search of the subject property and the surrounding area. Facilities on portions of the subject property parcels were listed on the databases reviewed. Numerous off-site facilities were also listed on the environmental databases reviewed within the specified search distances. Based on their regulatory status, the reported and/or assumed groundwater flow direction(s), and their proximity to the subject property, the majority of the database listed facilities do not appear to represent a threat to the environmental regime of the subject property and are not considered recognized environmental conditions.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 for SCDOT US 278 Corridor Improvements, the subject property. Any exceptions to, or deletions from this practice are described in Section 10 of this report. This Phase I ESA has revealed no evidence of recognized environmental conditions (RECs) in connection with the subject property, except for the following:

- Pantry 917 is a former retail petroleum site located at 1553 Fording Island Road. Pantry 917 is considered a REC based on current regulatory status as having a previous petroleum release that is currently monitored by SCDHEC.
- Circle K #2705385 is a retail petroleum site located at 1565 Fording Island Road. Circle K #2705385 is considered a REC based on current use as an active retail petroleum UST site.
- Exxon Corporation is former retail petroleum site and automobile repair shop located at 1544 Fording Island Road. Exxon Corporation is considered a REC based on historical use as a retail petroleum site and automobile repair garage with no regulatory records documenting assessment or closure of the site.
- Circle K #2720430 is a retail petroleum site located at located at 1610 Fording Island Road. Circle K #2720430 is considered a REC based on current use as an active retail petroleum UST site.
- Mid Island Car Care is an automobile repair shop located at 166 William Hilton Parkway. Mid Island Car Care is considered a REC based on current use as an automobile repair shop.
- Parker’s 53 is a retail petroleum site located at 165 William Hilton Parkway. Parker’s 53 is considered a REC based on current use as an active retail petroleum UST site, current regulatory status as having a previous petroleum release that is currently monitored by SCDHEC, and historical use as a retail petroleum site and auto repair garage.
- Current chain-of-title, environmental lien, and/or activity and use limitations information were not provided by the user which is considered a data gap. This data gap is significant and considered a REC.



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- At the request of the user, property owner interviews were not conducted, and buildings were not entered which is considered a data gap. This data gap is significant and considered a REC.

It should be noted that the above listed sites with confirmed or potential releases of hazardous substances and/or petroleum products might also represent a vapor encroachment condition by vapor migration through the subsurface with respect to the subject property. However, we understand that there are no plans to develop any inhabited building structures on the subject property that would represent a potential for exposure to vapors in an enclosed space.



## **1.0 Introduction**

S&ME, Inc. (S&ME) conducted a Phase I Environmental Site Assessment (ESA) of the subject property described as the South Carolina Department of Transportation (SCDOT) US 278 Corridor Improvements. The SCDOT project is located along US 278 from Moss Creek Village Drive to Squire Pope Road in Hilton Head, Beaufort County, South Carolina. Local addresses also identify US 278 as Fording Island Road and William Hilton Parkway. Local addresses are used herein to identify operating businesses. The subject property is being studied for the potential widening of US 278, widening or replacing the existing bridges, and improvements at Pinckney Island to close off the median crossing. The total length of the subject property is approximately 4 miles. The width of the subject property varies.

The Phase I ESA was conducted using the American Society for Testing and Materials (ASTM) E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and as authorized by KCI Technologies, Inc. ("KCI").

### **1.1 Purpose**

The purpose of the Phase I ESA is to identify, pursuant to ASTM E 1527-13, recognized environmental conditions and controlled recognized environmental conditions in connection with the subject property.

ASTM 1527-13 defines the term recognized environmental condition ("REC") as the presence or likely presence of hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

ASTM 1527-13 defines the term controlled recognized environmental condition ("CREC") as "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)".

ASTM 1527-13 defines the term historical recognized environmental condition ("HREC") as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

The terms do not include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.





## **1.2 Detailed Scope of Services**

### **1.2.1 *ASTM E 1527-13***

S&ME's approach to performing this ESA consisted of four major tasks in accordance with ASTM Standard Practice E 1527-13.

1. Task 1 - A review of reasonably ascertainable public records for the property and the immediate vicinity was conducted. This review was performed to characterize environmental features of the site and to identify past and present land use activities, on or in the vicinity of the site, which may indicate a potential for recognized environmental conditions. The review of the reasonable ascertainable public records included:
  - A. Examination of federal, state, tribal and reasonably ascertainable local public records for the property and immediate vicinity.
  - B. Examination of one or more of the following standard sources: aerial photographs, fire insurance maps, tax files, building department records, zoning/land use records, street directories and topographic maps of the site and vicinity for evidence suggesting past uses that might have involved hazardous substances or petroleum products.
2. Task 2 - A site reconnaissance was performed to identify visual signs of past or existing contamination on or adjacent to the property. This reconnaissance was also performed to evaluate evidence found in our public record review that might indicate activities resulting in hazardous substances or petroleum products being used or deposited on the property. The site reconnaissance included the following activities:
  - A. A reconnaissance of the property and adjacent properties was performed to look for evidence of current and past property uses, signs of spills, stressed vegetation, buried waste, underground or above ground storage tanks, subsidence, transformers, or unusual soil discoloration which may indicate the possible presence of contaminants on the properties. Photographs are provided to document these conditions.
  - B. The exterior reconnaissance involved a viewing of the periphery of the property and a walk-through of accessible areas was performed of the site interior.
3. Task 3 - Interviews with past and present property owners, operators and occupants and adjacent property owners, operators and occupants, as well as with appropriate local officials were attempted to consider any local knowledge of hazardous substances or petroleum products on the property or on adjacent properties.
4. Task 4 - Report preparation and review.

### **1.2.2 *Exclusions from and Additions to Scope of Services***

Unless specifically authorized as an addition to the Phase I ESA work scope, the scope did not include any assessment of environmental conditions not specifically included in ASTM E 1527-13 including, but not limited to sampling of materials (i.e., soil, surface water, groundwater or air), or the assessment of business risk issues such



as wetlands, lead in drinking water, asbestos containing materials, mold, fungi or bacteria in on-site buildings, regulatory compliance, cultural/historic risks, industrial hygiene, health/safety, ecological resources, endangered species, indoor air quality (including an evaluation of vapor intrusion), radon, or high voltage power lines.

### **1.3 Significant Assumptions**

The groundwater within the local geologic province is typically contained in an unconfined (water table) aquifer. The slope of the water table under static conditions (no pumping interference) often approximates the land surface topography. Thus, the interpreted groundwater flow direction is assumed to be approximately the same as the slope of the ground surface. Perennial surface waters (creeks, rivers, marshes, lagoons, etc.) are assumed to act as a discharge point for groundwater flow.

### **1.4 Limitations and Exceptions of Assessment**

This Phase I ESA was conducted using ASTM E 1527-13. The findings of this report are applicable, and representative of conditions encountered at the subject property on the date of this assessment and may not represent conditions at a later date. The review of public records was limited to that information which was available to S&ME at the time this report was prepared. Interviews with local and state government authorities were limited to those people whom S&ME was able to contact during the preparation of this report. Information was derived from "reasonably ascertainable" and "practically reviewable" sources in compliance with our understanding of the standards set forth by ASTM E 1527-13. Specific limitations to this assessment were that portions of the subject property are developed with structures, pavement, or covered with vegetation preventing the observation of the underlying surface in those areas. The review of aerial photographs was limited by the scale and clarity of the individual photographs, and some historical documents were not available in five-year intervals back to its first developed use, or back to 1940, whichever is earlier. Gated communities were not accessed.

At the request of the user, property owner interviews were not conducted, and buildings were not entered. Chain-of-title and a search for Environmental Lien or Activity and Use Limitations information was not provided by the user. The user did not complete a User Questionnaire.

An additional limitation to this report includes that the Phase I ESA was conducted during the COVID-19 pandemic. Regulatory agencies and publicly available information were not as responsive/available for review as typically encountered. The Beaufort District Collection room that houses local historical archives at the Beaufort Branch Library was closed at the time of our site reconnaissance.

### **1.5 Special Terms and Conditions**

This Phase I ESA was authorized and conducted in accordance with the subconsultant agreement between KCI Technologies, Inc. and S&ME, Inc. dated September 17, 2018 and in general accordance with ASTM E 1527-13.

### **1.6 User Reliance**

The resulting report is provided for the sole use of KCI, the SCDOT, and SCDOT Assignees. Use of this report by any third parties will be at such party's sole risk except when granted under written permission by S&ME. Any such authorized use or reliance by third parties will be subject to the same Agreement, under which the work was conducted for KCI.



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The additional party's use and reliance on the report will be subject to the same rights, obligations, and limitations imposed on the client by our Agreement. However, the total liability of S&ME to all parties of the Phase I ESA shall be limited to the remedies and amounts as provided in the Agreement as a single contract. The additional party's use and reliance on the report shall signify the additional party's agreement to be bound by the proposal and contract that make up the Agreement between S&ME and KCI.

According to standards set forth by ASTM E 1527-13, certain components of the Phase I ESA will expire 180 days from the date of initiation of that component and will therefore require updating if the date of use exceeds this time period. The following table lists the dates of initiation for pertinent components:

**Table 1-1 – Dates of Initiation for Phase I ESA Components**

Component	Date of Initiation
Environmental Database Search	May 12, 2020
Site Reconnaissance	June 18, 2020
Interviews	June 24, 2020
Environmental Lien Search	Not Provided by the user
Environmental Professional Declaration	Date of Report



## 2.0 Site Description

### 2.1 Site Location

The subject property is located in Hilton Head Island, South Carolina and includes the US 278 corridor beginning at the intersection with Moss Creek Village Drive, continuing southeast over the Mackay Creek bridge and the Skull Creek bridge, and then ending at the intersection with Squire Pope Road. The subject property includes numerous parcels (or portion of the parcels) as detailed in Table 2-1 below and in the attached Figures depicting the approximate boundaries of the subject property in Appendix I. The list of parcels was provided via email to S&ME by Phil Leazer of KCI on June 6, 2020. Duplicates have been removed.

