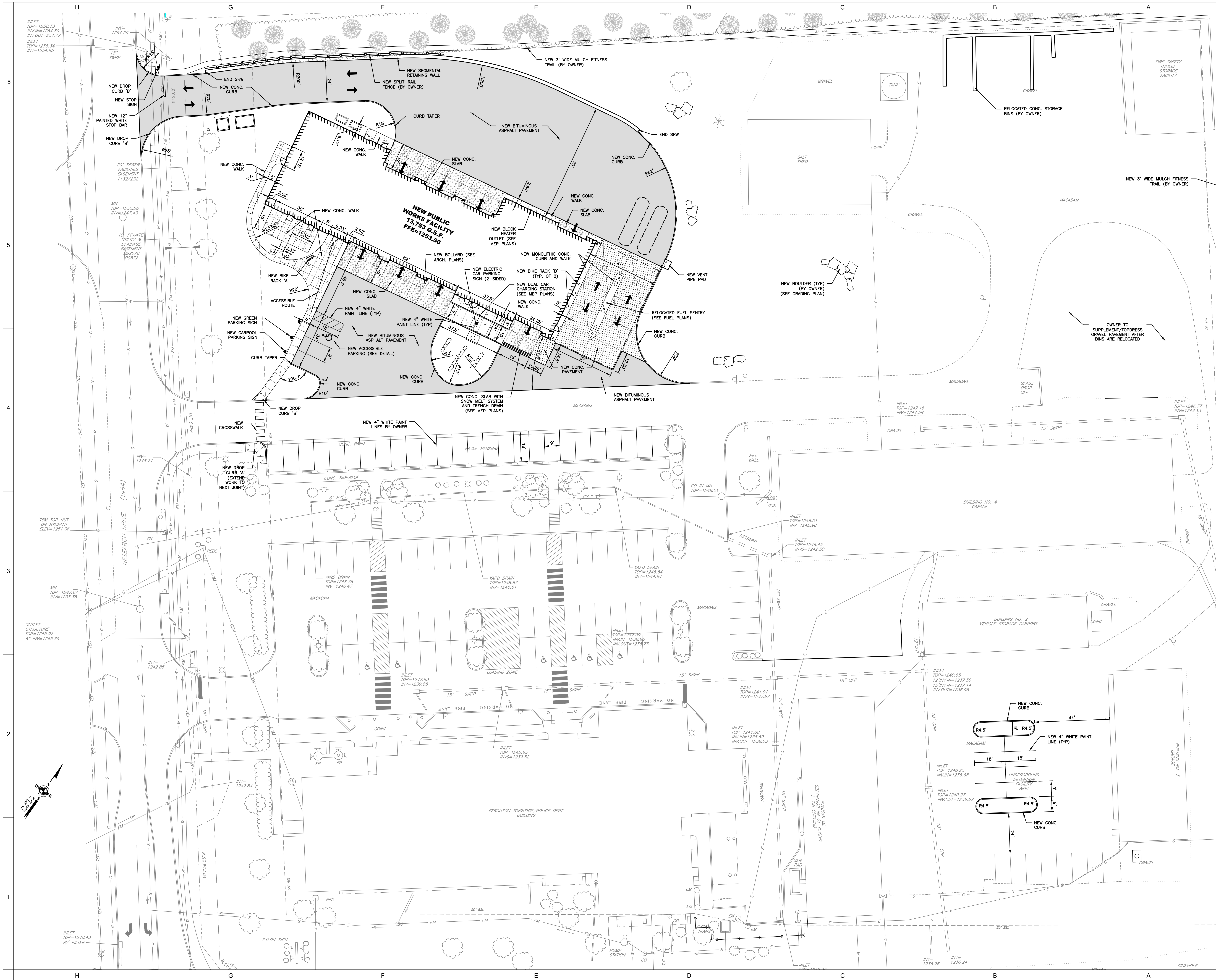


C-004



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FILE NAME: PLOT/05 SITE.DWG

SCALE: 20' 0' 20'
1"=20'



No.	Description	Date
1	BUILDING PERMIT SUBMISSION	02-13-19
2	PERMIT REVIEW RESPONSES	04-12-19
3	LAND DEVELOPMENT COMMENTS	04-24-19

FERGUSON PUBLIC WORKS BUILDING

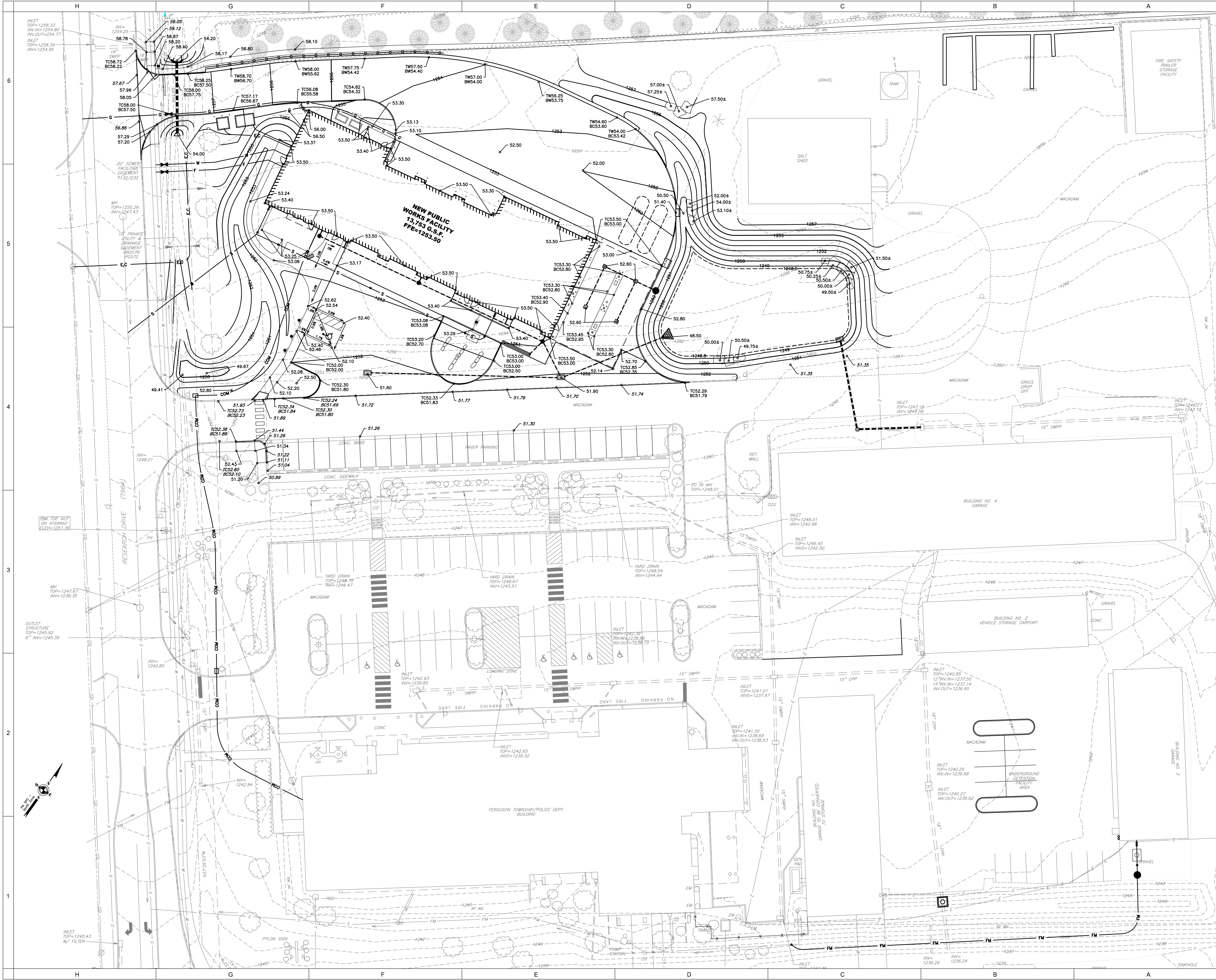
FERGUSON TOWNSHIP

3137 RESEARCH DRIVE
STATE COLLEGE, PA 16801

Project Number	3809-1
Date	13 FEBRUARY 2019
Drawn By	AJL
Checked By	BES

SITE PLAN

C-005



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FILE NAME: PLOT/06 GRADING.DWG

SCALE: 20' 0' 20'
1"=20'

