
OPERATION AND MAINTENANCE PLAN

UST Second Year Housing
Saint Paul, MN

City of Saint Paul
Capital Region Watershed District

Facility Owner:
University of St. Thomas
2115 Summit Avenue,
St. Paul, MN 55015
Contact: James Brummer

Prepared by:
Kimley-Horn
767 Eustis Street, Suite 100
St. Paul, MN 55114
Contact: Daniel Elenbaas, P.E.

STORMWATER MAINTENANCE PLANS AND PRACTICES

Stormwater BMP: Underground Infiltration System (CMP System) Contact: James Brummer

BMP Description: CMP Pipe Network located as shown in Exhibit A. The system consists of rows of CMP pipe with access manholes.

Maintenance Tasks and Timeline

Tasks	Frequency and Comments
Inspections	Twice annually first two year, once per year following. Access system via risers. Utilize remote cameras as necessary to inspect system. One annual inspection shall be completed to confirm 48 hour drawdown of system. Prior to commencing this inspection, the depth of water in the system shall be measured to confirm the depth of water in the system is 16.8". This can be following a rain even of sufficient depth to reach this depth in the system, or by filling the system. System shall be filled by placing a hose in the upstream manhole, STMH 405.
Sediment and Trash removal* <i>*While it is important to monitor and maintain the infiltration system, it is critical that the pretreatment sumps be maintained to prevent sediment from accumulating in the system. See below for maintenance of the pretreatment sumps.</i>	Remove trash and sediment when the average depth of sediment at the manholes reaches 3 inches. Utilize a high pressure water nozzle to propel itself down the rows to scour and suspend sediments. As the nozzle is retrieved, the suspended sediments a flushed back into the access manhole for vacuuming. Nozzles shall have rear facing jets with an effective spread of at least 45" to cover the lower portions of the pipe. If entry into the system is required, follow OSHA rules for confined space entry.
Outlet Control Structure	Monitor annually and removed debris and sediment as accumulation occurs
Storm sewer system	Monitor annually and remove sediment as needed

Subsurface CMP Detention System Maintenance Inspection Checklist

Inspector:	
Date:	
Time:	
Weather:	Rainfall over previous 2-3 days? Y / N
Reading from closest NOAA reporting station: _____”	

Mark items in the table below using the

following key:

- X Needs immediate attention
- _ Not Applicable
- Okay
- ? Clarification required

BIOFILTRATION COMPONENTS	CHECKED		MAINTENANCE NEEDED	
	Y	N	Y	N
DEBRIS CLEANOUT				
System clean of debris				
System clean of yard waste				
Outlet Control Structure clear of debris				
DEWATERING AND SEDIMENTATION				
System dewateres between storms				
No evidence of standing water				
No evidence of interior surface clogging				
Sedimentation no greater than 20% of basin design depth				
OUTLETS/EMERGENCY OVERFLOW				
Structure not in need of repair				
No evidence of erosion				
No evidence of blockage				

Subsurface CMP Detention System Maintenance Inspection Checklist

Comments:

OVERALL CONDITION OF FACILITY

- In accordance with approved design plans? Y / N
- In accordance with As-Built plans? Y / N
- Dimension on as built? Y / N
- Field verified dimensions? Y / N
- Maintenance required as detailed above? Y / N
- Compliance with other consent conditions? Y / N

Dates by which maintenance must be completed: ____/____/____

Dates by which outstanding information as per consent conditions is required y: ____/____/____

Inspector’s signature: _____

Consent Holder/Engineer/Agent’s signature: _____

Consent Holder/Engineer/Agent’s name printed: _____

Stormwater BMP: Pretreatment Sumps

Contact: James Brummer

BMP Description: Sump manholes located as shown on Exhibit A.

