Texas Commission on Environmental Quality

Waste Permits Division Correspondence Cover Sheet

Date: 6 October 2025
Facility Name: Caesars Plaza
Permit or Registration No.: 62058

Nature of Correspondence:
☐ Initial/New
☒ Response/Revision to TCEQ Tracking No.: 31656747 (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	☐ Extension Request
☐ CCR Registration Major Amendment	☐ Groundwater Monitoring Report
☐ CCR Registration Minor Amendment	☐ Interim Status Change
☐ Class 3 Modification	☐ Interim Status Closure Plan
☐ Class 2 Modification	☐ Soil Core Monitoring Report
☐ Class 1 ED Modification	☐ Treatability Study
☐ Class 1 Modification	☐ Trial Burn Plan/Result
☐ Endorsement	☐ Unsaturated Zone Monitoring Report
☐ Temporary Authorization	☐ Waste Minimization Report
☐ Voluntary Revocation	☐ Other:
☐ 335.6 Notification	
☐ Other:	

SQ Environmental, LLC
P.O. Box 1991
Austin, TX 78767-1991
(512) 900-7731
www.SQEnv.com

6 October 2025

Lyndon Poole, Project Manager
Municipal Solid Waste Permits – MC 124
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087

Via E-Mail: Lyndon.Poole@tceq.texas.gov

RE: Response to TCEQ NOD3 E-Mail Dated 16 September 2025; MSW Tracking No. 31656747
Application for Development Permit for Proposed Enclosed Structure
Caesars Plaza, 957 W Cartwright Road, Mesquite, Dallas County, Texas 75149
MSW Permit No. 62058; RN110301553; CN606323335
SQE PN: 1239.001.001

Dear Mr. Poole:

SQ Environmental, LLC (SQE) prepared this letter in response to the Texas Commission on Environmental Quality (TCEQ) third notice of deficiency (NOD3) e-mail dated 16 September 2025 regarding the *Application for Development Permit for Proposed Enclosed Structure* (Application) for Caesars Plaza, located at 957 West (W) Cartwright Road (Rd) in Mesquite, Texas. The initial Application was submitted to TCEQ on 31 March 2025. Responses to TCEQ's NOD1 comments were provided on 26 May and 9 June 2025, and Responses to NOD2 comments were provided on 22 August 2025. Responses to TCEQ's NOD3 comments are provided below. Attached to this letter are Revision 3 of Form-20785, and Revision 3 versions of the marked (redline) and unmarked ("clean") replacement pages of the Application.

For convenience, TCEQ NOD comments have been numbered and are shown below (*in italics*) followed by the responses.

30 TAC §330.957 – Contents of the Development Permit Application

TCEQ Comment 1: Explain how the two proposed sensors (as indicated in revised Foundation Plan VS2.1) will be sufficient to monitor vapor accumulation throughout the entire structure. Consider each sensor's location with respect to areas of potential vapor accumulation, and whether the alarm would be audible to personnel throughout the building.

Response to Comment 1: The two proposed sensor locations are shown on the attached revised Foundation Plan VS2.1 are sufficient to monitor vapor accumulation throughout the entire structure. Each sensor's location with respect to areas of potential vapor accumulation have been considered, and the alarm would be audible to personnel throughout the building. The VMS has been designed to prevent accumulation of methane (or any other vapors) beneath the building, and to prevent any vapors from beneath the building from entering the building. The 1-ft permeable layer allows for free movement of vapors beneath the building, and the sealed liner will prevent any vapors from entering the building. The HVAC within the building will keep air (and any vapors) circulating so that there should be little or no vapor concentration gradients within the building, in the unlikely event that vapors from the subsurface entered the building. The two monitoring locations were selected to be representative of the indoor air quality and near central areas of each space and representative of where workers would be located. This is a relatively small building, and based on our evaluation, two sensors within the building (coupled with the rigorous VMS

that is to be installed and operated beneath the structure) is sufficient to monitor any accumulated vapors within the building.

The Safety Siren methane sensor Owners Manual suggests a sensor in each "sleeping area" of the home but does not recommend a standard coverage area for the sensor. The sensor alarm is 85 decibels (dB), which is the equivalent of a food blender, heavy traffic while in your car, a noisy restaurant, or a movie theater.

The building is a total of total 5,217 square feet (ft^2) and is divided into two separate spaces. The two spaces are approximately 1,739 ft^2 and 3,478 ft^2. The larger room is approximately 50 ft by 70 ft and the smaller room 22 ft by 70 ft. As shown on the revised Foundation Plan VS2.1, a sensor will be placed on the wall of the smaller space, and on a column in the center of the larger space. Based on the room dimensions and planned location of each sensor, the furthest distance from a sensor in each room would be 41 ft in the smaller room, and 43 ft in the larger room. Sound generally attenuates by approximately 6 dB for every doubling of distance from the source; this is referred to as the "Inverse Square Law." Based on this Law, the sensor volume level at the furthest distance from a sensor (43 ft) would be approximately 52 dB. This level is considered "moderate" on the American Academy of Audiology rating scale (a volume level similar to rainfall or normal conversation).

Based on this information, the two proposed sensor locations are sufficient to monitor any vapor accumulation throughout the entire structure and provide adequate auditory coverage. Revision 3 replacement page of Application page 96 (Attachment 9 - VMS Drawing Pg VS2.1) is provided with this letter.

30 TAC §330.961 – Operational Requirements for an Enclosed Structure

TCEQ Comment 2a: For the alternative design for double containment of utilities carrying fluids, the drawings must be revised to include the trench extending at least two feet in all directions from the utility line (bottom, top, and both sides of the trench).

Response to Comment 2a: The drawing now depicts the alternative design for double containment of utilities carrying fluids revised to include the trench and backfill extending at least two feet in all directions from the utility line (bottom, top, and both sides of the trench). Revision 3 replacement pages of Application pages 27, 72, 88 (Attachment 9 - Figure 3 Utility Trench), and 213 are provided with this letter.

TCEQ Comment 2b: If you propose to use backfill/native soil instead of compacted clay on the sides of the line, include a description of how any leaks from conduits will be prevented, detected, and repaired.

Response to Comment 2b: Potential leaks from conduits will be prevented with the following measures:

Clay-rich soil with a permeability not greater than 1x10E-7 cm/sec will be placed in the base of the trench and a HDPE 30-mil sealed liner will be installed on the bottom and sides of the trench. The conduit for carrying fluids will then be placed above the HDPE liner in the trench and clean backfill added to the sides. The trench and backfill will extend at least two feet in all directions from the utility line (bottom, top, and both sides of the trench). The HDPE liner will extend approximately 1 ft on top of the trench, be overlapped, and sealed. Eighteen inches of compacted clayey soil that is free of waste and 6 inches of topsoil that can support native vegetation will be in place for utility trenches in areas that are not covered by building, asphalt, or pavement.

In the unlikely event that a leak is suspected, typical utility leak detection methods will be used. These include acoustic and/or thermal detection, pressure testing of lines, and/or ground penetrating radar. These are not invasive tests. If a leak is detected, then that area would be excavated, the line repaired and then the trench area reconstructed. This would include over-excavation and installation of new liner material

with a minimum 6-inch overlap and sealing of the liner to the remaining liner. Revision 3 replacement page of Application page 213 is provided with this letter.

CLOSING

Please let us know if you have any questions or would like to discuss this further. Sam may be reached by phone at 512-574-1199 or e-mail at [redacted] and Susan may be reached by phone at 512-656-9445 or e-mail at [redacted].

