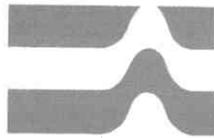


**Contamination Screening Evaluation Report  
State Road 426 / County Road 419  
From Pine Avenue to Lockwood Boulevard  
Oviedo, Seminole County, Florida**



**Ardaman & Associates, Inc.**

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American Concrete Institute  
American Society for Testing and Materials  
Florida Institute of Consulting Engineers

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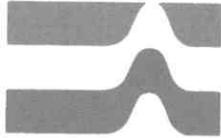
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Ardaman & Associates, Inc.

Geotechnical, Environmental and  
Materials Consultants

September 23, 2003  
File No. 02-6521

DRMP, Inc.  
1505 East Colonial Avenue  
Orlando, Florida 32803

Attention: Mr. Ralph Bove

Subject: Contamination Screening Evaluation Report  
State Road 426 / County Road 419  
From Pine Avenue to Lockwood Boulevard  
Oviedo, Seminole County, Florida

Gentlemen:

As requested, we have completed a Contamination Screening Evaluation Report following the general methodology of Chapter 22 of the Florida Department of Transportation (FDOT) Project Development and Environmental Guidelines for the above referenced project. This report provides our professional opinion relative to the possibility of recognized environmental conditions, as defined in Chapter 22 of the FDOT's Project Development and Environmental Manual, in connection with the proposed improvements to the State Road 426 / County Road 419 project corridor. This report documents our findings and presents our professional conclusions.

## 1.0 INTRODUCTION

The objective of our work during this assessment was to identify and evaluate areas of environmental concern through a review of the site history and through site reconnaissance. In addition, we have provided a determination of properties located adjacent to the State Road 426/County Road 419 right-of-way relative to potential project contamination problems.

The preparation of this report involved the following tasks:

- Field observations of the existing State Road 426 / County Road 419 right-of-way and the areas adjacent to and surrounding the right-of-way.
- Review of relevant regulatory agency records to determine if any hazardous waste disposal areas or hazardous waste generators exist within or adjacent to the project corridor.
- Review of aerial photographs to note potential waste sources or disposal areas located within or adjacent to the project corridor.

## 2.0 SITE CONDITIONS

### 2.1 Site Location

Based on information provided by DRMP, Inc., it is our understanding that the project corridor under consideration for this study begins at the intersection of Pine Avenue and State Road 426 and terminates at the intersection of Lockwood Boulevard and County Road 419. The project corridor is located within Sections 9, 10, 11, 13 and 14 of Township 21 South, Range 31 East, in Seminole County, Florida. The approximate project location is shown superimposed on a reproduction of the Oviedo, Florida USGS quadrangle map presented as the site location map, Figure 1.

### 2.2 Review of Available Data

#### 2.2.1 Soil Survey Map

Based on the 1990 Soil Survey for Seminole County, Florida, as prepared by the U.S. Department of Agriculture Soil Conservation Service, the project corridor encounters various soil types within the project boundaries. The various soil types and a brief description of their characteristics are presented as Table 1. The approximate project location is shown superimposed on a reproduction of the Soil Survey Map presented as Figure 2.

#### 2.2.2 USGS Quadrangle Map

Based on review of the Oviedo, Florida, USGS quadrangle map, the ground surface elevations along the project corridor appear to vary between approximate Elevations +50 and +60 feet based on 1929 National Geodetic Vertical Datum (NGVD).

#### 2.2.3 Potentiometric Surface

Based on review of the "Potentiometric Surface of the Upper Floridan Aquifer in the St. Johns River Water Management District and Vicinity, Florida" map (dated September, 2002) published by the United States Geological Survey, the potentiometric elevation of the Upper Floridan Aquifer in the vicinity of the project corridor is approximately +30 feet NGVD. This potentiometric elevation is below the ground surface elevations determined from the U.S.G.S. quadrangle map.

#### 2.2.4 Regional Geology

According to Barraclough (1962), the geologic sequence within the upper 1,200 feet of deposits in this region of Seminole County consists of, in descending order, the Pleistocene and Recent Deposits, Late Miocene or Pliocene Deposits, Hawthorn Formation, Ocala Group Limestone of Eocene Age, Avon Park Limestone of Late Middle Eocene Age and Lake City Limestone. The approximate elevations of the geologic units in the vicinity of this site are listed in the following table. We note that this information is very generalized and the elevations do not correspond well with the actual elevations along the project corridor.

Elevation		Geologic Unit
From (feet)	To (feet)	
+125	+75	Pleistocene and Recent Deposits
+75	-5	Late Miocene or Pliocene Deposits
-5	-150	Hawthorn Formation
-150	-340	Ocala Group Limestone (Eocene Age)
-340	-840	Avon Park Limestone (Late Middle Eocene Age)
-840	-1200	Lake City Limestone

As indicated above, the vicinity of the project corridor is blanketed by undifferentiated deposits of the Pleistocene and Recent age. These geologic deposits consist mostly of fine to medium grained, quartz sand, locally mixed with shells.

The Late Miocene or Pliocene deposits consist of unconsolidated beds of fine sand, shells, clay and calcareous clay.

The Hawthorn Formation consists of calcareous clay alternating with beds of sandy limestone containing numerous grains of phosphate rock and fragments of chert.

The Ocala Group Limestone of Eocene Age consists of cream to tan-gray, soft to hard, granular, porous foraminiferal marine limestone.

The Avon Park Limestone of Late Middle Eocene Age consists of porous to dense, granular to chalky limestone.

The Lake City Limestone consists of hard, brown, porous, crystalline dolomite and hard, cream to tan chalky limestone and dolomitic limestone.

### 2.3 Site and Vicinity Characteristics

Field observations of the project corridor and adjacent properties were performed between August 29 and September 14, 2003. Photographs taken during our field visits are included in Appendix I. A 2002 aerial photograph of the project corridor is included as Figure 3.

The project corridor, approximately 3 miles long and located within the City of Oviedo, Florida, encompasses the right-of-way along State Road 426 between Pine Avenue and State Road 434 (Central Avenue) and the right-of-way along County Road 419 between State Road 434 and Lockwood Boulevard.

During our drive through of adjacent properties, development surrounding and adjacent to the project corridor was observed for potential sources of contamination that could potentially impact the project corridor. Generally, properties along the project corridor consist of commercial, public, and residential properties, as well as wooded, undeveloped lots.

Notable developments along the north side of the project corridor between Pine Avenue and State Road 434 consist of Oviedo High School, the American Legion Oviedo Post, Oviedo Oaks Plaza, Oviedo Learning Center, numerous single-family residences and small business, and the First Baptist Church of Oviedo. Along the south side of the project corridor between Pine Avenue and State Road 434, development consists of numerous various single-family residences and small businesses, T.W. Lawton Elementary School, Espirit Mortgage Lighthouse Baptist Church, Antigua Pools, and the Oviedo City Cleaners.

Notable developments along the north side of the project corridor between State Road 434 and Lockwood Boulevard consist of the Townhouse Restaurant, Staley Consulting, Palm Tree Computer Systems (formerly A-1 Automotive), the Doctor of Motors facility (formerly Texaco), Oviedo Discount Beverage, the Antioch Missionary Baptist Church, Stingrays Oviedo Grocery, the Texaco #24-025-0189 facility, the Oviedo Sports Complex, the Oviedo Materials C&DD Landfill, a Florida Power substation, a Bright House Networks substation, the Waverlee Woods Subdivision, the Riverside Landings Shopping Center, Wachovia Bank. In addition, numerous single-family residences are located intermittently along the north side of County Road 419.

Along the south side of the project corridor, notable developments consist of the Shoppes of Broadway (whose tenants include Cigi's Pizza, The Oviedo Barber Shop, Sweet Repeats, Consignment Boutique, Artistic Expressions, Murphy's Pet Products and Grooming, and Oviedo Glass), the Seminole County Sheriff Community Service Center, the Nelson & Co. facility, Oviedo Paint and Body, Owens Auto Sales and Repairs, Oviedo Bowling Center, numerous single-family residences, Abundant Life Praise Fellowship Church, the Kingsbridge East Subdivision, Lockwood Self Storage, Smoker's Express (formerly Handy Way Food Store No. 4502), and 7-Eleven Food Store No. 32395.

