

# Phase I/Limited Phase II Environmental Site Assessment for the Westpark Industrial Site at 1501 NW 110<sup>th</sup> Avenue, Miami

**Clients** *Environmental:* Hydrologic Associates, USA, Inc. for Machado & Herran, P.A.

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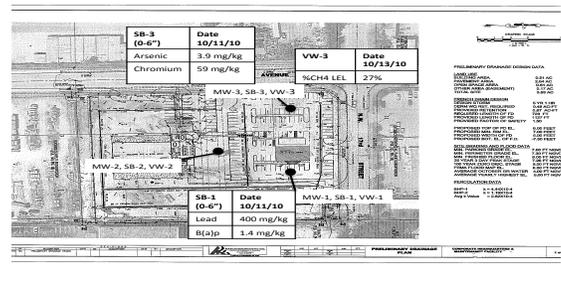
**Project Dates** October 2010 – May 2011

**County** Miami-Dade

## Description

Mr. Wentz was project manager for the Phase I/Limited Phase II Environmental Site Assessment (ESA), conducted in accordance with the ASTM standard E-1527-05, for the purpose of developing the project site into an industrial park. The project was located within a Miami-Dade County designated Brownfield Area historically known for industrial activities, dumping and rock quarrying, but the project site had operated as a storage yard for shipping containers and construction materials during the ESA activities, which included: site visits, with visual inspection of the 76,000-sq-ft industrial site and adjacent properties; and reviews of historical U.S.G.S. topographic maps, aerial photographs, land use and regulatory records/database listings. The historic information gathered indicated that in 1965, a portion of the project site was used as a burrow pit, and subsequently filled-in with yard debris, white goods, putrescible waste and demolition debris, as part of the former Marks Brothers Dump Site--reported to have closed in late 1976. The former Marks Brothers Dump also included other adjacent and nearby properties within a quarter-mile, including five off-site facilities with hazardous waste-site identifiers and one unpermitted Underground Storage Tank adjacent to the project site.

As a result of the Phase I historic findings, the investigation expanded to a Limited Phase II ESA, which assessed the potential for on-site and off-site impacts, and included: soil sampling, methane gas soil vapor sampling, and groundwater sampling. Direct-push drilling was used to collect shallow soil samples, install methane gas soil vapor probes, and install groundwater monitoring wells. Based on the findings of the Limited Phase II ESA, additional soil delineation sampling, further monitoring well installation and sampling, additional soil vapor probe installation and monitoring, and a methane gas abatement system to encompass future industrial park development of the site were all recommended as part of this ESA. Mr. Wentz prepared the Phase I/Limited Phase II ESA submittal to the client and Miami-Dade County Department of Environmental Resources (DERM).



*From the personal portfolio of Jerome Wentz, P.G.*