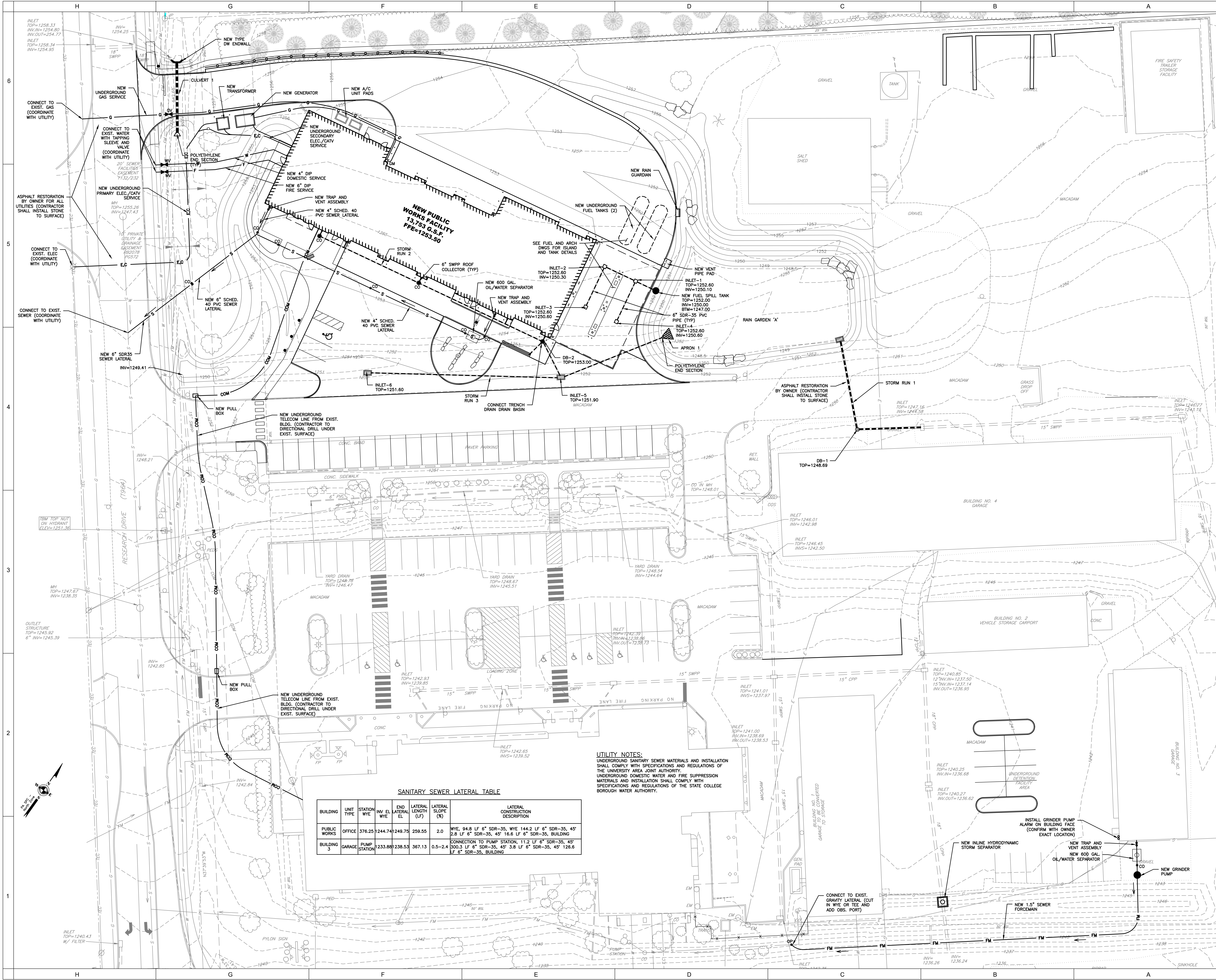


No.	Description	Date
1	BUILDING PERMIT SUBMISSION	02-13-19
2	PERMIT REVIEW RESPONSES	04-12-19
3	LAND DEVELOPMENT COMMENTS	04-24-19

FERGUSON PUBLIC WORKS BUILDING
FERGUSON TOWNSHIP
3137 RESEARCH DRIVE
STATE COLLEGE, PA 16801

Project Number	3809-1
Date	13 FEBRUARY 2019
Drawn By	AJL
Checked By	BES

GRADING PLAN
C-006



No.	Description	Date
1	BUILDING PERMIT SUBMISSION	02-13-19
3	LAND DEVELOPMENT COMMENTS	04-24-19

FERGUSON PUBLIC WORKS BUILDING

FERGUSON TOWNSHIP

3137 RESEARCH DRIVE
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Project Number	3809-1
Date	13 FEBRUARY 2019
Drawn By	AJL
Checked By	BES

UTILITY PLAN

C-007

6

5

4

3

2

1

H G F E D C B A

PSM BMP OPERATION & MAINTENANCE:

I. TEMPORARY OPERATION & MAINTENANCE DURING CONSTRUCTION – CONTRACTOR

A. RESPONSIBLE PARTY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL PERMANENT STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES DETAILED HEREIN UNTIL COMPLETION OF CONSTRUCTION, RELEASE OF CO-PERMITTEE STATUS AND OBLIGATION, AND DURING THE WARRANTY PERIOD.

B. INSPECTION SCHEDULE: THE CONTRACTOR SHALL INSPECT THE STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES ON A WEEKLY BASIS AND AFTER EACH SIGNIFICANT RAINFALL EVENT UNTIL COMPLETION OF CONSTRUCTION. AFTER COMPLETION OF CONSTRUCTION, INSPECTION IS TO BE CONDUCTED AS PER THE SPECIFIC BMP:

1. RAIN GARDEN/BIO-RETENTION: ANNUALLY AND AFTER SIGNIFICANT RUNOFF EVENTS

2. REFORESTATION/RESTORATION AREAS: ANNUALLY AND AFTER SIGNIFICANT RUNOFF EVENTS

3. BIOSWALE: ANNUALLY AND WITHIN 48 HOURS AFTER SIGNIFICANT RAINFALL EVENTS

4. RAIN GUARDIAN OR EQUAL: QUARTERLY FOR THE FIRST YEAR TO DETERMINE EXACT INSPECTION SCHEDULE AND WITHIN 48 HOURS AFTER SIGNIFICANT RAINFALL EVENTS

5. STORMCATCHER OR EQUAL: QUARTERLY FOR THE FIRST YEAR TO DETERMINE EXACT INSPECTION SCHEDULE AND WITHIN 48 HOURS AFTER SIGNIFICANT RAINFALL EVENTS

C. INSPECTION & MAINTENANCE RECORDS AND NOTIFICATIONS:

1. REGULAR MAINTENANCE IS REQUIRED INITIALLY AFTER CONSTRUCTION, AND CONTINUING INSPECTION AND MAINTENANCE IS REQUIRED TO ASSURE PROPER OPERATION OF ALL BMP'S.

2. THE CONTRACTOR MUST MAINTAIN A WRITTEN REPORT ON THE PROJECT SITE DOCUMENTING EACH INSPECTION AND ALL REPAIR OR REPLACEMENTS AND MAINTENANCE ACTIVITIES DURING THE WARRANTY PERIOD.

3. SHOULD ROUTINE INSPECTION REVEAL THAT A PSM BMP IS NOT FUNCTIONING AS DESIGNED, IMMEDIATE ACTION TO CORRECT THE PROBLEM SHALL BE TAKEN. STRUCTURAL FAILURES SUCH AS, BROKEN OR CLOGGED PIPES CAN BE RESOLVED BY REPLACING AND REPAIRING THE BMP TO THE ORIGINAL DESIGN. SHOULD A PSM BMP CONSTRUCTED TO THE ORIGINAL DESIGN SPECIFICATIONS FAIL TO FUNCTION, A STORMWATER DESIGN ENGINEER/PROFESSIONAL MUST IMMEDIATELY BE CONTACTED TO EVALUATE THE PROBLEM AND RECOMMEND CORRECTIONS. ANY MODIFICATION PROPOSED TO ADDRESS THE PROBLEM MUST BE SUBMITTED TO THE CENTRE COUNTY CONSERVATION DISTRICT AND/OR DEP FOR REVIEW AND APPROVAL PRIOR TO INITIATING IMPLEMENTATION OF CORRECTIVE ACTIONS.

4. IN ACCORDANCE WITH PERMIT CONDITIONS, WHERE PSM BMP'S ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION OR ANY OTHER TIME THE PERMITTEE BECOMES AWARE OF ANY INCIDENT CAUSING OR THREATENING POLLUTION AS DESCRIBED IN TITLE 25 PA CODE § 91.33, AS REQUIRED IN TITLE 25 PA CODE § 92A-41(b), THE PERMITTEE AND CO-PERMITTEE SHALL WITHIN 24 HOURS CONTACT THE DEPARTMENT OR AUTHORIZED COUNTY CONSERVATION DISTRICT BY PHONE OR PERSONAL CONTACT, FOLLOWED BY SUBMISSION OF A WRITTEN REPORT WITHIN FIVE (5) DAYS OF THE INITIAL CONTACT.

D. BMP OPERATION & MAINTENANCE:

1. RAIN GARDEN/BIO-RETENTION:

- INSPECT INLETS AND PIPES LEADING TO THE BASIN: REMOVE ACCUMULATED DEBRIS AND SEDIMENT AS REQUIRED TO MAINTAIN SYSTEM CAPACITY. CLEAN ALL COLLECTION AND CONVEYANCE FACILITIES PRIOR TO OWNER ACCEPTANCE.
- INSPECT THE BASIN VEGETATION AND RE-SEED ANY OBSERVED BARE SPOTS.
- EVIDENCE OF EROSION MUST BE IMMEDIATELY REPAIRED.
- ACCUMULATED SEDIMENT OR DEBRIS MUST BE REMOVED AND PROPERLY DISPOSED OF AS NECESSARY TO MAINTAIN FUNCTIONALITY OF SYSTEM.
- INSPECT THE OUTLET STRUCTURES FOR EROSION, DAMAGE, AND STABILITY. REPAIR AS NEEDED.
- MOW AND TRIM VEGETATION ANNUALLY TO ENSURE SAFETY, AESTHETICS, PROPER OPERATION, AND TO SUPPRESS INVASIVE VEGETATION AND WEEDS. MOW ONLY WHEN DRY TO AVOID RUTTING. MORE FREQUENT MOWING CAN OCCUR IF DESIRED BY OWNER FOR AESTHETICS. CLIPPINGS TO BE REMOVED AND PROPERLY DISPOSED OF.
- SHOULD THE BASIN STILL HAVE PONDED WATER 3 DAYS AFTER A PRECIPITATION OR THAWING EVENT, FURTHER INVESTIGATION MUST BE CONDUCTED TO INSPECT FOR CLOGGED OUTFALL DEVICES, UNDERDRAINS, PIPES, OR SPILLWAYS AND REPAIR AS NEEDED

2. REFORESTATION/RESTORATION AREAS:

- EVIDENCE OF EROSION, ACCUMULATED DEBRIS/SEDIMENT, AND FAILURE TO ESTABLISH A GOOD STAND OF VEGETATION MUST BE IMMEDIATELY ADDRESSED.
- EVIDENCE OF EROSION MUST BE IMMEDIATELY REPAIRED.
- INSPECT AND CLEAN OUT DEBRIS/NESTS/DETRITUS FROM THE TREE TUBES.
- ENSURE TREE TUBES ARE IN CONTACT WITH SOIL.
- REMOVE INVASIVE SPECIES VIA STRING TRIMMER DOWN TO BARE SOIL (REPEAT AS NECESSARY UNTIL INVASIVE PLANT IS ELIMINATED). USE HERBICIDE FOR INVASIVE SPECIES REMOVAL ONLY WHEN NECESSARY.
- ONCE VEGETATION IS ESTABLISHED, MOWING SHOULD BE LIMITED TO 1 TIME PER YEAR, IF AT ALL.