#### **2.4 Current Land Uses**

At the time of our field observations, lands along the project corridor consisted of wooded, undeveloped land, or properties developed either for residential, public or commercial uses.

#### **2.5 Past Land Uses**

Based on review of historical aerial photographs dating back to 1940 (the earliest, readily available aerial photograph), the vast majority of the properties adjacent to and along the project corridor appear to have been in use as citrus groves until about 1980.

### **3.0 SITE RECONNAISSANCE**

The field observations of the project corridor and adjacent properties were performed between August 29 and September 15, 2003. Observations of the project corridor and adjacent properties were conducted by Ardaman & Associates' engineer Mr. William L. Fox, P.E. to determine if on-site conditions indicated the potential for hazardous or toxic waste contamination.

The north side of the project corridor between Pine Avenue and State Road 434 (Central Avenue) was observed. Oviedo High School is located to the northeast of the intersection of State Road 426 and Pine Avenue. No chemical storage areas, storage drums, stained soils, stressed vegetation, or other obvious signs of potential sources of contamination were observed on the grounds of the high school adjacent to the project corridor. It is noted that Oviedo High School is

registered with the State of Florida as having underground petroleum storage tanks. The presence of the tanks on the high school property is further discussed in Section 4.0.

Accessible portions of the remaining properties located adjacent to the north side of the project corridor between Pine Avenue and State Road 434, including single-family residences, the American Legion Oviedo Post, Oviedo Oaks Plaza, Oviedo Learning Center, Sunland Associates, Gregory J. John, DDS property, Inet Realty, Greater Life Church, Phase Builders, and the First Baptist Church of Oviedo, were observed. No chemical storage areas, storage drums, underground or above ground storage tanks, stained soils, stressed vegetation, or other obvious signs of potential sources of contamination were observed on the portions of these properties adjacent to the project corridor.

Accessible portions of the properties adjacent to the south side of the project corridor between Pine Avenue and State Road 434 (Central Avenue) were observed. Within this portion of the project corridor between Pine Avenue and Lawton Avenue, no chemical storage areas, storage drums, underground or above ground storage tanks, stained soils, stressed vegetation, or other obvious signs of potential sources of contamination were observed on the grounds of the densely wooded, undeveloped property to the southeast of the intersection of State Road 426 and Pine Avenue, the Oviedo Cemetery, the two unnamed professional office buildings (located at 5 and 10 West Broadway Street), the single-family residences, the wooded, undeveloped property, the Oviedo Friendship Park, the Lawton House, or T.W. Lawton Elementary School. However, it is noted that T.W. Lawton Elementary School is registered with the State of Florida as having underground petroleum storage tanks. The presence of the tanks on the school property is further discussed in Section 4.0.

Continuing east along the project corridor between Lawton Avenue and State Road 434, properties including Esprit Mortgage, Antigua Pools, Lighthouse Baptist Church, Crystal Photo, Glenda's Sewing Shop, Oviedo City Cleaners, Cabbage Rose, and Lee's Karate, were observed. No obvious signs of potential sources of contamination including chemical storage areas, storage drums, underground or above ground storage tanks, or stained soils were observed on the portions of these properties adjacent to the project corridor.

The properties adjacent to the project corridor between State Road 434 (Central Avenue) and Lockwood Boulevard were observed. Within this portion of the project corridor between State Road 434 and Division Street, no chemical storage areas, storage drums, underground or above ground storage tanks, stained soils, stressed vegetation, or other obvious signs of potential sources of contamination were observed on the grounds of the Townhouse Restaurant, Staley Consulting, Palm Tree Computer Systems (formerly A-1 Automotive), Sod King Landscaping, Alpha Electronics, MS Reprographics, Spoiled Spot Pet Grooming, the Citizens Bank of Oviedo, the Shoppes of Broadway, the Seminole County Sheriff Community Services Center, or the Center for Life in Balance acupuncture clinic.

The Doctor of Motors facility, located at 84 Geneva Drive, is an active automobile repair and used car sales facility, and former Texaco gas station. Activities observed at the facility at the time of our site visits included typical automobile repairs. The Oviedo Discount Beverage facility, located at 110 Geneva Drive, is an active convenience store and gas station. The Nelson & Co. facility, located at 110 East Broadway Street and 30 Station Street, is a former citrus packing facility which appears to be currently in use as an office and distribution center. Petroleum contamination is reported to exist at the Doctor of Motors, Oviedo Discount Beverage, and Nelson & Co. facilities. Similarly, contamination is reported to have occurred at the Sod King Landscaping facility located

at 112 Geneva Drive. The potential for the reported contamination at these facilities to impact the project corridor is further discussed in Section 4.0.

Continuing east along the project corridor between Division Street and Evans Street, no chemical storage areas, storage drums, underground or above ground storage tanks, stained soils, stressed vegetation, or other obvious signs of potential sources of contamination were observed on the grounds of the accessible portions of the Antioch Missionary Baptist Church, the Oviedo Bowling Center, the numerous single family residences and wooded, undeveloped properties, Stingray's Oviedo Grocery, the plaza containing Gain Total Nutrition, Supersonic Signs, Kinetico Water Systems, and Little Ones Childcare, the Joseph P. Sexton Lift Station manufacturing facility, the Oviedo Sport Complex, or the substations for Bright House Networks and Florida Power.

However, observations of the Oviedo Paint and Body Shop and Owens Auto Sales and Repairs facilities (located at 210 and 358 East Broadway Street, respectively) would indicate the potential for subsurface soil and groundwater contamination to be present at these facilities. These indications include the presence of automobiles in various states of disrepair and the potential for paints and other chemicals used on site to be disposed of improperly.

The Texaco #24-025-0189 facility (formerly Star Enterprises), located at 1045 East Broadway Street is an active convenience store and gas station. Petroleum contamination reported to exist at the Texaco #24-025-0189 facility and its potential to impact the project corridor is further discussed in Section 4.0.

Accessible portions of the properties located along the project corridor between Evans Street and Lockwood Boulevard including the Waverlee Woods and Kingsbridge East subdivisions, the Riverside Landings Shopping Center, Lockwood Self Storage, Wachovia Bank, Walgreens (currently under construction), Smoker's Express (formerly Handy Way Food Store #4502), and 7-Eleven Food Store #32395 were observed. The majority of the residences located in the subdivisions adjacent to the project corridor were enclosed by fences and therefore, the yards nearest the subject corridor could not be readily observed. The visible portions of the residential lots adjacent to the project corridor revealed no chemical storage areas, drums, or other obvious signs of potential sources of contamination. Likewise, no chemical storage areas, storage drums, underground or above ground storage tanks, stained soils, stressed vegetation, or other obvious signs of potential sources of contamination were observed on the grounds of the accessible portions of the properties of the Riverside Landings Shopping Center, Lockwood Self Storage, Wachovia Bank, or Walgreens.

The Smokers Express (formerly Handy Way Food Store #4502), located at 1000 Lockwood Boulevard, is an active convenience store and gas station. Petroleum contamination reported to exist at the Smokers Express facility and its potential to impact the project corridor is further discussed in Section 4.0. The 7-Eleven Food Store #32395 facility is also an active convenience store and gas station, however petroleum contamination has not been reported to exist at the facility.

4.0 **RECORDS REVIEW**

4.1 **Federal and State Record Sources**

4.1.1 Federal Records Sources

We have reviewed the EPA Region IV January 8, 2003, CERCLA and NPL (hazardous waste sites) and the January 8, 2003, RCRA (hazardous waste generator) lists to determine whether properties located within or adjacent to the project corridor are included on these lists. There are no NPL, or RCRA CORRACTS TSD (Corrective Action TSD) sites located within one mile of the project corridor. Additionally, no CERCLA sites are located within ½ mile of the project corridor.

Based on review of a January 8, 2003, list of hazardous waste generators, and DEP Central District's July 16, 2003, list of Central Florida RCRA generators with compliance files open, five RCRA-listed hazardous waste handlers are located within approximately ½ mile of the proposed project corridor. Included on the RCRA list are:

Facility I.D.	Facility Name	Facility Address	Type of Generator <sup>1</sup>	Open File <sup>2</sup>	Map No. <sup>3</sup>
FLD004059689	Nelson & Co.	110 East Broadway Street	SQG	No	3
FLD984172734	Star Enterprise (currently Texaco #24-025-0189)	1045 East Broadway Street	SQG	No	5, 41
No DEP I.D.	Oviedo City Cleaners	30 West Broadway Street	CESQG	Yes	22
No DEP I.D.	Oviedo Fire Department	42 South Central Boulevard	CESQG	Yes	38
No DEP I.D.	Sod King Landscaping	112 Geneva Drive	CESQG	Yes	19

<sup>1</sup> Type of RCRA Handler: SQG - Small Quantity Generator  
CES - Conditionally Exempt SQG

<sup>2</sup> Compliance File Open at DEP's Central Florida District office: Typically a file is opened when a site has been inspected or a complaint has been filed.