**Table 2-1 – List of Subject Property Parcels**

Parcel ID	Parcel Owner	Location	Acres
R501 006 000 0023 0000	HOEY CHRYSAL S	11 BLUE HERON POINT RD	0
R501 006 000 0024 0000	DRURY JAMES L JENNIE L JTROS	12 BLUE HERON POINT RD	0.76
R501 006 000 0025 0000	BOHNER BRIAN J WENDY JTROS	9 BLUE HERON POINT RD	0
R501 006 000 0026 0000	MOORE ROBERT JAMES	10 BLUE HERON POINT RD	0
R501 006 000 0027 0000	JOSEPH AND GEORGIA MCCULLOCH REVOC M	7 BLUE HERON POINT RD	0
R501 006 000 0028 0000	SC DEPT OF HIGHWAYS	---	0
R501 006 000 0029 0000	SC DEPT OF HIGHWAYS	---	0
R501 006 000 0030 0000	SC DEPT OF HIGHWAYS	---	0
R501 006 000 0035 0000	MARINER'S COVE HORIZONTAL PROPERTY R	308 MARINERS CV	2.2
R501 006 000 0039 0000	WINDMILL HARBOUR ASSOCIATION % PROP	---	3
R501 006 000 035A 0000	TIDEVIEW INC	2 WILLIAM HILTON PKWY	5.1
R501 006 00A 0002 0000	FRANCES B RAUS TRUST AGREEMENT	37 MILLWRIGHT DR	1.74
R501 006 00A 0005 0000	DELMONICO TYRONE R	5 FANTAIL LN	0
R501 006 00A 0006 0000	MCLAUGHLIN MICHAEL J	6 FANTAIL LN	0
R501 006 00A 0010 0000	UMLAUF JAMES L FRANCES M JTROS	45 MILLWRIGHT DR	0
R501 006 00A 0011 0000	ANITO LAWRENCE F Jr	47 MILLWRIGHT DR	0
R501 006 00A 0129 0000	MONTGOMERY GRADY L KELLY K JTROS	19 MILLWRIGHT DR	0
R501 006 00A 0130 0000	SHERRATT PETER EDWIN TRUSTEE (SHERR	17 MILLWRIGHT DR	0



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Parcel ID	Parcel Owner	Location	Acres
R501 006 00A 0131 0000	DOLCE DORIS E	15 MILLWRIGHT DR	0
R501 006 00A 0132 0000	RENAUD AUDREY	13 MILLWRIGHT DR	0
R501 006 00A 0133 0000	DOUGLAS BILLY A LINDA A JTROS	11 MILLWRIGHT DR	0
R501 006 00A 0227 0000	WINDMILL HARBOUR ASSOC % PROPERTY A	---	1
R501 006 00A 0229 0000	FRASHER JACK L VICTORIA C JTROS	44 CROSSTREE DR	0
R501 006 00A 0249 0000	WINDMILL HARBOUR ASSOC % PROPERTY A	---	0.67
R501 006 00A 0285 0000	RIDDLE MICHELLE A	23 MILLWRIGHT DR	0
R501 006 00A 0286 0000	HERBERT A SLATER REVOCABLE TRUST	21 MILLWRIGHT DR	0
R501 006 00A 0287 0000	SEXTON MARY JANE	9 MILLWRIGHT DR	0
R501 006 00A 0304 0000	WINDMILL HARBOUR ASSOCIATION %PROPER	55 HARBOUR PASSAGE	25.45
R501 006 00A 0309 0000	COLIGNY PLAZA LTD P/S	3 HARBOUR PASSAGE	0.45
R501 006 00A 0310 0000	WINDMILL HARBOUR ASSOCIATION	29 MILLWRIGHT DR	0.54
R501 006 00A 0311 0000	DOGWOOD COTTAGE LLC	42 CROSSTREE DR	0.44
R510 006 000 0001 0000	TOWN OF HILTON HEAD (THE) % TOWN MAN	47 WILLIAM HILTON PKWY	29.76
R510 006 000 0038 0000	MT CALVARY MISSIONARY BAPTIST CHURCH	45 WILLIAM HILTON PKWY	0.63
R510 006 000 0043 0000	CENTRAL ELECTRIC POWER CO	---	0.24
R510 006 000 0040 0000	TOWN OF HILTON HEAD ISLAND	24 C HEINRICHS CIR	1
R510 006 000 0099 0000	TOWN OF HILTON HEAD (THE) % TOWN MAN	11 C HEINRICHS CIR	41.99
R510 007 000 0006 0000	WHITE AMELIA HRS OF % JACOB DRIESSEN	---	39.47
R510 007 000 0036 0000	SMITH EARL O SR EARL O JR SMITH NI	83 OLD WILD HORSE RD	1.54
R510 007 000 0045 0000	YOUNG BENNY AARON	63 OLD WILD HORSE RD	0.26
R510 007 000 0191 0000	KISSNER BARBARA H TRUSTEE BARBARA H	---	1.39
R510 007 000 045A 0000	YOUNG BENNY	59 OLD WILD HORSE RD	0.35





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Parcel ID	Parcel Owner	Location	Acres
R510 007 000 046B 0000	GOVAN TRESSA	---	0.17
R510 007 000 046C 0000	WHITE MARGARET KEVIN BERNARD KAREN	---	0.17
R510 007 000 046D 0000	VIERA JULIO HECTOR	77 OLD WILD HORSE RD	0.23
R510 007 000 046J 0000	JOHNSON GARY SINGLETON TIMOTHY	75 OLD WILD HORSE RD	1.1
R511 007 000 0038 0000	THE TOWN OF HILTON HEAD ISL SC	---	2.48
R511 007 000 0040 0000	TOWN OF HILTON HEAD ISLAND	---	3.23
R511 007 000 0041 0000	GORDON CAROL P DAVIS BEVERLY WASHING	149 WILLIAM HILTON PKWY	0.17
R511 007 000 0042 0000	JOHNSON ERNESTINE ETAL	---	0.75
R511 007 000 0043 0000	ROSA LEE DRIESSEN TRUST	27 OLD WILD HORSE RD	0.81
R511 007 000 0044 0000	DRIESSEN ROBERT	---	0.7
R511 007 000 0047 0000	PERRY CLARENCE	---	0.21
R511 007 000 0049 0000	HIP PARTNERS	---	0
R511 007 000 0050 0000	TOWN OF HILTON HEAD	---	1.86
R511 007 000 0051 0000	DRIESSEN ALICE R	141 WILLIAM HILTON PKWY	2
R511 007 000 0053 0000	TOWN OF HILTON HEAD ISLAND	4 SQUIRE POPE RD	13.14
R511 007 000 0054 0000	TOWN OF HILTON HEAD ISLAND	135 WILLIAM HILTON PKWY	0.11
R511 007 000 0055 0000	LAM HUONG THI	12 SQUIRE POPE RD	0.44
R511 007 000 0056 0000	MATTHEW & TEENA JONES FAMILY LLC	18 SQUIRE POPE RD	13.39
R511 007 000 0058 0000	BRYAN LAWRENCE R SAMUEL SR EDDIE JR	46 SQUIRE POPE RD	1.02
R511 007 000 0060 0000	DRIESSEN BENJAMIN	79 WILLIAM HILTON PKWY	1.03
R511 007 000 0061 0000	STEWART BENJAMIN	113 WILLIAM HILTON PKWY	0.97
R511 007 000 0062 0000	STEWART HENRY A/K/A HENRY STUART	---	3.26
R511 007 000 0064 0000	TOOMER WILLIAM S	102 WILLIAM HILTON PKWY	4.04
R511 007 000 0065 0000	TOWN OF HILTON HEAD ISLAND SC	---	0.13
R511 007 000 0068 0000	TOWN OF HILTON HEAD ISLAND	144 WILLIAM HILTON PKWY	0.39
R511 007 000 0069 0000	CAMPBELL LIVING TRUST	9 DARLING RD	0.97



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Parcel ID	Parcel Owner	Location	Acres
R511 007 000 0070 0000	TOWN OF HILTON HEAD ISLAND BEAUFORT	152 WILLIAM HILTON PKWY	3.02
R511 007 000 0073 0000	TOWN OF HILTON HEAD ISLAND	---	2.4
R511 007 000 0130 0000	RICHARD L DUNCAN REVOC TRUST	---	4.9
R511 007 000 0138 0000	STEWART WILLIAM	56 SQUIRE POPE RD	0.77
R511 007 000 0152 0000	TOWN OF HILTON HEAD ISLAND	100 WILLIAM HILTON PKWY	1.46
R511 007 000 0161 0000	CTG RENTALS LLC	58 OLD WILD HORSE RD	1.5
R511 007 000 0245 0000	TOWN OF HILTON HEAD ISLAND (THE)		0.35
R511 007 000 0289 0000	ROBINSON MARY L S LIFE-EST INABNETT	43 SQUIRE POPE RD	0.55
R511 007 000 0290 0000	MURRAY ANNIE MAE S	---	0.41
R511 007 000 0291 0000	MURRAY FRANKIE M	---	0.41
R511 007 000 0292 0000	FERGUSON CORA L S	115 WILLIAM HILTON PKWY	0.4
R511 007 000 0293 0000	PERRY CLARENCE II LUVIRN	131 WILLIAM HILTON PKWY	0.5
R511 007 000 0377 0000	DRIESSEN ALICE R	137 WILLIAM HILTON PKWY	0.7
R511 007 000 037A 0000	TOWN OF HILTON HEAD ISLAND	---	4.11
R511 007 000 037B 0000	ATLAS SHRUGGED LLC	165 WILLIAM HILTON PKWY	0.89
R511 007 000 038A 0000	TOWN OF HILTON HEAD ISL SC THE	---	2.15
R511 007 000 038C 0000	FAIRFIELD HORIZONTAL PROPERTY OWNERS	46 OLD WILD HORSE RD	1
R511 007 000 0394 0000	TOWN OF HILTON HEAD ISL SC	---	6.44
R511 007 000 0395 0000	TOWN OF HILTON HEAD ISL SC	---	1.61
R511 007 000 040A 0000	DORSNER DAVID E	157 WILLIAM HILTON PKWY	0.13
R511 007 000 040B 0000	JENKINS ESQUIVEL & FUENTES LLC	155 WILLIAM HILTON PKWY	0.13
R511 007 000 042A 0000	TAYLOR DOROTHY W HAROLD	1 OLD WILD HORSE RD	0.78
R511 007 000 044A 0000	MURRAY PEARLIE MAE D	55 OLD WILD HORSE RD	0.2
R511 007 000 044B 0000	GADSON PEARLIE MAE	49 OLD WILD HORSE RD	0.7
R511 007 000 0453 0000	PERRY IDA D	133 WILLIAM HILTON PKWY	0.5
R511 007 000 0462 0000	STEWART SARAH LEE	108 WILLIAM HILTON PKY	0.48



**Phase I Environmental Site Assessment  
SCDOT US 278 Corridor Improvements**

Beaufort County, South Carolina

S&ME Project No. 1413-18-001

KCI Project No. 251800390

Parcel ID	Parcel Owner	Location	Acres
R511 007 000 046A 0000	TOWN OF HILTON HEAD ISLAND SOUTH CAR	---	1.69
R511 007 000 046H 0000	WHITE MARGARET	---	2.1
R511 007 000 047A 0000	PERRY CLARENCE MAYBELLE	143 WILLIAM HILTON PKWY	0.22
R511 007 000 050A 0000	TOWN OF HILTON HEAD ISL (THE)	---	4.43
R511 007 000 050B 0000	DRIESSEN ALICE R	---	5.91
R511 007 000 055A 0000	GREENBERGKING LLC	10 INDIAN PIPE LN	0.5
R511 007 000 060A 0000	CHARLES E SIMMONS JR AND ROSA G SIMM	75 WILLIAM HILTON PKWY	0.22
R511 007 000 060B 0000	DRIESSEN DELORES	81 WILLIAM HILTON PKWY	0.83
R511 007 000 060C 0000	DRIESSEN BENJAMIN H JR & EDNA O L	77 WILLIAM HILTON PKWY	0.76
R511 007 000 061A 0000	STEWART JOHN	51 SQUIRE POPE RD	0.79
R511 007 000 061B 0000	STEWART WILLIAM	57 SQUIRE POPE RD	0.79
R511 007 000 061C 0000	STEWART NATHANIEL C/O VIOLA WINBUSH	111 WILLIAM HILTON PKWY	1.05
R511 007 000 062A 0000	STEWART JOHN F	---	0.82
R511 007 000 062C 0000	ALZHEIMER'S RESPITE & RESOURCE	117 WILLIAM HILTON PKWY	0.78
R511 007 000 063B 0000	STEWART MARGARET	110 WILLIAM HILTON PKWY	0.96
R511 007 000 063D 0000	STEWART SARAH LEE	---	0.48
R511 007 000 066A 0000	WASHINGTON AMANDA	126 WILLIAM HILTON PKWY	0.95
R511 007 000 066C 0000	TOWN OF HILTON HEAD ISLAND	130 WILLIAM HILTON PKWY	4.36
R511 007 000 066D 0000	PENA ADRIENNE WASHINGTON	---	0.73
R511 007 000 066F 0000	TOWN OF HILTON HEAD ISLAND	--	1.51
R511 007 000 068A 0000	WRIGHT BETTY MAULDIN EVELENA WILLIA	142 WILLIAM HILTON PKWY	0.24
R511 007 000 068C 0000	WRIGHT BETTY WILLIAMS RUBY SIMMONS	---	0.18
R511 007 000 072A 0000	FAIRFIELD SQUARE HILTON HEAD LLC	160 WILLIAM HILTON PKWY	1.83
R511 007 000 073A 0000	WILLIAMS EDWARD N TRUSTEE EDWARD N W	166 WILLIAM HILTON PKWY	2.6
R511 007 000 074A 0000	TOWN OF HILTON HEAD ISLAND	12 SPANISH WELLS RD	0.92