Sincerely,
SQ Environmental, LLC

Sam Enis, P.G.
Principal Project Manager

Susan T. Litherland, P.E.
Principal

ATTACHMENT I

TCEQ FORM-20785 – REVISION 3

Texas Commission on Environmental Quality

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

Application Tracking Information

Applicant Name: Favorite Venture Real Estate LLC

Facility Name: Caesars Plaza

Development Permit Number: 62058

Initial Submission Date: 2 April 2025

Revision Date: 6 October 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

3. Application Fee

The application fee for a development permit is $2,500.

☒ Paid by Check

☐ Paid Online

If paid online, ePay Confirmation Number: _____

4. Enrollment in Other TCEQ Programs

Indicate if the site is enrolled in the Voluntary Cleanup Program or other Remediation Program.

☐ Yes ☒ No

If Yes, indicate the program: _____

5. Development Type

Is the development a single-family or double-family home that is not part of a housing subdivision?

☐ Yes ☒ No

If "Yes", the construction is exempt from the development permit requirement.

6. Enclosed Structure Description

Provide a brief description of the proposed enclosed structure for which the development permit is requested.

The planned future use of the 0.92-acre Subject Property is a single-story commercial retail building up to 5,217 sq ft and associated paved parking areas. A VMS has been designed and will be installed beneath the building.

7. Soil Tests

Size of the property (acres): 0.92

Was the existence of the landfill determined through:

☐ Test I

☐ Test II

☐ Test III

☒ Other. Please describe: The Mesquite Sanitary Landfill is listed in the Closed Landfill Inventory and is well documented.

If soil tests were performed prior to development in accordance with 30 TAC §330.953, the test results shall be included in this application.

8. Notification of MSW Landfill Determination

If soil tests were used to determine the presence of a closed MSW landfill, provide evidence that the engineer who performed the soil tests has notified the following persons of that determination in accordance with 30 TAC §330.953(d).

- ☐ Each owner and lessee
- ☐ Executive Director
- ☐ Local Government Officials
- ☐ Regional Council of Governments

9. Landfill Permit Status

What is the permit status of the landfill?

- ☐ Active MSW Permit
- ☐ Landfill in Post-Closure Care
- ☐ Revoked MSW Permit
- ■ Non-Permitted Landfill

If the landfill is still in the post-closure care period subject to an active MSW Permit, this development permit application for proposed enclosed structures shall be accompanied by a Permit Modification application prepared in accordance with 30 TAC §305.70, and by a certification signed by an independent engineer in accordance with 30 TAC §330.957(b)(2).

If the landfill has completed the post-closure care period, but the MSW permit has not been revoked (site affected by an active MSW Permit), a Voluntary Revocation request of the MSW Permit shall be submitted in accordance with 30 TAC §330.465 prior to the submittal of this development permit application for proposed enclosed structures over a closed MSW landfill.

10. Electronic Versions of Application

TCEQ will publish electronic versions of the application online. Applicants must provide a clean copy of the administratively complete application and technically complete application. TCEQ will also publish electronic versions of NOD responses online.

11. Public Place for Copy of Application

Name of the Public Place: Mesquite Public Library

Physical Address: 300 W Grubb Dr

City: Mesquite County: Dallas State: TX Zip Code: 75149

Phone Number: 972-216-6220

Normal Operating Hours: 9am - 8pm

12. Party Responsible for Publishing Notice

Indicate who will be responsible for publishing notice:

☐ Applicant ■ Consultant

Contact Name: Sam Enis

Title: Principal Project Manager

Email Address [redacted]

13. Alternative Language Notice

Use the Alternative Language Checklist on Public Notice Verification Form TCEQ-20244-Waste-NAORPM available at www.tceq.texas.gov/permitting/waste_permits/msw_permits/msw_notice.html to determine if an alternative language notice is required.

Is an alternative language notice required for this application?

■ Yes ☐ No

Indicate the alternative language: Spanish

14. Confidential Documents

Does the application contain confidential documents?

☐ Yes ■ No

If "Yes", cross-reference the confidential documents throughout the application and submit as a separate attachment in a binder clearly marked "CONFIDENTIAL."

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
Authorization to Disturb Final Cover	X	

16. General Project Information

Facility Name: Caesars Plaza

SubT Development Permit Number (if available): 62058

Regulated Entity Reference Number (if issued): **RN** 110301553

Street or Physical Address: 957 W Cartwright Road

City: Mesquite County: Dallas State: TX Zip Code: 75149

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.

17. Contact Information

Applicant (Lessee/Project Owner)

Name: Favorite Venture Real Estate LLC

Customer Reference Number (if issued): **CN** 606323335

Mailing Address: 4629 Bronco Blvd

City: Carrollton County: Denton State: TX Zip Code: 75010

Phone Number: 469-387-1383

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: PRS Ramsgate LP

Mailing Address: 3889 Maple Ave, Ste 220

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

Phone Number: 214-397-0175

Email Address: [redacted]

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

Consultant (if applicable)

Firm Name: SQ Environmental LLC

Texas Board of Professional Engineers and Land Surveyors Firm Number: F-15202

Mailing Address: PO Box 1991

City: Austin County: Travis State: TX Zip Code: 78767

Consultant Name: Susan T. Litherland, P.E.

Phone Number: 512-656-9445

Email Address: [redacted]

Engineer Who Performed Soil Tests

Firm Name: Henley Johnston & Associates

Texas Board of Professional Engineers and Land Surveyors Firm Number: F-1238

Mailing Address: 235 Morgan Ave

City: Dallas County: Dallas State: TX Zip Code: 75203

Engineer Name: James F. Phipps, P.E.

Phone Number: 214-941-3808

Email Address: [redacted]

18. Other Governmental Entities Information:

Fire Chief, Fire Marshal or Fire Inspector Information

Fire Department Name: Mesquite Fire Department

Person's Name: Keith Hopkins

Mailing Address: 1515 N Galloway Ave

City: Mesquite County: Dallas State: TX Zip Code: 75149

Phone Number: 972-329-8316

Email Address: [redacted]

Local Floodplain Authority (if applicable)

Authority Name: North Central Texas Council of Governments

Contact Person's Name: Susan Alvarez

Street or P.O. Box: Centerpoint II, 616 Six Flags Dr

City: Arlington County: Tarrant State: TX Zip Code: 76011

Phone Number: 817-704-2549

Email Address: [redacted]

City Mayor Information

City Mayor's Name: Daniel Aleman Jr

Office Address: 757 N Galloway Ave

City: Mesquite County: Dallas State: TX Zip Code: 75149

Phone Number: 972-288-7711

Email Address: mayor@cityofmesquite.com

City Health Authority Information

Contact Person's Name: Barry Jenkins

Office Address: 1515 N Galloway Ave

City: Mesquite County: Dallas State: TX Zip Code: 75149

Phone Number: 972-216-8138

Email Address: [redacted]

Director of Public Works

Department Name: City of Mesquite Public Works Department

Contact Person's Name: Eric Gallt

Office Address: 1515 N Galloway Ave

City: Mesquite County: Dallas State: TX Zip Code: 75149

Phone Number: 972-216-6301

Email Address: [redacted]

Director of Utilities

Utility Name: City of Mesquite Utilities

Contact Person's Name: Eric Gallt

Office Address: 1515 N Galloway Ave

City: Mesquite County: Dallas State: TX Zip Code: 75149

Phone Number: 972-288-7711

Email Address: [redacted]

Director of Planning

Agency Name: City of Mesquite Planning & Zoning

Contact Person's Name: Garrett Langford, AICP

Office Address: 1515 N Galloway Ave

City: Mesquite County: Dallas State: TX Zip Code: 75149

Phone Number: 972-216-6216

Email Address: planning@cityofmesquite.com

Building Inspector

Agency Name: City of Mesquite Building Inspection

Contact Person's Name: Michael Wallander, C.B.O.