<sup>3</sup> Location of facility as depicted on Figure 4.

Small Quantity Generators (SQG's) generate between 220 and 2,200 pounds of hazardous waste per month. Conditionally Exempt Small Quantity Generators (CESQG's) generate less than 220 pounds of hazardous waste per month and less than 2.2 pounds of acute hazardous waste such as some pesticides, toxins or arsenic and cyanide compounds per month. CESQG's are not required to have an EPA Identification Number. Hazardous waste compliance and enforcement files were reviewed at the Florida Department of Environmental Protection's (DEP) Central Florida District office for the above-listed sites with open files. Files are opened when an inspection has occurred or a complaint has been filed. If a RCRA generator does not have a file open at DEP's Central Florida District office, files available for review, if any, are only available in Tallahassee. The following information concerning the above-listed RCRA-listed hazardous waste generator sites was obtained from files available at DEP's Central Florida District office in Orlando.

### Oviedo City Cleaners

An anonymous complaint was filed on April 30, 2001, alleging that waste chemicals were flowing off the property. An inspection by DEP followed on May 16, 2001. Based on DEP's on-site interview, it was determined that the business began operating approximately 50 years ago and had been under the current ownership for the past 14 years. DEP's inspection report also indicated that a petroleum based dry cleaning chemical was used, not tetrachloroethylene (i.e., perc). The facility was classified as a conditionally exempt small quantity generator (CESQG), which is not required to have an EPA identification number. Oviedo City Cleaners reported that the only waste generated consists of filters, which are changed once per month. Based on our review, no testing of soil or groundwater has been performed at the site relative to contamination. Although no subsurface contamination has been reported by the State of Florida to exist at this dry cleaning facility, given that the facility has been in operation as a dry cleaning facility for approximately 50 years and uses a petroleum based dry cleaning chemical, additional assessment may be warranted if a portion of the property is planned to be acquired and excavation and/or dewatering for construction is planned.

### Oviedo Fire Department

An anonymous complaint was filed with DEP on June 28, 1995. The caller alleged that the used oil recycling container (100 gallon drum) was ruptured and oil was leaking onto the ground. No response from DEP was included in the file and, therefore, the extent of contamination was not documented. However, based on the distance of this facility from the project corridor, contamination emanating from this facility, if any, is not expected to impact the project corridor.

### Sod King

A caller filed a complaint on October 30, 2000, alleging that the facility was dumping oil into a nearby creek. Representatives of Seminole County inspected the facility on November 3, 2000. Seminole County concluded that the only waste generated was in the form of used oil from equipment changes performed on site and stated that the complaint was unfounded. However, three violations were noted: 1) used oil drums were not labeled, 2) a 3-foot diameter oil stain was observed around the used oil drums, and 3) receipts were not kept for used oil disposal. The owner was advised to label the drums, properly dispose of the stained soils, and keep receipts for used oil disposal and the case was closed. Due to the close proximity of this facility to the project corridor and the unknowns associated with possible contamination resulting from the above listed violations, contamination, if any, present at this facility poses an item of environmental concern to the project corridor.

We note that there were no open RCRA hazardous waste generator files at DEP's Central Florida District office available for our review for the Nelson & Co. facility located at 110 East Broadway Street and the Star Enterprises facility (currently Texaco #24-025-0189) located at 1045 East Broadway Street. However, both facilities are listed in DEP's Stationary Tank and Contamination Monitoring database as possessing underground petroleum storage tanks. These facilities are further discussed in the following section of this report.

4.1.2 State Record Sources

A September, 2002, list of the Waste Cleanup files available at the DEP's Central Florida District office was reviewed relative to whether the location of non-CERCLA sites near the project corridor are currently undergoing hazardous waste assessment or remediation. Based on our review of the list, there are no Waste Cleanup sites located within ½ mile of the project corridor. In addition, based on our review of DEP's Dry Cleaning Solvent Cleanup Program Sites list dated January, 2003, no contaminated dry cleaning facilities are reportedly located within ½ mile of the project corridor.

DEP's Stationary Tank and Contamination Monitoring (STCM) database (01/02/03) was searched relative to whether petroleum storage tanks are registered for the properties located within and adjacent to the project corridor. The DEP's STCM was also reviewed for reported instances of petroleum contamination within and near the project corridor. Based on our review of the database, the following fifteen facilities located adjacent to or near the project corridor are registered as having petroleum storage tanks and seven of the facilities have reported petroleum contamination:

Facility ID	Facility Name	Facility Address	Discharge Date(s) <sup>1</sup>	Score <sup>2</sup>	Map No. <sup>3</sup>
59/8631312	Island Food Store #506	887 West Broadway Street	11/21/88	11	15
59/8625315	Oviedo High School	601 King Street	-	-	24
59/8631373	T.W. Lawton Elementary School	151 Graham Avenue	-	-	25
59/9500302	Oviedo City Cleaners	30 West Broadway Street	-	-	22
59/8520641	Oviedo City Hall	20 East Broadway Street	12/11/90	36	38
59/9101083	Former A-1 Automotive (currently Palm Tree Computer Systems)	71 Geneva Drive	-	-	11
59/8520830	Doctor of Motors (formerly Texaco)	84 Geneva Drive	7/26/86	6	42
59/8516699	Nelson & Co.	110 East Broadway Street	6/8/87 4/4/91	6	3
59/8516745	Oviedo Discount Beverage	110 Geneva Drive	11/6/88	25	19
59/9046351	Nelson & Co.	30 Station Street	-	-	17
59/9802995	Owens Auto Sales and Repairs	358 East Broadway Street	-	-	23
59/8943924	Former Saucer & Sons Fuel Oil	376 East Broadway Street	-	-	29
59/8840859	Star Enterprises (currently Texaco #24-025-0189)	1045 East Broadway Street	11/21/88 12/15/98	45	5, 41
59/8842397	Handy Way Food Store #4502 ( Currently Smokers Express)	1000 Lockwood Boulevard	3/21/91	9	34
59/9800223	7-Eleven Food Store #32395	901 Lockwood Boulevard	-	-	35

Facility ID	Facility Name	Facility Address	Discharge Date(s) <sup>1</sup>	Score <sup>2</sup>	Map No. <sup>3</sup>
<sup>1</sup> Only facilities with reported discharges (based on review of the SCTM database) have discharge dates. <sup>2</sup> Only facilities registered in one of the State cleanup programs have a priority score. <sup>3</sup> Location of facility as depicted on Figure 4.					

Files were reviewed on DEP's Oculus web-site for the above-listed facilities. The most recent information available for each facility is summarized below.

Oviedo High School

No petroleum contamination has been reported to exist at this facility.

T.W. Lawton Elementary School

No petroleum contamination has been reported to exist at this facility.

Oviedo City Cleaners

No petroleum contamination has been reported to exist at this facility. However, the potential for subsurface soil and groundwater contamination to exist at the Oviedo City Cleaners facility was discussed previously in Section 4.1.1.

Former A-1 Automotive

No petroleum contamination has been reported to exist at this facility.

Owens Auto Sales and Repairs

No petroleum contamination has been reported to exist at this facility. However, observations of this facility would indicate the potential for subsurface soil and groundwater contamination to be present. These indications include the presence of automobiles in various states of disrepair and the potential for paints and other chemicals used on site to be disposed of improperly.

Former Saucer & Sons Fuel Oil

No petroleum contamination has been reported to exist at this facility.

7-Eleven Food Store #32395

No petroleum contamination has been reported to exist at this facility.

Island Food Store #506

Petroleum contamination is reported to exist at the Island Food Store #506 facility. The most recent report available for review was an Operation & Maintenance Quarterly Status report prepared by S&ME in July, 2002, which recommended modification to an existing remediation system on the site. S&ME reported a southwesterly groundwater flow direction, away from the project corridor. In addition, this facility is located approximately 650 feet west of Pine Avenue.

