

**Exhibit A**

Ordinance Permit 20210010316

## **Exhibit H**

### **Form of Public Infrastructure Conveyance**

#### **PUBLIC INFRASTRUCTURE CONVEYANCE**

#### **ORDINANCE PERMIT # #20220010316**

This Public Infrastructure Conveyance Agreement (“Agreement”) is made and entered into effective February 3, 2022, by and between PROJECT PAUL, LLC, a Delaware limited liability company (“Developer”), and CITY OF SAINT PAUL, MINNESOTA, a municipal corporation existing under the laws of the State of Minnesota (“City”).

NOW, THEREFORE, in consideration of the mutual obligations of the parties hereto, each of them does hereby covenant and agree as follows:

1. Notification. The Developer has delivered to the City a duly executed Certificate of Completion and, thereafter, the City has determined that the applicable components of the Public Infrastructure as described in **Exhibit A** hereto (the “Infrastructure”) appear to have been constructed in accordance with the approved plans and specifications and the preliminary and final plat and has so notified the Developer in writing. As a result, via this Agreement, the Developer is conveying the Property to the City in accordance with the Site Improvement Performance Agreement, dated December 19, 2019. The acceptance of the Infrastructure does not take effect until the Saint Paul City Council accepts the Infrastructure via Resolution.

2. Representations. The Developer hereby represents, certifies, and promises to the City the following:

- (a) With respect to the Property, Developer has complied with the provision of the Redevelopment Agreement, dated December 19, 2019, including that the Property conveyed to the City in this Agreement is completely constructed, constructed in compliance with all applicable Standards as described in the St. Paul Department of Public Works’ Construction of Infrastructure by Private Developers Policy, is free of defects, and is free and clear of any encumbrances or liens.
- (b) A final walk-through inspection with appropriate City staff has been completed and any required corrective work ( written punch list) determined through said walk-through or as determined under the normal and ordinary course of on-site observations by City staff or those hired by the City to complete such observations, has been completed.
- (c) The following documents respecting the Property are complete, accurate, and have been filed with the appropriate department(s) of the City of Saint Paul:
  - (i) Original, reproducible As-Built Plans acceptable to the Department of Public Works, City of Saint Paul are on file with said Department.
  - (ii) Certificate of Completion signed by Engineer of Record who is a licensed Professional Engineer with the State of Minnesota per Minnesota State Statute 326.

[Exhibit N to Site Improvement Performance Agreement (Ford Site)]

- (iii) For sewer systems, video records of televised inspections of sewer mains have been submitted by permittee and approved by Sewer Utility staff.
  - (iv) For sewer systems, sewer connection permit information on file with Public Works.
  - (v) Operation and Maintenance plans.
  - (vi) All other permit requirements as set forth in the Ford site ordinance permit policy.
- (d) Developer has undertaken any and all necessary actions to assign warranties it owns or possesses on or with the Property to the City.
  - (e) Developer will duly execute and deliver any other documents as may be reasonably and customarily required in connection with the transfer of the Property to the City.

3. Conveyance. The Developer hereby dedicates, conveys and assigns in good title to the City of Saint Paul, together with all hereditaments and appurtenances all rights, entitlements, benefits, permits, approvals, and licenses that pertain to, with, or in the Property in its entirety, without reservation or exception, together with all warranties, free and clear of any mortgage, pledge, hypothecation, encumbrance, lease, license, lien or others security interest. If necessary, Developer shall execute a recordable Warranty Deed to be recorded with the Ramsey County Registrar's Office.

IN WITNESS WHEREOF, the City and Developer have caused this Agreement to be duly executed in their names and on their behalf, all on or as of the date first above written.

PROJECT PAUL, LLC,  
a Delaware limited liability company

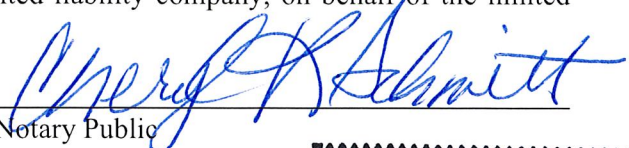
By: Ryan Companies US, Inc., a Minnesota corporation, its Sole Member

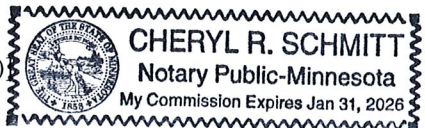
By:   
Name: Maureen Michalski

Its Vice President of Development

STATE OF Minnesota )  
 ) ss.  
COUNTY OF Hennepin )

The foregoing instrument was acknowledged before me this 7 day of February, 2023, by Maureen Michalski, VP Development of Ryan Companies US, Inc., a Minnesota corporation, the Sole Member of Project Paul, LLC, a Delaware limited liability company, on behalf of the limited liability company.

  
Notary Public



**Exhibit G**

Form of Completion Certificate



**CITY OF SAINT PAUL DEPARTMENT OF PUBLIC WORKS**

**Certificate of Compliance**

I hereby certify that work completed under this Ordinance Permit and materials provided for installation conform to the appropriate specifications and provisions of and the Department of Public Works, City of Saint Paul, Minnesota, *Standard Supplemental Specifications for Construction of Public Infrastructure by Private Developers Policy*, as amended, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Lighting

Project Description

20220010316

Permit Number

*Bel Humentamp*

53081

1/27/2023

(Signature and License No.)

Date

Kimley-Horn and Associates Inc.

Organization (Print)

1/2012



**CITY OF ST PAUL**  
 Department of Public Works  
 25 West 4th Street  
 1500 City Hall Annex  
 Saint Paul, MN 55102

# ORDINANCE PERMIT

OFFICE USE ONLY	
Application No.	_____
Application Date	_____
SPR File #	_____
Permit No.	_____

**Type of Permit (select one only):**

<input type="checkbox"/> Base Roadway	<input type="checkbox"/> Roadway Sidewalks	<input type="checkbox"/> Sanitary Sewer Collection System
<input type="checkbox"/> Bridge	<input type="checkbox"/> Roadway Traffic	<input type="checkbox"/> Storm Sewer Collection System
<input type="checkbox"/> Retaining Wall	<input type="checkbox"/> Sanitary Drop Shaft	<input type="checkbox"/> Storm Sewer Treatment System

<b>Phase:</b>	<b>Location</b> (Street On, From/To, and Adjacent Lots/Blocks):

**Description of Work:** [Include the description provided in the permit application and all subsequent amendments or revisions, which are hereby incorporated by reference.]

<b>Applicant Contact Person:</b>	<b>Contact Person Title:</b>	<b>Contact Person Telephone:</b>	<b>Contact Person Email:</b>

<b>Bond Co.:</b>	<b>Bond Amount:</b>	<b>Bond No.:</b>

<b>Insurance Co.:</b>	<b>Insurance Certificate No.:</b>

**Permit Conditions:**

*This permit is issued with the stipulation that the work of the permittee and related agents, employees and contractors shall conform in all respects to the Redevelopment Agreement (including all Legal Requirements as defined by Article 1), the City of Saint Paul Department of Public Works Ordinance Permit Process Document, and the Department of Public Works List of Applicable Standards & Specifications. The permit shall be available for display at the site referred to herein and shown to any Police Officer or Inspector upon demand and does not authorize or allow for interference with the work of any Contract made or to be made with the City of Saint Paul.*

**THIS PERMIT MAY BE REVOKED AT ANY TIME  
 BY THE DIRECTOR OF PUBLIC WORKS**

<b>A PERMIT FOR THE ABOVE DESCRIBED CONSTRUCTION IS AUTHORIZED BY:</b>		
<i>David Kuebler</i>	_____	_____
Signature	Title	Date
_____		
Printed Name		

**PERMIT NUMBER** \_\_\_\_\_

**ITEMS TO BE COMPLETED PRIOR TO ACCEPTANCE OF INFRASTRUCTURE  
AND RELEASE OF PERMIT**

**Prior to acceptance of any infrastructure and release of City permits, the following items must be completed to the satisfaction of the City:**

- Corrective (punch list) work completed;
  
- Original reproducible CAD and PDF as-built plans, signed by the Engineer of Record, provided to Public Works; Submittal of final copies of Metropolitan Council Environmental Services and MN Pollution Control Agency Permits (Sewer Extension, SAC Determination, etc.);
  
- Full compliance with project Quality Management Plan or other document(s) governing quality management and quality assurance;
  
- Documentation of compliance with all applicable City and non-City permit requirements, including, but not limited to: City Public Works Right-of-Way Office, Minnesota Pollution Control Agency, Capitol Region Watershed District, and National Pollution Discharge Elimination System permit requirements;
  
- NA  Documentation of roadway materials at compaction of grading and base, plant mix design report, strength;
  
- NA  Video of all sanitary sewer mains and laterals, storm sewer mains and laterals, and any structural BMP's (pipe galleries, draintile, sediment control structures, weir structures, etc.) installed under any permit, provided to the Public Works Sewer Division;
  
- NA  Sewer Permit drawings for paving connections or stubs installed to service vertical development provided to Public Works, in addition to Private Service Lateral Permit Drawings;
  
- Documentation of Public Works notified for signal and lighting inspection of pole field layouts (staking), conduits and foundations installed, poles and wiring installed, and head positioning and phasing/detection verification (signals only);
  
- NA  For infrastructure within parks: Documentation that Parks Department has been notified of completion status;
  
- NA  All applicable operation and maintenance manuals provided to Public Works; and
  
- Certificate of Compliance signed and submitted to City by Engineer of Record.

**RELEASE OF PERMIT:**

Permit No. \_\_\_\_\_ Council Res. No. \_\_\_\_\_ Permit Date \_\_\_\_\_

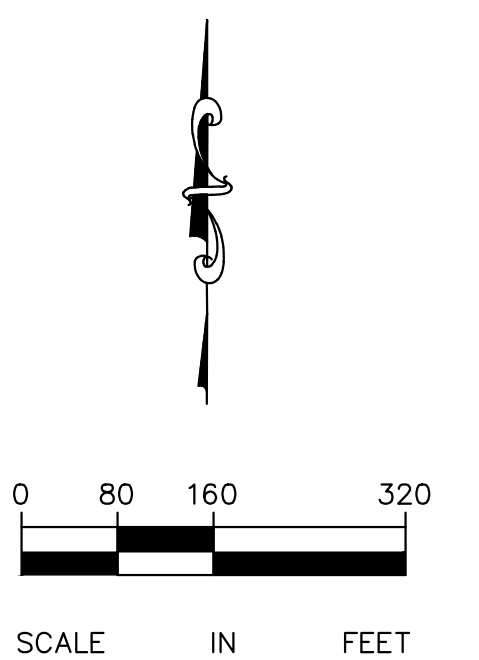
Release Authorized by \_\_\_\_\_ Title \_\_\_\_\_