3. BIOSWALE:

- INSPECT AND CORRECT
 - EVIDENCE OF EROSION
 - DAMAGED OR DYING VEGETATION
 - REMOVE ACCUMULATED DEBRIS
- PRESSENCE OF STANDING WATER MAY REQUIRE REPAIR TO RESTORE DESIGN GRADES.
- MOW VEGETATION ONCE AS DETERMINED BY ARBORIST AND TRIM AS NEEDED WITH REMOVAL OF ALL MOWED AND TRIMMED MATERIAL TO ENSURE SAFETY, AESTHETICS, PROPER OPERATION, AND TO SUPPRESS INVASIVE VEGETATION AND WEEDS. MOW ONLY WHEN DRY TO AVOID RUTTING.
- INSPECT FOR UNIFORMITY IN CROSS-SECTION AND LONGITUDINAL SLOPE, CORRECT AS NEEDED
- INSPECT SWALE INLET (CURB CUTS, PIPES, ETC.) AND OUTLET FOR SIGNS OF EROSION OR BLOCKAGE, CORRECT AS NEEDED
- RESEED BARE AREAS: INSTALL APPROPRIATE EROSION CONTROL MEASURES WHEN NATIVE SOIL IS EXPOSED OR EROSION CHANNELS ARE FORMING
- FOR SWALES WITH CHECK DAMS, INSPECT AND CORRECT CHECK DAMS WHEN SIGNS OF ALTERED WATER FLOW (CHANNELIZATION, OBSTRUCTIONS, EROSION, ETC.) ARE IDENTIFIED
- WATER DURING DRY PERIODS, FERTILIZE, AND APPLY PESTICIDE ONLY IF ABSOLUTELY NECESSARY

4. RAIN GUARDIAN, OR EQUAL:

- REMOVE HORIZONTAL GRATE AND VERTICAL SCREEN. VACUUM OR SCOOP OUT DEBRIS AND CLEAN OFF VERTICAL SCREEN WITH BROOM OR HOSE. DISPOSE OF WASTE PROPERLY
- ABOVE NOTES ARE A GUIDE. UNIT IS TO BE MAINTAINED ACCORDING TO SPECIFIC MANUFACTURER GUIDELINES

5. STORMCATCHER, OR EQUAL:

- CONDUCT INSPECTIONS FROM THE SURFACE WITHOUT ENTERING THE UNIT
- PERFORM MAINTENANCE ONCE THE STORED VOLUME REACHES 15% OF THE TOTAL IN THE LOWER CHAMBER, OR IMMEDIATELY IN THE EVENT OF A SPILL
- VACUUM OR REMOVE TRAPPED CONTENTS AND DISPOSE OF MATERIALS IN ACCORDANCE WITH ALL APPLICABLE LAWS
- ABOVE NOTES ARE A GUIDE. UNIT IS TO BE MAINTAINED ACCORDING TO SPECIFIC MANUFACTURER GUIDELINES

6. SINKHOLE REPAIR: IF A SINKHOLE DEVELOPS WITHIN THE STORMWATER MANAGEMENT BASIN OR THE GENERAL PROJECT VICINITY, OR IF A SINKHOLE DEVELOPS DOWNSTREAM OF THE PROJECT AREA DUE TO FAILURE OF ON-SITE STORMWATER MANAGEMENT FACILITIES AND/OR IMPROPER MAINTENANCE OF SUCH FACILITIES, THE CONTRACTOR SHALL SECURE THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER TO MAKE REQUIRED SINKHOLE REPAIRS. THE CONSERVATION DISTRICT AND TOWNSHIP ARE TO BE IMMEDIATELY NOTIFIED OF THE PRESENCE OF ANY SINKHOLE FORMATION.

II. PERMANENT OPERATION & MAINTENANCE AFTER CONSTRUCTION – OWNER

A. RESPONSIBLE PARTY: AFTER THE WARRANTY EXPIRES, THE OWNER SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES ENUMERATED HEREIN FOR THE LIFE OF THE BEST MANAGEMENT PRACTICE.

B. COVENANT APPURTENANT: THE OWNER RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES DETAILED HEREIN IS HEREBY COVENANTED APPURTENANT TO THE UNDERLYING PROPERTY.

C. INSPECTION SCHEDULE: THE OWNER SHALL MAINTAIN THE STORMWATER MANAGEMENT FACILITIES AS PER THE SPECIFIC BMP:

1. RAIN GARDEN/BIO-RETENTION: ANNUALLY AND AFTER SIGNIFICANT RUNOFF EVENTS

2. REFORESTATION/RESTORATION AREAS: ANNUALLY AND AFTER SIGNIFICANT RUNOFF EVENTS

3. BIOSWALE: ANNUALLY AND WITHIN 48 HOURS AFTER SIGNIFICANT RAINFALL EVENTS

4. RAIN GUARDIAN OR EQUAL: UNLESS REQUIRED MORE FREQUENTLY, CONDUCT INSPECTIONS ANNUALLY AND WITHIN 48 HOURS AFTER SIGNIFICANT RAINFALL EVENTS

5. STORMCATCHER OR EQUAL: UNLESS REQUIRED MORE FREQUENTLY, CONDUCT INSPECTIONS ANNUALLY AND WITHIN 48 HOURS AFTER SIGNIFICANT RAINFALL EVENTS

D. INSPECTION & MAINTENANCE RECORDS AND NOTIFICATIONS:

1. CONTINUING INSPECTION AND MAINTENANCE IS REQUIRED TO ASSURE PROPER OPERATION OF ALL BMP'S.

2. THE OWNER MUST MAINTAIN A WRITTEN REPORT ON THE PROJECT SITE DOCUMENTING EACH INSPECTION AND ALL REPAIR OR REPLACEMENTS AND MAINTENANCE ACTIVITIES ASSOCIATED WITH THE PERMANENT STORMWATER MANAGEMENT FACILITIES HEREIN AT THE PROJECT SITE.

3. SHOULD ROUTINE INSPECTION REVEAL THAT A PSM BMP IS NOT FUNCTIONING AS DESIGNED, IMMEDIATE ACTION TO CORRECT THE PROBLEM SHALL BE TAKEN. STRUCTURAL FAILURES SUCH AS, BROKEN OR CLOGGED PIPES CAN BE RESOLVED BY REPLACING AND REPAIRING THE BMP TO THE ORIGINAL DESIGN. SHOULD A PSM BMP CONSTRUCTED TO THE ORIGINAL DESIGN SPECIFICATIONS FAIL TO FUNCTION, A STORMWATER DESIGN ENGINEER/PROFESSIONAL MUST IMMEDIATELY BE CONTACTED TO EVALUATE THE PROBLEM AND RECOMMEND CORRECTIONS. ANY MODIFICATION PROPOSED TO ADDRESS THE PROBLEM MUST BE SUBMITTED TO THE CENTRE COUNTY CONSERVATION DISTRICT AND/OR DEP FOR REVIEW AND APPROVAL PRIOR TO INITIATING IMPLEMENTATION OF CORRECTIVE ACTIONS.

4. IN ACCORDANCE WITH PERMIT CONDITIONS, WHERE PSM BMP'S ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION OR ANY OTHER TIME THE PERMITTEE BECOMES AWARE OF ANY INCIDENT CAUSING OR THREATENING POLLUTION AS DESCRIBED IN TITLE 25 PA CODE § 91.33, AS REQUIRED IN TITLE 25 PA CODE § 92A-41(b), THE PERMITTEE AND CO-PERMITTEE SHALL WITHIN 24 HOURS CONTACT THE DEPARTMENT OR AUTHORIZED COUNTY CONSERVATION DISTRICT BY PHONE OR PERSONAL CONTACT, FOLLOWED BY SUBMISSION OF A WRITTEN REPORT WITHIN FIVE (5) DAYS OF THE INITIAL CONTACT.

E. BMP OPERATION & MAINTENANCE:

1. RAIN GARDEN/BIO-RETENTION:

- INSPECT INLETS AND PIPES LEADING TO THE BASIN: REMOVE ACCUMULATED DEBRIS AND SEDIMENT AS REQUIRED TO MAINTAIN SYSTEM CAPACITY.
- INSPECT THE BASIN VEGETATION AND RE-SEED ANY OBSERVED BARE SPOTS.
- EVIDENCE OF EROSION MUST BE IMMEDIATELY REPAIRED.
- ACCUMULATED SEDIMENT OR DEBRIS MUST BE REMOVED AND PROPERLY DISPOSED OF AS NECESSARY TO MAINTAIN FUNCTIONALITY OF SYSTEM.
- INSPECT THE OUTLET STRUCTURES FOR EROSION, DAMAGE, AND STABILITY. REPAIR AS NEEDED.
- MOW AND TRIM VEGETATION ANNUALLY TO ENSURE SAFETY, AESTHETICS, PROPER OPERATION, AND TO SUPPRESS INVASIVE VEGETATION AND WEEDS. MOW ONLY WHEN DRY TO AVOID RUTTING. MORE FREQUENT MOWING CAN OCCUR IF DESIRED BY OWNER FOR AESTHETICS. CLIPPINGS TO BE REMOVED AND PROPERLY DISPOSED OF.
- SHOULD THE BASIN STILL HAVE PONDED WATER 3 DAYS AFTER A PRECIPITATION OR THAWING EVENT, FURTHER INVESTIGATION MUST BE CONDUCTED TO INSPECT FOR CLOGGED OUTFALL DEVICES, UNDERDRAINS, PIPES, OR SPILLWAYS AND REPAIR AS NEEDED

2. REFORESTATION/RESTORATION AREAS:


- EVIDENCE OF EROSION, ACCUMULATED DEBRIS/SEDIMENT, AND FAILURE TO ESTABLISH A GOOD STAND OF VEGETATION MUST BE IMMEDIATELY ADDRESSED.
- EVIDENCE OF EROSION MUST BE IMMEDIATELY REPAIRED.
- INSPECT AND CLEAN OUT DEBRIS/NESTS/DETRITUS FROM THE TREE TUBES.
- ENSURE TREE TUBES ARE IN CONTACT WITH SOIL.
- REMOVE INVASIVE SPECIES VIA STRING TRIMMER DOWN TO BARE SOIL (REPEAT AS NECESSARY UNTIL INVASIVE PLANT IS ELIMINATED). USE HERBICIDE FOR INVASIVE SPECIES REMOVAL ONLY WHEN NECESSARY.
- ONCE VEGETATION IS ESTABLISHED, MOWING SHOULD BE LIMITED TO 1 TIME PER YEAR, IF AT ALL.