Based on the distance of this facility from the project corridor and on the reported groundwater flow direction to be away from the project corridor, contamination emanating from the Island Food Store #506 facility, if any, is not expected to have impacted the project corridor.

#### Oviedo City Hall

A discharge of petroleum was reported to have occurred at the Oviedo City Hall in December, 1990. The Florida Department of Environmental Protection issued a Site Rehabilitation Completion Order (SRCO) for this facility in a letter dated April 28, 1993, indicating that cleanup/remediation at the facility had been completed. Therefore, petroleum contamination at this facility is not expected to have impacted the project corridor.

#### Doctor of Motors (formerly Texaco)

No contamination information was available at DEP's Central Florida District office for our review. However, information relative to petroleum contamination at the site available on DEP's Oculus website indicated that a discharge had occurred at the site in 1986 and that a cleanup program was required. Based on the close proximity of this facility to the project corridor (i.e., adjacent to the north side of County Road 419) and the unknown extent of contamination reported to exist at the Doctor of Motors facility, petroleum contamination reported to exist at the facility poses an item of environmental concern to the project corridor.

#### Nelson & Co.

Petroleum contamination reportedly occurred on the grounds of the facility at the locations of two tank pits located approximately 100 feet south of the existing County Road 419 right of way. A Report of Findings prepared for the facility in April, 1991, by International Technology Corporation indicated that two, 1,000-gallon and one, 550-gallon underground fuel storage tanks were removed along with approximately 50 cubic yards of "excessively contaminated" soil as an Initial Remedial Action. Additional assessment and possible remedial action may be needed if a portion of the property is planned to be acquired or if the project alignment is near the property and excavation and/or dewatering for construction is planned.

#### Oviedo Discount Beverage

A Discharge Notification Form (DNF) was filed for the facility on November 6, 1988, indicating that a discharge of petroleum had occurred. However, no contamination information was available at DEP's Central Florida District office for our review. Based on the close proximity of the Oviedo Discount Beverage facility to the project corridor, and the unknown extent of contamination reported to exist at the facility, petroleum contamination reported to exist at the facility poses an item of environmental concern to the project corridor.

#### Star Enterprises (currently Texaco #24-025-0189)

Petroleum contamination was first reported to exist at the Texaco #24-025-0189 facility in December, 1998. Information available for review indicated that S&ME had prepared a Natural Attenuation Monitoring (NAM) report for the facility in October, 2002. S&ME reported contamination of benzene (9  $\mu\text{g/L}$ ) above the Groundwater Cleanup Target Level (GWCTL) of 1  $\mu\text{g/L}$  in a well located on the southwestern portion of the site. S&ME also indicated that the general groundwater flow direction was to the southwest, toward the project corridor. Based on the level

of contamination reported to exist on the site and the groundwater flow direction to be toward the project corridor, petroleum contamination emanating from this facility presents an item of environmental concern to the project corridor.

Handy Way Food Store #4502 (currently Smokers Express)

Petroleum contamination was first reported to exist at the Handy Way Food Store #4502 facility in March, 1991. The latest report available for review was a Quarterly Monitoring Report dated February, 1995, prepared by Tower Environmental, Inc. Tower reported concentrations of total volatile organic aromatics (VOA's) above monitoring levels, and recommended continuing quarterly monitoring. DEP concurred with the continuation of monitoring, except recommended that it be on a semi-annual basis. Based on the close proximity of this facility to the project corridor (particularly the fuel island area), petroleum contamination present at this facility presents an item of environmental concern to the project corridor.

The January 7, 2003, issue of DEP's Water Assurance and Compliance System (WACS) Solid Waste Facility Directory was reviewed to ascertain the location of landfills, incinerators, industrial waste disposal facilities, transfer stations and other solid waste facilities. Based on our review, one such facility, the Oviedo Materials C&DD Landfill, is located within approximately 1/2 mile of the proposed corridor.

Facility ID	Facility Name	Facility Address	Map No. <sup>1</sup>
WACS 26250 WACS 83648	Oviedo Materials C&DD Landfill	1451 Evans Street	7, 8, 9

<sup>1</sup> Location of facility as depicted on Figure 3.

Available solid waste files were reviewed at DEP with regard to subsurface contamination or solid waste handling violations having occurred at the Oviedo Materials C&DD landfill. The latest report available for review was a semi-annual monitoring report for May, 2003 (dated June, 2003) prepared by The Colinas Group, Inc. The Colinas Group reported "the groundwater quality as measured at the landfill monitoring locations is good". Monitoring Well #7, located away from the project corridor on the northern portion of the landfill, between the northern landfill cell and the northern retention pond had a concentration of benzene at 1.5 ppb, exceeding the primary drinking water standard of 1.0 ppb. Monitoring Well #1 is located closest to County Road 419. The pH (4.21) and concentration of aluminum (2,200 ppb) were detected outside the cleanup levels of pH range 6.5 - 8.5, and above the cleanup level of aluminum concentration of 200 ppb within Monitoring Well #1. In addition, based on review of the 1986 historical aerial photograph, the southern portion of the landfill appears to encroached upon the north side of County Road 419. Additional assessment including analytical soil and groundwater testing and possibly performing soil borings to detect the presence or absence of buried debris may be needed if dewatering and/or excavation for construction is planned.

#### 4.2 Aerial Photograph Review

Aerial photographs available at the Seminole County Public Works Engineering Department were reviewed to study the land use within and in the vicinity of the project corridor to determine whether activities or past land uses could have affected soil or groundwater quality. All aerial photographs

available covered four sections per sheet with the exception of the 1991 aerial photographs which had one section per sheet. The following readily available aerial photographs were examined to determine the existence of potential sources or features indicative of contamination:

<b>Aerial Year</b>	<b>Scale</b>	<b>Quality</b>
1940	1" = 420'	Fair
1948	1" = 420'	Fair
1957	1" = 400'	Fair
1968	1" = 500'	Fair
1972	1" = 400'	Good
1980	1" = 400'	Good
1983	1" = 400'	Good
1986	1" = 400'	Good
1991	1" = 200'	Good
1995	1" = 400'	Good
1999	1" = 400'	Good
2002	1" = 400'	Poor

The existing roadway is visible in the 1940 through 2002 aerial photographs. In the 1940 aerial photograph, it appears that the majority of the lands adjacent to and surrounding the project corridor consist of citrus groves, farm lands, and wooded, undeveloped properties with exception of development around the intersection of State Road 426 and State Road 434. This development consists of the buildings currently occupied by Esprit Mortgage, Antigua Pools, Lighthouse Baptist Church, The Shoppes of Broadway East, Townhouse Restaurant, several single family residences, and the Nelson & Co. facility.

In the 1948 and 1957 aerial photographs, the areas adjacent to and surrounding the project corridor appear relatively unchanged from the 1940 aerial photograph. Additional single family residences and businesses are visible near the intersection of State Roads 426 and 434 and behind the facility currently occupied by Stingrays Oviedo Grocery.

Oviedo High School is first visible in the 1968 aerial photograph. Additional single family residences along the north side of the project corridor between Pine Avenue and State Road 434 and behind Stingrays Oviedo Grocery are visible. Beyond State Road 434, the Antioch Missionary Baptist Church is first visible in the 1968 aerial photograph. The citrus groves and farmlands are still visible along the project corridor in the 1968 aerial photograph.

In the 1972 aerial photograph, the areas adjacent to and surrounding the project corridor appear relatively unchanged from the 1968 aerial photograph except that Lockwood Boulevard is now visible.

In the 1980 through 1995 aerial photographs, the areas adjacent to and surrounding the project corridor between Pine Avenue and State Road 434 appear relatively unchanged from the 1972 aerial photograph. The buildings currently occupied by the First Baptist Church of Oviedo, Oviedo

Discount Beverage, Palm Tree Computer Systems, Alpha Electronics, MS Reprographics, Spoiled Spot Pet Grooming, the Citizens Bank of Oviedo, Oviedo Paint and Body, Owens Auto Repair and Sales, Jackson Heights Middle School, and the Oviedo Materials C&DD Landfill are visible in the 1980 aerial photograph. In the 1986 aerial photograph, the Oviedo Materials C&DD Landfill appears more prevalent and appears to encroach upon the north side of the County Road 419. The former Handy Way Food Store #4502 facility (currently Smokers Express) and the former Star Mart facility (currently Texaco #24-025-0189) are first visible in the 1991 aerial photograph. The Oviedo Sports Complex and the buildings currently occupied by Gain Total Nutrition, Supersonic Signs, Kinetico Water Systems, Little Ones Child Care, and John P. Sexton Lift Station Manufacturing are first visible in the 1995 aerial photograph.