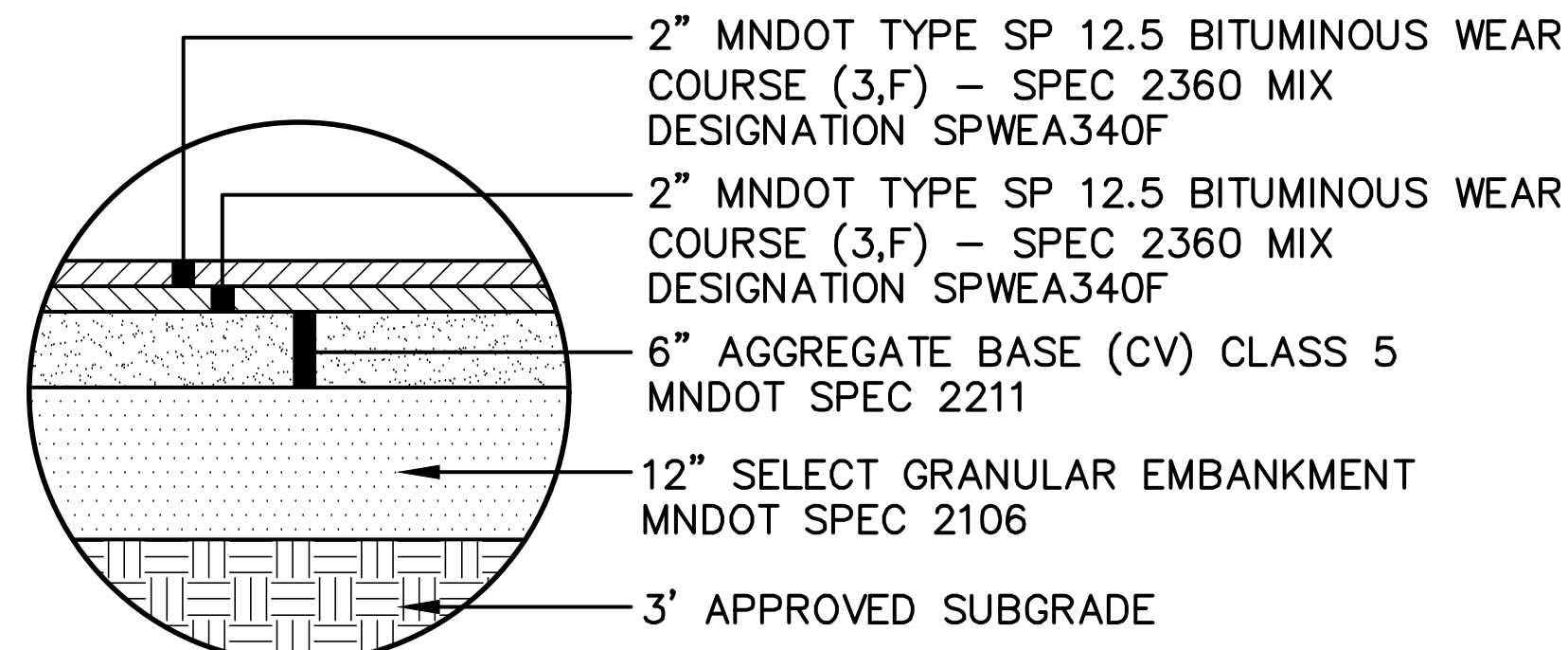
# 2022 Infrastructure Projection Exhibit Draft Updated on 1/11/2022



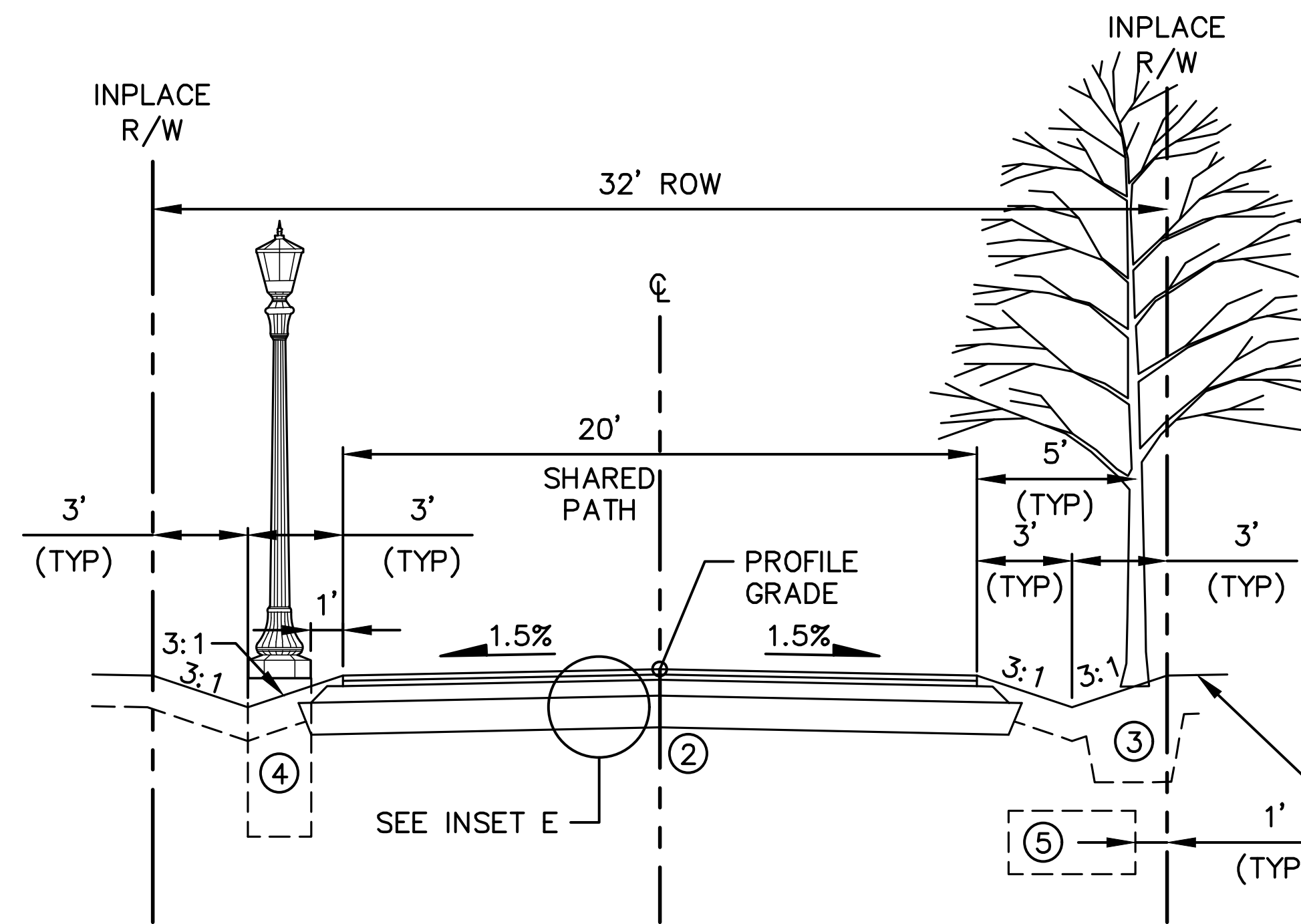
### Legend

- Vehicular Roadway
- Non-Vehicular Roadway + Boulevard
- ROW Sidewalk, Bike Lane & Boulevard
- Boulevard Trees & Landscape
- Park Space