3. BIOSWALE:

- INSPECT AND CORRECT
 - EVIDENCE OF EROSION
 - DAMAGED OR DYING VEGETATION
 - REMOVE ACCUMULATED DEBRIS
- PRESSENCE OF STANDING WATER MAY REQUIRE REPAIR TO RESTORE DESIGN GRADES.
- MOW VEGETATION ONCE AS DETERMINED BY ARBORIST AND TRIM AS NEEDED WITH REMOVAL OF ALL MOWED AND TRIMMED MATERIAL TO ENSURE SAFETY, AESTHETICS, PROPER OPERATION, AND TO SUPPRESS INVASIVE VEGETATION AND WEEDS. MOW ONLY WHEN DRY TO AVOID RUTTING.
- INSPECT FOR UNIFORMITY IN CROSS-SECTION AND LONGITUDINAL SLOPE, CORRECT AS NEEDED
- INSPECT SWALE INLET (CURB CUTS, PIPES, ETC.) AND OUTLET FOR SIGNS OF EROSION OR BLOCKAGE, CORRECT AS NEEDED
- RESEED BARE AREAS: INSTALL APPROPRIATE EROSION CONTROL MEASURES WHEN NATIVE SOIL IS EXPOSED OR EROSION CHANNELS ARE FORMING
- FOR SWALES WITH CHECK DAMS, INSPECT AND CORRECT CHECK DAMS WHEN SIGNS OF ALTERED WATER FLOW (CHANNELIZATION, OBSTRUCTIONS, EROSION, ETC.) ARE IDENTIFIED
- WATER DURING DRY PERIODS, FERTILIZE, AND APPLY PESTICIDE ONLY IF ABSOLUTELY NECESSARY

4. RAIN GUARDIAN, OR EQUAL:

- REMOVE HORIZONTAL GRATE AND VERTICAL SCREEN. VACUUM OR SCOOP OUT DEBRIS AND CLEAN OFF VERTICAL SCREEN WITH BROOM OR HOSE.



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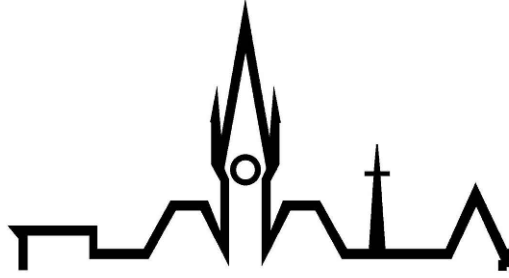
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FILE NAME: LOT/09-10 PCSM.DWG

SCALE: 40' 0' 40'

1"=40'



No.	Description	Date
1	BUILDING PERMIT SUBMISSION	02-13-19
3	LAND DEVELOPMENT COMMENTS	04-24-19

FERGUSON PUBLIC WORKS BUILDING

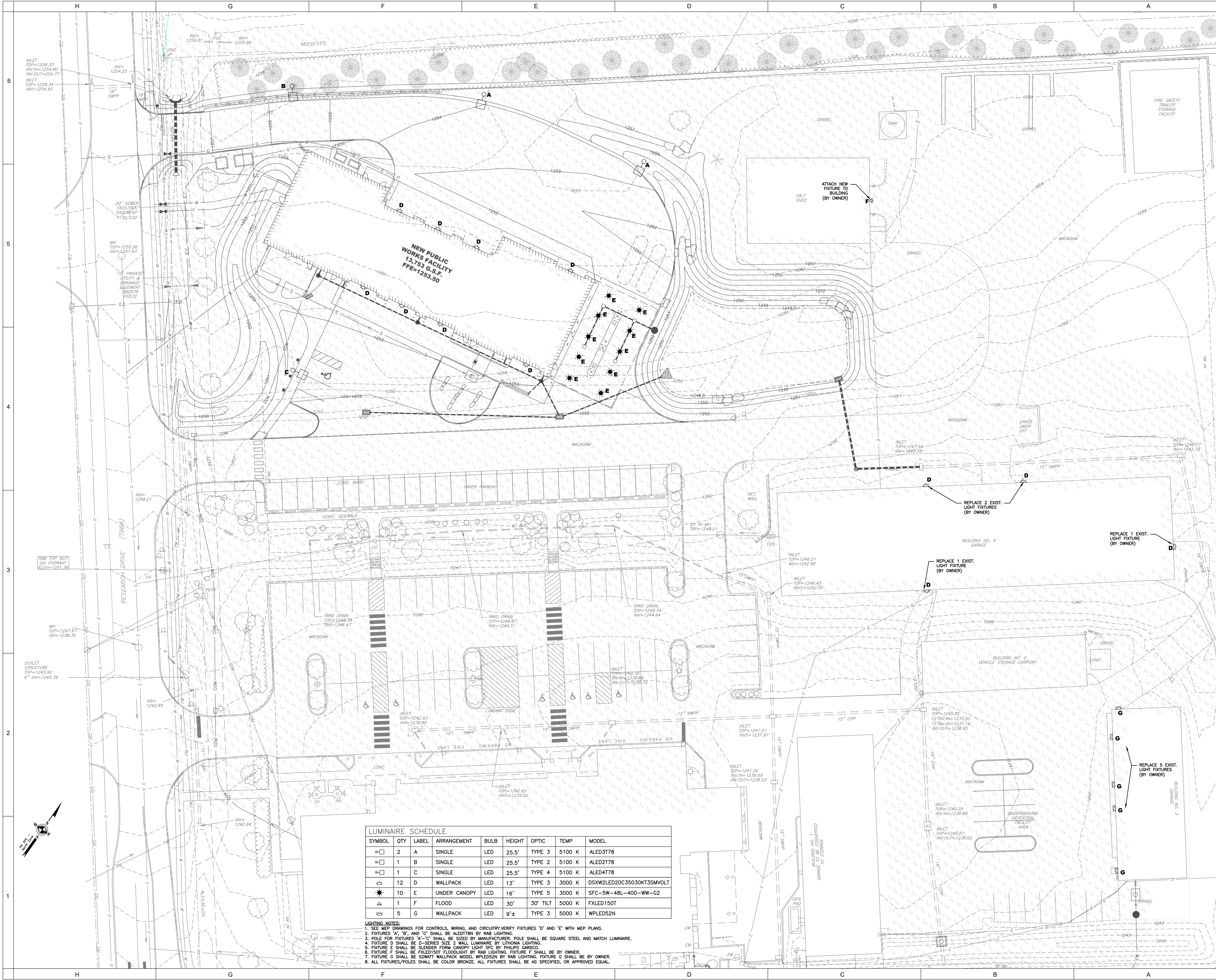
FERGUSON TOWNSHIP

3137 RESEARCH DRIVE
STATE COLLEGE, PA 16801

Project Number	3809-1
Date	13 FEBRUARY 2019
Drawn By	AJL
Checked By	BES

PCSM NOTES AND DETAILS

C-009



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FILE NAME: PLOT/11 LIGHTING.DWG

SCALE: 30' 0' 30'
1"=30'

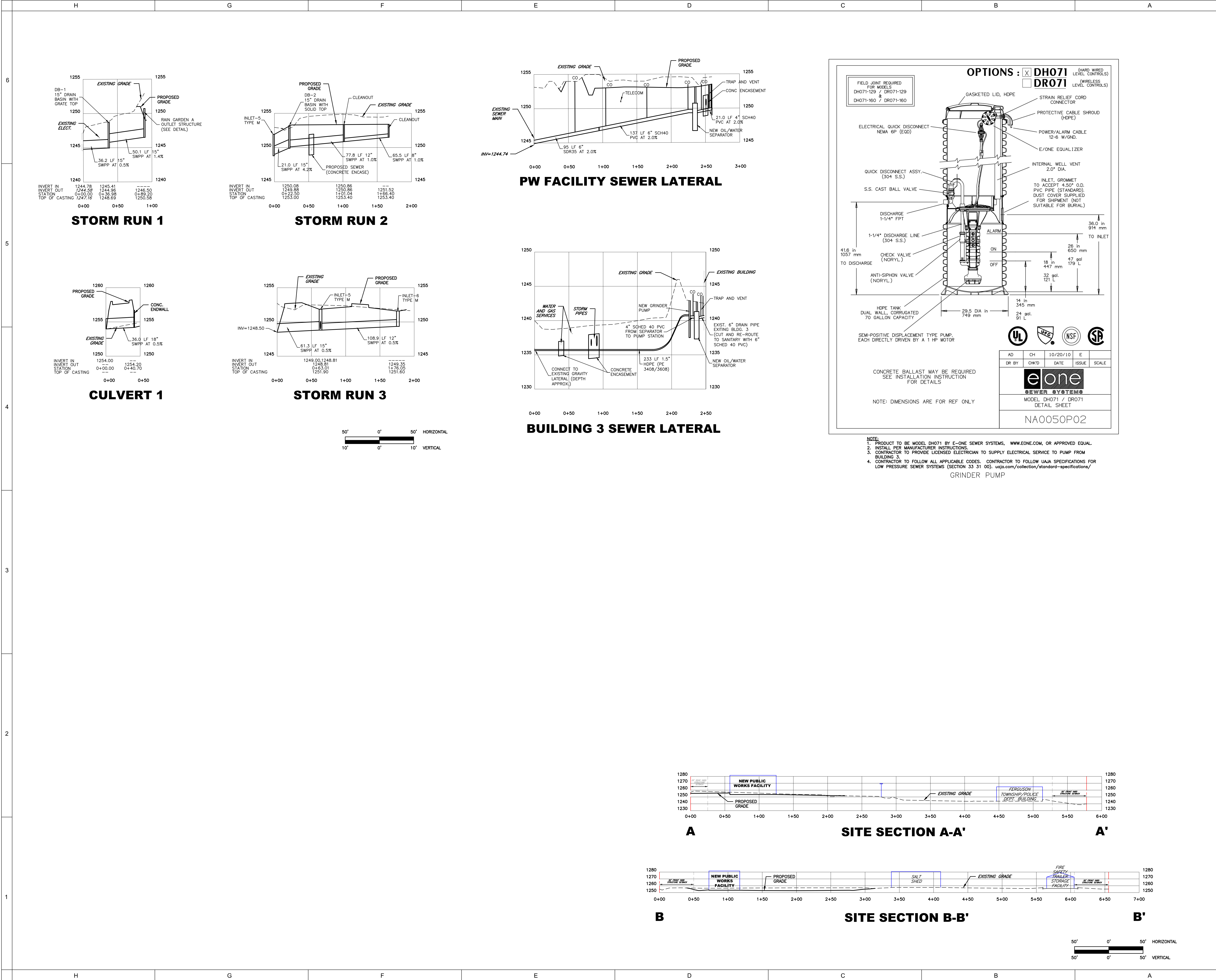


No.	Description	Date
1	BUILDING PERMIT SUBMISSION	02-13-19
3	LAND DEVELOPMENT COMMENTS	04-24-19