The Waverlee Woods and Kingsbridge East subdivisions, the Riverside Landings Shopping Center, 7-Eleven Food Store #32395, and Oviedo Self Storage are first visible in the 2002 aerial photograph.

## 5.0 DETERMINATION OF POTENTIAL

In accordance with Chapter 22 of the Florida Department of Transportation's Project Development and Environmental Manual, each property within and adjacent to the proposed right of way limits of the project must have a conscious determination of the contamination potential.

All properties should be assigned a rating of:

- (1) **No**
- (2) **Low**
- (3) **Medium, or**
- (4) **High**

These ratings are explained as follows:

- (1) **No.** After review of all available information, there is nothing to indicate contamination would be a problem. It is possible that contaminants could have been handled on the property; however, all information (DER reports, monitoring wells, water and soil samples, etc.) indicate problems should not be expected. Examples of operations that may receive this rating are:
  - 1) A gas station that has been closed and has a closure assessment or contamination assessment documenting that there is no contamination remaining.
  - 2) A wholesale or resale outlet that handles hazardous materials in sealed containers which are never opened while at this facility, such as spray cans of paint at a "drug store".
- (2) **Low.** The former or current operation has a hazardous waste generator identification (ID) number, or deals with hazardous materials; however, based on all available information, there is no reason to believe there would be any involvement with contamination. This is the lowest possible rating a gasoline station operating within current regulations could receive. This could also be applied to a retail hardware store which blends paint.

- (3) **Medium.** After a review of all available information, indications are found (reports, Notice of Violations, consent orders, etc.) that identify known soil and/or water contamination and that the problem does not need remediation, is being remediated (i.e., air stripping of the ground water etc.), or that continued monitoring is required. The complete details of remediation requirements are important to determine what the Department must do if the property were to be acquired. A recommendation should be made on each property falling into this category to its acceptability for use within the proposed project, what actions might be required if the property is acquired, and the possible alternatives if there is a need to avoid the property.
- (4) **High.** After a review of all available information, there is a potential for contamination problems. Further assessment will be required after alignment selection to determine the actual presence and/or levels of contamination and the need for remedial action. A recommendation must be included for what further assessment is required. Conducting the actual Contamination Assessment is not expected to begin until alignment is defined; however, circumstances may require additional screening assessments (i.e., collecting soil or water samples for laboratory analysis that may be necessary to determine the presence and/or levels of contaminants) to begin earlier. Properties that were previously used as gasoline stations and have not been evaluated or assessed would probably receive this rating.

Based on our observations of the properties within and adjacent to the subject property and review of regulatory records available at the time of our review, we have assigned ratings to the properties within and adjacent to the project corridor based on the criteria set forth in Chapter 22 of FDOT's Project Development and Environmental Manual.

<b>Pine Avenue to State Road 434 (Cental Avenue)</b>	
<b>Property</b>	<b>Rating</b>
Oviedo High School	Low
American Legion Oviedo Post	Low
Oviedo Oaks Plaza	Low
Office Buildings	Low
Oviedo Learning Center	No
Sunland Associates	No
Gregory J. John, DDS	No
Oviedo Friendship Park	Low
Lawton House	Low
T.W. Lawton Elementary School	Low
Espirit Mortgage	No
Antigua Pool Company	No
Inet Realty	No

<b>Pine Avenue to State Road 434 (Cental Avenue)</b>	
<b>Property</b>	<b>Rating</b>
Greater Life Church	No
Phase Builders	No
Lighthouse Baptist Church	No
Crystal Photo	No
First Baptist Church of Oviedo	No
Glenda's Sewing Shop	No
Oviedo City Cleaners	Low
Cabbage Rose	No
Lee's Karate	No

<b>State Road 434 (Cental Avenue) to Lockwood Boulevard</b>	
<b>Property</b>	<b>Rating</b>
Cigi's Pizza	No
Oviedo Barber Shop	No
Sweet Repeats Consignment Boutique	No
Artistic Expressions	No
Murphy's Pet Product and Grooming	No
Oviedo City Hall	No
Oviedo Glass	No
Center for Life in Balance	No
Nelson & Co.	High
Seminole Co. Sheriff Community Center	High
Townhouse Restaurant	No
Staley Consulting, Inc.	No
Palm Tree Computer Systems	No
Doctor of Motors (formerly Texaco)	High
Oviedo Discount Beverage	Medium
Sod King Landscaping	Medium
Antioch Missionary Baptist Church	No
Oviedo Paint and Body Shop	Low
Owens Auto Sales and Repairs	Low
Oviedo Bowling Center	No
Former Saucer and Sons Fuel Oil Facility	No
Stingray's Oviedo Grocery	No
Abundant Life Praise Fellowship Church	No

<b>State Road 434 (Cental Avenue) to Lockwood Boulevard</b>	
<b>Property</b>	<b>Rating</b>
Texaco #24-025-0189 (formerly Star Enterprises)	High
Gain Total Nutrition	No
Supersonic Signs	No
Kinetico Water Systems	No
Little Ones Child Care	No
Joseph P. Sexton Lift Station Manufacturing	No
Oviedo Sports Complex	Low
Bright House Networks Substation	No
Florida Power Substation	No
Oviedo Materials C&DD Landfill	Medium
Waverlee Woods Subdivision	Low
Kingsbridge East Subdivision	Low
Riverside Landings Shopping Center	Low
Wachovia Bank	Low
Walgreens	No
Smokers Express (formerly handy Way Food Store #4502)	High
7-Eleven Food Store #32395	No

The reasons that the properties were assigned the above ratings are summarized below.

Properties Rated as "High" Risk

The Nelson & Co. facility, the Seminole County Sheriff Community Center, the Doctor of Motors facility (formerly texaco), The Texaco #24-025-0189 facility and the Smokers Express (formerly Handy Way Food Store #4502) facility have been assigned contamination risk potentials of "High" due to petroleum contamination documented to have occurred at these facilities, due to the close proximity of these facilities to the project corridor. Although petroleum contamination has been reported to exist at each of these sites, it is unknown whether the contamination has migrated onto the project right-of-way. Therefore, additional assessment and possible remedial action may be needed if a portion of the property is planned to be acquired or if the project alignment is near the property and excavation and/or dewatering for construction is planned.

Properties Rated as "Medium" Risk

The Oviedo Discount Beverage and Sod King landscaping facilities, located at 110 and 112 Geneva Drive, respectively, have been assigned contamination risk potentials of "Medium" due to the close proximity of these facilities to the project corridor and on the unknown extent of contamination reported to exist at these facilities. Likewise, the Oviedo Materials C&DD Landfill

has been assigned a contamination risk potential of "Medium" because pH (4.21) and concentration of aluminum (2,200 ppb) were detected above the groundwater cleanup levels within Monitoring Well #1 located in close proximity to the project corridor. In addition, based on review of the 1986 historical aerial photograph, the southern portion of the landfill appears to have encroached upon the north side of County Road 419.

#### Properties Rated as "Low" Risk

There is a possibility that past agricultural operations related to citrus grove operations on properties within and adjacent to the proposed project corridor may have downgraded regional groundwater quality. However, regulatory agencies are not currently pursuing assessment and remediation of contamination in citrus grove areas, except in extreme cases where concentrated chemicals or contamination such as those associated with mixing areas, smudge pots, etc. are identified. Potential sources of contamination commonly found within current and former citrus groves include equipment and vehicle maintenance, fueling, and the mixing and storage of fertilizers, herbicides, and pesticides. Underground fuel storage tanks for grove blowers and heaters, and underground fuel oil distribution systems are commonly found in citrus groves.

For the above reasons, we have assigned a contamination risk potential rating of "Low" to the following properties identified during this study as current or past citrus groves because the presence of groves indicates a potential that features could have existed that have a potential to cause soil and/or groundwater contamination: Oviedo High School, American Legion Oviedo Post, Oviedo Oaks Plaza, the office buildings located at 5 and 10 West Broadway Street, Oviedo Friendship Park, Lawton House, T.W. Lawton Elementary School, Oviedo Sports Complex, Waverlee Woods Subdivision, Kingsbridge East Subdivision, Riverside Landings Shopping Center, and Wachovia Bank.

