March 14, 2025

Texas Commission on Environmental Quality
Municipal Solid Waste Permit Section – MC 124
12100 Park 35 Circle
Austin, TX 78753

Re: Response to TCEQ NOD1 - Tracking No 30814254
Subchapter T Enclosed Structure Permit Application
Oakdale Industrial III
355 and 375 E. Oakdale Road
City of Grand Prairie, Dallas County, 75050
TCEQ CN606345403, RN112024674, MSW67144; 62056 (Pending)

Dear Ms. Howard:

The Vertex Companies, LLC (VERTEX) is pleased to submit this response to your March 4, 2025, email regarding the above referenced site (the site). The comments from your email are italicized below with VERTEX's responses following. Additionally, checked boxes following each comment indicate if changes were made to the Application and if the related Redlined and/or Clean replacement pages are included.

TCEQ Comment 1: Provide a hard copy of the application.

VERTEX Response: A hard copy of the application was previously placed at the Grand Prairie Public Library (901 Conover Dr in Grand Prairie) for public viewing and also submitted to the TCEQ Region 4 Dallas/Fort Worth office on January 3, 2025.

The original and a copy of the application were delivered to the TCEQ on Austin on March 12, 2025.

Please find confirmations of delivery in Appendix G.
☒ Yes ☐ No (N/A) Changes made;
☒ Yes ☐ No (N/A) Redlined pages included:
(1) Appendix G Fly Sheets (Page G.1, G.2, G.3, G.4);
☒ Yes ☐ No (N/A) Clean pages included:
(1) Appendix G Fly Sheets (Page G.1, G.2, G.3, G.4);
(2) Delivery Confirmation – TCEQ Original and First Copy (Appendix G.2);

(3) Delivery Confirmation – TCEQ Second Copy (Appendix G.3);
(4) Delivery Confirmation – Public Place Location (Appendix G.4).

TCEQ Comment 2: Existing Conditions Summary, Gas Production. Include the results of the subsurface methane gas study if it has been conducted.

VERTEX Response: The subsurface methane gas survey results have been updated in §330.957(c)(3), §330.957(t)(2)(G) and Appendix D.

☒ Yes ☐ No (N/A) Changes Made;
☒ Yes ☐ No (N/A) Redlined pages included;
(1) §330.957(c)(3) – Page 12;
(2) §330.957(t)(2)(G) – Page 27-28;
(3) Appendix D Fly Sheet – Page D.1.
☒ Yes ☐ No (N/A) Clean pages included.
(1) §330.957(c)(3) – Report Page 12;
(2) §330.957(t)(2)(G) – Report Page 27-28;
(3) Appendix D Fly Sheet – Page D.1;
(4) Appendix D.

TCEQ Comment 3: Notice of Coordination. Provide the list of recipients in Appendix G.

VERTEX Response: The list of recipients was previously included in Section 18 of the TCEQ-20785 (Rev. 05-06-24). Additionally, a list of recipients and proofs of delivery have been included in Appendix G.

☒ Yes ☐ No (N/A) Changes Made (see Redlined Pages);
☒ Yes ☐ No (N/A) Redlined pages included;
(1) Representative notification letter (Page G.1.4).
☒ Yes ☐ No (N/A) Clean pages included.
(1) Summary of Notification of Letter Delivery Confirmations (Appendix G, Page G.1.2);
(2) Notification Letter FedEx Summary Tracking Results (Appendix G, Page G.1.3);
(3) Representative notification letter (Page G.1.4).

TCEQ Comment 4: Foundation Plans.

a. The geotextile filter fabric should be placed on all sides of the clean aggregate layer to prevent the introduction of fine soil. Revise the design accordingly or provide a justification how the proposed design will prevent the introduction of fine soils. Also, revise applicable figures to depict the updated design as applicable.

VERTEX Response: The geotextile fabric is sealed to the sidewalls, which are situated adjacent to the aggregate. As such, the aggregate layer is fully encased between the overlying vapor barrier and the side-adjacent wlls. Therefore, placement of the geotextile on the sides of the aggregate would not prevent fines from entering the layer (because the sidewalls do that) and is unnecessary; reference Figure 30 (ENV-6).

☐ Yes ☒ No (N/A) Changes Made;
☐ Yes ☒ No (N/A) Redlined pages included;
☐ Yes ☒ No (N/A) Clean pages included.

TCEQ Comment 4: Foundation Plans.

b. Remove the sentence "Where differences exist between the modifications and the preceding permit, the modifications in Appendix N will govern." Any modifications made must not conflict with the existing permit and cannot introduce inconsistencies.

VERTEX Response: The sentence has been removed per TCEQ Comment 4.

☒ Yes ☐ No (N/A) Changes Made;
☒ Yes ☐ No (N/A) Redlined pages included: §330.957(m)(1) on Page 17 – last sentence;
☒ Yes ☐ No (N/A) Clean pages included: §330.957(m)(1) on Page 17 – last sentence.

TCEQ Comment 5: Other Plans.

a. *Stormwater conduits over or within the closed landfill must have double-containment. Revise any narrative and figures to depict the updated design.*

VERTEX Response: The storm drainage system will be conveyed via gravity (i.e. unpressurized and non-continuous flow) through open-ended pipes with sufficient drainage slope. Moreover, the system is designed to quickly carry intermittent flows of rainfall offsite that, if the site were not developed, would otherwise naturally infiltrate and recharge the shallow groundwater underlying the site. For these reasons, the TCEQ has not historically required a double containment for stormwater drainage systems in similar past designs by VERTEX; e.g. MSW 62031, MSW 62035, MSW 62037, MSW 62040, MSW 62042, MSW 62044, MSW 62045, and MSW 62047.

☐ Yes ☒ No (N/A) Changes Made;
☐ Yes ☒ No (N/A) Redlined pages included;
☐ Yes ☒ No (N/A) Clean pages included.

TCEQ Comment 5: Other Plans.

b. Drainage Control and Leachate: Correct the typo in paragraph two.

VERTEX Response: The typo has been corrected.

☒ Yes ☐ No (N/A) Changes Made;

☒ Yes ☐ No (N/A) Redlined pages included:
(1) §330.957(m)(1) in the Drainage Control and Leachate Subsection on Page 19.
☒ Yes ☐ No (N/A) Clean pages included.
(1) §330.957(m)(1) in the Drainage Control and Leachate Subsection on Page 19.

TCEQ Comment 6: Site Closure Plan. Define what is meant by "other impermeable surface of applicable thickness." Please keep in mind that final cover at the site must meet the requirements of 30 TAC 330.453. Ensure the changes are also made to the Miscellaneous section that uses the same verbiage.

VERTEX Response: The phrase has been removed.
☒ Yes ☐ No (N/A) Changes Made;
☒ Yes ☐ No (N/A) Redlined pages included: §330.955(g) - Page 7 and §330.957(1) - Page 21;
☒ Yes ☐ No (N/A) Clean pages included: §330.955(g) - Page 7 and §330.957(1) - Page 21.

TCEQ Comment 7: Requirements for Structures Gas Monitoring Plan, Occupancy. State the maximum occupancy of each building.

VERTEX Response: The maximums are 415- and 707-occupants, for Buildings A and B, respectively. Reference Figures 82 and 83.
☒ Yes ☐ No (N/A) Changes Made;
☒ Yes ☐ No (N/A) Redlined pages included:
(1) §330.957(s) in the Occupancy Subsection on Page 24.
☒ Yes ☐ No (N/A) Clean pages included.
(1) §330.957(s) in the Occupancy Subsection on Page 24.

TCEQ Comment 8: Sampling for Methane. Change "seven working says" to "seven working days."

VERTEX Response: The change has been made.
☒ Yes ☐ No (N/A) Changes Made;
☒ Yes ☐ No (N/A) Redlined pages included: §330.961(b)(2)(A) on Page 35;
☒ Yes ☐ No (N/A) Clean pages included: §330.961(b)(2)(A) on Page 35.

We trust this information is acceptable. Should you require additional information or have any questions regarding this response, please contact the undersigned at 214-499-9234.

Sincerely,

The Vertex Companies, LLC

Nick Cramer, MS, CPSS, PG
Technical Expert – Due Diligence/Remediation

Paul S. Rodusky, MS, PG
Director – Due Diligence/Remediation

Richard J. Tobia, PE
Project Engineer

Texas Registered Geoscience Firm 50494
Texas Registered Engineering Firm F-15099

VERTEX PROJECT
NO: 94747

SUBCHAPTER T PERMIT APPLICATION
30 Texas Administrative Code (TAC) 330 Subchapter T §330.951 - §330.964

OAKDALE NDUSTRIAL III
375 and 355 East Oakdale Road
City of Grand Prairie, Dallas County, Texas 75050

December 17, 2024
Revised March 14, 2025

PREPARED FOR:
Texas Commission on Environmental Quality
Municipal Solid Waste Permit Section – MC124
12100 Park 35 Circle
Austin, TX 78753

APPLICANT:
Oakdale Industrial III, L.L.C.
3819 Maple Avenue
Dallas, TX 75219

PREPARED BY:
The Vertex Companies, LLC
3030 LBJ Freeway, Suite 1620
Dallas, TX 75234

PHONE 214.499.9234

TCEQ CN606345403
TCEQ RN112024674
TCEQ MSW 67144 (Pending), MSW 62056 (Pending)

Texas Commission on Environmental Quality

Application for Development Permit for Proposed Enclosed Structure Over Closed Municipal Solid Waste Landfill

Application Tracking Information

Applicant Name: OAKDALE INDUSTRIAL III, L.L.C.

Facility Name: OAKDALE INDUSTRIAL III

Development Permit Number: -- MSW 62056

Initial Submission Date: 12-17-2024

Revision Date: -- 3-14-2025

Use this form to apply for a development permit for proposed enclosed structure over a closed municipal solid waste (MSW) landfill. Rules about use of land over a closed MSW landfill are in Title 30, Texas Administrative Code[1], Chapter 330, Subchapter T. Instructions for completing this form are provided in form TCEQ 20785-instr[2]. Include a Core Data Form, available at www.tceq.texas.gov/goto/coredata with the application. If you have questions, contact the Municipal Solid Waste Permits Section by email to mswper@tceq.texas.gov, or by phone at 512-239-2335.

If you have an existing enclosed structure, use form TCEQ-20786[3], Registration for Existing Enclosed Structure Over Closed Municipal Solid Waste Landfill. If you are proposing a non-enclosed structure, use form TCEQ-20787[4], Authorization to Disturb Final Cover Over Closed Municipal Solid Waste Landfill for Non-Enclosed Structure.

Application Data

1. Application Type

☒ New Development Permit ☐ Revisions of Existing Permit

☐ Transfer of an Existing Permit

If existing Permit, indicate the Permit Number: _____

2. Submission Type

☒ Initial Submission ☐ Notice of Deficiency (NOD) Response

[1] www.tceq.texas.gov/goto/view-30tac
[2] www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20785-instr.pdf
[3] www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20786.pdf
[4] www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20787.pdf

15. Permits and Construction Approvals

Mark the following tables to indicate status of other permits or approvals.

Permits and Construction Approvals

Permit or Approval	Received	Pending	Not Applicable
Zoning Approval		X	
Preliminary Subdivision Plan		X	
Final Plat		X	
Fire Inspector's Approval		X	
Building Inspector's Approval on Plans		X	
Water Service Tap		X	
Wastewater Service Tap		X	
On-site Wastewater Disposal System Approval			X

Other Environmental Permits

Other Environmental Permits (list)	Received	Pending

16. General Project Information

Facility Name: Oakdale Industrial III

SubT Development Permit Number (if available): -- MSW 62056

Regulated Entity Reference Number (if issued): **RN** -- 112024674

Street or Physical Address: 375 and 355 East Oakdale Road

City: Grand Prairie County: Dallas State: TX Zip Code: 75050

Phone Number: --

If Regulated Entity Reference Number has not been issued for the facility, complete a Core Data Form (TCEQ-10400) and submit it with this application.

December 17, 2024;
Revised March 14, 2025

17. Contact Information

Applicant (Lessee/Project Owner)

Name: Oakdale Industrial III, L.L.C.

Customer Reference Number (if issued): **CN** -- 606345403

Mailing Address: 3819 Maple Avenue

City: Dallas County: Dallas State: TX Zip Code: 75219

Phone Number: (214) 661-8341

Email Address: [redacted]

If Customer Reference Number has not been issued, complete a Core Data Form (TCEQ-10400) and submit it with this application. List the Applicant as the Customer.

Property Owner

Name: Same as "Applicant"

Mailing Address: --

City: -- County: -- State: -- Zip Code: --

Phone Number: --

Email Address: --

If the Property Owner is the same as Applicant, indicate "Same as "Applicant".

Consultant (if applicable)

Firm Name: The Vertex Companies, LLC

Texas Board of Professional Engineers and Land Surveyors Firm Number: F-15099

Mailing Address: 3030 LBJ Freeway, Suite 1620

City: Dallas County: Dallas State: TX Zip Code: 75234

Consultant Name: Nick Cramer

Phone Number: (214) 499-9234

Email Address: [redacted]

Engineer Who Performed Soil Tests

Firm Name: Reed Engineering Group, Ltd.

Texas Board of Professional Engineers and Land Surveyors Firm Number: F-3114

Mailing Address: 2424 Stutz Drive, Suite 400

City: Dallas County: Dallas State: TX Zip Code: 75235

Engineer Name: Ronald Reed

Phone Number: (214) 350-5600

Email Address: [redacted]

December 17, 2024;
Revised March 14, 2025

§330.955(g)

Locations where waste is removed shall be backfilled and compacted with clean high-plasticity or low-plasticity clay to exceed the existing grade and provide positive drainage; maintaining a cover of a minimum of two-feet of compacted clay; or other impermeable surface of applicable thickness. If MSW is encountered during installation of liquid bearing utilities, the MSW will be managed per **§330.955(c)** and two-feet of compacted clay, or equivalent, will be placed between observed MSW and the liquid bearing utilities on the sides and the bottom of the excavation.

§330.955(h)

Excavated MSW will be containerized within Department of Transportation (DOT)-approved 55-gallon drums, roll off bins and/or placed on an impermeable synthetic material, as appropriate, prior to offsite disposal. MSW stored onsite overnight will be covered with an impermeable membrane (or equivalent) to limit exposure. Subsurface MSW that will be exposed overnight will be covered with clean soil or an impermeable membrane material (or equivalent) to limit exposure.

The Reed 2024 investigation spatially covered the site with geotechnical borings that were drilled to depths between 10- to 30-feet. A 0- to 7-feet thick cover layer consisting of high to moderate plasticity (CH to CL) silty clay to sandy clay to gravelly clay was observed, with MSW encountered from 0- to 15-feet below ground surface (Bgs) and groundwater observed from 5- to 16-feet bgs.

Subsurface strata may be generally described as fill with MSW and alluvial soils overlying weathered then unweathered shale of the Cretaceous Eagle Ford formation. The geotechnical report is included in **Appendix C.**

§330.957(c)(2)Waste Characterization

Samples collected during geotechnical investigations indicate the largely co-mingled MSW was consistent with typical municipal solid waste and C&D; containing non-putrescible materials such as plastic, wood, fabric, paper, metal, concrete, rebar, roof shingles, and tar paper in a soil matrix.