Project Number	3809-1
Date	13 FEBRUARY 2019
Drawn By	AJL
Checked By	BES

LIGHTING PLAN

C-011



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FILE NAME: PLOT/12 PROFILES.DWG

No.	Description	Date
1	BUILDING PERMIT SUBMISSION	02-13-19
3	LAND DEVELOPMENT COMMENTS	04-24-19

FERGUSON PUBLIC WORKS BUILDING

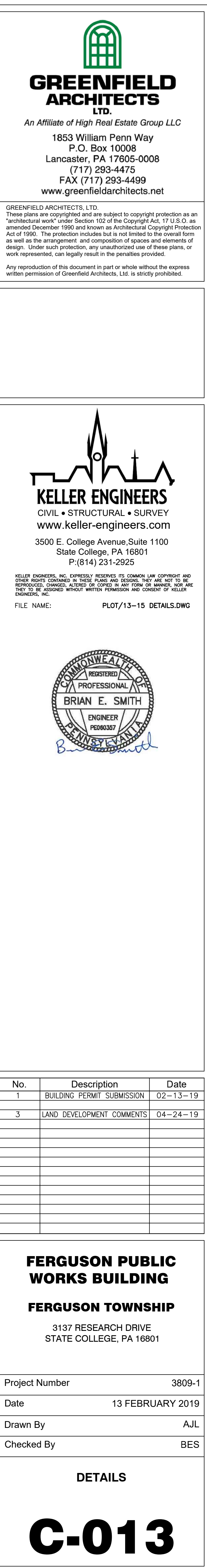
FERGUSON TOWNSHIP

3137 RESEARCH DRIVE
STATE COLLEGE, PA 16801

Project Number 3809-1
Date 13 FEBRUARY 2019
Drawn By A.J.L.
