



**TCEQ
CONTRIBUTING ZONE PLAN**

**METRO DRIVE OFFICE PARK
WEST METRO DRIVE
LEANDER, TEXAS 78641**

PREPARED FOR

**NORTH FOREST OFFICE SPACE
305 N. HEATHERWILDE BLVD, SUITE 250
PFLUGERVILLE, TEXAS 78660**

PREPARED BY

**PARNELL ENGINEERING, INC.
500 E. WHITESTONE BLVD
P.O BOX #1419
CEDAR PARK, TEXAS 78613
TEXAS ENGINEERING FIRM NO. F-19566**



SUBMITTED
MAY 2023

May 2, 2023

Texas Commission on Environmental Quality (TCEQ)
12100 Park 35 Circle
Austin, Texas 78753

**RE: Engineer's Summary Letter
Metro Drive Office Park: Contributing Zone Plan (CZP)
West Metro Drive
Leander, TX 78641**

To Whom It May Concern:

Please accept this Engineer's summary letter and report along with the accompanying Contributing Zone Plan (CZP) application packet as our formal submittal for a CZP for the above referenced project. Metro Drive Office Park is a proposed office development project comprised of nine (9) single stories office buildings situated on ±4.007 acres of land located approximately 400 linear feet west of the intersection of N US HWY 183 and West Metro Drive, Leander, Texas. The project is entirely within the Full Purpose Limits of the City of Leander. The property is legally subdivided and described as Lot 3B, block M of the replat of Lot 1, Block A of the resubdivision of Lot 1, Block A, HEB Leander Subdivision and replat of lot 3, Block M, of Northside Meadow, Phase 1A, A City of Leander, Williamson County, Texas.

The subject site is currently cleared and undeveloped with existing impervious cover totaling ±11,854 sf (0.27-ac). Existing impervious cover are from existing driveway pavement to west and east of property line. The planned development proposes 42,718 sf of structure roof tops, 68,205 sf of parking/drive pavements and 6,104 sidewalks/other paved surfaces totaling 117,207 sf (2.68-ac, 67% of the total site).

The subject property is located within the Brushy Creek Watershed. No portion of the property is located within the FEMA defined 100-yr floodplain per FIRM MAP PANEL No. 48491C0455F, having an effective date of December 20, 2019, in Williamson County, TX.

The existing tract is predominantly an open area with little to no tree coverage. A high point of approximately elevation 995-ft. exists along the northwestern portion of the property near the property line and existing driveway that is stubbed to our site from "The Learning Center", case number 19-SD-013. The land slopes away to the southeast typically between 1-5% slope, towards an existing inlet elevation 980-ft. at the intersection of two private roads. The soil on the site consists of Doss Silty Clay, Eckrant cobbly clay, and Georgetown clay loam.

Our design team has coordinated with Contech to select a water quality device named the "Jellyfish Filter" to treat the first half inch of rain fall over the impervious areas of the site. The proposed structural quality BMP will provide a TSS removal efficiency of 86% and will be located on the southeast portion of the site and will be built and maintained in compliance with TCEQ. Additionally, immediately on the downstream outfall of the Jellyfish Filter, there will be two linked stormwater detention ponds to control the increase in flow of the 2-yr, 10-yr, 25-yr, and 100-yr storm events. Atlas-14 rainfall intensities were utilized in the design of the detention ponds.

Appropriate erosion control measures have been designed in accordance with the City of Leander technical criteria and City of Austin Environmental Criteria Manual requirements and

are included for review with the accompanying plan set attached to this Contributing Zone Plan. The design of the site plan and site-engineering improvements are to ensure minimal impacts and effects on the natural and traditional character of the land and surrounding waterways. Hence, we do not anticipate any adverse impacts because of this development.

To our knowledge, the enclosed application materials are complete, correct, and in full compliance with the Technical Criteria Manuals of the TCEQ. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

Sincerely,

Parnell Engineering Inc.

Texas Engineering Firm No. F-19566



Will Parnell, P.E.



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SECTION 1

EDWARDS AQUIFER APPLICATION COVER PAGE (TCEQ-20705)

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with [30 TAC 213](#).

Administrative Review

1. [Edwards Aquifer applications](#) must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: <http://www.tceq.texas.gov/field/eapp>.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
6. If the geologic assessment was completed before October 1, 2004 and the site contains “possibly sensitive” features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited.**
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a “Mid-Review Modification”. Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ’s Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ’s San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

| | | | | | | | | | |
|--|--------------------------------------|--------------------------------------|--|-----|---------------------------------|------------------------------|-----------|-------------------------|----------------------------|
| 1. Regulated Entity Name: Metro Drive Office Park | | | | | 2. Regulated Entity No.: | | | | |
| 3. Customer Name: North Forest Office Space-South Austin, LLC | | | | | 4. Customer No.: | | | | |
| 5. Project Type: (Please circle/check one) | <input checked="" type="radio"/> New | Modification | | | Extension | | Exception | | |
| 6. Plan Type: (Please circle/check one) | WPAP | <input checked="" type="radio"/> CZP | SCS | UST | AST | EXP | EXT | Technical Clarification | Optional Enhanced Measures |
| 7. Land Use: (Please circle/check one) | Residential | | <input checked="" type="radio"/> Non-residential | | | 8. Site (acres): | | ±4.007 | |
| 9. Application Fee: | \$4,000 | | 10. Permanent BMP(s): | | | 1 – Jelly Fish Filter | | | |
| 11. SCS (Linear Ft.): | N/A | | 12. AST/UST (No. Tanks): | | | N/A | | | |
| 13. County: | Williamson | | 14. Watershed: | | | North Brushy Creek Watershed | | | |

Application Distribution

Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which cross into multiple jurisdictions, can require additional copies. Refer to the “Texas Groundwater Conservation Districts within the EAPP Boundaries” map found at:

http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf

For more detailed boundaries, please contact the conservation district directly.

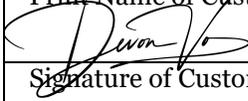
| Austin Region | | | |
|--------------------------------------|---|--|--|
| County: | Hays | Travis | Williamson |
| Original (1 req.) | — | — | <u>X</u> |
| Region (1 req.) | — | — | <u>X</u> |
| County(ies) | — | — | <u>X</u> |
| Groundwater Conservation District(s) | <input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek | <input type="checkbox"/> Barton Springs/ Edwards Aquifer | NA |
| City(ies) Jurisdiction | <input type="checkbox"/> Austin <input type="checkbox"/> Buda <input type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley <input type="checkbox"/> Woodcreek | <input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills | <input type="checkbox"/> Austin <input type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input checked="" type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input type="checkbox"/> Round Rock |

| San Antonio Region | | | | | |
|--------------------------------------|---|--|---------------------------------|---|---|
| County: | Bexar | Comal | Kinney | Medina | Uvalde |
| Original (1 req.) | — | — | — | — | — |
| Region (1 req.) | — | — | — | — | — |
| County(ies) | — | — | — | — | — |
| Groundwater Conservation District(s) | <input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Trinity-Glen Rose | <input type="checkbox"/> Edwards Aquifer Authority | <input type="checkbox"/> Kinney | <input type="checkbox"/> EAA <input type="checkbox"/> Medina | <input type="checkbox"/> EAA <input type="checkbox"/> Uvalde |
| City(ies) Jurisdiction | <input type="checkbox"/> Castle Hills <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Helotes <input type="checkbox"/> Hill Country Village <input type="checkbox"/> Hollywood Park <input type="checkbox"/> San Antonio (SAWS) <input type="checkbox"/> Shavano Park | <input type="checkbox"/> Bulverde <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Garden Ridge <input type="checkbox"/> New Braunfels <input type="checkbox"/> Schertz | NA | <input type="checkbox"/> San Antonio ETJ (SAWS) | NA |

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

DEVON VO

Print Name of Customer/Authorized Agent



05/26/23

Signature of Customer/Authorized Agent

Date

****FOR TCEQ INTERNAL USE ONLY****

| | | | |
|---|--|---------------------------------|------------------------------|
| Date(s) Reviewed: | | Date Administratively Complete: | |
| Received From: | | Correct Number of Copies: | |
| Received By: | | Distribution Date: | |
| EAPP File Number: | | Complex: | |
| Admin. Review(s) (No.): | | No. AR Rounds: | |
| Delinquent Fees (Y/N): | | Review Time Spent: | |
| Lat./Long. Verified: | | SOS Customer Verification: | |
| Agent Authorization Complete/Notarized (Y/N): | | Fee Check: | Payable to TCEQ (Y/N): |
| Core Data Form Complete (Y/N): | | | Signed (Y/N): |
| Core Data Form Incomplete Nos.: | | | Less than 90 days old (Y/N): |

SECTION 2

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Contributing Zone Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Customer/Agent: Devon Vo

Date: May 26, 2023

Signature of Customer/Agent:



Regulated Entity Name: Metro Drive Office Park

Project Information

1. County: Williamson
2. Stream Basin: Brushy Creek
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

Contact Person: Jon Denton

Entity: North Forest Office Space - South Austin, LLC

Mailing Address: 305 N. Heatherwilde Blvd, Suite 250

City, State: Pflugerville, TX

Zip: 78660

Telephone: 512-515-1553 ext 407

Fax: n/a

Email Address: jond@nforest.com

5. Agent/Representative (If any):

Contact Person: Devon Vo

Entity: Parnell Engineering, Inc.

Mailing Address: 500 E. Whitestone Blvd, #1419

City, State: Cedar Park, Tx

Zip: 78613

Telephone: 512-299-5963

Fax: _____

Email Address: devon.vo@parnellengineeringinc.com

6. Project Location:

The project site is located inside the city limits of Leander, Williamson County, TX.

The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.

The project site is not located within any city's limits or ETJ.

7. The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

The subject site is located approximately 390 linear feet west of the intersection of US HWY 183 & West Metro Drive in Leander, Texas 78641

8. **Attachment A - Road Map.** A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.

9. **Attachment B - USGS Quadrangle Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:

Project site boundaries.

USGS Quadrangle Name(s).

10. **Attachment C - Project Narrative.** A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:

Area of the site

Offsite areas

Impervious cover

Permanent BMP(s)

Proposed site use

Site history

Previous development

Area(s) to be demolished

11. Existing project site conditions are noted below:

Existing commercial site

Existing industrial site

- Existing residential site
- Existing paved and/or unpaved roads
- Undeveloped (Cleared)
- Undeveloped (Undisturbed/Not cleared)
- Other: _____

12. The type of project is:

- Residential: # of Lots: _____
- Residential: # of Living Unit Equivalents: _____
- Commercial
- Industrial
- Other: _____

13. Total project area (size of site): 4.007 Acres

Total disturbed area: 3.86 Acres

14. Estimated projected population: 50-100 people

15. The amount and type of impervious cover expected after construction is complete is shown below:

Table 1 - Impervious Cover

| <i>Impervious Cover of Proposed Project</i> | <i>Sq. Ft.</i> | <i>Sq. Ft./Acre</i> | <i>Acres</i> |
|---|----------------|---------------------|--------------|
| Structures/Rooftops | 42,718 | ÷ 43,560 = | 0.981 |
| Parking | 68,205 | ÷ 43,560 = | 1.57 |
| Other paved surfaces | 6,104 | ÷ 43,560 = | 0.14 |
| Total Impervious Cover | 117,027 | ÷ 43,560 = | 2.69 |

Total Impervious Cover 2.68 ÷ Total Acreage 4.007 X 100 = 67.00% Impervious Cover

16. **Attachment D - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.

17. Only inert materials as defined by 30 TAC 330.2 will be used as fill material.

For Road Projects Only

Complete questions 18 - 23 if this application is exclusively for a road project.

N/A

18. Type of project:

- TXDOT road project.
- County road or roads built to county specifications.
- City thoroughfare or roads to be dedicated to a municipality.
- Street or road providing access to private driveways.

19. Type of pavement or road surface to be used:

- Concrete
- Asphaltic concrete pavement
- Other: _____

20. Right of Way (R.O.W.):

Length of R.O.W.: _____ feet.

Width of R.O.W.: _____ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

21. Pavement Area:

Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

Pavement area _____ acres \div R.O.W. area _____ acres $\times 100 = \text{_____ \%}$ impervious cover.

22. A rest stop will be included in this project.

A rest stop will not be included in this project.

23. Maintenance and repair of existing roadways that do not require approval from the TCEQ Executive Director. Modifications to existing roadways such as widening roads/adding shoulders totaling more than one-half (1/2) the width of one (1) existing lane require prior approval from the TCEQ.

Stormwater to be generated by the Proposed Project

24. **Attachment E - Volume and Character of Stormwater.** A detailed description of the volume (quantity) and character (quality) of the stormwater runoff which is expected to occur from the proposed project is attached. The estimates of stormwater runoff quality and quantity are based on area and type of impervious cover. Include the runoff coefficient of the site for both pre-construction and post-construction conditions.

Wastewater to be generated by the Proposed Project

25. Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC §213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.

N/A

26. Wastewater will be disposed of by:

On-Site Sewage Facility (OSSF/Septic Tank):

Attachment F - Suitability Letter from Authorized Agent. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.

Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the _____ (name) Treatment Plant. The treatment facility is:

Existing.

Proposed.

N/A

Permanent Aboveground Storage Tanks (ASTs) ≥ 500 Gallons

Complete questions 27 - 33 if this project includes the installation of AST(s) with volume(s) greater than or equal to 500 gallons.

N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

| <i>AST Number</i> | <i>Size (Gallons)</i> | <i>Substance to be Stored</i> | <i>Tank Material</i> |
|-------------------|-----------------------|-------------------------------|----------------------|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |

Total x 1.5 = _____ Gallons

28. The AST will be placed within a containment structure that is sized to capture one and one-half (1 1/2) times the storage capacity of the system. For facilities with more than

one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

- Attachment G - Alternative Secondary Containment Methods.** Alternative methods for providing secondary containment are proposed. Specifications showing equivalent protection for the Edwards Aquifer are attached.

29. Inside dimensions and capacity of containment structure(s):

Table 3 - Secondary Containment

| <i>Length (L)(Ft.)</i> | <i>Width(W)(Ft.)</i> | <i>Height (H)(Ft.)</i> | <i>L x W x H = (Ft3)</i> | <i>Gallons</i> |
|------------------------|----------------------|------------------------|--------------------------|----------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Total: _____ Gallons

30. Piping:

- All piping, hoses, and dispensers will be located inside the containment structure.
- Some of the piping to dispensers or equipment will extend outside the containment structure.
- The piping will be aboveground
- The piping will be underground

31. The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of: _____.

32. **Attachment H - AST Containment Structure Drawings.** A scaled drawing of the containment structure is attached that shows the following:

- Interior dimensions (length, width, depth and wall and floor thickness).
- Internal drainage to a point convenient for the collection of any spillage.
- Tanks clearly labeled
- Piping clearly labeled
- Dispenser clearly labeled

33. Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.

- In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.

- In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

Site Plan Requirements

Items 34 - 46 must be included on the Site Plan.

34. The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = 30'.
35. 100-year floodplain boundaries:
- Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
- No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA PANEL NO. 48491C0455F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY.
36. The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
- The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
37. A drainage plan showing all paths of drainage from the site to surface streams.
38. The drainage patterns and approximate slopes anticipated after major grading activities.
39. Areas of soil disturbance and areas which will not be disturbed.
40. Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
41. Locations where soil stabilization practices are expected to occur.
42. Surface waters (including wetlands).
 N/A
43. Locations where stormwater discharges to surface water.
 There will be no discharges to surface water.
44. Temporary aboveground storage tank facilities.
 Temporary aboveground storage tank facilities will not be located on this site.

45. Permanent aboveground storage tank facilities.
 Permanent aboveground storage tank facilities will not be located on this site.
46. Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

Practices and measures that will be used during and after construction is completed.

47. Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
 N/A
48. These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
 The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.
 A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.
 N/A
49. Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.
 N/A
50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
 The site will be used for low density single-family residential development and has 20% or less impervious cover.
 The site will be used for low density single-family residential development but has more than 20% impervious cover.
 The site will not be used for low density single-family residential development.

51. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

- Attachment I - 20% or Less Impervious Cover Waiver.** The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
- The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
- The site will not be used for multi-family residential developments, schools, or small business sites.

52. **Attachment J - BMPs for Upgradient Stormwater.**

- A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
- No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
- Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

53. **Attachment K - BMPs for On-site Stormwater.**

- A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
- Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.

54. **Attachment L - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.

N/A

55. **Attachment M - Construction Plans.** Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are

attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

N/A

56. **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan.** A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:

- Prepared and certified by the engineer designing the permanent BMPs and measures
- Signed by the owner or responsible party
- Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
- Contains a discussion of record keeping procedures

N/A

57. **Attachment O - Pilot-Scale Field Testing Plan.** Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.

N/A

58. **Attachment P - Measures for Minimizing Surface Stream Contamination.** A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that result in water quality degradation.

N/A

Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

59. The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
60. A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

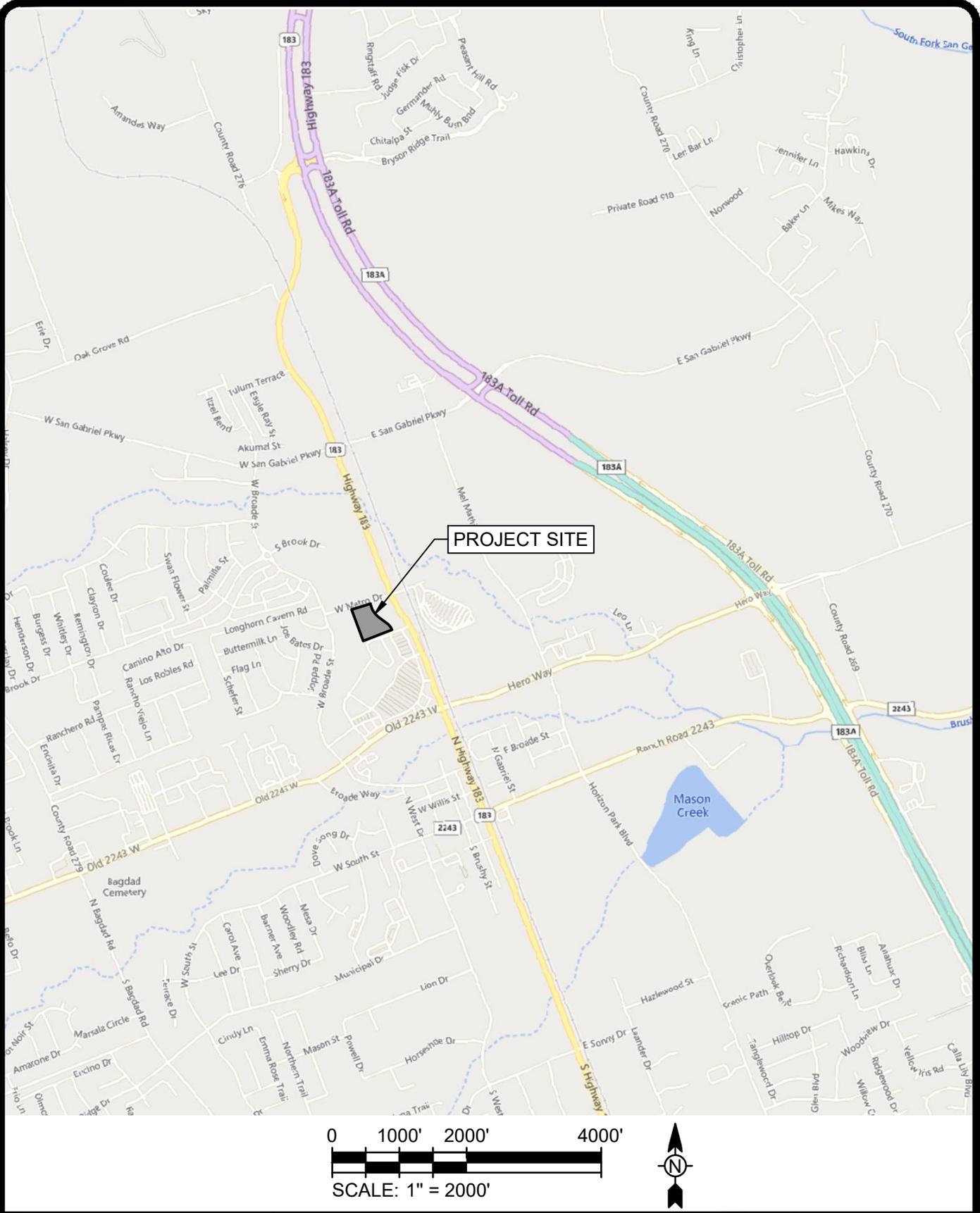
Administrative Information

61. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.
62. Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.
63. The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.
 - The Temporary Stormwater Section (TCEQ-0602) is included with the application.

ATTACHMENT A

ROAD MAP

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pe parnell
engineering

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CEDAR PARK, TX 78613
512-431-8411
TEXAS REGISTRATION FIRM NO. F-19566

| | |
|----------------------------------|--|
| NORTH FOREST OFFICE SPACE | |
| LEANDER QUADRANGLE (TEXAS) | |
| 7.5 MINUTES SERIES (TOPOGRAPHIC) | |
| ROAD MAP | |

| | |
|-----------|-------------|
| FILE NO.: | |
| DATE: | MAY 1, 2023 |
| DESN: | D.VO |
| Exhibit | |
| A | |

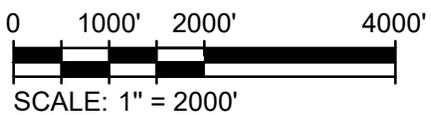
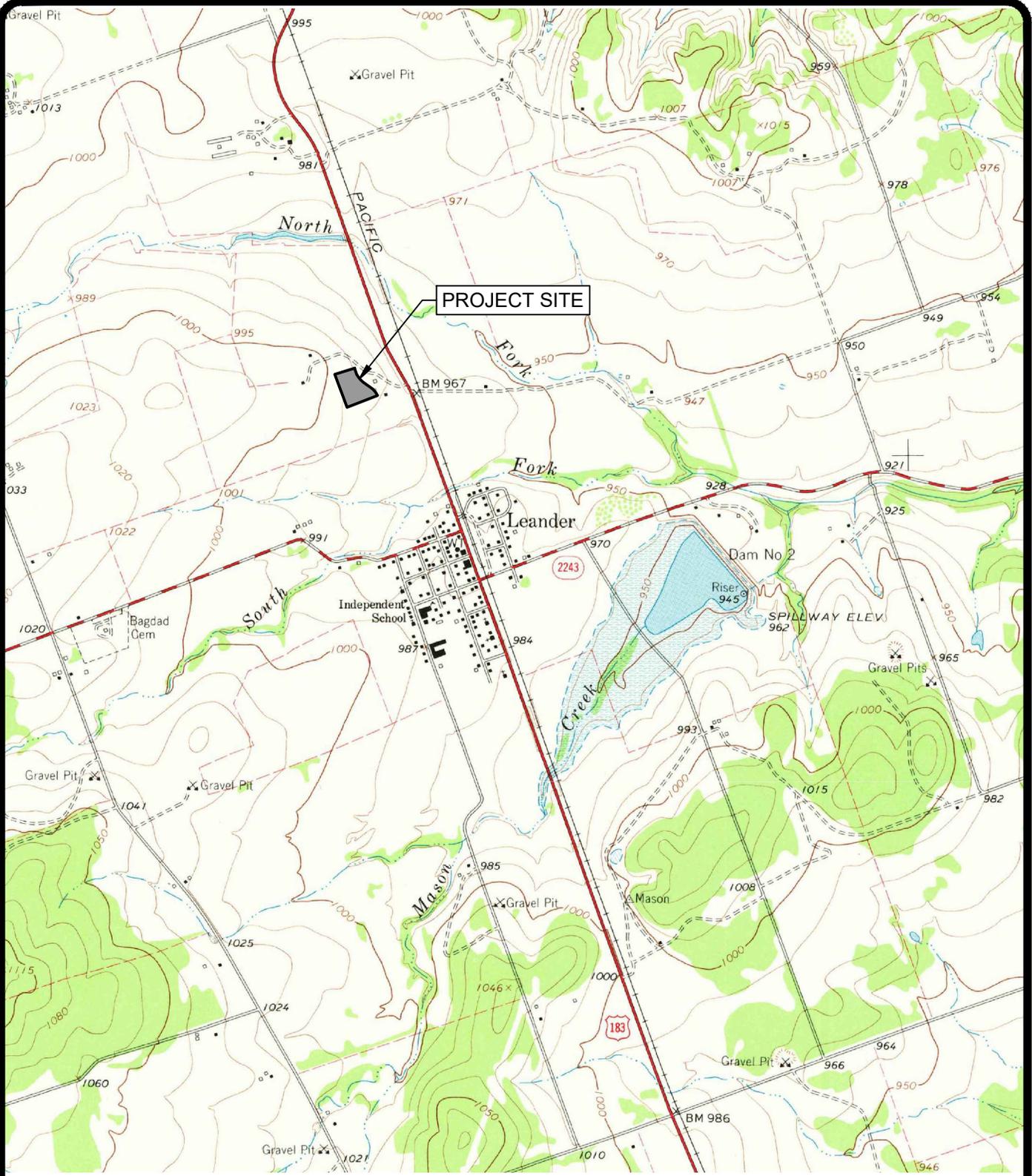
Copyright: Parnell Engineering, Inc.

Bar Measures 1 inch

ATTACHMENT B

USGS QUADRANGLE MAP

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|----------------------------------|--|
| NORTH FOREST OFFICE SPACE | |
| LEANDER QUADRANGLE (TEXAS) | |
| 7.5 MINUTES SERIES (TOPOGRAPHIC) | |
| USGS QUADRANGLE MAP | |

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| FILE NO.: | |
| DATE: | MAY 1, 2023 |
| DESN: | D.VO |
| Exhibit | |
| B | |

Bar Measures 1 inch

Copyright: Parnell Engineering, Inc.

ATTACHMENT C

PROJECT NARRATIVE

Contributing Zone Application (TCEQ-10257)

Attachment C Project Narrative

Metro Drive Office Park is a proposed office development project comprised of nine (9) single stories office buildings situated on ±4.007 acres of land located approximately 400 linear feet west of the intersection of N US HWY 183 and West Metro Drive, Leander, Texas. The project is entirely within the Full Purpose Limits of the City of Leander. The property is legally subdivided and described as Lot 3B, block M of the replat of Lot 1, Block A of the resubdivision of Lot 1, Block A, HEB Leander Subdivision and replat of lot 3, Block M, of Northside Meadow, Phase 1A, A City of Leander, Williamson County, Texas.

The subject site is currently cleared and undeveloped with existing impervious cover totaling ±11,854 sf (0.27-ac). Existing impervious cover are from existing driveway pavement to west and east of property line. The planned development proposes 42,718 sf of structure roof tops, 68,205 sf of parking/drive pavements and 6,104 sidewalks/other paved surfaces totaling 117,207 sf (2.68-ac, 67% of the total site), as denoted on the Table 1 – Impervious Cover on page 3 of the Contributing Zone Application.

The subject property is located within the Brushy Creek Watershed. No portion of the property is located within the FEMA defined 100-yr floodplain per FIRM MAP PANEL No. 48491C0455F, having an effective date of December 20, 2019, in Williamson County, TX.

The existing tract is predominantly an open area with little to no tree coverage. A high point of approximately elevation 995-ft. exists along the northwestern portion of the property near the property line and existing driveway that is stubbed to our site from "The Learning Center", case number 19-SD-013. The land slopes away to the southeast typically between 1-5% slope, towards an existing inlet elevation 980-ft. at the intersection of two private roads. The soil on the site consists of Doss Silty Clay, Eckrant cobbly clay, and Georgetown clay loam.

Our design team has coordinated with Contech to select a water quality device named the "Jellyfish Filter" to treat the first half inch of rain fall over the impervious areas of the site. The proposed structural quality BMP will provide a TSS removal efficiency of 86% and will be located on the southeast portion of the site and will be built and maintained in compliance with TCEQ. Additionally, immediately on the downstream outfall of the Jellyfish Filter, there will be two linked stormwater detention ponds to control the increase in flow of the 2-yr, 10-yr, 25-yr, and 100-yr storm events. Atlas-14 rainfall intensities were utilized in the design of the detention ponds.

Appropriate erosion control measures have been designed in accordance with the City of Leander technical criteria and City of Austin Environmental Criteria Manual requirements and are included for review with the accompanying plan set attached to this Contributing Zone Plan. The design of the site plan and site-engineering improvements are to ensure minimal impacts and effects on the natural and traditional character of the land and surrounding waterways. Hence, we do not anticipate any adverse impacts because of this development.

ATTACHMENT D

FACTORS AFFECTING SURFACE WATER QUALITY

Contributing Zone Application (TCEQ-10257)

Attachment D Factors Affecting Surface Water Quality

The factors that could potentially affect surface water quality attributable to the construction of the site consist of the following:

1. Erosion to soil disturbance during clearing and grubbing excavation, embankment, trenching, and backfilling utilities, final grading.
2. Oil and grease from the asphalt pavement and vehicle traffic.
3. Construction activity during the construction process (temporary). All activities will be conducted in a manner to minimize the potential for impact to the environment.
4. Normal silt build-up.
5. Trash which becomes loose from the subdivision residents.
6. Storage or equipment on-site.
7. Accidental spills of minor number of petroleum-based products such as paint, glue and sealants during construction.
8. Fertilizers used in the landscaping around the buildings.
9. Waste generation, storage and disposal.

Temporary Best Management Practices

These factors associated with the construction of the various improvements are kept in check through the Temporary Best Management Practices.

Permanent Best Management Practices

After construction of the various improvements and the site is restored and revegetated, the factors that could affect water quality consist of the following:

1. Pollutants associated with runoff from paved areas.
2. Pollutants associated with runoff from maintained vegetation.
3. Litter.

For all factors, pollutants effects will be reduced by the treatment of the onsite Jellyfish Filter BMP system that will capture and treat the runoff.

ATTACHMENT E

VOLUME AND CHARACTER OF STORMWATER

Contributing Zone Application (TCEQ-10257)

Attachment E Volume and Character of Stormwater

The increase in impervious cover and vehicular traffic associated with this development will increase the pollutants which could potentially drain into the stormwater runoff. Runoff from this project will consist of runoff from roofs, parking, and driveways. Runoff contaminants will most likely include oil and grease from vehicular use on the proposed private driveway and parking as well as lawn fertilizers and clippings (please reference Attachment D of this section for more information).

The runoffs will be conveyed via on-site storm sewer systems to the proposed Jellyfish Filter (BMPs) to capture the runoff from the proposed impervious cover. The proposed Jellyfish Filter has been designed by Contech and uses the TCEQ TSS Removal Calculations Spreadsheet which provides 86% remove efficiency. The spreadsheet can be found on the "Water Quality Control Plan", denoted as sheet CG-301 in the attached construction plan set.

Storm water runoff from the site in the pre-developed and post developed conditions were calculated using the SCS curve number method with Atlas-14 rainfall data for the City of Leander. The pre-construction runoff curve number varies from 80 to 84 and the post construction coefficients varies similarity from 80 to 84. All corresponding calculations can be found on the "Existing and Proposed Drainage Area Map", denoted as CG-201 & CG-202 of the attached construction plan set.

ATTACHMENT F

SUITABILITY LETTER FROM AUTHORIZED AGENT

NOT APPLICABLE

Contributing Zone Application (TCEQ-10257)

**Attachment F
Suitability Letter from Authorized Agent (If OSSF is proposed)**

Not applicable

No on-site sewage facilities are proposed with this project.

ATTACHMENT G

ALTERNATIVE SECONDARY CONTAINMENT METHOD

NOT APPLICABLE

Contributing Zone Application (TCEQ-10257)

**Attachment G
Alternative Secondary Containment Methods**

Not applicable

ATTACHMENT H

AST CONTAINMENT STRUCTURE DRAWINGS

NOT APPLICABLE

Contributing Zone Application (TCEQ-10257)

**Attachment H
AST Containment Structure Drawings**

Not applicable

ATTACHMENT I

20% OR LESS IMPERVIOUS COVER WAIVER

Contributing Zone Application (TCEQ-10257)

**Attachment I
20% or Less Impervious Cover Waiver**

Not applicable

ATTACHMENT J

BMPS FOR UPGRADIENT STORMWATER

Contributing Zone Application (TCEQ-10257)

Attachment J BMPs for Upgradient Stormwater

Based on the existing topography map of the area, a portion west of the site denoted as OS-1, OS-2 and OS-3 on the "Proposed Drainage Area Map" naturally sheet flow and eventually shallow concentrated to four (4) distinct analysis point. In proposed conditions, OS-1 and OS-2 will naturally flow through the site as that on existing conditions and will be captured and conveyed via on-site storm sewer systems to the onsite BMPs and into two (2) detention pond with outflow control structures to further minimized any pollution to surface and/or storm water downstream of the site. OS-3 will be kept in natural conditions with native grass and will convey via sheet flow and concentrated flow via natural grass vegetation to the existing analysis point. Additional measures such as silt fences, stabilized construction entrance and concrete washouts area will be used as temporary Best Management Practices (BMPs) for stormwater that originates upstream of the subject site to prevent silts and debris washing across the site along with the storm water runoffs. Please reference the "Erosion and Sedimentation Control" on C-201 of the plan set.