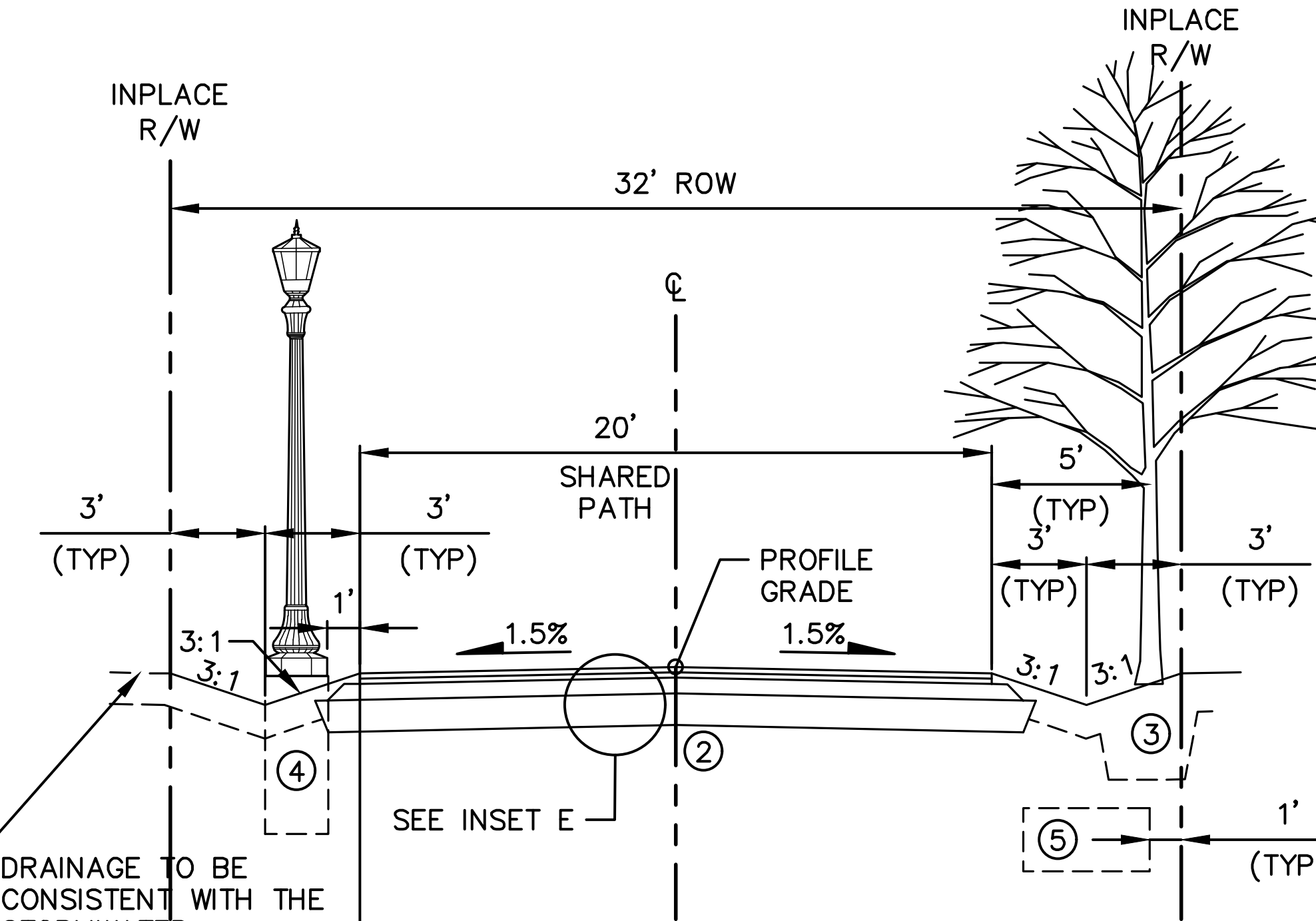




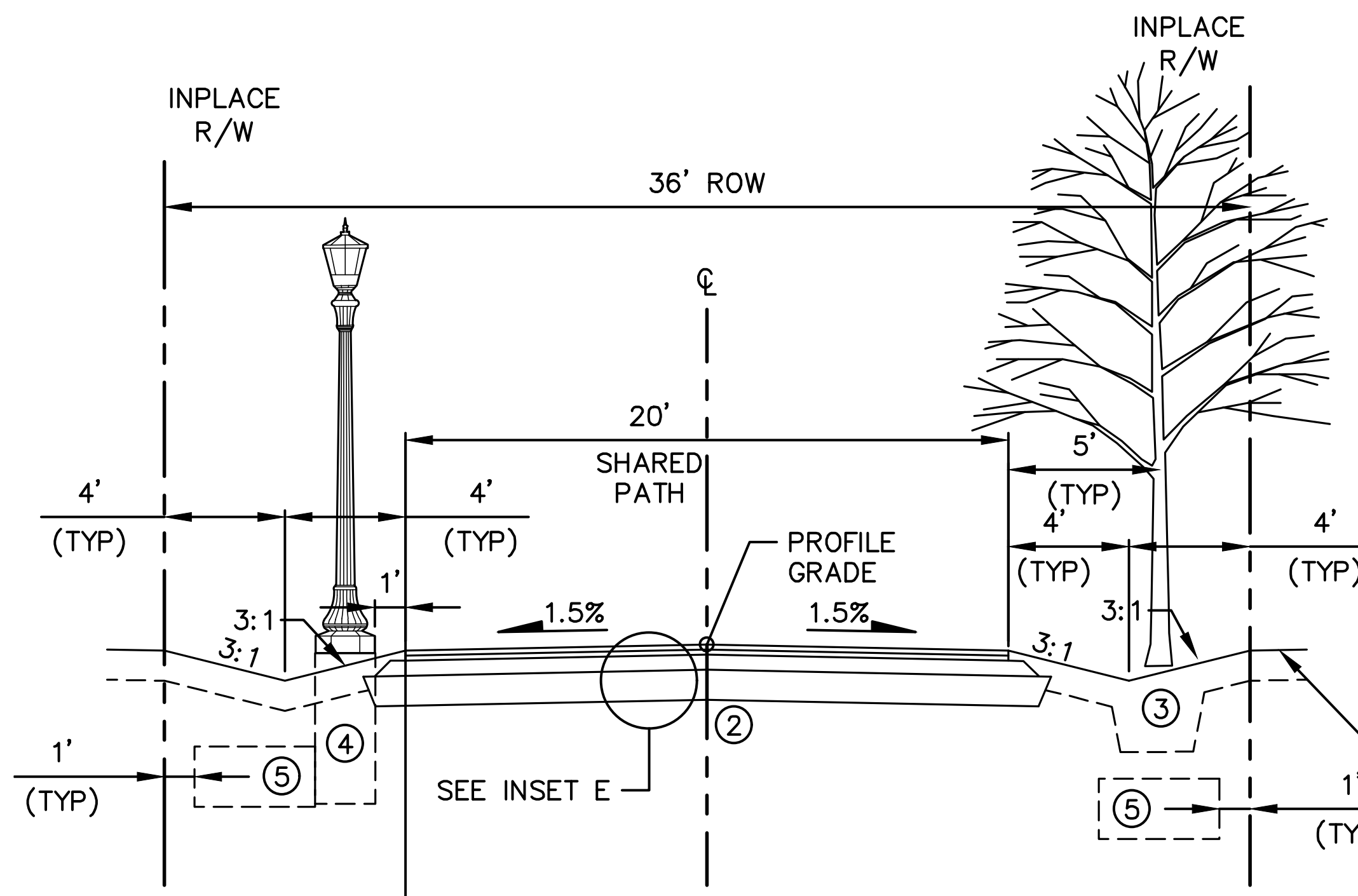
**INSET E – SHARED PATH**



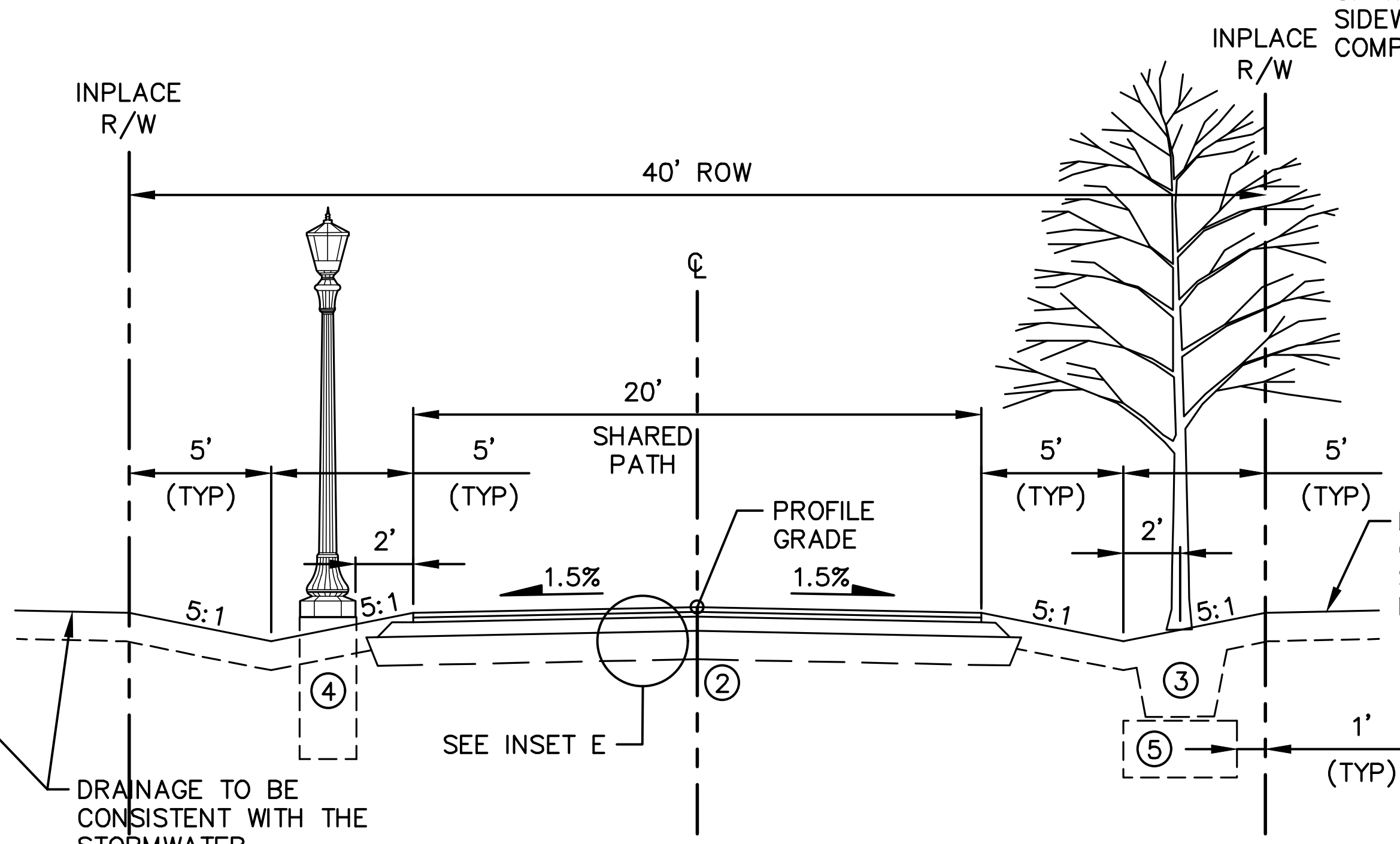
**SAUNDERS AVENUE**  
 MISSISSIPPI RIVER BOULEVARD TO FALLS PASSAGE WEST  
 (STA. 175+34 – STA. 181+92)  
 FALLS PASSAGE EAST TO FINN STREET  
 (STA. 185+10 – STA. 193+70)



**YORKSHIRE AVENUE**  
 MISSISSIPPI RIVER BOULEVARD TO MOUNT CURVE BOULEVARD  
 (STA. 140+34 – STA. 144+44)



**RANGER WAY**  
 SAUNDERS AVENUE TO BLOCK 23 & 24 ALLEY  
 (STA. 120+10 – STA. 121+66)



**BEECHWOOD AVENUE**  
 MISSISSIPPI RIVER BOULEVARD TO FALLS PASSAGE WEST  
 (STA. 215+33 – STA. 223+70)  
 FALLS PASSAGE EAST TO FINN STREET  
 (STA. 225+10 – STA. 233+99)

**LEGEND**

- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 3.3%. PROPOSED SWALE BOTTOM TO BE 1 FOOT LOWER THAN EDGE OF PAVEMENT GRADE.
- ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- ③ CENTER TREES IN BOULEVARD OR BACK SLOPE OF SWALE. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
- ④ LIGHT BASE DIMENSIONS OF 2' DIAMETER AND 6' DEEP PER MNDOT STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
- ⑤ PRIVATE UTILITY CORRIDOR.

**GENERAL NOTES:**

1. BOULEVARD TREES AND STREETLIGHT TO ALTERNATE THE LENGTH OF THE STREET.
2. TREE DETAILS INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING AND SPECIES OF BOULEVARD TREES TO BE INCLUDED ON LANDSCAPE PLANS.
3. STREETLIGHT DETAIL AND LOCATION INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING OF STREET LIGHTING TO BE INCLUDED ON LIGHTING PLANS.
4. CITY STANDARD 12" OF TOPSOIL AND SEED/SOD.
5. UNLESS OTHERWISE SPECIFIED, THE OUTFALL CURB AND GUTTER CROSS SLOPES SHALL BE THE SAME AS THE ADJACENT FINISHED SURFACE.
6. TACK COAT TO BE APPLIED BETWEEN BITUMINOUS PAVEMENT LIFTS.
7. SIDEWALKS SHALL HAVE A MINIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM CROSS SLOPE OF 2%. SIDEWALK THAT IS CONSTRUCTED OUT OF COMPLIANCE WILL BE REJECTED

No.	Date	Revisions	App.	DRAWING NAME
				Ford Plan Typs.dwg
				DESIGNED BY: RJG
				DRAWN BY: RJG
				CHECKED BY: GSB
				DATE: 05/27/20
				PROJECT NO. 160640016

**Kimley»Horn**

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114  
 PHONE: 651-645-4197  
 WWW.KIMLEY-HORN.COM

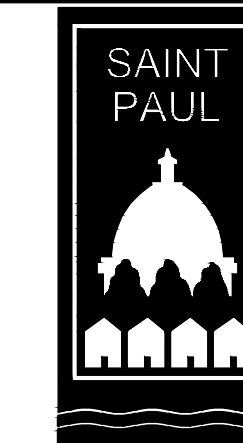
HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Gregory S. Brown*

GREGORY S. BROWN, PE

DATE: 05/27/20 MN LIC. NO. 22814

**RYAN**



**RYAN COMPANIES US, INC.**  
 FORD SITE REDEVELOPMENT  
 CITY OF ST PAUL, MINNESOTA  
 FINAL SITE PLAN

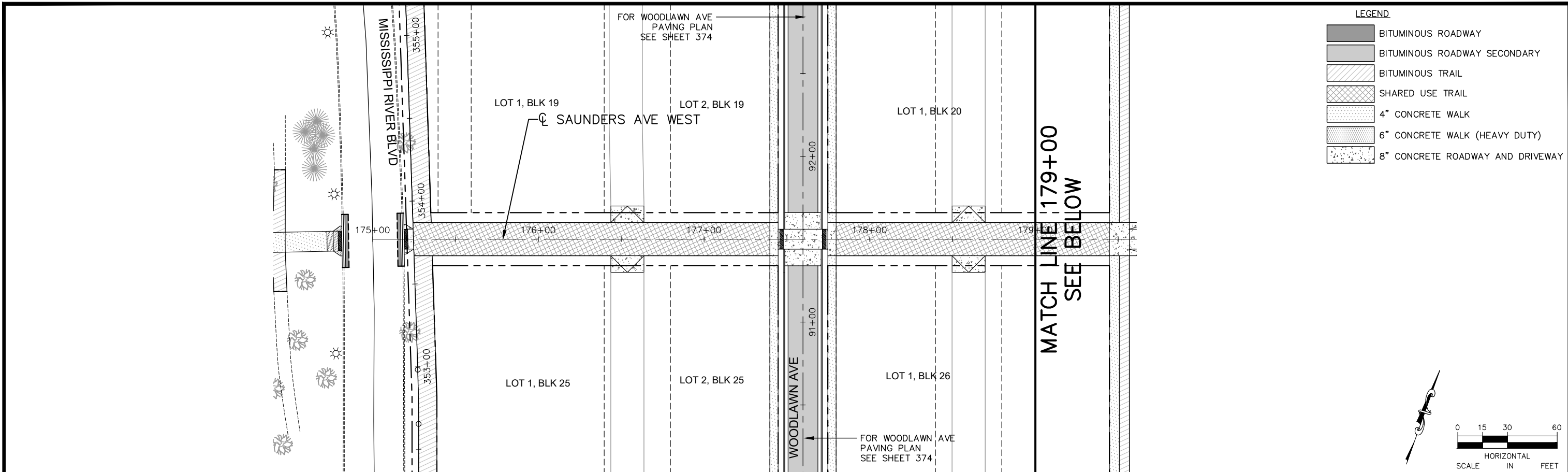
TYPICAL SECTIONS

SHEET NO.