Checked By BES

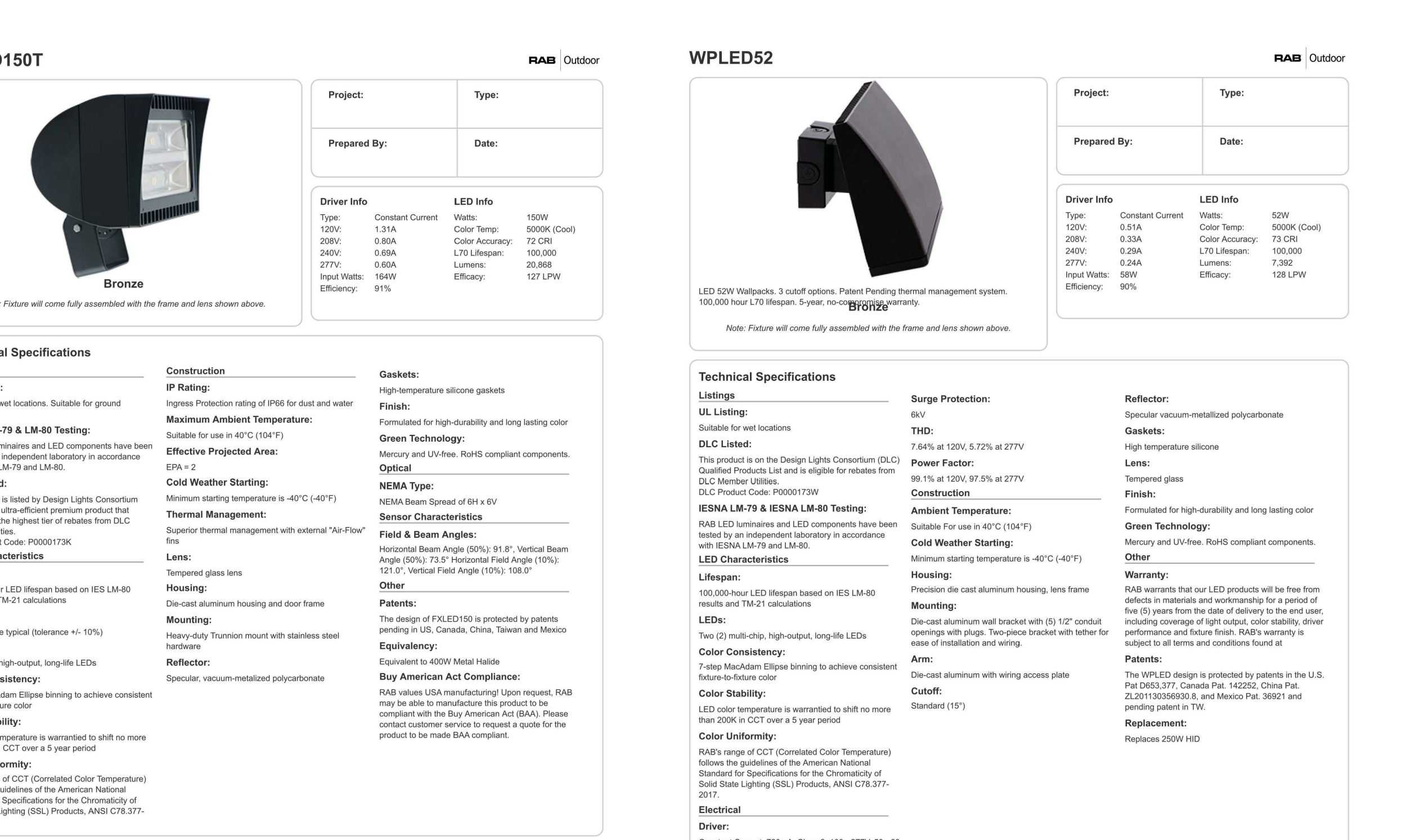
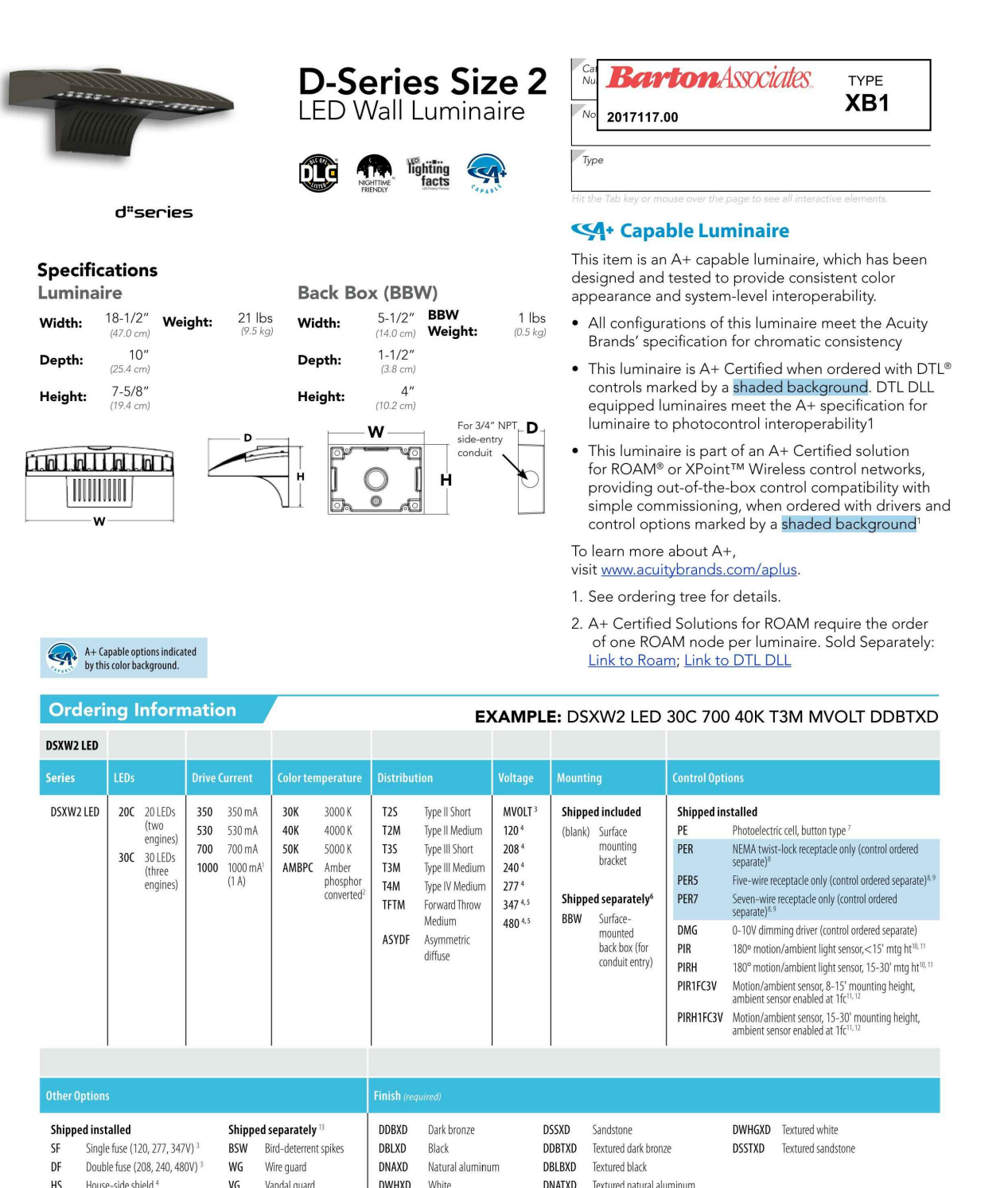
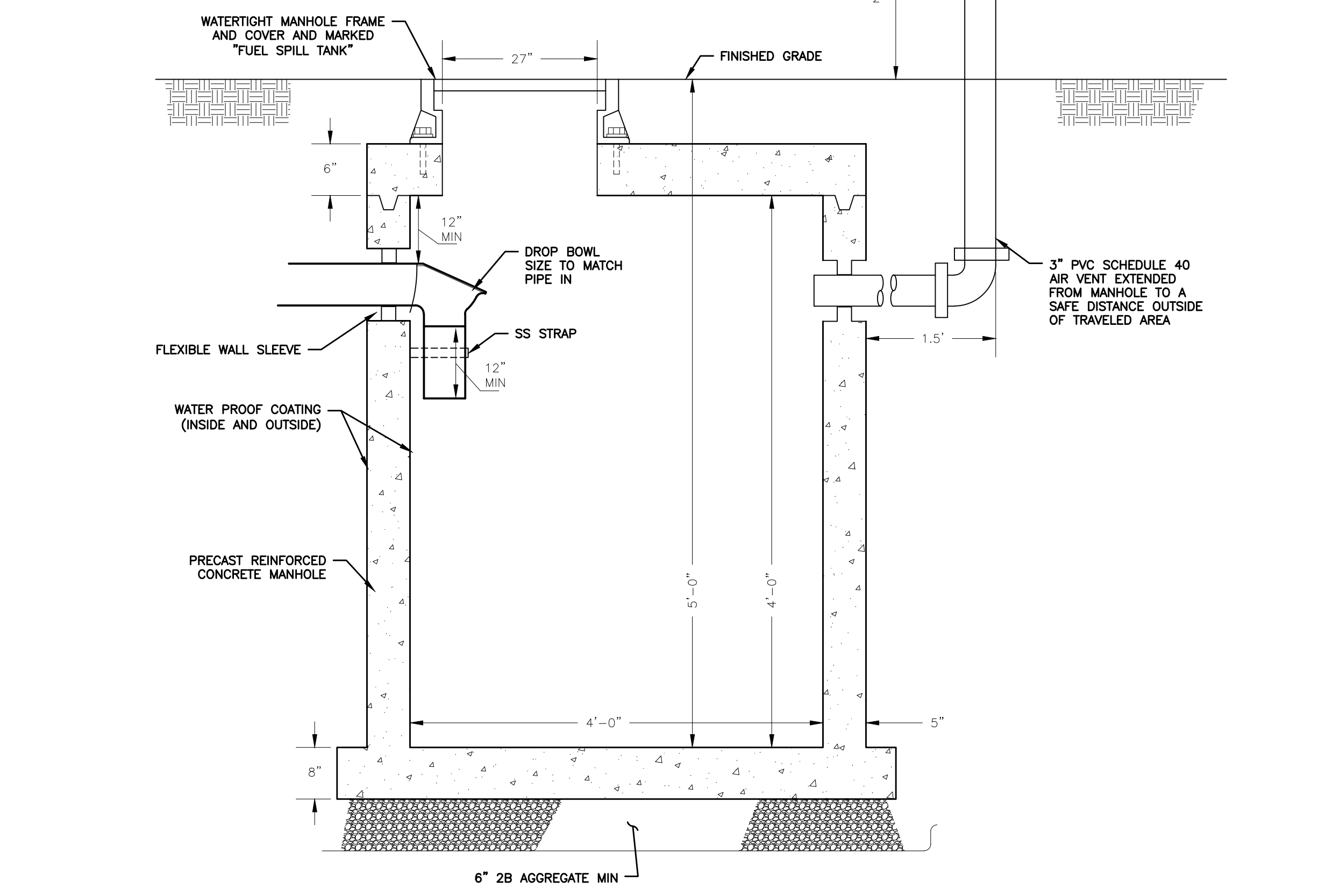
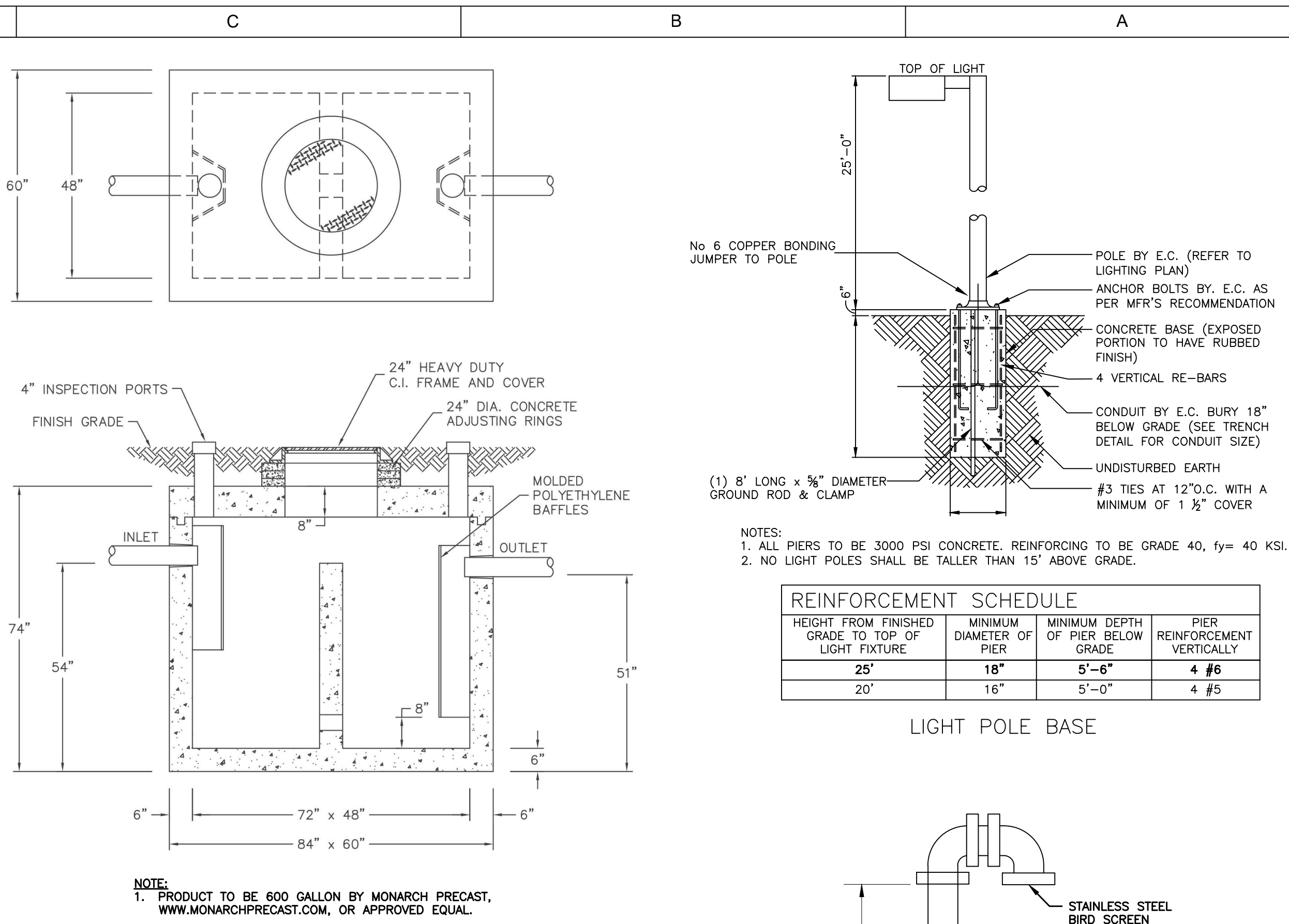
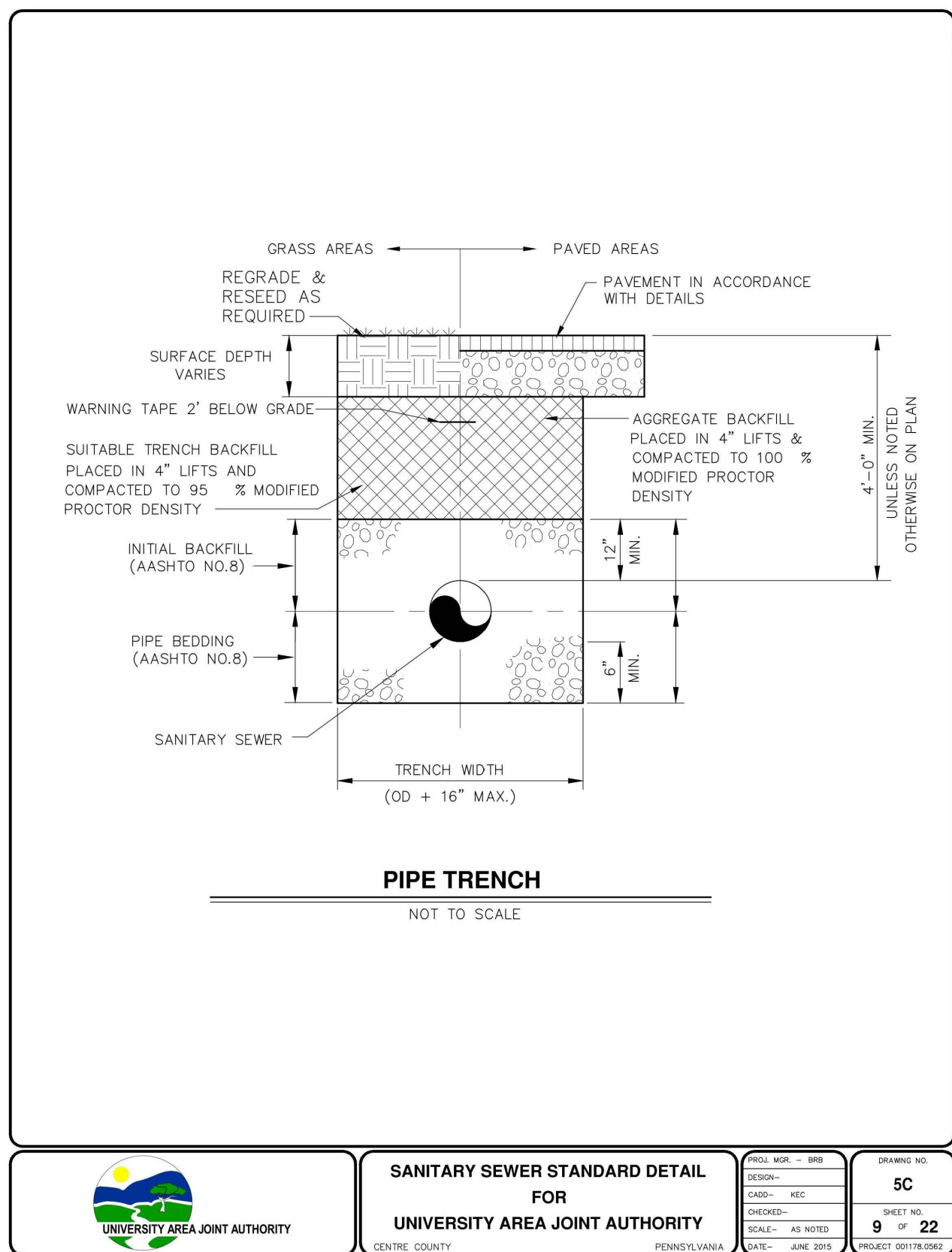
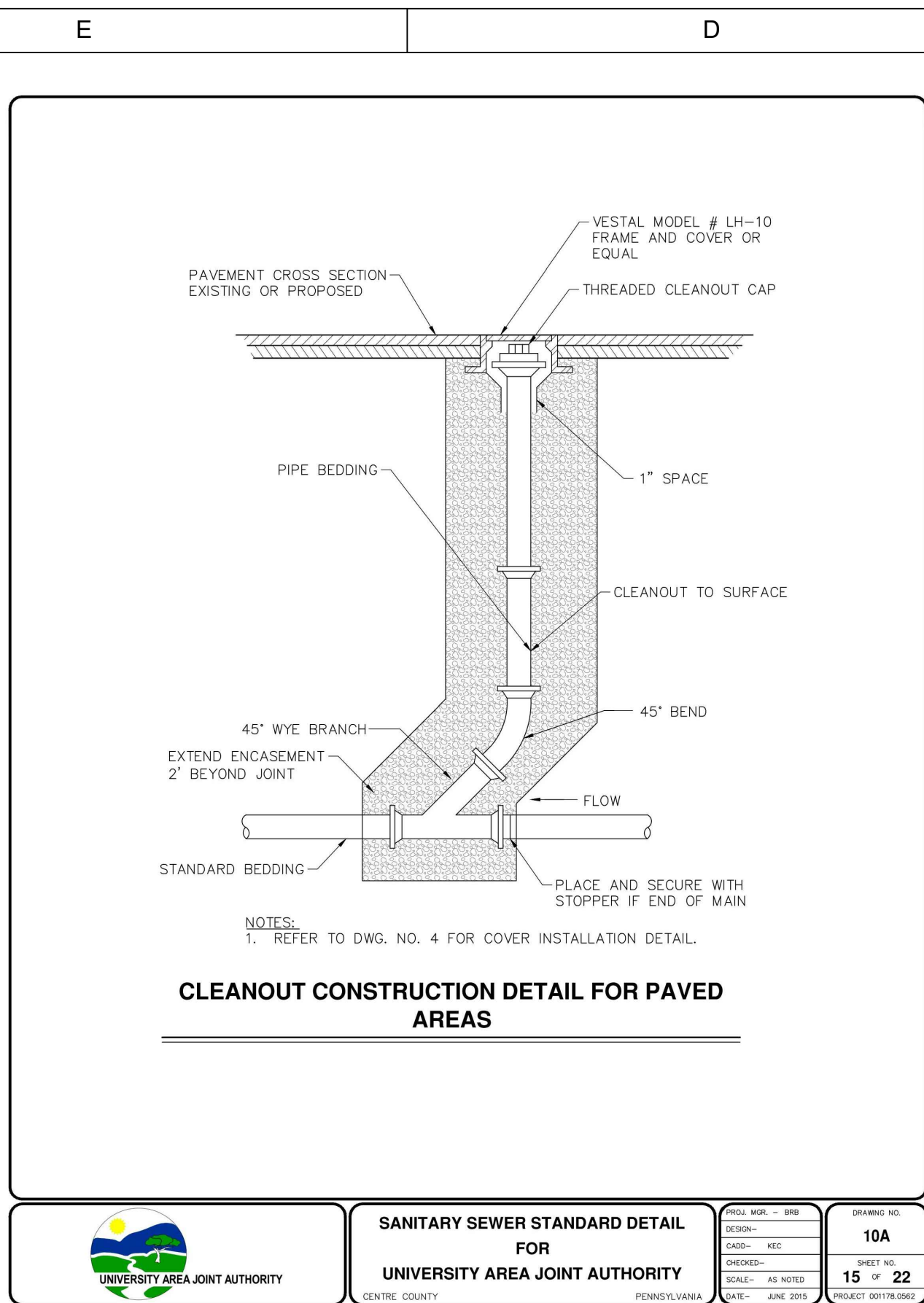