ATTACHMENT K

BMPS FOR ON-SITE STORMWATER

Contributing Zone Application (TCEQ-10257)

Attachment K BMPs for On-Site Stormwater

BMP's for on-site stormwater include the following:

Temporary BMP's

1. Silt Fence
2. Silt Fence with Jay Hooks
3. Inlet Protection
4. Stabilized Construction Entrances
5. Concrete Washout Areas

The Jellyfish Filter has been designed per TCEQ Technical Guidance on Best Management Practice (RG-348) to provide water quality treatment for all on-site flow generated from the proposed impervious cover. Flows from the site will first drain to the Jellyfish Filter to be treated and then discharge to two (2) detention ponds that are hydraulically connected with low flow orifice and high flow weirs at the outfall of detention pond 2. The on-site detention ponds are designed to reduce post developed flows to predeveloped rates for the 2-, 10-, 25- and 100-years storm events. The pond was modeled and designed by utilizing Atlas-14 rain fall data for the City of Leander and HEC-HMS software.

ATTACHMENT L

BMPS FOR SURFACE STREAMS

Contributing Zone Application (TCEQ-10257)

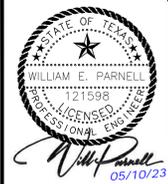
Attachment L BMPs for Surface Streams

The proposed Erosion and Sedimentation Controls (such as silt fence, inlet protection, stabilized construction entrances and concrete washout areas) will aid in preventing pollution from entering the existing streams located off-site of the project during the construction phase. The on-site BMPs will remove at least 86% of the potential pollutants from entering surface stream.

ATTACHMENT M

CONSTRUCTION PLANS

SITE DEVELOPMENT PLAN FOR METRO DRIVE OFFICE PARK WEST METRO DRIVE WILLIAMSON COUNTY, LEANDER, TEXAS, 78641 MAY 2023



parnell engineering
 www.parnellengineeringinc.com
 500 E WHITESTONE BLVD (#1419)
 CEDAR PARK, TX 78613
 512-431-8411
 TEXAS REGISTRATION FIRM NO. F-19566

DEVELOPER
 NORTH FOREST OFFICE SPACE
 305 N. HEATHERWIDE BLVD, SUITE 250
 PFLUGERVILLE, TEXAS 78660
 (512) 515-1553
 CONTACT: JON DENTON; ADAM BURKE
 EMAIL: JOND@NFOREST.COM
 ADAMB@NFOREST.COM

CIVIL ENGINEER | AGENT
 PARNELL ENGINEERING INC.
 500 E WHITESTONE BLVD, (#1419)
 CEDAR PARK, TEXAS 78613
 (512) 431-8411
 CONTACT: WILL PARNELL, P.E.; DEVON VO
 EMAIL: WILL.PARNELL@PARNELLENGINEERINGINC.COM
 DEVON.VO@PARNELLENGINEERINGINC.COM

SURVEYOR
 ATS ENGINEERS INSPECTORS & SURVEYORS
 4910 WEST HWY 290
 AUSTIN, TEXAS 78735
 (512) 328-6996

ARCHITECT
 NORTH FOREST DEVELOPMENT, LLC.
 2829 WEHRLE DR, SUITE 1
 WILLIAMSVILLE, NY 14221
 (716) 626-9764

PROJECT DESCRIPTION

THIS PROJECT CONSIST OF NINE OFFICE BUILDINGS WITH ASSOCIATED PARKING AND UTILITIES, AS WELL AS, WATER QUALITY AND DETENTION FACILITIES SITUATED ON 4.007 ACRES TRACT LOCATED ON WEST METRO DRIVE, WILLIAMSON COUNTY, LEANDER, TEXAS 78641

ZONING

GC-4-C - GENERAL COMMERCIAL

FLOOD PLAIN INFORMATION

THIS TRACT IS LOCATED IN ZONE "X" - AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FLOODPLAIN INSURANCE RATE MAP PANEL NO. 48491C0455F, WILLIAMSON COUNTY, TEXAS DATED DECEMBER 20,2019.

WATERSHED

THE SUBJECT PROPERTY IS LOCATED WITHIN TURKEY CREEK - BRUSHY CREEK.

THE SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.

LEGAL DESCRIPTION

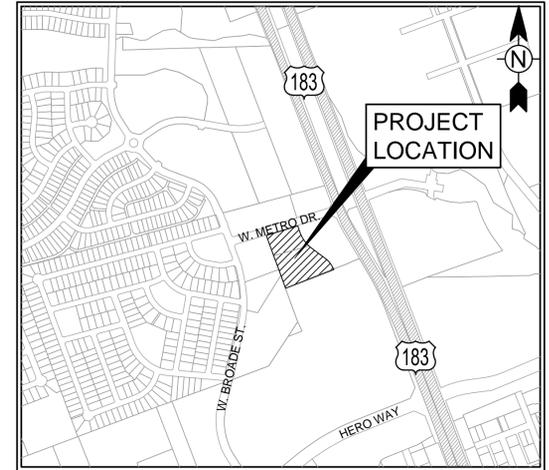
4.007 ACRES (4.006 SURVEYED) OUT OF THE ATS ENGINEERS INSPECTORS & SURVEYORS SURVEY, LOT 3 B, BLOCK M, REPLAT OF LOT 1 BLOCK A, HEB LEANDER SUBDIVISION AND LOT 3 BLOCK M, OF NORTHSIDE MEADOW, PHASE 1A, RECORD IN DOCUMENT NO. 2019049397.

BENCHMARK NOTE

TBM #1 - MAG NAIL IN ASPHALT IN THE PRIVATE DRIVE AISLE RIGHT OFF OS W. METRO DRIVE IN BETWEEN W. BROADE STREET AND HIGHWAY 183, N 10185945.36 E 3075316.68, ELEVATION =985.76'.

NOTES:

- APPROVAL OF THESE PLANS BY THE CITY OF LEANDER INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING IF ADDITIONAL APPROVALS ARE NECESSARY.
- IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF LEANDER UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT BRUCE CALDER AT (512) 974-2922 IF YOU HAVE ANY QUESTIONS. [COA TITLE 01]
- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH TITLE 30 OF THE LAND DEVELOPMENT CODE.
- BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS AND SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
- THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
- ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, LEANDER, TEXAS).
- PURSUANT TO 15-12-131 OF THE CITY CODE, THE CONTRACTOR MAY NOT BLOCK, DIRECT, IMPEDE, OR REROUTE PEDESTRIAN AND VEHICULAR TRAFFIC, NOR PLACE A BARRICADE OR OTHER TRAFFIC DEVICE IN A RIGHT-OF-WAY, WITHOUT FIRST OBTAINING A TEMPORARY USE OF RIGHT-OF-WAY PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.
- CONTRACTOR SHALL RESTORE ALL SIGNS AND PAVEMENT MARKINGS TO EXISTING CONDITIONS FOLLOWING THE COMPLETION OF EACH PHASE OF CONSTRUCTION. CONTRACTORS SHALL REFER TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) FOR SIGN AND MARKING DIMENSIONS AND COLORS.
- ALL CONSTRUCTION HEREIN SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF LEANDER /OR TXDOT STANDARD SPECIFICATION, UNLESS OTHERWISE NOTED. **NO** SEPARATE SPECIFICATIONS WILL BE PROVIDED BY PARNELL ENGINEERING, INC.
- THE APPLICANT/OWNER MUST COORDINATE WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE CONTINUOUSLY AND AS NECESSARY WITH PROPERTY/BUSINESS OWNERS TO MAINTAIN CONTINUATION OF TRAFFIC CONTROL AND ACCESS.
- BE INFORMED THAT THE CONTRACTOR MUST OBTAIN A SEPARATE PERMIT TO WORK WITHIN THE COUNTY ROW.
- THE ENGINEER WHO PREPARED THESE PLANS IS RESPONSIBLE FOR THEIR ADEQUACY. IN APPROVING THESE PLANS, TRAVIS COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- NO EQUIPMENT, MATERIALS, AND/OR SPOILS SHALL BE STORED OVERNIGHT WITHIN THE FEMA 100-YR FLOODPLAIN, THE CREEK, AND THE CWOZ.



VICINITY MAP
NOT TO SCALE

SUBMITTAL DATE:
MAY 10, 2023

RELATED CASE NUMBERS:

TAX I.D NO: R586913, R586912

| LAND USE SUMMARY | |
|----------------------------|-------------------------------|
| ZONING: | GC-4-C - GENERAL COMMERCIAL |
| LAND USE: | OFFICE SPACE |
| ACREAGE: | 4.006 ACRES (174,507 SQ. FT.) |
| TOTAL IMPERVIOUS COVER: | 2,995 ACRES (130,443 SQ.FT.) |
| BUILDING IMPERVIOUS COVER: | 0.981 ACRES (42,718 SQ.FT.) |
| FUTURE LAND USE: | ACTIVITY CENTER |

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "TEXAS ONE CALL" AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN PER THE APPROPRIATE REMEDIAL ACTION AGREED UPON BY THE ENGINEER.

| REVISIONS / CORRECTIONS | | | | | | |
|-------------------------|-------------|--------------------|---------------------------------|----------------------------------|-------------------------------|-------------|
| NO | DESCRIPTION | SHEETS IN PLAN SET | NET CHANGE IMP. COVER (sq. ft.) | TOTAL SITE IMP. COVER (sq. ft.)% | CITY OF LEANDER APPROVAL DATE | DATE IMAGED |
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| SHEET INDEX | | |
|-------------|---------|---|
| SHT NO. | SHT ID. | DESCRIPTION |
| 1 | G-001 | COVER SHEET AND SHEET INDEX |
| 2 | G-002 | GENERAL NOTES AND ABBREVIATIONS |
| 3 | V-101 | FINAL PLAT - SHEET 1 |
| 4 | V-102 | FINAL PLAT - SHEET 2 |
| 5 | C-101 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| 6 | C-201 | EROSION AND SEDIMENT CONTROL PLAN |
| 7 | C-202 | EROSION AND SEDIMENT CONTROL DETAILS |
| 8 | CS-101 | OVERALL SITE PLAN |
| 9 | CS-102 | PHASING PLAN |
| 10 | CS-103 | FIRE PROTECTION PLAN |
| 11 | CG-101 | GRADING AND DRAINAGE PLAN |
| 12 | CG-102 | DETAILED GRADING |
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ENGINEER'S CERTIFICATION:

I, WILL PARNELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE CITY OF LEANDER LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

APPROVED BY:

ROBIN M. GRIFFIN, AICP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

EMILY TRUMAN, P.E., CFM, CITY ENGINEER _____ DATE _____

MARK TUMMONS, CPRP, DIRECTOR OF PARKS AND RECREATION _____ DATE _____

CHIEF JOSHUA DAVIS, FIRE MARSHALL _____ DATE _____

23-SD-XXX
SITE DEVELOPMENT PERMIT NUMBER

FOR CITY APPROVAL

Project No: _____
 Designed By: D. VO
 Drawn By: A. ALVAREZ
 Checked By: W. PARNELL
G-001
 Sheet 1 of 39
 File No: 23-SD-XXX



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CITY OF LEANDER GENERAL SITE NOTES

REVISED March 27, 2023

CITY CONTACTS:

ENGINEERING MAIN LINE: 512-528-2721
PLANNING DEPARTMENT: 512-528-2750
PUBLIC WORKS MAIN LINE: 512-259-2640
STORMWATER INSPECTIONS: 512-285-0055
UTILITIES MAIN LINE: 512-259-1142
UTILITIES ON-CALL: 512-690-4760

GENERAL NOTES:

- 1. CONTRACTORS SHALL HAVE AN APPROVED SET OF PLANS WITH APPROVED REVISIONS ON SITE AT ALL TIMES. FAILURE TO HAVE APPROVED PLANS ON SITE MAY RESULT IN ISSUANCE OF WORK STOPPAGE.
2. CONTACT 811 SYSTEM FOR EXISTING WATER AND WASTEWATER LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.
a. REFRESH ALL LOCATES BEFORE 14 DAYS - LOCATE REFRESH REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14 DAYS, OR IF LOCATION MARKERS ARE NO LONGER VISIBLE.
b. REPORT PIPELINE DAMAGE IMMEDIATELY - IF YOU WITNESS OR EXPERIENCE PIPELINE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER BY PHONE AT 512-259-2640.
3. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR 48 HOURS BEFORE:
a. BEGINNING EACH PHASE OF CONSTRUCTION. CONTACT ASSIGNED CITY INSPECTOR.
b. ANY TESTING. CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION.
c. PROOF ROLLING SUB-GRADE AND EVERY LIFT OF ROADWAY EMBANKMENT, IN-PLACE DENSITY TESTING OF EVERY BASE COURSE, AND ASPHALT CORES. ALL OF THIS TESTING MUST BE WITNESSED BY A CITY OF LEANDER REPRESENTATIVE.
d. CONNECTING TO THE EXISTING WATER LINES.
e. THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET ROW. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S ROW MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
4. ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.
5. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF LEANDER IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
6. BURNING IS PROHIBITED.
7. NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 9:00 P.M. AND 7:00 A.M. OR WEEKENDS. THE CITY INSPECTOR RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION.
8. CONTACT THE CITY INSPECTOR 4 DAYS PRIOR TO WORK FOR APPROVAL TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS.
9. NO BLASTING IS ALLOWED.
10. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS AND CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLE MARKERS AND NUMBERS SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MUST BE REMOVED. REVISION INFORMATION SHALL BE UPDATED ON COVER SHEET AND AFFECTED PLAN SHEET TITLE BLOCK.
11. THE CONTRACTOR AND ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LEANDER ACCURATE "RECORD DRAWINGS" FOLLOWING THE COMPLETION OF ALL CONSTRUCTION. THESE "RECORD DRAWINGS" SHALL MEET THE SATISFACTION OF THE ENGINEERING DEPARTMENTS PRIOR TO FINAL ACCEPTANCE.
12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL REPAIR AND/OR COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY PUBLIC INFRASTRUCTURE WITHIN CITY EASEMENT OR PUBLIC RIGHT-OF-WAY, REGARDLESS OF THESE PLANS.
13. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER OF RECORD AND CITY.
14. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO THE PROPERTY OWNER.
15. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 1033 LA POSADA DR. SUITE 375, AUSTIN, TEXAS 78752-3832.
16. ALL MANHOLE FRAMES/COVERS AND WATER VALVE/METER BOXES MUST BE ADJUSTED TO FINISHED GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR FOR CITY CONSTRUCTION INSPECTOR INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND VALVE BOXES WITH CLASS A CONCRETE.
17. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL CITY OF LEANDER DETAILS AND CITY OF AUSTIN STANDARD SPECIFICATIONS.
18. PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
20. THE CONTRACTOR MUST OBTAIN A CONSTRUCTION WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. THE CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. THE CONTRACTOR SHALL KEEP THE SITE AREA CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION (OR SITE) WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
22. TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

CONSTRUCTION SEQUENCE NOTES

NOTE: BELOW IS GENERAL SEQUENCE OF CONSTRUCTION. THE ENGINEER OF RECORD SHALL UPDATE BELOW WITH NOTES SPECIFIC TO THE PROJECT.

- 1. REACH OUT TO THE CITY FOR PRE-CONSTRUCTION MEETING AND CONSTRUCTION PERMIT.
2. SET-UP E/S CONTROLS AND TREE PROTECTION AND REACH OUT TO CITY FOR INSPECTION.
3. SET UP TEMPORARY TRAFFIC CONTROLS.
4. CONSTRUCT THE DRAINAGE PONDS AND STORM WATER FEATURES.
5. START UTILITY, ROAD, GRADING, FRANCHISE UTILITY AND ALL NECESSARY INFRASTRUCTURE CONSTRUCTION [NOTE: PLEASE UPDATE AS PER THE PROJECT]
6. REQUEST FINAL WALKTHROUGH AND CONDUCT WALKTHROUGH WITH ENGINEER OF RECORD AND CITY DEPARTMENT.
7. ENGINEER OF RECORD IS RESPONSIBLE TO PREPARE AND SUBMIT CLOSEOUT DOCUMENTS FOR PROJECT CLOSEOUT.

EROSION CONTROL NOTES

- 1. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES AND SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
2. THE TEMPORARY SPOILS DISPOSAL SITE IS TO BE SHOWN IN THE EROSION CONTROL MAP.
3. ANY ON-SITE SPOILS DISPOSAL SHALL BE REMOVED PRIOR TO ACCEPTANCE UNLESS SPECIFICALLY SHOWN ON THE PLANS. THE DEPTH OF SPOIL SHALL NOT EXCEED 10 FEET IN ANY AREA.
4. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RESTORED WITH A MINIMUM OF 6 INCHES OF TOPSOIL AND COMPOST BLEND. TOPSOIL ON SINGLE FAMILY LOTS MAY BE INSTALLED WITH HOME CONSTRUCTION. THE TOPSOIL AND COMPOST BLEND SHALL CONSIST OF 75% TOPSOIL AND 25% COMPOST.
5. SEEDING FOR REESTABLISHING VEGETATION SHALL COMPLY WITH THE AUSTIN GROW GREEN GUIDE OR WILLIAMSON COUNTY'S PROTOCOL FOR SUSTAINABLE ROADSIDES (SPEC 164-WC001 SEEDING FOR EROSION CONTROL). RESEEDING VARIETIES OF BERMUDA SHALL NOT BE USED.
6. STABILIZED CONSTRUCTION ENTRANCE IS REQUIRED AT ALL POINTS WHERE CONSTRUCTION TRAFFIC IS EXITING THE PROJECT ONTO EXISTING PAVEMENT. LINEAR CONSTRUCTION PROJECTS MAY REQUIRE SPECIAL CONSIDERATION. ROADWAYS SHALL REMAIN CLEAR OF SILT AND MUD.
7. TEMPORARY STOP SIGNS SHOULD BE INSTALLED AT ALL CONSTRUCTION ENTRANCES WHERE A STOP CONDITION DOES NOT ALREADY EXIST.
8. IN THE EVENT OF INCLEMENT WEATHER THAT MAY RESULT IN A FLOODING SITUATION, THE CONTRACTOR SHALL REMOVE INLET PROTECTION MEASURES UNTIL SUCH TIME AS THE WEATHER EVENT HAS PASSED.

WATER AND WASTEWATER GENERAL NOTES

- 1. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AND ORGANIZATION ACCREDITED BY ANSI.
2. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY STAMPED AS FOLLOWS:

WATER SERVICE "W" ON TOP OF CURB
WASTEWATER SERVICE "S" ON TOP OF CURB
VALVE "V" ON TOP OF CURB

- 3. OPEN UTILITIES SHALL NOT BE PERMITTED ACROSS THE EXISTING PAVED SURFACES. WATER AND WASTEWATER LINES ACROSS THE EXISTING PAVED SURFACES SHALL BE BORED AND INSTALLED IN STEEL EASEMENT PIPES. BELL RESTRAINTS SHALL BE PROVIDED AT JOINTS.
4. INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.
5. SAND, AS DESCRIBED IN AUSTIN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

Table with 2 columns: Sieve Size, Percent Retained by Weight. Rows include 1/2", 3/8", #4, #10.

- 6. DENSITY TESTING FOR TRENCH BACKFILL SHALL BE DONE IN MAXIMUM 12" LIFTS.

WATER

- 1. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTORS' REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LEANDER NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY.
2. CITY PERSONNEL WILL OPERATE OR AUTHORIZE THE CONTRACTOR TO OPERATE ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY BE FINED \$500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.
3. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 AM AND 6 AM AFTER COORDINATING WITH CITY CONSTRUCTION INSPECTORS AND INFORMING AFFECTED PROPERTIES.
4. PRESSURE TAPS OR HOT TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF LEANDER INSPECTOR MUST BE PRESENT WHEN THE CONTRACTOR MAKES A TAP, AND/OR ASSOCIATED TESTS. A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED. "SIZE ON SIZE" TAPS SHALL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL-CIRCLE GASKETED TAPPING SLEEVE. CONCRETE THRUST BLOCKS SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED INTO SERVICE. THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILL.
5. FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A BLACK POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE.
6. THRUST BLOCKS OR RESTRAINTS SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER STANDARD SPECIFICATIONS AND REQUIRED AT ALL FITTINGS PER DETAIL OR MANUFACTURER'S RECOMMENDATION. ALL FITTINGS SHALL HAVE BOTH THRUST BLOCKS AND RESTRAINTS.
7. ALL DEAD END WATER MAINS SHALL HAVE "FIRE HYDRANT ASSEMBLY" OR "BLOW-OFF VALVE AND THRUST BLOCK" OR "BLOW-OFF VALVE AND THRUST RESTRAINTS". THRUST RESTRAINTS SHALL BE INSTALLED ON THE MINIMUM LAST THREE PIPE LENGTHS (STANDARD 20' LAYING LENGTH). ADDITIONAL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURERS RECOMMENDATION AND/OR ENGINEER'S DESIGN.
8. PIPE MATERIAL FOR PUBLIC WATER MAINS SHALL BE PVC (AWWA C900-DR14 MIN. 305 PSI PRESSURE RATING), WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200PSI, AND SDR-(9)), COPPER PIPES AND FITTINGS ARE NOT ALLOWED IN THE PUBLIC RIGHT OF WAY. ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PWF).
9. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C115/C151 PRESSURE CLASS 350).
10. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.
11. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
12. ALL WATER METER BOXES SHALL BE:
a. SINGLE, 1" METER AND BELOW DFW37F-12-1CA, OR EQUAL
b. DUAL, 1" METERS AND BELOW DFW39F-12-1CA, OR EQUAL
c. 1.5" SINGLE METER DFW65C-14-1CA, OR EQUAL
d. 2" SINGLE METER DFW1730F-12-1CA, OR EQUAL
13. ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE.

WASTEWATER

- 1. CURVILINEAR WASTEWATER DESIGN LAYOUT IS NOT PERMITTED.
2. MANDREL TESTING SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
3. MANHOLES SHALL BE COATED PER CITY OF AUSTIN SPL WW-511 (RAVEN 405 OR SPRAYWALL), PENETRATIONS TO EXISTING WASTEWATER MANHOLES REQUIRE THE CONTRACTOR TO RECOAT THE ENTIRE MANHOLE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD SPECIFICATIONS SECTION NO. 506.5.
4. RECLAIMED AND RECYCLED WATER LINE SHALL BE CONSTRUCTED OF "PURPLE PIPE." ALL RECLAIMED AND RECYCLED WATER VALVE COVERS SHALL BE SQUARE AND PAINTED PURPLE.
5. FORCE MAIN PIPES NEED TO HAVE SWEEPING WYES FOR JOINTS.

STREET AND DRAINAGE NOTES

- 1. THE CITY OF LEANDER HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARDS (TAS).
2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 6" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 6" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
3. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED BETWEEN THE CURB AND RIGHT-OF-WAY AND IN ALL DRAINAGE CHANNELS EXCEPT CHANNELS CUT IN STABLE ROCK.
4. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT, INCLUDING GAS, ELECTRIC TELEPHONE, CABLE TV, ETC., SHALL BE A MINIMUM OF 36" BELOW SUBGRADE.
5. STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF 1/4" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED.
6. ALL DRAINAGE PIPE IN PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE REINFORCED CONCRETE PIPE MINIMUM CLASS III OF TONGUE AND GROOVE OR O-RING JOINT DESIGN. CORRUGATED METAL PIPE IS NOT ALLOWED IN PUBLIC RIGHT OR WAY OR EASEMENTS.
7. THE CONTRACTOR MUST PROVIDE A PNEUMATIC TRUCK PER TxDOT SPEC FOR PROOF ROLLING.
8. ALL STRIPING, WITH THE EXCEPTION OF STOP BARS, CROSS WALKS, WORDS AND ARROWS, IS TO BE TYPE II (WATER BASED). STOP BARS, CROSS WALKS, WORDS AND ARROWS REQUIRE TYPE I THERMOPLASTIC.
9. MANHOLE FRAMES, COVERS, VALVES, CLEAN-OUTS, ETC. SHALL BE RAISED TO GRADE PRIOR TO FINAL PAVEMENT CONSTRUCTION.
10. A STOP BAR SHALL BE PLACED AT ALL STOP SIGN LOCATIONS.
11. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISIONS OF THE APPROVED CONSTRUCTION PLANS.
12. GEOTECHNICAL INVESTIGATION INFORMATION AND PAVEMENT RECOMMENDATIONS WERE PROVIDED BY TERRADYNE ENGINEERING, INC. REPORT NO. A221178, DATED JANUARY 31, 2023. PAVEMENT RECOMMENDATIONS CAN BE FOUND ON SHEET CS-102.
13. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL, CITY OF LEANDER STANDARD DETAILS AND TEXAS DEPARTMENT OF TRANSPORTATION CRITERIA, SHALL BE SUBMITTED TO THE CITY OF LEANDER FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS MUST BE SITE SPECIFIC AND SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
14. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM UNLESS OTHERWISE NOTED ON THE PLANS. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL OF THE CITY ENGINEER AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY THE CITY DURING PEAK HOURS OF 6 AM TO 9 AM OR 4 PM TO 8 PM WILL BE SUBJECT TO A FINE AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
15. TEMPORARY ROCK CRUSHING IS NOT ALLOWED. ALL SOURCES OF FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR PROPOSED STOCK PILES ARE TO BE SUBMITTED TO THE CITY CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL.
16. AT ROAD INTERSECTIONS THAT HAVE A VALLEY GUTTER, THE CROWN TO THE INTERSECTING ROAD WILL BE CULMINATED AT A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
17. NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAYS AND PUBLIC STREETS. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
18. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE PUBLIC RIGHT OF WAY UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
19. IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRIVEWAY TO REMAIN OPEN AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION OBTAINED BY THE CONTRACTOR FROM ALL PROPERTY OWNERS AND ACCESS EASEMENT RIGHT HOLDERS ALLOWING THE FULL CLOSURE OF THE DRIVEWAY.
20. CONTRACTOR MUST CLEAR FIVE (5) FEET BEYOND ALL PUBLIC RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
21. SLOPE OF NATURAL GROUND ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL NOT EXCEED 3:1 SLOPE. IF A 3:1 SLOPE IS NOT POSSIBLE, SLOPE PROTECTION OR RETAINING WALL MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE.
22. THERE SHALL BE NO WATER, WASTEWATER OR DRAINAGE APPURTENANCES, INCLUDING BUT NOT LIMITED TO VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.
23. PUBLIC SIDEWALKS SHALL NOT USE CURB INLETS AS PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METERS, CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.
24. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
25. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE THE FIRST COURSE OF BASE. NO TRENCHING COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE PUBLIC RIGHT-OF-WAY.
26. A MINIMUM OF SEVEN (7) DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ALL STREETS.

TRENCH SAFETY NOTES

- 1. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT ARE DESCRIBED IN ITEM 509S "TRENCH SAFETY SYSTEMS" OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATION SAFETY AND HEALTH ADMINISTRATION REGULATIONS.

GRADING NOTES

- 1. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
2. THE CONTRACTOR SHALL CONSTRUCT EARTHEN EMBANKMENTS WITH SLOPES NO STEEPER THAN 3:1 AND COMPACT SOIL TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
3. AREAS OF SOIL DISTURBANCE ARE LIMITED TO GRADING AND IMPROVEMENTS SHOWN. ALL OTHER AREAS WILL NOT BE DISTURBED.

BENCHMARK NOTES

- 1. TBM #1 - SQUARE CUT MONUMENT FOUND NORTH OF THE INTERSECTION OF N. HWY. 183 AND SAN GABRIEL PARKWAY ON THE ON THE NORTH-WEST SIDE OF N. HWY. 183, N 10188756.03 E 3074594.27. ELEVATION =982.00'.

ABBREVIATIONS:

NOTE: SOME ABBREVIATIONS LISTED BELOW ARE NOT USED IN THIS PLAN SET.

Table with 2 columns: Abbreviation, Description. Lists various engineering terms like AC, ASPH, BGN, BOC, CL, CO, COA / C.O.A., CONC, CWQZ, DIA, E, ELEC, ELEV / EL, EOP, ESC, FD, FF / FFE, FG, FH, FL, FM, FND, FO, FOC, FP, G, GRND, GW, HDPE, HORIZ, HP, HT, INFO, IP, IR, IR, LAT, LF, LOC, LP, LT, LUP, MEP, MH, MIN, N, NO, NTS / N.T.S., OC, O/S, OU, P, PC, PCC, PG, PI, POB, PROP, PT, PVC, PVMT, R, RB, RCP, REF, RIM, ROW / R.O.W., RSGV, RT, SF, SHT, SHTS, SQ. FT., SS, STA, STM / SD, T, TBM, Tc, TOC, TP, TOW, UE, UNK, VERT, VOL, W, WL, W/, WM, WQZT, WSE, WW, YR.



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TEXAS REGISTRATION FIRM NO. F-19566

Table with 3 columns: MARK, DATE, DESCRIPTION. Contains a grid for project notes.