**Phase I Environmental Site Assessment  
SCDOT US 278 Corridor Improvements**

Beaufort County, South Carolina

S&ME Project No. 1413-18-001

KCI Project No. 251800390

Parcel ID	Parcel Owner	Location	Acres
R511 007 000 074D 0000	BERRY DAVID H LINDA T JTROS	2 SPANISH WELLS RD	0.43
R511 007 000 074E 0000	DKD REALTY INC	2 HUMANE WY	1.17
R511 007 000 074F 0000	MEGR LLC	192 WILLIAM HILTON PKWY	1.07
R511 007 000 0933 0000	TOWN OF HILTON HEAD ISLAND	---	0.08
R511 007 000 1042 0000	SOUTH CAROLINA DEPARTMENT OF TRANSP	---	0.22
R511 007 000 1044 0000	NORTH SIDE PARK LLC	117 WILLIAM HILTON PKWY	0.92
R511 007 000 1046 0000	TOWN OF HILTON HEAD ISLAND	---	0.54
R511 007 000 1056 0000	SOUTH CAROLINA DEPARTMENT OF TRANSP	---	1.39
R511 007 000 1057 0000	TOWN OF HILTON HEAD ISL SC	---	0.4
R511 007 000 1058 0000	TOWN OF HILTON HEAD ISLAND	---	0.6
R511 007 000 1062 0000	SOUTH CAROLINA DEPARTMENT OF TRANSP	WILLIAM HILTON PKWY	0.02
R511 007 000 1063 0000	SOUTH CAROLINA DEPARTMENT OF TRANSP	WILLIAM HILTON PKWY	0.02
R511 007 000 1065 0000	TOWN OF HILTON HEAD ISLAND	WILLIAM HILTON PKWY	2.65
R511 007 000 1066 0000	TOWN OF HILTON HEAD ISLAND SC	WILLIAM HILTON PKWY	3.14
R511 007 000 1072 0000	SOUTH CAROLINA DEPARTMENT OF TRANSP	---	0.19
R511 007 000 1073 0000	SOUTH CAROLINA DEPARTMENT OF TRANSP	WILLIAM HILTON PKWY	0.03
R511 007 000 1074 0000	SOUTH CAROLINA DEPARTMENT OF TRANSP	---	0.61
R511 007 000 192A 0000	TOWN OF HILTON HEAD ISLAND	95 WILLIAM HILTON PKWY	0.4
R511 007 000 192B 0000	TOWN OF HILTON HEAD (THE)	---	0.4
R511 007 000 192C 0000	WAMPLER SYLVIA	93 WILLIAM HILTON PKWY	0.2
R511 007 000 192D 0000	TOWN OF HILTON HEAD ISLAND	---	0.2
R511 007 000 192E 0000	DRIESSEN BENJAMIN	91 WILLIAM HILTON PKWY	0.4
R511 007 000 192F 0000	TOWN OF HILTON HEAD ISLAND SC	87 WILLIAM HILTON PKWY	0.42
R600 040 00B 0129 0000	RI CS2 LLC % REALTY INCOME CORPORATI	1565 FORDING ISLAND RD	1.14



Parcel ID	Parcel Owner	Location	Acres
R600 040 00B 0133 0000	APPLE EIGHT SPE HILTON HEAD INC	1575 FORDING ISLAND RD	4.13
R600 040 00B 0236 0000	MOSS CREEK COMMERCIAL OWNERS ASSOCIA	60 WAX MYRTLE CT	2.64
R600 040 00B 090A 0000	TOPPS CAPITAL LLC	1553 FORDING ISLAND RD	0.9
R600 040 00B 090C 0000	HHI-217 W BROUGHTON ST LLC % CHATHAM	1569 FORDING ISLAND RD	1.18
R600 041 000 0001 0000	SALTY MARSH DOGS LLC	1544 FORDING ISLAND RD	0.98
R600 041 000 0002 0000	PANTRY INC (THE)	1610 FORDING ISLAND RD	1.57
R600 041 000 0004 0000	MAZZOCHI DIANE	13 FORDING ISLAND RD EXT	0
R600 041 000 002A 0000	PANTRY INC (THE)	11 FORDING ISLAND EXT RD	0
R600 041 000 002B 0000	ROMANO ENTERPRISES INC	1588 FORDING ISLAND RD	0.1
R600 041 000 0047 0000	BRIDGE CENTER LLC	1536 FORDING ISLAND RD	3.64
R600 041 000 0051 0000	UNIVERSITY OF S C	1548 FORDING ISLAND RD	1.22
R600 041 000 0297 0000	THE GATHERINGS HOMEOWNERS ASSO C/O I	---	1
R600 041 000 0300 0000	BEAUFORT COUNTY	FORDING ISLAND RD	0.18
R600 041 000 0301 0000	BEAUFORT COUNTY	FORDING ISLAND RD	0.02
R600 041 000 0302 0000	ROMANO ENTERPRISES INC	FORDING ISLAND RD	0.03
R600 042 000 0001 0000	UNITED STATES OF AMERICA	1640 FORDING ISLAND RD	3900

## 2.2 Site and Vicinity Characteristics

The subject property is located east of Bluffton in Beaufort County, South Carolina. Developed properties in the vicinity of the subject property are generally used for commercial and residential purposes.

## 2.3 Current Uses of the Property

The current uses of the areas of the subject property include residential development, commercial properties, wildlife refuge, undeveloped land, existing roads, and utility corridors.

## 2.4 Site Improvements (Description of Roads, Other Improvements on the Site)

US 278 (also identified as Fording Island Road and William Hilton Parkway), Old Wild Horse Road, a portion of Squire Pope Road, and other intersecting roads are located on the subject property. Public roadways and supporting infrastructure, public utilities including overhead high voltage transmission lines, residential homes, and structures of various businesses are also located within the boundary of portions of the subject property. The boundaries of the subject property were not clearly marked in the field and observations of specific parcel boundaries were approximated.





## **2.5 Current Uses of Adjoining Properties**

Current uses of adjoining properties include commercial and residential development. Other adjoining properties include vacant woodlands, tideland marsh areas, and open waters of Mackay Creek and Skull Creek.



### **3.0 User Provided Information**

This section is provided to summarize information provided by the user that may help in identifying recognized environmental conditions. As indicated in the ASTM standard, the environmental professional does not typically generate this information.

#### **3.1 Title Records**

The user did not provide property title records.

#### **3.2 Environmental Liens or Activity Use Limitations**

A search for environmental liens or activity use limitations (AULs) information on the subject property was not provided by the user.

#### **3.3 Specialized Knowledge**

No specialized knowledge was provided by the user.

#### **3.4 Commonly Known or Reasonably Ascertainable Information**

The user provided no commonly known or reasonably ascertainable information that is material to recognized environmental conditions in connection with the subject property.

#### **3.5 Valuation Reduction for Environmental Issues**

The user did not indicate that there was a valuation reduction for any environmental issues.

#### **3.6 Owner, Property Manager and Occupant Information**

Property owner, property manager, and/or property occupant information was not provided by the user.

#### **3.7 Reason for Performing the Phase I ESA**

The purpose of this ESA was to identify, pursuant to ASTM E 1527-13, recognized environmental conditions in connection with the subject property.

#### **3.8 Other**

The user provided maps depicting the boundaries of the subject property and a table listing tax parcel identification numbers and owner information.



## 4.0 Records Review

### 4.1 Standard Environmental Record Sources

S&ME contracted Environmental Data Resources, Inc. ("EDR") to prepare a report compiling federal and state environmental database information from the regulatory records of the United States Environmental Protection Agency ("USEPA") and the State of South Carolina. The purpose of the EDR Radius Map™ Report was to identify environmental sites and activities within a radius of potential concern from the *property*, as outlined by ASTM E 1527-13. The following table lists databases included in the search. The EDR report, including detailed descriptions of all databases, is included in Appendix II.

**Table 4-1 – Federal Environmental Record Sources**

Database	Approximate Search Distance
National Priority List (NPL)	1 mile
Proposed NPL	1 mile
DELISTED NPL	1 mile
NPL LIENS	Target Property (TP)
SEMS (formerly CERCLIS)	0.5 mile
SEMS Archive	0.5 mile
CORRACTS	1 mile
RCRA-TSDF	0.5 mile
RCRA-LQG/SQG/CESQG	0.25 mile
RCRA-NonGen	0.25 mile
US ENG CONTROLS	0.5 mile
US INST CONTROLS	0.5 mile
Emergency Release Notification System (ERNS)	TP
CONSENT	1 mile
US BROWNFIELDS	0.5 mile
Department of Defense (DOD)	1 mile
Records of Decision (ROD)	1 mile
Toxic Chemical Release Inventory System (TRIS)	TP
Toxic Substances Control Act (TSCA)	TP
Fed Insecticide, Fungicide, & Rodenticide (FTTS)	TP
PCB Activity Database (PADS)	TP
Material Licensing Tracking System (MLTS)	TP
Facility Index System (FINDS)	TP



**Table 4-2 – State Environmental Records Sources**

Database	Approximate Search Distance
State Hazardous Waste Site (SWHS)	1 mile
Landfills (SWF/LF)	0.5 mile
Groundwater Contamination Inventory (GWCI)	0.5 miles
Solid Waste Recycling Facilities (SWRCY)	0.5 miles
NPDES	TP
Drycleaners	0.25 miles
ALLSITES	0.5 miles
UIC	TP
Registry of Conditional Remedies (RCR)	0.5 miles
Underground Storage Tank (UST)	0.25 mile
Leaking Underground Storage Tank (LUST)	0.5 mile
Aboveground Storage Tank (AST)	0.25 mile
Activity and Use Limitations (AUL)	0.5 mile
Voluntary Cleanup Program (VCP)	0.5 mile
SC BROWNFIELDS	0.5 mile
Spills	TP

Sites within the boundaries of the subject property and numerous additional sites were identified on the environmental databases within the specified search distances. S&ME reviewed the information and locations of the database listed sites in the EDR report. Based on the review of the information in the EDR report and from information obtained from the SCDHEC and EPA websites, the sites listed in the following table were considered to have a potential to affect the environmental regime of the subject property based on their proximity, operations, and/or regulatory status. The table notes their location, the regulatory database on which they are listed, and comments regarding the sites. Information in the comments section were obtained from the EDR report, the SCDHEC and EPA websites, or previous environmental assessment reports performed or obtained by S&ME. The EDR report with details of all searched databases and listed sites is located in Appendix II.