Office Address: 1515 N Galloway Ave

City: Mesquite County: Dallas State: TX Zip Code: 75149

Phone Number: 972-216-6212

Email Address: buildinginspection@cityofmesquite.com

County Judge Information

County Judge's Name: Judge Clay Lewis Jenkins

Office Address: 500 Elm St, Ste 7000

City: Dallas County: Dallas State: TX Zip Code: 75202

Phone Number: 214-653-7949

Email Address: [redacted]

County Engineer Information

County Engineer's Name: Cecelia Rutherford, P.E.

County Engineer's P.E. Registration No.: _____

Office Address: 500 Elm St, Ste 5300

City: Dallas County: Dallas State: TX Zip Code: 75202

Phone Number: 214-653-6677

Email Address: [redacted]

County Health Authority

Agency Name: Dallas County Health and Human Services

Contact Person's Name: Dr. Philip Huang

Office Address: 2377 N Stemmons Fwy

City: Dallas County: Dallas State: TX Zip Code: 75207

Phone Number: 214-819-2000

Email Address: [redacted]

State Representative Information

District Number: 113

State Representative's Name: Rep. Rhetta Andrews Bowers

District Office Address: 3200 Broadway Blvd. Suite 275

City: Garland County: Dallas State: TX Zip Code: 75043

Phone Number: 972-463-0464

Email Address: rhetta.bowers@house.texas.gov

State Senator Information

District Number: 16

State Senator's Name: Sen. Nathan Johnson

District Office Address: Merit Tower, 12222 Merit Drive, Suite 1010

City: Dallas County: Dallas State: TX Zip Code: 75251

Phone Number: 972-701-0349

Email Address: nathan.johnson@senate.texas.gov

Council of Government (COG)

COG Name: North Central Texas Council of Governments

COG Representative's Name: Susan Alvarez

COG Representative's Title: Director, Environment & Development Department

Street Address or P.O. Box: 616 Six Flags Dr

City: Arlington County: Tarrant State: TX Zip Code: 76011

Phone Number: 817-704-2549

Email Address: [redacted]

Local Government Jurisdiction

Is the property located within the limits or in the ETJ of any City?

■ Yes ☐ No

If "Yes" city regulations may apply. Issuance of Development Permit for an Enclosed Structure does not exempt the applicant from complying with city codes and zoning.

Within City Limits of: Mesquite

Within Extraterritorial Jurisdiction of City of: _____

19. Deed Recordation

■ Verify that the property owner filed a written notice for record in the real property records in the county where the land is located in accordance with 30 TAC §330.962 stating: (a) the former use of the land; (b) the legal description of the tract of land that contains the closed MSW landfill; (c) notice that restrictions on the development or lease of the land exist in the Texas Health and Safety Code and in MSW rules; and (d) the name of the owner.

■ A certified copy of the Notice to Real Property Records is included in this application in accordance with 30 TAC §330.957(p).

20. Notice to Buyers, Lessees, and Occupants of the Structure

Did the property owner give written notice to all prospective buyers, lessees and/or occupants of the structure in accordance with 30 TAC §330.963 stating the land's former use as a landfill, and the structural controls in place to minimize potential future danger posed by the closed MSW landfill?

☐ Yes ■ New Structure Not Yet Constructed

If "Yes" certified copies of the notices shall be submitted to TCEQ in accordance with 30 TAC §330.957(p).

If "New Structure Not Yet Constructed" a draft notice to all prospective buyers, lessees and/or occupants of the proposed structure, and procedures for its implementation upon structure's construction shall be included in this application.

21. Notice of Lease Restrictions on the Property

Is the property leased?

☐ Yes ■ No

If "Yes", verify that the property owner provided written notice to all prospective lessees of the property in accordance with 30 TAC §330.964 concerning:

☐ (a) what is required to bring the property into compliance with 30 TAC Chapter 330, Subchapter T?

☐ (b) the prohibitions or requirements for future disturbance of the final cover?

☐ A certified copy of the notice is included in the application in accordance with 30 TAC §330.957(p).

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, Susan T. Litherland, P.E., Texas PE Number 57428, 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:

10/2/2025

Susan T. Litherland

Engineering Firm Name: SQ Environmental, LLC

Texas Board of Professional Engineers and Land Surveyors Firm Number: F-15202

Signature Page

Applicant Certification

I 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.

Name: Pervez Bhojani Title: Member

Signature: _____ Date: 10.03.2025

Email Address: [redacted]

SUBSCRIBED AND SWORN to before me by the said Pervez Bhojani

On this 3rd day of OCT, 2025

My commission expires on the 15th day of NOV, 2025

Notary's Name: Michelle Fang

Notary Public in and for

Dallas County, Texas

Michelle Fang
My Commission Expires
11/15/2025
Notary ID
124667994

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

Signature Page

Applicant Certification

I 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.

Name: _____ Title: _____

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

Property Owner Authorization

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

I Richard D. Squires, the owner of the property identified by the address 957 W Cartwright Rd, Mesquite, TX 75149, 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: PRS Ramsgate LP

Signature: _____ Date: 10/3/25

Email Address: [redacted]

SUBSCRIBED AND SWORN to before me by the said Richard D. Squires

On this 3rd day of October, 2025

My commission expires on the 11 day of January, 2026

Notary's Name: Chrissy Le

Notary Public in and for

Dallas County, Texas

CHRISSY LE
Notary Public, State of Texas
Comm. Expires 01-11-2026
Notary ID 133528164

Attachments for New Development Permit

Required Attachments

A. Narrative

Attachment	Attachment Number
Proposed Project Description	1
Existing Conditions Summary	2
Legal Authority	3
Evidence of Competency	4
Notice of Engineer Appointment	5
Notices of Coordination with Governmental Agencies and Officials	6
Geology and Soil Statement	7
Groundwater and Surface Water Statement	8
Foundation Plans	9
Soil Tests	10
Closure Plan	11
Structures Gas Monitoring Plan	12
Site Operating Plan	12
Safety and Evacuation Plan	12

B. Maps and Plans

Attachment	Attachment Number
Adjacent Landowners Map	13
Adjacent Landowners List	13
Electronic List or Mailing Labels	13
General Location Map	2
General Topographic Map	2
Site Layout Plan with Limits of Waste Disposal Area	14
Foundation Plans	9
Structure Layout Plan	14
Methane Monitoring Equipment Location Plans	12
Construction Details and Engineering Drawings	12

C. Copies of Legal Documents

Attachment	Attachment Number
Property Legal Description	15
Notice of Landfill Determination	16
Notice to Real Property Records	16
Notices to Buyers, Lessees, and Occupants	17
Notices of Lease Restrictions (if applies)	