Maintenance/Inspection

1. Visual Inspection - Three times per year for first two years, once per year following
2. Sump Cleaning - Once per year, unless visual inspection indicates more frequent cleanings required

Tools Needed

1. Vacuum truck with jet power washer
2. Measuring tape with attached flat disk
3. Rake or broom

Visual Inspection

Visual inspection needs to take place to ensure the sump is functioning properly and should take place 3 times per year for the first two years.

1. Previous Inspections – When was the last time this structure was inspected?
2. Access - Is the structure accessible? If not, remove obstruction.
3. Debris - Is trash or vegetation in the structure? If so, what types of trash or vegetation are present? Is there so much debris that it is difficult to see water? If so, sump cleaning is required
4. Sediment Accumulation – How much sediment has been captured so far? Use a tape measure with a flat disk attached to the bottom to measure the depth of sediment accumulated. Several measurements should be taken to generate an average sediment depth. If average sediment height is within 1-ft of the bottom of the outlet pipe, sump cleaning is required.

Sump Cleaning

Sump cleaning needs to take place to ensure maximum capture of sediment from stormwater and should be performed at minimum, once per year. The structure is full and needs sump cleaning when sediment is within one foot of the bottom of the outlet pipe. Additional cleanings may be required per year if sediment is consistently filling to one foot below the outlet pipe before a year has passed.

1. Vacuum water, debris, and sediment
2. Jet wash any remaining debris and sediment towards vacuum hose

Sump Maintenance Inspection Checklist – Page 1/2

Inspector:
Date:
Time:
Weather: Rainfall over previous 2-3 days? Y / N
Reading from closest NOAA reporting station: _____”
Sump Manhole Location/ID:

Mark items in the table below using the following

key: X Needs immediate attention

– Not Applicable

• Okay

? Clarification required

BIOFILTRATION COMPONENTS	CHECKED		MAINTENANCE NEEDED		INSPECTION FREQUENCY
	Y	N	Y	N	
DEBRIS CLEANOUT					M
Grate clean of debris/yard waste					
Chamber clean of debris/yard waste					
SUMP CLEANING					A, AMS
Sediment within 1' of outlet pipe					
OUTLETS/EMERGENCY OVERFLOW					A, AMS
Structure not in need of repair					
No evidence of erosion					
No evidence of blockage					

Inspection Frequency Key A=Annually M=Monthly AMS=After Major Storm

Sump Maintenance Inspection Checklist – Page 2/2

Comments:

OVERAL CONDITION OF STRUCTURES

In accordance with approved design plans?

In accordance with As-Built plans?

Dimension on as built?

Field verified dimensions?

Maintenance required as detailed above?

Compliance with other consent conditions?

Dates by which maintenance must be completed: ___/___/___

Dates by which outstanding information as per consent conditions is required : ___/___/___

Inspector's signature:

Consent Holder/Engineer/Agent's signature:

Consent Holder/Engineer/Agent's name printed:

GREEN ROOF MAINTENANCE PLANS AND PRACTICES

Stormwater BMP: Green Roof

Contact: James Brummer

BMP Description: Green Roof as Shown in Exhibit A

- A. Initial Maintenance Service: Provide maintenance by skilled employees of vegetated roof assembly Installer. Maintain as required. Begin maintenance immediately after plants are installed and continue until plantings are acceptably healthy and well established but for not less than the following maintenance period:
 - 1. Maintenance Period: 24 months from date of Planting Completion.

- B. Continuing Maintenance Proposal: From vegetated roof assembly Installer to Owner, in the form of a standard seasonal maintenance agreement, starting on date initial maintenance service is concluded. State services, obligations, conditions, and terms for agreement period and for future renewal options.

- C. Documentation
 - 1. Upon email request, LiveRoof, LLC shall provide monthly informational email maintenance protocol, free of charge, that shares current best maintenance practices, seasonal topics related to plant care, and chronologically guides the maintenance contractor through the various steps of the maintenance protocol beginning March 15 and ending Nov. 1 of each year.
 - 2. Record all green roof maintenance events. Include name of person, date and activity.
 - a. If soil test, record lab, test, and results.
If fertilizer, record type and amount applied per 1000sf. Record time needed for bi-weekly walk and drain inspection.
 - b. If irrigation, record duration and quantity.