No extreme cases or features such as underground tanks, fuel distribution systems, chemical mixing areas, etc., were specifically identified during this contamination screening for the above listed former grove areas. At a minimum, pesticides and herbicides were probably applied to the groves as part of normal grove operations.

The Oviedo City Cleaners facility, located at 30 West Broadway Street, has been assigned a rating of "Low". The facility has been in operation as a dry cleaning facility for approximately 50 years and uses a petroleum based dry cleaning chemical. Although no documented instances of groundwater contamination have been reported to have occurred at the site, no documented instances of groundwater sampling and testing have been performed to verify the presence or absence of groundwater contamination. Therefore, the Oviedo City Cleaners facility has been assigned a contamination risk potential rating of "Low".

Observations of the Oviedo Paint and Body Shop and Owens Auto Sales and Repairs facilities (located at 210 and 358 East Broadway Street, respectively) would indicate the potential for subsurface soil and groundwater contamination to be present at these facilities. These indications include the presence of automobiles in various states of disrepair and the potential for paints and other chemicals used on site to be disposed of improperly. Therefore, these facilities have been assigned a contamination risk potential rating of "Low".

Properties Rated as "No" Risk

The Oviedo Learning Center, Sunland Associates, Gregory J. John, DDS, Esprit Mortgage, Antigua Pool Company, Inet Realty, Greater Life Church, Phase Builders, Lighthouse Baptist Church, Crystal Photo, First Baptist Church of Oviedo, Glenda's Sewing Shop, Cabbage Rose, Lee's Karate, Shoppes of Broadway East, Oviedo City Hall, Center for Life in Balance, Townhouse Restaurant, Staley Consulting, Palm Tree Computer Systems, Antioch Missionary Baptist Church, Oviedo Bowling Center, Stingrays Oviedo Grocery, Abundant Life Praise Fellowship Church, Gain Total Nutrition, Supersonic Signs, Kinetico Water Systems, Little Ones Child Care, Joseph P. Sexton Lift Station Manufacturing, Bright House Networks substation, Florida Power substation, Walgreens, and 7-Eleven Food Store #32395 have been assigned a contamination risk potential rating of "No". Based on review of available aerial photographs, review of regulatory records and site observations, no obvious signs or potential sources of contamination were identified.

**6.0 CLOSURE**

We have performed a Contamination Screening Evaluation Report for the project corridor along State Road 426/County Road 419 in Oviedo, Seminole County, Florida between Pine Avenue and Lockwood Boulevard. This report presents the results of Ardaman & Associates, Inc.'s assessment, as described herein, and is intended only for use by DRMP, Inc. It was prepared in general conformance with Chapter 22 of the Florida Department of Transportation's Project Development and Environment Manual and in accordance with our agreement for consulting services.

It has been a pleasure to be of assistance to you on this phase of your project. Please contact us when we may be of further service to you, or should you have any questions concerning this report.

Very truly yours,  
ARDAMAN & ASSOCIATES, INC.

*William L. Fox*

William L. Fox, P.E. 09-23-03  
Project Engineer  
Florida Registration 55385

*Charles H. Cunningham*

Charles H. Cunningham, P.E.  
Division Manager  
Florida Registration No. 38189

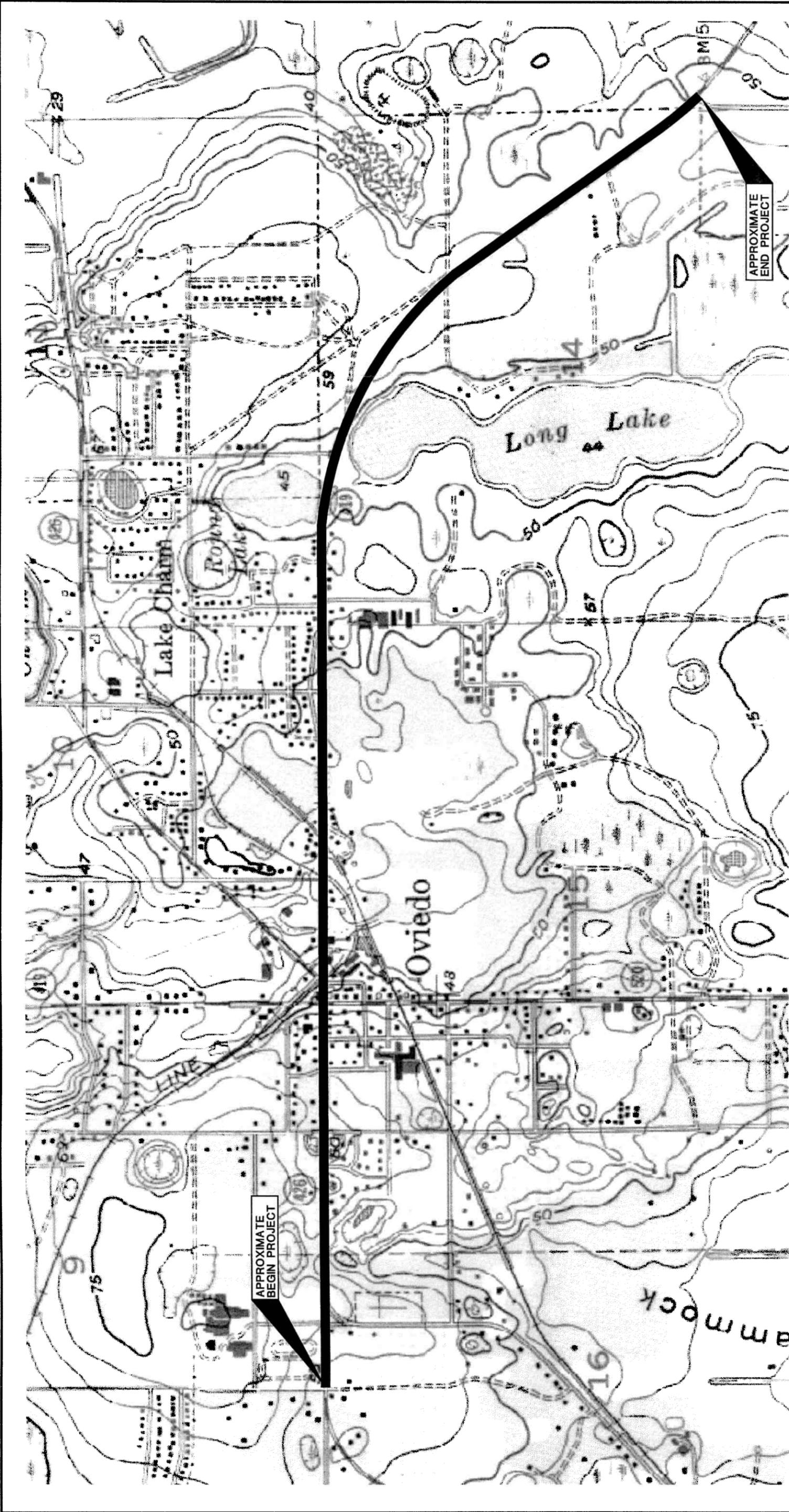
WLF/CHC/ksb/bb

02-6521 cser sr426-cr419 wlf.wpd (2002 Geo)

TABLE 1

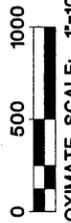
Review of Soil Survey of Seminole County  
 State Road 426/County Road 419  
 From Pine Avenue to Lockwood Boulevard  
 Oviedo, Seminole County, Florida

Soil Type	Description
3 - Arents, 0 to 5 percent slopes	Consists of different kinds of soils excavated from several areas. This fill material is the result of earthwork operations and is used to fill such areas as sloughs, marshes, shallow depressions, swamps, and other low-lying areas.
6 - Astatula - Apopka fine sands, 0 to 5% slopes	Nearly level to gently sloping. Surface layer of gray to grayish-brown fine sand 3 to 4 inches thick. A subsurface layer of pale brown to very pale brown fine sand to about 64 inches. Underlying material to about 80 inches consist of very pale brown fine sand and a yellowish brown sandy clay loam.
10 - Bassinger, Samsula, and Hontoon soils, depressional	Nearly level, very poorly drained organic laden soils found in swamps and depressions. These soils consist primarily of organic material (i.e., muck and peat) in varying stages of decay.
12 - Canova and Terra Ceia Mucks	Level, poorly drained organic laden soils found in swamps and depressions. These soils consist primarily of organic material (i.e., muck and peat) in varying stages of decay.
27 - Pomello fine sand, 0 to 5 percent slopes	Nearly level to gently sloping, moderately well drained sandy soil found on low ridges and knolls of the flatwoods. A surface layer of light gray fine sand overlying white, black, dark brown, and brown fine sands.
31 - Tavares-Millhopper fine sands, 0 to 5 percent slopes	Nearly level to gently sloping. A surface layer of dark grayish brown and gray fine sand to about 7 inches. The subsurface layer to a depth of about 45 inches is very pale brown and pale brown fine sand. Underlying soils consists of yellowish brown and white fine sand and light gray sandy clay loam.
34 - Urban land, 0 to 12 percent slopes	This miscellaneous area is covered by urban facilities, such as shopping centers, parking lots, industrial building, etc. The natural soil can not be observed. Soils in unoccupied areas consist of various type soils. These soils have been altered by grading and shaping, or fill has been used to cover these soils.