METRO DRIVE OFFICE PARK
NORTH FOREST DEVELOPMENT, LLC
WEST METRO DRIVE LEANDER, TEXAS 78641
GENERAL NOTES AND ABBREVIATIONS

FOR CITY APPROVAL

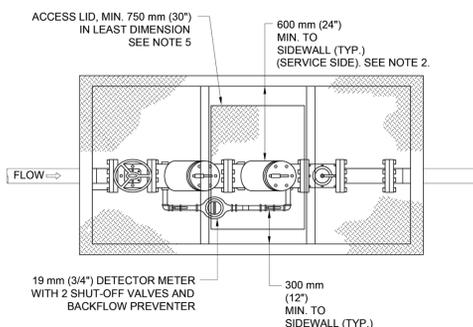
Project No:
Designed By: D. VO
Drawn By: A. ALVAREZ
Checked By: W. PARNELL

G-002
Sheet 2 of 39
File No: 23-SD-XXX

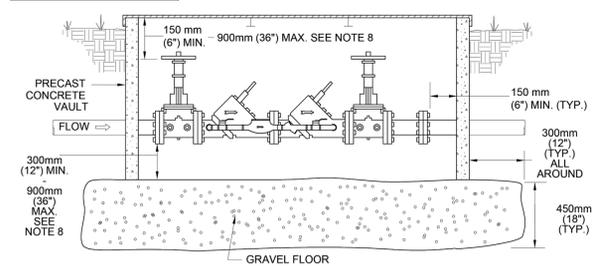


Bar Measures 1 inch, otherwise drawing not to scale

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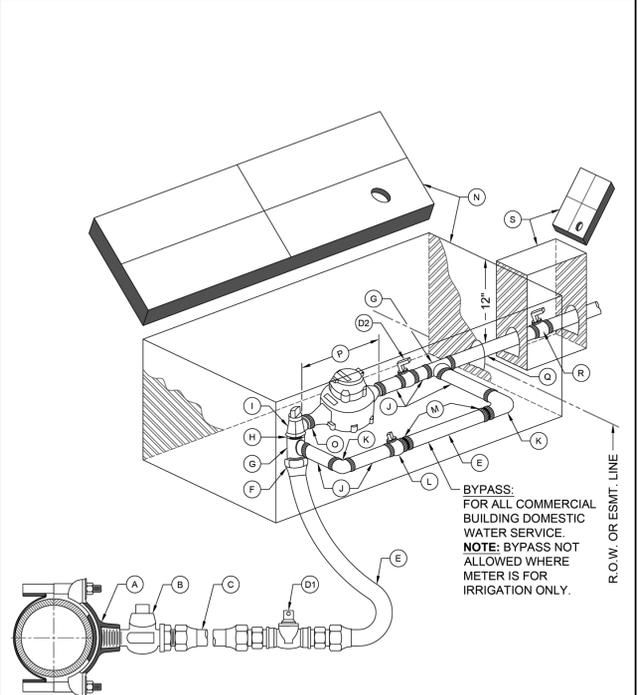
RESTRAINED DUCTILE IRON PIPE AND FITTINGS REQUIRED FROM BACKFLOW ASSEMBLY TO CITY MAIN. RESTRAIN EACH WAY AS DESIGNED AND REQUIRED BY AN ENGINEER LICENSED BY THE STATE OF TEXAS.



| | | | |
|--|-----------------------|---|---|
| CITY OF AUSTIN WATER AND WASTEWATER UTILITY | | STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER | |
| RECORD COPY SIGNED BY KATHI L FLOWERS | 08/31/2011 ADOPTED | THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED. | STANDARD NO. 520S-19C 1 OF 2 |

- NOTES:**
- ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
 - ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE SIDE. PLUGS SHALL BE NON-FERROUS.
 - BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION, UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR AXIS.
 - CLEARANCE SHALL BE AS INDICATED AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCM.
 - ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 750 mm (30") IN LEAST DIMENSION.
 - TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY AUSTIN WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED.
 - VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.
 - VAULT DEPTH MAY NOT EXCEED 1.8m (72"), BOTTOM OF LID TO TOP OF FLOOR.
 - HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 300mm (12") OF ACCESS OPENING.
 - FOR ACCESS DOORS SEE SPL WW-614 OR APPROVED EQUAL (H2O LOADING REQUIRED).
 - FOR VAULT SEE SPL WW-298 OR APPROVED EQUAL (H2O LOADING REQUIRED).
 - VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT PER SPL WW-146A OR APPROVED EQUAL.
 - THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.

| | | | |
|--|-----------------------|---|---|
| CITY OF AUSTIN WATER AND WASTEWATER UTILITY | | STANDARD FIRE LINE INSTALLATION WITHOUT MASTER METER | |
| RECORD COPY SIGNED BY KATHI L FLOWERS | 08/31/2011 ADOPTED | THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED. | STANDARD NO. 520S-19C 2 OF 2 |



| | | | |
|--|-----------------------|---|--|
| CITY OF AUSTIN AUSTIN WATER | | 1 1/2" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS | |
| RECORD COPY SIGNED BY KATHI L FLOWERS | 05/18/2016 ADOPTED | THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED. | STANDARD NO. 520-AW-04 1 OF 2 |

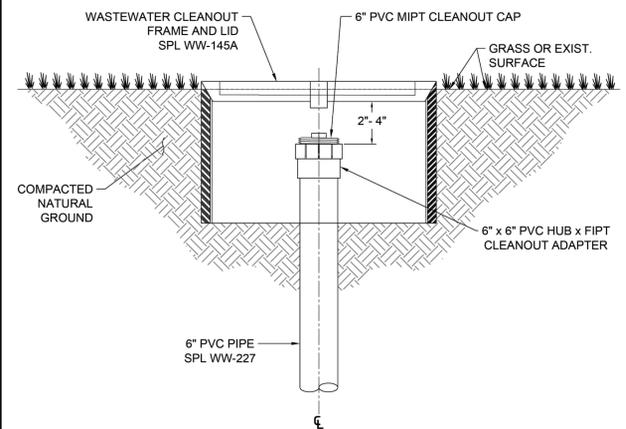
- MATERIALS LIST:**
- A. 2" SERVICE CLAMP
 - B. 2" CORPORATION STOP MALE THREAD INLET BY COMPRESSION OUTLET
 - C. 2" COPPER WATER SERVICE TUBING EXTENDED BEYOND PAVEMENT
 - D1. 2" BALL VALVE, SPL WW-275
 - D2. 2" BALL VALVE, SPL WW-275
 - E. 2" COPPER SERVICE TUBING
 - F. 2" BRASS COUPLING - COMPRESSION TO MALE IPT
 - G. 2" BRASS TEE
 - H. 2" BRASS CLOSE-NIPPLE
 - I. 2" ANGLE METER STOP, SERVICE TUBING INLET x FLANGED OUTLET
 - J. 2" BRASS NIPPLE
 - K. 2" BRASS ELBOW
 - L. 2" LOCKABLE CURB STOP - FEMALE IPT INLET BY COMPRESSION OUTLET
 - M. 2" BRASS COUPLING - SERVICE TUBING TO MALE IPT
 - N. RECTANGULAR METER BOX AND COVER, SPL WW-145A
 - O. BRASS ADAPTER (2" x 1 1/2") FOR 1 1/2" METER ONLY
 - P. WATER METER, LENGTH 13" (PURCHASED FROM AUSTIN WATER)
 - Q. 2" COPPER SERVICE TUBING (PRIVATE PLUMBING PER CODE)
 - R. CUSTOMER CUT-OFF VALVE
 - S. CUSTOMER VALVE BOX AND LID

- NOTES:**
- SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
 - BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION.
 - TOP OF BOXES SHOULD BE 1" ABOVE GROUND.
 - PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS; BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
 - BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.
 - BALL VALVE "D1" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 24" HORIZONTALLY FROM METER BOX OR 36" BELOW FINAL GRADE.
 - COPPER SERVICE SHALL BE COPPER TUBING SIZE ANNEALED SEAMLESS TYPE "K" MEETING ASTM B88 WITH NO SWEAT OR SOLDERED JOINTS.

RECLAIMED WATER:

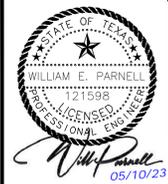
FOR RECLAIMED WATER SERVICES AND METERS, ALL RECLAIMED TUBING SHALL BE MANUFACTURED PURPLE TUBING. ALL OTHER TUBING AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL TUBING AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-27D. ALL COVERS SHALL HAVE "RECLAIMED WATER" CAST INTO THEM.

| | | | |
|--|-----------------------|---|--|
| CITY OF AUSTIN AUSTIN WATER | | 1 1/2" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS | |
| RECORD COPY SIGNED BY KATHI L FLOWERS | 05/18/2016 ADOPTED | THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED. | STANDARD NO. 520-AW-04 2 OF 2 |



- NOTE:**
- WASTEWATER CLEANOUT FRAME AND LID SHALL NOT BE PLACED IN PAVED AREAS, INCLUDING SIDEWALKS, DRIVEWAYS, OR PARKING LOTS, AND MUST BE LOCATED A MINIMUM OF 6" FROM ALL PAVED AREAS.

| | | | |
|--------------------------------|-----------------------|---|--|
| CITY OF AUSTIN AUSTIN WATER | | WASTEWATER CLEANOUT FRAME AND LID | |
| JEFF A. KYLE | 08/16/2019 ADOPTED | THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED. | STANDARD NO. 520-AW-03 1 OF 1 |



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TEXAS REGISTRATION FIRM NO. F-19566

| BY | DESCRIPTION | DATE | MARK |
|----|-------------|------|------|
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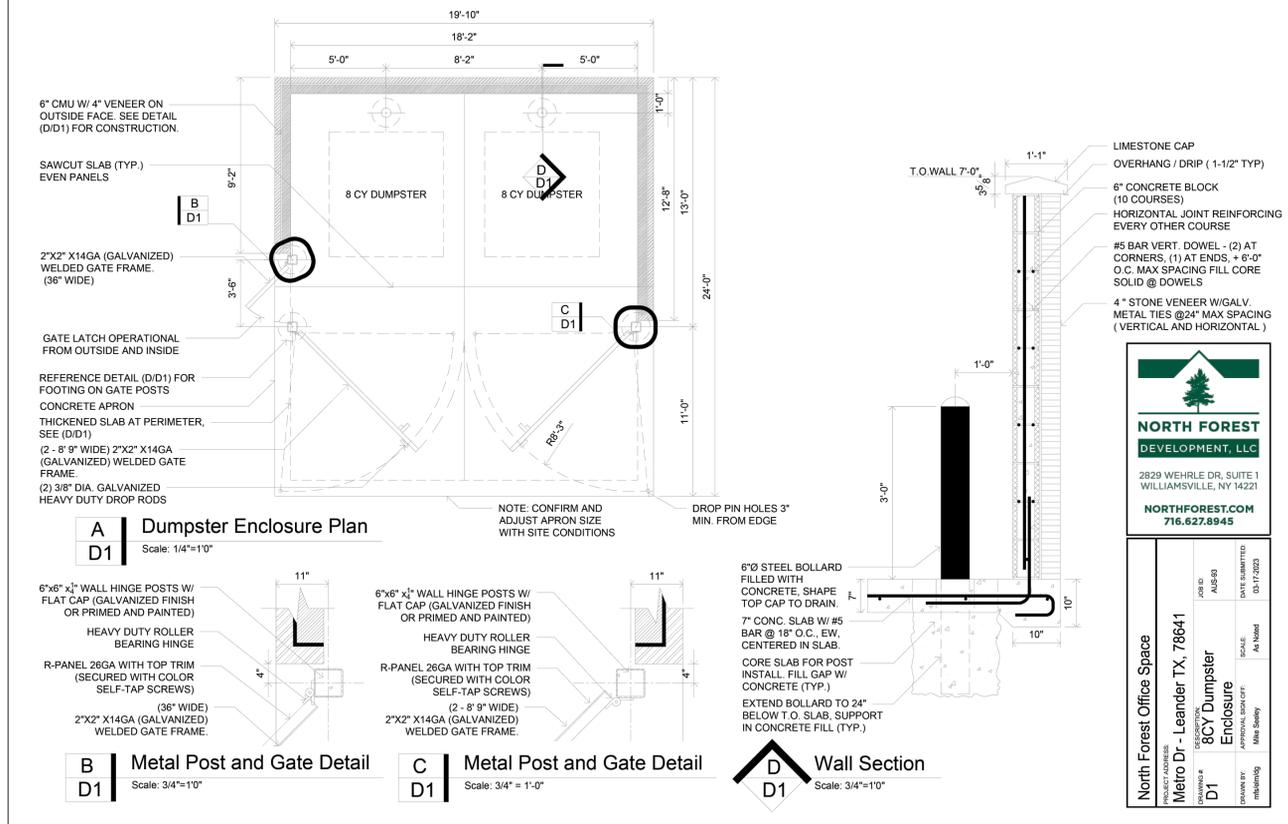
METRO DRIVE OFFICE PARK
NORTH FOREST DEVELOPMENT, LLC
WEST METRO DRIVE LEANDER, TEXAS 78641
**UTILITY DETAILS
SHEET 3**



FOR CITY APPROVAL

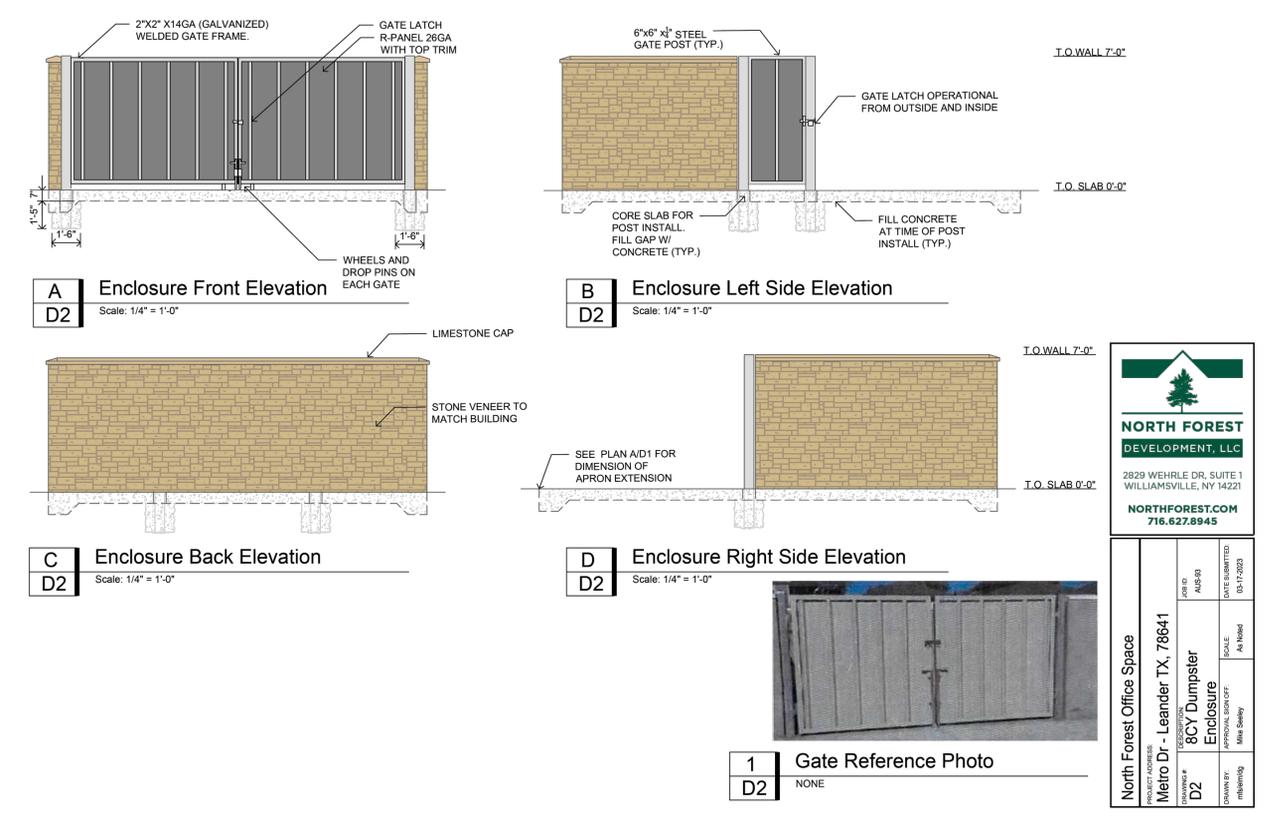
| | |
|----------------|------------|
| Project No: | D. VO |
| Designed By: | A. ALVAREZ |
| Drawn By: | W. PARNELL |
| Checked By: | |
| CU-203 | |
| Sheet 23 of 28 | |
| File No: | |

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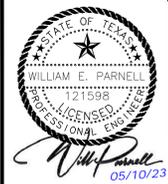
NORTH FOREST DEVELOPMENT, LLC
2829 WEHRLER DR, SUITE 1 WILLIAMSVILLE, NY 14221
NORTHFOREST.COM 716.627.8945

| | |
|------------------------|----------------|
| PROJECT NO. | DATE SUBMITTED |
| 8CY Dumpster Enclosure | 03-17-2023 |
| DRAWN BY | SCALE |
| mls/abg | As Noted |
| APPROVED BY | DATE |
| mls/abg | 03-17-2023 |



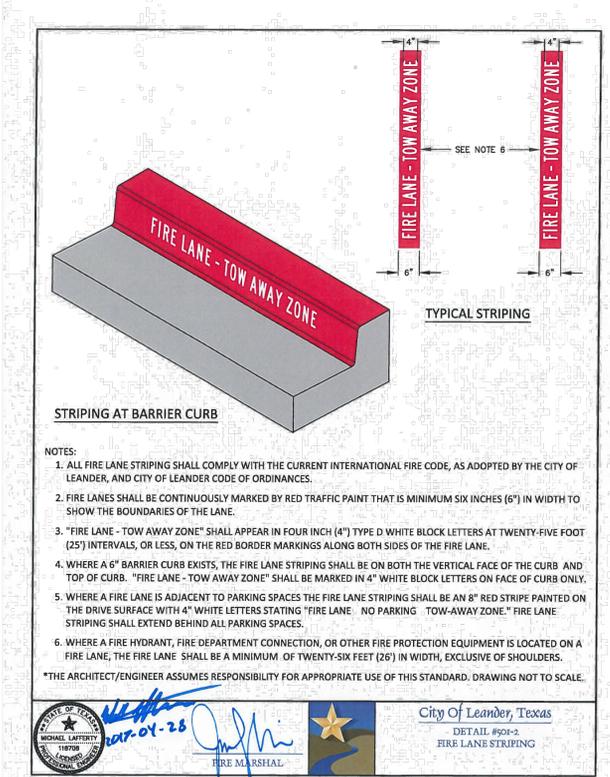
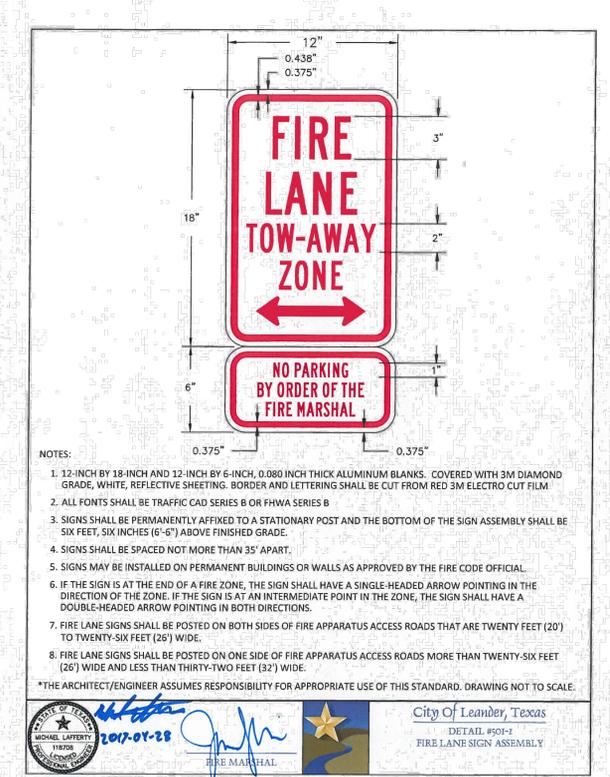
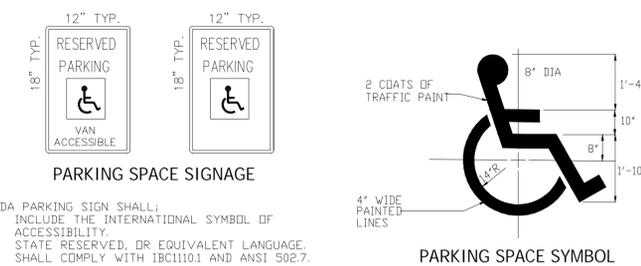
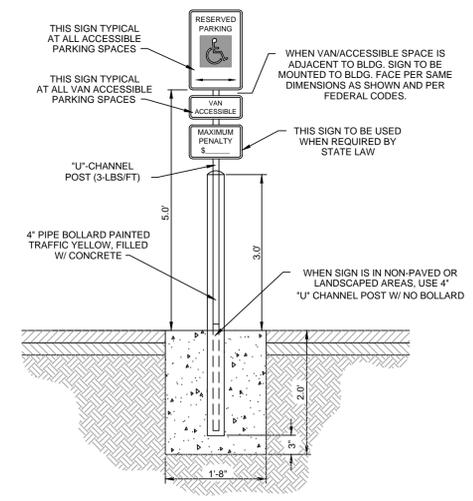
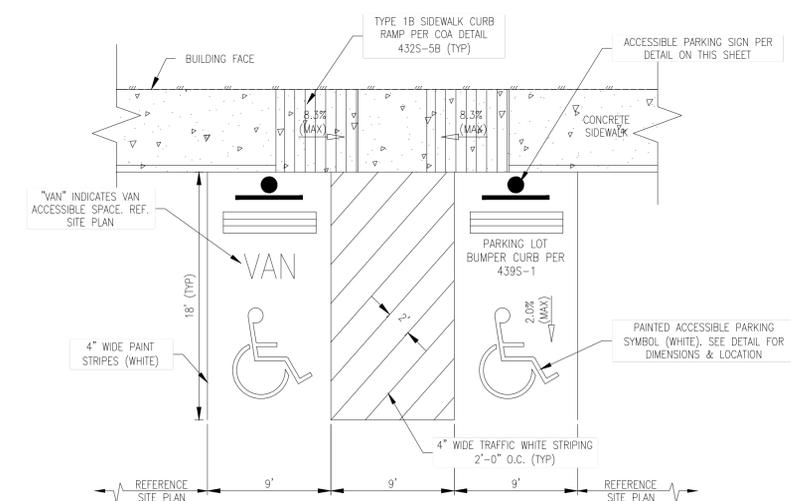
NORTH FOREST DEVELOPMENT, LLC
2829 WEHRLER DR, SUITE 1 WILLIAMSVILLE, NY 14221
NORTHFOREST.COM 716.627.8945

| | |
|------------------------|----------------|
| PROJECT NO. | DATE SUBMITTED |
| 8CY Dumpster Enclosure | 03-17-2023 |
| DRAWN BY | SCALE |
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| APPROVED BY | DATE |
| mls/abg | 03-17-2023 |



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TEXAS REGISTRATION FIRM NO. F-19566



| MARK | DATE | DESCRIPTION |
|------|------|-------------|
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METRO DRIVE OFFICE PARK
NORTH FOREST DEVELOPMENT, LLC
WEST METRO DRIVE LEANDER, TEXAS 78641
CONSTRUCTION DETAILS
SHEET 3

FOR CITY APPROVAL

| | |
|--------------|------------|
| Project No. | |
| Designed By: | D. VO |
| Drawn By: | A. ALVAREZ |
| Checked By: | W. PARNELL |

C-503
Sheet 26 of 39
File No: 23-SD-XXX

Bar Measures 1 inch, otherwise drawing not to scale



PLANT SCHEDULE

| TREES | CODE | COMMON NAME | BOTANICAL NAME | CONT | CAL | SIZE | QTY |
|------------------|------|------------------------|-------------------------------------|-------|--------|----------|-----|
| | bc2 | Bald Cypress | Taxodium distichum | - | 2" Cal | 6' H min | 9 |
| | bo2 | Burr Oak | Quercus macrocarpa | - | 2" Cal | 6' H min | 4 |
| | mo2 | Monterey Oak | Quercus polymorpha 'Monterey' | - | 2" Cal | 6' H min | 7 |
| | sr2 | Shumard Red Oak | Quercus shumardii | - | 2" Cal | 6' H min | 7 |
| ORNAMENTAL TREES | CODE | COMMON NAME | BOTANICAL NAME | CONT | CAL | SIZE | QTY |
| | cm2 | Crape Myrtle, Muskogee | Lagerstroemia indica 'Muskogee' | - | 2" Cal | 6' H min | 1 |
| SHRUBS | CODE | COMMON NAME | BOTANICAL NAME | CONT | SIZE | | |
| | k | Knock Out Rose | Rosa acicularis 'Knock Out' | 5 gal | | | 14 |
| | p | Pineapple Guava | Feijoa sellowiana | 5 gal | | | 12 |
| | r | Red Yucca | Hesperaloe parviflora | 5 gal | | | 16 |
| | t | Texas Sage 'Silverado' | Leucophyllum frutescens 'Silverado' | 5 gal | | | 18 |

REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION |
|--------|--------------------|
| | Lawn, Sod |
| | Steel Edge |
| | Decomposed Granite |
| | River Cobble |

LANDSCAPE WORKSHEET

| Overall Required Landscape Area | | | | Provided Landscape Area | | | |
|---------------------------------|-------|---------|---|-------------------------|-----|--|--|
| % | SQFT | Total | | SQFT | % | | |
| Multi-Family | 20% X | = 0 | Total Area | 26,176 | 15 | | |
| Office/Professional | 15% X | = 0 | Total Provided | 35,466 | 20 | | |
| Commercial | 15% X | = 26176 | Turfgrass Max | 13,088 | 50% | | |
| Industrial/Manufacturing | 10% X | = 0 | Turfgrass Provided | 11,649 | 45% | | |
| School/Church/Community | 15% X | = 0 | Landscape area between ROW and Building | 7,578 | 28% | | |
| Park | 15% X | = 0 | | | | | |

*The minimum percentage of landscape area may include setback areas. However, the setback areas are required to be landscaped even if they exceed the above percentage.

| Setback Areas | SQFT | REQUIRED | PROVIDED | | | DIFFERENCE | |
|----------------------------|-------|------------|----------|--------|--------|------------|--------|
| | | | Trees | Inches | Shrubs | Inches | Shrubs |
| Front, North (W. Metro Dr) | 2,682 | 4.47 Units | 9 | 18 | 18 | 0 | -18 |
| West (N/A, ADJ COMM) | 0 | 0.00 Units | 0 | 0 | 0 | 0 | 0 |
| South (N/A, ADJ COMM) | 0 | 0.00 Units | 0 | 0 | 0 | 0 | 0 |
| East (N/A Private Drive) | 0 | 0.00 Units | 0 | 0 | 0 | 0 | 0 |

TREE TABLE

| TAG | SPECIES | DIAMETER (IN) | REMOVE |
|------|-----------|---------------|--------|
| S413 | Hackberry | 9 | YES |
| S412 | Hackberry | 9 | YES |
| S413 | Sweetgum | 9 | YES |
| S414 | Hackberry | 7 | YES |
| S415 | Live Oak | 6 | NO |
| S416 | Live Oak | 6 | NO |
| S417 | Live Oak | 6 | NO |
| S418 | Live Oak | 7 | NO |
| S419 | Live Oak | 7 | NO |

TREE PRESERVATION PLAN

| TREE CALIPER INCHES | TREE SIZE (in caliper/inches) | TOTAL INCHES | SAVED INCHES | SAVED % | REMOVED INCHES | REMOVED % |
|---------------------|-------------------------------|--------------|--------------|---------|----------------|-----------|
| 8" to 18" | 0 | 0 | #DIV/0! | 0 | #DIV/0! | |
| >18" to 26" | 0.00 | 0.00 | #DIV/0! | 0 | #DIV/0! | |
| SUBTOTAL 8" to 26" | 0 | 0 | #DIV/0! | 0 | #DIV/0! | |
| >26" | 0 | 0 | #DIV/0! | 0 | #DIV/0! | |
| TOTALS | 0 | 0 | #DIV/0! | 0 | #DIV/0! | |

| TOTAL TREES | TREE SIZE (in caliper/inches) | TOTAL TREES | SAVED TREES | SAVED % | REMOVED TREES | REMOVED % |
|--------------------|-------------------------------|-------------|-------------|---------|---------------|-----------|
| 8" to 18" | 0 | 11 | #DIV/0! | 0 | #DIV/0! | |
| >18" to 26" | 0 | 2 | #DIV/0! | 0 | #DIV/0! | |
| SUBTOTAL 8" to 26" | 0 | 13 | #DIV/0! | 0 | #DIV/0! | |
| >26" HERITAGE | 0 | 1 | #DIV/0! | 0 | #DIV/0! | |
| TOTALS | 0 | 14 | #DIV/0! | 0 | #DIV/0! | |

MITIGATION PLAN: 8" - 18"

| TREE SIZE (in caliper/inches) | >50% REMOVAL | 1:1 REPLACEMENT | 2:1 REPLACEMENT | 3:1 REPLACEMENT | FEES |
|-------------------------------|--------------|-----------------|-----------------|-----------------|---------|
| 8" to 18" | #DIV/0! | #DIV/0! | - | - | #DIV/0! |

MITIGATION PLAN: Protected & Heritage Trees

| TREE SIZE (in caliper/inches) | Removed (Total inches) | 1:1 REPLACEMENT | 2:1 REPLACEMENT | 3:1 REPLACEMENT | FEES |
|-------------------------------|------------------------|-----------------|-----------------|-----------------|------|
| >18" to 26" | 0 | - | 0 | - | \$0 |
| >26" HERITAGE | 0 | - | 0 | - | \$0 |

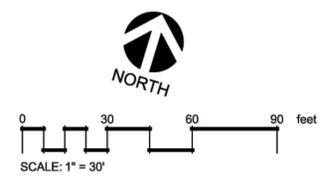
MITIGATION OWED:
Mitigation owed: 0"
Mitigation fee: \$0 to be paid to the City of Leander.

CITY NOTES

- The developer and subsequent owners of the landscaped property, or the manager or agent of the owner, shall be responsible for the maintenance of all landscape areas. Said areas shall be maintained so as to present a healthy, neat and orderly appearance at all times and shall be kept free of refuse and debris. All planted areas shall be provided with an automatic irrigation system and watered as necessary to ensure continuous healthy growth and development. Maintenance shall include the replacement of all dead plant material if that material was used to meet the requirements of the Landscape Ordinance.
- Tree caliper is the trunk diameter of a tree at one (1) foot above natural grade per the Composite Zoning Ordinance.
- All new landscapes (non-residential and residential) are required to have a minimum of six inches (6") of soil depth in areas planted with turfgrass. This six-inch (6") minimum soil depth will consist of 75 percent soil blended with 25 percent compost. The soil/compost blend shall be incorporated into the top two inches of the native soil. The six-inch (6") depth requirement does not apply to the area between the drip line and trunk of existing trees, shrub beds or wildscape areas. Areas with existing native vegetation that remain undisturbed shall be exempt from the soil depth provisions provided that native soil and vegetation in such area is fenced during construction and protected from disturbance and compaction during the construction process.
- All disturbed areas and ROW will be re-vegetated by the developer.
- All invasive species shall be removed from the property.
- No more than 50% of the same species may be planted to meet the tree planting requirements.
- A minimum pervious area 3 feet in radius and not less than 50% of the calculated drip line area is provided around the trunks of all existing and proposed trees.
- No landscaping over 3 feet high is located within 40 feet of the intersection of any street. (Measured from the edge of pavement as if the curbs or pavement edges are not rounded off and intersect at a right angle).
- In the event of a conflict with tree removal/preservation call outs on plan sheet(s) versus tree removal/preservation matrix, the tree removal/preservation matrix shall apply. It is the contractor's responsibility to verify with City staff should any inconsistency exist within an approved plan set. No in-field changes are made to approved plans, no exceptions.

NOTES

- Provide mulch tree ring for all trees outside of beds. Install per detail #1 on specifications sheet. Provide buffering. Mulch is in addition to quantities listed.
- Contractor is responsible for verifying all plant and material quantities.
- Irrigation sleeves shall be run to all landscaped areas prior to concrete pour.
- Drip irrigation in all beds and spray irrigation in all lawn areas.



5/6/2023 10:18 AM c:\ba dropbox\projects\info metro drive, leander_adam burke.info metro drive, leander.dwg



Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

| | | | | | |
|---|--|-------------|--|-----|--|
| Date | | Description | | Rev | |
| Consultant Seal | | | | | |
| Company Name and Address | | | | | |
| William S. Blair (512) 522-8979 info@blairla.com www.blairla.com 100 Congress Ave. Ste 2000 Austin, TX 78701 | | | | | |
| BLAIR LANDSCAPE ARCHITECTURE, LLC | | | | | |
| QUALITY. INTEGRITY. RELIABILITY. | | | | | |
| | | | | | |
| | | | | | |
| William S. Blair May 6, 2023 | | | | | |
| Project Name and Address | | | | | |
| NFOS Metro Drive | | | | | |
| Metro Drive Leander, Texas | | | | | |
| Sheet Title | | | | | |
| Landscape Plan | | | | | |
| Design By: Will Blair Checked By: xxx Issue Date: 05/06/2023 Project Number: Z8205-LP | | | | | |
| LS-101 | | | | | |
| Sheet 27 of 39 | | | | | |
| 23-SD-XXX | | | | | |

REFERENCE NOTE SPECIFICATIONS

LAWN AREAS - SOD / HYDROMULCH / SEED MIX
1. Lawn, Zoysia "Palisades" Sod. Top of lawn 1" below top of adjacent concrete/hardscape. Flatten sod with lawn roller. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.

STEEL EDGE

2. Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.

MULCHES / GRAVELS / RIVER ROCK / BOULDERS

3. Mulch, Native Hardwood. 3" deep with drip irrigation. Ensure that drip line is placed above rootballs.
4. Decomposed Granite, 4" deep compacted.
5. River Cobble, "Brazos Brown" aka "Cafe". 70% 1-3" size mixed with 30% 3-8" size. 3" deep, weed barrier cloth beneath. If used in areas near plants provide irrigation bubblers to plants and use the following bed prep: 6" of "Growers Mix" soil (40% compost, 40% loam, 10% sand) tilled into existing soil in all areas of the bed. Pocket planting acceptable where plant material is not massed or limestone is present.

LANDSCAPE PLANTING SPECIFICATIONS

- 1) Guarantee - All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance.
2) Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.
3) Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.
4) Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.
5) Tree pits are to be the same depth as the root ball and 24" wider. Prior to planting the tree pit should be filled with water to check for good drainage. If water does not drain the Contractor should check with the Landscape Architect to relocate the tree.
6) Trees should be positioned in the center of the tree pits, back filled with soil that was excavated from the pit until the surface is level with the surrounding area and the crown of the plant is at the finished grade. Build a water basin around the tree (36" dia.). Water until planting pit is soaked and soil has settled. Add soil necessary to bring soil level flush with surrounding ground. Fill the basin with three (3) inches of compost.
7) All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as it stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.
8) It is the landscape contractor's responsibility to provide plants free of disease or pests.
9) Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.
10) Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil ix or plant material.
11) All planting beds are to have six (6) inches of "Growers Mix" soil (40% compost, 40% loam, 10% sand) tilled at a depth of eight (8) inches in all areas of the bed. A two (2) inch layer of shredded hardwood bark mulch should be applied to all beds after planting is completed. Four (4) inch pots and ground cover may be planted through the mulch.
12) Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, et.) on a daily basis by the end of the work day.
13) Water all plantings in bed areas thoroughly on a daily basis until final acceptance.
14) To prepare turf areas treat them with a selective herbicide two weeks prior to sodding or seeding. Then rake area to remove stones, sticks and other debris. Add six (6) inches of "Landscape Mix" soil (25% compost, 75% soil) to the turf area. Rake area to a finish grade (1" below walks and curbs).
15) If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydromulching.
16) Water sod daily so as to not allow turf blades to wilt. If necessary water twice per day.
17) Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. to all turf or planted areas.
18) Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed from the site prior to final acceptance.
19) Remove all tags, ribbons and wires from all newly installed plant material.