§330.957(c)(3)Gas Production

A subsurface methane gas survey is planned for December 2024. The survey will be conducted to evaluate the potential for migration of landfill gases and an analysis of specific landfill gas concentrations. The proposed subsurface methane survey will include screening four boreholes within the proposed building footprints for methane and then submitting one from each footprint with the highest methane concentration for additional laboratory analyses, per **Section §330.957(t)(2)(G)**.

See Replacement Pages Page 12 for new verbiage.

§330.957(c)(4)Potential Environmental Impacts

The proposed development would not result in degradation or cause impact to the soil and/or groundwater beneath the site.

Upon development of the project, the impervious surfaces provided by roofs and surrounding pavement will, along with engineered surface grading, reduce infiltration of precipitation into the underlying MSW mass.

Private water and wastewater utility lines are proposed to transect the site from offsite public connections, running across the site to through-slab connections within the facility. It is not anticipated that methane gas will accumulate and migrate in/along buried utility trenches because the water and wastewater lines will be installed within double containment with two-feet (min) of compacted clay, or equivalent, placed between the protected water-bearing utilities and any adjacent MSW.

Vapor intrusion to the proposed enclosed structures from methane migration at the through-slab penetrations will be prevented by using a sub-slab vapor barrier and by sealing any through-slab penetrations [Reference **Figure 31**, **Details 1** and **2**, and **Figure 35**, **Note (I)(7-12)**]. The wastewater and water plans are included as **Figure 57** through **Figure 60**.

§330.957(m)(1) Methane Migration Control and Ventilation

A methane mitigation system will be installed beneath each of the proposed buildings. The systems will consist of a minimum of a 12-inch-thick layer of an open graded, clean aggregate material [ENV-12 Notes (C)(2)] placed beneath, and prior to pouring, the floor slab. Geotextile filter fabric will be placed on the surface of the clean aggregate layer to prevent introduction of fine soil or other particulate matter into the permeable aggregate layer and to protect the overlying vapor barrier. A co-extruded ethylene vinyl alcohol (EVOH) and polyethylene (PE) passive vapor barrier with a detailing asphaltic spray-on compound, that is used to seal seam overlaps, through-slab penetrations, and termination surfaces, will be situated above the geotextile filter and will directly underlie the poured cement floor slab; reference **Figure 28 Detail 2**.

The vapor barrier will be sealed to the interior of the tilt-wall concrete panels by means of manufacturer approved methods to prevent vapor intrusion into the enclosed structure; (reference **Figure 30**). A network of perforated gas collection pipes (low profile vents) will be embedded in the aggregate material beneath the geotextile filter and overlying vapor barrier (**Figure 26** through **Figure 28**). The pipes will be routed to vertical risers that will vent above breathing height on the proposed buildings' roof. The vent lines will be fashioned with wind-operated syphon ventilators to provide a positive draw on the ventilation system collection piping (**Figure 29**). Automatic methane gas sensors shall be installed within the proposed buildings or any other structure in order to trigger an audible alarm when methane gas concentrations greater than 20% of the lower explosive limit are detected. The methane gas sensors are further discussed in section §330.961(b)(1)(C) of this application.

Where it is necessary to penetrate the vapor barrier, the penetrated portion and related utilities will be properly sealed per manufacturer's specifications as to prohibit methane gas entering the structure; reference **Figures 31 (Details 1** and **2)** and **Figure 35 Note I (7-12)**.

Methane sensors are proposed for locations that spatially cover the empty warehouse interior space and where water and/or wastewater utilities will penetrate the vapor barrier in the proposed buildings' pump rooms.

Methane sensors will be proposed for tenant lease space in locations where water and/or wastewater slab penetrations are planned and also to spatially cover common areas such as offices, conference rooms and/or warehouse spaces. These proposed changes will be addressed in future modifications to this permit application to be submitted per 30 TAC §330.961(b)(1)(D) after the space is leased and the design is complete. Future modifications will be included in **Appendix N** and will supersede any plans to-date. Where differences exist between the modifications and the preceding permit, the modifications in **Appendix N** will govern.

If excavation activities result in subsurface exposed waste, this material will be managed according to procedures outlined in the Section **330.955(h)** and **§330.955(g)**, as related to the installation of liquid bearing utilities, of this application. Diversion berms will be installed where beneficial around exposed area(s) to limit contact with stormwater. Locations where waste is removed will be managed according to procedures outlined in Section **§330.955(g)** of this document.

Drainage Control and Leachate

Stormwater runoff control measures will be used to minimize leachate generation. Temporary diversion berms will be used upslope of all excavations where waste is exposed to minimize the amount of surface water coming into contact with waste materials. In addition, temporary containment berms may be constructed around areas of exposed waste to collect surface water to prevent impacted water from discharging to surface waters.

of leachate is

In view of the management procedures described above, especially the covering of waste and precautions implemented in advance of inclement weather, the generation [p expected to be minimal. However, if leachate or impacted water is generated, the water will be collected and disposed in accordance with standards set forth herein and in accordance with City and State requirements for disposal of such water. Any leachate or impacted water encountered or generated during construction will be stored within DOT-approved 55-gallon drums and/or onsite storage tank(s) (of type, volume and/or number to be determined based on the volume encountered) prior to offsite disposal via the following methods (or combination thereof):

- Onsite storage then disposal into the City of Grand Prairie sanitary sewer that will require City approval prior to disposal. Said approval will likely include, but may not be limited to, analysis of any leachate/impacted water and subsequent comparison of these analytical results to the local wastewater treatment plant acceptable quality and quantity limits.
- Onsite storage and offsite disposal via vacuum truck transport that will require a vacuum truck to transport any leachate/impacted water to an approved wastewater treatment facility.
- In areas where waste is excavated, all waste will be properly transported to an approved MSW landfill. No waste will be left exposed overnight.

Erosion and Sediment Control During Construction

The contractor will be required to file a Notice of Intent (NOI) for coverage under the general stormwater permit for construction activities of the Texas Pollutant Discharge Elimination System (TPDES) prior to beginning work. As part of the coverage under TPDES, the contractor will install appropriate erosion control devices in accordance with a Storm Water Pollution Prevention Plan (SWPPP), which must be in place prior to filing the NOI.

§330.957(q) Site Closure Plan

A final cap/cover of a minimum of two-feet of compacted clay, or other impermeable surface of applicable thickness, will be maintained above any onsite subsurface MSW in order to protect the integrity and function of the cap. In areas where there are currently not sufficient cover materials, additional compacted clay will be added. Clean soil will be placed above the cap to the proposed surface design grade. The surface slope of the project will be raised to design grade with clean fill soil to achieve a sufficient grade to preclude ponding of surface water. Periodic examination of the surface shall be performed to identify areas of subsidence or surface water ponding. These areas will be backfilled with clean soil to reflect the design grade as discussed above.

§330.957(r) Operational Requirements Plan

The operational requirements, including the necessary procedures, practices, record keeping, and reporting, described in the Site Closure Plan, Site Operating Plan, Structures Gas Monitoring Plan (SGMP), and Safety and Evacuation Plan shall be implemented and maintained by the Applicant. A copy of this development permit application, along with all required registration information including the Site Closure Plan, Site Operating Plan, the SGMP Plan, Safety and Evacuation Plan, and all other documents, plans, and correspondence required by 30 TAC §330.951 - §330.963, shall be maintained onsite in the general office of the Applicant.

The Applicant shall retain the operating record of the facility for the life of the proposed structure. Any deviation from the Development Permit and incorporated plans or other related documents associated with the development will be approved by the Executive Director of the TCEQ.

§330.957(s) Site Operating Plan

Introduction

The proposed project consists of the development of the site as an office/warehouse facility with two, single-story buildings (Buildings A and B) containing approximately 179,652- and 297,623-square feet, respectively, and 477,275-square feet (together) of total building area, along with associated concrete drives, parking areas, rights of way, sidewalks, and landscaping. The buildings will be constructed of concrete tilt-up walls. Underground utilities including water, wastewater, and a storm drainage system will service the property.

§330.957(s)(1) Onsite Equipment

Onsite equipment may include typical forklifts, automatic inventory moving machinery and office equipment including computers, coffee makers, refrigerators, HVAC, lighting, microwave ovens, miscellaneous electrical appliances, printing and copying equipment, as well as other general office and commercial equipment. The electric air conditioning units and electric and/or gas-operated heating units will be located on the roof of the building. Onsite ignition sources will include electrical outlets and the electrical conveniences noted above. It is reasonable to

Ignition Sources

Ignition sources within both enclosed warehouse buildings may include typical forklifts, automatic inventory moving machinery and office equipment including computers, coffee makers, refrigerators, HVAC, lighting, microwave ovens, miscellaneous electrical appliances, printing and copying equipment, as well as other general office and commercial equipment. The air conditioning units and heaters will be located on the roof.

Buried Utilities

Facility water will be supplied for domestic use and fire protection by the City of Grand Prairie. Sanitary sewer service will be connected to the City sanitary sewer system. It is not anticipated that methane gas will accumulate and migrate in/along buried utility trenches because water and wastewater lines and the trench bedding material will be enclosed and sealed within double containment; reference **Figures 57-60 and Figure 34 Details 1 and 2**. illustrate the water and sanitary sewer utility plans.

Occupancy

The site will consist of two, single-story occupied warehouses containing separate office and warehouse spaces. Building occupancy will vary depending on time of day and day of week and vacancy. with the maximum of 415- and 707-occupants, for Buildings A and B, respectively; reference Figures 82 and 83.

Depth of Final Cover over Waste

The subsurface conditions are discussed Section §330.957(c)(1). The project grading plans (**Figure 51** through **Figure 56)** calls for the grading of soil throughout the property. A sufficient thickness of cover will remain or be added. Additionally, a majority of the site will be covered with impermeable surfaces including parking and drive areas, and buildings.

§330.957(t)(2)(B) Design Characteristics of Structures

An impermeable vapor barrier will be placed beneath the floor slab of the enclosed structure. The vapor barrier will consist of a co-extruded EVOH and PE passive barrier with a detailing asphaltic spray-on compound, that is used to seal seam overlaps, through-slab penetrations, and termination surfaces The barrier will be fixed to the interior sides of the concrete tilt wall panels per manufacturers specifications and will be sealed per manufacturer specifications if/where penetrated.

The enclosed structure will be equipped with continuous methane monitoring sensors. The sensor units will be placed in office and warehouse areas. The methane gas sensors are further discussed in section §330.961(b)(1)(C) of this application.

§330.957(t)(2)(C) Ventilation System

A ventilation system designed to passively vent methane gas from the sub floor will be installed beneath the enclosed structure. The ventilation system will consist of a 12-inch aggregate layer placed between the subgrade and overlying barrier membrane. A network of perforated gas

- Documentation of Landfill Gas Sampling shall include the following information provided by the field sampling personnel and the analytical laboratory:

  - a plan of showing the location of the sample location relative to the existing structure;
  - field sampling data sheets including any duplicate samples; and
  - laboratory results documented by the analytical laboratory in a laboratory report format, including the QA/QC results.

These data shall be entered into the operating record of the facility and submitted to TCEQ upon request.

Sampling Protocol for Field Measurements of Gas Emissions

Field measurements of gas emissions shall be performed by personnel familiar with the calibration, maintenance, and operation of the landfill gas monitoring equipment.

§330.957(t)(2)(G) Landfill Gas Analysis

See Replacement Pages Page 27 for new verbiage.

A subsurface methane gas survey is planned for December 2024. The survey will be conducted to evaluate the potential for migration of landfill gases and an analysis of specific landfill gas concentrations. The proposed subsurface methane survey will include screening four boreholes within the proposed building footprints for methane and then submitting one from each footprint with the highest methane concentration for additional laboratory analyses, per **Section §330.957(t)(2)(G)**.

The boreholes will be equilibrated prior to sampling and will be screened for methane utilizing a Landtec GEM 2000 Portable Gas Analyzer.

The two locations with the highest measured methane concentrations within/proximate to each proposed building footprint will be selected converted into soil vapor points. The vapor points will be generally constructed by placing six-inches of clean silica sand at the bottom of each borehole, after which a length of implant tipped, Teflon-lined tubing will be inserted into the boring until the implant rested on top of the six-inch sand layer. An additional six-inches of clean silica sand will be placed downhole around and above the implant-tipped tubing and the remaining borehole will be sealed with hydrated bentonite compacted in six-inch lifts to near-surface. The open above-ground tubing will be connected in-parallel to both a 50 milliliter (ml) syringe for purging purposes and to a six-liter, laboratory-supplied summa canister equipped with a regulator set at a flow rate of 200 milliliters per minute (ml/min). Note that each canister will be individually checked, tested, and certified by the laboratory for air tightness and proper vacuum prior to being shipped to VERTEX. Prior to sampling, a minimum of three volumes of soil gas will be purged from the downhole tubing. Following this purge, and a subsequent leak test, the tube vacuum and bentonite seal will be observed for indications of a compromise. After passing the quality control testing, the summa canister will be opened and the initial starting pressure from the canister vacuum gauge will be noted on the laboratory chain of custody. At

the end of the test, each summa canister will be sealed with a slight vacuum and the final vacuums will be noted on the laboratory chain of custody.

The filled summa cannisters will be submitted to ALS Laboratories in Simi Valley, California for an analysis of the landfill gas per TAC §330.957(t)(2)(G) as follows:

- Ammonia per OSHA ID-188/ OSHA ID-164.
- Fixed gases per ASTM D 1946;
- Light hydrocarbon analysis per EPA Method TO-3;
- Volatile Organic Compounds (VOCs) per EPA Method TO-15;
- Sulfur analysis including hydrogen sulfide per ASTM D 5504;
- Water vapor per Harvey, A. (1998) and Campbell G.S. and Norman (1998); See Appendix D, Table 1.

The volumetric percentage of methane was measured in one sample location (B-2) with a concentration of 0.1% by volume in the vertical depth horizons. Soil boring B-3, located within/proximate to the additional building footprint was selected for soil gas testing due to its proximity to historical MSW at the site.

See Replacement Pages Page 28 for new verbiage.

§330.957(u) Safety and Evacuation Plan

Construction Safety and Evacuation Plan

- The presence of methane will be monitored when conducting subsurface work utilizing a RAE Systems QRAE 21 Four Gas Meter (or equivalent).
- When registering less than 10% lower explosive limit, the work will proceed with caution.
- If a methane sensor reads between 10% and 20% lower explosive limit, this reading should be checked with a hand-held methane meter to confirm the reading.
- In the event a consistent lower explosive limit reading of 20% or greater are observed, construction operations shall cease and personnel shall immediately leave the 20-foot area around the observed lower explosive limit exceedance (20% or greater of lower explosive limit). The monitoring operator shall increase his radius of survey to include the nearest piece of operating equipment (i.e. excavator, etc.). In the event a methane reading of 20% or greater of lower explosive limit occurs in the expanded sample radius, the equipment will be turned off and the operator and other personnel shall immediately leave the expanded sample radius. Personnel may employ fans to disperse any observed methane concentrations in air. Operations may commence once methane concentrations decline to less than 20% of lower explosive limit.
- In the event of fire, all onsite personnel will move to a location upwind of the fire. The site superintendent or his appointee shall call the City of Grand Prairie Fire Department. The site superintendent or his appointee shall verify and ensure that all project personnel are present or accounted for.
- Smoking shall not be permitted within 20-feet of any open excavation that exhibits detectable methane concentrations.