**Table 4-3 – Database Listings**

Site Name	Location	Database	Comments
Pantry 917/Pantry Inc	1553 Fording Island Road	RCR, GWCI, LUST, UST, Financial Assurance, EDR Historic Auto	Former retail petroleum UST Site ID 10815. 3 abandoned USTs installed in 1988. Release #1 received CNFA 12/13/07. Release #2 received NFA 11/6/08. Release #3 is currently monitored by SCDHEC. In SUPERB program. Groundwater documented at 5 ft below ground surface flowing in northwestern direction.
Circle K #2705385	1565 Fording Island Road	RCR, GWCI, LUST, UST, Financial Assurance	Retail petroleum UST Site 17140. Four operating USTs installed in 1995. Release #1 received CNFA 1/7/14. Groundwater documented at 5 ft below ground surface flowing in southeastern direction.
Circle K #2720430	1610 Fording Island Road	RCR, LUST, UST, Financial Assurance	Retail petroleum UST Site 00991. Three Operating USTs installed in 1996. Release #1 received CNFA 5/1/07. In SUPERB program. Groundwater documented at 5 ft below ground.
Davis Landscape/Davis Landscape Inc.	25 Squire Pope Road	FINDS, UST	Former UST Site 00991. Two USTs installed in 1986 and removed from the ground in 1996. No releases reported.
Lam's Tailors & Expert Alterations	12 Squire Pope Road	EDR Hist Cleaner	Not listed on SCDHEC databases. EDR has identified this as a historic cleaner operating from 2000 – 2014.





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SCDOT US 278 Corridor Improvements**

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Site Name	Location	Database	Comments
Gwen's Beauty Supply	148 William Hilton Parkway	LUST, UST, RGA LUST, FINDS	Former retail petroleum UST Site 17505. Two USTs removed from the ground in 1996. Release #1 received NFA 2/5/99. In SUPERB program.
Music Express	149 William Hilton Parkway	RGA LUST, FINDS, LUST, UST	Former retail petroleum UST Site 16748. Two USTs removed from the ground in 1996. Release #1 received NFA 1/13/05. In SUPERB program. Groundwater documented at 3 ft below ground surface flowing in a northern direction.
Parker's 53	165 William Hilton Parkway	LUST, UST, RCR, Financial Assurance, GWCI	Retail petroleum UST Site ID 11733. 2 operating USTs. 8 abandoned USTs installed in 1997 and 1998. Release #1 received CNFA 11/1/06. Release #2 is currently monitored by SCDHEC. In SUPERB program. Groundwater documented at 5 ft below ground flowing in eastern direction. Site was also previously used for auto repair.
Hilton Head Section Shed	6 Humane Way	LUST, UST, RCR, Financial Assurance, GWCI	Former UST Site ID 01055. 6 USTs removed from the ground in 1989, 1992, and 2002. Release #1 received CNFA 3/2/05. In SUPERB program. Groundwater documented at 4 ft below ground flowing in southern direction.
Fuel Spill	1630 Fording Island Road	Spills	On 4/25/05 approximately 40 gallons of diesel was reported as a spill to the Beaufort Environmental Quality Control office. Incident ID number: 13358231



Site Name	Location	Database	Comments
Top Shelf Auto Body	10 Wild Horse Road	FINDS, ECHO, RCRA NonGen/NLR	FINDS registration ID 11002314246. No releases reported and no violations found.
Speedway #104	104 Hwy 278	RGA LUST	RGA LUST S114821712

- (1) NFA – No Further Action status issued by the South Carolina Department of Health and Environmental Control (“SCDHEC”).
- (2) CNFA – Conditional No Further Action indicates the site received a no further action letter, but that contaminants at the site are still above applicable regulatory limits. Sites with CNFA status generally have land and groundwater use restrictions.

As stated above, the EDR Report also identified other listings not presented in the table above. The listings were reviewed by the environmental professional and based on distance from the subject property, nature of the listing, interviews, and/or location are deemed not to pose an environmental threat to the subject property and are not considered findings in connection with the subject property.

The EDR Report included orphan sites which EDR was not able to locate due to incomplete address information. This list of orphan sites was reviewed. Based on field reconnaissance or the presumed locations of the listings to be outside the defined search radii, the orphan sites are deemed not to pose an environmental threat to the subject property and are not considered findings in connection with the subject property.

The location of the Fuel Spill listed in the table above was not evident during the site reconnaissance. Because the incident was reported, investigated, and closed, the fuel spill at 1630 Fording Island Road is considered a de minimis condition. The fuel spill is not a finding in connection with the subject property and is not discussed further herein.

The location of Top Shelf Auto Body could not be confirmed during the site reconnaissance. Based on the status of the RCRA listing as no longer generating waste, no violations reported when generating waste, and the unknown location, Top Shelf Auto Body is not considered a finding in connection with the subject property and is not discussed further herein.

Speedway #104 is located 1.5 miles east of the subject property. Speedway #104 is also known as Starvin Marvin #104 and is located at 421 William Hilton Parkway. Based on distance from the subject property, Speedway #104 is not considered a finding in connection with the subject property and is not discussed further herein.

Please refer to the EDR Report in Appendix II for a more detailed listing of the regulated facilities.

## **4.2 Additional Environmental Record Sources**

A search of the US Environmental Protection Agency (EPA) Envirofacts database (<http://www.epa.gov/enviro>) was conducted. A review of the Envirofacts database resulted in the identification of no additional facilities of potential concern in the immediate vicinity of the subject property.

S&ME reviewed the SCDHEC UST Registry online database. No additional UST sites of concern were identified in close proximity to the subject property. A copy of the UST database reports downloaded from SCDHEC website is included in Appendix III.



S&ME reviewed the SCDHEC Dry Cleaning Facility Restoration Trust Fund facilities database online. No additional facilities were identified in Hilton Head in connection with the subject property.

#### 4.2.1 Tribal Record Sources

A search of available tribal record databases by EDR, Inc. revealed no sites within the specified search distances. The tribal databases searched are listed below.

**Table 4-4 – Tribal Records**

Database	Active Date	Approximate Search Distance	Search Results (number of sites)
Indian Reservations	1/10/17	1.0 mile	0
Indian LUST	2/10/2020	1.0 mile	0
Indian UST	2/10/2020	1.0-mile	0

### 4.3 Physical Setting Sources

S&ME reviewed the United States Geological Survey (USGS) 7.5-minute series topographic map (Bluffton Quadrangle dated 2014) to review the topography and drainage of the subject property and vicinity. A Topographic Map, prepared using a portion of the map, is included in Appendix I.

The subject property crosses Mackay Creek and Skull Creek. Pinckney Island, Hog Island, and Jenkins Island are located between the mainland and Hilton Head Island along the subject property corridor. The topographic map depicts marshlands on the banks of the creeks. Based on review of the topographic map, ground surface typically slopes down towards the marshes and creeks. Groundwater flow direction is assumed to follow surface topography. Groundwater direction can be affected by rainfall, tidal and other subsurface and climatic conditions.

The site is located in the Lower Coastal Plain physiographic province, which generally consists of Tertiary and younger sediments deposited above Late Cretaceous and older sediments. The thickness of the Coastal Plain Tertiary and younger sediments vary significantly but are generally thicker toward the coast or generally increase in thickness towards the southeast. The SCDOT Geotechnical Design Manual (GDM) indicates the thickness of the Coastal Plain sediments within this area of Beaufort County could be 3,000 ft or more. The late Cretaceous and older sediments also vary in thickness, usually contain soft rock lenses, and eventually approach crystalline rock. As summarized by Doar (2004) and S&ME's geotechnical investigation, the geologic formations of the Coastal Plain in this area generally consist of:

- Holocene-age deposits: saltmarsh, molluscan banks, and mud flats deposits,
- Pleistocene-age deposits: Estuarine and Marine deposits with overlapping terraces of the Sliver Bluff and Princess Anne formations, and
- Miocene-age and older deposits: Phosphorite sands, Marls, and Limestone deposits.

The available geologic mapping indicates the near surface soils in the vicinity of our exploration areas are mapped as Holocene or Pleistocene-age deposits, and deeper soils are of tertiary or older depositional age. It was difficult



to discern between Holocene and Pleistocene-aged formations. However, the majority of our subsurface data appears to be mapped as Pleistocene Estuarine and Marine deposits (within Pinckney Island), and our exploration was not performed within wetland, marsh areas.

#### **4.4 Historical Use Information on the Property**

S&ME reviewed historical topographic maps and aerial photographs. Sanborn maps were not available for the subject property. The local historical records room at the public library was closed due to the COVID-19 pandemic. City directory records were requested from EDR but have not been received as of the date of this report.

Property record cards were obtained from Beaufort County's online database. The property cards are included in Appendix III and further discussed below.

No other historical sources were used for this report. Additional historical sources such as property tax files, recorded land title records, building department records, and zoning/land use records were not used as they are generally unproductive in Beaufort County for our purposes.

Based on a review of historical information, the subject property and the surrounding properties have historically been commercial and residential properties. Based on review of historical documents, the subject property appears to have been developed in the 19XXs. No earlier resources were reviewed as part of this assessment.

Below is a summary of the historical sources reviewed.

##### **4.4.1 Aerial Photographs**

S&ME reviewed available aerial photographs to observe previous conditions and development of the subject property and immediately adjacent properties. These photographs were obtained from EDR. Aerial photographs from Beaufort County GIS and Google Earth were also observed. The aerial photographs were reviewed on a computer with a limited level of resolution.

The earliest available aerial photographs obtained were dated 1939. In these photographs, the area of the subject property generally appears to comprise marshland around the creeks, farmland, residences, and several roads. A road is present on Jenkins Island and Hilton Head Island in the location of current day US 278. Squire Pope Road appears to be present in its current location; however, the intersection with the main road is different than current. Buildings are present in the northwest corner of the intersection, but the use of the buildings is not evident.

The conditions observed in the 1951 aerial photographs are similar to those observed in 1939 aerial photograph.

US 278 is present in its current location in the 1961 aerial photograph. A road is present from US 278 north onto Pinckney Island and Hog Island. Sparse development that appears to be primarily residential farmland appears to be present on both sides of US 278 on the eastern Hilton Head Island portion of the subject property. Wild Horse Road is present at its former intersection with US 278. A large building (former school) is present south of the intersection of Wild Horse Road and US 278. Spanish Wells Road is present in its current location in 1961. The overhead transmission line right-of-way that parallels US 278 is evident just north of the highway.

The conditions observed in the 1968 aerial photographs are similar to those observed in the 1961 aerial photograph. A marina is visible on the northern portion of Jenkins Island. It appears that commercial businesses may be operating on both sides of US 278 on the eastern Hilton Head Island portion of the subject property;



however, the use of the businesses can not be confirmed from the aerial photographs. It appears that a road located where Wild Horse Road is currently (to intersect US 278 at Spanish Wells Road) may be present. Three commercial businesses appear to be present north of US 278 between current Old Wild Horse Road and Wild Horse Road.

The conditions observed in the 1971 aerial photographs are similar to those observed in the 1968 aerial photograph. Development may be occurring on Hog Island. Clarity of the 1977 aerial photograph limits our review; however, overall conditions appear similar to the 1971 aerial photograph. The western portion of Hog Island appears to be developed. The overhead power transmission line located north of US 278 is more pronounced.

In the 1983 aerial photograph, conditions are generally similar to those observed in the 1971 aerial photograph. More commercial development is evident on both sides of US 278 on the eastern Hilton Head Island portion of the subject property. It appears that the boat landing may be present on the southern tip of Pinckney Island. A new bridge has been installed to parallel the existing bridge between mainland and Pinckney Island. A new bridge has also been installed from Pinckney Island, across Hog Island, and extending onto Jenkins Island and it appears that the former bridge has been demolished. The large RV park is visible on the northern portion of Jenkins Island. Disturbance to the overhead power transmission right-of-way is evident south of the RV park. A large commercial building (known as Fairfield Station) is also visible on Old Wild Horse Road.