LANDSCAPE MAINTENANCE REQUIREMENTS

The owner shall be responsible for:

- 1) Regular maintenance of all required landscape areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, mowing, edging, mulching or other needed maintenance, in accordance with generally accepted horticultural practice.
2) The repair or replacement of required landscape structures (walls, fences, etc.) to a structurally sound condition.
3) The regular maintenance, repair, or replacement, where necessary, of any required screening or buffering.
4) All open space areas that are to be preserved as natural plant communities shall be trimmed, at least once a year, of all exotic vegetation, lawn grasses, trash, or other debris. Natural area should be mulched, pruned and otherwise maintained so that plants are vigorous.

ADDITIONAL NOTES

- 1) Mechanical equipment shall be screened from view of at least sixty (60%) percent of any street or public right-of-way.
2) Tree caliper is the trunk diameter of a tree at twelve inches (1.0') above natural grade per the Composite Zoning Ordinance.
3) All new landscapes (non-residential and residential) are required to have a minimum of six inches (6") of soil depth in areas planted with turf grass. This six-inch (6") minimum soil depth will consist of 75 percent soil blended with 25 percent compost. The soil/compost blend shall be incorporated into the top two inches of the native soil. The six-inch (6") depth requirement does not apply to the area between the drip line and trunk of existing trees, shrub beds or wildscape areas. Areas with existing native vegetation that remain undisturbed shall be exempt from the soil depth provision; provided that native soil and vegetation in such area is fenced during construction and protected from disturbance and compaction during the construction process.
4) All disturbed areas and ROW will be re-vegetated by the developer. The developer and subsequent owners of the landscaped property, or the manager or agent of the owner, shall be responsible for the maintenance of all landscape areas. Said areas shall be maintained so as to present a healthy, neat and orderly appearance at all times and shall be kept free of refuse and debris. All planted areas shall be provided with an automatic irrigation system and watered as necessary to ensure continuous healthy growth and development. Maintenance shall include the replacement of all dead plant material if that material was used to meet the requirements of the Landscape Ordinance.
5) No more than 50% of the same species may be planted to meet the tree planting requirements.

IRRIGATION SPECIFICATIONS

- 1) Irrigation contractor will provide pipes for sleeves and specify locations for placement of sleeves by general contractor prior to pouring concrete or laying asphalt.
2) Irrigation contractor will install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local governing authorities.
3) Find location of backflow preventer, and automatic controller location shall be approved by the owner's authorized representative.
4) 120 VAC electrical power source at controller location shall be provided by others. The irrigation contractor shall make the final connection from the electrical source to the controller.
5) All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
6) The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
7) Head location is the responsibility of the irrigation contractor, with the understanding that all landscape areas will receive adequate water to provide for vigorous growth of vegetation.
8) Irrigation contractor will replace or repair all items damaged by his work.
9) All work shall be installed in accordance with applicable codes and ordinances for the City of Leander, Texas and the National Electrical Code and all governing authorities.
10) The irrigation contractor is responsible for reporting any deficiency in water pressure that would affect the operation of the irrigation system.
11) The irrigation contractor shall be a Registered Licensed Irrigator in the State of Texas. Contractor must conform to all codes as stated in section 34 of the Texas Water Code and TNRCC.
12) All remote control valves, gate valves, quick couplers and control wire and computer cable pull pints shall be installed in approved valve boxes.
13) Irrigation Contractor shall procure all permits, licenses, and pay all charges and fees and give all necessary notices for the completion of work.
14) Contractor shall not disturb roots of existing trees. There shall be no machine trenching below the dripline of existing trees.
15) Extreme care shall be exercised in excavating and working near utilities. Contractor shall verify the location and condition of all utilities and be responsible for damage to any utilities.
16) Contractor shall clearly mark all exposed excavations, materials, and equipment. Cover or barricade trenches when the contractor is not on the site. Take all necessary precautions to protect and prevent injury to any persons on the site.
17) All automatic irrigation systems shall be equipped with a controller of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capacity of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shutoff device.
18) Irrigation in Texas is regulated by the Texas Commission on Environmental Quality, www.tceq.texas.gov, (512) 239-1000

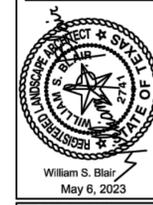
Contractors: email info@blairla.com with RFIs, submittals, & inspection scheduling Schedule inspections at least 2 weeks in advance

Table with 2 columns: Date, Description

Consultant Seal

Company Name and Address
William S. Blair
(512) 522-8979
info@blairla.com
www.blairla.com
100 Congress Ave.
Ste 2000
Austin, TX 78701

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.



Project Name and Address

NFOS Metro Drive
Metro Drive
Leander, Texas

Sheet Title
Landscape Calculations & Specifications

Design By: Will Blair
Checked By: xxxx
Issue Date: 05/06/2023
Project Number: Z3020-LP

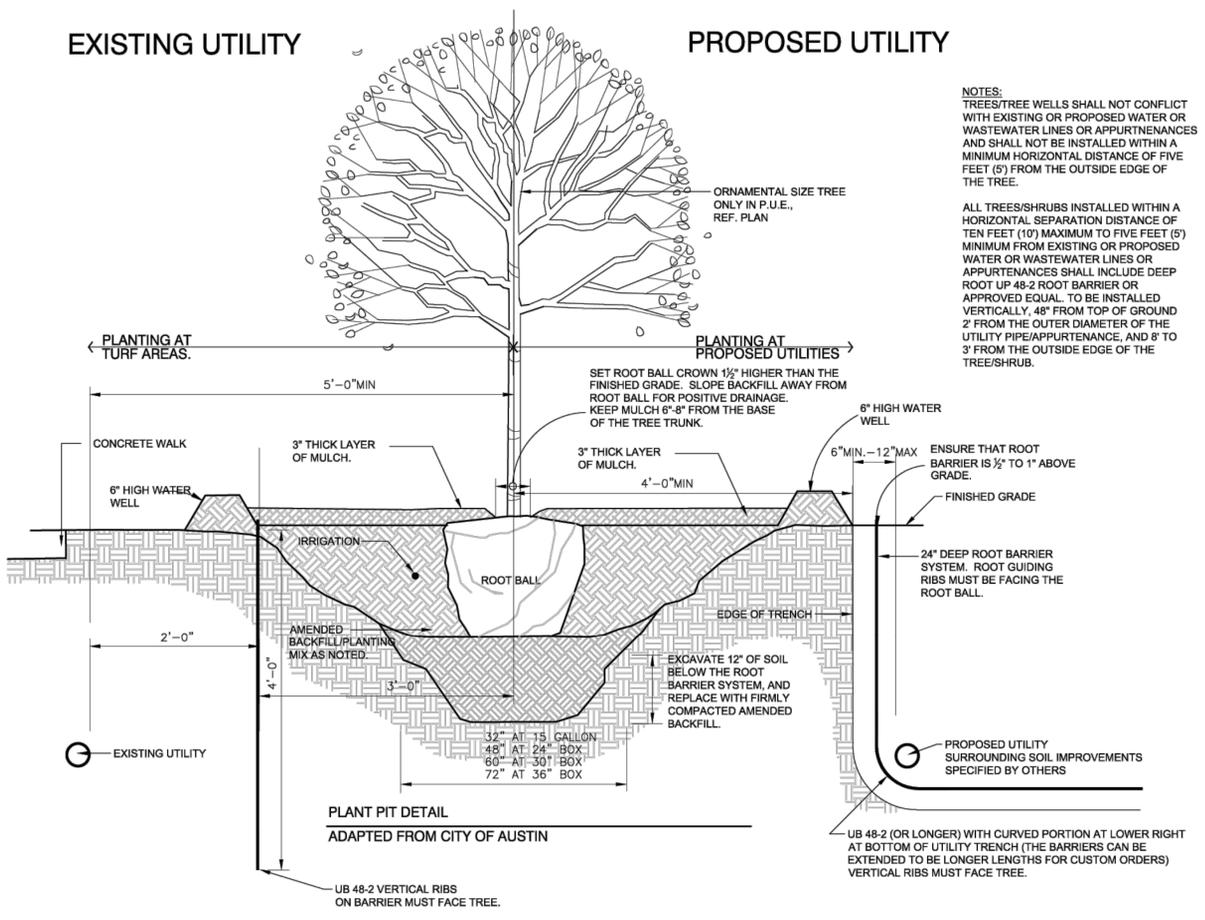
LS-102
Sheet 28 of 39
23-SD-XXX

will blair 5/6/2023 10:13 AM c:\blair\project\info\metro drive, leander, adam burke, info\metro drive, leander.dwg

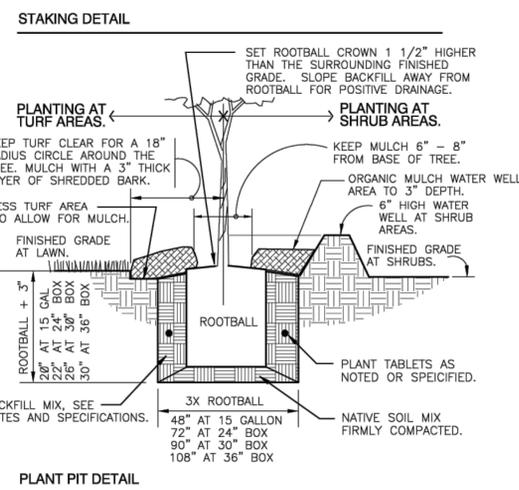
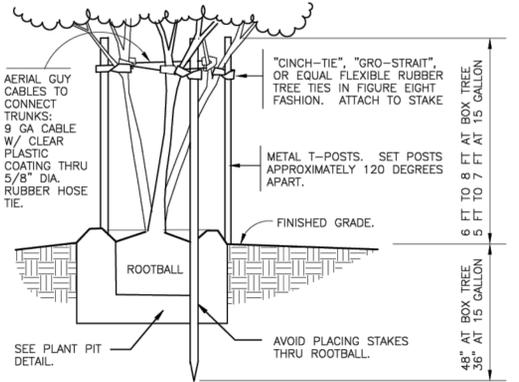
EXISTING UTILITY

PROPOSED UTILITY

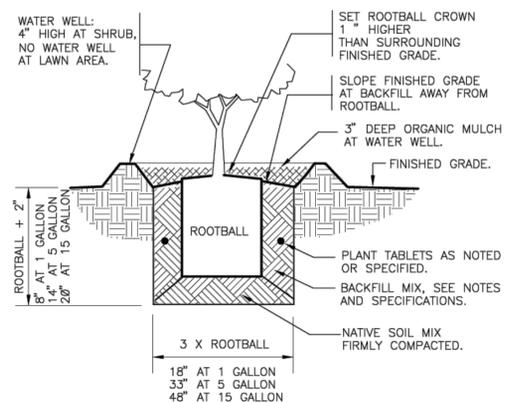
NOTES:
 TREES/TREE WELLS SHALL NOT CONFLICT WITH EXISTING OR PROPOSED WATER OR WASTEWATER LINES OR APPURTENANCES AND SHALL NOT BE INSTALLED WITHIN A MINIMUM HORIZONTAL DISTANCE OF FIVE FEET (5') FROM THE OUTSIDE EDGE OF THE TREE.
 ALL TREES/SHRUBS INSTALLED WITHIN A HORIZONTAL SEPARATION DISTANCE OF TEN FEET (10') MAXIMUM TO FIVE FEET (5') MINIMUM FROM EXISTING OR PROPOSED WATER OR WASTEWATER LINES OR APPURTENANCES SHALL INCLUDE DEEP ROOT UP 48-2 ROOT BARRIER OR APPROVED EQUAL. TO BE INSTALLED VERTICALLY, 48" FROM TOP OF GROUND 2' FROM THE OUTER DIAMETER OF THE UTILITY PIPE/APPERTENANCE, AND 8" TO 3" FROM THE OUTSIDE EDGE OF THE TREE/SHRUB.



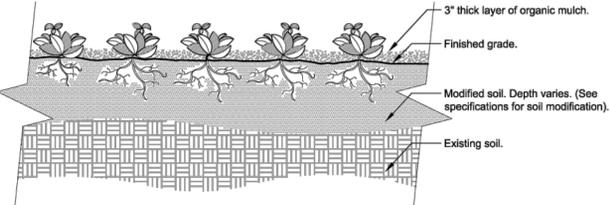
(A) DETAIL FOR DEEP ROOT (TM) ROOT BARRIER
 1" = 1'-0" UB 48-2 (OR LONGER) 32 9343.33-01
 APPLICABLE TO EXIST. & PROP. TREES / SHRUBS



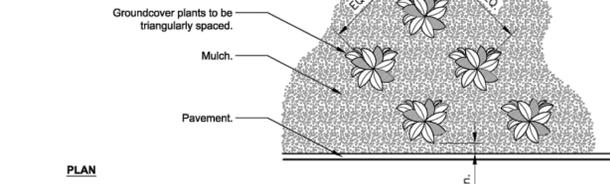
(B) TREE PLANTING MULTI-STAKE
 1" = 1'-0" FX-PL-FX-TREE-15



(C) SHRUB PLANTING
 1" = 1'-0" FX-PL-FX-SHR-07



SECTION VIEW



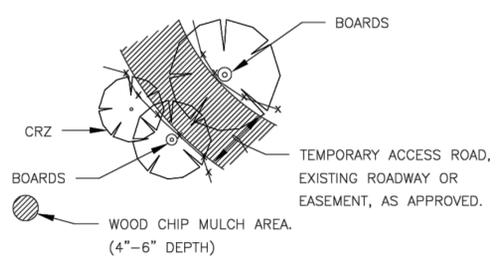
PLAN

Notes:
 1- See planting legend for groundcover species, size, and spacing dimension.
 2- Small roots (1/2" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
 3- Settle soil around root ball of each groundcover prior to mulching.

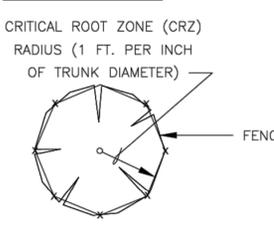
(D) GROUNDCOVER
 3/4" = 1'-0" FX-PL-FX-GROU-01

TREE PROTECTION FENCE LOCATIONS
 NO SCALE

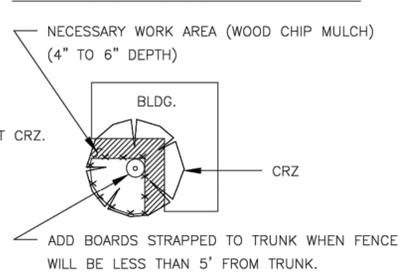
LINEAR CONSTRUCTION THROUGH TREES



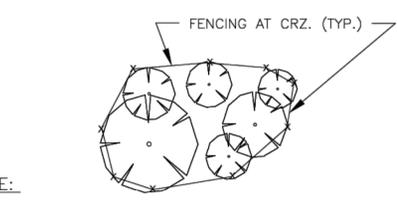
INDIVIDUAL TREE



TREES NEAR CONSTRUCTION ACTIVITY

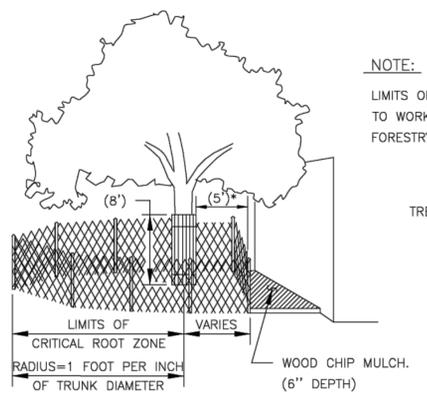
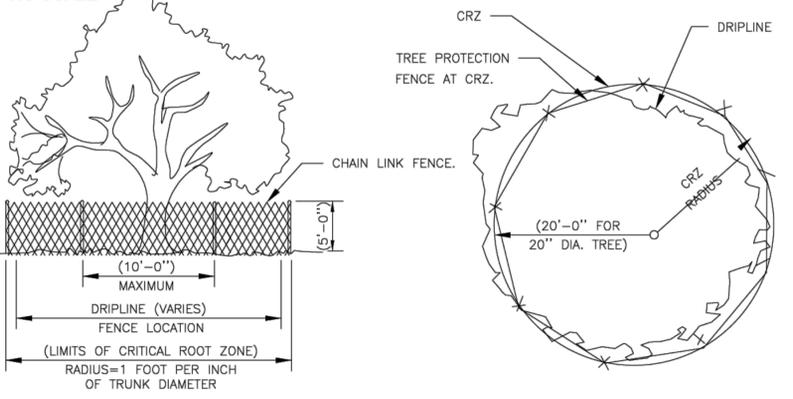


GROUP OF TREES



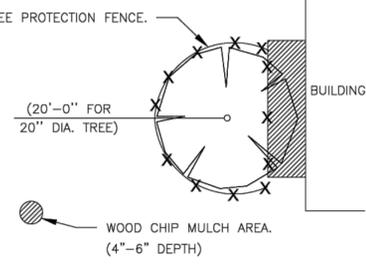
NOTE:
 LIMITS OF MULCH AREAS AND DISTANCE FROM TRUNKS TO WORK/ PERMEABLE PAVING AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE FORESTRY MANAGER.

TREE PROTECTION FENCE - CHAIN LINK
 NO SCALE



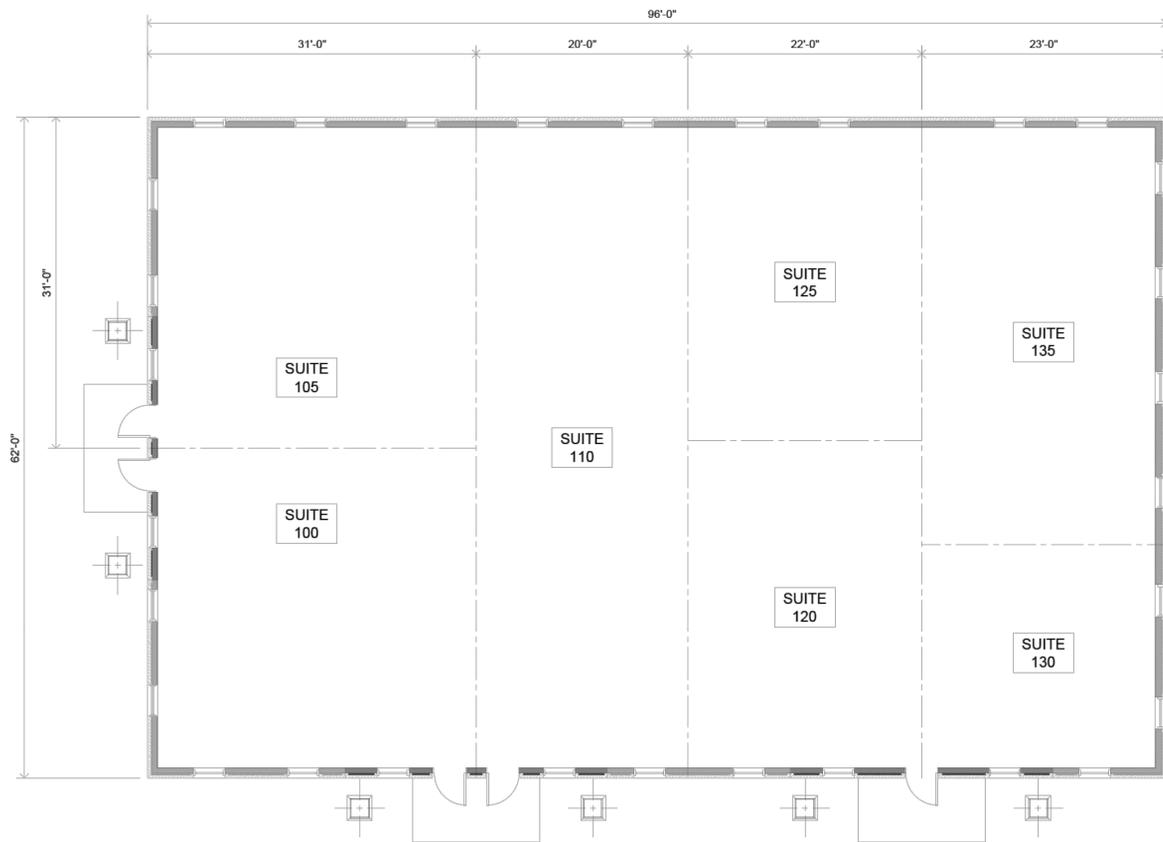
*AS NEEDED TO PROVIDE NECESSARY WORK SPACE. IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.

NOTE:
 LIMITS OF WOOD CHIP MULCH AREA AND DISTANCE FROM TRUNK TO WORK AREA SHALL BE SUBJECT TO THE APPROVAL OF THE FORESTRY MANAGER.

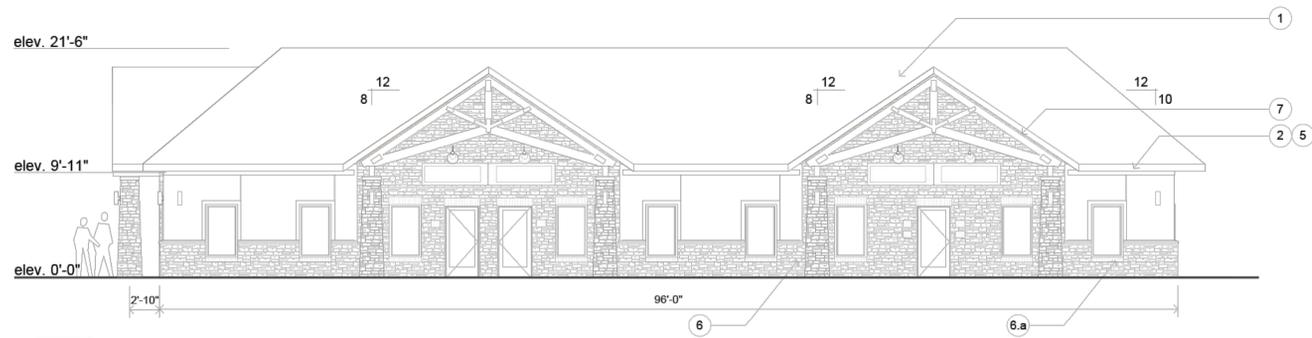


Contractors:
 email info@blairla.com with RFIs, submittals, & inspection scheduling
 Schedule inspections at least 2 weeks in advance

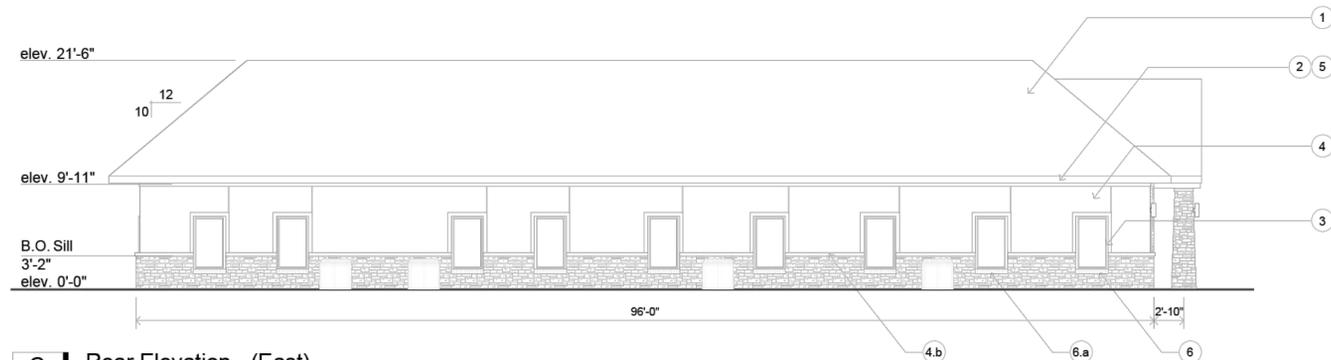
| Date | Description | Rev | Consultant Seal | Company Name and Address |
|------|-------------|-----|-----------------|--|
| | | | | William S. Blair (512) 522-8979 info@blairla.com www.blairla.com 100 Congress Ave. Ste 2000 Austin, TX 78701 |
| | | | | BLAIR LANDSCAPE ARCHITECTURE, LLC QUALITY. INTEGRITY. RELIABILITY. |
| | | | | |
| | | | | William S. Blair May 6, 2023 |
| | | | | Project Name and Address NFOS Metro Drive Metro Drive Leander, Texas |
| | | | | Sheet Title Landscape & Tree Protection Details |
| | | | | Design By: Will Blair Checked By: xxx Issue Date: 05/06/2023 Project Number: 23020-LP |
| | | | | LS-103 Sheet 29 of 39 23-SD-XXX |



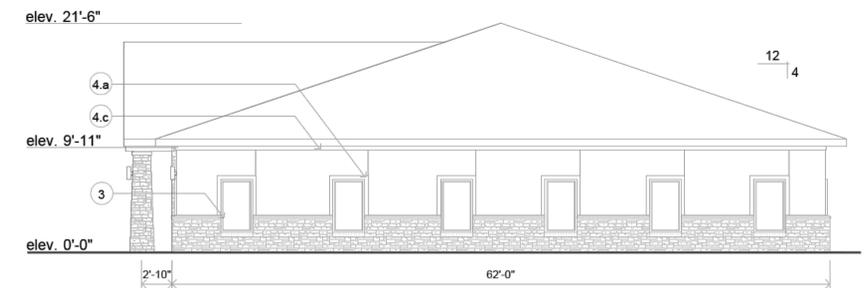
A Building Plan
S1 Scale: 1/8"=1'0"
 North



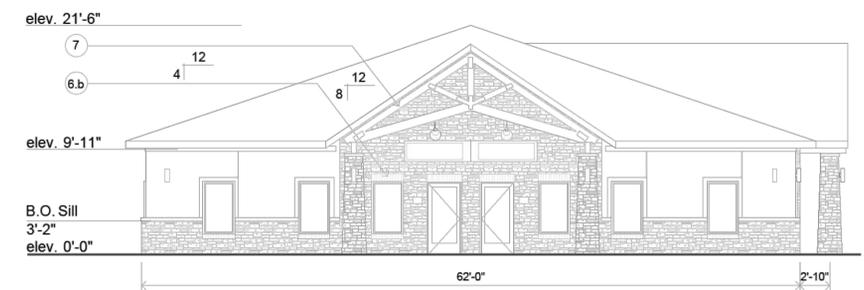
B Front Elevation - (West)
S1 Scale: 1/8"=1'0"



C Rear Elevation - (East)
S1 Scale: 1/8"=1'0"



D Right Elevation - (South)
S1 Scale: 1/8"=1'0"



E Left Elevation - (North)
S1 Scale: 1/8"=1'0"

| Building Totals- AUS-93-1, Leander TX | | |
|---------------------------------------|-----------|-------------------|
| | Total | % of Overall Area |
| Gross Wall Area | 3466.3 sf | |
| Total Window Area | 450.0 sf | 13.0 % |
| Total Door Area | 100.0 sf | 2.9 % |
| Total Stone Area (net) | 1531.3 sf | 44.2 % |
| Total Stucco Area (net) | 1385.0 sf | 40.0 % |
| Area of Stone at Entry Columns | Qty | square footage |
| Standard Ht Columns | 6 | 439.9 sf |
| Raised Area Columns | 0 | 0.0 sf |
| Total Stone Area at Building Columns | | 439.9 sf |

1 Exterior Building Material Area and Percentages
S1 Scale: NONE

Construction Material Notes:

- 1 ROOF SHINGLES- GAF TIMBERLINE HD, COLOR = WEATHERED WOOD.
- 2 GUTTERS, DOWNSPOUTS, FLASHING, ETC.- SA 100 FINISH, COLOR = WHITE
- 3 WINDOW/ DOOR TRIM - COLOR = WHITE
- 4 STUCCO, COLOR = SHERWIN WILLIAMS "KESTREL WHITE" SW7516 PER MANUFACTURER DETAILS & SYSTEM REQUIREMENTS.
- 4.a STUCCO WINDOW SURROUND, 4" WIDE AT SIDES AND TOP
- 4.b STUCCO SILL
- 4.c STUCCO FRIEZE BOARD
- 5 FASCIA AND TRIM - COLOR = WHITE
- 6 STONE - "SNOW WHITE" CHOPPED, CUT TOP AND BOTTOM, 4's, 6's, 8's. (ESPINOZA STONE, INC.)
- 6.a STONE SILL AT WINDOWS
- 6.b STONE HEADER/ SOLDIER COURSE ABOVE WINDOW AND DOOR OPENINGS WHERE STONE VENEER IS FULL HEIGHT
- 7 CEDAR TRUSS- STAINED BROWN (RAL 8008 "OLIVE BROWN")



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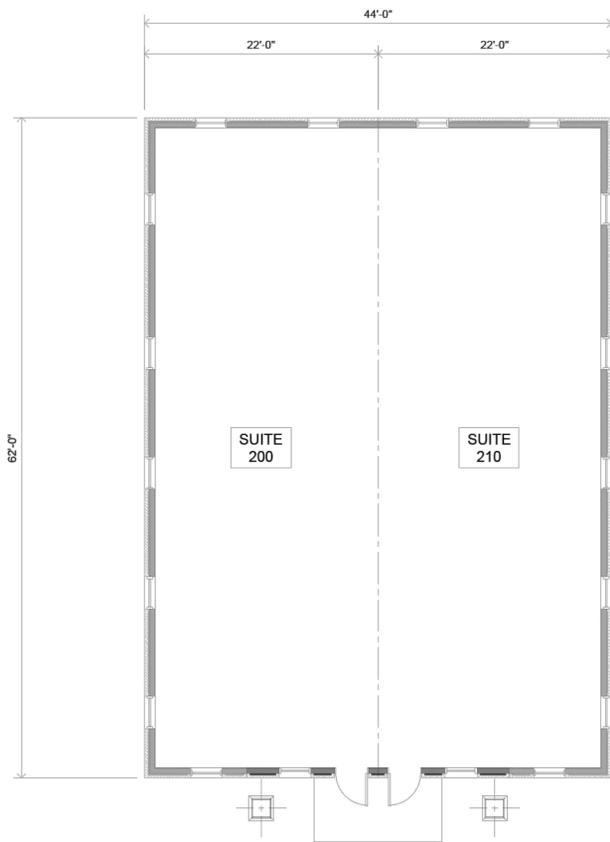
1 04.14.2023 Issued for APC Review Only
 ITEM: DATE: COMMENT:

PROJECT:
 North Forest Office Space
 Building #1 - Metro Drive Office Park
 Leander, Texas 78641

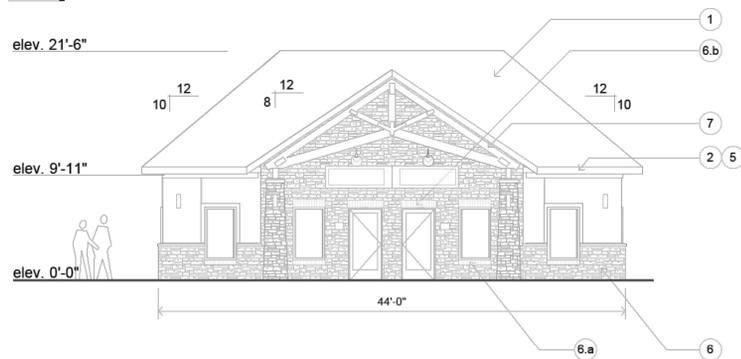
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 FILE: AUS-93-1-Base
 DRAWN BY: MJP
 CHECKED BY: MFS

DRAWING TITLE:
 Preliminary Building Plan and Elevations

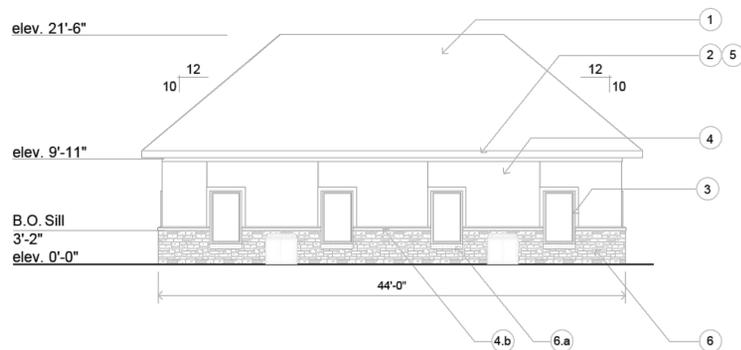
SHEET: **A-101**
 Sheet 30 of 39



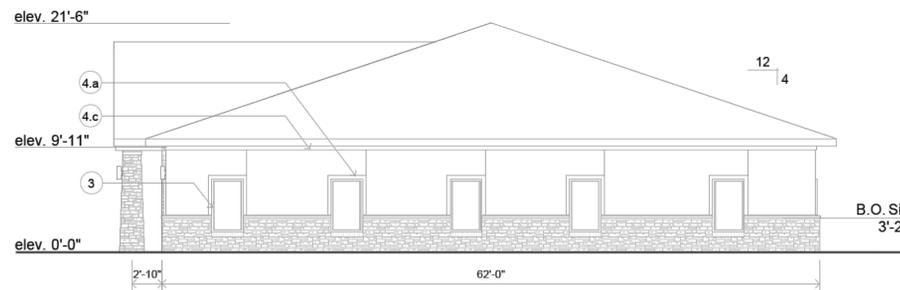
A Building Plan
S1 Scale: 1/8"=1'0"