- D. Foot Traffic: Limit foot traffic to a random path by one person. Avoid walking in a single path, standing in one place, or trampling plants. If parapet or adjoining wall must be serviced, plants may be covered with plywood or foam sheeting for up to 4 hours intermittently, provided foliage is not wet or frozen and conditions are not too hot or too sunny.

E. Spring Maintenance (March to June)

1. Soil Testing and Fertilization. Approximately 2-3 weeks before spring "growth flush," administer an annual soil test for PH and fertility levels. Growth flush varies by region, consult biweekly maintenance protocol email for specific recommended testing date in project's region.
2. Maintain pH in the range of 6.5 to 8.0. In the event that pH falls below 6.0, consult the testing lab for appropriate recommendations to increase alkalinity. If the soil is above 8.0, it can be made more acidic with elemental sulphur or an application of acidifying fertilizer.
3. Maintain fertility in the normal range using a typical field soil fertility test as provided by A&L labs or equivalent testing lab. Evaluate the various nutrient levels such as Nitrogen (N or NO₃N),
4. Potassium (K), Phosphorus (P): If the soil contains a low amounts of these nutrients, conduct a single application of controlled release fertilizer, such as Nutricote® or Osmocote®, at the lab recommended rate. Ensure that the chosen fertilizer contains no Herbicides or Pesticides. Follow the fertilizer labeled directions for application rate and use a rotary spreader to ensure even fertilizer application. Runoff potential does exist and should be evaluated by the applicator in accord with the site specifics; the greater the runoff sensitivity, the lower the application rate. All applications of fertilizer are the sole responsibility of the applicator.

F. Conduct Biweekly Inspections

1. Weed Walk: Pull and dispose of all weeds before they flower and set seed.
2. Displaced Soil: Replace lost soil using only LiveRoof brand engineered green roof soil.
3. Drainage Inspection: Inspect roof drains for any debris, pebbles or leaves and remove to ensure proper drainage.
4. Debris Removal: Remove any debris blown onto the roof immediately to ensure no damage to plants.
5. Pest Control: Monitor pest presence. If pest problems are persistent, use organic and natural biological control agents to restore balance.

G. Summer Maintenance (June to September)

1. Irrigation

- a. Additional water beyond the programmed amount may be necessary as a temporary management tool during prolonged hot dry weather to prevent plant thinning or death. Prolonged hot dry weather is generally defined as periods of 75° F weather with less than 1" of rainfall persisting for 2 weeks. This time period will be less if the temperatures are hotter, the climate warmer, on sloping roofs, and roofs exposed to persistent winds or reflected sunlight.
- b. Check the plants for wilting in the afternoon. Water thoroughly to runoff to remoisten entire soil profile if the plants show signs of wilting.