15

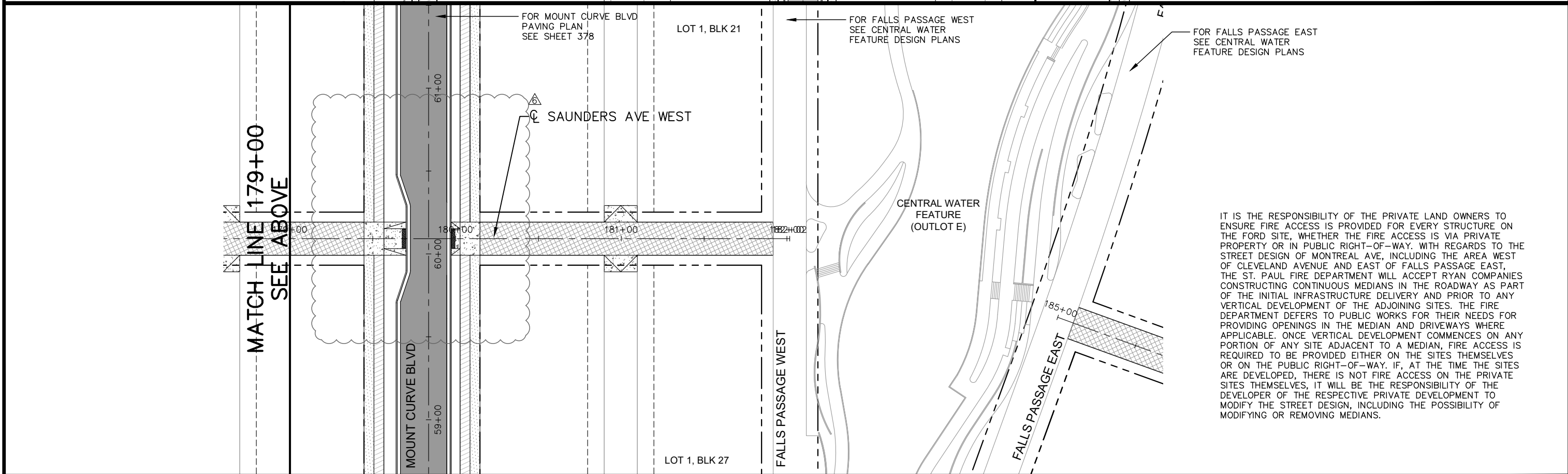
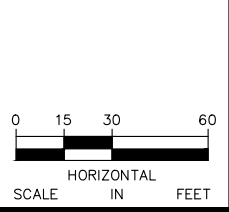
522





**LEGEND**

	BITUMINOUS ROADWAY
	BITUMINOUS ROADWAY SECONDARY
	BITUMINOUS TRAIL
	SHARED USE TRAIL
	4" CONCRETE WALK
	6" CONCRETE WALK (HEAVY DUTY)
	8" CONCRETE ROADWAY AND DRIVEWAY



IT IS THE RESPONSIBILITY OF THE PRIVATE LAND OWNERS TO ENSURE FIRE ACCESS IS PROVIDED FOR EVERY STRUCTURE ON THE FORD SITE, WHETHER THE FIRE ACCESS IS VIA PRIVATE PROPERTY OR IN PUBLIC RIGHT-OF-WAY. WITH REGARDS TO THE STREET DESIGN OF MONTREAL AVE, INCLUDING THE AREA WEST OF CLEVELAND AVENUE AND EAST OF FALLS PASSAGE EAST, THE ST. PAUL FIRE DEPARTMENT WILL ACCEPT RYAN COMPANIES CONSTRUCTING CONTINUOUS MEDIANS IN THE ROADWAY AS PART OF THE INITIAL INFRASTRUCTURE DELIVERY AND PRIOR TO ANY VERTICAL DEVELOPMENT OF THE ADJOINING SITES. THE FIRE DEPARTMENT DEFERS TO PUBLIC WORKS FOR THEIR NEEDS FOR PROVIDING OPENINGS IN THE MEDIAN AND DRIVEWAYS WHERE APPLICABLE. ONCE VERTICAL DEVELOPMENT COMMENCES ON ANY PORTION OF ANY SITE ADJACENT TO A MEDIAN, FIRE ACCESS IS REQUIRED TO BE PROVIDED EITHER ON THE SITES THEMSELVES OR ON THE PUBLIC RIGHT-OF-WAY. IF, AT THE TIME THE SITES ARE DEVELOPED, THERE IS NOT FIRE ACCESS ON THE PRIVATE SITES THEMSELVES, IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER OF THE RESPECTIVE PRIVATE DEVELOPMENT TO MODIFY THE STREET DESIGN, INCLUDING THE POSSIBILITY OF MODIFYING OR REMOVING MEDIANS.

No.	Date	Revisions	App.
6	4/2/21	BULLETIN #6	GSB

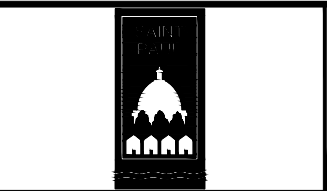
DRAWING NAME Ford PavePlan EW.dwg	
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	4/2/21
PROJECT NO.	160640016

**Kimley»Horn**

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114  
PHONE: 651-645-4197  
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, 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.

*Gregory S. Brown*  
GREGORY S. BROWN, PE  
DATE: 4/2/21 MN LIC. NO. 22814



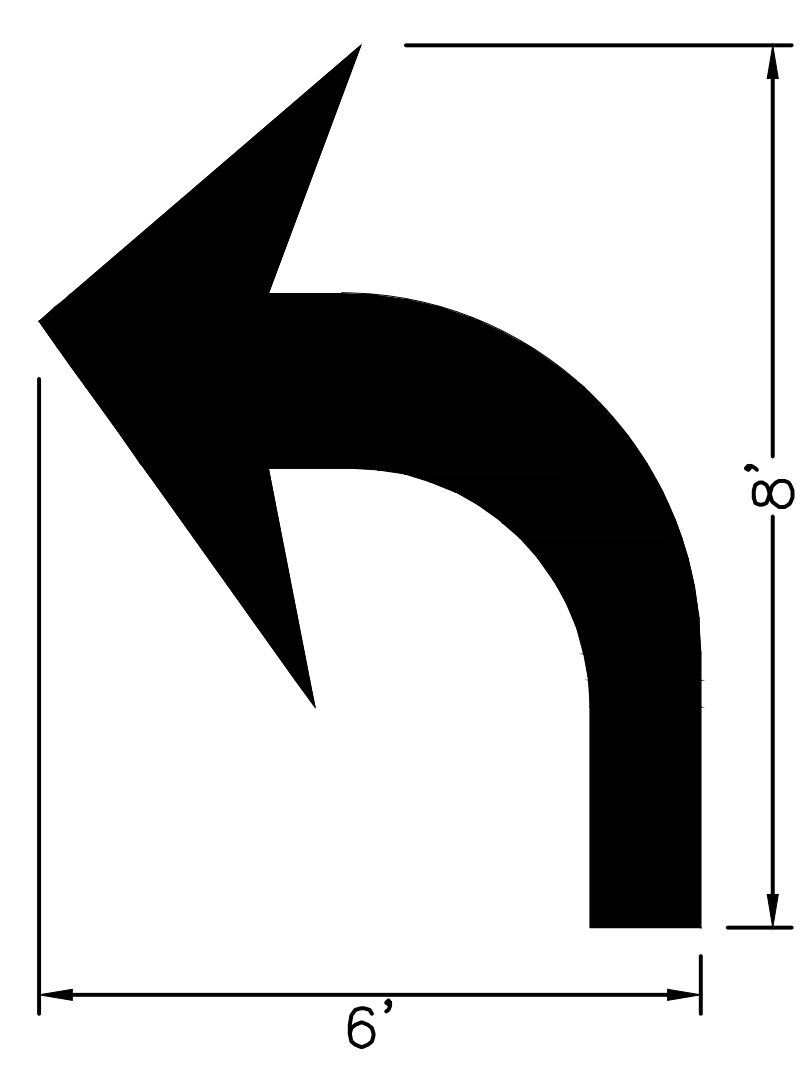
RYAN COMPANIES US, INC.  
FORD SITE REDEVELOPMENT  
CITY OF ST PAUL, MINNESOTA  
FINAL SITE PLAN