Resolution of the 1994 aerial photograph allows for a more detail review of the subject property and surrounding area. Additional commercial development is present on the mainland and Hilton Head Island portions of the subject property in the 1994 aerial photograph. Additional residential development is visible on Hog Island and Jenkins Island in the 1994 aerial photograph. A pier or dock has been added to the boat landing on Pinckney Island. Gateway Drive is present in its current location. What appears to be an aeriated lagoon is present between the RV park and the overhead power transmission right-of-way. There is a large structure south of US 278 at its intersection with Squire Pope Road that was previously used as the Gullah Flea Market. Two commercial buildings (known as Wild Horse Place) are located north of Fairfield Station on Old Wild Horse Road. It appears that retail petroleum outlets may be operating at the sites identified in the EDR environmental data base as Pantry 917 (1553 Fording Island Road), Circle K #2705385 (1610 Fording Island Road), and Parker's 53 (165 William Hilton Parkway). The configuration of Parker's 53 is different than today.

The 2006 aerial photograph depicts the subject property similar to the 1994 aerial photograph. Additional businesses are present on the mainland including the retail petroleum outlet identified in the EDR environmental database as Circle K #2705385 (1565 Fording Island Road). The lagoon between the overhead power transmission right-of-way and the RV park appears to be closed and overgrowing with vegetation. The Gullah Flea Market and school have been demolished and it appears that US 278 has been widened on Hilton Head Island.

The 2009 aerial photograph depicts the subject property similar to the 2006 aerial photograph. The Hilton Head Public Service District facility off of Gateway Drive is visible in the location of the former lagoon.

The 2013 and 2017 aerial photographs depicted the subject property similar to conditions observed during the site reconnaissance. The cell phone tower observed adjacent to the Hilton Head PSD building is visible in the 2013 aerial photograph. The Bluffton Parkway is visible in the 2017 aerial photograph.



The scales and clarity of the reviewed aerial photographs limited our ability to identify specific conditions indicative of releases or threatened releases of hazardous substances on or in the vicinity of the property. Copies of the aerial photographs are located in Appendix III.

#### *4.4.2 Topographic Maps*

S&ME reviewed available historical topographic maps (Bluffton and Hilton Head Quadrangles) to observe previous conditions and development of the subject property as well as immediately adjacent properties.

On the 1920 topographic map, the area of the subject property appears rural in nature with scattered residential sites. Mackays (sic) Creek, Skull Creek, and surrounding marshlands as well as Pinckney Island, Hog Island, Jenkins Island are identified. A rural road is shown on the mainland to Buckingham Landing, located south of the subject property. A ferry is shown from Buckingham Landing on the Bluffton mainland to Ferry Point on Jenkins Island. A rural road is shown from Ferry Point across Jenkins Island south of current US 278. The Jenkins Island Causeway is shown between Jenkins Island and Hilton Head Island in the current location of US 278. Several structures are shown on the northern portion of Jenkins Island as well as north and south of US 278 on Hilton Head Island.

The 1945 topographic map is similar to the 1920 topographic map. Buckingham Ferry and Ferry Point are identified but a ferry route is not shown. Last End Point is labeled on the southern tip of Pinckney Island. An Oyster Packing Plant is labeled on the northern tip of Jenkins Island. Additional structures are present south of US 278.

US 278 (identified as Highway 46) is shown on the 1956 topographic map. A toll bridge is shown over Mackay Creek and a swing bridge is shown over Skull Creek. State Ferry Landing and a County Dock are labeled on the northern tip of Jenkins Island. A school is shown south of US 278 near the intersection of Old Wild Horse Road. Jenkins Island Cemetery and Graham Stoney Cemetery are shown along the bank of Skull Creek. The 1969 revised edition of the 1956 topographic map identifies State Ferry Landing as Hilton Head Harbor.

The 1972 revision of the 1956 topographic map identifies US 278. An overhead power transmission line parallels US 278 to the north. Additional structures are shown along US 278 on Hilton Head Island. Spanish Wells Road is shown in its current location on the Hilton Head Quadrangle. No evident changes are noted on the 1984 revision.

The 2011 Bluffton Quadrangle identifies the Karl Bowers and Wilton Graves Bridges on US 278. Windmill Harbor community is identified on Jenkins Island. The Hilton Head Island-Daufuskie Island Ferry route is shown. No additional features, from those cited above, are called out. Individual structures are not shown.

The 2014 Bluffton Quadrangle identifies US 278 as Fording Island Road and William Hilton Parkway. No additional features, from those cited above, are called out. Individual structures are not shown.

The scales and clarity of the reviewed topographic maps limited our ability to identify specific conditions indicative of releases or threatened releases of hazardous substances on or in the vicinity of the subject property. Copies of the historic topographic maps are included in Appendix III.

#### *4.4.3 Beaufort County Property Card Records*

Property Cards were downloaded from the Beaufort County website and reviewed. Tax parcel R600 041 000 0001 0000, located at 1544 Fording Island Road, was owned by Exxon Corp from 1985 to 1993. The deed states that the property was used as an automobile service station for the storage, sale, transfer, and distribution of motor vehicle



fuel, petroleum products or derivatives containing hydrocarbons, and that such fuel, products or derivatives or other related substances may have been spilled, leaked, or otherwise discharged onto or into the property causing contamination to the soil or groundwater on or under the property. A copy of the deed is included in Appendix III.

No additional information about the subject property was obtained through our review of the property cards that is considered a finding in connection to the subject property.

#### **4.4 Historical Use Information on Adjoining Properties**

Based upon the review of available historical sources, adjoining properties were historically comprised of marshlands, woodlands, agricultural land, and rural residential sites. Modern residential and commercial development began in the 1950's when electricity and bridges allowed development of Hilton Head Island. Commercial development in the area has included retail petroleum outlets, auto repair facilities, restaurants, landscaping businesses, and office buildings.





## **5.0 Site Reconnaissance**

A site reconnaissance was conducted on June 18, 2020 to observe the current uses of the subject property, immediately adjoining properties, and nearby properties in the surrounding area. Photographs were taken of various portions of the subject property. Copies of the photographs are included in Appendix IV.

### **5.1 Methodology and Limiting Conditions**

The subject property was observed by vehicular and pedestrian survey. Adjacent properties were viewed where accessible and from public rights-of-way. Portions of the subject property are moderately wooded or developed with pavement and structures preventing the observation of the underlying surface. Gated communities were not accessed, and buildings were not entered.

### **5.2 General Site Setting**

The subject property generally parallels US 278 from its intersection with Moss Creek Village Road to the intersection with Spanish Wells Road. The area is developed with commercial businesses and private residences.

#### *5.2.1 Current Use(s) of the Property*

The multiple parcels of land through which the subject property routes is a mix of undeveloped land, residential properties, various commercial properties, wildlife refuge, and existing roads.

#### *5.2.2 Past Use(s) of the Property*

Previous uses of the subject property were noted for several properties based on observations made during the site reconnaissance. Details of pasts uses are included in Section 5.3 below.

#### *5.2.3 Current Use(s) of Adjoining and Surrounding Properties*

Adjoining and surrounding properties consist of undeveloped land, and commercial and residential development. Development adjoining and within a close proximity to the subject property include retail petroleum outlets, various commercial businesses, retail stores, and multi-purpose office buildings.

#### *5.2.4 Past Use(s) of Adjoining and Surrounding Properties*

Site observations did not reveal previous uses of adjoining properties that are different from their current uses.

#### *5.2.5 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions*

The areas of the subject property are situated within a region comprising soils that are primarily sand and sandy loam. These soils have moderate permeability. Several creeks and low-lying wet marsh areas are within or near the boundaries of the subject property. Stormwater drains and drainage ditches were observed on or adjacent to portions of the subject property. The topography and groundwater flow direction along the route of the subject property likely varies. Area hydrogeologic conditions were not confirmed during the site reconnaissance. No confirmation of groundwater conditions was made during the site visit.





### *5.2.6 Description of Structures and Roads*

US 278, known as Fording Island Road and William Hilton Parkway, and portions of Gateway Drive, Pinckney Wildlife Refuge Road, Jenkins Road, Squire Pope Road, Old Wild Horse Road, Wild Horse Road, Spanish Wells Road, and other intersecting roads are located on portions of the subject property. Residential homes and structures of various businesses are also located within the boundary of portions of the subject property. The boundaries of the subject property were not clearly marked in the field and observations were approximated.

### *5.2.7 Potable Water Supply and Sewage Disposal Systems*

Potable water and sewage disposal services in the area of the subject property are provided by the Hilton Head Public Sewer District. We did not confirm water or sewer service availability as part of the assessment. It can be assumed that septic tanks were or are located at some of the structures.

## **5.3 Exterior Observations**

The site reconnaissance began on US 278 just west of its intersection with Moss Creek Village Road, progressed in a southeasterly then easterly direction, and ended just east of the US 278 intersection with Wild Horse Road and Spanish Wells Road. Along this route, between the mainland and Hilton Head Island, US 278 crosses Mackay Creek, Pinckney Island, Skull Creek, Hog Island, and Jenkins Island. Photographs taken during the site reconnaissance are included in Appendix IV.

Most of the subject property is developed as US 278 and other adjoining roadways. As you move east along the US 278 corridor, the subject property widens to include private residential property, businesses, woodland, and overhead high voltage electrical transmission lines. Businesses observed on or near the subject property during the site reconnaissance that may use hazardous substances and that may be regulated by state or federal agencies such as retail petroleum outlets, car repair businesses, etc. were noted and compared to the sites listed in the EDR environmental database report.

Active retail petroleum outlet UST sites were observed in three locations on the subject property. The active retail petroleum sites are included in the EDR environmental database report and identified as Circle K #2705385 at 1565 Fording Island Road, Circle K # 2720430 at 1610 Fording Island Road, and Parker's 53 at 165 William Hilton Parkway.

Evidence of former retail petroleum outlet UST sites was observed in three locations on or adjacent to the subject property. The evidence included store fronts, ground surface conditions, and/or monitoring wells which is consistent with historical operations as retail petroleum sites. The former retail petroleum sites are included in the EDR environmental database report and identified as Pantry 917 at 1553 Fording Island Road, Gwen's Beauty Supply at 148 William Hilton Parkway, and Music Express at 149 William Hilton Parkway.

The Hilton Head Public Service District Reverse Osmosis Water Treatment Facility and a cell phone tower were observed north of US 278 and east of Gateway Drive

Lam's Tailor & Expert Alterations was observed at 12 Squire Pope Road. Signage on the windows advertised dry cleaning services. No exterior observations indicated dry cleaning was conducted onsite.

Numerous commercial businesses were in operation at Fairfield Station and Wild Horse Place on Old Wild Horse Road. Operations of the current or past businesses were not verified during the site reconnaissance.



An automobile repair shop, Mild Island Car Care, was observed operating at 166 William Hilton Parkway. Two service bays and an outdoor lift were observed from the public right-of-way.

Stormwater drains, drainage ditches, marshes, creeks and/or low-lying wet marsh areas are located on or near portions of the subject property. No unusual films or sheens were observed on the water in these areas.

Pole-mounted and pad-mounted electrical transformers were observed adjacent and within the boundaries of portions of the subject property. Many of the transformers appeared to be labeled as not containing polychlorinated biphenyls (PCBs). The transformers appeared to be in good condition and no leaks were observed. Overhead power lines and high voltage electrical transmission lines are also located adjacent to or within portions of the boundaries of the subject property. Other underground utilities such as fiber optic cables, electrical, phone, and sewer and water lines are also assumed to be located adjacent and within the boundaries of the subject property.

Much of the land adjacent to the subject property is developed. Some areas comprise wooded and undeveloped land. Residential sites and various commercial properties including office buildings were observed adjoining and/or nearby the subject property. The Hilton Head SCDOT Section Shed was observed at 6 Humane Way. The Hilton Head SCDOT Section Shed is listed in the EDR environmental database as a former UST site.

No other businesses of potential concern were identified during the site reconnaissance; however, past use of some structures was not evident from site observations.

## **5.4 Interior Observations**

Interior spaces of structures within the subject property boundaries were not included as part of the assessment.