B Front Elevation - (West)
S1 Scale: 1/8"=1'0"



C Rear Elevation - (East)
S1 Scale: 1/8"=1'0"



D Right Elevation - (South)
S1 Scale: 1/8"=1'0"



E Left Elevation - (North)
S1 Scale: 1/8"=1'0"

| Building Totals- AUS-93-2, Leander TX | | |
|---------------------------------------|-----------|-------------------|
| | Total | % of Overall Area |
| Gross Wall Area | 2222.1 sf | |
| Total Window Area | 270.0 sf | 12.2 % |
| Total Door Area | 40.0 sf | 1.8 % |
| Total Stone Area (net) | 810.6 sf | 36.5 % |
| Total Stucco Area (net) | 1101.5 sf | 49.6 % |
| Area of Stone at Entry Columns | Qty | square footage |
| Standard Ht Columns | 2 | 146.6 sf |
| Raised Area Columns | 0 | 0.0 sf |
| Total Stone Area at Building Columns | | 146.6 sf |

1 Exterior Building Material Area and Percentages
S1 Scale: NONE

Construction Material Notes:

- 1 ROOF SHINGLES- GAF TIMBERLINE HD, COLOR = WEATHERED WOOD.
- 2 GUTTERS, DOWNSPOUTS, FLASHING, ETC.- SA 100 FINISH, COLOR = WHITE
- 3 WINDOW/ DOOR TRIM - COLOR = WHITE
- 4 STUCCO, COLOR = SHERWIN WILLIAMS "KESTREL WHITE" SW7516 PER MANUFACTURER DETAILS & SYSTEM REQUIREMENTS.
- 4.a STUCCO WINDOW SURROUND, 4" WIDE AT SIDES AND TOP
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- 6.b STONE HEADER/ SOLDIER COURSE ABOVE WINDOW AND DOOR OPENINGS WHERE STONE VENEER IS FULL HEIGHT
- 7 CEDAR TRUSS- STAINED BROWN (RAL 8008 "OLIVE BROWN")

NORTH FOREST
 DEVELOPMENT, LLC

2829 WEHRLE DR, SUITE 1
 WILLIAMSVILLE, NY 14221

NORTHFOREST.COM
 716.627.8945

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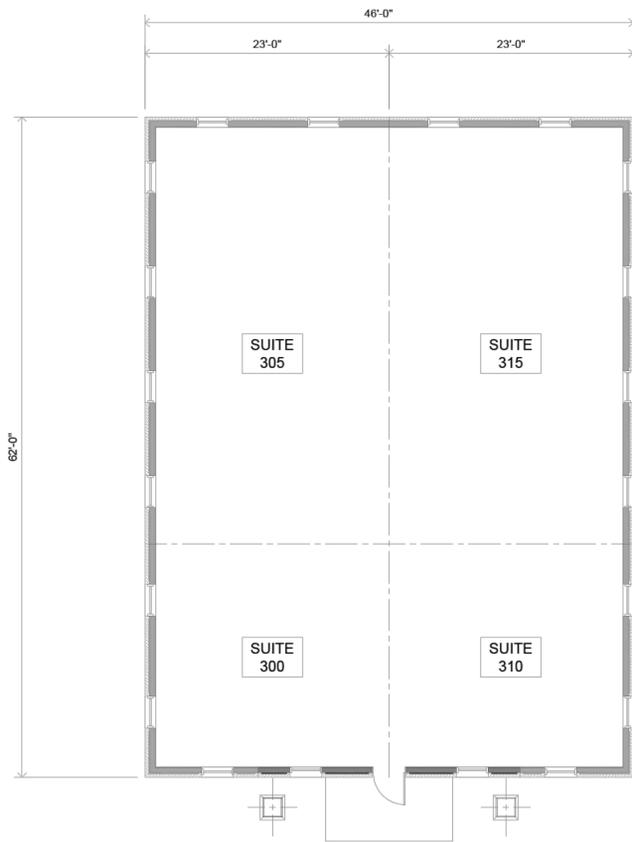
| 1 | DATE | COMMENT |
|---|------------|----------------------------|
| 1 | 04.14.2023 | Issued for ARJ Review Only |

PROJECT:
 North Forest Office Space
 Building #2 - Metro Drive Office Park
 Leander, Texas 78641

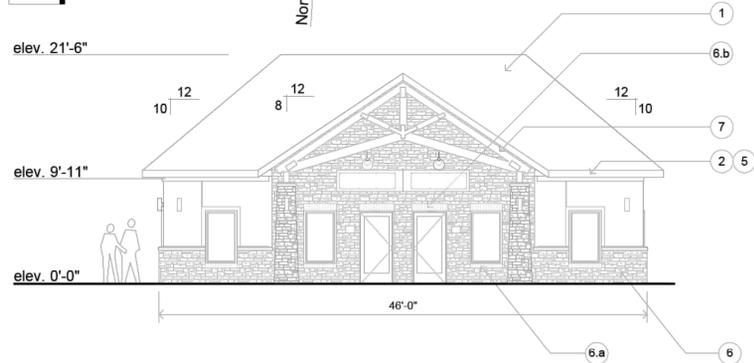
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| DRAWN BY: | MJP |
| CHECKED BY: | MFS |

DRAWING TITLE:
 Preliminary Building Plan
 and Elevations

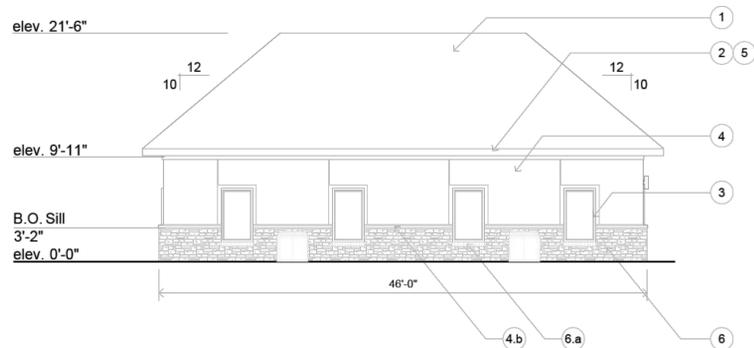
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A-102
 Sheet 31 of 39



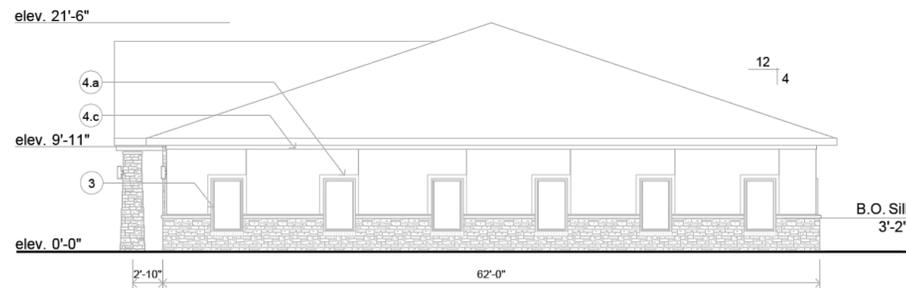
A Building Plan
S1 Scale: 1/8"=1'0"



B Front Elevation - (South)
S1 Scale: 1/8"=1'0"



C Rear Elevation - (North)
S1 Scale: 1/8"=1'0"



D Right Elevation - (East)
S1 Scale: 1/8"=1'0"



E Left Elevation - (West)
S1 Scale: 1/8"=1'0"

| Building Totals- AUS-93-3, Leander TX | | |
|---------------------------------------|-----------|-------------------|
| | Total | % of Overall Area |
| Gross Wall Area | 2222.1 sf | |
| Total Window Area | 300.0 sf | 13.5 % |
| Total Door Area | 40.0 sf | 1.8 % |
| Total Stone Area (net) | 802.8 sf | 36.1 % |
| Total Stucco Area (net) | 1079.3 sf | 48.6 % |
| Area of Stone at Entry Columns | Qty | square footage |
| Standard Ht Columns | 2 | 146.6 sf |
| Raised Area Columns | 0 | 0.0 sf |
| Total Stone Area at Building Columns | | 146.6 sf |

1 Exterior Building Material Area and Percentages
S1 Scale: NONE

Construction Material Notes:

- 1 ROOF SHINGLES- GAF TIMBERLINE HD, COLOR = WEATHERED WOOD.
- 2 GUTTERS, DOWNSPOUTS, FLASHING, ETC.- SA 100 FINISH, COLOR = WHITE
- 3 WINDOW/ DOOR TRIM - COLOR = WHITE
- 4 STUCCO, COLOR = SHERWIN WILLIAMS "KESTREL WHITE" SW7516 PER MANUFACTURER DETAILS & SYSTEM REQUIREMENTS.
- 4.a STUCCO WINDOW SURROUND, 4" WIDE AT SIDES AND TOP
- 4.b STUCCO SILL
- 4.c STUCCO FRIEZE BOARD
- 5 FASCIA AND TRIM - COLOR = WHITE
- 6 STONE - "SNOW WHITE" CHOPPED, CUT TOP AND BOTTOM, 4's, 6's, 8's. (ESPINOZA STONE, INC.)
- 6.a STONE SILL AT WINDOWS
- 6.b STONE HEADER/ SOLDIER COURSE ABOVE WINDOW AND DOOR OPENINGS WHERE STONE VENEER IS FULL HEIGHT
- 7 CEDAR TRUSS- STAINED BROWN (RAL 8008 "OLIVE BROWN")

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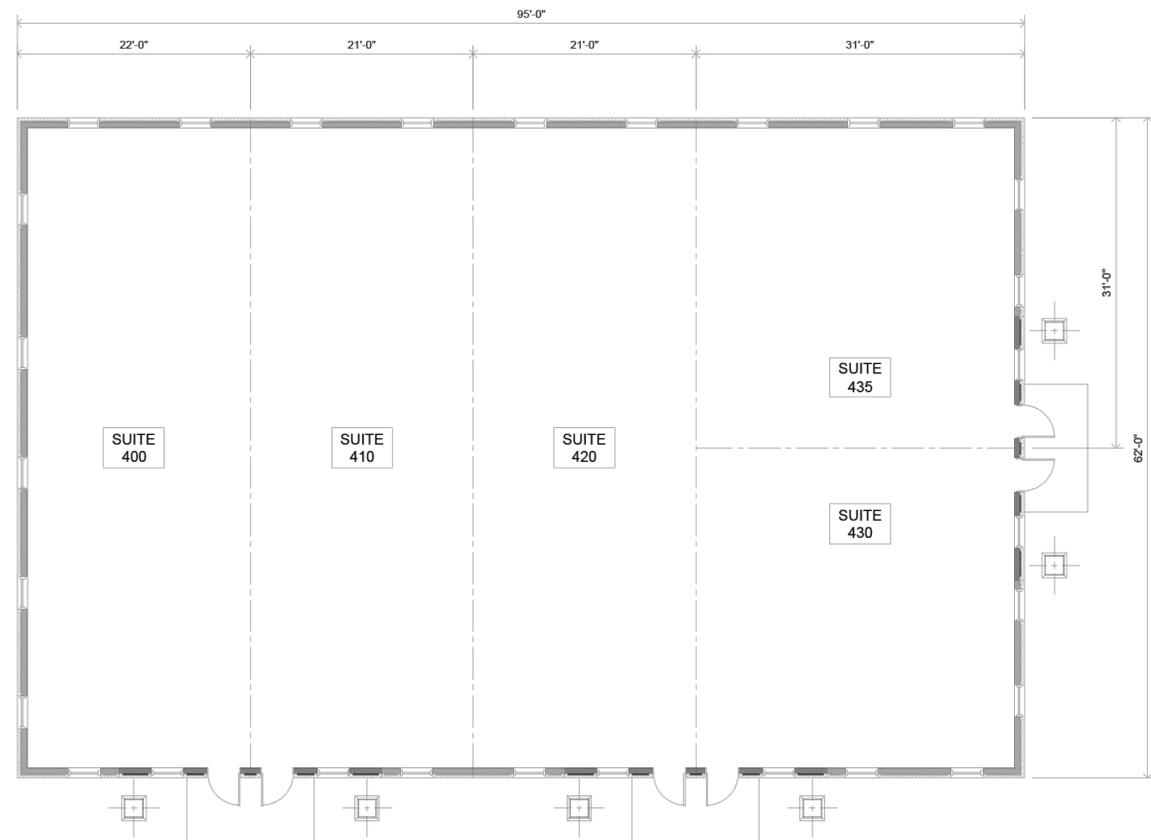
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|------|------------|------------------------------|
| 1 | 04.14.2023 | Issued for A/R/C Review Only |

PROJECT:
North Forest Office Space
Building #3 - Metro Drive Office Park
Leander, Texas 78641

| | |
|--------------|---------------|
| PROPERTY ID: | 93-3 |
| FILE: | AUS-93-3-Base |
| DRAWN BY: | MJP |
| CHECKED BY: | MFS |

DRAWING TITLE:
Preliminary Building Plan and Elevations

SHEET:
A-103
Sheet 32 of 39



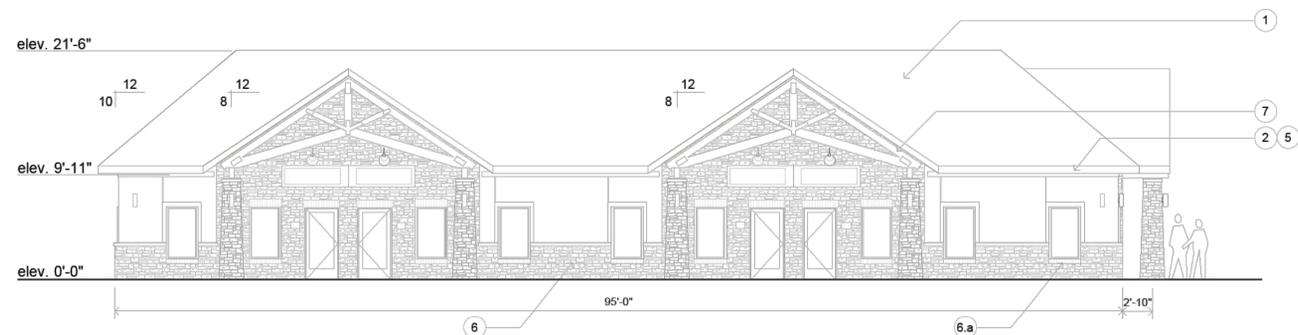
A Building Plan
S1 Scale: 1/8"=1'0" North

| Building Totals- AUS-93-4, Leander TX | | |
|---------------------------------------|-----------|-------------------|
| | Total | % of Overall Area |
| Gross Wall Area | 3446.3 sf | |
| Total Window Area | 435.0 sf | 12.6 % |
| Total Door Area | 120.0 sf | 3.5 % |
| Total Stone Area (net) | 1508.9 sf | 43.8 % |
| Total Stucco Area (net) | 1382.4 sf | 40.1 % |
| Area of Stone at Entry Columns | Qty | square footage |
| Standard Ht Columns | 6 | 439.9 sf |
| Raised Area Columns | 0 | 0.0 sf |
| Total Stone Area at Building Columns | | 439.9 sf |

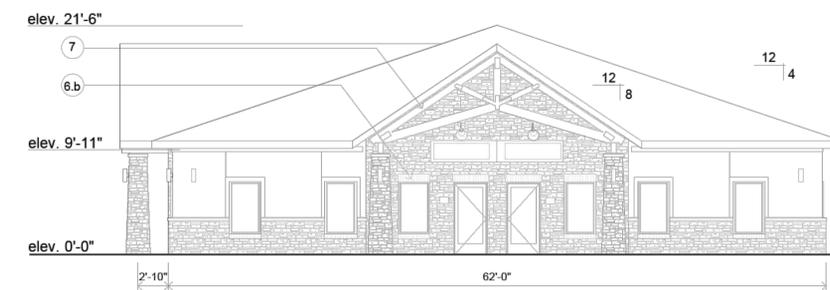
1 Exterior Building Material Area and Percentages
S1 Scale: NONE

Construction Material Notes:

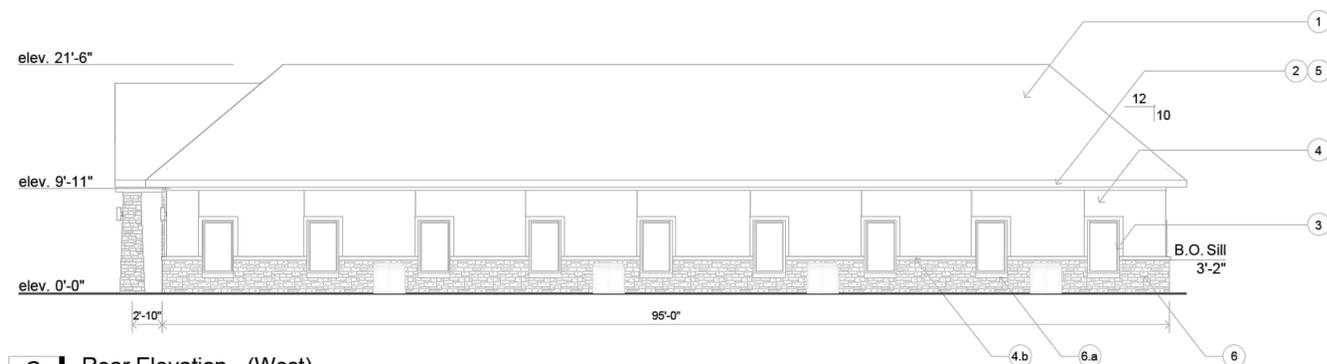
- 1 ROOF SHINGLES- GAF TIMBERLINE HD, COLOR = WEATHERED WOOD.
- 2 GUTTERS, DOWNSPOUTS, FLASHING, ETC.- SA 100 FINISH, COLOR = WHITE
- 3 WINDOW/ DOOR TRIM - COLOR = WHITE
- 4 STUCCO, COLOR = SHERWIN WILLIAMS "KESTREL WHITE" SW7516 PER MANUFACTURER DETAILS & SYSTEM REQUIREMENTS.
- 4.a STUCCO WINDOW SURROUND, 4" WIDE AT SIDES AND TOP
- 4.b STUCCO SILL
- 4.c STUCCO FRIEZE BOARD
- 5 FASCIA AND TRIM - COLOR = WHITE
- 6 STONE - "SNOW WHITE" CHOPPED, CUT TOP AND BOTTOM, 4's, 6's, 8's. (ESPINOZA STONE, INC.)
- 6.a STONE SILL AT WINDOWS
- 6.b STONE HEADER/ SOLDIER COURSE ABOVE WINDOW AND DOOR OPENINGS WHERE STONE VENEER IS FULL HEIGHT
- 7 CEDAR TRUSS- STAINED BROWN (RAL 8008 "OLIVE BROWN")



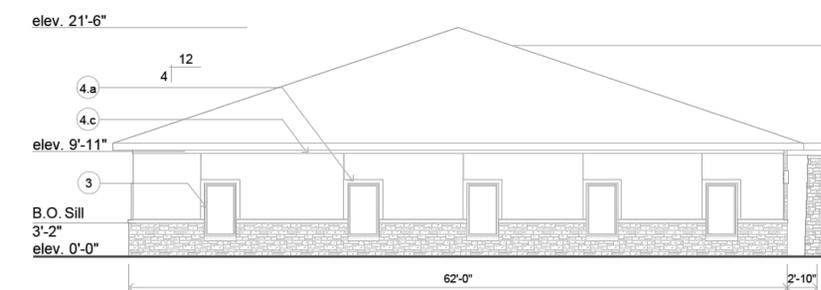
B Front Elevation - (East)
S1 Scale: 1/8"=1'0"



D Right Elevation - (North)
S1 Scale: 1/8"=1'0"



C Rear Elevation - (West)
S1 Scale: 1/8"=1'0"



E Left Elevation - (South)
S1 Scale: 1/8"=1'0"



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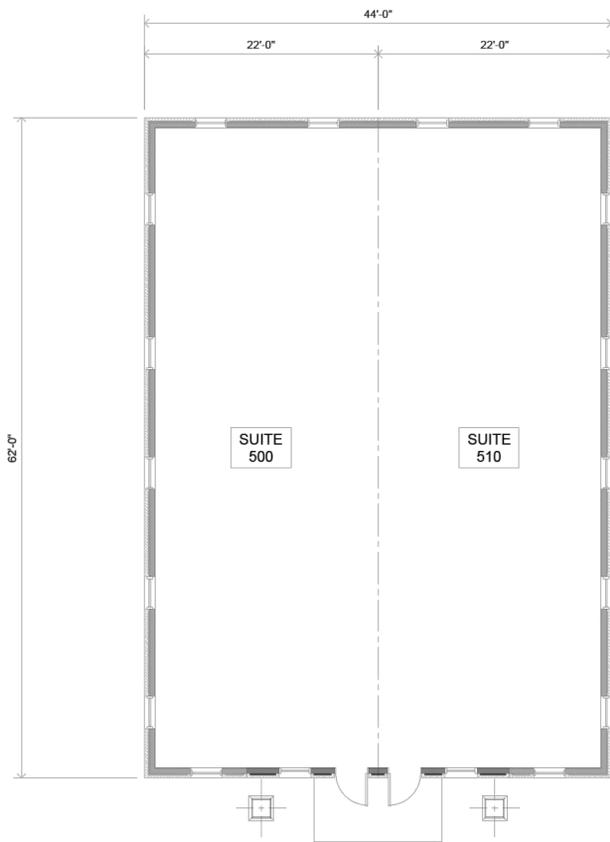
| 1 | DATE | COMMENT |
|---|------------|-----------------------------|
| 1 | 04.14.2023 | Issued for ARIC Review Only |

PROJECT:
North Forest Office Space
Building #4 - Metro Drive Office Park
Leander, Texas 78641

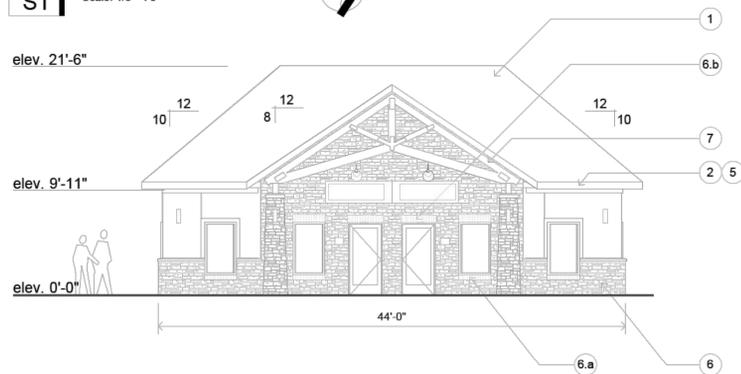
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| PROPERTY ID: | 93-4 |
| FILE: | AUS-93-4-Base |
| DRAWN BY: | MJP |
| CHECKED BY: | MFS |

DRAWING TITLE:
Preliminary Building Plan and Elevations

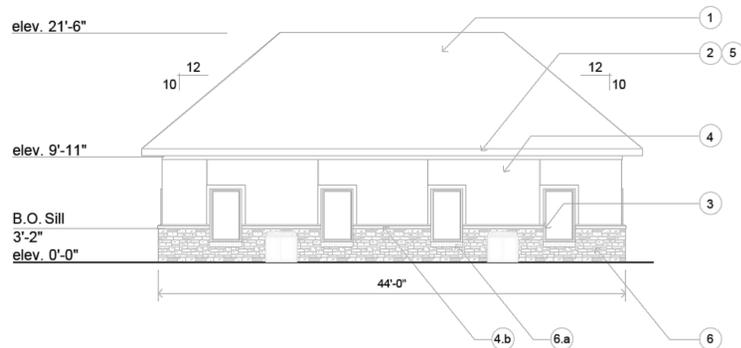
SHEET:
A-104
 Sheet 33 of 39



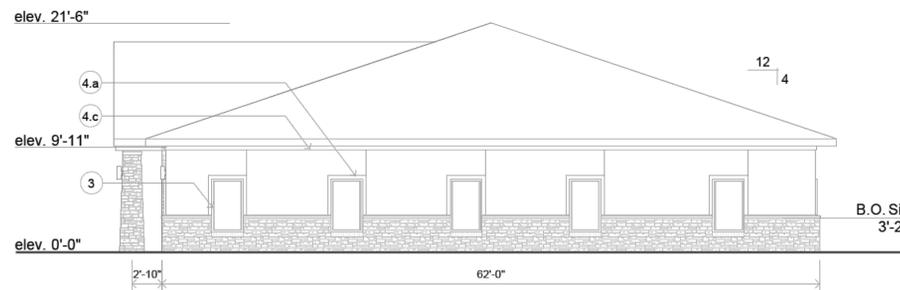
A Building Plan
S1 Scale: 1/8"=1'0"



B Front Elevation - (East)
S1 Scale: 1/8"=1'0"



C Rear Elevation - (West)
S1 Scale: 1/8"=1'0"



D Right Elevation - (North)
S1 Scale: 1/8"=1'0"



E Left Elevation - (South)
S1 Scale: 1/8"=1'0"

| Building Totals- AUS-93-5, Leander TX | | |
|---------------------------------------|-----------|-------------------|
| | Total | % of Overall Area |
| Gross Wall Area | 2222.1 sf | |
| Total Window Area | 270.0 sf | 12.2 % |
| Total Door Area | 40.0 sf | 1.8 % |
| Total Stone Area (net) | 810.6 sf | 36.5 % |
| Total Stucco Area (net) | 1101.5 sf | 49.6 % |
| Area of Stone at Entry Columns | Qty | square footage |
| Standard Ht Columns | 2 | 146.6 sf |
| Raised Area Columns | 0 | 0.0 sf |
| Total Stone Area at Building Columns | | 146.6 sf |

1 Exterior Building Material Area and Percentages
S1 Scale: NONE

Construction Material Notes:

- 1 ROOF SHINGLES- GAF TIMBERLINE HD, COLOR = WEATHERED WOOD.
- 2 GUTTERS, DOWNSPOUTS, FLASHING, ETC.- SA 100 FINISH, COLOR = WHITE
- 3 WINDOW/ DOOR TRIM - COLOR = WHITE
- 4 STUCCO, COLOR = SHERWIN WILLIAMS "KESTREL WHITE" SW7516 PER MANUFACTURER DETAILS & SYSTEM REQUIREMENTS.
- 4.a STUCCO WINDOW SURROUND, 4" WIDE AT SIDES AND TOP
- 4.b STUCCO SILL
- 4.c STUCCO FRIEZE BOARD
- 5 FASCIA AND TRIM - COLOR = WHITE
- 6 STONE - "SNOW WHITE" CHOPPED, CUT TOP AND BOTTOM, 4's, 6's, 8's. (ESPINOZA STONE, INC.)
- 6.a STONE SILL AT WINDOWS
- 6.b STONE HEADER/ SOLDIER COURSE ABOVE WINDOW AND DOOR OPENINGS WHERE STONE VENEER IS FULL HEIGHT
- 7 CEDAR TRUSS- STAINED BROWN (RAL 8008 "OLIVE BROWN")

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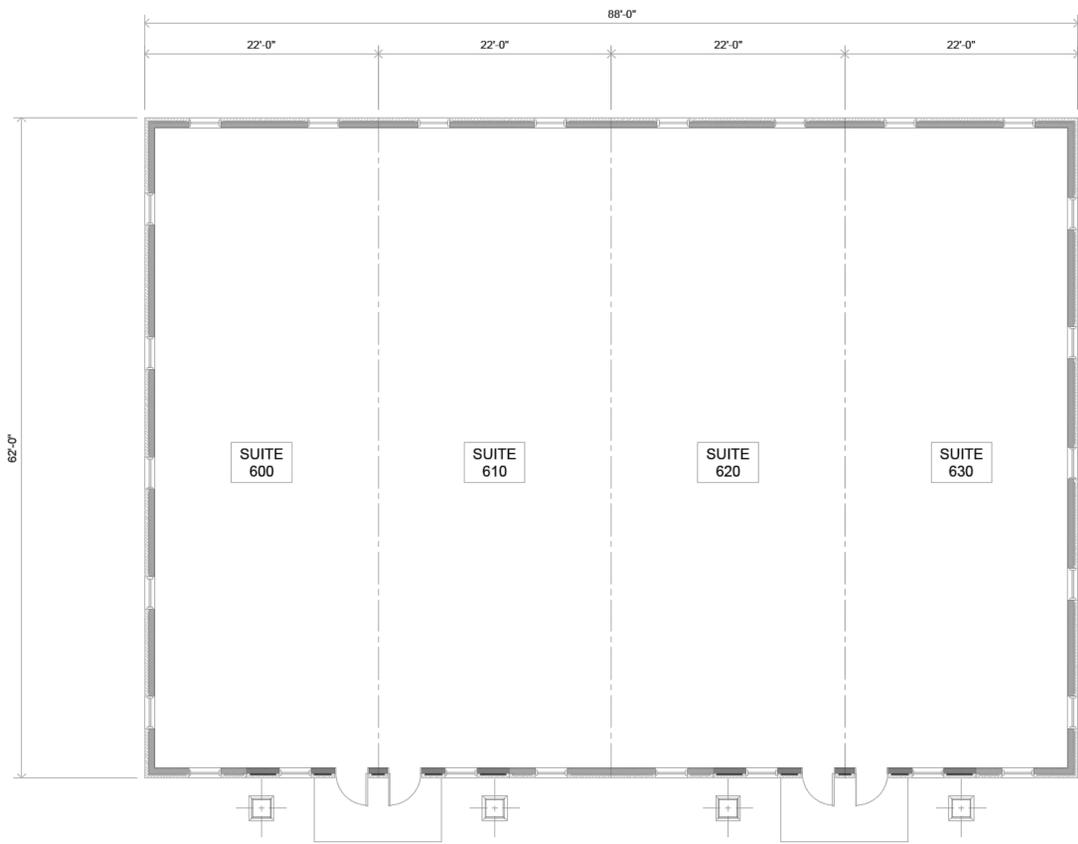
| 1 | DATE | ISSUED FOR | REVISION |
|---|------------|----------------------------|----------|
| 1 | 04.14.2023 | Issued for ARJ Review Only | |

PROJECT:
North Forest Office Space
Building #5 - Metro Drive Office Park
Leander, Texas 78641

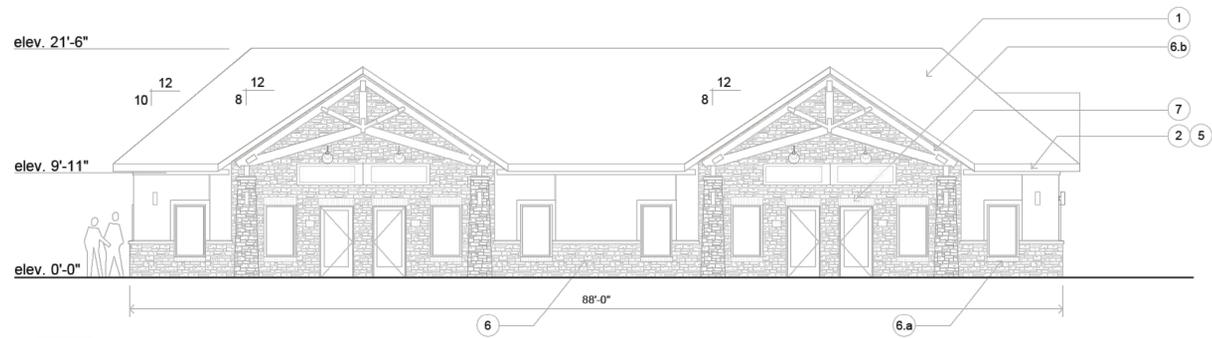
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| PROPERTY ID: | 93-5 |
| FILE: | AUS-93-5-Base |
| DRAWN BY: | MJP |
| CHECKED BY: | MFS |