SAUNDERS AVE WEST  
PAVING PLAN  
STA. 175+00 TO STA. 182+01.70

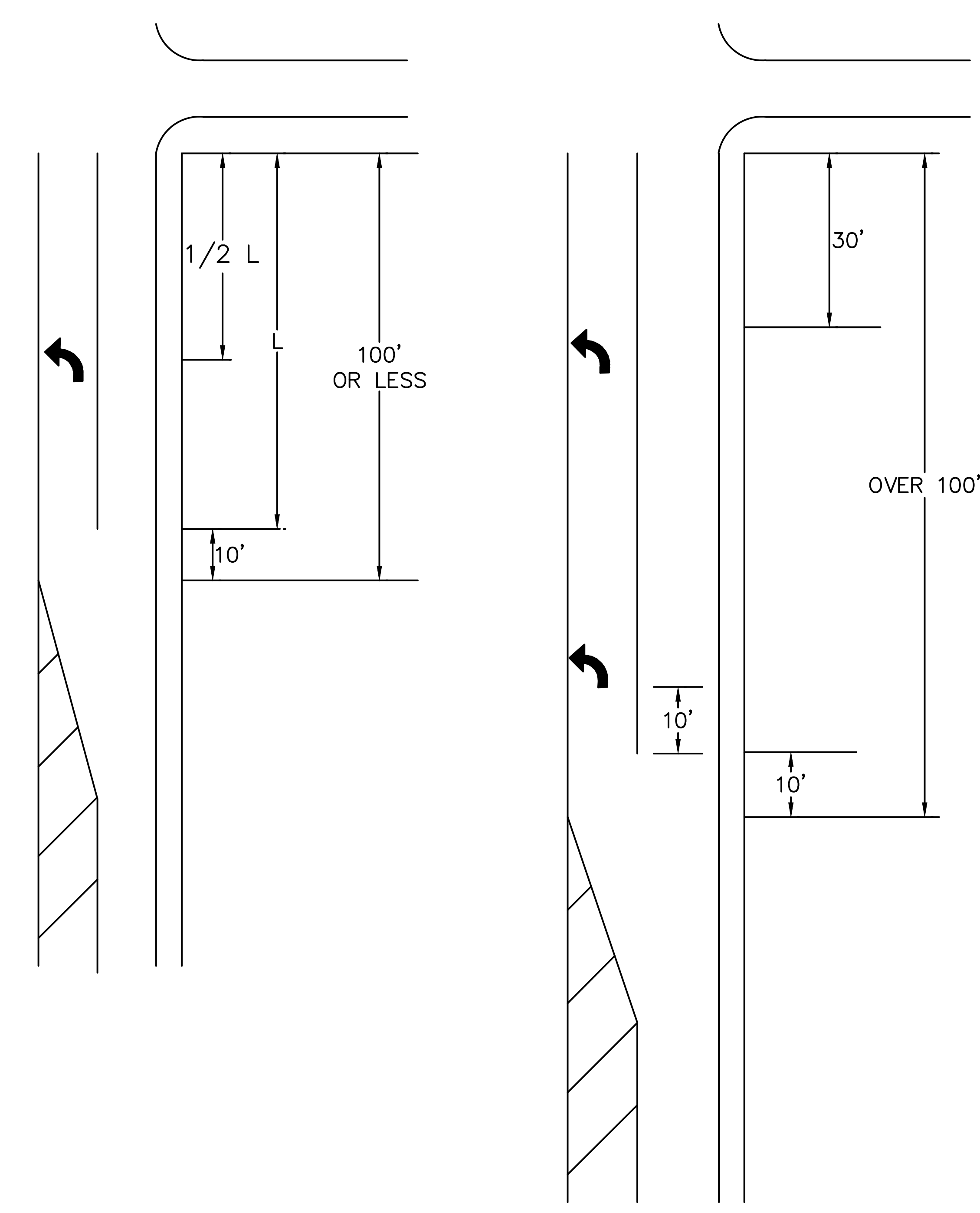
SHEET NO.  
**384**

**522**

TURN ARROW  
PAVEMENT MESSAGE

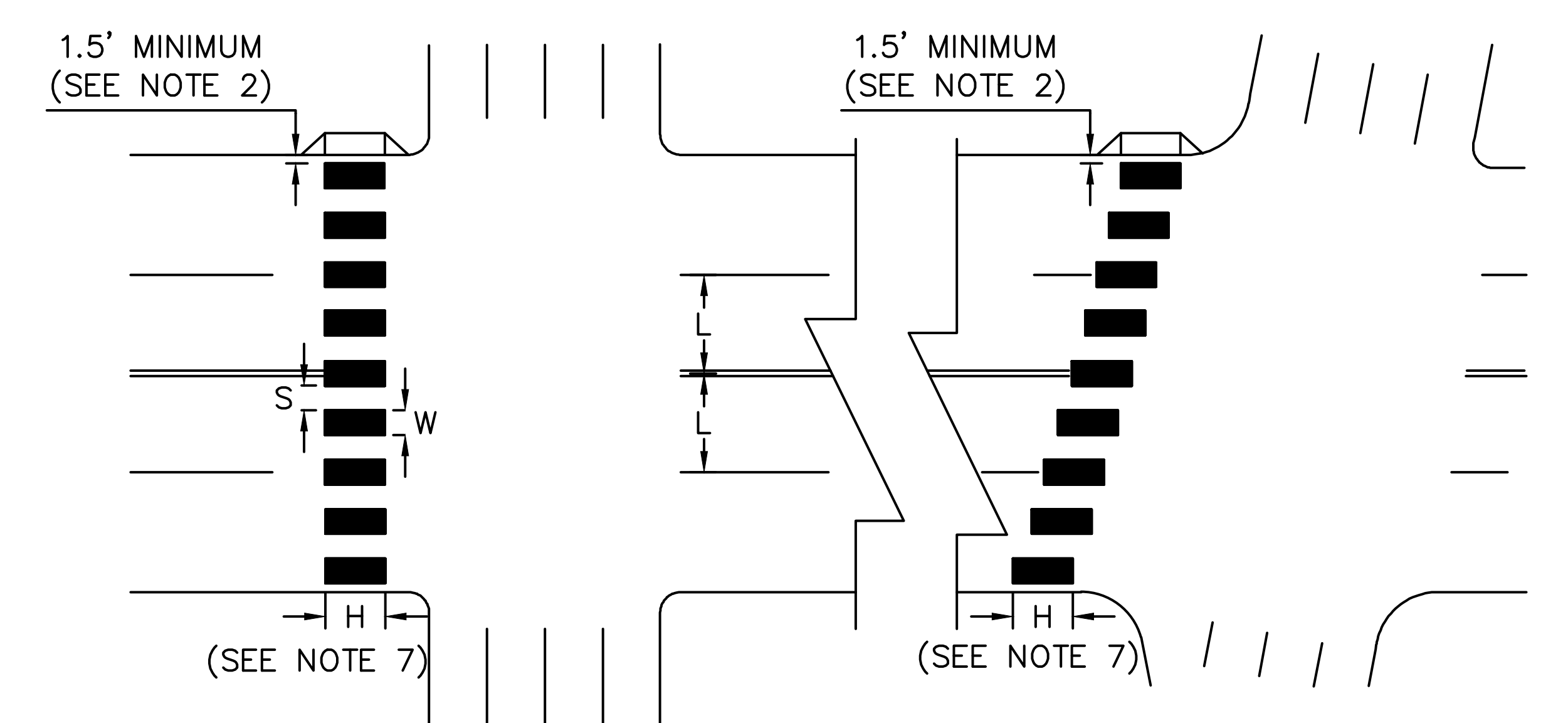


TURN LANE WITH  
ARROW MESSAGE DETAILS



MARKINGS FOR PEDESTRIAN CROSSWALKS

(L) WIDTH OF INSIDE LANE	(W) WIDTH OF PAINTED AREA	(S) WIDTH OF SPACE
9'	2.0'	2.5'
10'	2.5'	2.5'
11'	2.5'	3.0'
12'	2.5'	3.5'
13'	3.0'	3.5'



DESIGNER'S NOTES:

1. PAINTED AREAS TO BE CENTERED ON CENTERLINE AND LANE LINES.
2. A MINIMUM OF 1.5 FT. CLEAR DISTANCE SHALL BE LEFT ADJACENT TO THE CURB FACE. IF LAST PAINTED AREA FALLS INTO THIS DISTANCE IT MUST BE OMITTED.
3. ON TWO LANE TWO WAY STREETS, USE SPACING SHOWN FOR AN 11 FT. INSIDE LANE.
4. FOR DIVIDED ROADWAYS, ADJUSTMENTS IN SPACING OF THE BLOCKS SHOULD BE MADE IN THE MEDIAN SO THAT THE BLOCKS ARE MAINTAINED IN THEIR PROPER LOCATION ACROSS THE TRAVELED PORTION OF THE ROADWAY.
5. AT SKEWED CROSSWALKS, THE BLOCKS ARE TO REMAIN PARALLEL TO THE LANE LINES AS SHOWN.
6. THE BLOCKS SHALL BE PLACED SO THAT THEY ARE NOT LOCATED IN THE WHEEL PATH OF THE VEHICLES.
7. THE BLOCKS SHALL BE A MINIMUM OF 8' LONG AND AT LEAST AS LONG AS THE TRUNCATED DOMES, FOR FANNED TRUNCATED DOMES THE BLOCKS SHALL BE AT LEAST AS LONG AS THE APPROACHING SIDEWALK OR SHARED USE PATH.

No.	Date	Revisions	App.

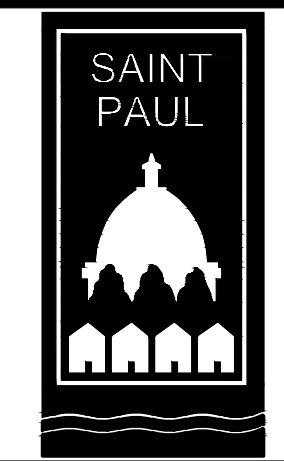
DRAWING NAME Ford SgnStrpTabDtl.dwg	
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	JAH
DATE:	05/27/20
PROJECT NO.	160640016



HEREBY CERTIFY THAT THIS PLAN, 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.

*Joel A. Hinnenkamp*

JOEL A. HINNENKAMP, PE  
DATE: 05/27/20 MN LIC. NO. 53081



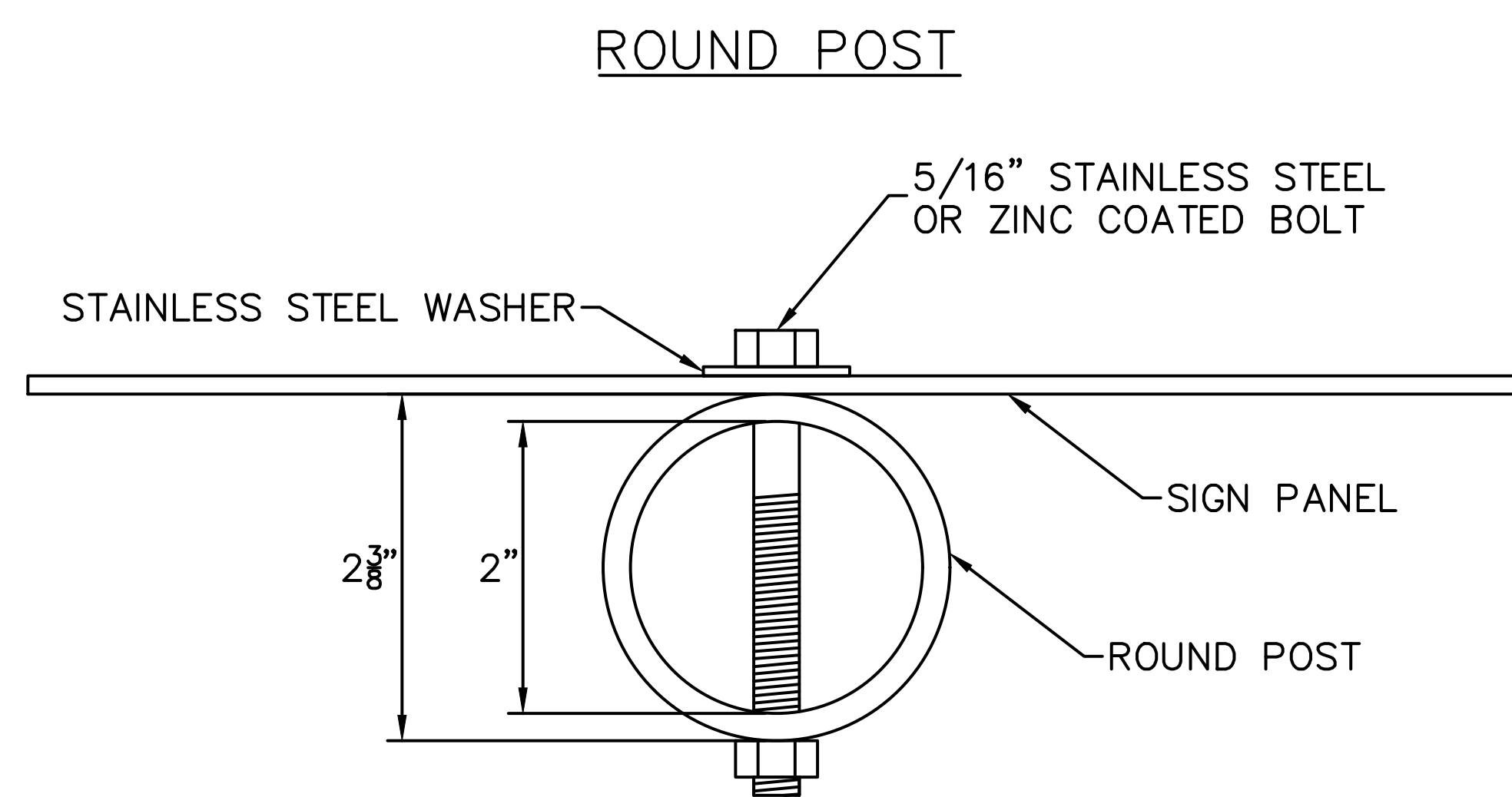
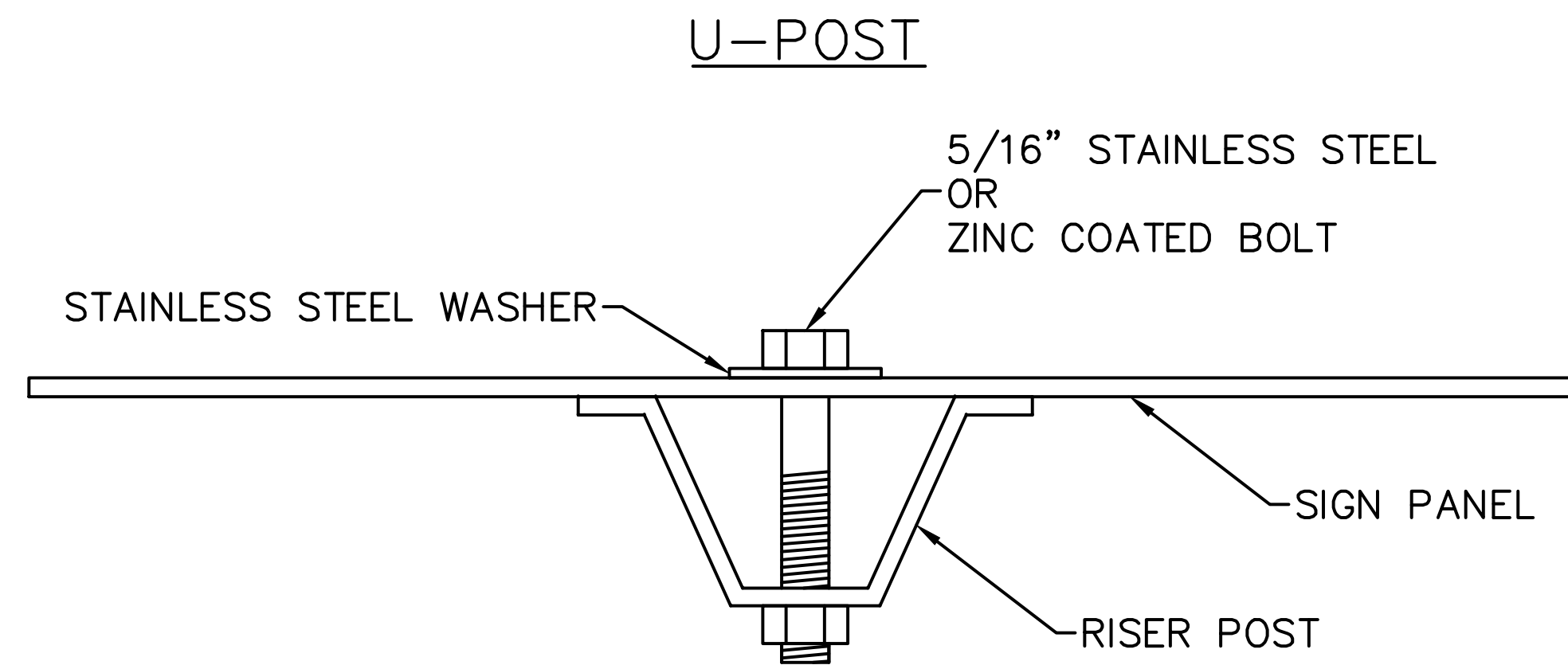
RYAN COMPANIES US, INC.  
FORD SITE REDEVELOPMENT  
CITY OF ST PAUL, MINNESOTA  
FINAL SITE PLAN