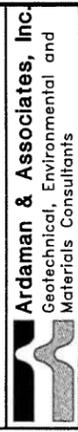
SECTIONS 9, 10, 11, 13, AND 14  
TOWNSHIP 21 SOUTH  
RANGE 31 EAST

BASE MAP: USGS 7.5-MINUTE TOPOGRAPHIC QUADRANGLE MAP, OVIEDO, FLA., 1956  
PHOTOREVISED 1980



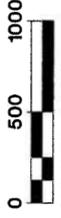
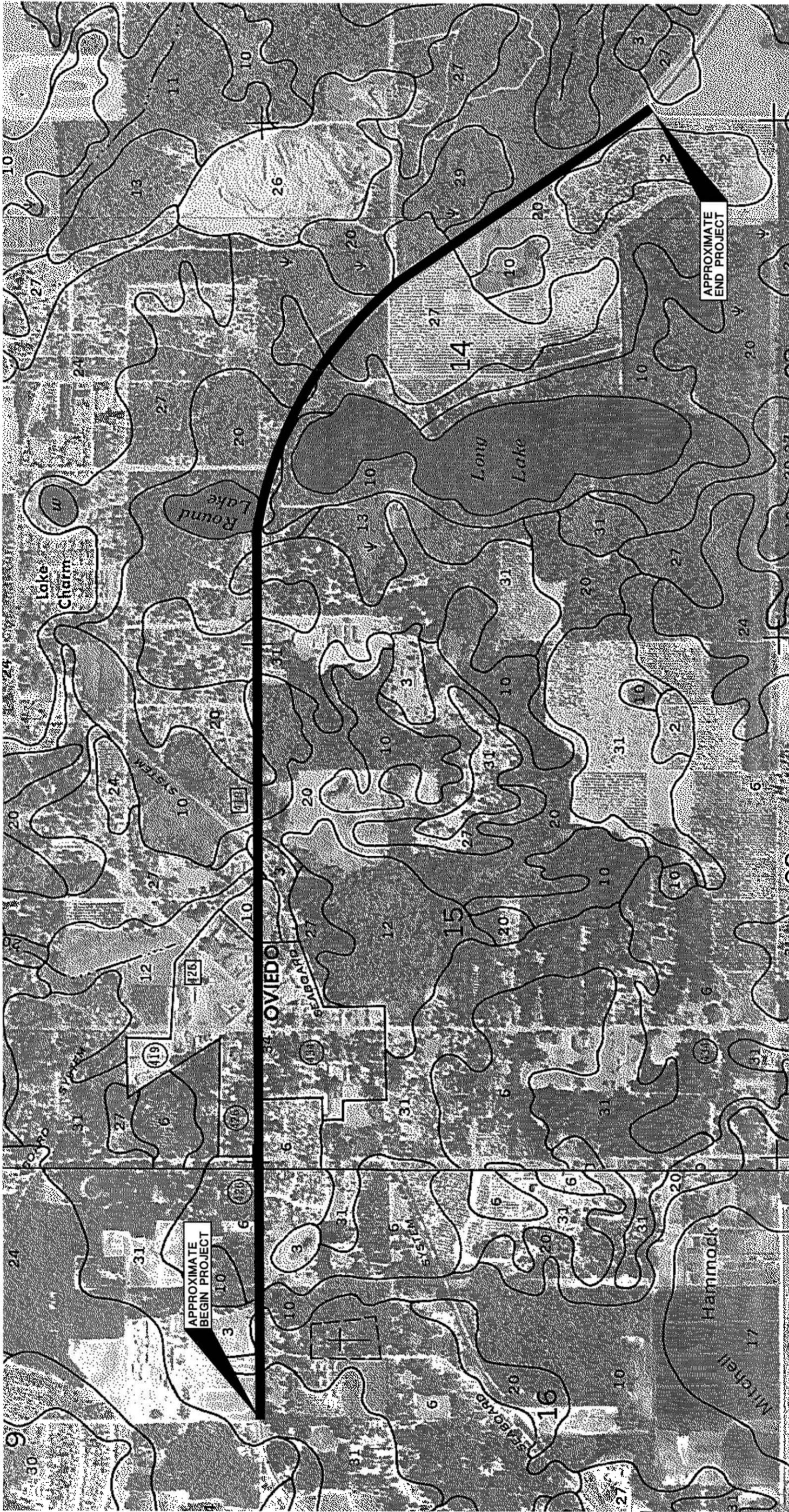
APPROXIMATE SCALE: 1"=1000'

**SITE LOCATION MAP**



**CONTAMINATION SCREENING EVALUATION**  
STATE ROAD 428/COUNTY ROAD 419 FROM  
PINE AVENUE TO LOCKWOOD BOULEVARD  
OVIEDO, SEMINOLE COUNTY, FLORIDA

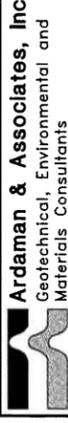
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FILE NO. 02-8521	APPROVED BY:	FIGURE: 1



APPROXIMATE SCALE: 1"=1000'

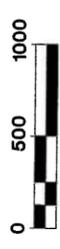
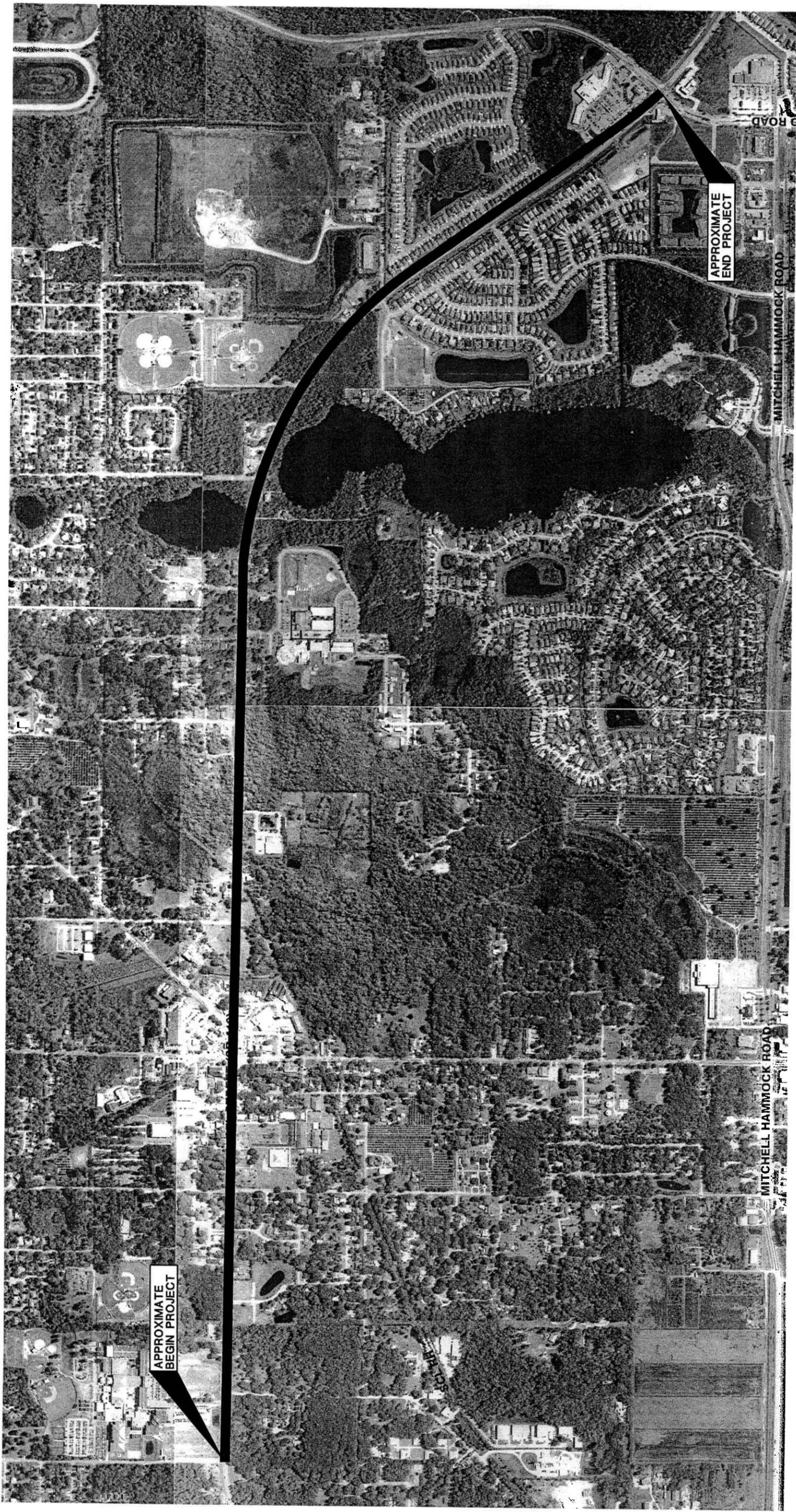
OBTAINED FROM: SOIL SURVEY OF SEMINOLE COUNTY, FLORIDA  
 ISSUED DATE: MARCH 1990