DRAWING TITLE:
Preliminary Building Plan and Elevations

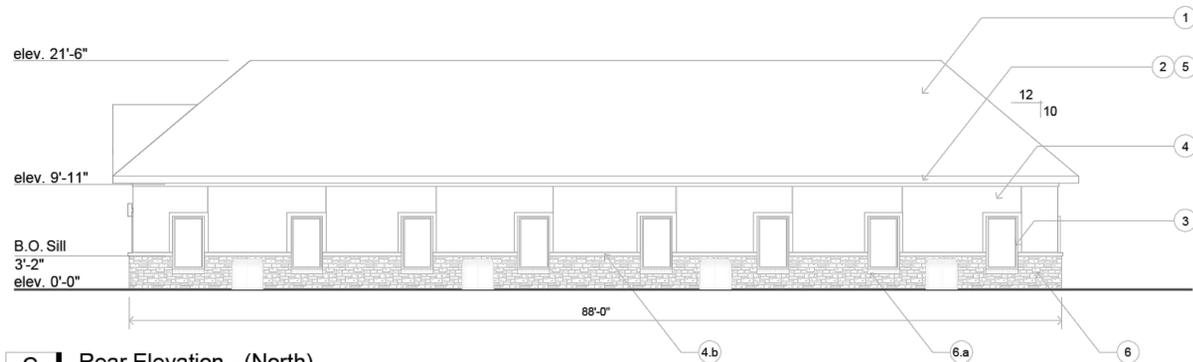
SHEET:
A-105
Sheet 34 of 39



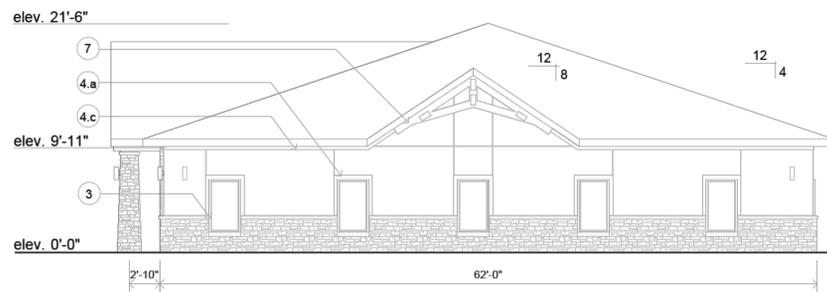
A Building Plan
S1 Scale: 1/8"=1'0"



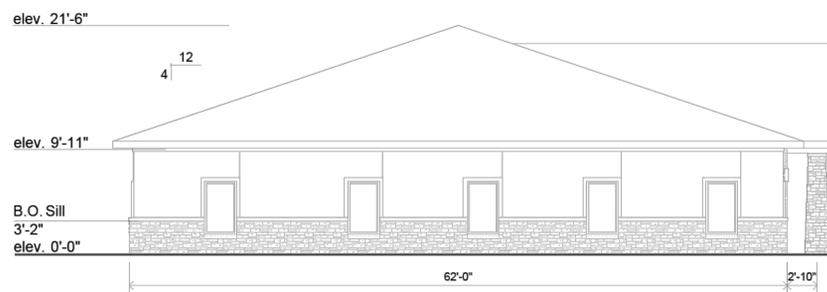
B Front Elevation - (South)
S1 Scale: 1/8"=1'0"



C Rear Elevation - (North)
S1 Scale: 1/8"=1'0"



D Right Elevation - (East)
S1 Scale: 1/8"=1'0"



E Left Elevation - (West)
S1 Scale: 1/8"=1'0"

| Building Totals- AUS-93-6, Leander TX | | |
|---------------------------------------|-----------|-------------------|
| | Total | % of Overall Area |
| Gross Wall Area | 3270.9 sf | |
| Total Window Area | 390.0 sf | 11.9 % |
| Total Door Area | 80.0 sf | 2.4 % |
| Total Stone Area (net) | 1267.2 sf | 38.7 % |
| Total Stucco Area (net) | 1533.7 sf | 46.9 % |
| Area of Stone at Entry Columns | Qty | square footage |
| Standard Ht Columns | 4 | 293.3 sf |
| Raised Area Columns | 0 | 0.0 sf |
| Total Stone Area at Building Columns | | 293.3 sf |

1 Exterior Building Material Area and Percentages
S1 Scale: NONE

Construction Material Notes:

- 1 ROOF SHINGLES- GAF TIMBERLINE HD, COLOR = WEATHERED WOOD.
- 2 GUTTERS, DOWNSPOUTS, FLASHING, ETC.- SA 100 FINISH, COLOR = WHITE
- 3 WINDOW/ DOOR TRIM - COLOR = WHITE
- 4 STUCCO, COLOR = SHERWIN WILLIAMS "KESTREL WHITE" SW7516 PER MANUFACTURER DETAILS & SYSTEM REQUIREMENTS.
- 4.a STUCCO WINDOW SURROUND, 4" WIDE AT SIDES AND TOP
- 4.b STUCCO SILL
- 4.c STUCCO FRIEZE BOARD
- 5 FASCIA AND TRIM - COLOR = WHITE
- 6 STONE - "SNOW WHITE" CHOPPED, CUT TOP AND BOTTOM, 4's, 6's, 8's. (ESPINOZA STONE, INC.)
- 6.a STONE SILL AT WINDOWS
- 6.b STONE HEADER/ SOLDIER COURSE ABOVE WINDOW AND DOOR OPENINGS WHERE STONE VENEER IS FULL HEIGHT
- 7 CEDAR TRUSS- STAINED BROWN (RAL 8008 "OLIVE BROWN")

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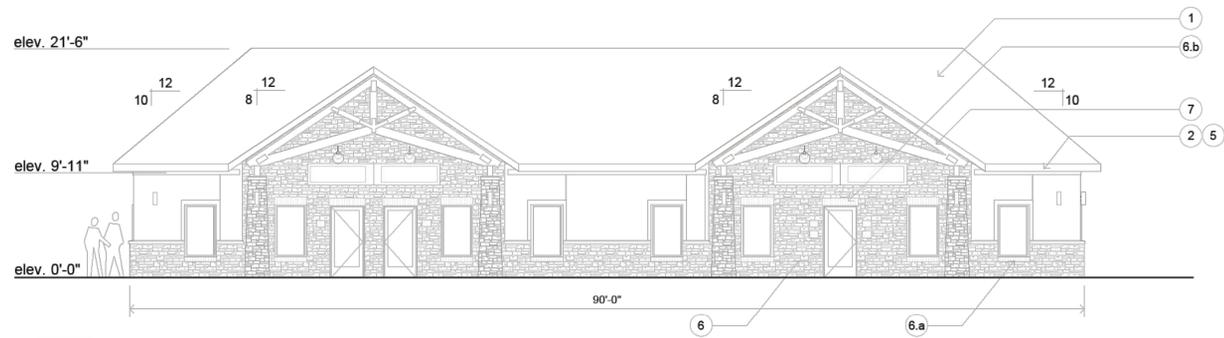
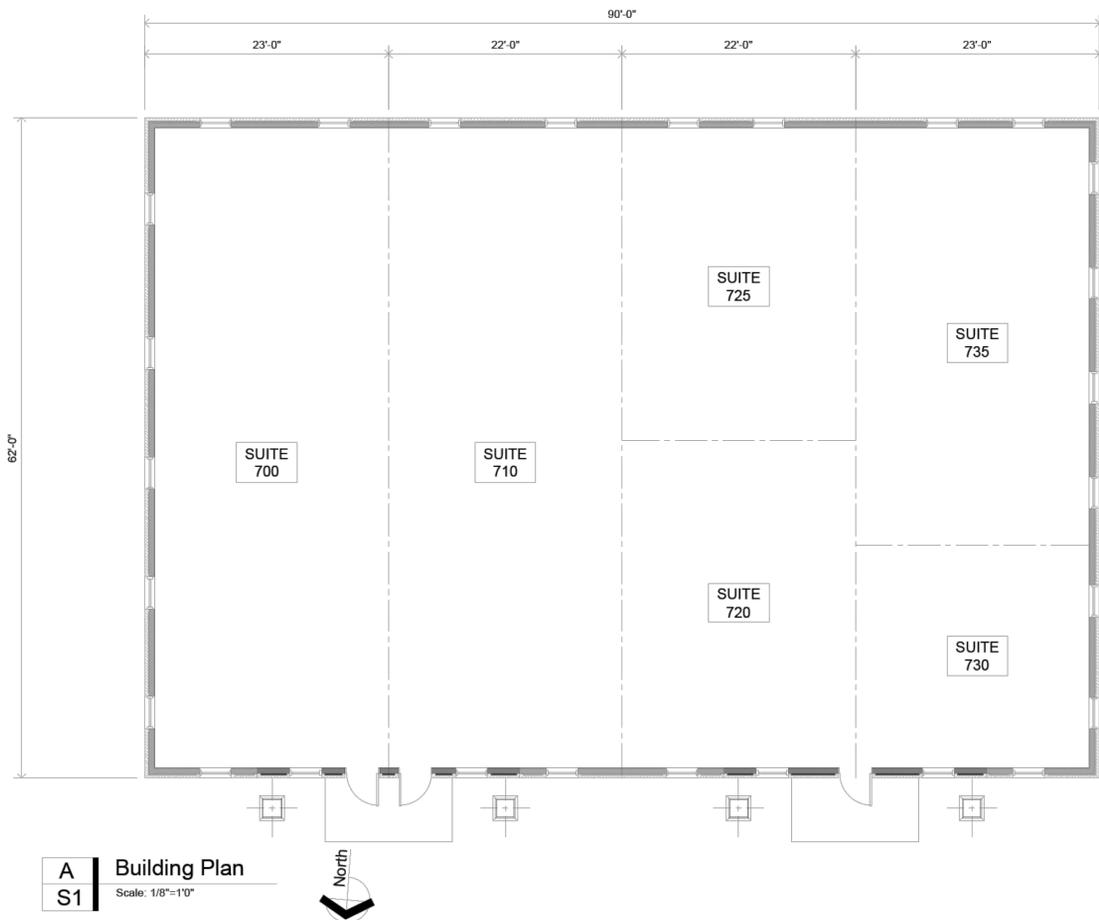
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PROJECT:
North Forest Office Space
Building #6 - Metro Drive Office Park
Leander, Texas 78641

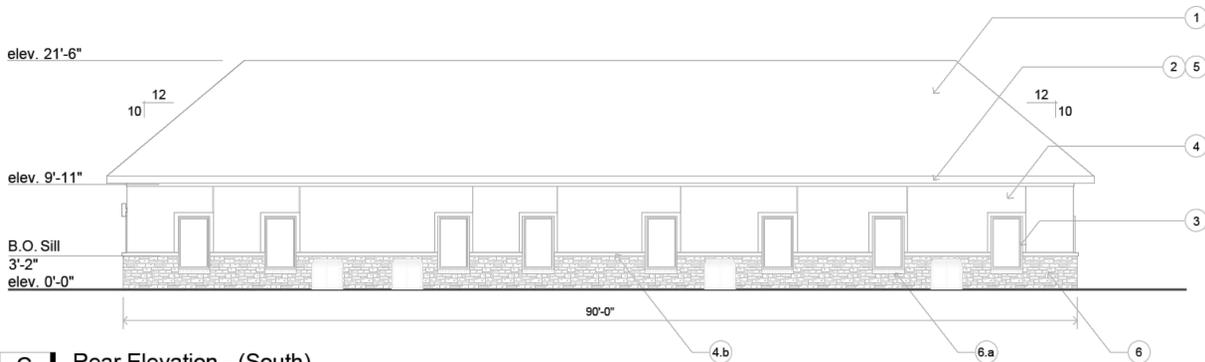
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| PROPERTY ID: | 93-6 |
| FILE: | AUS-93-6-Base |
| DRAWN BY: | MJP |
| CHECKED BY: | MFS |

DRAWING TITLE:
Preliminary Building Plan and Elevations

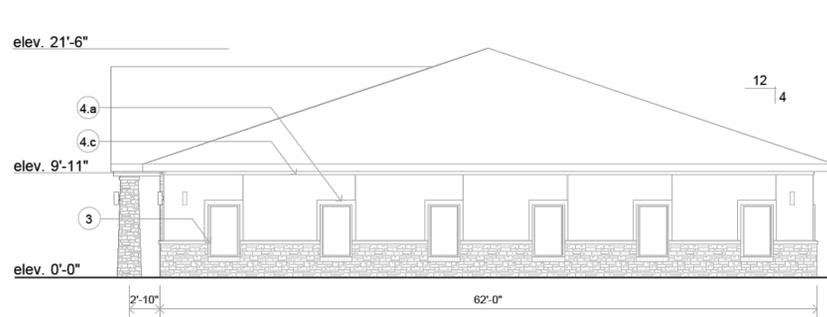
SHEET:
A-106
Sheet 35 of 39



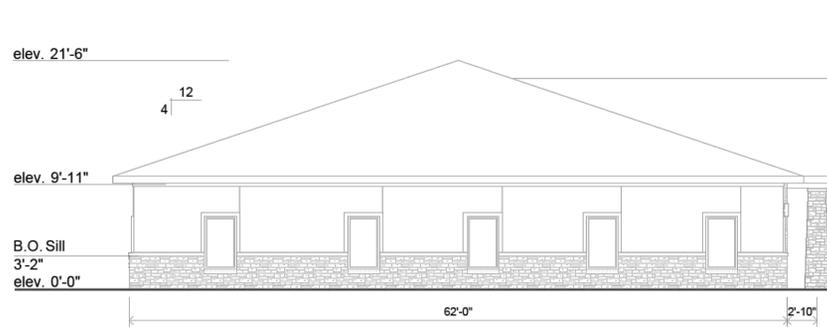
B S1 Scale: 1/8"=1'0"



C S1 Scale: 1/8"=1'0"



D S1 Scale: 1/8"=1'0"



E S1 Scale: 1/8"=1'0"

| Building Totals- AUS-93-7, Leander TX | | |
|---------------------------------------|-----------|-------------------|
| | Total | % of Overall Area |
| Gross Wall Area | 3244.2 sf | |
| Total Window Area | 405.0 sf | 12.5 % |
| Total Door Area | 60.0 sf | 1.8 % |
| Total Stone Area (net) | 1296.0 sf | 39.9 % |
| Total Stucco Area (net) | 1483.2 sf | 45.7 % |
| Area of Stone at Entry Columns | Qty | square footage |
| Standard Ht Columns | 4 | 293.3 sf |
| Raised Area Columns | 0 | 0.0 sf |
| Total Stone Area at Building Columns | | 293.3 sf |

1 Exterior Building Material Area and Percentages
Scale: NONE

Construction Material Notes:

- 1 ROOF SHINGLES- GAF TIMBERLINE HD, COLOR = WEATHERED WOOD.
- 2 GUTTERS, DOWNSPOUTS, FLASHING, ETC.- SA 100 FINISH, COLOR = WHITE
- 3 WINDOW/ DOOR TRIM - COLOR = WHITE
- 4 STUCCO, COLOR = SHERWIN WILLIAMS "KESTREL WHITE" SW7516 PER MANUFACTURER DETAILS & SYSTEM REQUIREMENTS.
- 4.a STUCCO WINDOW SURROUND, 4" WIDE AT SIDES AND TOP
- 4.b STUCCO SILL
- 4.c STUCCO FRIEZE BOARD
- 5 FASCIA AND TRIM - COLOR = WHITE
- 6 STONE - "SNOW WHITE" CHOPPED, CUT TOP AND BOTTOM, 4's, 6's, 8's. (ESPINOZA STONE, INC.)
- 6.a STONE SILL AT WINDOWS
- 6.b STONE HEADER/ SOLDIER COURSE ABOVE WINDOW AND DOOR OPENINGS WHERE STONE VENEER IS FULL HEIGHT
- 7 CEDAR TRUSS- STAINED BROWN (RAL 8008 "OLIVE BROWN")

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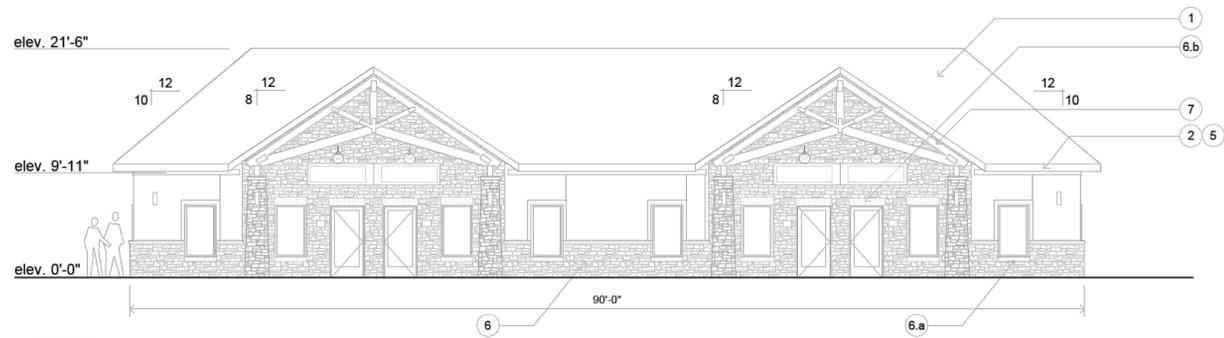
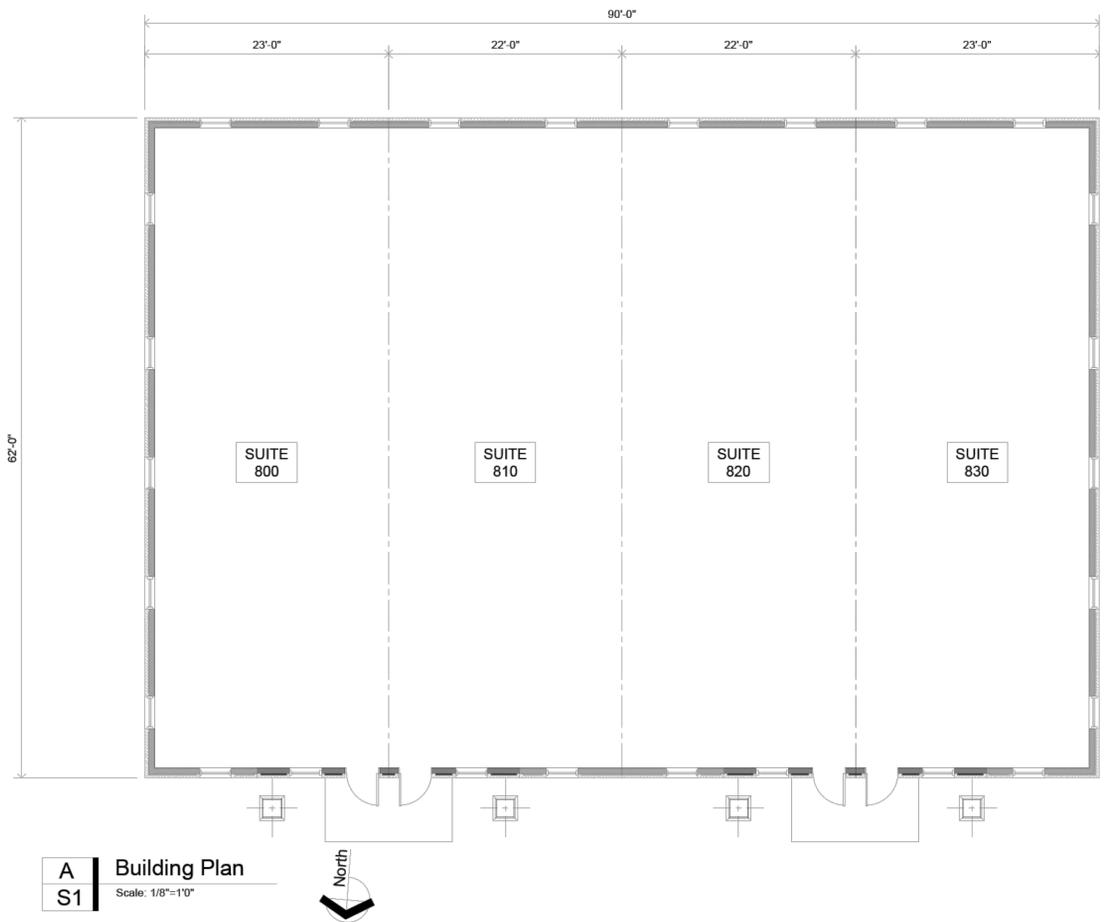
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PROJECT:
North Forest Office Space
Building #7 - Metro Drive Office Park
Leander, Texas 78641

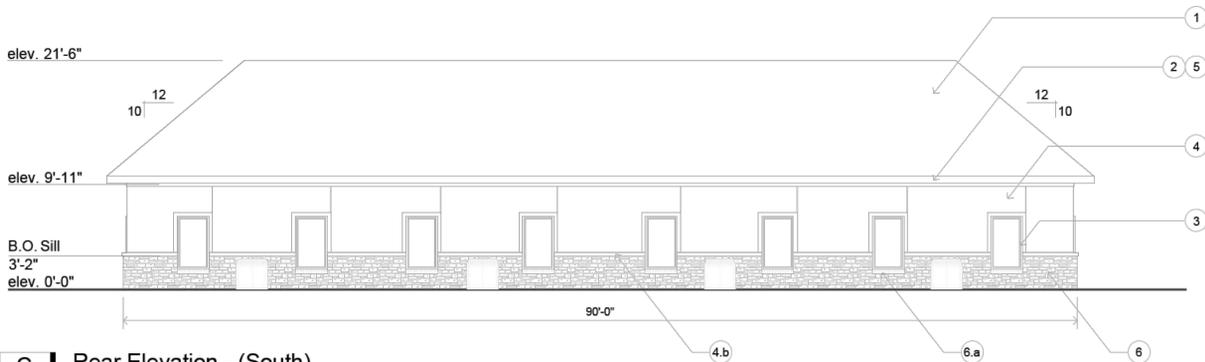
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| PROPERTY ID: | 93-7 |
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| DRAWN BY: | MJP |
| CHECKED BY: | MFS |

DRAWING TITLE:
Preliminary Building Plan and Elevations

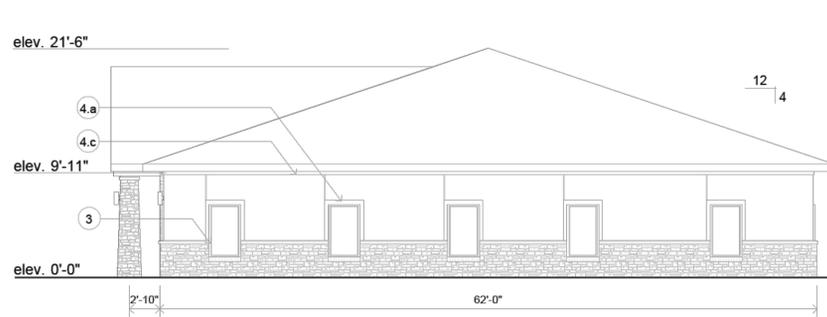
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A-107
Sheet 36 of 39



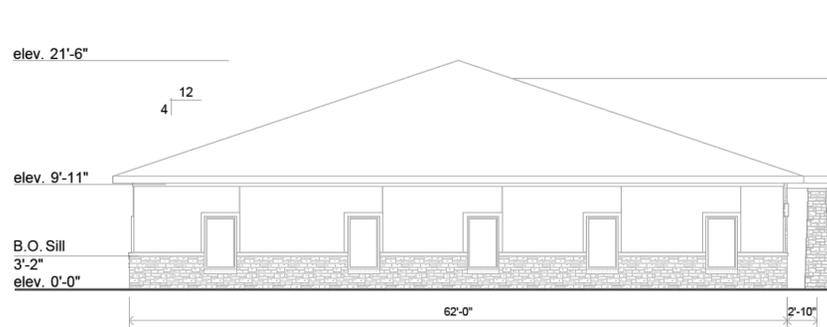
B Front Elevation - (North)
S1 Scale: 1/8"=1'0"



C Rear Elevation - (South)
S1 Scale: 1/8"=1'0"



D Right Elevation - (West)
S1 Scale: 1/8"=1'0"



E Left Elevation - (East)
S1 Scale: 1/8"=1'0"

| Building Totals- AUS-93-8, Leander TX | | |
|---------------------------------------|-----------|-------------------|
| | Total | % of Overall Area |
| Gross Wall Area | 3244.2 sf | |
| Total Window Area | 390.0 sf | 12.0 % |
| Total Door Area | 80.0 sf | 2.5 % |
| Total Stone Area (net) | 1279.9 sf | 39.5 % |
| Total Stucco Area (net) | 1494.3 sf | 46.1 % |
| Area of Stone at Entry Columns | Qty | square footage |
| Standard Ht Columns | 4 | 293.3 sf |
| Raised Area Columns | 0 | 0.0 sf |
| Total Stone Area at Building Columns | | 293.3 sf |

1 Exterior Building Material Area and Percentages
S1 Scale: NONE

Construction Material Notes:

- 1 ROOF SHINGLES- GAF TIMBERLINE HD, COLOR = WEATHERED WOOD.
- 2 GUTTERS, DOWNSPOUTS, FLASHING, ETC.- SA 100 FINISH, COLOR = WHITE
- 3 WINDOW/ DOOR TRIM - COLOR = WHITE
- 4 STUCCO, COLOR = SHERWIN WILLIAMS "KESTREL WHITE" SW7516 PER MANUFACTURER DETAILS & SYSTEM REQUIREMENTS.
- 4.a STUCCO WINDOW SURROUND, 4" WIDE AT SIDES AND TOP
- 4.b STUCCO SILL
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- 5 FASCIA AND TRIM - COLOR = WHITE
- 6 STONE - "SNOW WHITE" CHOPPED, CUT TOP AND BOTTOM, 4's, 6's, 8's. (ESPINOZA STONE, INC.)
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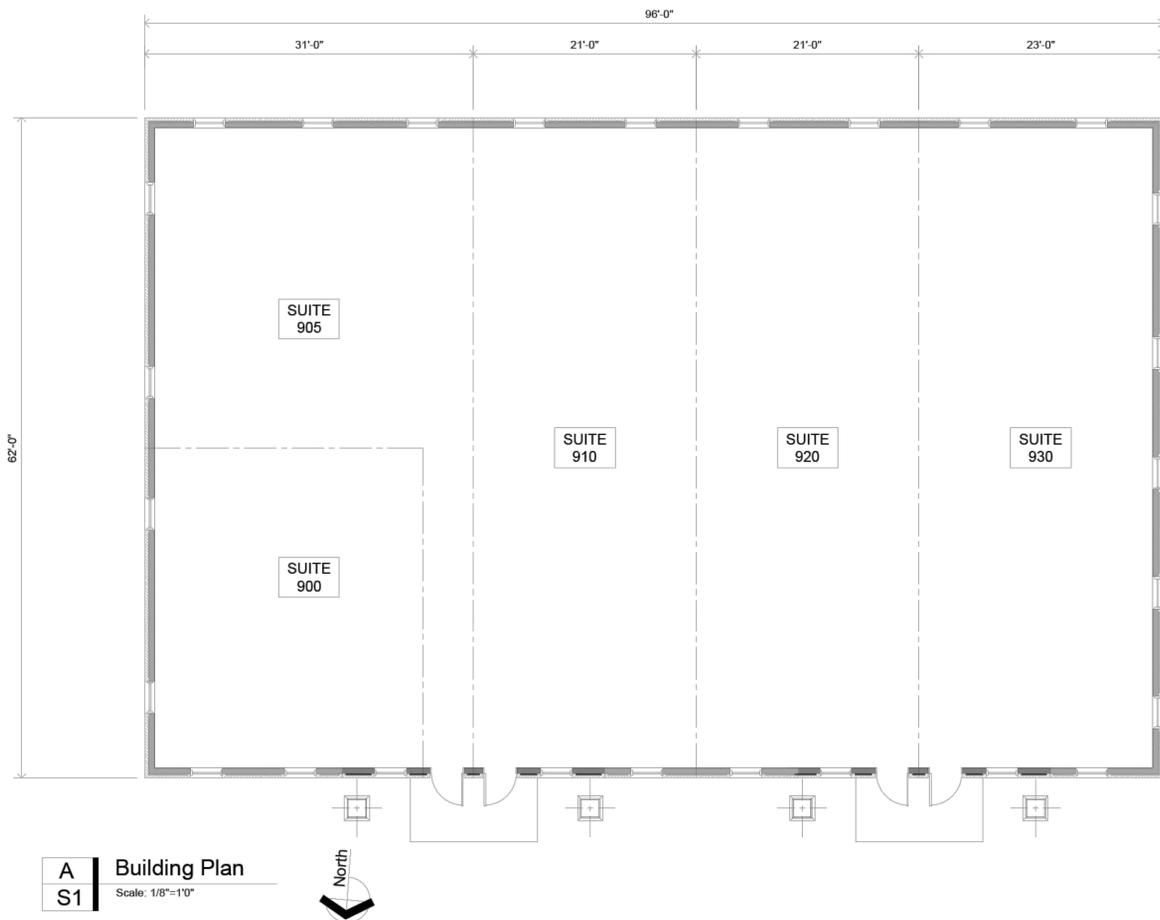
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| 1 | 04.14.2023 | Issued for ARJ Review Only |
| ITEM: | DATE: | COMMENT: |

PROJECT:
North Forest Office Space
Building #8 - Metro Drive Office Park
Leander, Texas 78641

| | |
|--------------|---------------|
| PROPERTY ID: | 93-8 |
| FILE: | AUS-93-8-Base |
| DRAWN BY: | MJP |
| CHECKED BY: | MFS |

DRAWING TITLE:
Preliminary Building Plan and Elevations

SHEET:
A-108
Sheet 37 of 39

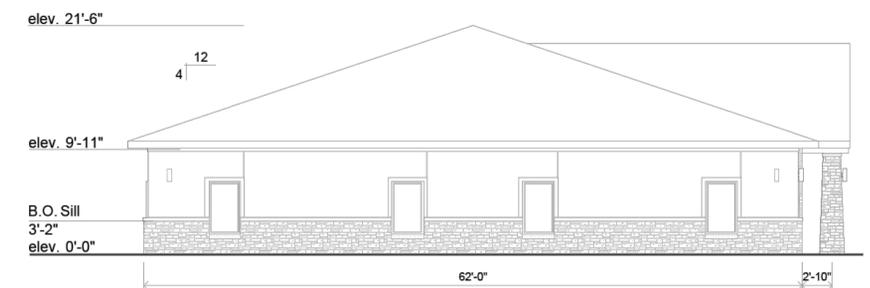
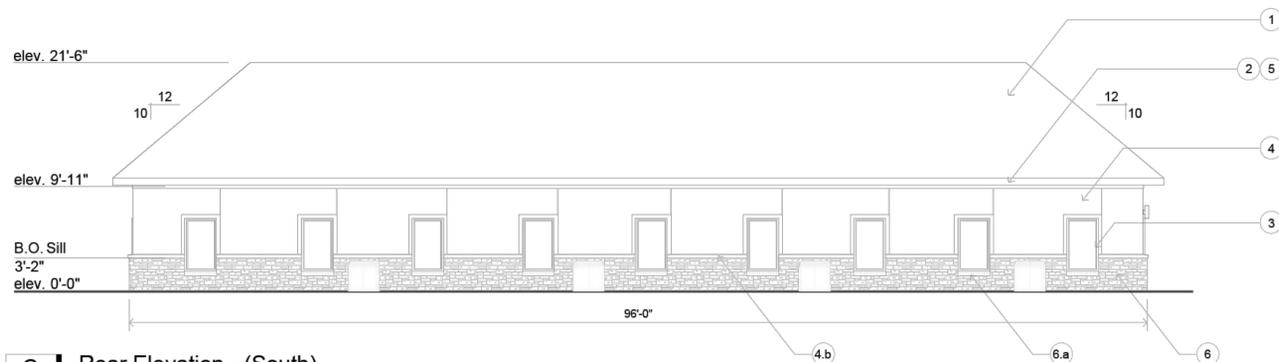
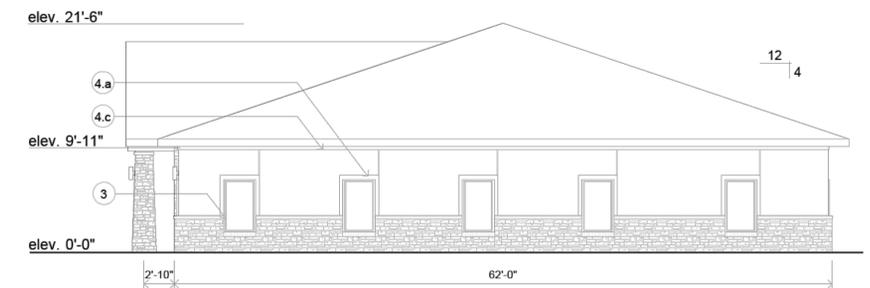
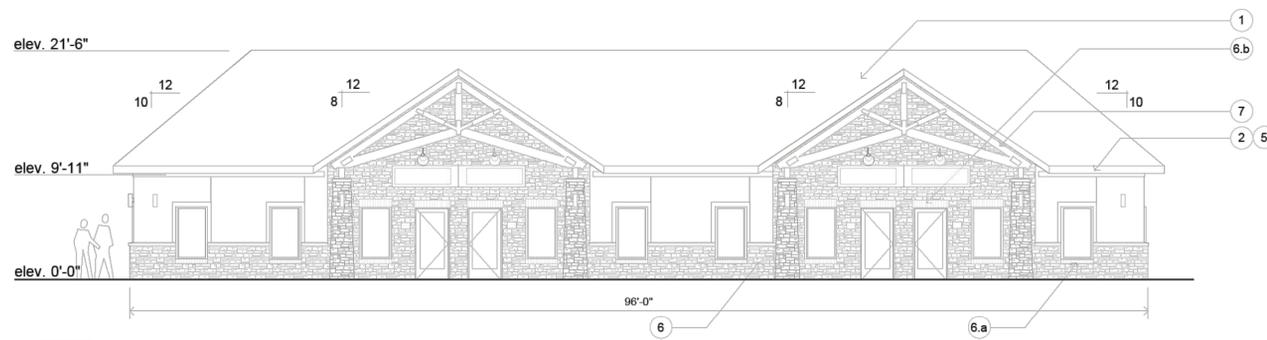


| Building Totals- AUS-93-9, Leander TX | | |
|---------------------------------------|-----------|-------------------|
| | Total | % of Overall Area |
| Gross Wall Area | 3364.2 sf | |
| Total Window Area | 405.0 sf | 12.0 % |
| Total Door Area | 80.0 sf | 2.4 % |
| Total Stone Area (net) | 1314.0 sf | 39.1 % |
| Total Stucco Area (net) | 1565.2 sf | 46.5 % |
| Area of Stone at Entry Columns | Qty | square footage |
| Standard Ht Columns | 4 | 293.3 sf |
| Raised Area Columns | 0 | 0.0 sf |
| Total Stone Area at Building Columns | | 293.3 sf |