SIGNING AND STRIPING PLANS  
STRIPING DETAILS

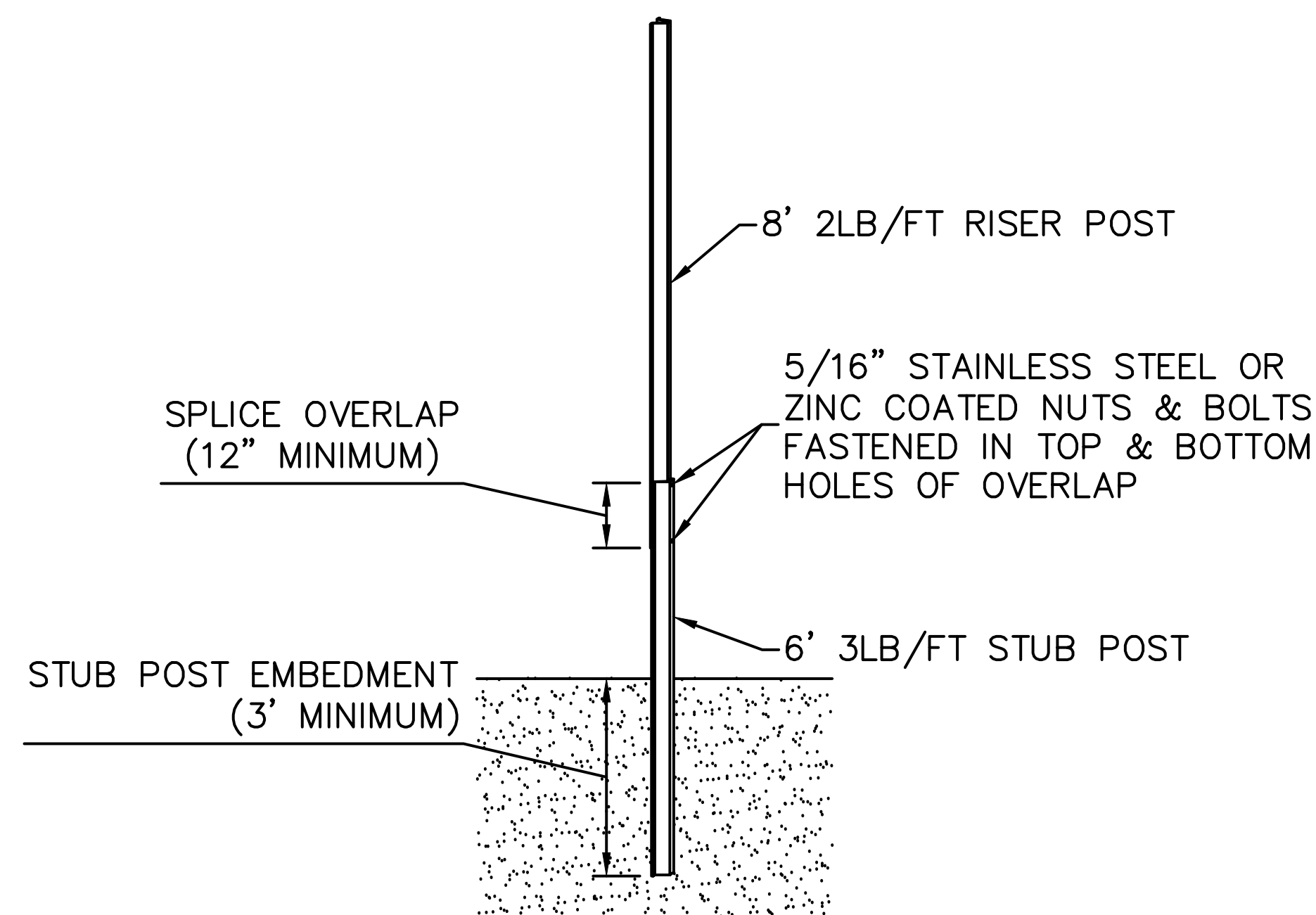
SHEET NO.  
396

522

SIGN PANEL MOUNTING DETAILS

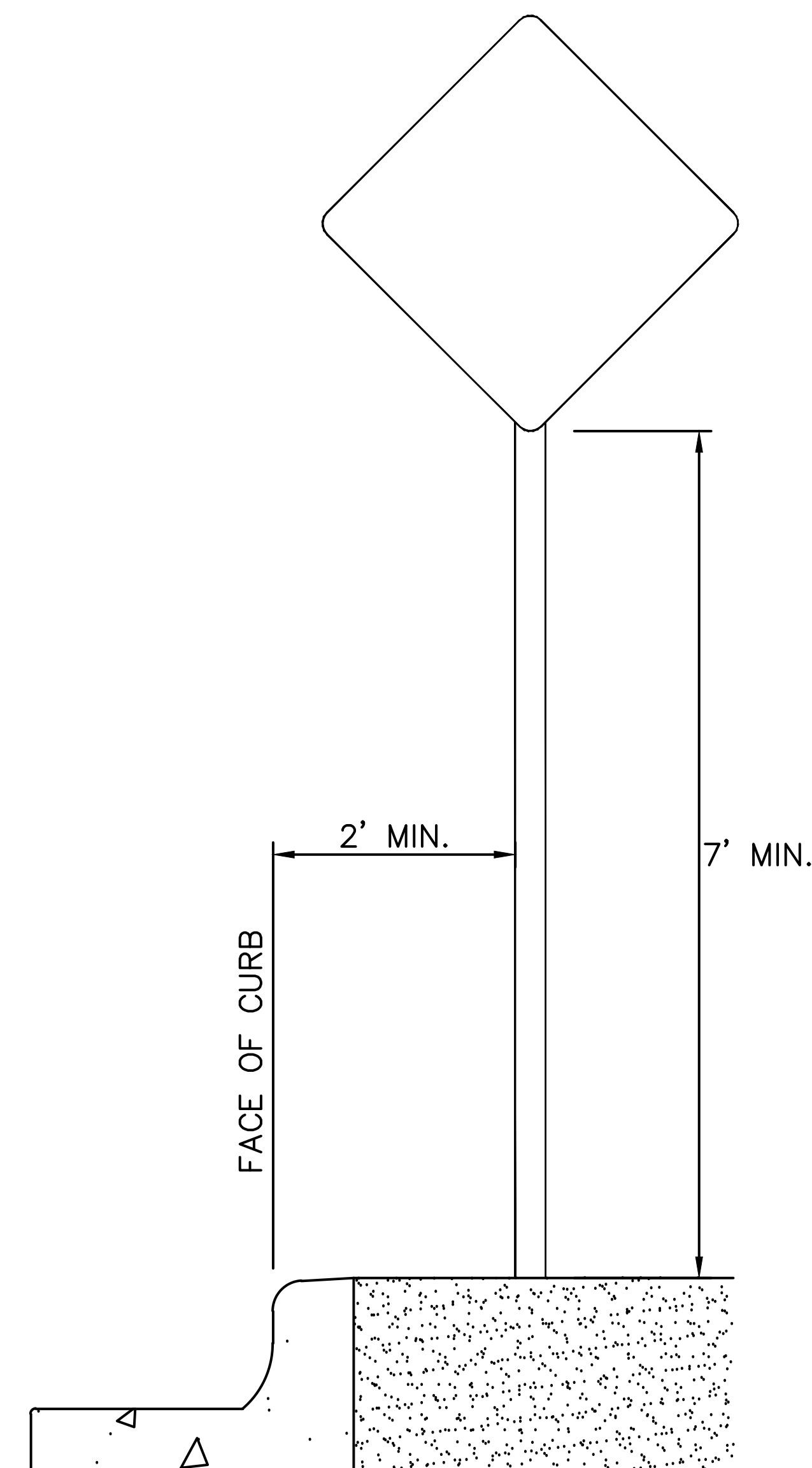


TYPICAL SIGN POST DETAIL

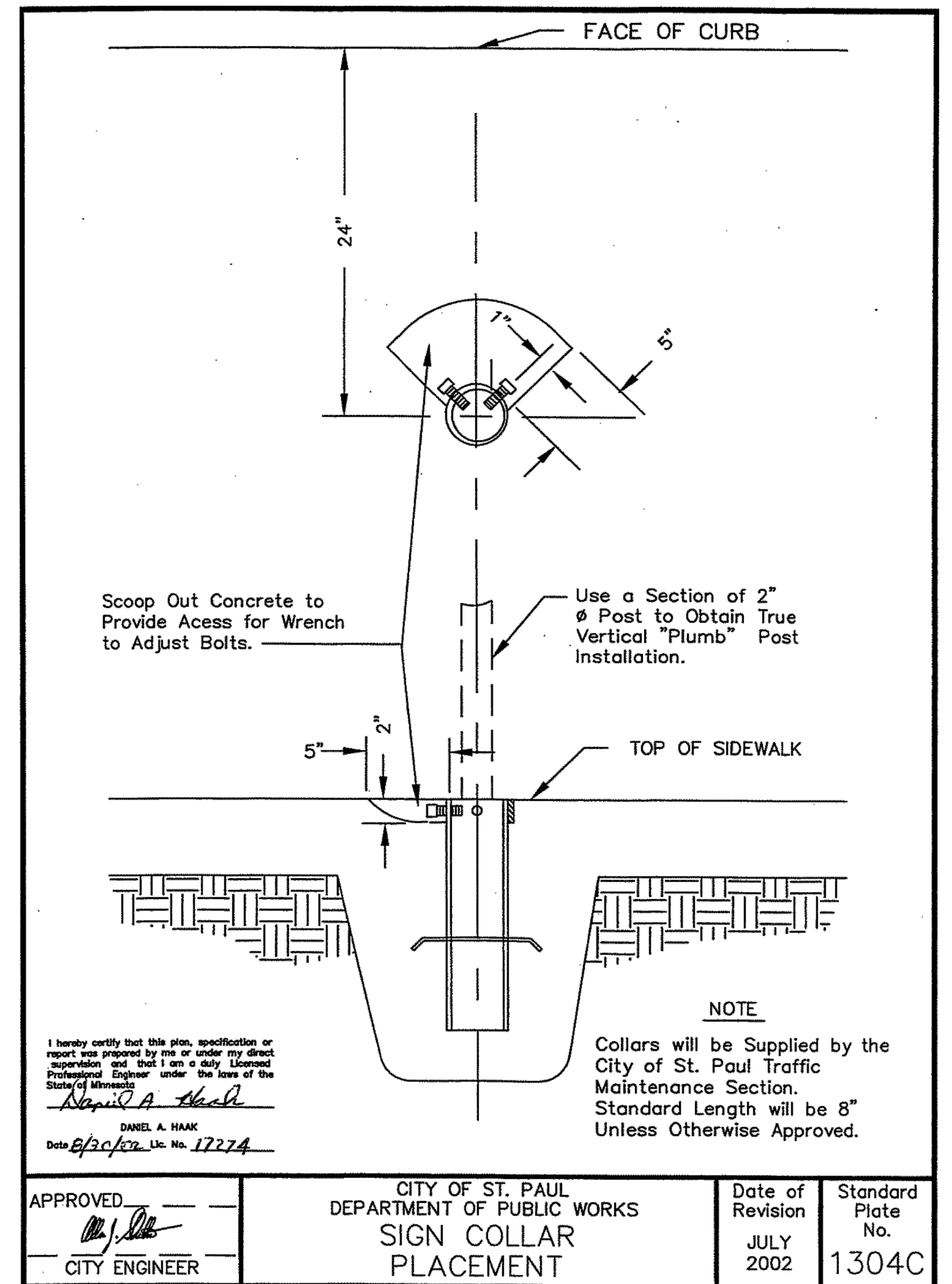


SIGN PANEL MOUNTING GUIDELINES

PREFERRED DIMENSIONS SHOWN.  
EXCEPTIONS IN ACCORDANCE WITH MNMUTCD ALLOWED.



SIGN COLLAR PLACEMENT



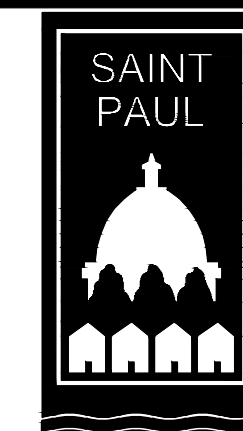
No.	Date	Revisions	App.

DRAWING NAME	Ford SgnStrpTabDtl.dwg
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	JAH
DATE:	05/27/20
PROJECT NO.	160640016



I HEREBY CERTIFY THAT THIS PLAN, 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.