§330.961(b)(1)(B) Onsite Monitoring

Monitoring of the onsite structure will include a continuous monitoring system integral to the enclosed structure.

§330.961(b)(1)(C) Continuous Monitoring

The interior of enclosed structure built over the MSW areas will be monitored on a continuous basis. The Honeywell E3 Point sensors and the 301C control panel are proposed for continuous monitoring of the onsite structure. The units operate off 120-VAC and shall be configured to trigger a minimum 85-dB alarm if the volumetric concentration of methane in air exceeds a maximum of 1.0% by volume (20% of the lower explosive limit). Any building will be evacuated and then inspected prior to reoccupation in the event of a power failure. The manufacturer's specifications are included as **Appendix I**.

§330.961(b)(1)(D) Monitored Areas

Continuous methane gas monitors will be installed in the enclosed structure. The gas monitors will be placed in locations where gas accumulation is probable, including utility penetration locations and in the vicinity of ignition sources.

§330.961(b)(1)(E) System Modifications

The gas monitoring and control systems shall be modified as needed to reflect modifications to the structure such as changes to the office and warehouse layout.

§330.961(b)(2) Reporting

§330.961(b)(2)(A) Sampling for Methane

The onsite structure shall be monitored utilizing a continuous monitoring system. Additionally, the building will be monitored for lower explosive limit using a handheld landfill gas meter on a monthly basis. All monthly monitoring results shall be placed in the operating record of the site within seven working sdays and will be made available for inspection by the executive director, and any local pollution agency with jurisdiction that has requested to be notified. In the event a continuous methane detector sounds an audible alarm then protocol outlined in Section §330.961(a)(4) Site Incidents, and in §330.957(u), the Safety and Evacuation Plan, will be followed. The gas monitoring system is discussed in Section §330.957(t)(2)(D).

§330.961(b)(2)(B) Sampling for Specified Trace Gasses

Based on the results from the Landfill Gas Analysis, sampling for specified trace gases is not anticipated to be conducted unless otherwise requested by the TCEQ. Refer to Section §330.957(t)(2)(G) for more details.

APPENDIX D

Left Blank on Purpose
Methane Survey

THE VERTEX COMPANIES, LLC
3030 LBJ FWY, STE 1620
DALLAS, TX 75234

APPENDIX G

Notification Letter(s) and Delivery Confirmation

THE VERTEX COMPANIES, LLC
3030 LBJ FWY, STE 1620
DALLAS, TX 75234

December 17, 2024

Chief Robert Fite
City of Grand Prairie Fire Department
1525 Arkansas Lane
Grand Prairie, Texas 75052

Re: Notice of Coordination Development of Property
Oakdale Industrial III
375 and 355 East Oakdale Road
Grand Prairie, Dallas County, TX 75050

Dear Chief Fite:

A preliminary geotechnical investigation of the properties addressed as 375 and 355 East Oakdale Road in Grand Prairie (the site), indicated thin and discontinuous layers of municipal solid waste (MSW) in the soils underlying portions of the site. Out of an abundance of caution, the applicant is applying for a permit to develop the site in accordance with 30 Texas Administrative Code (TAC) Subchapter T §330.951 - §330.964.

Following guidance provided in both the Texas Health and Safety Code (THSC), Chapter 361, Subchapter R and 30 TAC Subchapter T §330.951 - §330.964, this letter serves as a notice of the following conditions.

The Vertex Companies, LLC is acting as Consultant to the Owner and Developer of the Property, Oakdale Industrial III, L.L.C., who is planning to improve the site with a proposed office/warehouse facility. As appropriate, the project development will be coordinated through your agency or organization. Furthermore, there are restrictions on the development and leasing of the Property per both the THSC Chapter 361 Subchapter R and 30 TAC Subchapter T §330.951 - §330.964.

As part of the process, a permit application will be submitted to the Texas Commission on Environmental Quality. A Notice of Opportunity to Request a Public Meeting will be published in The Dallas Morning News and Al Dia (as appropriate). The notice will provide both an electronic link to the application and a public location where a hardcopy of the application will be available for viewing. If needed, a public hearing will be held. The time and location of the public hearing will be sent to you if/when it is established.

Should you have questions or concerns about this project, please contact me at (214) 499-9234 or [redacted]

Respectfully submitted,

Nick Cramer, MS, CPSS, PG
Technical Expert – Due Diligence/Remediation

Texas Registered Geoscience Firm 50494;
Texas Registered Engineering Firm F-15099

THE VERTEX COMPANIES, LLC
3030 LBJ FREEWAY, SUITE 1620
DALLAS, TX 75234

214.499.9234 | VERTEXENG.COM

VERTEX PROJECT
NO: 94747

SUBCHAPTER T PERMIT APPLICATION
30 Texas Administrative Code (TAC) 330 Subchapter T §330.951 - §330.964

OAKDALE NDUSTRIAL III
375 and 355 East Oakdale Road
City of Grand Prairie, Dallas County, Texas 75050

December 17, 2024
Revised March 14, 2025

PREPARED FOR:
Texas Commission on Environmental Quality
Municipal Solid Waste Permit Section – MC124
12100 Park 35 Circle
Austin, TX 78753

APPLICANT:
Oakdale Industrial III, L.L.C.
3819 Maple Avenue
Dallas, TX 75219

PREPARED BY:
The Vertex Companies, LLC
3030 LBJ Freeway, Suite 1620
Dallas, TX 75234

PHONE 214.499.9234

TCEQ CN606345403
TCEQ RN112024674
TCEQ MSW 67144, MSW 62056 (Pending)

Texas Commission on Environmental Quality

Application for Development Permit for Proposed Enclosed Structure Over Closed Municipal Solid Waste Landfill

Application Tracking Information

Applicant Name: OAKDALE INDUSTRIAL III, L.L.C.

Facility Name: OAKDALE INDUSTRIAL III

Development Permit Number: MSW 62056

Initial Submission Date: 12-17-2024

Revision Date: 3-14-2025

Use this form to apply for a development permit for proposed enclosed structure over a closed municipal solid waste (MSW) landfill. Rules about use of land over a closed MSW landfill are in Title 30, Texas Administrative Code[1], Chapter 330, Subchapter T. Instructions for completing this form are provided in form TCEQ 20785-instr[2]. Include a Core Data Form, available at www.tceq.texas.gov/goto/coredata with the application. If you have questions, contact the Municipal Solid Waste Permits Section by email to mswper@tceq.texas.gov, or by phone at 512-239-2335.

If you have an existing enclosed structure, use form TCEQ-20786[3], Registration for Existing Enclosed Structure Over Closed Municipal Solid Waste Landfill. If you are proposing a non-enclosed structure, use form TCEQ-20787[4], Authorization to Disturb Final Cover Over Closed Municipal Solid Waste Landfill for Non-Enclosed Structure.

Application Data

1. Application Type

☒ New Development Permit ☐ Revisions of Existing Permit

☐ Transfer of an Existing Permit

If existing Permit, indicate the Permit Number: _____

2. Submission Type

☐ Initial Submission ☒ Notice of Deficiency (NOD) Response

[1] www.tceq.texas.gov/goto/view-30tac
[2] www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20785-instr.pdf
[3] www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20786.pdf
[4] www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20787.pdf

15. Permits and Construction Approvals

Mark the following tables to indicate status of other permits or approvals.

Permits and Construction Approvals

Permit or Approval	Received	Pending	Not Applicable
Zoning Approval		X	
Preliminary Subdivision Plan		X	
Final Plat		X	
Fire Inspector's Approval		X	
Building Inspector's Approval on Plans		X	
Water Service Tap		X	
Wastewater Service Tap		X	
On-site Wastewater Disposal System Approval			X

Other Environmental Permits

Other Environmental Permits (list)	Received	Pending

16. General Project Information

Facility Name: Oakdale Industrial III

SubT Development Permit Number (if available): MSW 62056

Regulated Entity Reference Number (if issued): **RN**112024674

Street or Physical Address: 375 and 355 East Oakdale Road

City: Grand Prairie County: Dallas State: TX Zip Code: 75050

Phone Number: --

If Regulated Entity Reference Number has not been issued for the facility, complete a Core Data Form (TCEQ-10400) and submit it with this application.

December 17, 2024;
Revised March 14, 2025

17. Contact Information

Applicant (Lessee/Project Owner)

Name: Oakdale Industrial III, L.L.C.

Customer Reference Number (if issued): **CN**606345403

Mailing Address: 3819 Maple Avenue

City: Dallas County: Dallas State: TX Zip Code: 75219

Phone Number: (214) 661-8341

Email Address: [redacted]

If Customer Reference Number has not been issued, complete a Core Data Form (TCEQ-10400) and submit it with this application. List the Applicant as the Customer.

Property Owner

Name: Same as "Applicant"

Mailing Address: --

City: -- County: -- State: -- Zip Code: --

Phone Number: --

Email Address: --

If the Property Owner is the same as Applicant, indicate "Same as "Applicant".

Consultant (if applicable)

Firm Name: The Vertex Companies, LLC

Texas Board of Professional Engineers and Land Surveyors Firm Number: F-15099

Mailing Address: 3030 LBJ Freeway, Suite 1620

City: Dallas County: Dallas State: TX Zip Code: 75234

Consultant Name: Nick Cramer

Phone Number: (214) 499-9234

Email Address: [redacted]

Engineer Who Performed Soil Tests

Firm Name: Reed Engineering Group, Ltd.

Texas Board of Professional Engineers and Land Surveyors Firm Number: F-3114

Mailing Address: 2424 Stutz Drive, Suite 400

City: Dallas County: Dallas State: TX Zip Code: 75235

Engineer Name: Ronald Reed

Phone Number: (214) 350-5600

Email Address: [redacted]

December 17, 2024;
Revised March 14, 2025

Professional Engineer's Certification of No Potential Threat to Public Health or the Environment

The applicant's engineer for this project shall complete one of the following certifications:

"I, _____, Texas PE Number _____, certify that the proposed development is necessary to reduce a potential threat to public health or the environment. Further, I certify that the proposed development will not damage the integrity or function of any component of the Closed Municipal Solid Waste Landfill Unit, including, but not limited to, the final cover, containment systems, monitoring system, or liners. This certification includes all documentation of all studies and data on which I relied in making these determinations."

Engineer's seal, with signature and date:

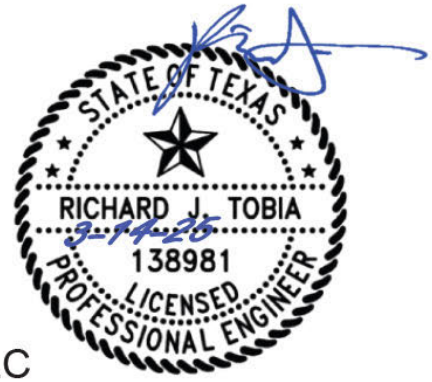
Engineering Firm Name: _____

Texas Board of Professional Engineers and Land Surveyors Firm Number: _____

Or:

" I, Richard James Tobia, Texas PE Number 138981, certify that the proposed development will not increase or create a potential threat to public health or the environment. Further, I certify that the proposed development will not damage the integrity or function of any component of the Closed Municipal Solid Waste Landfill Unit, including, but not limited to, the final cover, containment systems, monitoring system, or liners. This certification includes all documentation of all studies and data on which I relied in making these determinations."

Engineer's seal, with signature and date:



Engineering Firm Name: The Vertex Companies, LLC

Texas Board of Professional Engineers and Land Surveyors Firm Number: F-15099

Signature Page

Both signatures on this page must be notarized.

Applicant Certification

I, **Oakdale Industrial III, L.L.C.,** certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. All references to "I" are in the stated capacity and not individually.

OAKDALE INDUSTRIAL III, L.L.C., a Delaware limited liability company
By: CHI LTH GP, L.L.C., a Delaware limited liability company, its manager

Signature: _____ Date: 3/14/25

Name: William G. Mundinger, III Title: Vice President

Email Address: wmundinger@crowholdings.com

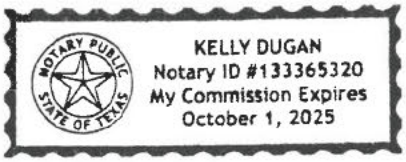
SUBSCRIBED AND SWORN to before me by the said William G. Mundinger, III, a Vice President of CHI LTH GP, L.L.C., a Delaware limited liability company, the manager of OAKDALE INDUSTRIAL III, L.L.C., a Delaware limited liability company, on behalf of said limited liability companies.

On this 14th day of March, 2025

My commission expires on the 1st day of October, 2025

Notary Name: _____

Notary Public in and for Dallas County, Texas



Property Owner Authorization

To be completed by the property owner if the property owner is not the applicant.

I _____, the owner of the property identified by the address _____,hereby authorize the applicant to proceed with the project described in this application, and to apply for any necessary authorizations in order to conduct this project. I understand that, as property owner, I am responsible for maintaining the integrity of the final cover over the closed MSW landfill.

Property Owner Name: _____

Signature: _____ Date: _____

Email Address: _____

SUBSCRIBED AND SWORN to before me by the said _____

On this _____ day of _____, _____

My commission expires on the _____ day of _____, _____

Notary's Name: _____

Notary Public in and for _____ County, Texas

VERTEX PROJECT
NO: 94747

SUBCHAPTER T PERMIT APPLICATION
30 Texas Administrative Code (TAC) 330 Subchapter T §330.951 - §330.964

OAKDALE NDUSTRIAL III
375 and 355 East Oakdale Road
City of Grand Prairie, Dallas County, Texas 75050

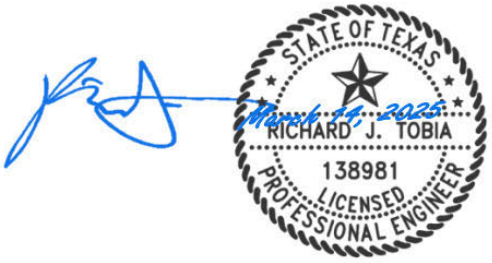
December 17, 2024
Revised March 14, 2025

PREPARED FOR:
Texas Commission on Environmental Quality
Municipal Solid Waste Permit Section – MC124
12100 Park 35 Circle
Austin, TX 78753

APPLICANT:
Oakdale Industrial III, L.L.C.
3819 Maple Avenue
Dallas, TX 75219

PREPARED BY:
The Vertex Companies, LLC
3030 LBJ Freeway, Suite 1620
Dallas, TX 75234

PHONE 214.499.9234



TCEQ CN606345403
TCEQ RN112024674
TCEQ MSW 67144, MSW 62056 (Pending)

§330.955(g)

Locations where waste is removed shall be backfilled and compacted with clean high-plasticity or low-plasticity clay to exceed the existing grade and provide positive drainage; maintaining a cover of a minimum of two-feet of compacted clay. If MSW is encountered during installation of liquid bearing utilities, the MSW will be managed per **§330.955(c)** and two-feet of compacted clay, or equivalent, will be placed between observed MSW and the liquid bearing utilities on the sides and the bottom of the excavation.