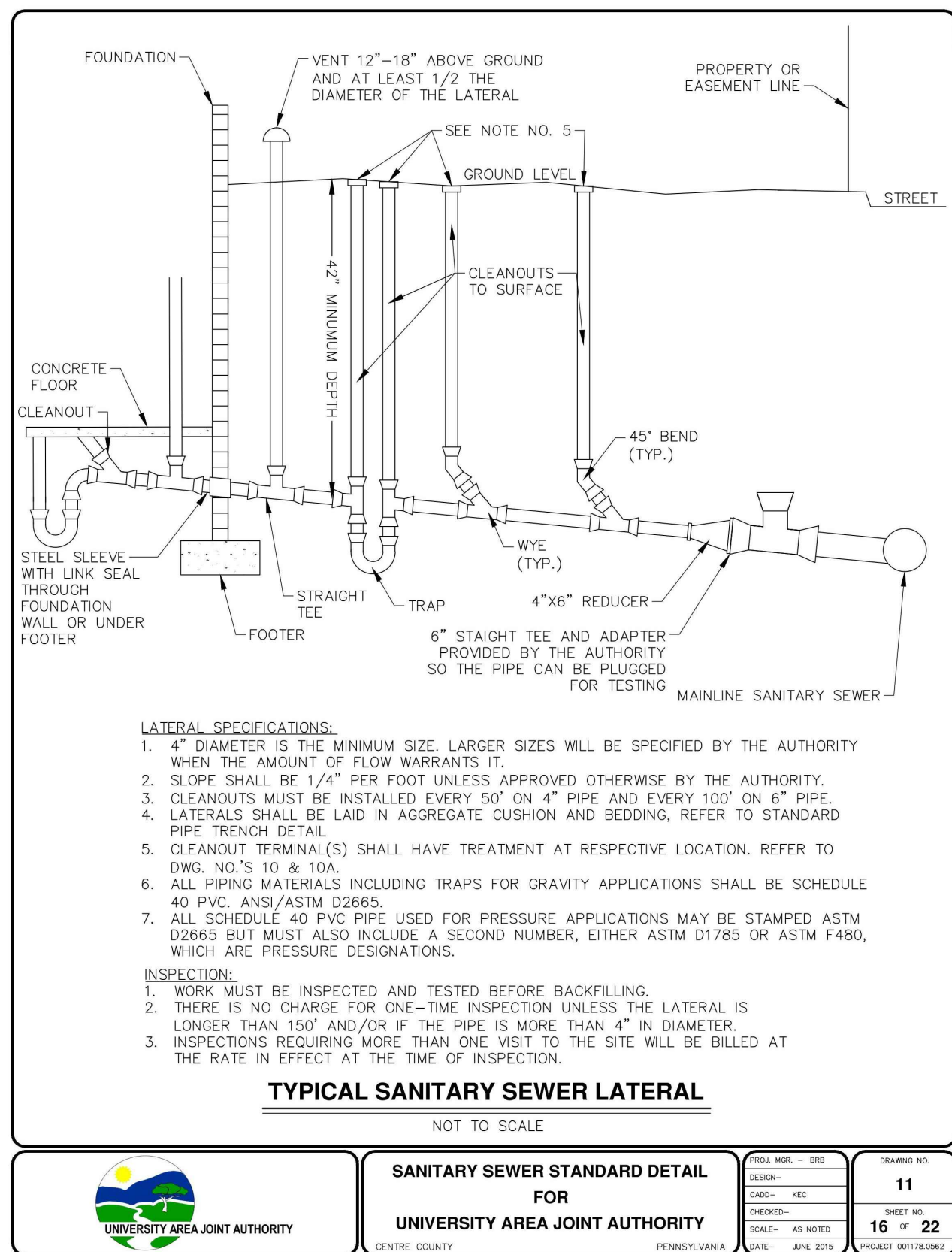
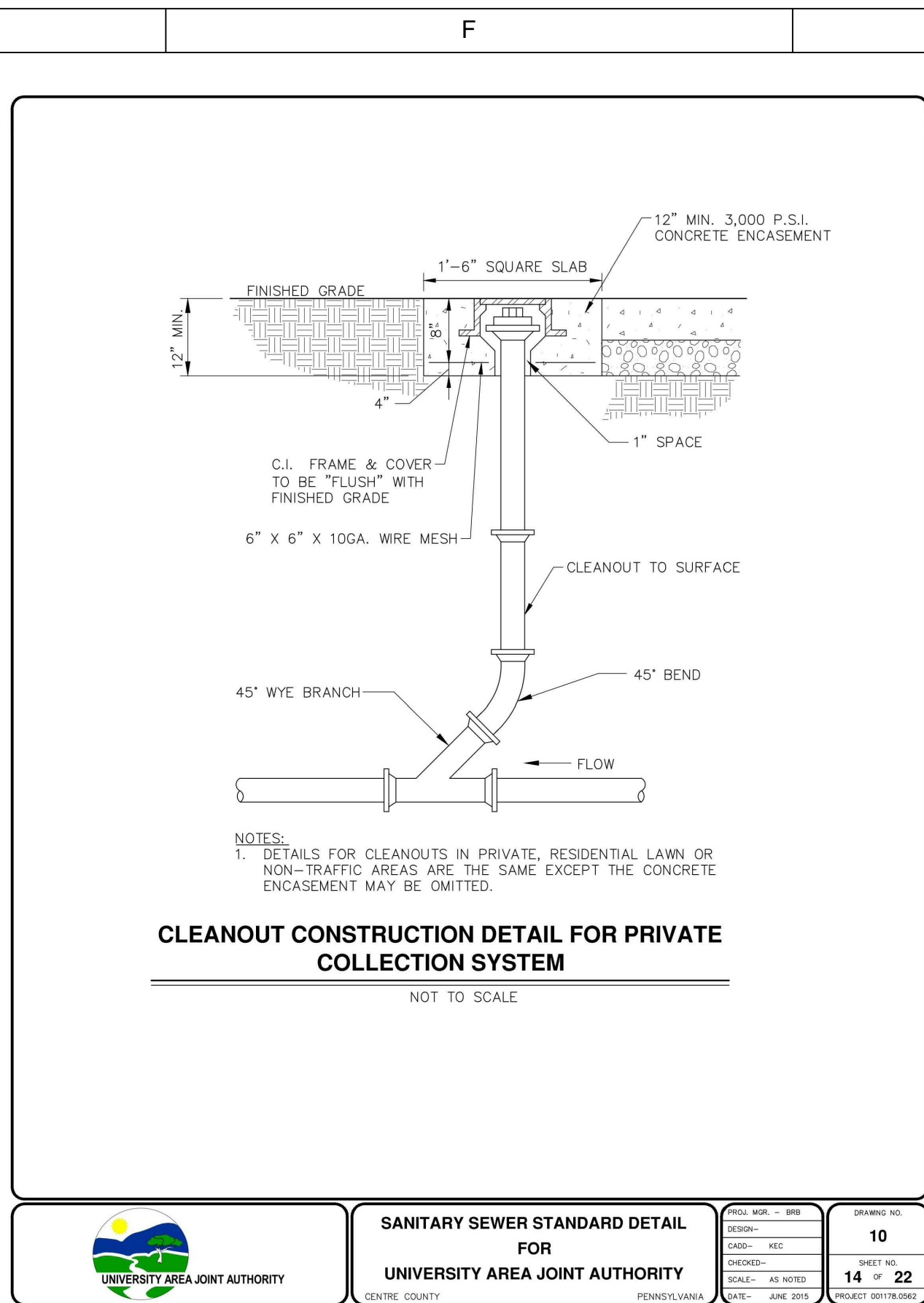
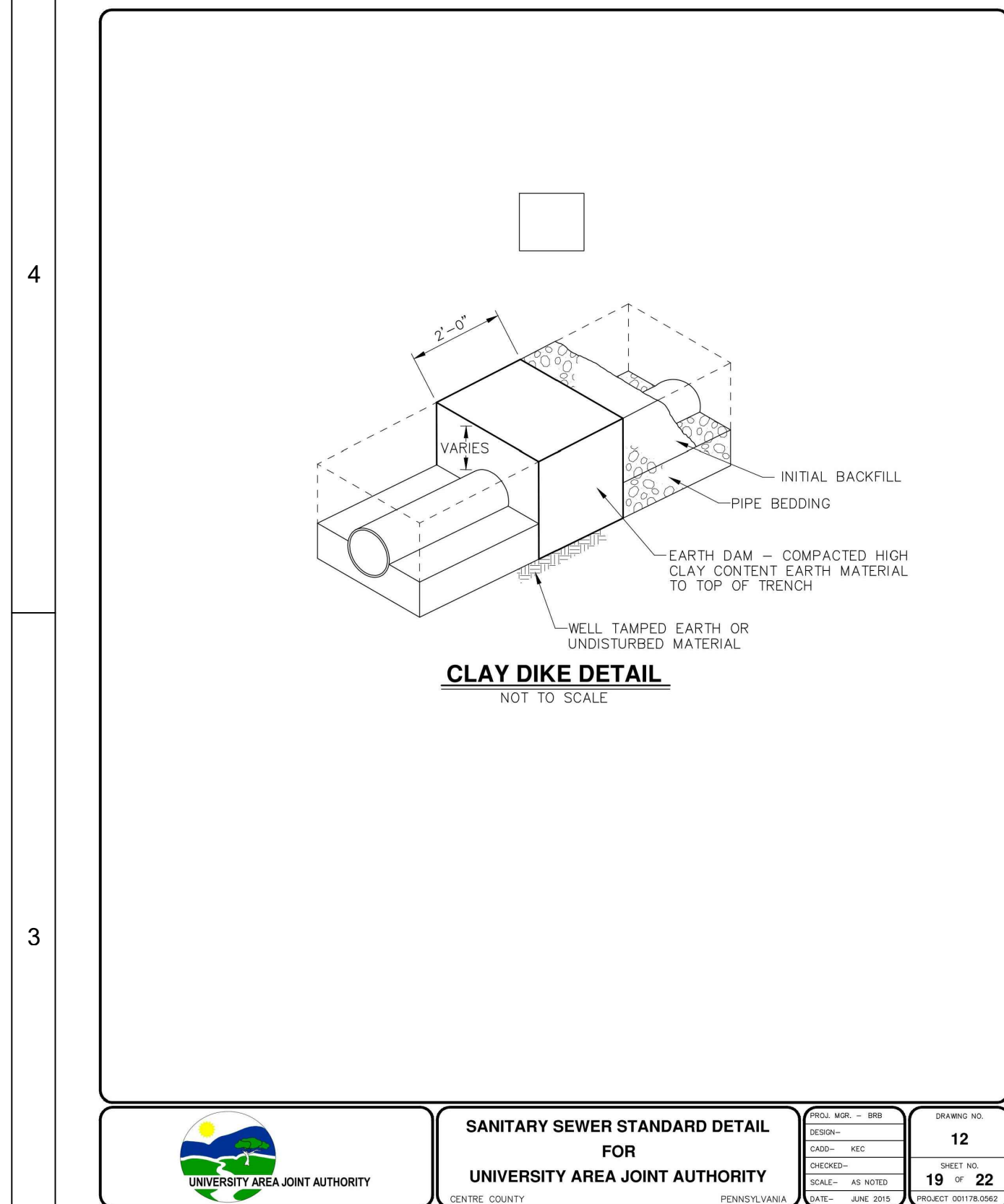
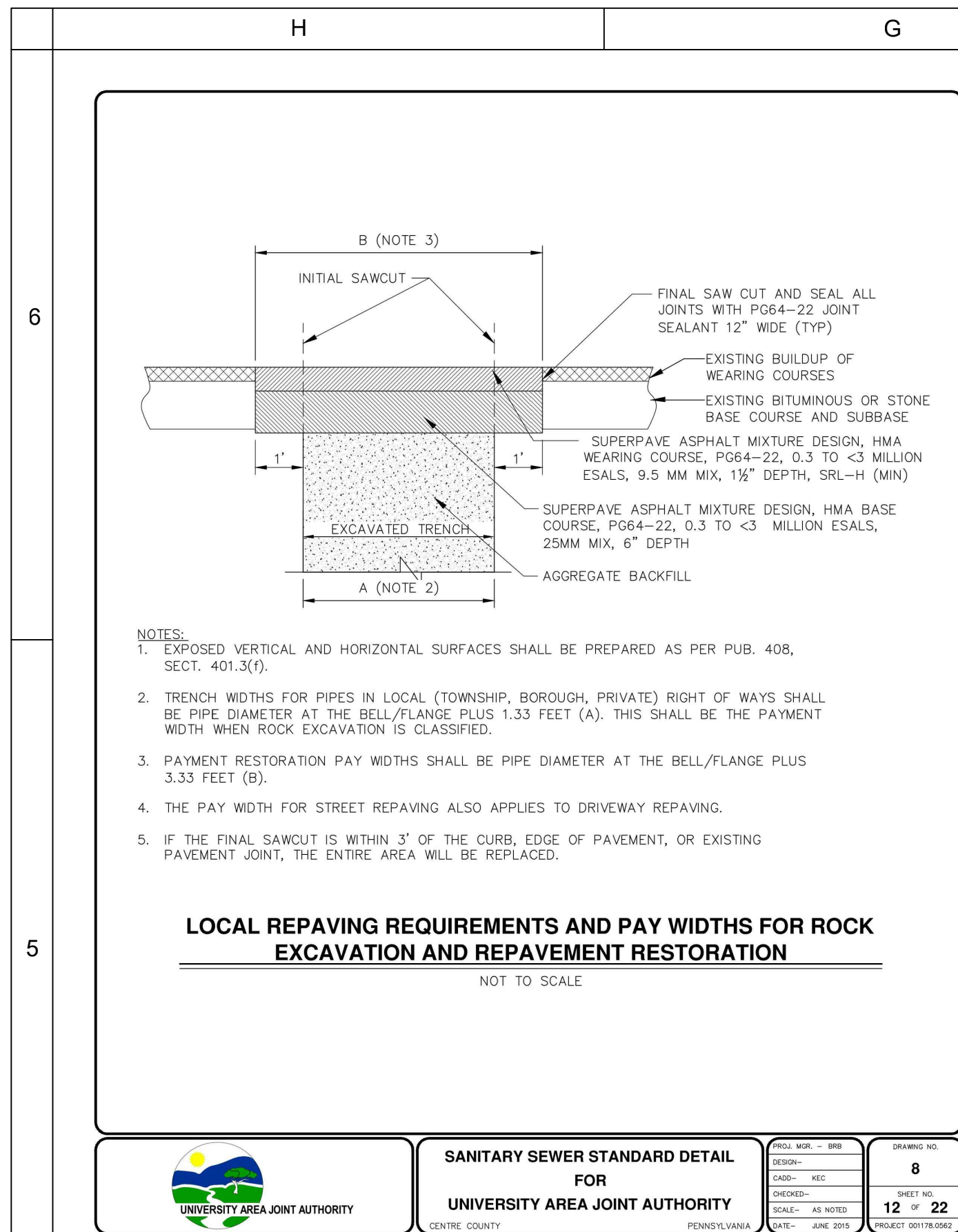
PROFILES

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