*Joel A. Hinnenkamp*  
JOEL A. HINNENKAMP, PE  
DATE: 05/27/20 MN LIC. NO. 53081



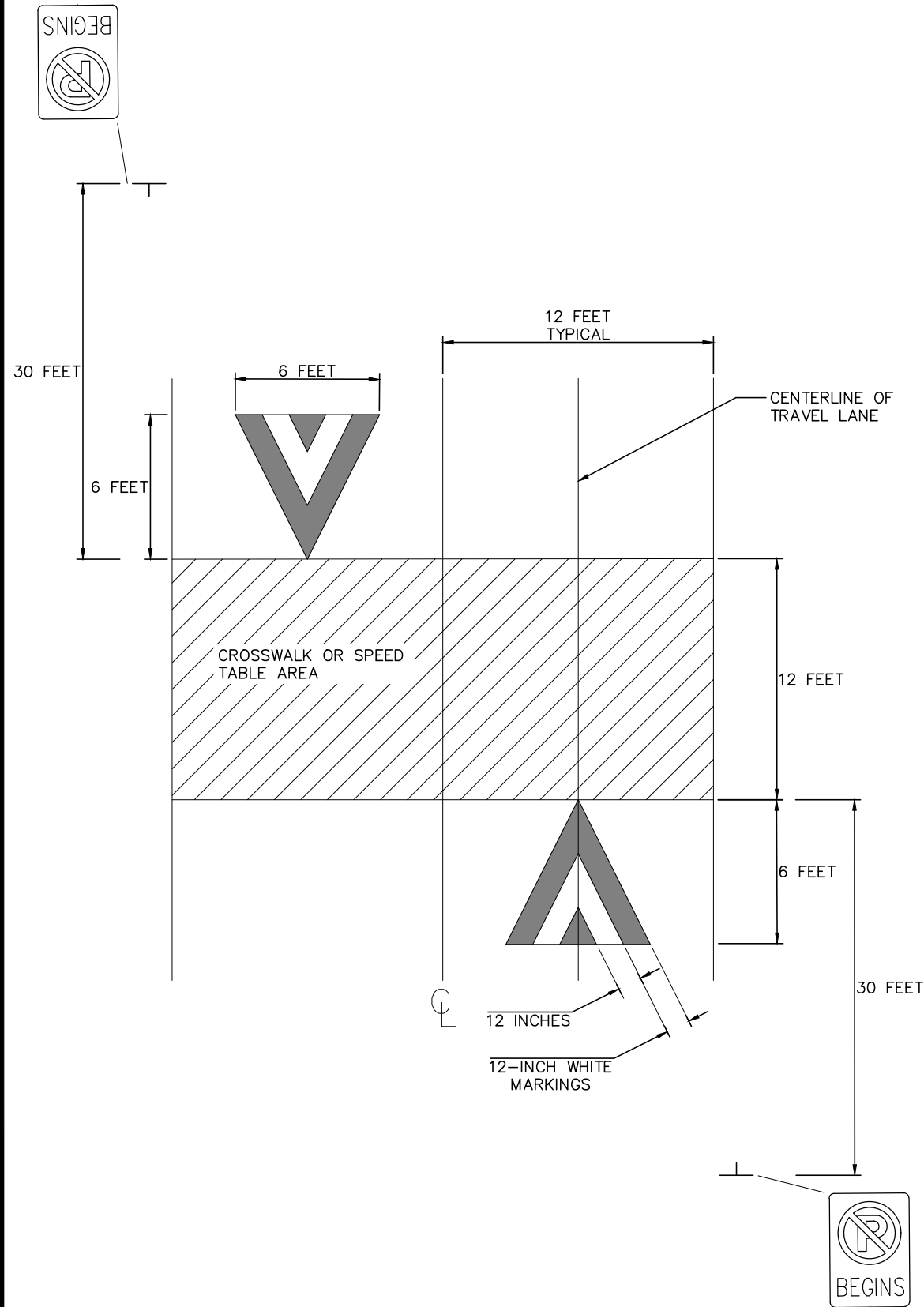
RYAN COMPANIES US, INC.  
FORD SITE REDEVELOPMENT  
CITY OF ST PAUL, MINNESOTA  
FINAL SITE PLAN

SIGNING AND STRIPING PLANS  
SIGNING DETAILS

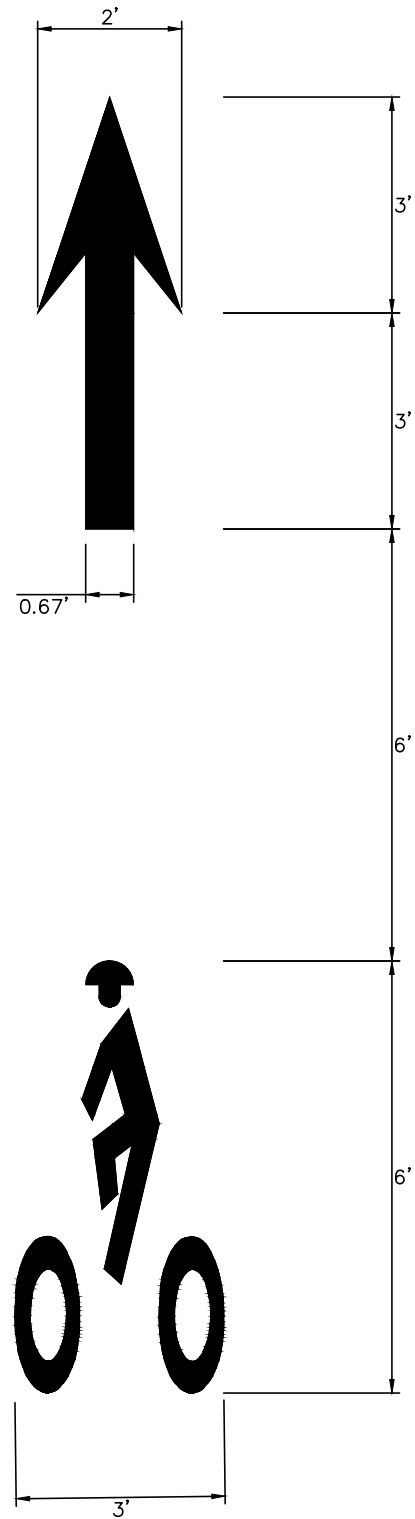
SHEET NO.  
397

522

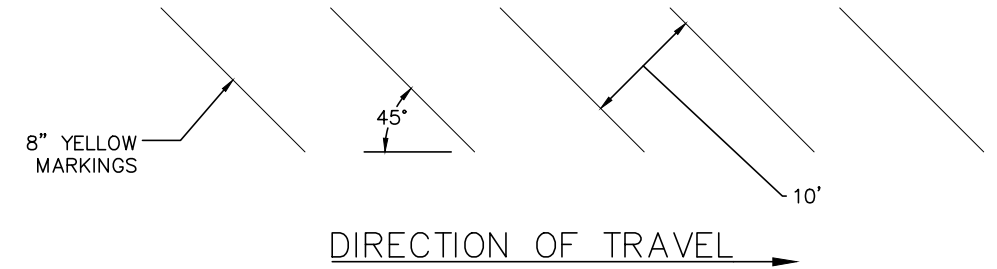
PAVEMENT MARKING FOR SPEED TABLES  
OR SPEED HUMPS WITH CROSSWALKS



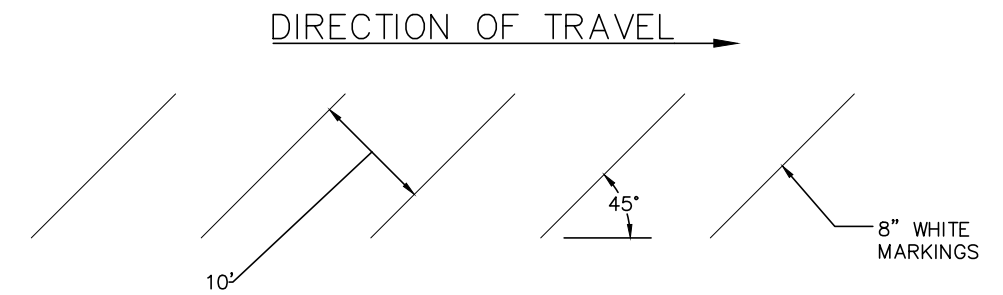
BIKE LANE SYMBOL MARKINGS



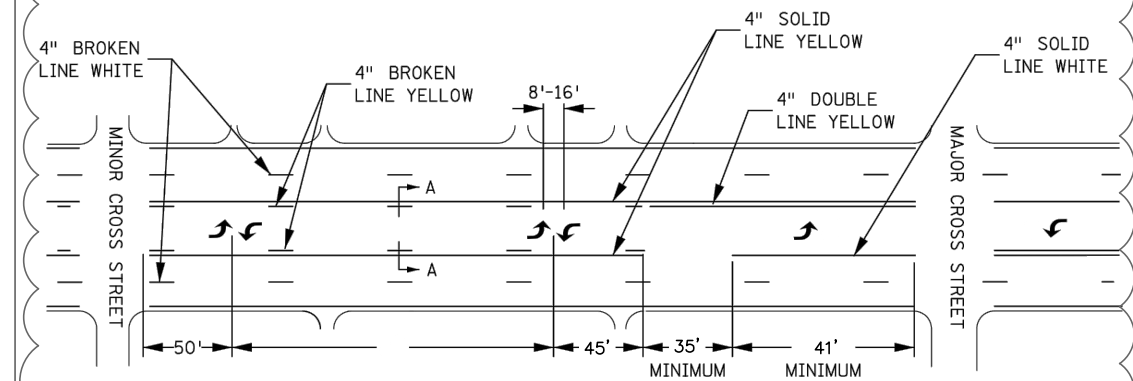
TYPICAL HATCHING DETAIL (YELLOW)