§330.955(h)

Excavated MSW will be containerized within Department of Transportation (DOT)-approved 55-gallon drums, roll off bins and/or placed on an impermeable synthetic material, as appropriate, prior to offsite disposal. MSW stored onsite overnight will be covered with an impermeable membrane (or equivalent) to limit exposure. Subsurface MSW that will be exposed overnight will be covered with clean soil or an impermeable membrane material (or equivalent) to limit exposure.

The Reed 2024 investigation spatially covered the site with geotechnical borings that were drilled to depths between 10- to 30-feet. A 0- to 7-feet thick cover layer consisting of high to moderate plasticity (CH to CL) silty clay to sandy clay to gravelly clay was observed, with MSW encountered from 0- to 15-feet below ground surface (Bgs) and groundwater observed from 5- to 16-feet bgs.

Subsurface strata may be generally described as fill with MSW and alluvial soils overlying weathered then unweathered shale of the Cretaceous Eagle Ford formation. The geotechnical report is included in **Appendix C.**

§330.957(c)(2)Waste Characterization

Samples collected during geotechnical investigations indicate the largely co-mingled MSW was consistent with typical municipal solid waste and C&D; containing non-putrescible materials such as plastic, wood, fabric, paper, metal, concrete, rebar, roof shingles, and tar paper in a soil matrix.

§330.957(c)(3) Gas Production

A subsurface methane gas survey was conducted at the site on December 19 and 20, 2024 to evaluate the potential for migration of landfill gases. The proposed subsurface methane survey included advancing four soil borings to depths of four-ı -bgs within the proposed building footprints, screening the soil borings for methane using a Landtec GEM 2000 Portable Gas Analyzer, and then collecı ng and submiı ng one soil vapor sample from each footprint based on the highest methane concentraı on and/or locaı on onsite. The methane gas survey is further discussed in **Section §330.957(t)(2)(G)** of this report and the survey results are included in Appendix D.

§330.957(c)(4) Potential Environmental Impacts

The proposed development would not result in degradaı on or cause impact to the soil and/or groundwater beneath the site.

Upon development of the project, the impervious surfaces provided by roofs and surrounding pavement will, along with engineered surface grading, reduce infiltration of precipitation into the underlying MSW mass.

Private water and wastewater utility lines are proposed to transect the site from offsite public connections, running across the site to through-slab connections within the facility. It is not anticipated that methane gas will accumulate and migrate in/along buried utility trenches because the water and wastewater lines will be installed within double containment with two-feet (min) of compacted clay, or equivalent, placed between the protected water-bearing utilities and any adjacent MSW.

Vapor intrusion to the proposed enclosed structures from methane migration at the through-slab penetrations will be prevented by using a sub-slab vapor barrier and by sealing any through-slab penetrations [Reference **Figure 31**, **Details 1** and **2**, and **Figure 35**, **Note (I)(7-12)**]. The wastewater and water plans are included as **Figure 57** through **Figure 60**.

§330.957(m)(1) Methane Migration Control and Ventilation

A methane mitigation system will be installed beneath each of the proposed buildings. The systems will consist of a minimum of a 12-inch-thick layer of an open graded, clean aggregate material [ENV-12 Notes (C)(2)] placed beneath, and prior to pouring, the floor slab. Geotextile filter fabric will be placed on the surface of the clean aggregate layer to prevent introduction of fine soil or other particulate matter into the permeable aggregate layer and to protect the overlying vapor barrier. A co-extruded ethylene vinyl alcohol (EVOH) and polyethylene (PE) passive vapor barrier with a detailing asphaltic spray-on compound, that is used to seal seam overlaps, through-slab penetrations, and termination surfaces, will be situated above the geotextile filter and will directly underlie the poured cement floor slab; reference **Figure 28 Detail 2**.

The vapor barrier will be sealed to the interior of the tilt-wall concrete panels by means of manufacturer approved methods to prevent vapor intrusion into the enclosed structure; (reference **Figure 30**). A network of perforated gas collection pipes (low profile vents) will be embedded in the aggregate material beneath the geotextile filter and overlying vapor barrier (**Figure 26** through **Figure 28**). The pipes will be routed to vertical risers that will vent above breathing height on the proposed buildings' roof. The vent lines will be fashioned with wind-operated syphon ventilators to provide a positive draw on the ventilation system collection piping (**Figure 29**). Automatic methane gas sensors shall be installed within the proposed buildings or any other structure in order to trigger an audible alarm when methane gas concentrations greater than 20% of the lower explosive limit are detected. The methane gas sensors are further discussed in **Section §330.961(b)(1)(C)** of this application.

Where it is necessary to penetrate the vapor barrier, the penetrated portion and related utilities will be properly sealed per manufacturer's specifications as to prohibit methane gas entering the structure; reference **Figures 31** (**Details 1** and **2)** and **Figure 35 Note I (7-12)**.

Methane sensors are proposed for locations that spatially cover the empty warehouse interior space and where water and/or wastewater utilities will penetrate the vapor barrier in the proposed buildings' pump rooms.

Methane sensors will be proposed for tenant lease space in locations where water and/or wastewater slab penetrations are planned and also to spatially cover common areas such as offices, conference rooms and/or warehouse spaces. These proposed changes will be addressed in future modifications to this permit application to be submitted per 30 TAC §330.961(b)(1)(D) after the space is leased and the design is complete. Future modifications will be included in **Appendix N** and will supersede any plans to-date.

If excavation activities result in subsurface exposed waste, this material will be managed according to procedures outlined in the **Section 330.955(h) and §330.955(g)**, as related to the installation of liquid bearing utilities, of this application. Diversion berms will be installed where beneficial around exposed area(s) to limit contact with stormwater. Locations where waste is removed will be managed according to procedures outlined in **Section §330.955(g)** of this document.

Drainage Control and Leachate

Stormwater runoff control measures will be used to minimize leachate generation. Temporary diversion berms will be used upslope of all excavations where waste is exposed to minimize the amount of surface water coming into contact with waste materials. In addition, temporary containment berms may be constructed around areas of exposed waste to collect surface water to prevent impacted water from discharging to surface waters.

In view of the management procedures described above, especially the covering of waste and precautions implemented in advance of inclement weather, the generation of leachate is expected to be minimal. However, if leachate or impacted water is generated, the water will be collected and disposed in accordance with standards set forth herein and in accordance with City and State requirements for disposal of such water. Any leachate or impacted water encountered or generated during construction will be stored within DOT-approved 55-gallon drums and/or onsite storage tank(s) (of type, volume and/or number to be determined based on the volume encountered) prior to offsite disposal via the following methods (or combination thereof):

- Onsite storage then disposal into the City of Grand Prairie sanitary sewer that will require City approval prior to disposal. Said approval will likely include, but may not be limited to, analysis of any leachate/impacted water and subsequent comparison of these analytical results to the local wastewater treatment plant acceptable quality and quantity limits.
- Onsite storage and offsite disposal via vacuum truck transport that will require a vacuum truck to transport any leachate/impacted water to an approved wastewater treatment facility.
- In areas where waste is excavated, all waste will be properly transported to an approved MSW landfill. No waste will be left exposed overnight.

Erosion and Sediment Control During Construction

The contractor will be required to file a Notice of Intent (NOI) for coverage under the general stormwater permit for construction activities of the Texas Pollutant Discharge Elimination System (TPDES) prior to beginning work. As part of the coverage under TPDES, the contractor will install appropriate erosion control devices in accordance with a Storm Water Pollution Prevention Plan (SWPPP), which must be in place prior to filing the NOI.

§330.957(q) Site Closure Plan

A final cap/cover of a minimum of two-feet of compacted clay will be maintained above any onsite subsurface MSW in order to protect the integrity and function of the cap. In areas where there are currently not sufficient cover materials, additional compacted clay will be added. Clean soil will be placed above the cap to the proposed surface design grade. The surface slope of the project will be raised to design grade with clean fill soil to achieve a sufficient grade to preclude ponding of surface water. Periodic examination of the surface shall be performed to identify areas of subsidence or surface water ponding. These areas will be backfilled with clean soil to reflect the design grade as discussed above.

§330.957(r) Operational Requirements Plan

The operational requirements, including the necessary procedures, practices, record keeping, and reporting, described in the Site Closure Plan, Site Operating Plan, Structures Gas Monitoring Plan (SGMP), and Safety and Evacuation Plan shall be implemented and maintained by the Applicant. A copy of this development permit application, along with all required registration information including the Site Closure Plan, Site Operating Plan, the SGMP Plan, Safety and Evacuation Plan, and all other documents, plans, and correspondence required by 30 TAC
§330.951 - §330.963, shall be maintained onsite in the general office of the Applicant.

The Applicant shall retain the operating record of the facility for the life of the proposed structure. Any deviation from the Development Permit and incorporated plans or other related documents associated with the development will be approved by the Executive Director of the TCEQ.

§330.957(s) Site Operating Plan

Introduction

The proposed project consists of the development of the site as an office/warehouse facility with two, single-story buildings (Buildings A and B) containing approximately 179,652- and 297,623-square feet, respectively, and 477,275-square feet (together) of total building area, along with associated concrete drives, parking areas, rights of way, sidewalks, and landscaping. The buildings will be constructed of concrete tilt-up walls. Underground utilities including water, wastewater, and a storm drainage system will service the property.

§330.957(s)(1) Onsite Equipment

Onsite equipment may include typical forklifts, automatic inventory moving machinery and office equipment including computers, coffee makers, refrigerators, HVAC, lighting, microwave ovens, miscellaneous electrical appliances, printing and copying equipment, as well as other general office and commercial equipment. The electric air conditioning units and electric and/or gas-operated heating units will be located on the roof of the building. Onsite ignition sources will include electrical outlets and the electrical conveniences noted above. It is reasonable to

Ignition Sources

Ignition sources within both enclosed warehouse buildings may include typical forklifts, automatic inventory moving machinery and office equipment including computers, coffee makers, refrigerators, HVAC, lighting, microwave ovens, miscellaneous electrical appliances, printing and copying equipment, as well as other general office and commercial equipment. The air conditioning units and heaters will be located on the roof.

Buried Utilities

Facility water will be supplied for domestic use and fire protection by the City of Grand Prairie. Sanitary sewer service will be connected to the City sanitary sewer system. It is not anticipated that methane gas will accumulate and migrate in/along buried utility trenches because water and wastewater lines and the trench bedding material will be enclosed and sealed within double containment; reference **Figures 57-60 and Figure 34 Details 1 and 2**. illustrate the water and sanitary sewer utility plans.

Occupancy

The site will consist of two, single-story occupied warehouses containing separate office and warehouse spaces. Building occupancy will vary depending on time of day and day of week and vacancy with the maximum of 415- and 707-occupants, for Buildings A and B, respectively; reference **Figures 82 and 83**.

Depth of Final Cover over Waste

The subsurface conditions are discussed **Section §330.957(c)(1)**. The project grading plans (**Figure 51** through **Figure 56)** calls for the grading of soil throughout the property. A sufficient thickness of cover will remain or be added. Additionally, a majority of the site will be covered with impermeable surfaces including parking and drive areas, and buildings.

§330.957(t)(2)(B) Design Characteristics of Structures

An impermeable vapor barrier will be placed beneath the floor slab of the enclosed structure. The vapor barrier will consist of a co-extruded EVOH and PE passive barrier with a detailing asphaltic spray-on compound, that is used to seal seam overlaps, through-slab penetrations, and termination surfaces The barrier will be fixed to the interior sides of the concrete tilt wall panels per manufacturers specifications and will be sealed per manufacturer specifications if/where penetrated.

The enclosed structure will be equipped with continuous methane monitoring sensors. The sensor units will be placed in office and warehouse areas. The methane gas sensors are further discussed in **Section §330.961(b)(1)(C)** of this application.

§330.957(t)(2)(C) Ventilation System

A ventilation system designed to passively vent methane gas from the sub floor will be installed beneath the enclosed structure. The ventilation system will consist of a 12-inch aggregate layer placed between the subgrade and overlying barrier membrane. A network of perforated gas

- Documentation of Landfill Gas Sampling shall include the following information provided by the field sampling personnel and the analytical laboratory:

  - a plan of showing the location of the sample location relative to the existing structure;
  - field sampling data sheets including any duplicate samples; and
  - laboratory results documented by the analytical laboratory in a laboratory report format, including the QA/QC results.

These data shall be entered into the operating record of the facility and submitted to TCEQ upon request.

Sampling Protocol for Field Measurements of Gas Emissions

Field measurements of gas emissions shall be performed by personnel familiar with the calibration, maintenance, and operation of the landfill gas monitoring equipment.

§330.957(t)(2)(G) Landfill Gas Analysis

A subsurface methane gas survey was conducted at the site on December 19 and 20, 2024 to evaluate the potential for migration of landfill gases. The proposed subsurface methane survey included advancing four soil borings to depths of four-ft-bgs within the proposed building footprints, screening the soil borings for methane using a Landtec GEM 2000 Portable Gas Analyzer, and then collecting and submitting one soil vapor sample from each footprint based on the highest methane concentration and/or location onsite. The methane gas survey results are included in Appendix D.

The investigation was performed by installing four 2-inch diameter hand-augered soil borings to depths of between 3- and 4-feet below ground surface (ft-bgs). The borings were generally placed such that the soil vapor sampling depth was within the zone of the landfill cover soils. A hand auger was used to advance the borings. The soil borings were allowed to equilibrate prior to starting the process of screening and sampling.

The process of screening the soil borings for methane resulted in no detectable levels of methane in all the borings except location B-2 (0.1-% by volume). As such, Borings B-2 and B-3 were converted into near-source soil vapor sampling points. Boring B-2 was selected because it emitted the highest level of methane measured and B-3 was selected due to its location within (due to the highest level of methane measured) and B-3 due to its proximity to underlying MSW.

The vapor points were generally constructed by placing six-inches of clean silica sand at the bottom of each borehole, after which a length of implant tipped, Teflon-lined tubing was inserted into the boring until the implant rested on top of the six-inch sand layer. An additional six-inches of clean silica sand was placed downhole around and above the implant-tipped tubing. The overlying borehole profile was sealed with hydrated bentonite that was compacted in six-inch lifts to nearsurface. The open above-ground tubing was connected in-parallel to both a 50 milliliter (ml) syringe, for purging purposes, and to a six-liter, laboratory-supplied, summa canister equipped with a regulator set at a flow rate of 200 milliliters

per minute (ml/min). Note that each canister was individually checked, tested, and certified by the laboratory for air tightness and proper vacuum prior to being shipped to VERTEX. Prior to sampling, a minimum of three volumes of soil vapor was purged from the downhole tubing. Following this purge, and a subsequent leak test, the tube vacuum and bentonite seal were observed for indications of a compromise. After passing the quality control testing, the summa canister was opened and the initial starting pressure from the canister vacuum gauge was noted on the laboratory chain of custody. At the end of the test, each summa canister was sealed with a slight vacuum and the final vacuums were noted on the laboratory chain of custody.

The filled summa cannisters were submitted to ALS Laboratories in Simi Valley, California for an analysis of the landfill gas per TAC §330.957(t)(2)(G) as follows:

- Ammonia per NIOSH 6015;
- Fixed gases per ASTM D 1946;
- Light hydrocarbon analysis per EPA Method TO-3;
- Volatile Organic Compounds (VOCs) per EPA Method TO-15;
- Sulfur analysis including hydrogen sulfide per ASTM D 5504;
- Water vapor.