**SOIL SURVEY MAP**



**CONTAMINATION SCREENING EVALUATION**  
 STATE ROAD 428/COUNTY ROAD 419 FROM  
 PINE AVENUE TO LOCKWOOD BOULEVARD  
 OVIEDO, SEMINOLE COUNTY, FLORIDA

DRAWN BY: CD	CHECKED BY:	DATE: 09/22/03
FILE NO. 02-6521	APPROVED BY:	FIGURE: 2



APPROXIMATE SCALE: 1"=1000'

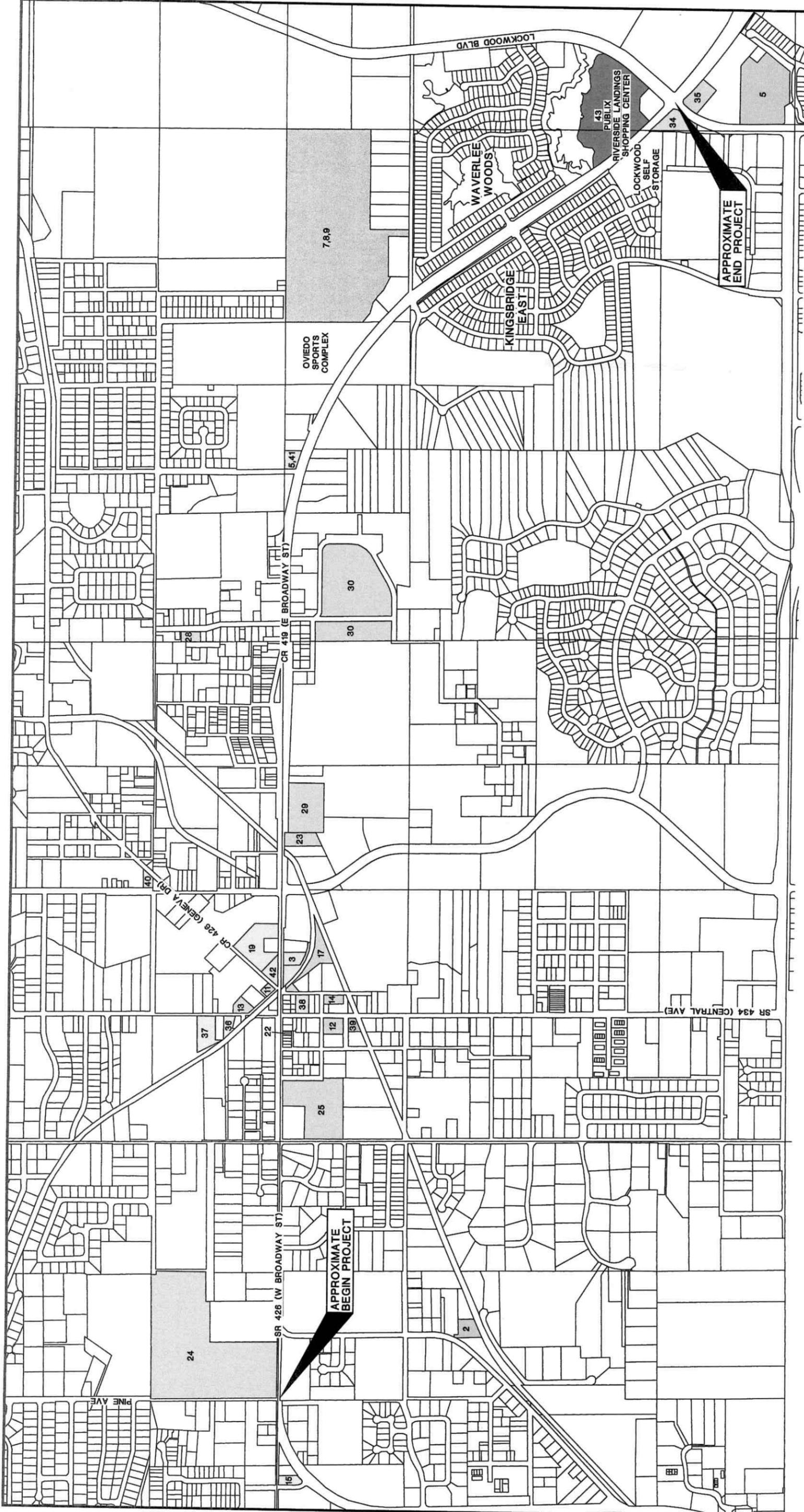
OBTAINED FROM AERIAL PHOTOGRAPH: SEMINOLE COUNTY, FLORIDA  
 PHOTO DATE: JANUARY 2002

**JANUARY 2002 AERIAL  
 PHOTOGRAPH OF THE PROJECT  
 CORRIDOR AND VICINITY**

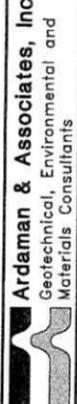


**CONTAMINATION SCREENING EVALUATION**  
 STATE ROAD 426/COUNTY ROAD 419 FROM  
 PINE AVENUE TO LOCKWOOD BOULEVARD  
 OVIEDO, SEMINOLE COUNTY, FLORIDA

DRAWN BY: CD	CHECKED BY:	DATE: 09/22/03
FILE NO. 02-6521	APPROVED BY:	FIGURE: 3



**POTENTIALLY CONTAMINATED  
PROPERTIES ALONG PROPOSED  
RIGHT OF WAY**



CONTAMINATION SCREENING EVALUATION  
STATE ROAD 426/COUNTY ROAD 419 FROM  
PINE AVENUE TO LOCKWOOD BOULEVARD  
OVIEDO, SEMINOLE COUNTY, FLORIDA

DRAWN BY: CD CHECKED BY: DATE: 09/22/03  
FILE NO. 02-6621 APPROVED BY: FIGURE: 4

**LEGEND**

- UST - REGISTERED UNDERGROUND STORAGE TANK
- LUST - LEAKING UNDERGROUND STORAGE TANK
- RCRA - HAZARDOUS WASTE GENERATOR
- SWL - SOLID WASTE LANDFILL
- DRYCLEANER

NUMBERS ON PARCELS OF CONCERN REFER TO MAP NUMBER ON TABLE 1



APPROXIMATE SCALE: 1"=1000'

**APPENDIX I**

**Photographs**



View of project corridor facing east from intersection of Pine Avenue and State Road 426.



View of Nelson & Co., facility located at 110 East Broadway Street.