H. Fall Maintenance (October to November)

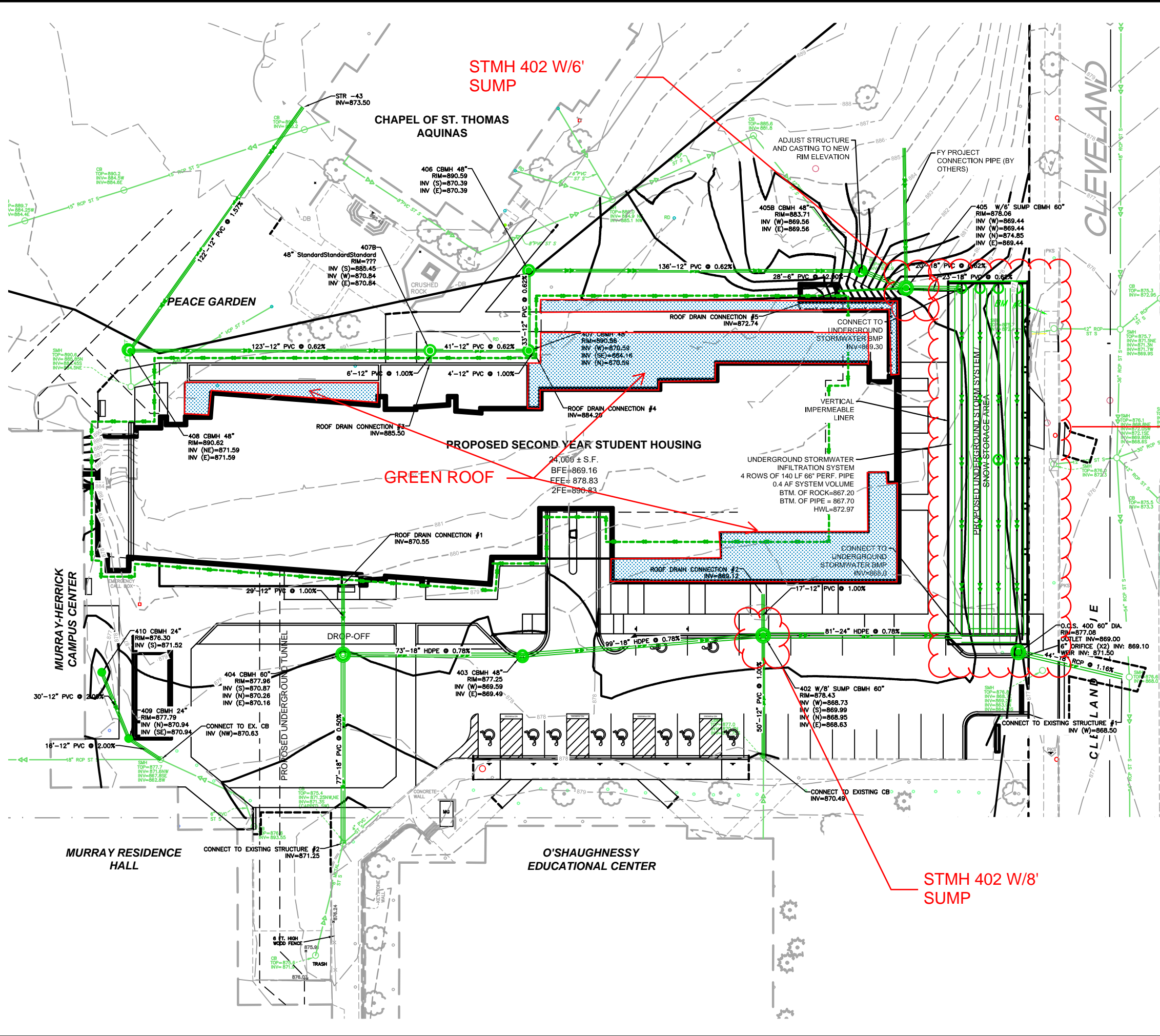
1. Conduct bi-monthly Inspections, unless ice or frost is present. Do not fertilize during the fall.
2. Watering: Do not water within 4 weeks of the expected average frost date.
3. Blow out irrigation system with compressed air no greater than 60 psi prior to reaching freezing temperatures.
4. Rake, bag and remove fallen and matted leaves.