§330.957(u) Safety and Evacuation Plan

Construction Safety and Evacuation Plan

- The presence of methane will be monitored when conducting subsurface work utilizing a RAE Systems QRAE 21 Four Gas Meter (or equivalent).

- When registering less than 10% lower explosive limit, the work will proceed with caution.

- If a methane sensor reads between 10% and 20% lower explosive limit, this reading should be checked with a hand-held methane meter to confirm the reading.

- In the event a consistent lower explosive limit reading of 20% or greater are observed, construction operations shall cease and personnel shall immediately leave the 20-foot area around the observed lower explosive limit exceedance (20% or greater of lower explosive limit). The monitoring operator shall increase his radius of survey to include the nearest piece of operating equipment (i.e. excavator, etc.). In the event a methane reading of 20% or greater of lower explosive limit occurs in the expanded sample radius, the equipment will be turned off and the operator and other personnel shall immediately leave the expanded sample radius. Personnel may employ fans to disperse any observed methane concentrations in air. Operations may commence once methane concentrations decline to less than 20% of lower explosive limit.

- In the event of fire, all onsite personnel will move to a location upwind of the fire. The site superintendent or his appointee shall call the City of Grand Prairie Fire Department. The site superintendent or his appointee shall verify and ensure that all project personnel are present or accounted for.

- Smoking shall not be permitted within 20-feet of any open excavation that exhibits detectable methane concentrations.

§330.961(b)(1)(B) Onsite Monitoring

Monitoring of the onsite structure will include a continuous monitoring system integral to the enclosed structure.

§330.961(b)(1)(C) Continuous Monitoring

The interior of enclosed structure built over the MSW areas will be monitored on a continuous basis. The Honeywell E3 Point sensors and the 301C control panel are proposed for continuous monitoring of the onsite structure. The units operate off 120-VAC and shall be configured to trigger a minimum 85-dB alarm if the volumetric concentration of methane in air exceeds a maximum of 1.0% by volume (20% of the lower explosive limit). Any building will be evacuated and then inspected prior to reoccupation in the event of a power failure. The manufacturer's specifications are included as **Appendix I**.

§330.961(b)(1)(D) Monitored Areas

Continuous methane gas monitors will be installed in the enclosed structure. The gas monitors will be placed in locations where gas accumulation is probable, including utility penetration locations and in the vicinity of ignition sources.

§330.961(b)(1)(E) System Modifications

The gas monitoring and control systems shall be modified as needed to reflect modifications to the structure such as changes to the office and warehouse layout.

§330.961(b)(2) Reporting

§330.961(b)(2)(A) Sampling for Methane

The onsite structure shall be monitored utilizing a continuous monitoring system. Additionally, the building will be monitored for lower explosive limit using a handheld landfill gas meter on a monthly basis. All monthly monitoring results shall be placed in the operating record of the site within seven working days and will be made available for inspection by the executive director, and any local pollution agency with jurisdiction that has requested to be notified. In the event a continuous methane detector sounds an audible alarm then protocol outlined in **Section §330.961(a)(4)** Site Incidents, and in **§330.957(u)**, the Safety and Evacuation Plan, will be followed. The gas monitoring system is discussed in Section **§330.957(t)(2)(D)**.

§330.961(b)(2)(B) Sampling for Specified Trace Gasses

Based on the results from the Landfill Gas Analysis, sampling for specified trace gases is not anticipated to be conducted unless otherwise requested by the TCEQ. Refer to **Section §330.957(t)(2)(G)** for more details.

OAKDALE INDUSTRIAL III:

BUILDING A

375 East Oakdale Road

Grand Prairie, Texas 75050

GENERAL NOTES:

1. SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT 1% MINIMUM. SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT 2% MINIMUM / 5% MAXIMUM ON DIRECTION OF TRAVEL. CROSS SLOPE SHALL NOT EXCEED 2%.
2. FIRE LANE PAVEMENT MARKINGS SHALL BE PAINTED LINES OF RED TRAFFIC PAINT 6 INCHES WIDE TO SHOW THE EXACT BOUNDARY LINES OF THE FIRE LANE. THESE BOUNDARY LINES MAY BE ON THE CURB OR ON THE FLAT PAVEMENT. THE LINES SHALL BE MARKED BY PAINTED 4 INCH HIGH LETTERING, USING A 1 INCH WIDE STROKE OF WHITE TRAFFIC PAINT ON THE CONTRASTING RED BACKGROUND STATING: "FIRE LANE, NO PARKING." THIS MARKING IS TO BE PLACED AT 15 FOOT INTERVALS ALONG EACH BOUNDARY LINE.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH PLANS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
4. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, INSPECTION FEES, AND DEPOSITS REQUIRED FOR THE INSTALLATION OF ALL WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM CITY INSPECTORS.
6. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING PERFORMANCE OF THE WORK.
7. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
8. CONTRACTOR TO SUPPLY REQUIRED SPRINKLER PLANS TO BE APPROVED BY LOCAL FIRE MARSHALL, OWNER'S INSURANCE COMPANY, TENANT'S INSURANCE COMPANY, ARCHITECT, AND THE ENGINEER OF RECORD. CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES REQUIRED TO EXECUTE THE WORK.
9. ALL FIRE SPRINKLER PIPING SHALL RUN IN THE SPACE BETWEEN THE BOTTOM OF THE JOISTS AND THE ROOF DECK. ALL HANGERS, CLAMPS, ETC, SHALL BE CLEAN AND FREE OF RUST.
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY CODES AND ALL OTHER STATE AND LOCAL CODES THAT HAVE AUTHORITY OVER THIS PROJECT.
11. DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT STRUCTURE AND PERSONNEL DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, EXCAVATION PROTECTION, SCAFFOLDING, JOB SITE SAFETY, ETC. OBSERVATION VISITS TO THE SITE BY ARCHITECT, OWNER, OR ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUPERVISE AND COORDINATE VARIOUS TRADES ON BUILDING SITE TO ALLOW SUFFICIENT ROOM FOR ALL EQUIPMENT.
13. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED.
14. STOREFRONT SYSTEMS SHOWN ARE THE RESULT OF PRELIMINARY ENGINEERING BY MANUFACTURER. DETAILS SHALL BE USED FOR BIDDING PURPOSES ONLY. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER PREPARED BY AND BEARING THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER. LOAD CALCULATIONS SHALL REFLECT SUCH DESIGN VALUES AS REQUIRED BY THE CITY AND THE PROJECT MANUAL (THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN).
15. ON-SITE AND OFF-SITE UTILITIES IF INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR PERMITTING PURPOSES ONLY. ALL SUCH CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH ALL PUBLIC UTILITIES AND OTHER AUTHORITIES HAVING JURISDICTION. VERIFY EXISTING CONDITIONS PER GENERAL NOTE #3.
16. ALL SPOILS OF EXCAVATION (PIERS, FOOTINGS, TRENCHES, ETC.) NOT REUSED SHALL BE EXPORTED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.
17. THE CONTRACTOR SHALL NOT STORE MATERIALS, STAGE CONSTRUCTION OPERATIONS FROM, NOR GAIN ACCESS TO THE CONSTRUCTION SITE OVER ADJACENT PROPERTIES, UNLESS SPECIFIC WRITTEN PERMISSION IS RECEIVED. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR RESTORATION OF ADJACENT PROPERTIES AND RIGHT OF WAY TO ORIGINAL CONDITIONS.
18. ALL HOLES IN CONCRETE FLOOR SLAB CAUSED BY THE ATTACHMENT OF FORM WORK, BRACING, CONSTRUCTION, TRAFFIC, MATERIAL STORAGE OR OTHER REASONS SHALL BE CLEANED AND PATCHED. REF: PROJECT MANUAL FOR PATCHING REQUIREMENTS.
19. THE CONTRACTOR SHALL REPAIR OR REPLACE FLOOR SLAB WHERE DAMAGED BY CONSTRUCTION EQUIPMENT.
20. ALL PIPING, CONDUIT, ETC, RUN ON THE EXTERIOR FACE OF THE BUILDING SHALL BE PAINTED TO MATCH THE ADJACENT SURFACE.
21. FIRE EXTINGUISHERS SHALL BE PURCHASED AND INSTALLED BY THE GC PER LOCAL FIRE DEPT. AND BUILDING CODE REQUIREMENTS.
22. PROVIDE AND INSTALL GROUT-FILLED LIFT INSERT COVERS AT TILT PANELS WHERE EXPOSED TO VIEW OR NOT OTHERWISE HIDDEN IN CONSTRUCTION.
23. ALL EXTERIOR PERSONNEL DOORS SHALL RECEIVE WEATHER STRIPPING UNLESS SPECIFICALLY NOTED TO THE CONTRARY WITHIN THE CONTRACT DOCUMENTS.
24. PENETRATION THRU WALLS OR CEILINGS NOTED TO BE FIRE RATED PARTITIONS SHALL BE FIRE SAFED AND SEALED AS REQUIRED TO MAINTAIN THE RATING OF THE WALL. DUCT WORK PENETRATIONS THRU RATED ASSEMBLIES SHALL BE PROVIDED WITH AN APPROPRIATELY TESTED/RATED FIRE/SMOKE DAMPER.
25. THIS FACILITY HAS BEEN DESIGNED WITH THE INTENT TO COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE AMERICANS WITH DISABILITIES ACT (ADA).
26. GC TO PROVIDE KNOX BOX PER LOCAL FIRE DEPARTMENT REQUIREMENTS.
27. ALL ROOFTOP UNITS TO BE SCREENED AS REQUIRED BY LOCAL CODE.

BUILDING INFORMATION

APPLICABLE BUILDING CODES				
	-	2021 I-codes, 2023 NEC		
	-	2012 TEXAS ACCESSIBILITY STANDARDS		
OCCUPANCY CLASSIFICATION				
	-	GROUP B	OFFICE	
	-	GROUP S1	WAREHOUSE	
	-			
BUILDING CONSTRUCTION				
NUMBER OF FLOORS:	-	1 FLOOR		
BUILDING HEIGHT:	-	47'-6" A.F.F.		
CONSTRUCTION TYPE:	-	TYPE II - B		
BUILDING INFORMATION				
OVERALL BUILDING S.F.:	-	OFFICE (Estimated)	6,984	S.F.
	-	WAREHOUSE (Estimated)	172,668	S.F.
	-			
	-			
MAX. BUILDING AREA: UNLIMITED	-			
PER SECTION 507.3	-	BUILDING AREA:	179,652	S.F.
OCCUPANT LOAD CALCULATIONS				
100 S.F. PER OCCUPANT:	-	OFFICE	70	
500 S.F. PER OCCUPANT:	-	WAREHOUSE	345	
	-	TOTAL:	415	

EGRESS WIDTH REQUIRED							
- OFFICE	70	X	0.15	=	10	(32" MIN. PER CODE)
- WAREHOUSE	345	X	0.15	=	52	(32" MIN. PER CODE)
			TOTAL REQUIRED:		62	
			TOTAL PROVIDED:		672	

FIRE EXTINGUISHING SYSTEMS			
- AUTOMATIC FIRE EXTINGUISHING SYSTEM	-		ESFR TYPE
- FIRE EXTINGUISHERS PER FIRE MARSHAL	-		
SITE DATA			
EXISTING ZONING:	-	IR	
SITE AREA:	-	10.22 AC	
PROPOSED USED:	-	OFFICE/ WAREHOUSE	
PROPOSED LOT COVERAGE:	-	43%	
FLOOR AREA RATIO:	-	.43 TO 1	

PARKING CALCULATIONS					
- OFFICE		1: 325	=	21	
- WAREHOUSE		20+1: 5000	=	55	
-			=		
TOTAL REQUIRED PARKING SPACES:				76	
TOTAL PROVIDED PARKING SPACES:				105	(4 HCP)

PROJECT TEAM:

OWNER
Oakdale Industrial III, L.L.C.
3819 Maple Avenue
Dallas, Texas 75219
PH (214) 661-8094
CONTACT: John B. Cooper

CONSTRUCTION MANAGER
Pritchard Associates
2121 North Akard Street, Suite 100
Dallas, Texas 75201
PH (214) 849-0011
CONTACT: Travis Baxter

ARCHITECT
Azimuth : Architecture, Inc.
10228 E Northwest Hwy, Box 66
Dallas, Texas 75226
PH (214) 261-9060
CONTACT: John Taylor

CIVIL
Halff Associates, Inc.
1201 N Bowser Rd.
Richardson, Texas 75081
PH (817) 764-7482
CONTACT: Cody Hodge, P.E.

STRUCTURAL
Hunt & Joiner, Inc.
1875 Market Center Blvd., Suite 620
Dallas, Texas 75070
PH (214) 760-7000
CONTACT: Steve Dial, P.E.

LANDSCAPE
Studio Green Spot, Inc.
1333 W McDermott Drive, #200
Allen, Texas 75013
PH (469) 369-4448
CONTACT: Chris Tronzano

DRAWING INDEX:

04.26.24	07.02.24	07.25.24	10.09.24			ARCHITECTURAL	
X	X	X	X			A 0.10	ARCHITECTURAL COVER SHEET
X			X			A 1.00	OVERALL SITE PLAN
X			X			A 1.10	SITE DETAILS
X			X			A 1.20	ENLARGED SITE PLANS
X			X			A 2.10	OVERALL ROOF & FLOOR PLANS
X			X			A 2.11	PARTIAL ROOF PLAN-NORTH
X			X			A 2.12	PARTIAL ROOF PLAN-MID
X			X			A 2.13	PARTIAL ROOF PLAN-SOUTH
X			X			A 3.11	PARTIAL FLOOR PLAN-NORTH
X			X			A 3.12	PARTIAL FLOOR PLAN-MID
X			X			A 3.13	PARTIAL FLOOR PLAN-SOUTH
X			X			A 7.10	EXTERIOR BUILDING ELEVATIONS
X			X			A 8.00	WALL SECTIONS
X			X			A 8.01	WALL SECTIONS
X			X			A 8.02	WALL SECTIONS
X			X			A 8.03	WALL SECTIONS
X			X			A 8.04	WALL SECTIONS
X			X			A 9.10	DOOR & WINDOW DETAILS
X			X			A 10.00	WALL DETAILS
X			X			A 10.01	WALL DETAILS
X			X			A 10.10	ROOF DETAILS
X			X			A 10.20	CANOPY FRAMING PLANS & DETAILS
X			X			A 11.00	STAIR PLANS & DETAILS
X			X			A 12.10	OVERALL LIFE SAFETY PLAN