## **6.0 Interviews**

### **6.1 Interview with Past and Present Owners**

At the request of the user, property owner interviews were not conducted.

### **6.2 Interview with Key Site Manager**

There was not a key site manager.

### **6.3 Interview with Occupants**

At the request of the user, buildings were not entered and occupant interviews were not conducted.

### **6.4 Interview with Local Officials**

S&ME contacted the Hilton Head Island Fire Rescue to inquire if they had any records of any significant environmental incidents along the areas of the subject property. Joheida Fister was interviewed on June 30, 2020. Ms. Fister reviewed their databases in the area of the subject property. She stated Hilton Head Island Fire Rescue did not have records of any significant incidents or hazmat responses along the area of the subject property. Ms. Fister stated that Bluffton Township Fire District services the area of the subject property on the mainland east to Windmill Harbor residential community on Jenkins Island.

S&ME contacted the Bluffton Township Fire District to inquire if they had any records of any significant environmental incidents along the areas of the subject property in their jurisdiction. Chief Payne, who has been with the Bluffton Township Fire District for 26 years stated he was unaware of any significant incidents or hazmat responses along the area of the subject property. He was aware of the Circle K gas stations (1565 and 1610 Fording Island Road) and former Pantry gas station (1553 Fording Island Road) on the mainland, but no others. He stated that he was not aware of any gas stations on US 278 on Pickney Island, Hog Island, or Jenkins Island (except for the marina at Windmill Harbor).

S&ME interviewed Joel Padgett of the SCDHEC regarding petroleum UST sites on the subject property. Mr. Padgett said he was present when the SCDOT conducted the tank closures at Gwen's Beauty Supply (UST Site 17505) and Music Express (UST Site 16748).

### **6.5 Interview with Others**

S&ME called the business operating as Lam's Tailors and Expert Alterations to ask if they conduct dry cleaning services. The indicated that they take items for dry cleaning, but they are not dry cleaned on-site. S&ME asked if dry cleaning operations were historically conducted onsite. The representative for Lam's Tailors and Expert Alterations stated no dry cleaning has ever been conducted onsite.



## 7.0 Findings

1. Pantry 917, a former retail petroleum site, was formerly located at 1553 Fording Island Road. Pantry 917 is identified by SCDHEC as UST Site ID 10815. Three USTs were installed in 1988. The USTs have been abandoned. Three releases have been documented at Pantry 917. Release #1 received a CNFA on December 13, 2007. Release #2 received an NFA on November 6, 2008. Release #3 is currently monitored by SCDHEC. Groundwater documented at 5 feet below ground surface flowing in northwestern direction.
2. Circle K #2705385, a retail petroleum site, is located at 1565 Fording Island Road. Circle K #2705385 is identified by SCDHEC as UST Site 17140. Four USTs installed in 1995 are currently operated onsite. One release has been documented at Circle K #2705385. Release #1 received a CNFA on January 7, 2014. Groundwater documented at 5 feet below ground surface flowing in southeastern direction.
3. Exxon Corporation, a former retail petroleum and automobile repair shop, was formerly located at 1544 Fording Island Road. Exxon Corporation was identified as a previous owner of the property from 1985 to 1993. The property deed states that the property was used as an automobile service station for the storage, sale, transfer, and distribution of motor vehicle fuel, petroleum products or derivatives containing hydrocarbons, and that such fuel, products or derivatives or other related substances may have been spilled, leaked, or otherwise discharged onto or into the property causing contamination to the soil or groundwater on or under the property. Regulatory records documenting assessment or closure of the Exxon Corporation site were not obtained through our research for the subject property.
4. Circle K #2720430, a retail petroleum site, is located at 1610 Fording Island Road. Circle K #2720430 is identified by SCDHEC as UST Site 00991. Three USTs were installed in 1996 are currently operated onsite. One release has been documented at Circle K #2720430. Release #1 received a CNFA May 1, 2007. Groundwater documented at 5 feet below ground.
5. Davis Landscape, a former UST site, was formerly located at 25 Squire Pope Road. Davis Landscape is identified by SCDHEC as UST Site 00991. Two USTs were installed in 1986 and removed from the ground in 1996. No releases were reported.
6. Lam's Tailors & Expert Alterations is located at 12 Squire Pope Road. Lam's Tailors & Expert Alterations is listed on an EDR environmental database as an EDR historical cleaner. Lam's Tailors & Expert Alterations is not listed on the SCDHEC dry cleaning database. The operator confirmed during a telephone interview that dry cleaning operations are not conducted onsite currently or historically.
7. Gwen's Beauty Supply, a former retail petroleum site, was formerly located at 148 William Hilton Parkway. Gwen's Beauty Supply is identified by SCDHEC as UST Site 17505. Two USTs were removed from the ground in 1996. One release has been documented at Gwen's Beauty Supply. Release #1 received an NFA on February 5, 1999.
8. Music Express, a former retail petroleum site, was formerly located at 149 William Hilton Parkway. Music Express is identified by SCDHEC as UST Site 16748. Two USTs were removed from the ground in 1996. One release has been documented at Music Express. Release #1 received an NFA on January 13, 2005. Groundwater documented at 3 feet below the ground surface flowing in a northern direction.
9. Mid Island Car Care, an automobile repair shop, is located at 166 William Hilton Parkway. Mid Island Car Care was observed during site reconnaissance.
10. Parker's 53, a retail petroleum site, is located at 165 William Hilton Parkway. Parker's 53 is identified by SCDHEC as UST Site ID 11733. Two USTs are currently operated onsite. Eight USTs installed in 1997 and 1998 have been abandoned. Two releases have been documented at Parker's 53. Release #1 received a CNFA on November 1, 2006. Release #2 is currently monitored by SCDHEC. Groundwater documented at



5 feet below the ground surface flowing in eastern direction. The site was used as a retail petroleum and automobile repair shop prior to being developed as Parker's 53.

11. Hilton Head SCDOT Section Shed, a former UST site, is located at 6 Humane Way. Hilton Head SCDOT Section Shed is identified by SCDHEC as UST Site ID 01055. Six USTs were removed from the ground in 1989, 1992, and 2002. One release has been documented at the Hilton Head SCDOT Section Shed. Release #1 received a CNFA on March 2, 2005. Groundwater documented at 4 feet below the ground surface flowing in southern direction.

## 8.0 Opinion

1. Pantry 917 site is considered a REC based on current regulatory status as having a previous petroleum release that is currently monitored by SCDHEC.
2. Circle K #2705385 site is considered a REC based on current use as an active retail petroleum UST site.
3. Exxon Corporation site is considered a REC based on historical use as a former retail petroleum site and automobile repair shop with no regulatory records documenting assessment or closure of the site.
4. Circle K #2720430 site is considered a REC based on current use as an active retail petroleum UST site.
5. Davis Landscape site is not considered a REC based on current regulatory status as having USTs properly abandoned and no releases reported.
6. Lams Taylors & Expert Alterations site is not considered a REC based on interview with operator that dry cleaning services are provided at an offsite location and have never been conducted onsite.
7. Gwen's Beauty Supply site is not considered a REC based on current regulatory status as having USTs properly abandoned and receiving an NFA from SCDHEC for a previous release.
8. Music Express site is not considered a REC based on current regulatory status as having USTs properly abandoned and receiving an NFA from SCDHEC for a previous release.
9. Mid Island Car Care site is considered a REC based on current use as an automobile repair shop.
10. Parker's 53 site is considered a REC based on current use as an active retail petroleum UST site, current regulatory status as having a previous petroleum release that is currently monitored by SCDHEC, and historical use as a retail petroleum site and auto repair garage.
11. Hilton Head SCDOT Section Shed site is not considered a REC based on distance from the subject property and groundwater flow direction.

The user should be aware that petroleum impacted soil and groundwater may be encountered during construction activity on the UST sites that have obtained regulatory closure and are not considered a REC.

It should be noted that the above listed sites with confirmed or potential releases of hazardous substances and/or petroleum products might also represent a vapor encroachment condition by vapor migration through the subsurface. However, we understand that there are no plans to develop any inhabited building structures on the subject property that would represent a potential for exposure to vapors in an enclosed space.

### 8.1 Data Gaps and Data Failure

1. The operational history of the subject property could not be documented at approximately five-year intervals or prior to development due to the lack of historical source information readily available. Due to information gathered during interviews and from available historical sources this data gap is not considered significant and is not considered a REC.
2. Current chain-of-title, environmental lien, and/or activity and use limitations information were not provided by the user. This data gap is considered significant and is therefore considered a REC.



**Phase I Environmental Site Assessment  
SCDOT US 278 Corridor Improvements**

Beaufort County, South Carolina

S&ME Project No. 1413-18-001

KCI Project No. 251800390

3. At the request of the user, property owner interviews were not conducted, and buildings were not entered. This data gap is considered significant and is considered a REC.
4. A regulatory file review was not conducted as part of this assessment. Due to the information obtained during historical records review, interviews with local government officials, and information in the EDR report, it is the opinion of the environmental professional performing this assessment the lack of regulatory file review is not considered significant at this time and is not considered a REC.



## 9.0 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-13 for the subject property identified as SCDOT US 278 Corridor Improvements in Beaufort County, South Carolina. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property, except for the following:

- Pantry 917 is a former retail petroleum site located at 1553 Fording Island Road. Pantry 917 is considered a REC based on current regulatory status as having a previous petroleum release that is currently monitored by SCDHEC.
- Circle K #2705385 is a retail petroleum site located at 1565 Fording Island Road. Circle K #2705385 is considered a REC based on current use as an active retail petroleum UST site.
- Exxon Corporation is former retail petroleum site and automobile repair shop. Exxon Corporation is considered a REC based on historical use as a retail petroleum site and automobile repair garage with no regulatory records documenting assessment or closure of the site.
- Circle K #2720430 is a retail petroleum site located at located at 1610 Fording Island Road. Circle K #2720430 is considered a REC based on current use as an active retail petroleum UST site.
- Mid Island Car Care is an automobile repair shop located at 166 William Hilton Parkway. Mid Island Car Care is considered a REC based on current use as an automobile repair shop.
- Parker's 53 is a retail petroleum site located at 165 William Hilton Parkway. Parker's 53 is considered a REC based on current use as an active retail petroleum UST site, current regulatory status as having a previous petroleum release that is currently monitored by SCDHEC, and historical use as a retail petroleum site and auto repair garage.
- Current chain-of-title, environmental lien, and/or activity and use limitations information were not provided by the user. This data gap is considered a REC.
- At the request of the user, property owner interviews were not conducted, and buildings were not entered. This data gap is considered a REC.



## 10.0 Deviations

S&ME has endeavored to perform this Phase I ESA in substantial conformance with the scope and limitations of ASTM Standard Practice E1527-13 without significant deviation. Because of the limited availability of data, the operational history of the subject property was not documented at intervals of approximately 5 years or prior to development, and environmental lien or activity and use limitations information was not provided by the user. In addition, property owner contact information to conduct interviews with past and current property owners was not provided by the user. No other deviations to ASTM Practice E 1527-13 were made in the completion of this Environmental Site Assessment.

## 11.0 Additional Services

No additional services were provided during this assessment.

## 12.0 References

ASTM, 2013. ASTM Standards on Environmental Site Assessments for Commercial Real Estate. E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. American Society for Testing and Materials, Philadelphia, PA.