I. Winter Maintenance

1. Avoid walking on frozen plants and roof surfaces.
2. If clear pathways are needed, avoid using salt and other deicing chemicals, which may kill plants. Instead, use sand or cat litter as an anti-slip agent.
3. Avoid piling the snow in a single place. Disperse snow evenly over the green roof plantings as excess snow piling can potentially damage plants by insulating the plants and keeping them warm

Exhibits

\\kimley-horn.com\MW_TWC\TWC_LDEV\Ryan Companies\UST Student Housing\3 Design\CAD\Exhibits\Operation and Maintenance Plan.dwg May 22, 2019 - 4:02pm
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

	EXISTING		PROPOSED		STORM SEWER PIPE
					STORM INLET
					STORM MANHOLE
	PROPERTY LINE		EXISTING CONTOUR		PROPOSED CONTOUR
	ADA ROUTE		PROPOSED SPOT ELEVATION		PROPOSED HIGH POINT ELEVATION
	PROPOSED GUTTER ELEVATION		PROPOSED LOW POINT ELEVATION		PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION		MATCH EXISTING ELEVATION		PROPOSED EMERGENCY OVERFLOW
	PROPOSED DRAINAGE DIRECTION		0.0%		PROPOSED ADA SLOPE
	0.00%				

UNDERGROUND INFILTRATION SYSTEM AND OUTLET CONTROL STRUCTURE

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

SECOND YEAR HOUSING PREPARED FOR RYAN COMPANIES

GRADING PLAN

SAINT PAUL, MN

SHEET NUMBER **C500**

Kimley-Horn

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 2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114
 PHONE: 651-445-4187
 WWW.KIMLEY-HORN.COM

DATE	05/22/19	BY	
DATE	04/29/19	BY	
DATE	04/26/19	BY	
DATE	03/29/19	BY	
DATE	03/01/19	BY	
DATE	02/18/19	BY	
DATE		REVISIONS	
DATE			

PROJECT	KHA PROJECT
DATE	04/26/2019
SCALE	AS SHOWN
DESIGNED BY	DLE
DRAWN BY	RAH
CHECKED BY	DLE

DESIGNED BY: DANIEL L. ELENBAAS, MN LIC. NO. 4614

PROJECT SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PIECE	STUB INVERT	SYSTEM INVERT
30" RISER A1	867.30	867.70
30" RISER B1	867.70	867.70
30" RISER C1	867.30	867.70
30" RISER D1	867.30	867.70
30" RISER E1	867.30	867.70
30" RISER F1	867.30	867.70
30" RISER G1	867.30	867.70
30" RISER H1	867.30	867.70

PIECE	RIM ELEV.	SYSTEM INVERT
30" RISER C1	877.00	867.70
30" RISER D2	867.70	867.70
30" RISER E2	877.70	867.70
30" RISER F2	877.70	867.70
30" RISER G2	878.30	867.70
30" RISER H2	878.30	867.70

THE UNDERSIGNED HEREBY APPROVES THE ATTACHED (5) PAGES INCLUDING THE FOLLOWING:

- PIPE STORAGE = 14,023 CF
- MANHOLE PIPE GAGE = 1#
- WALL TYPE = PERFORATED
- DIAMETER = 66"
- FINISH = AL-2
- CORRUPTION = 4x1

ASSEMBLY
 SCALE: 1" = 10'
 PIPE STORAGE: 14,023 CF
 STRUCTURAL BACKFILL STORAGE: 6,759 CF
 TOTAL STORAGE PROVIDED: 20,782 CF
 STORAGE VOLUME BELOW LOW INVERT (867.20-868.10): 5,385 CF
 LOADING: H20
 PIPE INV. = 867.70'

CONTECH ENGINEERED SOLUTIONS LLC
 180 Ridge Road, Hudson, MN 55128
 651-766-3000

CONTECH CMP DETENTION SYSTEMS
 PROPOSAL

66" PERFORATED UNDERGROUND RETENTION SYSTEM - 618534-010
 ST. THOMAS DORM (SOPHMORE)
 SAINT PAUL, MN
 SITE DESIGNATION: UDS