Additional Attachments as Applicable

Attachment	Attachment Number
■ TCEQ Core Data Form(s)	18
☐ Confidential Documents	
■ Soil Tests Boring Logs	10
■ Other maps, plans and engineering drawings	20
■ Methane Monitoring Equipment Specifications	12
☐ Methane Monitoring Report	
☐ Waste Disposal Manifests	
■ Fee Payment Receipt	19
☐ Final Plat Record of Property	

Attachments for Revisions to Existing Development Permit

Required Attachments

A. Revised Pages

Attachment	Attachment Number
Marked (Redline/Strikeout) Pages	A
Unmarked Revised Pages	B

B. Narrative

Attachment	Attachment Number
Description of Proposed Revisions	Cover Letter
Foundation Plans (if revised)	9
Closure Plan (if revised)	
Site Operating Plan (if revised)	12
Structures Gas Monitoring Plan (if revised)	12
Safety and Evacuation Plan (if revised)	

C. Maps and Plans

Attachment	Attachment Number
General Location Map	
Site Layout Plan	
Structure Layout Plan	
Methane Monitoring Equipment Location Plans	9

Additional Attachments as Applicable

Attachment	Attachment Number

ATTACHMENT A
MARKED ("REDLINE") APPLICATION REPLACEMENT PAGES – REVISION 3

REVISION 32 –
APPLICATION FOR DEVELOPMENT PERMIT FOR PROPOSED ENCLOSED STRUCTURE OVER CLOSED MUNICIPAL SOLID WASTE LANDFILL

CAESARS PLAZA
957 W CARTWRIGHT RD
MESQUITE, DALLAS COUNTY, TEXAS 75149

Prepared for:

Texas Commission on Environmental Quality
MSW Permit No. 62058; Tracking No. 31656747
RN110301553 | CN606323335
Prepared on behalf of the Applicant:
Favorite Venture Real Estate LLC
4629 Bronco Blvd
Carrollton, Texas 75010

Property Owner:
PRS Ramsgate LP
3889 Maple Ave, Ste 220
Dallas, Texas 75219-3917

Initial Submission: 31 March 2025
Revision 32 Submission: ~~22 August~~6 October 2025

Susan T. Litherland, P.E.
Principal
Texas P.E. No. 57428, F-15202
Signed electronically on 10/2/2025

Sam Enis, P.G.
Principal Project Manager

PN: 1239.001.001

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Austin, Texas 78767-1991
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Susan T. Litherland, P.E.
Principal
Texas P.E. No. 57428, F-15202
Signed electronically on 10/2/2025

generation of water that has made contact with waste materials is expected to be minimal. However, if generated, the water will be collected and disposed of in accordance with standards set forth herein and in accordance with City and State requirements for disposal of such water. Any water generated during construction will be stored onsite, then transported via vacuum truck to an approved wastewater treatment or disposal facility permitted to accept the wastewater.

The stormwater management will include measures to control sediment discharge during construction including, but not be limited to, the use of earthen berms, hay bales, and silt fencing downgradient of slopes which may experience erosion (including material stockpiles). Erosion damage from rainfall events will be repaired by the contractor after such events. All erosion control measures will also be inspected and maintained throughout the redevelopment process. Berms, when used for control of potentially impacted water, will also be maintained as necessary to control erosion. The contractor will pay special attention to erosion on any soil cover over waste materials. Any cover damage to the existing landfill, or in areas where cover must be maintained over solid waste materials that are part of construction, will be repaired immediately and steps taken to prevent a recurrence of that type of damage.

The requirements of §330.961(g), concerning the double-containment of subgrade conduits intended for the transport or carrying of fluids over or within the Subject Property, will be implemented. Subgrade utility conduits will be installed with double-containment, which will likely be double-wall pipes. The other option is a single-wall utility, that is within a lined trench. On excavation, 2 ft of compacted, clay-rich soil with a permeability not greater than $1x10E^{-7}$ cm/sec will be placed in the base of the trench and a high-density polyethylene (HDPE) 30-mil sealed liner will be installed along the bottom and sides of the trench and sealed. Based on discussions with the project construction contractors (and MSW permits), it is not feasible to install 2 ft of compacted clay on the sides of the trenches, as there is no way to compact the clay vertically. The conduit for carrying fluids will then be placed above the HDPE liner and clean fill added to the sides. The trench and backfill will extend at least two feet in all directions from the utility line (bottom, top, and both sides of the trench). The HDPE liner will extend approximately 1 ft on top of the trench, be overlapped, and sealed. This is shown in **Figure 1** in **Attachment 9**. In accordance with §330.453(a) and (b), 18 inches of compacted clayey soil that is free of waste and 6 inches of topsoil that can support native vegetation will be in place for utility trenches in areas that are not covered by building, asphalt, or pavement. A quality control plan will be prepared detailing the design, materials, and procedures for construction and testing to meet liner system specifications based on Regulatory Guidance for Liner Construction and Testing for a Municipal Solid Waste Landfill (RG-534, September 2017). Construction details, plans, materials to be used, and a cross-section of the utility trench and the underlying waste down to native soil are provided in **Attachment 9**.

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This Liner Quality Control Plan (LQCP) was developed for Caesars Plaza to describe the inspection and construction control and testing requirements in support of the application. This Plan was prepared in general accordance with *Guidance for Liner Construction and Testing for a Municipal Solid Waste Landfill*, TCEQ Regulatory Guidance RG-534 dated September 2017 and is intended to fulfil requirements of 30 Texas Administrative Code 330. This LQCP is to be implemented if the subgrade conduits in the utility trenches are installed with a clay base and wrapped in an HDPE liner. This plan is not applicable if the double-containment requirements for the subgrade conduits is satisfied by using double-wall pipes.

A General Requirements

This LQCP provides the basis for the type and rate of quality control performance testing. A copy will be maintained on site during construction or available for electronic download in the event an inspection is performed. For ease in this document preparation, any components that are not specifically addressed in this document will default to the requirements of *Guidance for Liner Construction and Testing for a Municipal Solid Waste Landfill*, TCEQ Regulatory Guidance RG-534.

B Overview of Project

All conduits intended for the transport or carrying of fluids over or within the closed MSW landfill will be double-containment. The installation of double-wall pipes would meet the requirements, or the following method may be performed.

Two ft of compacted, clay-rich soil with a permeability not greater than $1x10E^{-7}$ cm/sec will be placed in the base of the trench and a HDPE 30-mil sealed liner will be installed on the bottom and sides of the trench. The conduit for carrying fluids will then be placed above the HDPE liner in the trench and clean backfill added to the sides. The trench and backfill will extend at least two feet in all directions from the utility line (bottom, top, and both sides of the trench). The HDPE liner will extend approximately 1 ft on top of the trench, be overlapped,

and sealed. In accordance with §330.453(a) and (b), 18 inches of compacted clayey soil that is free of waste and 6 inches of topsoil that can support native vegetation will be in place for utility trenches in areas that are not covered by building, asphalt, or pavement. A cross-section of the trench is provided on **Figure 1** in **Attachment 9**.

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C.1 Protective Topsoil Requirements

Protective cover is required to be placed above the liner system as shown on the cross section. Pavement will likely be installed above the subgrade conduits. If not, topsoil will be free of deleterious materials and not previously mixed with any onsite soils that were previously mixed with garbage, rubbish, or other solid waste materials. Permeability must be greater than 1 x 10^{-4} cm/s. The thickness must be greater than or equal to 6 inches. Compaction is not necessary for installation and density controls are not needed; however, the contractor should place the protective topsoil as soon as possible after installation of the liner and compacted clay-rich soil.