04.08.24	10.18.24					STRUCTURAL	
X	X					S 0.00	GENERAL INFORMATION
X	X					S 0.01	GENERAL INFORMATION
X	X					S 0.02	GENERAL DIAGRAMS AND SCHEDULES
X	X					S 1.00	OVERALL FOUNDATION PLAN-BLDG A
X	X					S 1.01	PARTIAL FOUNDATION PLAN-BLDG A
X	X					S 1.02	PARTIAL FOUNDATION PLAN-BLDG A
X	X					S 1.03	PARTIAL FOUNDATION PLAN-BLDG A
X	X					S 1.04	ENLARGED FOUNDATION PLANS-BLDG A
X	X					S 2.00	OVERALL ROOF FRAMING PLAN-BLDG A
X	X					S 2.01	PARTIAL ROOF FRAMING PLAN-BLDG A
X	X					S 2.02	PARTIAL ROOF FRAMING PLAN-BLDG A
X	X					S 2.03	PARTIAL ROOF FRAMING PLAN-BLDG A
X	X					S 2.04	ENLARGED ROOF FRAMING PLANS-BLDG A
X	X					S 2.05	ENLARGED ROOF FRAMING PLANS-BLDG A
X	X					S 3.00	TYPICAL FOUNDATION SECTIONS
X	X					S 3.01	TYPICAL FOUNDATION SECTIONS
X	X					S 3.02	TYPICAL FOUNDATION SECTIONS
X	X					S 3.03	DUMPSTER ENCLOSURE PLAN & SECTIONS
X	X					S 4.00	ROOF FRAMING SECTIONS
X	X					S 4.01	ROOF FRAMING SECTIONS
X	X					S 4.02	CANOPY FRAMING DETAILS
X	X					S 5.00	TYPICAL PANEL REINFORCING ELEVATIONS
X	X					S 5.01	TYPICAL PANEL REINFORCING ELEVATIONS
X	X					S 5.02	TYPICAL PANEL DETAILS
X	X					S 5.02A	TYPICAL PANEL DETAILS
X	X					S 5.03	TYPICAL PANEL DETAILS
X	X					S 6.00	TYPICAL DETAILS
X	X					S 6.01	COLUMN SLEEVE DETAILS
X	X					S 6.02	TYPICAL DETAILS
X	X					S 6.03	TYPICAL DETAILS
	X					S 6.04	TYPICAL TENANT IMPROVEMENT DETAILS
	X					S 6.05	TYPICAL DETAILS
	X					S 7.00	PANEL EMBED ELEVATIONS
	X					S 7.01	PANEL EMBED ELEVATIONS
	X					S 7.02	PANEL EMBED ELEVATIONS
	X					S 7.03	PANEL EMBED ELEVATIONS
	X					S 7.04	PANEL EMBED ELEVATIONS
	X					S 7.05	PANEL EMBED ELEVATIONS
	X					S 7.06	PANEL EMBED ELEVATIONS
	X					S 7.07	PANEL EMBED ELEVATIONS
	X					S 7.08	PANEL EMBED ELEVATIONS
	X					S 7.09	PANEL EMBED ELEVATIONS
	X					S 7.10	PANEL EMBED ELEVATIONS
	X					S 7.11	PANEL EMBED ELEVATIONS
	X					S 7.12	PANEL EMBED ELEVATIONS
	X					S 7.13	PANEL EMBED ELEVATIONS

DRAWING INDEX:

04.17.24	05.07.24	06.21.24	10.23.24			LANDSCAPE	
X	X	X	X			L 1.01	LANDSCAPE PLAN
X	X	X	X			L 1.02	LANDSCAPE PLAN
X	X	X	X			L 1.03	LANDSCAPE PLAN
X	X		X			L 1.04	LANDSCAPE DETAILS
X						L 2.01	IRRIGATION PLAN
X						L 2.02	IRRIGATION PLAN
X						L 2.03	IRRIGATION PLAN
X						L 2.04	IRRIGATION DETAILS

03.27.24	10.09.24					MEP	
X	X					MEP 0.01	COVER SHEET - SYMBOLS
X	X					MEP 0.02	COVER SHEET - GENERAL NOTES
X	X					MEP 0.03	COVER SHEET - SPECIFICATIONS
X	X					MEP 0.04	COVER SHEET - SPECIFICATIONS
X	X					MEP 0.05	COVER SHEET - SPECIFICATIONS
X	X					MEP 0.06	COVER SHEET - SPECIFICATIONS
X	X					MEP 0.07	COVER SHEET - SPECIFICATIONS
X	X					MEP 0.08	COVER SHEET - SPECIFICATIONS
X	X					MEP 0.09	COVER SHEET - SPECIFICATIONS
X	X					M 2.11	PARTIAL FLOOR PLAN-NORTH-MECHANICAL
X	X					M 2.12	PARTIAL FLOOR PLAN-MID-MECHANICAL
X	X					M 2.13	PARTIAL FLOOR PLAN-SOUTH-MECHANICAL
X	X					M 5.01	DETAILS & SCHEDULES - MECHANICAL
X	X					E 1.10	SITE PLAN - ELECTRICAL
X	X					E 1.20	SITE PLAN - PHOTOMETRICS
X	X					E 2.00	BLDG B HVAC PLAN
X	X					E 2.11	PARTIAL FLOOR PLAN-NORTH-ELECTRICAL
X	X					E 2.12	PARTIAL FLOOR PLAN-MID-ELECTRICAL
X	X					E 2.13	PARTIAL FLOOR PLAN-SOUTH-ELECTRICAL
X	X					E 5.01	DETAILS - ELECTRICAL
X	X					E 6.01	SCHEDULES AND DIAGRAMS - ELECTRICAL
X	X					P 2.11	PARTIAL FLOOR PLAN-NORTH-PLUMBING
X	X					P 2.12	PARTIAL FLOOR PLAN-MID-PLUMBING
X	X					P 2.13	PARTIAL FLOOR PLAN-SOUTH-PLUMBING
X	X					P 3.11	PARTIAL ROOF PLAN-NORTH-PLUMBING
X	X					P 3.12	PARTIAL ROOF PLAN-MID-PLUMBING
X	X					P 3.13	PARTIAL ROOF PLAN-SOUTH-PLUMBING
X	X					P 5.01	SCHEDULES - PLUMBING
X	X					P 6.01	SCHEDULES AND DIAGRAMS - PLUMBING

AZIMUTH: architecture
10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060
www.azimutharc.com

CLIENT: OAKDALE INDUSTRIAL III
BUILDING A
375 East Oakdale Road
Grand Prairie, Texas 75050

JOB #: 2610A

REVISIONS:
1 04.26.24 For Construction
2 07.02.24 ⚠ Revision 1
3 07.25.24 ⚠ Revision 2
4 10.09.24 ⚠ IFC Revision 3
5
6
7
8
9

SEAL:


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL L. WILLIAMS, ARCHITECT #18915 October 9, 2024 Construction Documents
ALTERATIONS OF SEALED DOCUMENTS WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ARCHITECT IS AN OFFENSE UNDER THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS.

SHEET CONTENTS:
ARCHITECTURAL COVER SHEET

DATE: October 9, 2024
SHEET: A0.10

OAKDALE INDUSTRIAL III:

BUILDING B

355 East Oakdale Road

Grand Prairie, Texas 75050

GENERAL NOTES:

1. SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT 1% MINIMUM. SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT 2% MINIMUM / 5% MAXIMUM ON DIRECTION OF TRAVEL. CROSS SLOPE SHALL NOT EXCEED 2%.
2. FIRE LANE PAVEMENT MARKINGS SHALL BE PAINTED LINES OF RED TRAFFIC PAINT 6 INCHES WIDE TO SHOW THE EXACT BOUNDARY LINES OF THE FIRE LANE. THESE BOUNDARY LINES MAY BE ON THE CURB OR ON THE FLAT PAVEMENT. THE LINES SHALL BE MARKED BY PAINTED 4 INCH HIGH LETTERING, USING A 1 INCH WIDE STROKE OF WHITE TRAFFIC PAINT ON THE CONTRASTING RED BACKGROUND STATING: "FIRE LANE, NO PARKING." THIS MARKING IS TO BE PLACED AT 15 FOOT INTERVALS ALONG EACH BOUNDARY LINE.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH PLANS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
4. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, INSPECTION FEES, AND DEPOSITS REQUIRED FOR THE INSTALLATION OF ALL WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM CITY INSPECTORS.
6. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING PERFORMANCE OF THE WORK.
7. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
8. CONTRACTOR TO SUPPLY REQUIRED SPRINKLER PLANS TO BE APPROVED BY LOCAL FIRE MARSHALL, OWNER'S INSURANCE COMPANY, TENANT'S INSURANCE COMPANY, ARCHITECT, AND THE ENGINEER OF RECORD. CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES REQUIRED TO EXECUTE THE WORK.
9. ALL FIRE SPRINKLER PIPING SHALL RUN IN THE SPACE BETWEEN THE BOTTOM OF THE JOISTS AND THE ROOF DECK. ALL HANGERS, CLAMPS, ETC, SHALL BE CLEAN AND FREE OF RUST.
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY CODES AND ALL OTHER STATE AND LOCAL CODES THAT HAVE AUTHORITY OVER THIS PROJECT.
11. DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT STRUCTURE AND PERSONNEL DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, EXCAVATION PROTECTION, SCAFFOLDING, JOB SITE SAFETY, ETC. OBSERVATION VISITS TO THE SITE BY ARCHITECT, OWNER, OR ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUPERVISE AND COORDINATE VARIOUS TRADES ON BUILDING SITE TO ALLOW SUFFICIENT ROOM FOR ALL EQUIPMENT.
13. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED.
14. STOREFRONT SYSTEMS SHOWN ARE THE RESULT OF PRELIMINARY ENGINEERING BY MANUFACTURER. DETAILS SHALL BE USED FOR BIDDING PURPOSES ONLY. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER PREPARED BY AND BEARING THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER. LOAD CALCULATIONS SHALL REFLECT SUCH DESIGN VALUES AS REQUIRED BY THE CITY AND THE PROJECT MANUAL (THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN).
15. ON-SITE AND OFF-SITE UTILITIES IF INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR PERMITTING PURPOSES ONLY. ALL SUCH CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH ALL PUBLIC UTILITIES AND OTHER AUTHORITIES HAVING JURISDICTION. VERIFY EXISTING CONDITIONS PER GENERAL NOTE #3.
16. ALL SPOILS OF EXCAVATION (PIERS, FOOTINGS, TRENCHES, ETC.) NOT REUSED SHALL BE EXPORTED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.
17. THE CONTRACTOR SHALL NOT STORE MATERIALS, STAGE CONSTRUCTION OPERATIONS FROM, NOR GAIN ACCESS TO THE CONSTRUCTION SITE OVER ADJACENT PROPERTIES, UNLESS SPECIFIC WRITTEN PERMISSION IS RECEIVED. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR RESTORATION OF ADJACENT PROPERTIES AND RIGHT OF WAY TO ORIGINAL CONDITIONS.
18. ALL HOLES IN CONCRETE FLOOR SLAB CAUSED BY THE ATTACHMENT OF FORM WORK, BRACING, CONSTRUCTION, TRAFFIC, MATERIAL STORAGE OR OTHER REASONS SHALL BE CLEANED AND PATCHED. REF: PROJECT MANUAL FOR PATCHING REQUIREMENTS.
19. THE CONTRACTOR SHALL REPAIR OR REPLACE FLOOR SLAB WHERE DAMAGED BY CONSTRUCTION EQUIPMENT.
20. ALL PIPING, CONDUIT, ETC, RUN ON THE EXTERIOR FACE OF THE BUILDING SHALL BE PAINTED TO MATCH THE ADJACENT SURFACE.
21. FIRE EXTINGUISHERS SHALL BE PURCHASED AND INSTALLED BY THE GC PER LOCAL FIRE DEPT. AND BUILDING CODE REQUIREMENTS.
22. PROVIDE AND INSTALL GROUT-FILLED LIFT INSERT COVERS AT TILT PANELS WHERE EXPOSED TO VIEW OR NOT OTHERWISE HIDDEN IN CONSTRUCTION.
23. ALL EXTERIOR PERSONNEL DOORS SHALL RECEIVE WEATHER STRIPPING UNLESS SPECIFICALLY NOTED TO THE CONTRARY WITHIN THE CONTRACT DOCUMENTS.
24. PENETRATION THRU WALLS OR CEILINGS NOTED TO BE FIRE RATED PARTITIONS SHALL BE FIRE SAFED AND SEALED AS REQUIRED TO MAINTAIN THE RATING OF THE WALL. DUCT WORK PENETRATIONS THRU RATED ASSEMBLIES SHALL BE PROVIDED WITH AN APPROPRIATELY TESTED/RATED FIRE/SMOKE DAMPER.
25. THIS FACILITY HAS BEEN DESIGNED WITH THE INTENT TO COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE AMERICANS WITH DISABILITIES ACT (ADA).
26. GC TO PROVIDE KNOX BOX PER LOCAL FIRE DEPARTMENT REQUIREMENTS.
27. ALL ROOFTOP UNITS TO BE SCREENED AS REQUIRED BY LOCAL CODE.

BUILDING INFORMATION

APPLICABLE BUILDING CODES					
	-	2021 I-codes, 2023 NEC			
	-	2012 TEXAS ACCESSIBILITY STANDARDS			
OCCUPANCY CLASSIFICATION					
	-	GROUP B	OFFICE		
	-	GROUP S1	WAREHOUSE		
	-				
BUILDING CONSTRUCTION					
NUMBER OF FLOORS:	-	1 FLOOR			
BUILDING HEIGHT:	-	47'-6" A.F.F.			
CONSTRUCTION TYPE:	-	TYPE II - B			
BUILDING INFORMATION					
OVERALL BUILDING S.F.:	-	OFFICE (Estimated)	13,968	S.F.	
	-	WAREHOUSE (Estimated)	283,655	S.F.	
	-				
	-				
MAX. BUILDING AREA: UNLIMITED	-				
PER SECTION 507.3	-	BUILDING AREA:	297,623	S.F.	
OCCUPANT LOAD CALCULATIONS					
100 S.F. PER OCCUPANT:	-	OFFICE	140		
500 S.F. PER OCCUPANT:	-	WAREHOUSE	567		
	-	TOTAL:	707		

EGRESS WIDTH REQUIRED							
- OFFICE	140	X	0.15	=	21	(32" MIN. PER CODE)	
- WAREHOUSE	567	X	0.15	=	85	(32" MIN. PER CODE)	
			TOTAL REQUIRED:		106		
			TOTAL PROVIDED:		672		

FIRE EXTINGUISHING SYSTEMS		
- AUTOMATIC FIRE EXTINGUISHING SYSTEM	-	ESFR TYPE
- FIRE EXTINGUISHERS PER FIRE MARSHAL	-	

SITE DATA		
EXISTING ZONING:	-	IR
SITE AREA:	-	10.22 AC
PROPOSED USED:	-	OFFICE/ WAREHOUSE
PROPOSED LOT COVERAGE:	-	43%
FLOOR AREA RATIO:	-	.43 TO 1

PARKING CALCULATIONS					
- OFFICE		1: 325	=	43	
- WAREHOUSE		20+1: 5000	=	77	
-			=		
TOTAL REQUIRED PARKING SPACES:				120	
TOTAL PROVIDED PARKING SPACES:				164	(8 HCP)

PROJECT TEAM:

OWNER
Oakdale Industrial III, L.L.C.
3819 Maple Avenue
Dallas, Texas 75219
PH (214) 661-8094
CONTACT: John B. Cooper

CONSTRUCTION MANAGER
Pritchard Associates
2121 North Akard Street, Suite 100
Dallas, Texas 75201
PH (214) 849-0011
CONTACT: Travis Baxter

ARCHITECT
Azimuth : Architecture, Inc.
10228 E Northwest Hwy, Box 66
Dallas, Texas 75226
PH (214) 261-9060
CONTACT: John Taylor

CIVIL
Halff Associates, Inc.
1201 N Bowser Rd.
Richardson, Texas 75081
PH (817) 764-7482
CONTACT: Cody Hodge, P.E.