Ø CMP RISER	A	B Ø	REINFORCING	BEARING (PSF)
24"	48"	30"	#6 @ 12" OC CW	2,500
30"	48"	30"	#6 @ 12" OC CW	1,800
36"	48"	30"	#6 @ 12" OC CW	2,200
42"	48"	30"	#6 @ 12" OC CW	2,000
48"	48"	30"	#6 @ 12" OC CW	1,800
54"	48"	30"	#6 @ 12" OC CW	1,600
60"	48"	30"	#6 @ 12" OC CW	1,400
66"	48"	30"	#6 @ 12" OC CW	1,200

CONSTRUCTION LOADING DIAGRAM
 NOT TO SCALE

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CONTECH CMP DETENTION SYSTEMS
 PROPOSAL

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 ST. THOMAS DORM (SOPHMORE)
 SAINT PAUL, MN
 SITE DESIGNATION: UDS

NOTE: FILTER FABRIC SHALL BE EXCLUDED FROM THE BOTTOM OF THE INFILTRATION PRACTICE

APPROXIMATE AREA PER LINEAR FOOT OF PIPE

PIPE	2.25' x 1/2"	3' x 1"	5' x 1"	ULTRA FLO
66"	87.92 sq. in.	71.92 sq. in.	69.92 sq. in.	

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CONTECH CMP DETENTION SYSTEMS
 PROPOSAL

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 ST. THOMAS DORM (SOPHMORE)
 SAINT PAUL, MN
 SITE DESIGNATION: UDS

STANDARD LADDER DETAIL
 PART NO. HALAGVL6
 NOT TO SCALE

RISER LADDER DETAIL
 NOT TO SCALE

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CONTECH CMP DETENTION SYSTEMS
 PROPOSAL

66" PERFORATED UNDERGROUND RETENTION SYSTEM - 618534-010
 ST. THOMAS DORM (SOPHMORE)
 SAINT PAUL, MN
 SITE DESIGNATION: UDS

PLAIN END CMP RISER PIPE
 NOT TO SCALE

2 2/3"x12" RIVETED PIPE
 NOT TO SCALE

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CONTECH CMP DETENTION SYSTEMS
 PROPOSAL

66" PERFORATED UNDERGROUND RETENTION SYSTEM - 618534-010
 ST. THOMAS DORM (SOPHMORE)
 SAINT PAUL, MN
 SITE DESIGNATION: UDS

WEIR WALL
 NOT TO SCALE

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CONTECH CMP DETENTION SYSTEMS
 PROPOSAL

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 ST. THOMAS DORM (SOPHMORE)
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 SITE DESIGNATION: UDS

OCS 400: OUTLET CONTROL STRUCTURE
 NOT TO SCALE

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CONTECH CMP DETENTION SYSTEMS
 PROPOSAL

66" PERFORATED UNDERGROUND RETENTION SYSTEM - 618534-010
 ST. THOMAS DORM (SOPHMORE)
 SAINT PAUL, MN
 SITE DESIGNATION: UDS

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

SECOND YEAR HOUSING PREPARED FOR RYAN COMPANIES

Kimley-Horn
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 PHONE: 651-454-1977
 WWW.KIMLEY-HORN.COM

RYAN COMPANIES
 SAINT PAUL, MN

NO.	REVISIONS	DATE	BY
1	PRELIMINARY SD PRICING	02/18/19	DLE
2	SITE PLAN REVIEW	03/01/19	DLE
3	RESPONSE TO CITY COMMENT	03/29/19	DLE
4	PERMIT AND PROCUREMENT SET #1	04/26/19	DLE
5	DESIGN DEVELOPMENT SET	04/29/19	DLE
6	SPR UPDATE TO CITY	05/22/19	DLE

GRADING DETAILS

KHA PROJECT: 160640013
 DATE: 04/26/2019
 SCALE: AS SHOWN
 DESIGNED BY: DLE
 DRAWN BY: RAL
 CHECKED BY: DLE

DATE: 04/26/2019
 FIRST M.L. LAST: Dan O'Brien
 MN LIC. NO.: XXXX
 MN LIC. NO.: XXXX

SHEET NUMBER: C503