The contractor shall endeavor to place the protective topsoil over the HPDE liner during the coolest part of the 8-hour workday. Soil shall be deployed along the surface of the liner to control the amount of slack and minimize any damage to the liner. The liner shall be continuously monitored during installation and any damage to the liner immediately repaired. Only light equipment will be used during construction and a minimum of 12 inches of protective material must be placed on top of the liner before light construction equipment can access the area.

Protective topsoil will not have any rocks greater than 0.375 inches in diameter. The Contractor will keep the protective topsoil layer wet during dry periods to prevent cracking.

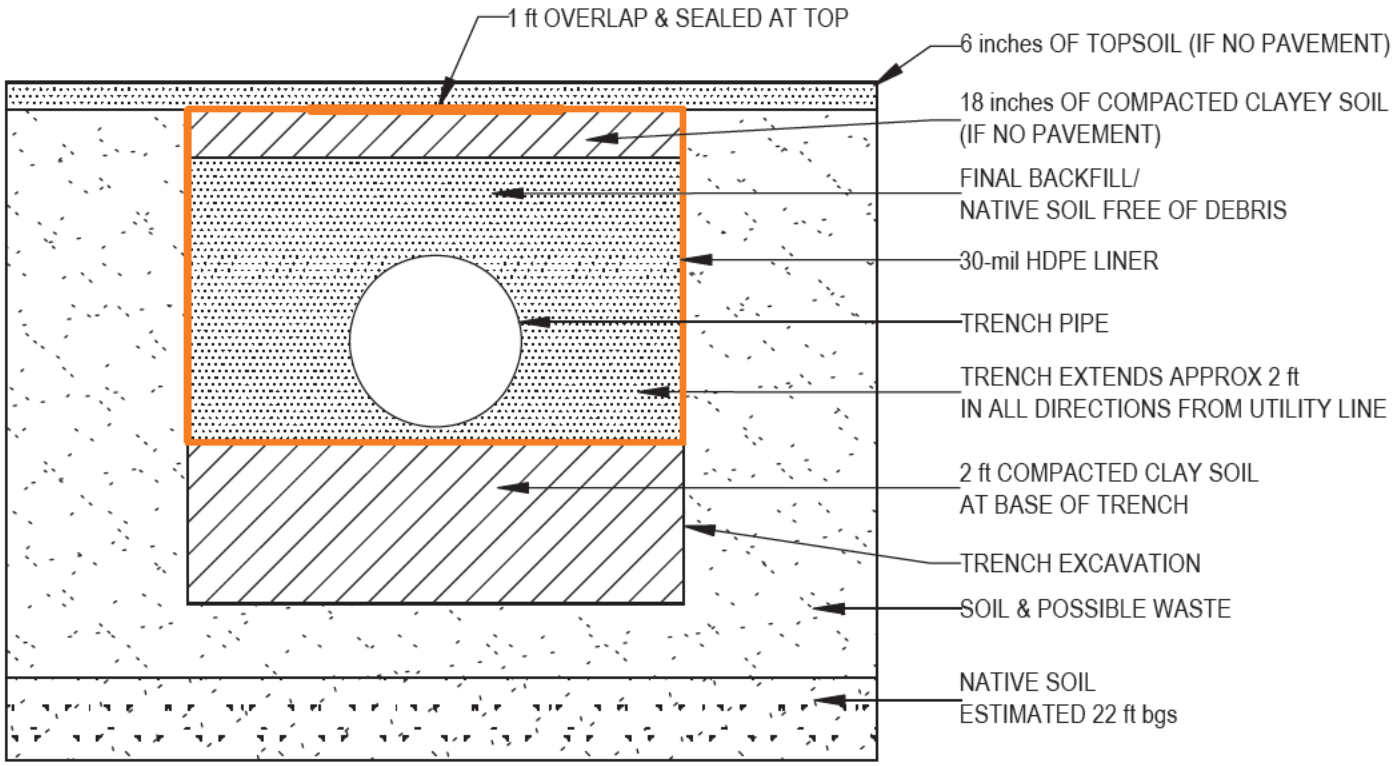
C.2 Clay-Rich Soil Requirements

Clay-rich soil will meet the following requirements. One sample from each source must be collected before any material is brought onsite. Test methods will generally follow Standard ASTM Test Methods as outlined in Table B-1 of RG-534 and will include field density, gradation analysis, Atterberg limits, and permeability.

Soil Property	*Value*
Plasticity Index (PI)	≥ 15
Liquid Limit (LL)	≥ 30
Percent Passing No. 200 Mesh Sieve	≥ 30%
Percent Passing One-Inch Sieve	= 100%
Permeability	≤ 1 x 10^{-7} cm/sec

In-situ soils will not be used for clay-rich soil. The clay-rich soil will be sampled every 1,000 cubic yards for total petroleum hydrocarbons (TPH) by Texas Method 1005 and metals SW-846 Methods to ensure the materials are suitable for use.

Clay-rich soils will be placed in three 8-inch lifts (a total of 3 lifts). Compaction testing will be performed at a frequency of every 1 acre and one per lift (minimum of three locations). The clay-rich soil will be compacted to at least 95% of standard proctor.



10/2/2025

NOTES

1. UTILITY TRENCH LINER DETAIL WILL APPLY TO ALL UTILITY LINES INCLUDING WATER LINES, SANITARY SEWER LINES, AND STORM SEWER LINES.
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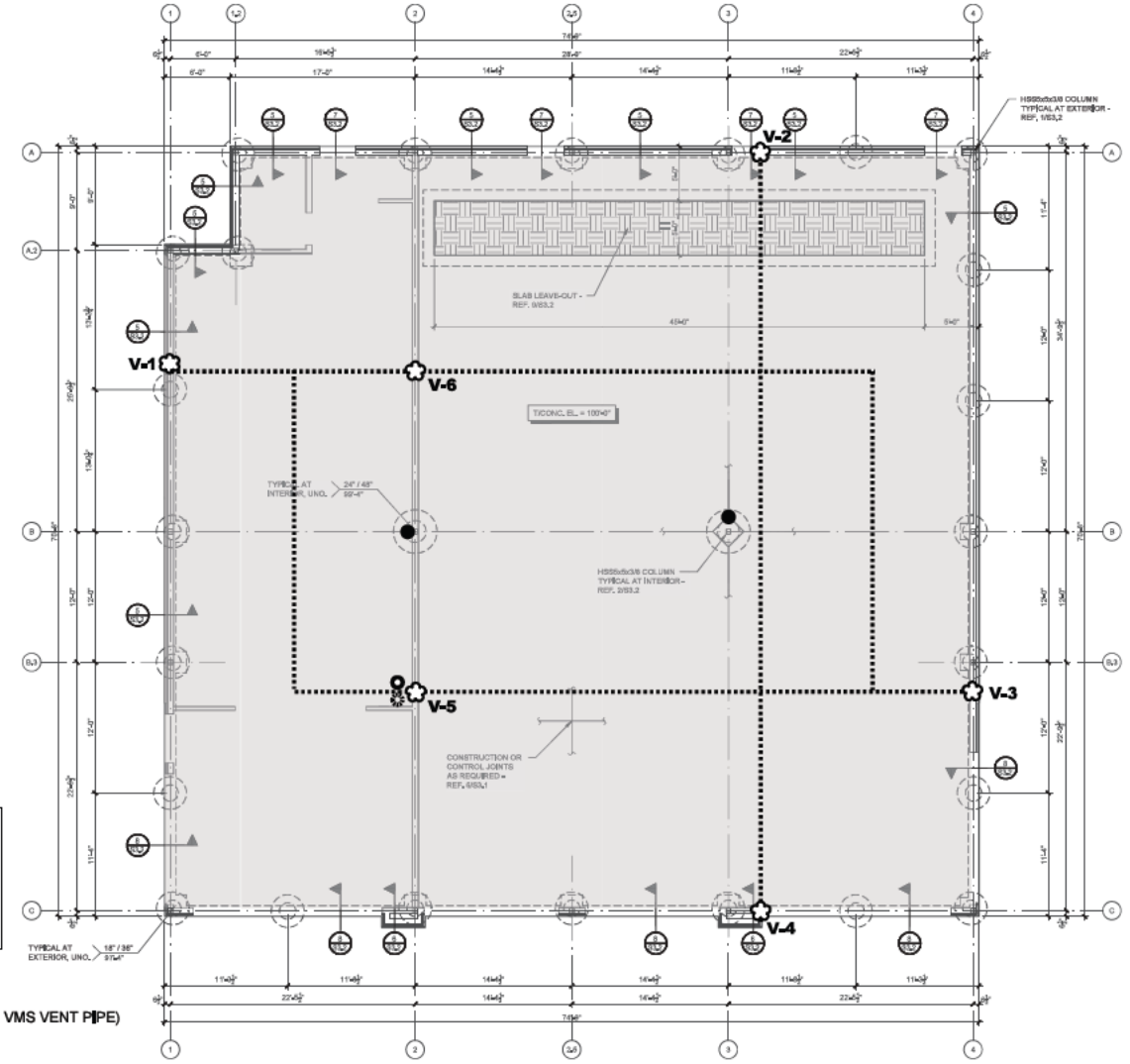
SQ Environmental, LLC