University of South Carolina, 1983. Surface and Subsurface Stratigraphy, Structure and Aquifers of the South Carolina Coastal Plain; Colquhoun, Woollen, Van Nieuwenhuise, Padgett, Oldham, Boylan, Bishop and Howell

USDA/NRCS Web Soil Survey - <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Geology of the Carolinas (Horton, Jr. J. Wright and Zullo A. Victor, University of Tennessee Press, 1991)

Beaufort County website – [www.beaufortcountysc.gov](http://www.beaufortcountysc.gov)

EPA Envirofacts Website - <http://www3.epa.gov/enviro>

South Carolina Department of Natural Resources - [www.dnr.state.sc.us](http://www.dnr.state.sc.us)

Aerial Photographs – Beaufort County GIS, EDR, Google Earth

U.S.G.S. Topographic Maps - <https://ngmdb.usgs.gov/topoview/>

Online Topographical Maps - <http://historicalmaps.arcgis.com/usgs/>

South Carolina Department of Health and Environmental Control – [www.dhec.sc.gov](http://www.dhec.sc.gov)

Geologic Map of the Bluffton Quadrangle, Beaufort County, South Carolina: South Carolina Geological Survey, Geologic Quadrangle Map 22, scale 1:24,000





## 13.0 Signatures of Environmental Professionals

We declare that, to the best of our professional knowledge and belief, that we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

A handwritten signature in blue ink that reads "Mary Beth Cline".

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Mary Beth Cline, P.E.  
Senior Engineer

A handwritten signature in blue ink that appears to read "Chuck Black".

---

Chuck Black, P.E., LEED AP  
Principal Engineer, V.P.

## 14.0 Qualifications of Environmental Professionals

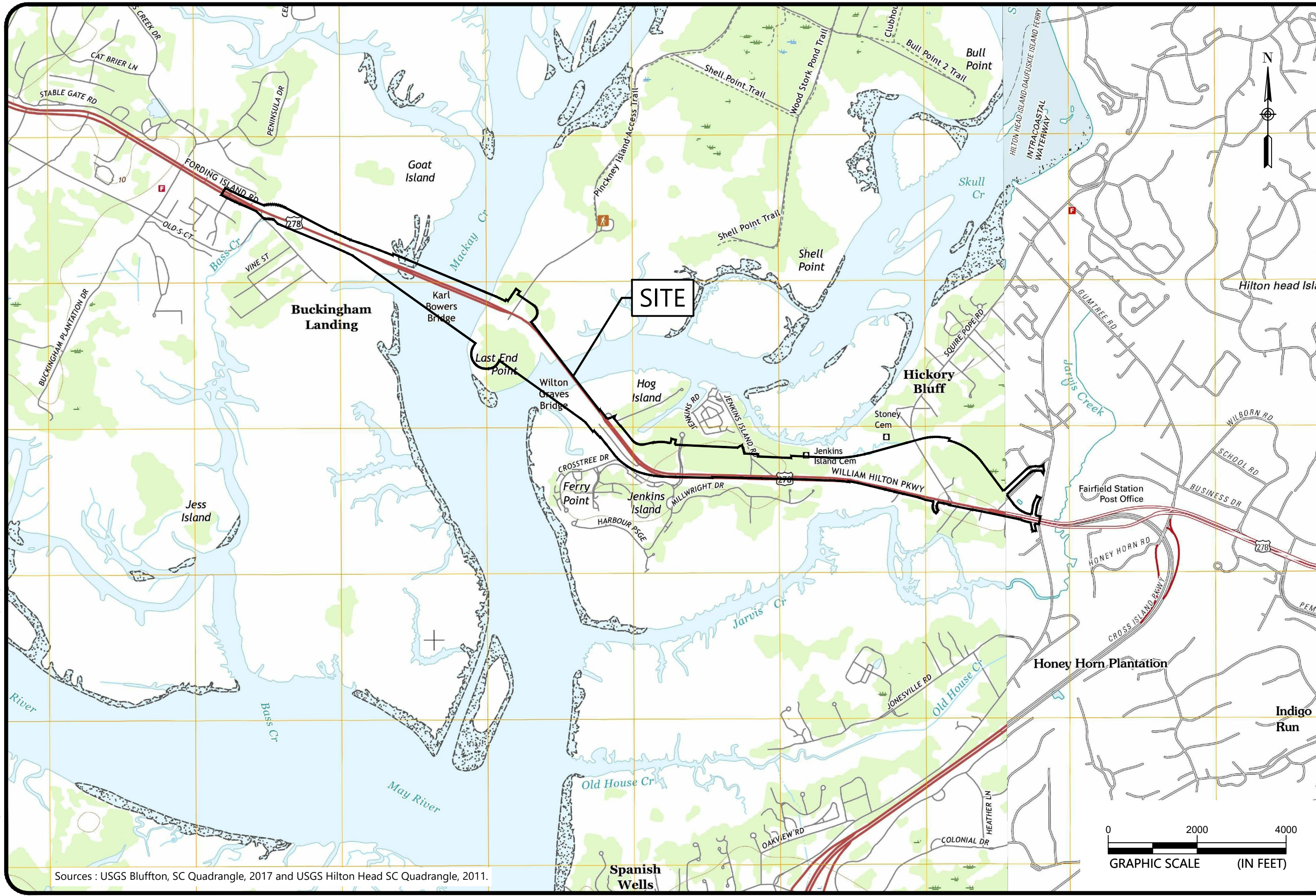
The environmental professionals for this project are Ms. Mary Beth Cline and Mr. Chuck Black. Ms. Cline has 15 years of environmental consulting experience, and Mr. Black has 28 years of environmental consulting experience. Resumes of the environmental professionals are included in Appendix V.

## **Appendices**

## **Appendix I – Figures**



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Sources : USGS Bluffton, SC Quadrangle, 2017 and USGS Hilton Head SC Quadrangle, 2011.



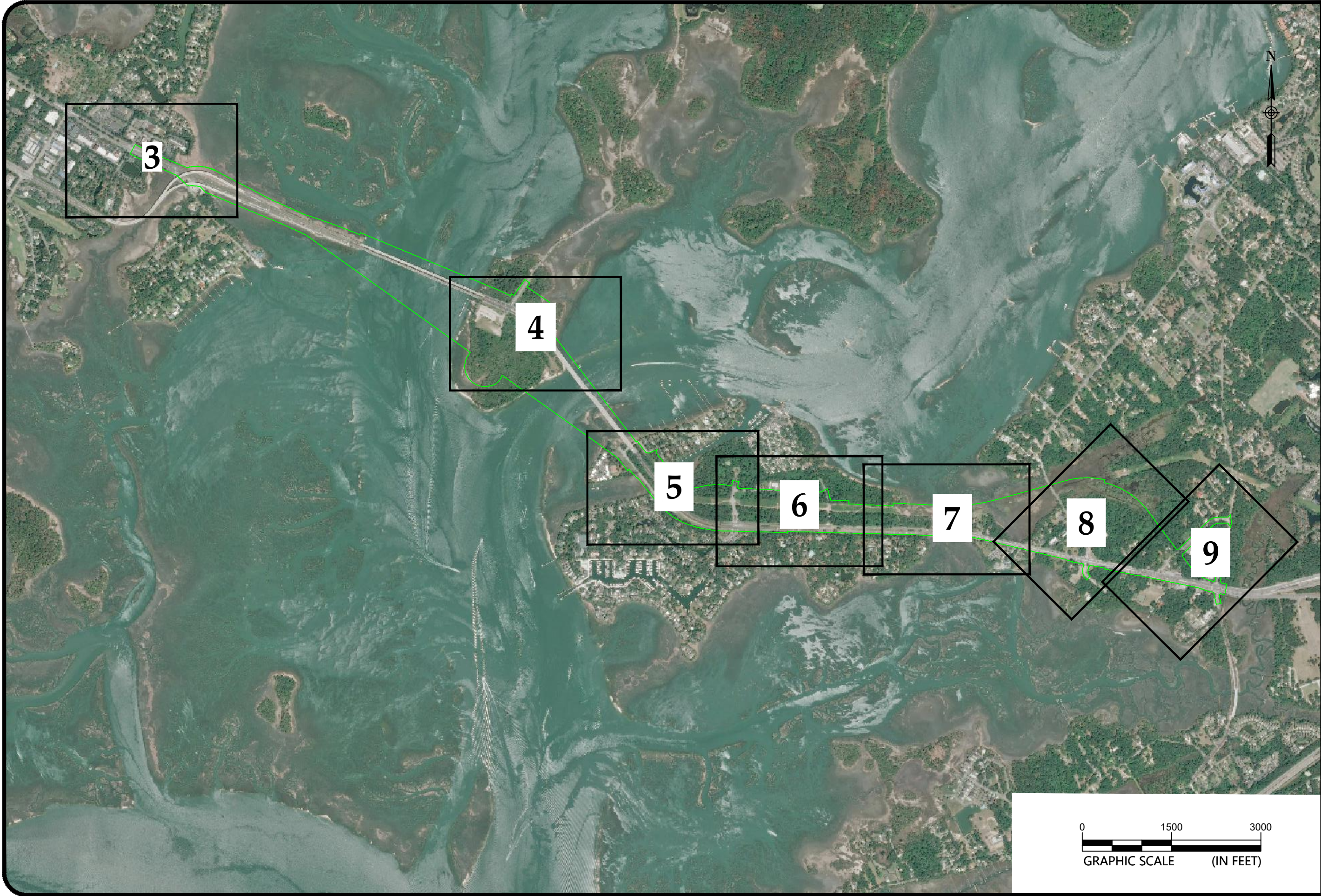
PROPERTY LOCATION MAP  
PHASE I ENVIRONMENTAL SITE ASSESSMENT FINDINGS

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
US HIGHWAY 278 CORRIDOR  
BLUFFTON - HILTON HEAD, SOUTH CAROLINA

SCALE:
AS SHOWN
DATE:
7-01-2020
PROJECT NUMBER
1413-18-001
FIGURE NO.



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PHASE I STUDY AREA PARCELS  
SHEET INDEX