STRUCTURAL
Hunt & Joiner, Inc.
1875 Market Center Blvd., Suite 620
Dallas, Texas 75070
PH (214) 760-7000
CONTACT: Steve Dial, P.E.

LANDSCAPE
Studio Green Spot, Inc.
1333 W McDermott Drive, #200
Allen, Texas 75013
PH (469) 369-4448
CONTACT: Chris Tronzano

DRAWING INDEX:

04.26.24	07.02.24	07.25.24	10.09.24							
ARCHITECTURAL										
X	X	X	X	A 0.20	ARCHITECTURAL COVER SHEET					
X			X	A 1.00	OVERALL SITE PLAN					
X			X	A 1.10	SITE DETAILS					
X			X	A 1.30	ENLARGED SITE PLANS					
X			X	A 2.20	OVERALL ROOF PLAN					
X			X	A 2.21	PARTIAL ROOF PLAN-NW					
X			X	A 2.22	PARTIAL ROOF PLAN-NE					
X			X	A 2.23	PARTIAL ROOF PLAN-ME					
X			X	A 2.24	PARTIAL ROOF PLAN-SE					
X			X	A 2.25	PARTIAL ROOF PLAN-SW					
X			X	A 2.26	PARTIAL ROOF PLAN-MW					
X			X	A 3.21	PARTIAL FLOOR PLAN-NW					
X			X	A 3.22	PARTIAL FLOOR PLAN-NE					
X			X	A 3.23	PARTIAL FLOOR PLAN-ME					
X			X	A 3.24	PARTIAL FLOOR PLAN-SE					
X			X	A 3.25	PARTIAL FLOOR PLAN-SW					
X			X	A 3.26	PARTIAL FLOOR PLAN-MW					
X			X	A 7.20	EXTERIOR BUILDING ELEVATIONS					
X			X	A 8.00	WALL SECTIONS					
X			X	A 8.01	WALL SECTIONS					
X			X	A 8.02	WALL SECTIONS					
X			X	A 8.03	WALL SECTIONS					
X			X	A 8.04	WALL SECTIONS					
X			X	A 9.10	DOOR & WINDOW DETAILS					
X			X	A 10.00	WALL DETAILS					
X			X	A 10.01	WALL DETAILS					
X			X	A 10.10	ROOF DETAILS					
X			X	A 10.20	CANOPY FRAMING PLANS & DETAILS					
			X	A 10.21	CANOPY FRAMING PLANS & DETAILS					
X			X	A 11.00	STAIR PLANS & DETAILS					
X			X	A 12.20	OVERALL LIFE SAFETY PLAN					

04.08.24	10.18.24									
STRUCTURAL										
X	X	S 0.00	GENERAL INFORMATION							
X	X	S 0.01	GENERAL INFORMATION							
X	X	S 0.02	GENERAL DIAGRAMS AND SCHEDULES							
X	X	S 1.00	OVERALL FOUNDATION PLAN-BLDG B							
X	X	S 1.01	PARTIAL FOUNDATION PLAN-BLDG B							
X	X	S 1.02	PARTIAL FOUNDATION PLAN-BLDG B							
X	X	S 1.03	PARTIAL FOUNDATION PLAN-BLDG B							
X	X	S 1.04	PARTIAL FOUNDATION PLAN-BLDG B							
X	X	S 1.05	PARTIAL FOUNDATION PLAN-BLDG B							
X	X	S 1.06	PARTIAL FOUNDATION PLAN-BLDG B							
X	X	S 1.07	ENLARGED FOUNDATION PLANS-BLDG B							
X	X	S 2.00	OVERALL ROOF FRAMING PLAN-BLDG B							
X	X	S 2.01	PARTIAL ROOF FRAMING PLAN-BLDG B							
X	X	S 2.02	PARTIAL ROOF FRAMING PLAN-BLDG B							
X	X	S 2.03	PARTIAL ROOF FRAMING PLAN-BLDG B							
X	X	S 2.04	PARTIAL ROOF FRAMING PLAN-BLDG B							
X	X	S 2.05	PARTIAL ROOF FRAMING PLAN-BLDG B							
X	X	S 2.06	PARTIAL ROOF FRAMING PLAN-BLDG B							
X	X	S 2.07	ENLARGED ROOF FRAMING PLANS-BLDG B							
X	X	S 2.08	ENLARGED ROOF FRAMING PLANS-BLDG B							
X	X	S 3.00	TYPICAL FOUNDATION SECTIONS							
X	X	S 3.01	TYPICAL FOUNDATION SECTIONS							
X	X	S 3.02	TYPICAL FOUNDATION SECTIONS							
X	X	S 3.03	DUMPSTER ENCLOSURE PLAN & SECTIONS							
X	X	S 4.00	ROOF FRAMING SECTIONS							
X	X	S 4.01	ROOF FRAMING SECTIONS							
X	X	S 4.02	CANOPY FRAMING DETAILS							
X	X	S 5.00	TYPICAL PANEL REINFORCING ELEVATIONS							
X	X	S 5.01	TYPICAL PANEL REINFORCING ELEVATIONS							
X	X	S 5.02	TYPICAL PANEL DETAILS							
X	X	S 5.02A	TYPICAL PANEL DETAILS							
X	X	S 5.03	TYPICAL PANEL DETAILS							
X	X	S 6.00	TYPICAL DETAILS							
X	X	S 6.01	COLUMN SLEEVE DETAILS							
X	X	S 6.02	TYPICAL DETAILS							
X	X	S 6.03	TYPICAL DETAILS							
	X	S 6.04	TYPICAL TENANT IMPROVEMENT DETAILS							
	X	S 6.05	TYPICAL DETAILS							
	X	S 7.00	PANEL EMBED ELEVATIONS							
	X	S 7.01	PANEL EMBED ELEVATIONS							
	X	S 7.02	PANEL EMBED ELEVATIONS							
	X	S 7.03	PANEL EMBED ELEVATIONS							
	X	S 7.04	PANEL EMBED ELEVATIONS							
	X	S 7.05	PANEL EMBED ELEVATIONS							
	X	S 7.06	PANEL EMBED ELEVATIONS							
	X	S 7.07	PANEL EMBED ELEVATIONS							
	X	S 7.08	PANEL EMBED ELEVATIONS							
	X	S 7.09	PANEL EMBED ELEVATIONS							
	X	S 7.10	PANEL EMBED ELEVATIONS							
	X	S 7.11	PANEL EMBED ELEVATIONS							

DRAWING INDEX:

04.08.24	08.27.24									
STRUCTURAL										
	X	S 7.12	PANEL EMBED ELEVATIONS							
	X	S 7.13	PANEL EMBED ELEVATIONS							
	X	S 7.14	PANEL EMBED ELEVATIONS							
	X	S 7.15	PANEL EMBED ELEVATIONS							
	X	S 7.16	PANEL EMBED ELEVATIONS							
	X	S 7.17	PANEL EMBED ELEVATIONS							
	X	S 7.18	PANEL EMBED ELEVATIONS							

04.17.24	05.07.24	06.21.24								
LANDSCAPE										
X	X	X	L 1.01	LANDSCAPE PLAN						
X	X	X	L 1.02	LANDSCAPE PLAN						
X	X	X	L 1.03	LANDSCAPE PLAN						
X	X		L 1.04	LANDSCAPE DETAILS						
X	X		L 1.05	LANDSCAPE DETAILS						
X			L 2.01	IRRIGATION PLAN						
X			L 2.02	IRRIGATION PLAN						
X			L 2.03	IRRIGATION PLAN						
X			L 2.04	IRRIGATION DETAILS						

03.27.24	10.09.24									
MEP										
X	X	MEP	0.01	COVER SHEET - SYMBOLS						
X	X	MEP	0.02	COVER SHEET - GENERAL NOTES						
X	X	MEP	0.03	COVER SHEET - SPECIFICATIONS						
X	X	MEP	0.04	COVER SHEET - SPECIFICATIONS						
X	X	MEP	0.05	COVER SHEET - SPECIFICATIONS						
X	X	MEP	0.06	COVER SHEET - SPECIFICATIONS						
X	X	MEP	0.07	COVER SHEET - SPECIFICATIONS						
X	X	MEP	0.08	COVER SHEET - SPECIFICATIONS						
X	X	MEP	0.09	COVER SHEET - SPECIFICATIONS						
X	X	M	2.21	PARTIAL FLOOR PLAN-NW-MECHANICAL						
X	X	M	2.22	PARTIAL FLOOR PLAN-NE-MECHANICAL						
X	X	M	2.23	PARTIAL FLOOR PLAN-ME-MECHANICAL						
X	X	M	2.24	PARTIAL FLOOR PLAN-SE-MECHANICAL						
X	X	M	2.25	PARTIAL FLOOR PLAN-SW-MECHANICAL						
X	X	M	2.26	PARTIAL FLOOR PLAN-MW-MECHANICAL						
X	X	M	5.01	DETAILS & SCHEDULES - MECHANICAL						
X	X	E	1.10	SITE PLAN - ELECTRICAL						
X	X	E	1.20	SITE PLAN - PHOTOMETRICS						
X	X	E	2.21	PARTIAL FLOOR PLAN-NW-ELECTRICAL						
X	X	E	2.22	PARTIAL FLOOR PLAN-NE-ELECTRICAL						
X	X	E	2.23	PARTIAL FLOOR PLAN-ME-ELECTRICAL						
X	X	E	2.24	PARTIAL FLOOR PLAN-SE-ELECTRICAL						
X	X	E	2.25	PARTIAL FLOOR PLAN-SW-ELECTRICAL						
X	X	E	2.26	PARTIAL FLOOR PLAN-MW-ELECTRICAL						
X	X	E	5.01	DETAILS - ELECTRICAL						
X	X	E	6.01	SCHEDULES AND DIAGRAMS - ELECTRICAL						
X	X	P	2.21	PARTIAL FLOOR PLAN-NW-PLUMBING						
X	X	P	2.22	PARTIAL FLOOR PLAN-NE-PLUMBING						
X	X	P	2.23	PARTIAL FLOOR PLAN-ME-PLUMBING						
X	X	P	2.24	PARTIAL FLOOR PLAN-SE-PLUMBING						
X	X	P	2.25	PARTIAL FLOOR PLAN-SW-PLUMBING						
X	X	P	2.26	PARTIAL FLOOR PLAN-MW-PLUMBING						
X	X	P	3.21	PARTIAL ROOF PLAN-NW-PLUMBING						
X	X	P	3.22	PARTIAL ROOF PLAN-NE-PLUMBING						
X	X	P	3.23	PARTIAL ROOF PLAN-ME-PLUMBING						
X	X	P	3.24	PARTIAL ROOF PLAN-SE-PLUMBING						
X	X	P	3.25	PARTIAL ROOF PLAN-SW-PLUMBING						
X	X	P	3.26	PARTIAL ROOF PLAN-MW-PLUMBING						
X	X	P	5.01	DETAILS - PLUMBING						
X	X	P	6.01	SCHEDULES AND DIAGRAMS - PLUMBING						

AZIMUTH:
architecture
10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060
www.azimutharc.com

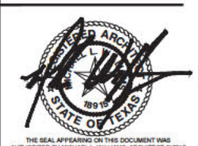
CLIENT: OAKDALE INDUSTRIAL III
BUILDING B
355 East Oakdale Road
Grand Prairie, Texas 75050

JOB #: 2610B

REVISIONS:

1	04.26.24	For Construction
2	07.02.24	⚠ Revision 1
3	07.25.24	⚠ Revision 2
4	10.09.24	⚠ IFC Revision 3
5		
6		
7		
8		
9		

SEAL:



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL L. WILLIAMS, ARCHITECT #18915 October 9, 2024 Construction Documents
ALTERATIONS OF SEALED DOCUMENTS WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ARCHITECT IS AN OFFENSE UNDER THE TEXAS BOARD OF ARCHITECTURAL EXAM NERS.

SHEET CONTENTS:
ARCHITECTURAL COVER SHEET

DATE: October 9, 2024

SHEET:
A0.20

APPENDIX D

Methane Survey

THE VERTEX COMPANIES, LLC
3030 LBJ FWY, STE 1620
DALLAS, TX 75234

LEGEND

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE BUILDING BOUNDARIES
- APPROXIMATE SOIL BORING LOCATION; B-#

SOURCE: DCAD, NCTCOG, USGS, ESRI INC 2024 (NOVEMBER 2024)

STATE OF TEXAS
March 14, 2025
RICHARD J. TOBIA
138981
LICENSED
PROFESSIONAL ENGINEER

N

1 INCH = 200 FEET
0 100 200

BORING HOLE LOCATIONS

OAKDALE INDSTRIAL III
355 & 375 OAKDALE RD
GRAND PRAIRIE, TEXAS 75050

DATE:	NOV 2024
DRAWN BY:	BH
CHECKED BY:	NC
VERTEX PROJECT #:	94747

FIGURE
D.1

VERTEXENG.COM
VERTEX®
3030 LBJ FWY., STE.
1620 DALLAS, TX 75234

TABLE 1. SUMMARY OF METHANE SURVEY FIELD SCREENING RESULTS
375 AND 355 EAST OAKDALE ROAD
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS 75050 VERTEX PROJECT NO. 94747

SAMPLE LOCATION[1,2]	DEPTH (FT-BGS)[3]	METHANE % BY VOLUME	% OF LOWER EXPLOSIVE LIMIT (LEL)	CARBON DIOXIDE % BY VOLUME	OXYGEN % BY VOLUME	TEMPERATURE		RELATIVE HUMIDITY (%)	SAT. VAPOR DENSITY (KG/M^3)[4]	WATER VAPOR (KG/M^3)[5]
						(°F)	(°C)			
B-1	3-4'	0	0	6.5	12.8	62.8	17.1	46	0.015296	0.007
B-2	3-4'	0.1	2	8.2	7.5	71.8	22.1	36.8	0.020483	0.008
B-3	3-4'	0	0	7.4	9.7	71.1	21.7	44.9	0.0186822	0.008
B-4	3-4'	0	0	6.7	13.6	58.5	14.7	49.6	0.0123069	0.006

(1) The laboratory analytical report refers to Sample IDs S-2 and A-2/B-2. These were sampled from Sample Location ID B-2.

(2) The laboratory analytical report refers to Sample IDs S-3 and A-3/B-3. These were sampled from Sample Location ID B-3.

(3) feet-bgs = feet below ground surface.

(4) Harvey, A. (1998), Thermodynamic Properties of Water: Tabulation From the IAPWS Formulation 1995 for the Thermodynamic Properties of Ordinary Water Substance for General and Scientific Use, NIST Interagency/Internal Report (NISTIR), National Institute of Standards and Technology, Gaithersburg, MD.

(5) Campbell G.S. and Norman J (1998), An Introduction to Environmental Biophysics (Modern Acoustics and Signal) 2nd Edition, Springer Science+Business Media, 286p.