FIGURE 3

UTILITY TRENCH SECTION DETAIL

CAESARS PLAZA
957 W CARTWRIGHT RD
MESQUITE, TEXAS 75149

SCALE:	DATE:	PN:
NOT TO SCALE	REV3 OCT 2025	1239.001.001



01 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

NORTH

Note: Base Drawings used by SQE prepared by others. Changes to base drawings made by SQE include: areas covered by the VMS; vent locations; vent pipes; and methane monitors (Legend provided on each page). PE sealing by Susan T. Litherland P.E. refers only to the VMS. Modifications to the VMS may be needed if there are changes to the foundation and/or building layout.

LEGEND

- METHANE MONITOR (BENEATH BUILDING & INSIDE VMS VENT PIPE)
- METHANE MONITOR (INSIDE BUILDING)
- SAMPLE TEST PORT VAULT
- AREAS COVERED BY VMS (HDPE LINER, AGGREGATE LAYER, & GEOTEXTILE FABRIC FILTER)
- VENT LOCATION
- V-3 VENT NAME
- VENT PIPE

STATE OF TEXAS
S.T. LITHERLAND
57428
LICENSED
PROFESSIONAL ENGINEER

10/2/2025

A NEW PROJECT FOR
PERVEZ BHOJANI
ARTWRIGHT ROAD MESQUITE, TEXAS 75149

Date: 2025.01.30
Revision:

Sheet Title: FOUNDATION PLAN

VS2.1

The owner or lessee of the development will provide equipment for monitoring the on-site structure. Monitoring of the onsite structure will include a permanently installed monitoring probe and a continuous monitoring system. The structure located on top of the waste area shall be monitored on a continuous basis, and monitoring equipment shall be designed to trigger an audible alarm if the volumetric concentration of methane in the sampled air is greater than 1% within the venting pipe or permeable layer, and/or inside the structure. Areas of the structure where gas may accumulate will be monitored. Gas monitoring and control systems will be modified as needed to reflect modifications to the structure.

All sampling results will be placed in the operating record of the facility and be made available for inspection by the executive director, and any local pollution agency with jurisdiction that has requested to be notified. If methane gas levels exceeding the limits are detected, the owner, operator, or lessee shall notify the executive director and take action.

The ponding of water over waste in the closed MSW landfill will be prevented. Ponded water that occurs on a closed MSW landfill unit will be eliminated as quickly as possible. The area in which ponded water occurs will be filled in and re-graded within seven days of the occurrence, as required by 30 TAC §330.961(d).

Surface drainage in and around the structure will be controlled to minimize surface water running onto, into, and off the closed MSW landfill.

Groundwater monitoring may be required by the TCEQ Executive Director and, if required, must be conducted in accordance with the requirements of Chapter 330, Subchapter J, as required by 30 TAC §330.961(f).

All conduits intended for the transport or carrying of fluids over or within the closed MSW landfill will be double-containment. This could include the use of double-walled pipes or 2 ft of compacted, clay-rich soil with a permeability not greater than $1x10E^{-7}$ cm/sec will be placed in the base of the trench and a HDPE 30-mil sealed liner will be installed on the bottom and sides of the trench. The conduit for carrying fluids will then be placed above the HDPE liner in the trench and clean backfill added to the sides. The trench and backfill will extend at least two feet in all directions from the utility line (bottom, top, and both sides of the trench). The HDPE liner will extend approximately 1 ft on top of the trench, be overlapped, and sealed. In accordance with §330.453(a) and (b), 18 inches of compacted clayey soil that is free of waste and 6 inches of topsoil that can support native vegetation will be in place for utility trenches in areas that are not covered by building, asphalt, or pavement.

In the unlikely event that a leak is suspected, typical utility leak detection methods will be used. These include acoustic and/or thermal detection, pressure testing of lines, and/or ground penetrating radar. These are not invasive tests. If a leak is detected, then that area would be excavated, the line repaired and then the trench area reconstructed. This would include over-excavation and installation of new liner material with a minimum 6-inch overlap and sealing of the liner to the remaining liner.

The owner or lessee shall promptly record and retain in the operating record the following information:

- all results from gas monitoring and any remediation plans pertaining to explosive and other gases;
- all unit design documentation for the placement of gas monitoring systems and leachate or gas condensate removal or disposal related to the closed MSW landfill unit;
- copies of all correspondence and responses relating to the development permit;
- all documents relating to the operation and maintenance of the building, facility, or monitoring systems as they relate to the development permit; and
- any other document(s) as specified by the approved development permit or by the executive director.

The owner, operator, or lessee shall provide written notification to the executive director, and any local pollution agency with jurisdiction that has requested to be notified, for each occurrence that documents listed in subsection (h) of this section are placed into or added to the operating record. All information contained in the operating record shall be furnished upon request to the executive director and shall be made available at all reasonable times for inspection by the executive director or his representative.

The following equipment is expected to be used at the structure and a maintenance schedule for this equipment is provided below.

Description	Procedures and Function	Maintenance Schedule
Cleaning/maintenance equipment	General housekeeping/maintenance	As-needed maintenance/cleaning
HVAC	Interior climate control	Semi-annually
Electric water heaters	Hot water control	Annually
Lighting	Interior lighting control	As-needed replacement
IT/Network equipment	Telephone, internet, cameras, etc.	As-needed repair/replacement

The equipment list will be reviewed and updated as needed.

SAFETY AND EVACUATION PLAN

The commercial retail structure will consist of two large rooms. As previously discussed, the VMS beneath each building will be equipped with a methane sensor that will produce both an audible and visual alarm if concentrations of methane beneath the building exceed 1% BV or 20% of the LEL.