1 Exterior Building Material Area and Percentages
S1 Scale: NONE

Construction Material Notes:

- 1 ROOF SHINGLES- GAF TIMBERLINE HD, COLOR = WEATHERED WOOD.
- 2 GUTTERS, DOWNSPOUTS, FLASHING, ETC.- SA 100 FINISH, COLOR = WHITE
- 3 WINDOW/ DOOR TRIM - COLOR = WHITE
- 4 STUCCO, COLOR = SHERWIN WILLIAMS "KESTREL WHITE" SW7516 PER MANUFACTURER DETAILS & SYSTEM REQUIREMENTS.
- 4.a STUCCO WINDOW SURROUND, 4" WIDE AT SIDES AND TOP
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- 4.c STUCCO FRIEZE BOARD
- 5 FASCIA AND TRIM - COLOR = WHITE
- 6 STONE - "SNOW WHITE" CHOPPED, CUT TOP AND BOTTOM, 4's, 6's, 8's. (ESPINOZA STONE, INC.)
- 6.a STONE SILL AT WINDOWS
- 6.b STONE HEADER/ SOLDIER COURSE ABOVE WINDOW AND DOOR OPENINGS WHERE STONE VENEER IS FULL HEIGHT
- 7 CEDAR TRUSS- STAINED BROWN (RAL 8008 "OLIVE BROWN")



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1 04.14.2023 Issued for ARJ Review Only

ITEM: DATE: COMMENT:

PROJECT:
North Forest Office Space
Building #9 - Metro Drive Office Park
Leander, Texas 78641

PROPERTY ID: 93-9
FILE: AUS-93-9-Base
DRAWN BY: MJP
CHECKED BY: MFS

DRAWING TITLE:
Preliminary Building Plan and Elevations

SHEET: **A-109**
Sheet 38 of 39

ATTACHMENT N

INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

Contributing Zone Application (TCEQ-10257)

Attachment N Inspection, Maintenance, Repair, and Retrofit Plan

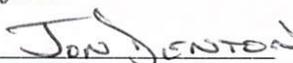
1. Jellyfish cartridges are passively backwashed automatically after each storm event, which removes accumulated sediment from the membranes and significantly extends the service life of the cartridges and the maintenance interval.
2. If required, the cartridges can be easily manually backwashed without removing the cartridges. Additionally, the lightweight cartridges can be removed by hand and externally rinsed, and rinsed cartridges then re-installed. These simple maintenance options allow for cartridge regeneration, thereby minimizing cartridge replacement costs and life-cycle treatment costs while ensuring long-term treatment performance.
3. Regular inspection and maintenance are proven, cost-effective ways to maximize water resource protection for all stormwater pollution control practices and are required to insure proper functioning of the Jellyfish® Filter.
4. Inspection of the Jellyfish® Filter is performed from the surface, while proper maintenance requires a combination of procedures conducted from the surface and with worker entry into the structure.
5. Please refer to the following information and guidelines before conducting inspection and maintenance activities.
 - a. Post-construction inspections is required prior to putting the Jellyfish Filter into service.
 - b. Routine inspections are recommended quarterly during the first year of operation to accurately assess the sediment and floatable pollutant accumulation, and to ensure that the automatic backwash feature is functioning properly.
 - c. Inspection frequency in subsequent years is based on the maintenance plan developed in the first year but must occur annually at a minimum.
 - d. Inspections should also be performed immediately after oil, fuel or other chemical spill.
 - e. The unit must be cleared Annually.
 - i. This includes removal and appropriate disposal of all water, sediment, oil and grease and debris that has accumulated within the unit.
 - f. Jellyfish Filter is to be inspected and maintained by professional vacuum cleaning service providers with experience in the maintenance of underground tanks, sewers and catch basins.
 - g. Filter cartridges should be tested for an adequate flow rate, every 12 months and cleaned and re-commissioned, or replaced if necessary.
 - h. A manual backflush must be performed on a single draindown cartridge using Jellyfish Cartridge Backflush Pipe (described in the Jellyfish Filter Owner's Manual). If the time required to drain 14 gallons of backflush water from the Backflush Pipe (from top of pipe to the top of the open flapper valve) exceeds 15 seconds, it is recommended to perform a manual backflush on each of the cartridges. After the manual backflush, the draindown test should be repeated on a single cartridge to determine if the cartridge can drain 14 gallons of water in 15 seconds. If the cartridge still does not achieve the design flow rate, it must be replaced.
 - i. The unit should be cleaned out immediately after an oil, fuel or chemical spill.
 - j. This cartridge cleaning procedure is performed by removing the cartridge from the cartridge deck and externally rinsing the filtration tentacles using a low-pressure water sprayer, as described in the Jellyfish® Filter Owner's Manual.
 - k. If this procedure is performed within the structure, the cartridge or individual filtration tentacles should be rinsed while safely suspended over the maintenance access wall opening in the cartridge deck, such that rinsate flows into the lower chamber of the Jellyfish® Filter.
 - l. If the rinsing procedure is performed outside the structure, the cartridge or individual filtration tentacles should be rinsed in a suitable basin such as a plastic barrel or tub, and rinsate subsequently poured into the maintenance access wall opening in the cartridge deck. Sediment is subsequently removed from the lower chamber by standard vacuum service.

6. During construction, the SWPPP will be followed, and accurate records of inspections will take place.
7. Additional maintenance guidelines along with inspection maintenance log can be found on **Exhibit A** of this Inspection, Maintenance, Repair and Retrofit Plan.

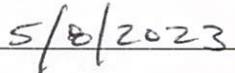
North Forest Office Space. by signing this document, is certifying that it will be responsible for ensuring that the water quality controls required to meet the standards of the Texas Commission on Environmental Quality (TCEQ) are inspected as necessary, given the appropriate maintenance, repaired as necessary and will be retrofitted if any site revisions are proposed. The items above describe the measures which may be taken to provide these requirements.



Signature



Printed Name and Position



Date

Exhibit:

- A. Jellyfish Filter Inspection and Maintenance Guide**

Jellyfish[®] Filter Maintenance Guide





JELLYFISH® FILTER INSPECTION & MAINTENANCE GUIDE

Jellyfish units are often just one of many structures in a more comprehensive stormwater drainage and treatment system.

In order for maintenance of the Jellyfish filter to be successful, it is imperative that all other components be properly maintained. The maintenance and repair of upstream facilities should be carried out prior to Jellyfish maintenance activities.

In addition to considering upstream facilities, it is also important to correct any problems identified in the drainage area. Drainage area concerns may include: erosion problems, heavy oil loading, and discharges of inappropriate materials.

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1.0 Inspection and Maintenance Overview

The primary purpose of the Jellyfish® Filter is to capture and remove pollutants from stormwater runoff. As with any filtration system, these pollutants must be removed to maintain the filter's maximum treatment performance. Regular inspection and maintenance are required to insure proper functioning of the system.

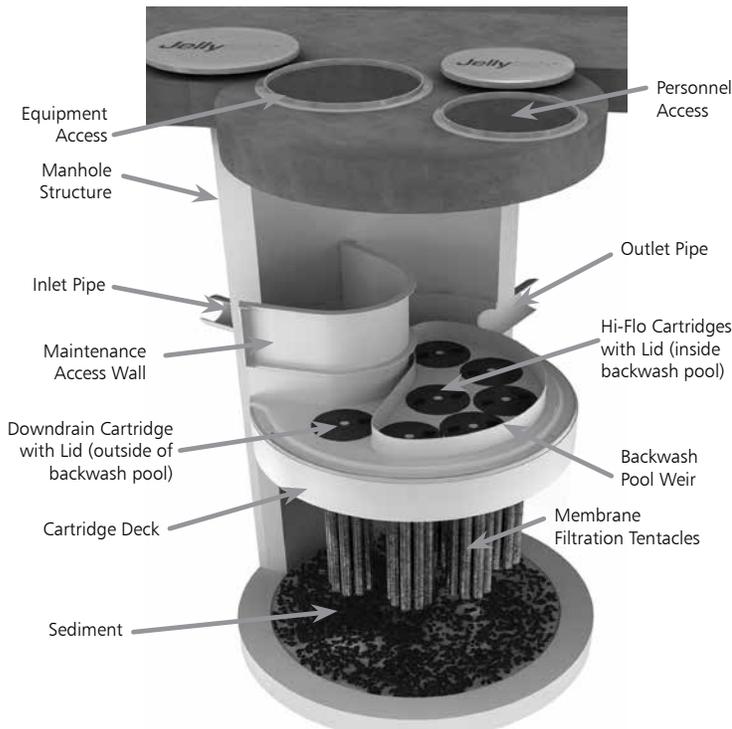
Maintenance frequencies and requirements are site specific and vary depending on pollutant loading. Additional maintenance activities may be required in the event of non-storm event runoff, such as base-flow or seasonal flow, an upstream chemical spill or due to excessive sediment loading from site erosion or extreme runoff events. It is a good practice to inspect the system after major storm events.

Inspection activities are typically conducted from surface observations and include:

- Observe if standing water is present
- Observe if there is any physical damage to the deck or cartridge lids
- Observe the amount of debris in the Maintenance Access Wall (MAW) or inlet bay for vault systems

Maintenance activities include:

- Removal of oil, floatable trash and debris
- Removal of collected sediments
- Rinsing and re-installing the filter cartridges
- Replace filter cartridge tentacles, as needed



Note: Separator Skirt not shown

2.0 Inspection Timing

Inspection of the Jellyfish Filter is key in determining the maintenance requirements for, and to develop a history of, the site's pollutant loading characteristics. In general, inspections should be performed at the times indicated below; *or per the approved project stormwater quality documents (if applicable), whichever is more frequent.*

1. A minimum of quarterly inspections during the first year of operation to assess the sediment and floatable pollutant accumulation, and to ensure proper functioning of the system.
2. Inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation. Minimum frequency should be once per year.
3. Inspection is recommended after each major storm event.
4. Inspection is required immediately after an upstream oil, fuel or other chemical spill.

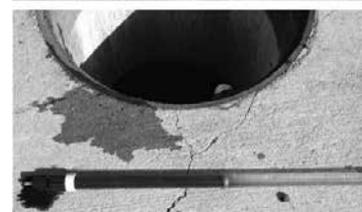
3.0 Inspection Procedure

The following procedure is recommended when performing inspections:

1. Provide traffic control measures as necessary.
2. Inspect the MAW or inlet bay for floatable pollutants such as trash, debris, and oil sheen.
3. Measure oil and sediment depth in several locations, by lowering a sediment probe until contact is made with the floor of the structure. Record sediment depth, and presences of any oil layers.
4. Inspect cartridge lids. Missing or damaged cartridge lids to be replaced.
5. Inspect the MAW (where appropriate), cartridge deck and receptacles, and backwash pool weir, for damaged or broken components.

3.1 Dry weather inspections

- Inspect the cartridge deck for standing water, and/or sediment on the deck.
- No standing water under normal operating conditions.
- Standing water inside the backwash pool, but not outside the backwash pool indicates, that the filter cartridges need to be rinsed.



Inspection Utilizing Sediment Probe

- Standing water outside the backwash pool is not anticipated and may indicate a backwater condition caused by high water elevation in the receiving water body, or possibly a blockage in downstream infrastructure.
- Any appreciable sediment ($\geq 1/16''$) accumulated on the deck surface should be removed.

3.2 Wet weather inspections

- Observe the rate and movement of water in the unit. Note the depth of water above deck elevation within the MAW or inlet bay.
- Less than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges (i.e. cartridges located outside the backwash pool).
- Greater than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges and each of the hi-flo cartridges (i.e. cartridges located inside the backwash pool), and water should be overflowing the backwash pool weir.
- 18 inches or greater and relatively little flow is exiting the cartridge lids and outlet pipe, this condition indicates that the filter cartridges need to be rinsed.

4.0 Maintenance Requirements

Required maintenance for the Jellyfish Filter is based upon results of the most recent inspection, historical maintenance records, or the site specific water quality management plan; whichever is more frequent. In general, maintenance requires some combination of the following:

1. Sediment removal for depths reaching 12 inches or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.
2. Floatable trash, debris, and oil removal.
3. Deck cleaned and free from sediment.
4. Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs sooner.
5. Replace tentacles if rinsing does not restore adequate hydraulic capacity, remove accumulated sediment, or if damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.
6. Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.
7. The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged or compromised by the spill.

5.0 Maintenance Procedure

The following procedures are recommended when maintaining the Jellyfish Filter:

1. Provide traffic control measures as necessary.
2. Open all covers and hatches. Use ventilation equipment as required, according to confined space entry procedures.
Caution: Dropping objects onto the cartridge deck may cause damage.

3. Perform Inspection Procedure prior to maintenance activity.
4. To access the cartridge deck for filter cartridge service, descend into the structure and step directly onto the deck. Caution: Do not step onto the maintenance access wall (MAW) or backwash pool weir, as damage may result. Note that the cartridge deck may be slippery.
5. Maximum weight of maintenance crew and equipment on the cartridge deck not to exceed 450 lbs.

5.1 Filter Cartridge Removal

1. Remove a cartridge lid.
2. Remove cartridges from the deck using the lifting loops in the cartridge head plate. Rope or a lifting device (available from Contech) should be used. **Caution: Should a snag occur, do not force the cartridge upward as damage to the tentacles may result. Wet cartridges typically weigh between 100 and 125 lbs.**
3. Replace and secure the cartridge lid on the exposed empty receptacle as a safety precaution. Contech does not recommend exposing more than one empty cartridge receptacle at a time.

5.2 Filter Cartridge Rinsing

1. Remove all 11 tentacles from the cartridge head plate. Take care not to lose or damage the O-ring seal as well as the plastic threaded nut and connector.



Cartridge Removal & Lifting Device



2. Position tentacles in a container (or over the MAW), with the threaded connector (open end) facing down, so rinse water is flushed through the membrane and captured in the container.
3. Using the Jellyfish rinse tool (available from Contech) or a low-pressure garden hose sprayer, direct water spray onto the tentacle membrane, sweeping from top to bottom along the length of the tentacle. Rinse until all sediment is removed from the membrane. **Caution: Do not use a high pressure sprayer or focused stream of water on the membrane. Excessive water pressure may damage the membrane.**

4. Collected rinse water is typically removed by vacuum hose.
5. Reassemble cartridges as detailed later in this document. Reuse O-rings and nuts, ensuring proper placement on each tentacle.

5.3 Sediment and Floatables Extraction

1. Perform vacuum cleaning of the Jellyfish Filter only after filter cartridges have been removed from the system. Access the lower chamber for vacuum cleaning only through the maintenance access wall (MAW) opening. Be careful not to damage the flexible plastic separator skirt that is attached to the underside of the deck on manhole systems. Do not lower the vacuum wand through a cartridge receptacle, as damage to the receptacle will result.
2. Vacuum floatable trash, debris, and oil, from the MAW opening or inlet bay. Alternatively, floatable solids may be removed by a net or skimmer.



Vacuuming Sump Through MAW

3. Pressure wash cartridge deck and receptacles to remove all sediment and debris. Sediment should be rinsed into the sump area. Take care not to flush rinse water into the outlet pipe.
4. Remove water from the sump area. Vacuum or pump equipment should only be introduced through the MAW or inlet bay.
5. Remove the sediment from the bottom of the unit through the MAW or inlet bay opening.



Vacuuming Sump Through MAW

6. For larger diameter Jellyfish Filter manholes (≥ 8 -ft) and some vaults complete sediment removal may be facilitated by removing a cartridge lid from an empty receptacle and inserting a jetting wand (not a vacuum wand) through the receptacle. Use the sprayer to rinse loosened sediment toward the vacuum hose in the MAW opening, being careful not to damage the receptacle.

5.4 Filter Cartridge Reinstallation and Replacement

1. Cartridges should be installed after the deck has been cleaned. It is important that the receptacle surfaces be free from grit and debris.
2. Remove cartridge lid from deck and carefully lower the filter cartridge into the receptacle until head plate gasket is seated squarely in receptacle. **Caution: Do not force the cartridge downward; damage may occur.**
3. Replace the cartridge lid and check to see that both male threads are properly seated before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation. See next page for additional details.
4. If rinsing is ineffective in removing sediment from the tentacles, or if tentacles are damaged, provisions must be made to replace the spent or damaged tentacles with new tentacles. Contact Contech to order replacement tentacles.

5.5 Chemical Spills

Caution: If a chemical spill has been captured, do not attempt maintenance. Immediately contact the local hazard response agency and contact Contech.

5.6 Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.

Jellyfish Filter Components & Filter Cartridge Assembly and Installation

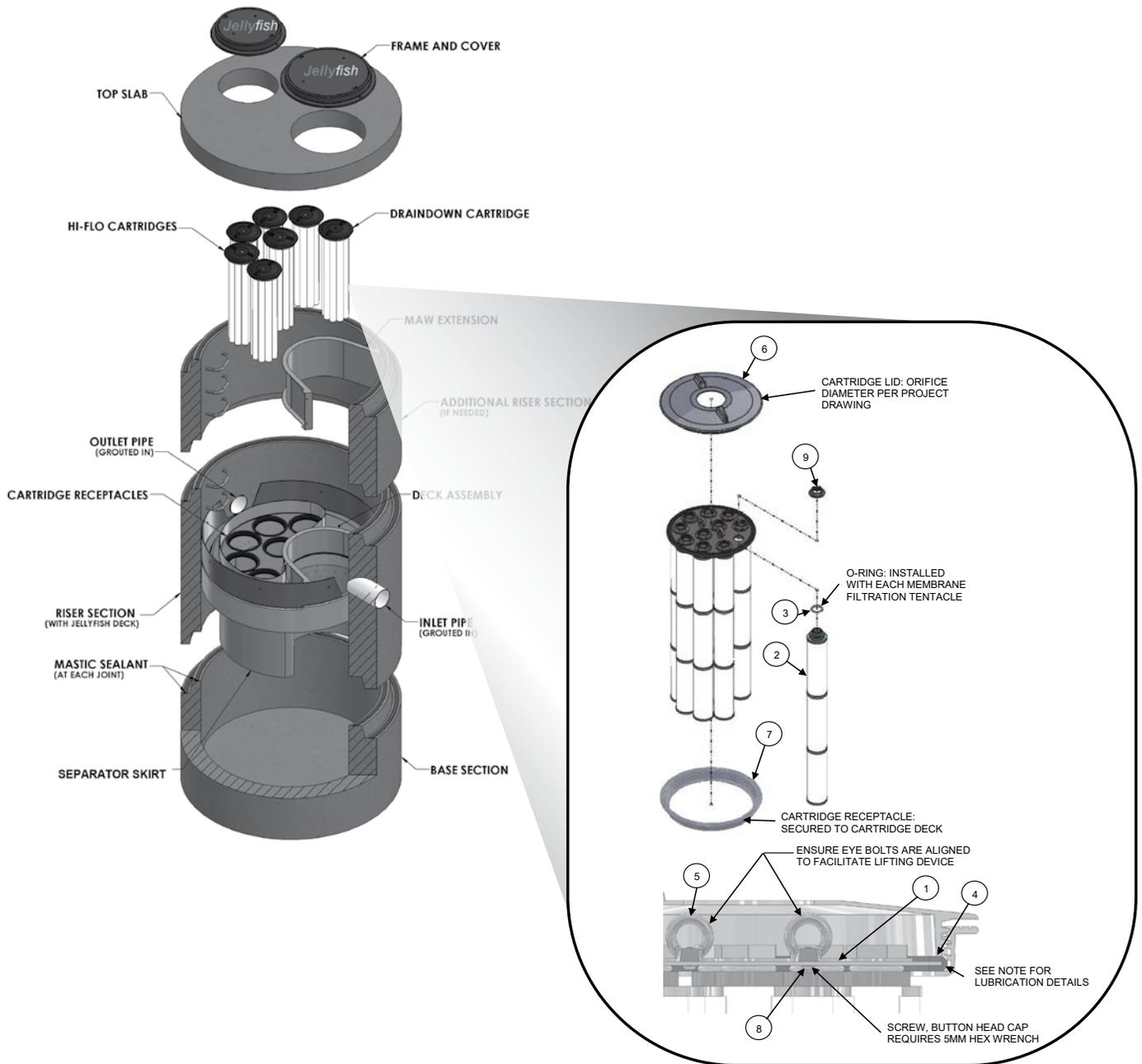


TABLE 1: BOM

| ITEM NO. | DESCRIPTION |
|----------|-------------------------------------|
| 1 | JF HEAD PLATE |
| 2 | JF TENTACLE |
| 3 | JF O-RING |
| 4 | JF HEAD PLATE GASKET |
| 5 | JF CARTRIDGE EYELET |
| 6 | JF 14IN COVER |
| 7 | JF RECEPTACLE |
| 8 | BUTTON HEAD CAP SCREW M6X14MM SS |
| 9 | JF CARTRIDGE NUT |

TABLE 2: APPROVED GASKET LUBRICANTS

| PART NO. | MFR | DESCRIPTION |
|-----------|-----------|----------------------|
| 78713 | LA-CO | LUBRI-JOINT |
| 40501 | HERCULES | DUCK BUTTER |
| 30600 | OATEY | PIPE LUBRICANT |
| PSLUBXL1Q | PROSELECT | PIPE JOINT LUBRICANT |

NOTES:

Head Plate Gasket Installation:

Install Head Plate Gasket (Item 4) onto the Head Plate (Item 1) and liberally apply a lubricant from Table 2: Approved Gasket Lubricants onto the gasket where it contacts the Receptacle (Item 7) and Cartridge Lid (Item 6). Follow Lubricant manufacturer's instructions.

Lid Assembly:

Rotate Cartridge Lid counter-clockwise until both male threads drop down and properly seat. Then rotate Cartridge Lid clockwise approximately one-third of a full rotation until Cartridge Lid is firmly secured, creating a watertight seal.

Jellyfish Filter Inspection and Maintenance Log

| | | | |
|-----------|------------------|---------------------|------------------|
| Owner: | | Jellyfish Model No: | |
| Location: | | GPS Coordinates: | |
| Land Use: | Commercial: | Industrial: | Service Station: |
| | Roadway/Highway: | Airport: | Residential: |

| | | | | | | |
|--|--|--|--|--|--|--|
| Date/Time: | | | | | | |
| Inspector: | | | | | | |
| Maintenance Contractor: | | | | | | |
| Visible Oil Present: (Y/N) | | | | | | |
| Oil Quantity Removed: | | | | | | |
| Floatable Debris Present: (Y/N) | | | | | | |
| Floatable Debris Removed: (Y/N) | | | | | | |
| Water Depth in Backwash Pool | | | | | | |
| Draindown Cartridges externally rinsed and recommissioned: (Y/N) | | | | | | |
| New tentacles put on Draindown Cartridges: (Y/N) | | | | | | |
| Hi-Flo Cartridges externally rinsed and recommissioned: (Y/N) | | | | | | |
| New tentacles put on Hi-Flo Cartridges: (Y/N) | | | | | | |
| Sediment Depth Measured: (Y/N) | | | | | | |
| Sediment Depth (inches or mm): | | | | | | |
| Sediment Removed: (Y/N) | | | | | | |
| Cartridge Lids intact: (Y/N) | | | | | | |
| Observed Damage: | | | | | | |
| Comments: | | | | | | |



Support

- Drawings and specifications are available at www.conteches.com/jellyfish.
- Site-specific design support is available from Contech Engineered Solutions.
- Find a Certified Maintenance Provider at www.conteches.com/ccmp

Jellyfish[®]

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ENGINEERED SOLUTIONS

800.338.1122

www.ContechES.com

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ATTACHMENT O

PILOT-SCALE FIELD TESTING PLAN

NOT APPLICABLE

Contributing Zone Application (TCEQ-10257)

**Attachment O
Pilot Scale Field Testing**

Not Applicable.

ATTACHMENT P

MEASURES FOR MINIMIZING
SURFACE STREAM CONTAMINATION

Contributing Zone Application (TCEQ-10257)

Attachment P Measures for Minimizing Surface Stream Contamination

During construction this project will use silt fencing and inlet protection to prevent contamination to the existing streams. Once the site is constructed and developed, the Jellyfish Filter will be the permanent BMP and storm water will have its pollutant loading reduced prior to being released into the Brushy Creek watershed. The detention ponds will have an outlet structure designed to prevent erosion and decrease flows and velocities of the discharge water. Additionally, the proposed Jellyfish Filter will minimize surface stream contamination by removing at least 86% of potential pollutants. An "Erosion and Sedimentation Control Plan" has been included in plan set. This plan outlines temporary BMPs to be used throughout the construction process which will ensure Surface Stream Contamination is minimized.

SECTION 3

TEMPORARY STORMWATER SECTION (TCEQ-0602)

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Devon Vo

Date: May 26, 2023

Signature of Customer/Agent:



Regulated Entity Name: Metro Drive Office Park

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

The following fuels and/or hazardous substances will be stored on the site: _____

These fuels and/or hazardous substances will be stored in:

- Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

- Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
- Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
- Fuels and hazardous substances will not be stored on the site.
- 2. **Attachment A - Spill Response Actions.** A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
- 3. Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- 4. **Attachment B - Potential Sources of Contamination.** A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

- 5. **Attachment C - Sequence of Major Activities.** A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
 - For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
 - For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
- 6. Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Brushy Creek

Temporary Best Management Practices (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

- 7. **Attachment D – Temporary Best Management Practices and Measures.** TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

- A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
 - A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
 - A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
 - A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8. The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
 - There will be no temporary sealing of naturally-occurring sensitive features on the site.
9. **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
10. **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
 - There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

- There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.
11. **Attachment H - Temporary Sediment Pond(s) Plans and Calculations.** Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
- N/A
12. **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13. All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
15. Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices.** A schedule of the interim and permanent soil stabilization practices for the site is attached.

18. Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
19. Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
21. If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
22. Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

ATTACHMENT A

SPILL RESPONSE ACTIONS

Temporary Stormwater Section (TCEQ-0602)

Attachment A Spill Response Actions

In the event of accidental spills of hazardous materials or hydrocarbons, the contractor will be required to maintain a stockpile of sand material in the construction staging area. This sand material will be used to provide a dike to contain large spills and to provide an absorbent material that can be disposed of off the Edwards Aquifer Recharge, Contributing and Transition Zones during the cleanup process. The contractor will be required to contact the owner, who will notify the Texas Commission on Environmental Quality (TCEQ) in the event of a spill. It is required that all contaminated soils be removed from the project site and disposed of in accordance with applicable regulations off of the Edwards Aquifer Recharge, Contributing and Transition Zones. Below are measure outlined by the TCEQ for spill prevention and response.

Education

1. Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when spill must be reported to the TCEQ. Additional information is available in 30 TAC 327.4 and 40 CFR 302.4.
2. Educate employees and subcontractors on potential dangers to humans and the
3. Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
4. Establish a continuing education program to indoctrinate new employees.
5. Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

1. To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
2. Store hazardous materials and wastes in covered containers and protect from vandalism.
3. Place a stockpile of spill cleanup materials where it will be readily accessible.
4. Train employees in spill prevention and cleanup.
5. Designate responsible individuals to oversee and enforce control measures.
6. Spills should be covered and protected from storm water run-on during rainfall to the extent that it doesn't compromise cleanup activities.
7. Do not bury or wash spills with water.
8. Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
9. Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
10. Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
11. Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.

12. Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

1. Clean up leaks and spills immediately.
2. Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
3. Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

Minor Spills

1. Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
2. Use absorbent materials on small spills rather than hosing down or burying the spill.
3. Absorbent materials should be promptly removed and disposed of properly.
4. Follow the practice below for a minor spill
 - a. Contain the spread of the spill.
 - b. Recover spilled materials.
 - c. Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities.

Spills should be cleaned up immediately:

1. Contain spread of the spill.
2. Notify the project foreman immediately.
3. If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
4. If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
5. If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

1. Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110, 119, and 302, the contractor should notify the National Response Center at 1-800-424-8802.
3. Notification should first be made by telephone and followed up with a written report.
4. The services of a spills contractor or a Hazmat team should be obtained immediately.

Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.

5. Other agencies which may need to be consulted including, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.
6. More information on spill rules and appropriate responses is available on the TCEQ website at: http://www.tnrcc.state.tx.us/enforcement/emergency_response.html

Vehicle and Equipment Maintenance

1. If maintenance must occur on-site, use a designated area and a secondary containment, located away from drainage courses, to prevent the run-on of storm water and the runoff of spills.
2. Regularly inspect onsite vehicles and equipment for leaks and repair immediately
3. Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
5. Place drip pans or absorbent materials under paving equipment when not in use.
6. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
7. Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.
8. Oil filters disposed of in trashcans or dumpsters can leak oil and pollute storm water. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
9. Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

1. If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the run-on of storm water and the runoff of spills.
2. Discourage "topping off" of fuel tanks.
3. Always use secondary containment, such as a drain pan, when fueling to catch spills/leaks.

ATTACHMENT B

POTENTIAL SOURCES OF CONTAMINATION

Temporary Stormwater Section (TCEQ-0602)

Attachment B Potential Sources of Contamination

Potential Sources of Pollutants during Construction

1. Soil erosion due to construction.
2. Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings.
3. Miscellaneous trash and debris from construction and material wrappings.
4. Portable toilet spills.
5. Concrete and concrete products
6. Asphaltic products
7. Fertilizers
8. Paints
9. Lumber

Potential Sources of Pollutants after Construction

1. Traffic related pollutants from cars, roads and driveways.
2. Improper disposal of trash.
3. Pesticides, herbicides and fertilizers.

Please refer to **Attachment A: Spill Response Actions** of this report for more information and details for preventative and responsive actions to treat potential sources of contamination.

ATTACHMENT C

SEQUENCE OF MAJOR ACTIVITIES

Temporary Stormwater Section (TCEQ-0602)

Attachment C Sequence of Major Activities

The construction activities for the of **Metro Drive Office Park** project involves general site preparation, which consists of silt fencing, a construction staging area, a concrete truck washout pit, a temporary construction entrance, clearing and grubbing of vegetation, excavation and grading within the entire acreage of the project site. See the attached Site Plan for details of sequencing and installation of temporary measures. All disturbed soil areas shall be re-vegetated.

Major Construction Activities and Sequencing

The major construction activities for this project will include and be sequenced as follows:

1. Clear, grub, site preparation and installing silt fencing, a construction staging area, a concrete truck washout pit, and a temporary construction entrance. **(Estimated area to be disturbed ±3.84 Ac.)**
2. Rough Grade including ponds. **(Estimated area to be disturbed ±3.84 Ac.)**
3. Installation of utility service and connection and storm sewer systems. **(Estimated area to be disturbed ±0.20 Ac.)**
4. Base and paving application. **(Estimated area to be disturbed ±2.99 Ac.)**
5. Restoration of site with vegetation. **(Estimated area to be disturbed ±1.00 Ac.)**

Protective fences shall be put in place according to the City of Leander standards for tree protection prior to start of any site preparation work. Fences shall be maintained throughout all phases of the construction project. During the installation of utilities and base paving application, the contractor shall use dust control measures such as irrigator trucks and mulching. Contractor will clean up spoils that migrate onto the roads a minimum once daily. The contractor is responsible for implementing and maintaining the storm water pollution prevention plan.