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
US HIGHWAY 278 CORRIDOR  
BLUFFTON - HILTON HEAD, SOUTH CAROLINA

SCALE:  
AS SHOWN

DATE:  
7-01-2020

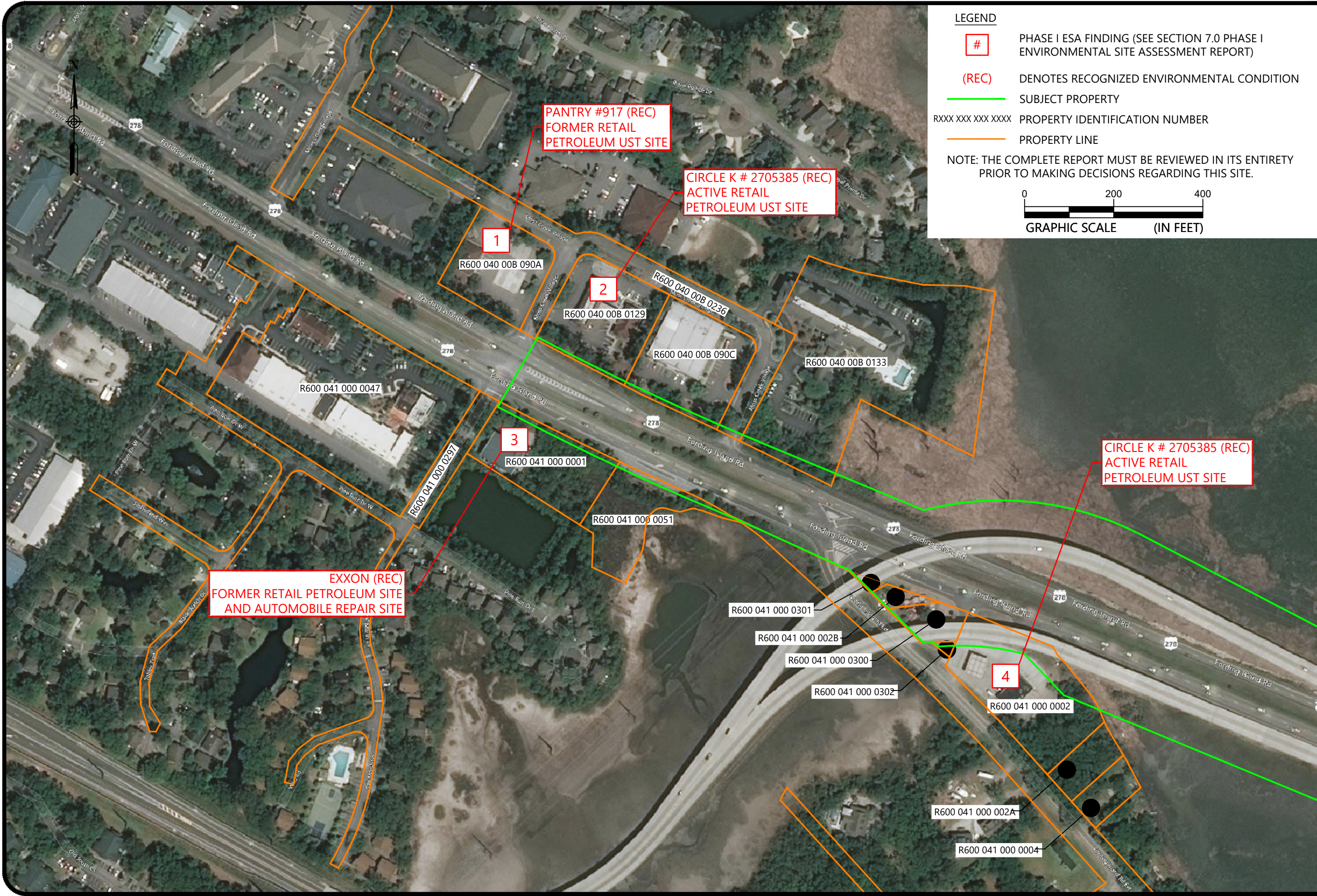
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FIGURE NO.

2



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## PHASE I ENVIRONMENTAL SITE ASSESSMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
US HIGHWAY 278  
BLUFFTON - HILTON HEAD, SOUTH CAROLINA

SCALE:  
AS SHOWN

DATE:  
7-01-2020

PROJECT NUMBER  
1413-18-001

FIGURE NO.

3



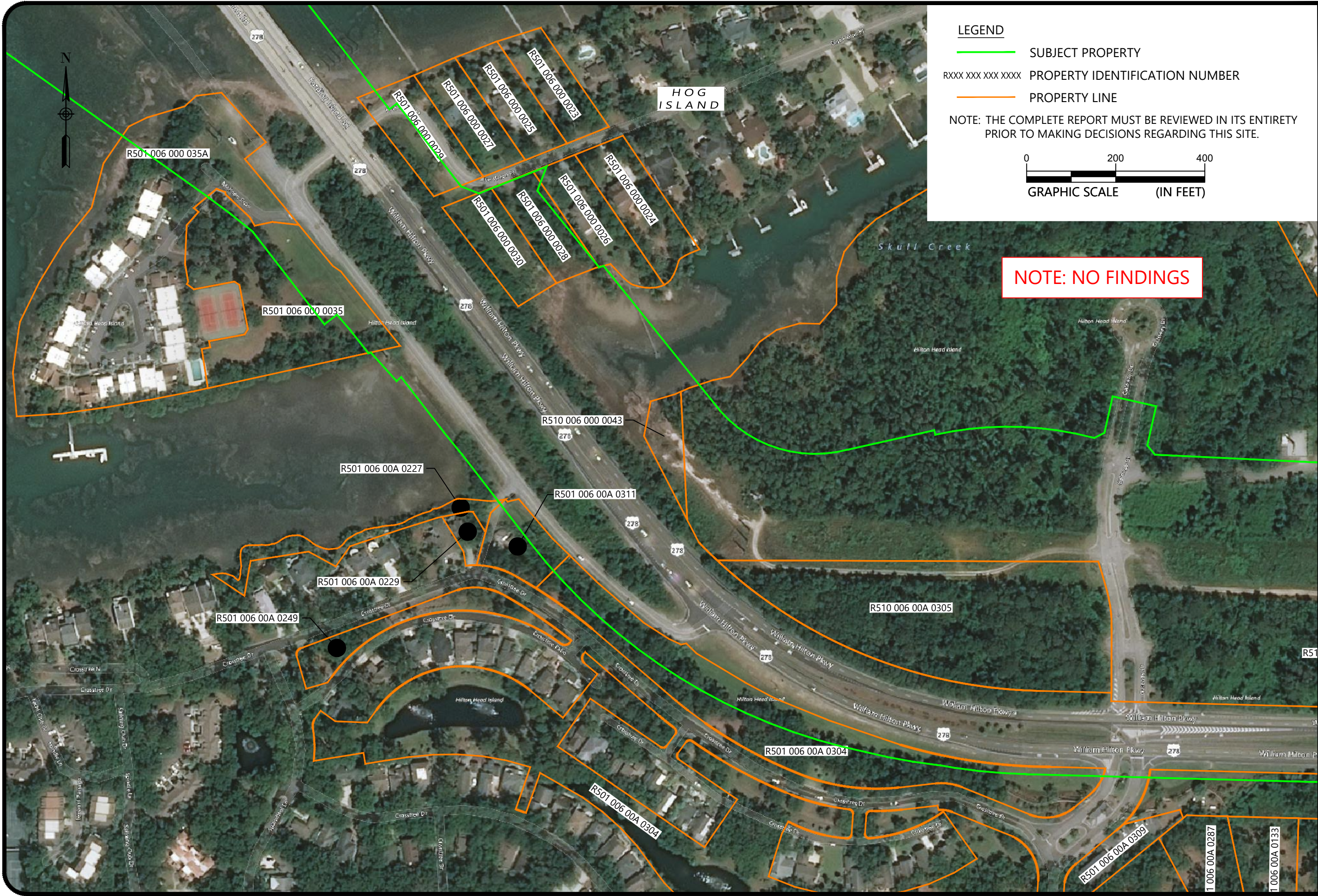
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<b>PHASE I ENVIRONMENTAL SITE ASSESSMENT FINDINGS</b>	
PHASE I ENVIRONMENTAL SITE ASSESSMENT US HIGHWAY 278 CORRIDOR BLUFFTON - HILTON HEAD, SOUTH CAROLINA	
SCALE:	AS SHOWN
DATE:	7-01-2020
PROJECT NUMBER	1413-18-001
FIGURE NO.	4



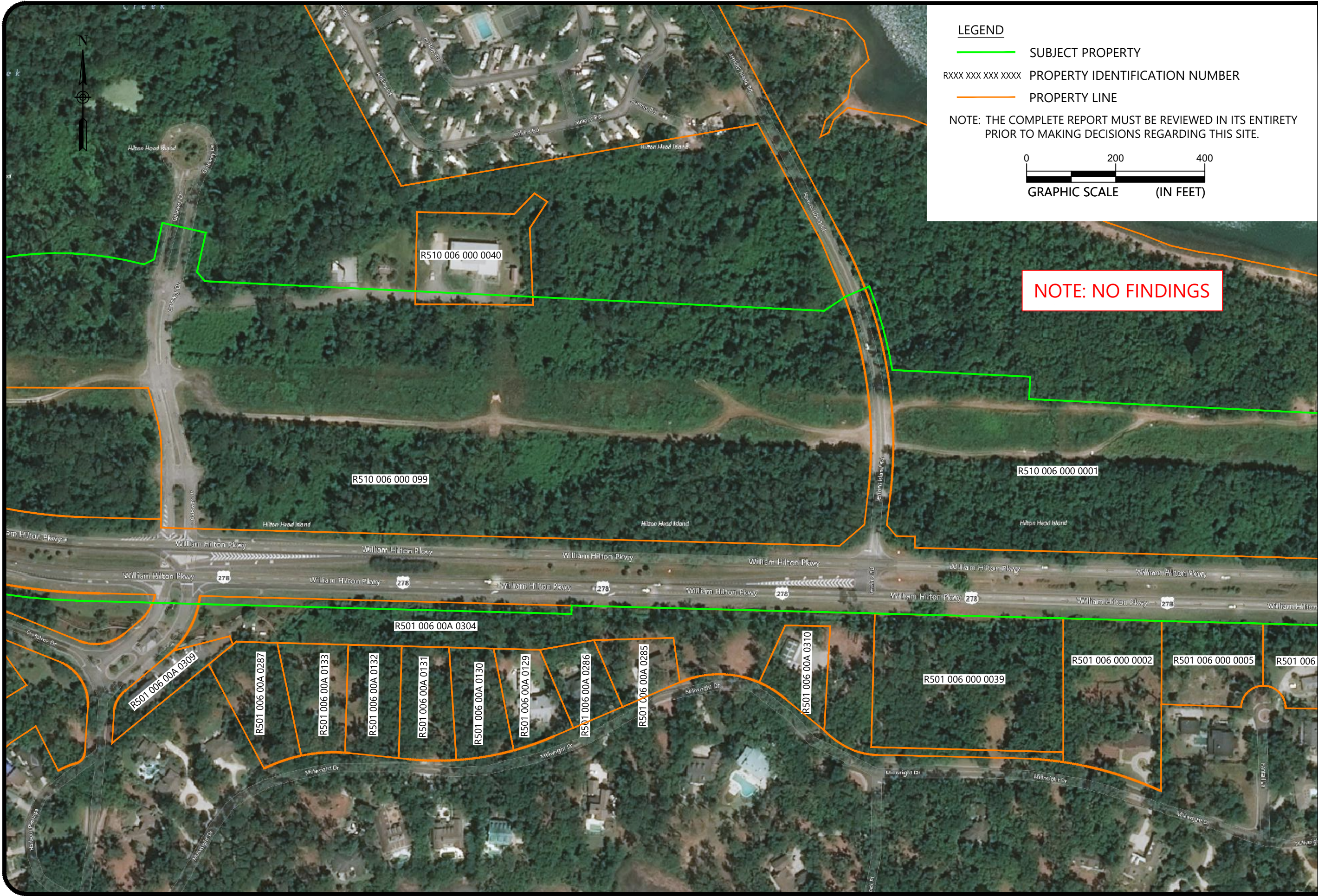
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PHASE I ENVIRONMENTAL SITE ASSESSMENT FINDINGS	
PHASE I ENVIRONMENTAL SITE ASSESSMENT US HIGHWAY 278 BLUFFTON - HILTON HEAD, SOUTH CAROLINA	
SCALE:	AS SHOWN
DATE:	7-01-2020
PROJECT NUMBER	1413-18-001
FIGURE NO.	5



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## PHASE I ENVIRONMENTAL SITE ASSESSMENT FINDINGS

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
US HIGHWAY 278  
BLUFFTON - HILTON HEAD, SOUTH CAROLINA

SCALE:  
AS SHOWN

DATE:  
7-01-2020

PROJECT NUMBER  
1413-18-001

FIGURE NO.

6







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PHASE I ENVIRONMENTAL SITE ASSESSMENT FINDINGS

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
US HIGHWAY 278  
BLUFFTON - HILTON HEAD, SOUTH CAROLINA



SCALE:  
AS SHOWN  
DATE:  
7-01-2020  
PROJECT NUMBER  
1413-18-001  
FIGURE NO.



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PHASE I ENVIRONMENTAL SITE ASSESSMENT FINDINGS

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
US HIGHWAY 278  
BLUFFTON - HILTON HEAD, SOUTH CAROLINA

SCALE:
AS SHOWN
DATE:
7-01-2020
PROJECT NUMBER
1413-18-001
FIGURE NO.
9