By maintaining the potential concentration of methane beneath the building at 1% (or 20% of the LEL), methane cannot accumulate to these levels in the building. Typically, “attenuation” levels through a building slab are 0.03 meaning that even as a worst case, the methane concentrations in the building cannot exceed 33% of 20% of the LEL since the “trigger” will be the methane concentration beneath the building, and not in the building. The interior of building will be equipped with two methane monitors with an audible alarm. In the event that the methane monitor within the VMS detects elevated levels of methane, the VMS vent fans will immediately be turned on (if they were not already running) and monitoring at the sample port will be performed to verify that the concentrations within the building are below the threshold levels.

Building occupants will be notified that the building is located over methane gas, and that controls are in place to minimize the potential danger posed by the methane gas. In the event that the methane monitor inside the building detect elevated levels of methane, alarms will be triggered, and occupants will evacuate the building and only re-enter when conditions are safe. Each living space will be equipped with a graphic evacuation plan map directing occupants where to go in the event of an alarm including a rally point and contact phone numbers.

ATTACHMENT B
UNMARKED APPLICATION REPLACEMENT PAGES – REVISION 3

REVISION 3 –
APPLICATION FOR DEVELOPMENT PERMIT FOR PROPOSED ENCLOSED STRUCTURE OVER CLOSED MUNICIPAL SOLID WASTE LANDFILL

CAESARS PLAZA
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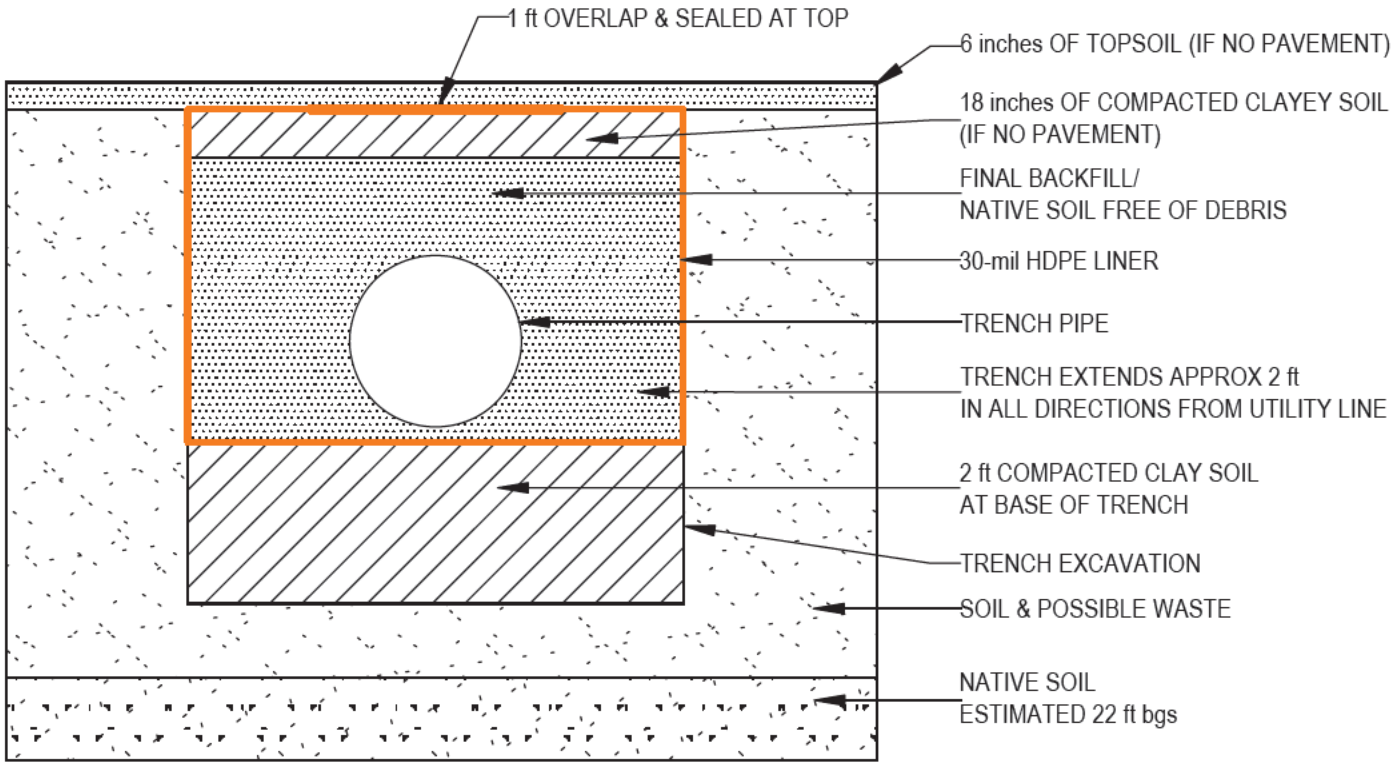

10/2/2025

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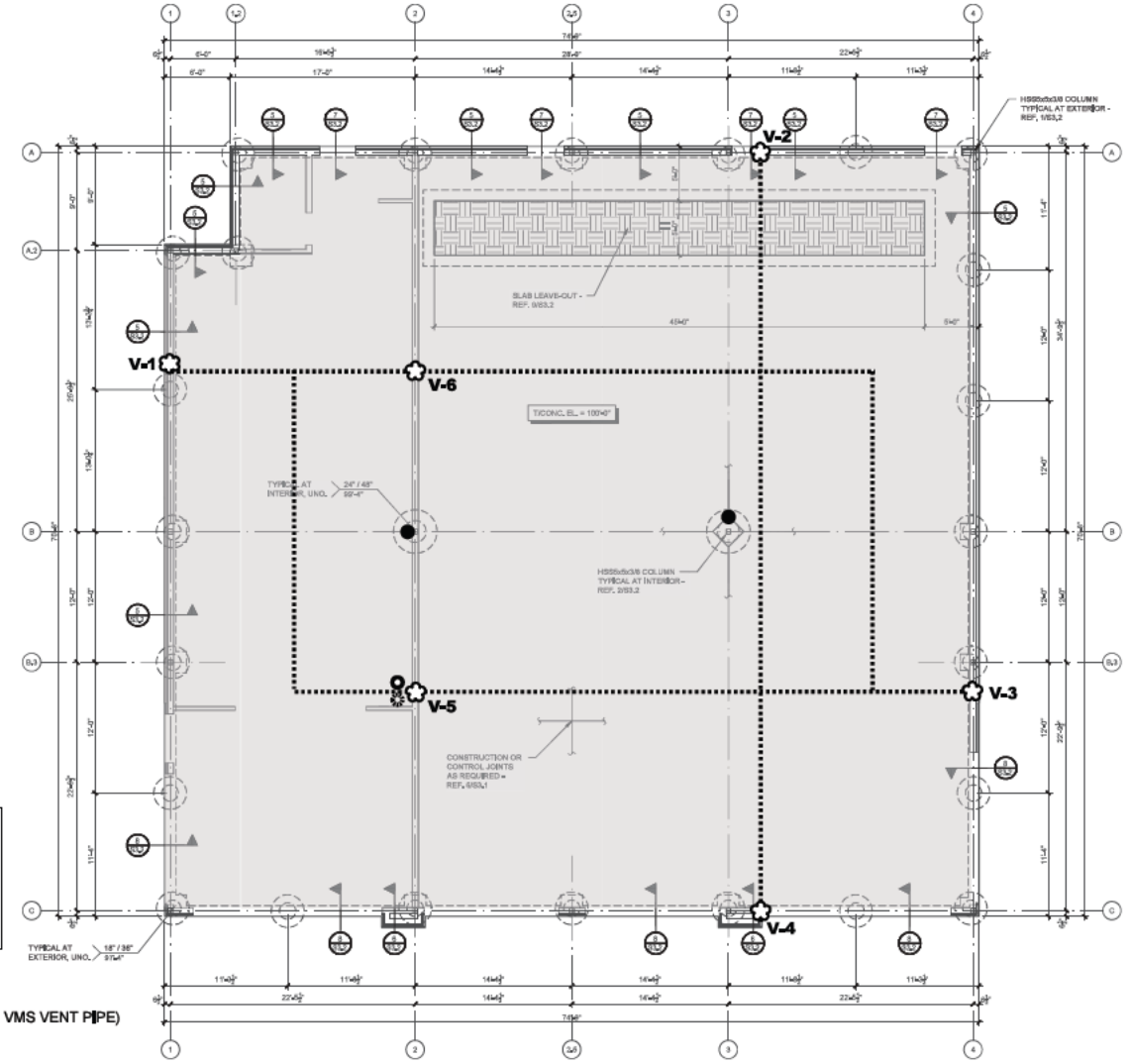
SQ Environmental, LLC