TABLE 2. SUMMARY OF METHANE SURVEY ANALYTICAL RESULTS
375 AND 355 EAST OAKDALE ROAD
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS 75050 VERTEX
PROJECT NO. 94747

SAMPLE DESIGNATION	B-2[1]	B-3[2]
SAMPLE DATE	12.19.2024	12.20.2024
SAMPLE DEPTH (ft-bgs)	3-4	3-4
LIGHT GASES VIA EPA TO-3 MODIFIED		
Methane	1,90	1,900
C2 as Ethane	<SDL	<SDL
C3 as Propane	<SDL	<SDL
C4 as n-Butane	<SDL	<SDL
C_5 as n-Pentane	<SDL	<SDL
C_6 as n-Hexane	<SDL	<SDL
C_6+ as n-Hexane	<SDL	<SDL
FIXED GASES VIA EPA METHOD 3C MODIFIED		
Hydrogen	<SDL	<SDL
Oxygen	131,000,000	142,000,000
Nitrogen	933,000,000	924,000,000
Carbon Monoxide	<SDL	<SDL
Methane	<SDL	SDL
Carbon Dioxide	153,000,000	151,000,000
MERCAPTANS AND OTHER SULFUR GASES VIA ASTM D 5504-20		
All Others	<SDLs	<SDLs
VOLATILE ORGANIC COMPOUNDS (VOCs) VIA EPA TO-15		
1,1,1-Trichloroethane	3,980	<SDLs
Dichlorodifluoromethane	<SDL	7,150
Trichlorofluoromethane	<SDL	11,500
All Others	<SDLs	<SDLs
AMMNONIA VIA NIOSH 6015 MODIFIED		
Ammonia	<73	<73

(1) The laboratory analytical report refers to Sample IDs S-2 and A-2/B-2. These were sampled from Sample Location ID B-2.

(2) The laboratory analytical report refers to Sample IDs S-3 and A-3/B-3. These were sampled from Sample Location ID B-3.

- ft-bgs = feet below ground surface.
- <SDL = Compound was analyzed for, but not detected above the laboratory reporting limit.
- Full analytical results, including QA/QC information and data flags, are detailed in the laboratory analytical reports.
- Soil samples collected by VERTEX and submitted to ALS Group USA for analysis.

APPENDIX G

Notification Letter(s) and Delivery Confirmation

THE VERTEX COMPANIES, LLC
3030 LBJ FWY, STE 1620
DALLAS, TX 75234

APPENDIX G.1

Notification Letter(s) and Delivery Confirmation

THE VERTEX COMPANIES, LLC
3030 LBJ FWY, STE 1620
DALLAS, TX 75234

SUMMARY OF NOTIFICATION LETTER DELIVERY CONFIRMATIONS
375 AND 355 EAST OAKDALE ROAD
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS 75050
VERTEX PROJECT NO. 94747

Name[1]	Title	Tracking Number	Delivered (Y/N)	Delivery Date
Chief Robert Fite	Fire Chief	770682330780	Y	1/2/2025
Mr. Ryan Harrell, PE, CFM	Local Floodplain Authority	770682573137	Y	1/2/2025
Mayor Ron Jensen	City Mayor	770682698144	Y	1/2/2025
Director Cindy Mendez	City Health Authority	771102185238	Y	1/2/2025
Director Noreen Housewright PE, CFM	Director of Public Works	771102304814	Y	1/2/2025
MD Walter Shumac III, PE, CFM	Director of Utilities	770682920330	Y	1/2/2025
Director Rashad Jackson , AICP, CPM	Director of Planning	770683019062	Y	1/2/2025
Mr. David Littleton	Building Inspector	771102378312	Y	1/2/2025
Hon. Clay Jenkins	Dallas County Judge	770683618691	Y	1/6/2025
Ms. Cecelia Rutherford, PE	County Engineer	770683726854	Y	1/2/2025
Dr. Philip Huang, MD, MPH	County Health Authority	770683834650	Y	1/2/2025
Rep. González, Jessica	Texas State Representative	771102452793	Y	1/2/2025
Sen. Nathan Johnson	Texas State Senator	770684029243	Y	1/2/2025
Director Edith Marvin, P.E., CFM	Texas Council of Governments	770684212920	Y	1/2/2025

(1) TCEQ-20785 (Rev. 05-06-24) Section 18.

Summary Tracking Results

TRACKING ID	SHIP DATE	SHIPPER CITY, STATE	RECIPIENT CITY, STATE	STATUS	DELIVERED DATE	SCHEDULED DELIVERY DATE
770682330780	12/31/24	DALLAS, TX	GRAND PRAIRIE, TX	Delivered	1/2/25 9:34 AM	
770682573137	12/31/24	DALLAS, TX	GRAND PRAIRIE, TX	Delivered	1/2/25 4:43 PM	
770682698144	12/31/24	DALLAS, TX	GRAND PRAIRIE, TX	Delivered	1/2/25 4:43 PM	
771102185238	12/31/24	DALLAS, TX	GRAND PRAIRIE, TX	Delivered	1/2/25 4:43 PM	
771102304814	12/31/24	DALLAS, TX	GRAND PRAIRIE, TX	Delivered	1/2/25 4:43 PM	
770682920330	12/31/24	DALLAS, TX	GRAND PRAIRIE, TX	Delivered	1/2/25 4:43 PM	
770683019062	12/31/24	DALLAS, TX	GRAND PRAIRIE, TX	Delivered	1/2/25 4:43 PM	
771102378312	12/31/24	DALLAS, TX	GRAND PRAIRIE, TX	Delivered	1/2/25 4:43 PM	
770683618691	12/31/24	DALLAS, TX	DALLAS, TX	Delivered	1/6/25 4:09 PM	
770683726854	12/31/24	DALLAS, TX	DALLAS, TX	Delivered	1/2/25 4:24 PM	
770683834650	12/31/24	DALLAS, TX	DALLAS, TX	Delivered	1/2/25 4:23 PM	
771102452793	12/31/24	DALLAS, TX	DALLAS, TX	Delivered	1/2/25 3:50 PM	
770684029243	12/31/24	DALLAS, TX	DALLAS, TX	Delivered	1/2/25 4:18 PM	
770684212920	12/31/24	DALLAS, TX	ARLINGTON, TX	Delivered	1/2/25 10:09 AM	

VERTEX

December 17, 2024

Chief Robert Fite
City of Grand Prairie Fire Department
1525 Arkansas Lane
Grand Prairie, Texas 75052

Re: Notice of Coordination Development of Property
Oakdale Industrial III
375 and 355 East Oakdale Road
Grand Prairie, Dallas County, TX 75050

Dear Chief Fite:

A preliminary geotechnical investigation of the properties addressed as 375 and 355 East Oakdale Road in Grand Prairie (the site), indicated thin and discontinuous layers of municipal solid waste (MSW) in the soils underlying portions of the site. Out of an abundance of caution, the applicant is applying for a permit to develop the site in accordance with 30 Texas Administrative Code (TAC) Subchapter T §330.951 - §330.964.

Following guidance provided in both the Texas Health and Safety Code (THSC), Chapter 361, Subchapter R and 30 TAC Subchapter T §330.951 - §330.964, this letter serves as a notice of the following conditions.

The Vertex Companies, LLC is acting as Consultant to the Owner and Developer of the Property, Oakdale Industrial III, L.L.C., who is planning to improve the site with a proposed office/warehouse facility. As appropriate, the project development will be coordinated through your agency or organization. Furthermore, there are restrictions on the development and leasing of the Property per both the THSC Chapter 361 Subchapter R and 30 TAC Subchapter T §330.951 - §330.964.

As part of the process, a permit application will be submitted to the Texas Commission on Environmental Quality. A Notice of Opportunity to Request a Public Meeting will be published in The Dallas Morning News and Al Dia (as appropriate). The notice will provide both an electronic link to the application and a public location where a hardcopy of the application will be available for viewing. If needed, a public hearing will be held. The time and location of the public hearing will be sent to you if/when it is established.

Should you have questions or concerns about this project, please contact me at (214) 499-9234 or [redacted]

Respectfully submitted,

Nick Cramer, MS, CPSS, PG
Technical Expert – Due Diligence/Remediation

Texas Registered Geoscience Firm 50494;
Texas Registered Engineering Firm F-15099

THE VERTEX COMPANIES, LLC
3030 LBJ FREEWAY, SUITE 1620
DALLAS, TX 75234

214.499.9234 | VERTEXENG.COM

APPENDIX G.2

Delivery Confirmation - Original and First Copy (3-12-2025) TCEQ Regional Office Per TCEQ-20785-instr (Rev. 05-06-24)

THE VERTEX COMPANIES, LLC
3030 LBJ FWY, STE 1620
DALLAS, TX 75234

From: [redacted]
To:
Subject: Your shipment was delivered 772534106056
Date: Wednesday, March 12, 2025 9:25:55 AM

Your shipment was delivered.

Delivery Date

Wed, 03/12/2025
9:13am

Delivered to

12100 N INTERSTATE 35BLDG A, AUSTIN, TX 78753

Received by

T.Jenkins

Report missing package

Tracking details

Tracking ID	772534106056
From	The Vertex Companies, LLC 3030 LBJ FREEWAY SUITE 1620 IRVING, TX, US 75234

To track the latest status of your shipment, click on the tracking number above.

To	Texas Commission on Environ Quality 12100 Park 35 Circle AUSTIN, TX, US 78753
Ship date	Mon 3/10/2025 12:07 PM
Number of pieces	1
Total shipment weight	13.00 LB
Service	FedEx 2Day®
Reference	94747 (T&M)
Shipper reference	94747 (T&M)
Department number	-
Invoice number	Brian Humphrey
Purchase order number	94747 (T&M)

TRACK SHIPMENT

Please do not respond to this message. This email was sent from an unattended mailbox.
This report was generated at approximately 9:25 AM CDT 03/12/2025.

All weights are estimated.

To track the latest status of your shipment, click on the tracking number above.

Standard transit is the date and time the package is scheduled to be delivered by, based on the selected service, destination and ship date. Limitations and exceptions may apply. Please see the FedEx Service Guide for terms and conditions of service, including the FedEx Money-Back Guarantee, or contact your FedEx Customer Support representative.

Thank you for your business.

ID 1026

ORIGIN ID:PNXA (214) 499-9093
NICK CRAMER
THE VERTEX COMPANIES, LLC
3030 LBJ FREEWAY
SUITE 1620
IRVING, TX 75234
UNITED STATES US

SHIP DATE: 06MAR25
ACTWGT: 10.00 LB
CAD: 110891166/INET4535
DIMS: 12x16x8 IN
BILL SENDER

TO **ATTN: MADDY HOWARD, PROJECT MANAGER**
TEXAS COMMISSION ON ENVIRON QUALITY
12100 PARK 35 CIRCLE

AUSTIN TX 78753
(512) 239-2335
INV: BRIAN HUMPHREY
PO: 94747 (T&M)

REF: 94747 (T&M)
DEPT: -

58CJ2/07B9/C6C4

FedEx Express

J25102412701uv

MON - 10 MAR 5:00P
**** 2DAY ****

TRK# 0201 **7725 3410 6056**

78753

BH MMRA

TX-US AUS

After printing this label:
CONSIGNEE COPY - PLEASE PLACE IN FRONT OF POUCH
1. Fold the printed page along the horizontal line.
2. Place label in shipping pouch and affix it to your shipment.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of $100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of $100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is $1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

APPENDIX G.3

Delivery Confirmation - Second Copy (3-12-2025)
TCEQ Regional Office Per TCEQ-20785-instr (Rev. 05-06-24)

THE VERTEX COMPANIES, LLC
3030 LBJ FWY, STE 1620
DALLAS, TX 75234

From: [redacted]
To:
Subject: Oakdale Subchapter T Documentation
Date: Monday, January 6, 2025 12:03:39 PM

Good morning,

As a follow up to our conversation earlier on the phone, this email is confirmation that the TCEQ DFW Regional Office received Subchapter T documents for Oakdale on January 3, 2025.

Thank you,

Jeffrey Duenas
Environmental Investigator
jeffrey.duenas@tceq.texas.gov
(817) 588-5951

APPENDIX G.4

Delivery Confirmation - Public Place Location (1-3-2025) TCEQ Regional Office Per TCEQ-20785-instr (Rev. 05-06-24)

THE VERTEX COMPANIES, LLC
3030 LBJ FWY, STE 1620
DALLAS, TX 75234

Texas Commission on Environmental Quality

Waste Permits Division Correspondence Cover Sheet

Date: 12-17-2024
Facility Name: Oakdale Industrial III
Permit or Registration No.: _____

Nature of Correspondence:
☒ Initial/New
☐ Response/Revision to TCEQ Tracking No.: _____ (from subject line of TCEQ letter regarding initial submission)

Affix this cover sheet to the front of your submission to the Waste Permits Division. Check appropriate box for type of correspondence. Contact WPD at (512) 239-2335 if you have questions regarding this form.

Table 1 - Municipal Solid Waste Correspondence

Applications	Reports and Notifications
☐ New Notice of Intent	☐ Alternative Daily Cover Report
☐ Notice of Intent Revision	☐ Closure Report
☒ New Permit (including Subchapter T)	☐ Compost Report
☐ New Registration (including Subchapter T)	☐ Groundwater Alternate Source Demonstration
☐ Major Amendment	☐ Groundwater Corrective Action
☐ Minor Amendment	☐ Groundwater Monitoring Report
☐ Limited Scope Major Amendment	☐ Groundwater Background Evaluation
☐ Notice Modification	☐ Landfill Gas Corrective Action
☐ Non-Notice Modification	☐ Landfill Gas Monitoring
☐ Transfer/Name Change Modification	☐ Liner Evaluation Report
☐ Temporary Authorization	☐ Soil Boring Plan
☐ Voluntary Revocation	☐ Special Waste Request
☐ Subchapter T Disturbance Non-Enclosed Structure	☐ Other:
☐ Other:	

Table 2 - Industrial & Hazardous Waste Correspondence

Applications	Reports and Responses
☐ New	☐ Annual/Biennial Site Activity Report
☐ Renewal	☐ CPT Plan/Result
☐ Post-Closure Order	☐ Closure Certification/Report
☐ Major Amendment	☐ Construction Certification/Report
☐ Minor Amendment	☐ CPT Plan/Result
☐ CCR Registration	☐ Ex
☐ CCR Registration Major Amendment	☐ Gr
☐ CCR Registration Minor Amendment	☐ Int
☐ Class 3 Modification	☐ Int
☐ Class 2 Modification	☐ Soi
☐ Class 1 ED Modification	☐ Tre
☐ Class 1 Modification	☐ Tria
☐ Endorsement	☐ Uns
☐ Temporary Authorization	☐ Was
☐ Voluntary Revocation	☐ Oth
☐ 335.6 Notification	
☐ Other:	

TCEQ-20714 (Rev. 10-07-21)

Page 1 of 1

Angie Wyatt
Library Supervisor
Grand Prairie Public Library System

Grand Prairie TEXAS
LIVE LIFE GRAND!

Grand Prairie Memorial Library
901 Conover Dr.
Grand Prairie, TX 75051
P: 972-237-5708
E: awyatt@gptx.org

January 3, 2025