ATTACHMENT D

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

Temporary Stormwater Section (TCEQ-0602)

Attachment D Temporary Best Management Practices and Measures

The following Temporary Best Management Practices (BMP) and measures will be utilized during construction and remain in place until final site stabilization:

1. Rough cut the detention ponds, which will be used as sediment basins. Inlet protection will be installed to stop the pollution of stormwater runoff by preventing soil and debris entering storm drain inlets.
2. Silt fencing, a construction staging area, a concrete truck washout pit, and a temporary construction entrance / exit will be used in accordance with the latest edition TCEQ Technical Guidance Manual details and criteria, to prevent pollution of surface water and groundwater that originates both up-gradient and on-site.
3. Silt fences, a construction entrance / exit and a concrete truck washout pit shall be in place before the first phase of construction for the commercial site is to begin. The temporary construction entrance / exit, construction staging area and concrete wash out pit will prevent sediments from flowing into public right-of-ways. The fencing will be installed downstream of cut/fill areas. The locations of the silt fence were based on the criteria to limit the drainage area of disturbed soil to ¼ acres per 100 linear feet of fencing.
4. Silt fences will intercept any pollutants from entering the surfaces waters of **Brushy Creek**. The locations of the silt fences were based on the criteria to limit the drainage area of disturbed soil to less than 5 acres. The placement of the temporary measures was based on the layout of streets and drains.
5. The BMP design for the site has been planned to prevent construction runoff and pollutants from directly entering surface streams, sensitive features or the aquifer. **No features on site.**

ATTACHMENT E

REQUEST TO TEMPORARILY SEAL A FEATURE

NOT APPLICABLE

Temporary Stormwater Section (TCEQ-0602)

**Attachment E
Request to Temporarily Seal a Feature**

This section/attachment does not apply to this submittal. There will be no temporary sealing of sensitive features on the site.

ATTACHMENT F

STRUCTURAL PRACTICES

Temporary Stormwater Section (TCEQ-0602)

Attachment F Structural Practice

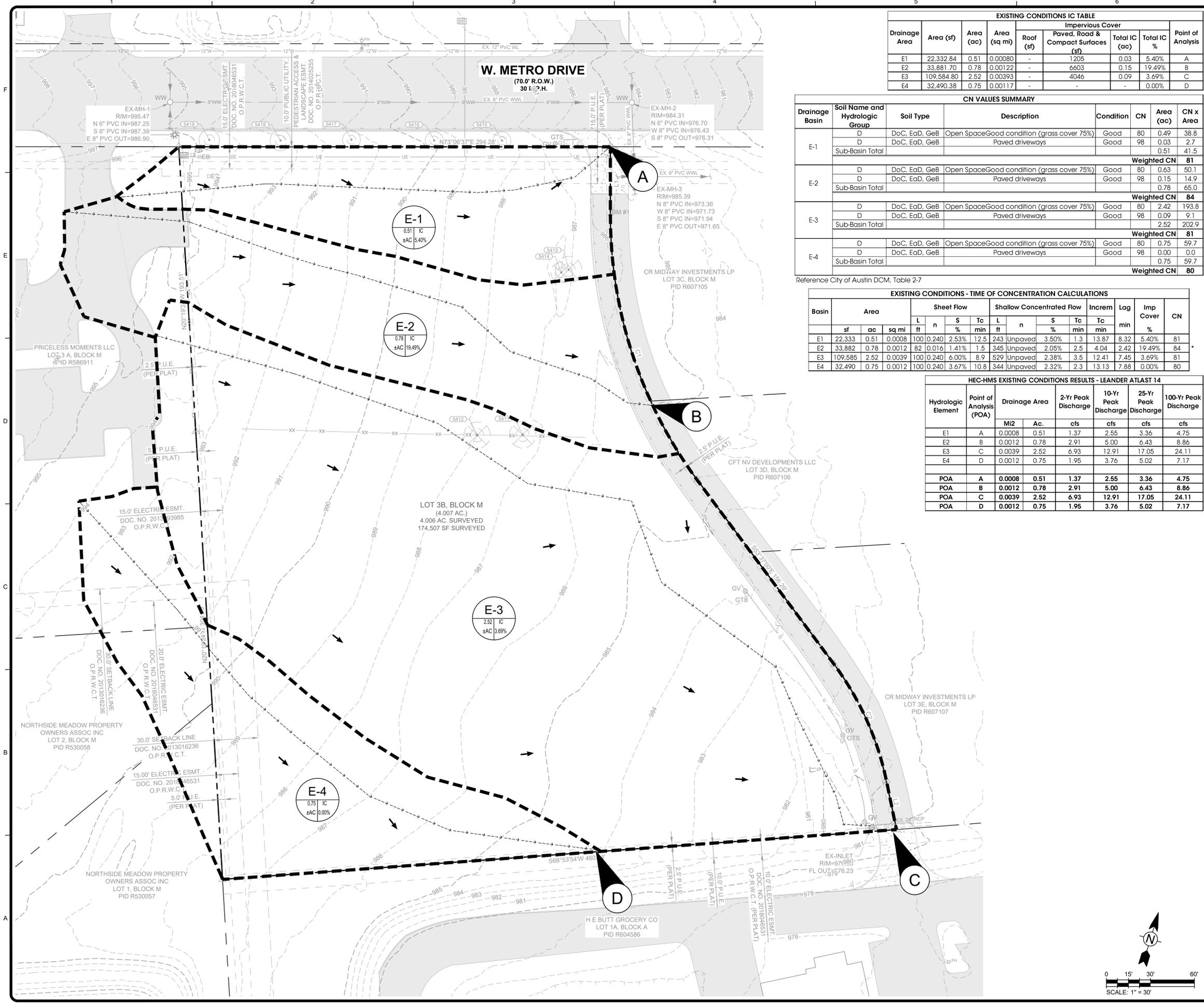
The following structural measures will be installed prior to constructions of the project and in accordance with the latest edition of "Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices" (TCEQ RG-348) and its details and criteria.

1. Installation of silt fences along the boundary of the road right-of-ways and limits of construction.
2. Installation of a stabilized construction entrance/ exit to minimize the tracking of mud and debris offsite by vehicles.
3. Installation of construction staging areas and concrete washout pit.
4. Installation of rock berms (if applicable).

ATTACHMENT G

DRAINAGE AREA MAP

5/11/2023 2:32:45 PM - JV2217_NORTH FOREST OFFICE SPACE/2217.02_METRO DRIVE OFFICE PARK/CAD/SHEET/ICSG-201_EXISTING DRAINAGE MAP.DWG - DEVON VO



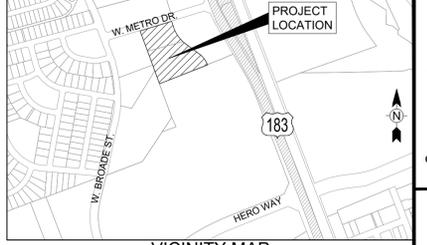
| Drainage Area | Area (sf) | Area (ac) | Area (sq m) | Impervious Cover | | | Point of Analysis |
|---------------|------------|-----------|-------------|------------------|-------------------------------------|---------------|-------------------|
| | | | | Roof (sf) | Paved, Road & Compact Surfaces (sf) | Total IC (ac) | |
| E1 | 22,332.84 | 0.51 | 0.00080 | - | 1205 | 0.03 | 5.40% |
| E2 | 33,882.70 | 0.78 | 0.00122 | - | 6603 | 0.15 | 19.49% |
| E3 | 109,584.80 | 2.52 | 0.00393 | - | 4046 | 0.09 | 3.69% |
| E4 | 32,490.38 | 0.75 | 0.00117 | - | - | - | 0.00% |

| Drainage Basin | Soil Name and Hydrologic Group | Soil Type | Description | Condition | CN | Area (ac) | CN x Area |
|----------------|--------------------------------|---------------|---|-----------|----|--------------------|-----------|
| | | | | | | | |
| E-1 | D | DoC, EaD, GeB | Open Space Good condition (grass cover 75%) | Good | 80 | 0.49 | 38.8 |
| | D | DoC, EaD, GeB | Paved driveways | Good | 98 | 0.03 | 2.7 |
| | Sub-Basin Total | | | | | 0.51 | 41.5 |
| | | | | | | Weighted CN | 81 |
| E-2 | D | DoC, EaD, GeB | Open Space Good condition (grass cover 75%) | Good | 80 | 0.63 | 50.1 |
| | D | DoC, EaD, GeB | Paved driveways | Good | 98 | 0.15 | 14.9 |
| | Sub-Basin Total | | | | | 0.78 | 65.0 |
| | | | | | | Weighted CN | 84 |
| E-3 | D | DoC, EaD, GeB | Open Space Good condition (grass cover 75%) | Good | 80 | 2.42 | 193.8 |
| | D | DoC, EaD, GeB | Paved driveways | Good | 98 | 0.09 | 9.1 |
| | Sub-Basin Total | | | | | 2.52 | 202.9 |
| | | | | | | Weighted CN | 81 |
| E-4 | D | DoC, EaD, GeB | Open Space Good condition (grass cover 75%) | Good | 80 | 0.75 | 59.7 |
| | D | DoC, EaD, GeB | Paved driveways | Good | 98 | 0.00 | 0.0 |
| | Sub-Basin Total | | | | | 0.75 | 59.7 |
| | | | | | | Weighted CN | 80 |

Reference City of Austin DCM, Table 2-7

| Basin | Area | Sheet Flow | | | | Shallow Concentrated Flow | | | | Incrim | Lag | Imp Cover | CN | | |
|-------|---------|------------|--------|-----|-------|---------------------------|------|-----|---------|--------|-----|-----------|------|--------|----|
| | | L | S | Tc | n | L | S | Tc | n | | | | | | |
| E1 | 22,333 | 0.51 | 0.0008 | 100 | 0.240 | 2.53% | 12.5 | 243 | Unpaved | 3.50% | 1.3 | 13.87 | 8.32 | 5.40% | 81 |
| E2 | 33,882 | 0.78 | 0.0012 | 82 | 0.016 | 1.41% | 1.5 | 345 | Unpaved | 2.05% | 2.5 | 4.04 | 2.42 | 19.49% | 84 |
| E3 | 109,585 | 2.52 | 0.0039 | 100 | 0.240 | 6.00% | 8.9 | 529 | Unpaved | 2.38% | 3.5 | 12.41 | 7.45 | 3.69% | 81 |
| E4 | 32,490 | 0.75 | 0.0012 | 100 | 0.240 | 3.67% | 10.8 | 344 | Unpaved | 2.32% | 2.3 | 13.13 | 7.88 | 0.00% | 80 |

| Hydrologic Element | Point of Analysis (POA) | Drainage Area | | 2-Yr Peak Discharge | 10-Yr Peak Discharge | 25-Yr Peak Discharge | 100-Yr Peak Discharge |
|--------------------|-------------------------|---------------|------|---------------------|----------------------|----------------------|-----------------------|
| | | M12 | Ac. | cfs | cfs | cfs | cfs |
| E1 | A | 0.0008 | 0.51 | 1.37 | 2.55 | 3.36 | 4.75 |
| E2 | B | 0.0012 | 0.78 | 2.91 | 5.00 | 6.43 | 8.86 |
| E3 | C | 0.0039 | 2.52 | 6.93 | 12.91 | 17.05 | 24.11 |
| E4 | D | 0.0012 | 0.75 | 1.95 | 3.76 | 5.02 | 7.17 |
| POA | A | 0.0008 | 0.51 | 1.37 | 2.55 | 3.36 | 4.75 |
| POA | B | 0.0012 | 0.78 | 2.91 | 5.00 | 6.43 | 8.86 |
| POA | C | 0.0039 | 2.52 | 6.93 | 12.91 | 17.05 | 24.11 |
| POA | D | 0.0012 | 0.75 | 1.95 | 3.76 | 5.02 | 7.17 |



LEGEND

EXISTING

- 735 MAJOR CONTOUR
- 734 MINOR CONTOUR
- PROPERTY BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- ASPHALT LINE
- CONCRETE CURB LINE
- WASTEWATER LINE
- WATER LINE
- OVERHEAD POWER LINE
- OVERHEAD COMMUNICATION LINE

PROPOSED

- 735 MAJOR CONTOUR
- 734 MINOR CONTOUR
- CONCRETE CURB
- DRAINAGE AREA BOUNDARY
- T.C. FLOW PATH
- FLOW DIRECTION ARROW

TREE TO REMAIN AND TREE ID NO.

 TREE TO BE REMOVED AND TREE ID NO.

DENOTES BASIN NUMBER

 DENOTES BASIN ACREAGE

 DENOTES POINT OF ANALYSIS



parnell engineering
 www.parnellengineering.com
 500 E WHITESTONE BLVD (H1419)
 CEDAR PARK, TX 78613
 512-431-8411
 TEXAS REGISTRATION FIRM NO. F-19566

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |

METRO DRIVE OFFICE PARK
 NORTH FOREST DEVELOPMENT, LLC
 WEST METRO DRIVE LEANDER, TEXAS 78641
EXISTING DRAINAGE AREA MAP

811
 Know what's below.
 Call before you dig.

SCALE: 1" = 30'

FOR CITY APPROVAL

Project No: _____
 Designed By: D. VO
 Drawn By: A. ALVAREZ
 Checked By: W. PARNELL
CG-201
 Sheet 13 of 39
 File No: 23-SD-XXX

Bar Measures 1 inch, otherwise drawing not to scale

ATTACHMENT H

TEMPORARY SEDIMENT PONDS PLANS AND CALCULATIONS

NOT APPLICABLE

Temporary Stormwater Section (TCEQ-0602)

**Attachment H
Temporary Sediment Ponds Plans and Calculations**

This attachment does not apply to this submittal. There will be no common drainage area with more than 10 acres of disturbed area within the project limits.

ATTACHMENT I

INSPECTION AND MAINTENANCE FOR BMPS

Temporary Stormwater Section (TCEQ-0602)

Attachment I Inspection and Maintenance for BMPs

Inspection

Designated and qualified person(s) should inspect the Pollution Control Measures every seven (7) days and after each rainfall event. An inspection report that summarizes the scope of the inspection, names and qualifications of personnel conducting the inspection, date of the inspection, major observations and actions that will be taken as a result of the inspection should be kept with the TPDES data for the project. The general contractor will be responsible to review and reference sections 1.3 and 1.4 of "Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices" (TCEQ RG-348) for erosion and sedimentation control and maintenance as applicable.

Construction Entrance / Exit and Construction Staging Area Maintenance

1. The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean out of any measures used to trap sediment.
2. All sediment spilled, dropped, washed or tracked on to public right-of-ways should be removed immediately by the contractor.
3. When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-ways.
4. When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
5. All sediment should be prevented from entering any storm drain, ditch or watercourse by using approved methods.

Sediment Filter Structure Maintenance

1. Inspect all fencing weekly, and after any rainfall.
2. Remove sediment when buildup reaches 6 inches.
3. Replace any torn fabric or install a second line of fencing parallel to the torn section.
4. Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
5. When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be re-vegetated. The fence itself should be disposed of in an approved landfill.

Rock Berm Structure Maintenance

1. Inspection should be made weekly and after each rainfall by the responsible party. For

installations in streambeds, additional daily inspections should be made.

2. Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
3. The berm should be reshaped as needed during inspection.
4. The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
5. The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

Curb Inlet Gravel Filter Structure Maintenance

1. Inspection should be made weekly or after each rainfall event and repair or replacement should be made promptly as needed by the contractor.
2. Inspect and realign dikes as needed to prevent gaps between sections.
3. Accumulated silt should be removed after each rainfall, and disposed of in a manner which will not cause additional siltation.
4. After the site is completely stabilized, the dikes and any remaining silt should be removed. Silt should be disposed of in a manner that will not contribute to additional siltation.

SAMPLE INSPECTION REPORT

NAME & QUALIFICATION OF INSPECTOR: _____

Date of Inspection: _____

Inspectors shall observe the following items on each inspection:

- Disturbed areas that have not been fully stabilized
- Areas used for storage of materials that are exposed to precipitation
- Control measures outlined in the site plan
- Locations where vehicles enter/exit the site

Inspectors shall denote if any corrective actions are required and when the action was completed.

Major Observations:

Corrective Actions Required:

Corrective Actions Performed:

Signature

Date

ATTACHMENT J

SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION
PRACTICES

Temporary Stormwater Section (TCEQ-0602)

Attachment J Schedule of Interim and Permanent Soil Stabilization

Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporary or permanently ceased is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 21 days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable. Below are guidelines from TCEQ for the installation of sod to stabilized exposed areas.

Materials:

Hydraulic Mulches:

Wood fiber mulch can be applied alone or as a component of hydraulic matrices. Wood fiber applied alone is typically applied at the rate of 2,000 to 4,000 lb/acre. Wood fiber mulch is manufactured from wood or wood waste from lumber mills or from urban sources.

Hydraulic Matrices:

Hydraulic matrices include a mixture of wood fiber and acrylic polymer or other tackifier as binder. Apply as a liquid slurry using a hydraulic application machine (i.e., hydro seeder) at the following minimum rates, or as specified by the manufacturer to achieve complete coverage of the target area: 2,000 to 4,000 lb/acre wood fiber mulch, and 5 to 10% (by weight) of tackifier (acrylic copolymer, guar, psyllium, etc.)

Bonded Fiber Matrix:

Bonded fiber matrix (BFM) is a hydraulically applied system of fibers and adhesives that upon drying forms an erosion resistant blanket that promotes vegetation, and prevents soil erosion. BFMs are typically applied at rates from 3,000 lb/acre to 4,000 lb/acre based on the manufacturer's recommendation. A biodegradable BFM is composed of materials that are 100% biodegradable. The binder in the BFM should also be biodegradable and should not dissolve or disperse upon re-wetting. Typically, biodegradable BFMs should not be applied immediately before, during or immediately after rainfall if the soil is saturated. Depending on the product, BFMs typically require 12 to 24 hours to dry and become effective.

Installation:

1. Prior to application, roughen embankment and fill areas by rolling with a crimping or punching type roller or by track walking. Track walking shall only be used where other methods are impractical.
2. To be effective, hydraulic matrices require 24 hours to dry before rainfall occurs.

3. Avoid mulch over spray onto roads, sidewalks, drainage channels, existing vegetation, etc.

Inspection and Maintenance Guidelines:

1. Mulched areas should be inspected weekly and after each rain event to locate and repair any damage.
2. Areas damaged by storms or normal construction activities should be regarded and hydraulic mulch reapplied as soon as practical.

SECTION 4

COPY OF NOTICE OF INTENT (NOI) (TCEQ-20022)



Notice of Intent (NOI) for an Authorization for Stormwater Discharges Associated with Construction Activity under TPDES General Permit TXR150000

IMPORTANT INFORMATION

Please read and use the General Information and Instructions prior to filling out each question in the NOI form.

Use the NOI Checklist to ensure all required information is completed correctly.

Incomplete applications delay approval or result in automatic denial.

Once processed your permit authorization can be viewed by entering the following link into your internet browser: http://www2.tceq.texas.gov/wq_dpa/index.cfm or you can contact TCEQ Stormwater Processing Center at 512-239-3700.

ePERMITS

Effective September 1, 2018, this paper form must be submitted to TCEQ with a completed electronic reporting waiver form (TCEQ-20754).

To submit an NOI electronically, enter the following web address into your internet browser and follow the instructions: <https://www3.tceq.texas.gov/steers/index.cfm>

APPLICATION FEE AND PAYMENT

The application fee for submitting a paper NOI is \$325. The application fee for electronic submittal of a NOI through the TCEQ ePermits system (STEERS) is \$225.

Payment of the application fee can be submitted by mail or through the TCEQ ePay system. The payment and the NOI must be mailed to separate addresses. To access the TCEQ ePay system enter the following web address into your internet browser: <http://www.tceq.texas.gov/epay>.

Provide your payment information for verification of payment:

- If payment was mailed to TCEQ, provide the following:
 - Check/Money Order Number:
 - Name printed on Check:
- If payment was made via ePay, provide the following:
 - Voucher Number:
 - A copy of the payment voucher is attached to this paper NOI form.

RENEWAL (This portion of the NOI is not applicable after June 3, 2018)

Is this NOI for a renewal of an existing authorization? Yes No

If Yes, provide the authorization number here: TXR15 [REDACTED]

NOTE: If an authorization number is not provided, a new number will be assigned.

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN [REDACTED]

(Refer to Section 1.a) of the Instructions)

b) What is the Legal Name of the entity (applicant) applying for this permit? (The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

[REDACTED]

c) What is the contact information for the Operator (Responsible Authority)?

Prefix (Mr. Ms. Miss): [REDACTED]

First and Last Name: [REDACTED] Suffix: [REDACTED]

Title: President Credentials: [REDACTED]

Phone Number: [REDACTED] Fax Number: [REDACTED]

E-mail: [REDACTED]

Mailing Address: [REDACTED]

City, State, and Zip Code: DRIFTWOOD, TX 78619

Mailing Information if outside USA:

Territory: [REDACTED]

Country Code: [REDACTED] Postal Code: [REDACTED]

d) Indicate the type of customer:

- Individual
- Limited Partnership
- General Partnership
- Trust
- Sole Proprietorship (D.B.A.)
- Corporation
- Estate
- Federal Government
- County Government
- State Government
- City Government
- Other Government
- Other: [REDACTED]

e) Is the applicant an independent operator? Yes No

(If a governmental entity, a subsidiary, or part of a larger corporation, check No.)

f) Number of Employees. Select the range applicable to your company.

0-20

251-500

21-100

501 or higher

101-250

g) Customer Business Tax and Filing Numbers: (**Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number: [REDACTED]

Federal Tax ID: [REDACTED]

Texas Secretary of State Charter (filing) Number: [REDACTED]

DUNS Number (if known): [REDACTED]

SECTION 2. APPLICATION CONTACT

Is the application contact the same as the applicant identified above?

Yes, go to Section 3

No, complete this section

Prefix (Mr. Ms. Miss): [REDACTED]

First and Last Name: [REDACTED] Suffix: [REDACTED]

Title: [REDACTED] Credential: [REDACTED]

Organization Name: [REDACTED]

Phone Number: [REDACTED] Fax Number: [REDACTED]

E-mail: [REDACTED]

Mailing Address: [REDACTED]

Internal Routing (Mail Code, Etc.): [REDACTED]

City, State, and Zip Code: [REDACTED]

Mailing information if outside USA:

Territory: [REDACTED]

Country Code: [REDACTED] Postal Code: [REDACTED]

SECTION 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN [REDACTED]

(Refer to Section 3.a) of the Instructions)

b) Name of project or site (the name known by the community where it's located):

[REDACTED]

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other):

[REDACTED]

d) County or Counties (if located in more than one):

[REDACTED]

e) Latitude: Longitude:

[REDACTED] [REDACTED]

f) Site Address/Location

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete *Section A*.

If the site does not have a physical address, provide a location description in *Section B*.
Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section A:

Street Number and Name:

[REDACTED]

City, State, and Zip Code:

[REDACTED]

Section B:

Location Description:

[REDACTED]

City (or city nearest to) where the site is located:

[REDACTED]

Zip Code where the site is located:

[REDACTED]

SECTION 4. GENERAL CHARACTERISTICS

a) Is the project or site located on Indian Country Lands?

Yes, do not submit this form. You must obtain authorization through EPA Region 6.

No

b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?

Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.

No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?

[REDACTED]

d) What is the Secondary SIC Code(s), if applicable?

[REDACTED]

e) What is the total number of acres to be disturbed?

[REDACTED]

f) Is the project part of a larger common plan of development or sale?

Yes

No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.

g) What is the estimated start date of the project? [REDACTED]

h) What is the estimated end date of the project? [REDACTED]

i) Will concrete truck washout be performed at the site? Yes No

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? [REDACTED]

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? [REDACTED]

l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

Yes No

If Yes, provide the name of the MS4 operator: [REDACTED]

Note: The general permit requires you to send a copy of this NOI form to the MS4 operator.

m) Is the discharge or potential discharge from the site within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?

Yes, complete the certification below.

No, go to Section 5

I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented. Yes

SECTION 5. NOI CERTIFICATION

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). Yes

b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. Yes

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). Yes

Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3, provided all obligations are confirmed by at least one operator.

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: [REDACTED]

Operator Signatory Title: [REDACTED]

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.

I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this document, and can provide documentation in proof of such authorization upon request.

Signature (use blue ink): _____ Date: _____

SECTION 5

AGENT AUTHORIZATION FORM (TCEQ-0599)

Agent Authorization Form
For Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

I JON DENTON
Print Name

GENERAL MANAGER
Title - Owner/President/Other

of NORTH FOREST OFFICE SPACE - SOUTH AUSTIN, LLC
Corporation/Partnership/Entity Name

have authorized DEVON VO
Print Name of Agent/Engineer

of PARNELL ENGINEERING, INC.
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

[Handwritten Signature]
Applicant's Signature

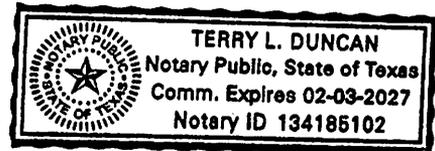
5-8-2023
Date

THE STATE OF Texas §
County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Jon Denton known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 8th day of May, 2023.

Terry L. Duncan
NOTARY PUBLIC
Terry L. Duncan
Typed or Printed Name of Notary



MY COMMISSION EXPIRES: 02-03-2027

SECTION 6

APPLICATION FEE FORM (TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Metro Drive Office Park

Regulated Entity Location: West Metro Drive, Leander, Texas 78641

Name of Customer: North Forest Office Space - South Austin, LLC

Contact Person: Devon Vo

Phone: 512-299-5963

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

Hays

Travis

Williamson

San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment.** This payment is being submitted to:

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

| <i>Type of Plan</i> | <i>Size</i> | <i>Fee Due</i> |
|---|-------------|----------------|
| Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling | Acres | \$ |
| Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks | Acres | \$ |
| Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential | 4.007 Acres | \$ 4,000 |
| Sewage Collection System | L.F. | \$ |
| Lift Stations without sewer lines | Acres | \$ |
| Underground or Aboveground Storage Tank Facility | Tanks | \$ |
| Piping System(s)(only) | Each | \$ |
| Exception | Each | \$ |
| Extension of Time | Each | \$ |

Signature: 

Date: 05/23/23

Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

| <i>Project</i> | <i>Project Area in Acres</i> | <i>Fee</i> |
|---|-------------------------------------|-------------------|
| One Single Family Residential Dwelling | < 5 | \$650 |
| Multiple Single Family Residential and Parks | < 5 | \$1,500 |
| | 5 < 10 | \$3,000 |
| | 10 < 40 | \$4,000 |
| | 40 < 100 | \$6,500 |
| | 100 < 500 | \$8,000 |
| | ≥ 500 | \$10,000 |
| Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur) | < 1 | \$3,000 |
| | 1 < 5 | \$4,000 |
| | 5 < 10 | \$5,000 |
| | 10 < 40 | \$6,500 |
| | 40 < 100 | \$8,000 |
| | ≥ 100 | \$10,000 |

Organized Sewage Collection Systems and Modifications

| <i>Project</i> | <i>Cost per Linear Foot</i> | <i>Minimum Fee- Maximum Fee</i> |
|---------------------------|------------------------------------|--|
| Sewage Collection Systems | \$0.50 | \$650 - \$6,500 |

Underground and Aboveground Storage Tank System Facility Plans and Modifications

| <i>Project</i> | <i>Cost per Tank or Piping System</i> | <i>Minimum Fee- Maximum Fee</i> |
|---|--|--|
| Underground and Aboveground Storage Tank Facility | \$650 | \$650 - \$6,500 |

Exception Requests

| <i>Project</i> | <i>Fee</i> |
|-----------------------|-------------------|
| Exception Request | \$500 |

Extension of Time Requests

| <i>Project</i> | <i>Fee</i> |
|---------------------------|-------------------|
| Extension of Time Request | \$150 |

SECTION 7

CORE DATA FORM (TCEQ-10400)



TCEQ Use Only

TCEQ Core Data Form

For detailed instructions regarding completion of this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

| | | |
|--|---|---|
| 1. Reason for Submission (If other is checked please describe in space provided.) | | |
| <input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.) | | |
| <input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form) | <input type="checkbox"/> Other | |
| 2. Customer Reference Number (if issued) | Follow this link to search for CN or RN numbers in Central Registry** | 3. Regulated Entity Reference Number (if issued) |
| CN | | RN |

SECTION II: Customer Information

| | | | | |
|--|--|---|--|----|
| 4. General Customer Information | 5. Effective Date for Customer Information Updates (mm/dd/yyyy) | | 4/26/2023 | |
| <input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts) | | | | |
| The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA). | | | | |
| 6. Customer Legal Name (If an individual, print last name first: eg: Doe, John) | | | If new Customer, enter previous Customer below: | |
| NORTH FOREST OFFICE SPACE- SOUTH AUSTIN, LLC | | | | |
| 7. TX SOS/CPA Filing Number | 8. TX State Tax ID (11 digits) | 9. Federal Tax ID (9 digits) | 10. DUNS Number (if applicable) | |
| 0802134005 | 32056086880 | 45-2973927 | | |
| 11. Type of Customer: | <input checked="" type="checkbox"/> Corporation | <input type="checkbox"/> Individual | Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited | |
| Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Other | <input type="checkbox"/> Sole Proprietorship | <input type="checkbox"/> Other: | | |
| 12. Number of Employees | | 13. Independently Owned and Operated? | | |
| <input type="checkbox"/> 0-20 <input checked="" type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | |
| 14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following | | | | |
| <input type="checkbox"/> Owner <input type="checkbox"/> Operator <input checked="" type="checkbox"/> Owner & Operator <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> Voluntary Cleanup Applicant <input type="checkbox"/> Other: | | | | |
| 15. Mailing Address: | 305 N. Heatherwilde Blvd, Suite 250 | | | |
| | City | PFLUGERVILLE | State | TX |
| | ZIP | 78660 | ZIP + 4 | |
| 16. Country Mailing Information (if outside USA) | | | 17. E-Mail Address (if applicable) | |
| | | | jond@nforest.com | |
| 18. Telephone Number | | 19. Extension or Code | 20. Fax Number (if applicable) | |
| (512) 515-1553 | | 407 | () - | |

SECTION III: Regulated Entity Information

| |
|---|
| 21. General Regulated Entity Information (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application) |
| <input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information |
| The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC). |
| 22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.) |
| METRO DRIVE OFFICE PARK |

| | | | | | | | |
|---|------------------|---------|-------|----|-----|-------|---------|
| 23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i> | WEST METRO DRIVE | | | | | | |
| | City | LEANDER | State | TX | ZIP | 78641 | ZIP + 4 |
| 24. County | | | | | | | |

Enter Physical Location Description if no street address is provided.

| | | | | | | | |
|---|---|--|---------|--|---------|---------------------------|---------|
| 25. Description to Physical Location: | Project site is located approximately 390 linear feet west of the intersection of N US HWY 183 & Metro Drive. | | | | | | |
| 26. Nearest City | LEANDER | | | State | TX | Nearest ZIP Code 78641 | |
| 27. Latitude (N) In Decimal: | 28. Longitude (W) In Decimal: | | | | | | |
| Degrees | Minutes | Seconds | Degrees | Minutes | Seconds | | |
| 30 | 35 | 12.897 | -97 | 51 | 30.582 | | |
| 29. Primary SIC Code (4 digits) | 30. Secondary SIC Code (4 digits) | 31. Primary NAICS Code (5 or 6 digits) | | 32. Secondary NAICS Code (5 or 6 digits) | | | |
| 8741 | | 561110 | | | | | |
| 33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i> | | | | | | | |
| PROFESSIONAL OFFICE | | | | | | | |
| 34. Mailing Address: | 305 N. HEATHERWILDE BLVD, SUITE 250 | | | | | | |
| | City | PFLUGERVILLE | State | TX | ZIP | 78660 | ZIP + 4 |
| 35. E-Mail Address: | jond@nforest.com | | | | | | |
| 36. Telephone Number | | 37. Extension or Code | | 38. Fax Number <i>(if applicable)</i> | | | |
| (512) 515-1553 | | () - | | () - | | | |

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

| | | | | |
|--|--|---|--|---|
| <input type="checkbox"/> Dam Safety | <input type="checkbox"/> Districts | <input checked="" type="checkbox"/> Edwards Aquifer | <input type="checkbox"/> Emissions Inventory Air | <input type="checkbox"/> Industrial Hazardous Waste |
| <input type="checkbox"/> Municipal Solid Waste | <input type="checkbox"/> New Source Review Air | <input type="checkbox"/> OSSF | <input type="checkbox"/> Petroleum Storage Tank | <input type="checkbox"/> PWS |
| <input type="checkbox"/> Sludge | <input type="checkbox"/> Storm Water | <input type="checkbox"/> Title V Air | <input type="checkbox"/> Tires | <input type="checkbox"/> Used Oil |
| <input type="checkbox"/> Voluntary Cleanup | <input type="checkbox"/> Waste Water | <input type="checkbox"/> Wastewater Agriculture | <input type="checkbox"/> Water Rights | <input type="checkbox"/> Other: |

SECTION IV: Preparer Information

| | | | |
|----------------------|---------------|----------------|------------------------------------|
| 40. Name: | Devon Vo | 41. Title: | Vice President |
| 42. Telephone Number | 43. Ext./Code | 44. Fax Number | 45. E-Mail Address |
| (512) 299-5963 | | () - | devon.vo@parnellengineeringinc.com |

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

| | | | |
|--------------------------|-------------------------|------------|-------------------|
| Company: | PARNELL ENGINEERING INC | Job Title: | Vice President |
| Name <i>(In Print)</i> : | DEVON VO | Phone: | (512) 299- 5963 |

Signature:

A handwritten signature in black ink, appearing to be "D. V.", written over a horizontal line.

Date:

05/26/23