FIGURE 3

UTILITY TRENCH SECTION DETAIL

CAESARS PLAZA
957 W CARTWRIGHT RD
MESQUITE, TEXAS 75149

SCALE:	DATE:	PN:
NOT TO SCALE	REV3 OCT 2025	1239.001.001



01 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

NORTH

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- VENT LOCATION
- V-3 VENT NAME
- VENT PIPE

STATE OF TEXAS
S.T. LITHERLAND
57428
LICENSED
PROFESSIONAL ENGINEER

10/2/2025

A NEW PROJECT FOR
PERVEZ BHOJANI
ARTWRIGHT ROAD MESQUITE, TEXAS 75149

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Sheet Title: FOUNDATION PLAN

VS2.1

The owner or lessee of the development will provide equipment for monitoring the on-site structure. Monitoring of the onsite structure will include a permanently installed monitoring probe and a continuous monitoring system. The structure located on top of the waste area shall be monitored on a continuous basis, and monitoring equipment shall be designed to trigger an audible alarm if the volumetric concentration of methane in the sampled air is greater than 1% within the venting pipe or permeable layer, and/or inside the structure. Areas of the structure where gas may accumulate will be monitored. Gas monitoring and control systems will be modified as needed to reflect modifications to the structure.

All sampling results will be placed in the operating record of the facility and be made available for inspection by the executive director, and any local pollution agency with jurisdiction that has requested to be notified. If methane gas levels exceeding the limits are detected, the owner, operator, or lessee shall notify the executive director and take action.

The ponding of water over waste in the closed MSW landfill will be prevented. Ponded water that occurs on a closed MSW landfill unit will be eliminated as quickly as possible. The area in which ponded water occurs will be filled in and re-graded within seven days of the occurrence, as required by 30 TAC §330.961(d).

Surface drainage in and around the structure will be controlled to minimize surface water running onto, into, and off the closed MSW landfill.

Groundwater monitoring may be required by the TCEQ Executive Director and, if required, must be conducted in accordance with the requirements of Chapter 330, Subchapter J, as required by 30 TAC §330.961(f).

All conduits intended for the transport or carrying of fluids over or within the closed MSW landfill will be double-containment. This could include the use of double-walled pipes or 2 ft of compacted, clay-rich soil with a permeability not greater than $1x10E^{-7}$ cm/sec will be placed in the base of the trench and a HDPE 30-mil sealed liner will be installed on the bottom and sides of the trench. The conduit for carrying fluids will then be placed above the HDPE liner in the trench and clean backfill added to the sides. The trench and backfill will extend at least two feet in all directions from the utility line (bottom, top, and both sides of the trench). The HDPE liner will extend approximately 1 ft on top of the trench, be overlapped, and sealed. In accordance with §330.453(a) and (b), 18 inches of compacted clayey soil that is free of waste and 6 inches of topsoil that can support native vegetation will be in place for utility trenches in areas that are not covered by building, asphalt, or pavement.

In the unlikely event that a leak is suspected, typical utility leak detection methods will be used. These include acoustic and/or thermal detection, pressure testing of lines, and/or ground penetrating radar. These are not invasive tests. If a leak is detected, then that area would be excavated, the line repaired and then the trench area reconstructed. This would include over-excavation and installation of new liner material with a minimum 6-inch overlap and sealing of the liner to the remaining liner.

The owner or lessee shall promptly record and retain in the operating record the following information:

- all results from gas monitoring and any remediation plans pertaining to explosive and other gases;
- all unit design documentation for the placement of gas monitoring systems and leachate or gas condensate removal or disposal related to the closed MSW landfill unit;
- copies of all correspondence and responses relating to the development permit;
- all documents relating to the operation and maintenance of the building, facility, or monitoring systems as they relate to the development permit; and
- any other document(s) as specified by the approved development permit or by the executive director.

The owner, operator, or lessee shall provide written notification to the executive director, and any local pollution agency with jurisdiction that has requested to be notified, for each occurrence that documents listed in subsection (h) of this section are placed into or added to the operating record. All information contained in the operating record shall be furnished upon request to the executive director and shall be made available at all reasonable times for inspection by the executive director or his representative.

The following equipment is expected to be used at the structure and a maintenance schedule for this equipment is provided below.

Description	Procedures and Function	Maintenance Schedule
Cleaning/maintenance equipment	General housekeeping/maintenance	As-needed maintenance/cleaning
HVAC	Interior climate control	Semi-annually
Electric water heaters	Hot water control	Annually
Lighting	Interior lighting control	As-needed replacement
IT/Network equipment	Telephone, internet, cameras, etc.	As-needed repair/replacement

The equipment list will be reviewed and updated as needed.

SAFETY AND EVACUATION PLAN

The commercial retail structure will consist of two large rooms. As previously discussed, the VMS beneath each building will be equipped with a methane sensor that will produce both an audible and visual alarm if concentrations of methane beneath the building exceed 1% BV or 20% of the LEL.

By maintaining the potential concentration of methane beneath the building at 1% (or 20% of the LEL), methane cannot accumulate to these levels in the building. Typically, “attenuation” levels through a building slab are 0.03 meaning that even as a worst case, the methane concentrations in the building cannot exceed 33% of 20% of the LEL since the “trigger” will be the methane concentration beneath the building, and not in the building. The interior of building will be equipped with two methane monitors with an audible alarm. In the event that the methane monitor within the VMS detects elevated levels of methane, the VMS vent fans will immediately be turned on (if they were not already running) and monitoring at the sample port will be performed to verify that the concentrations within the building are below the threshold levels.

Building occupants will be notified that the building is located over methane gas, and that controls are in place to minimize the potential danger posed by the methane gas. In the event that the methane monitor inside the building detect elevated levels of methane, alarms will be triggered, and occupants will evacuate the building and only re-enter when conditions are safe. Each living space will be equipped with a graphic evacuation plan map directing occupants where to go in the event of an alarm including a rally point and contact phone numbers.