TYPICAL HATCHING DETAIL (WHITE)



TWO WAY LEFT TURN LANE



No.	Date	Revisions	App.	DRAWING NAME
2	7/1/20	BULLETIN #2	JAH	Ford SgnStrpTabDtl.dwg
3	8/10/20	BULLETIN #3	JAH	DESIGNED BY: RJG
4	9/2/20	BULLETIN #4	JAH	DRAWN BY: RJG
5	2/19/21	BULLETIN #5	JAH	CHECKED BY: JAH
			JAH	DATE: 02/19/21
				PROJECT NO. 160640016



I HEREBY CERTIFY THAT THIS PLAN, 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.

*Joel A. Hinnenkamp*

JOEL A. HINNENKAMP, PE

DATE: 02/19/21 MN LIC. NO. 53081



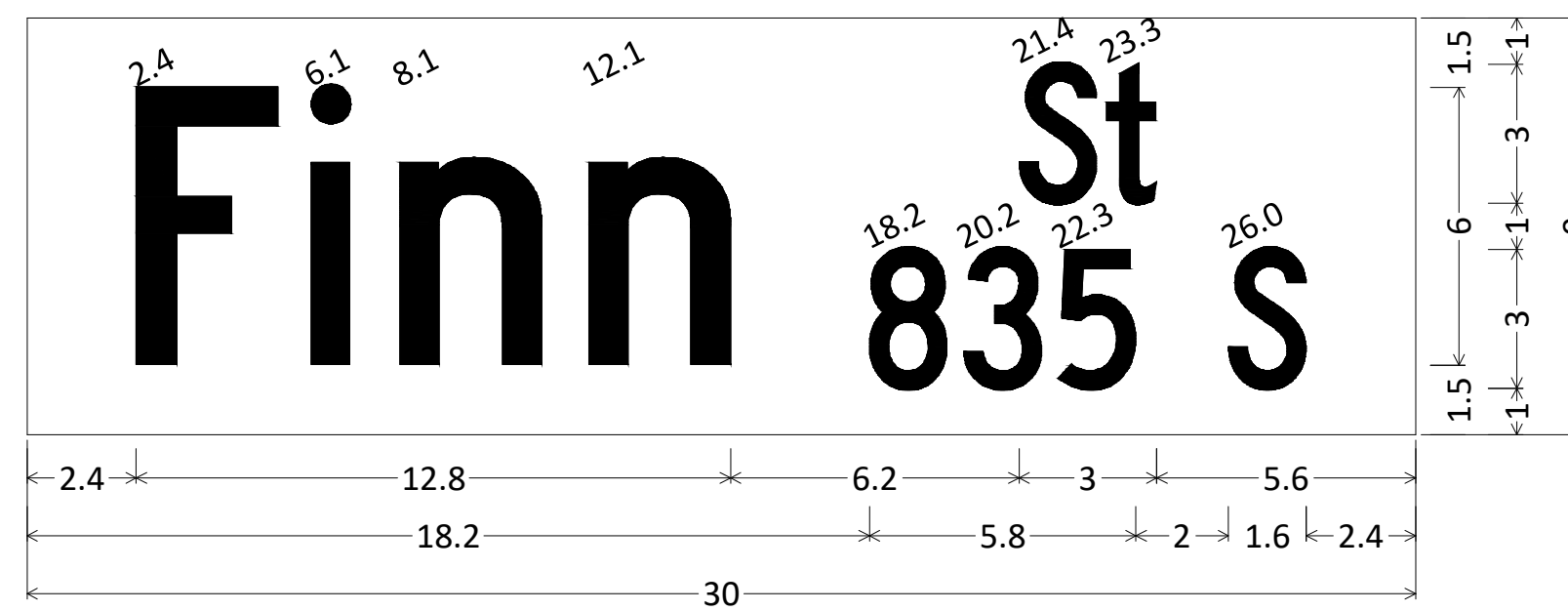
RYAN COMPANIES US, INC.  
FORD SITE REDEVELOPMENT  
CITY OF ST PAUL, MINNESOTA  
PRELIMINARY SITE PLAN

SIGNING AND STRIPING PLANS  
STRIPING DETAILS

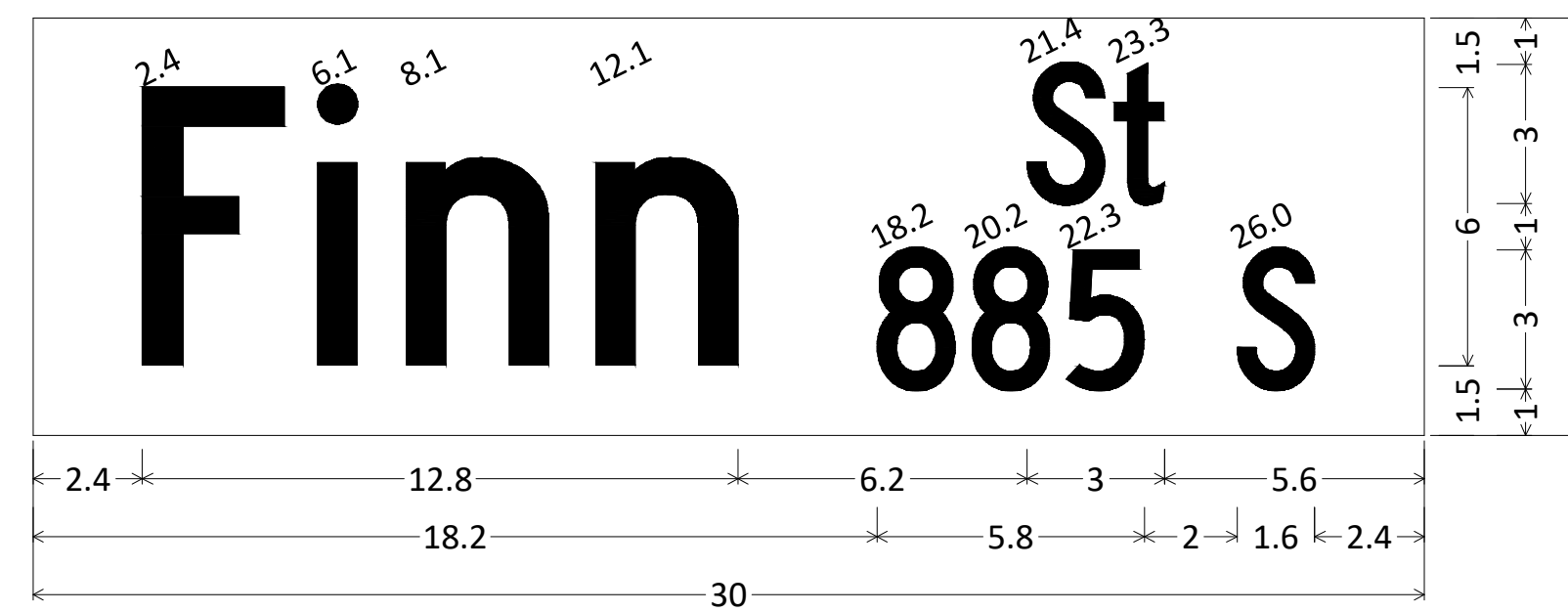
SHEET NO.  
398

522

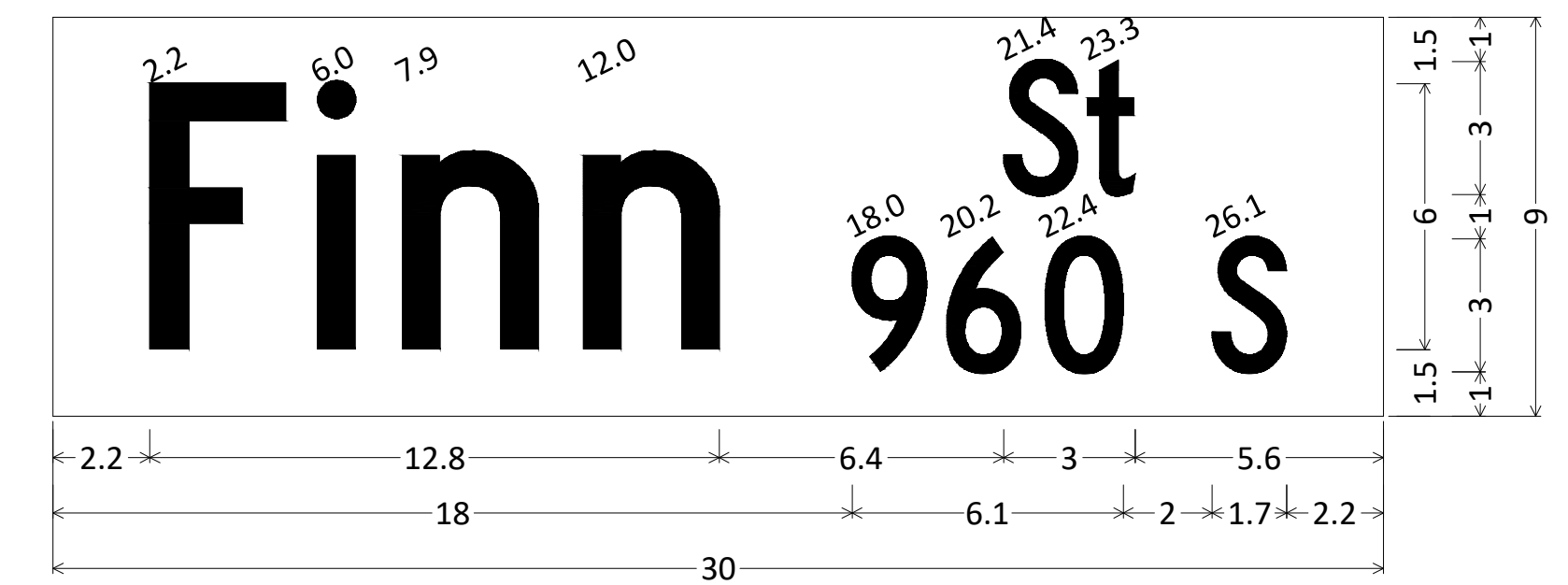
NOTES: ALL DIMENSIONS ARE IN INCHES



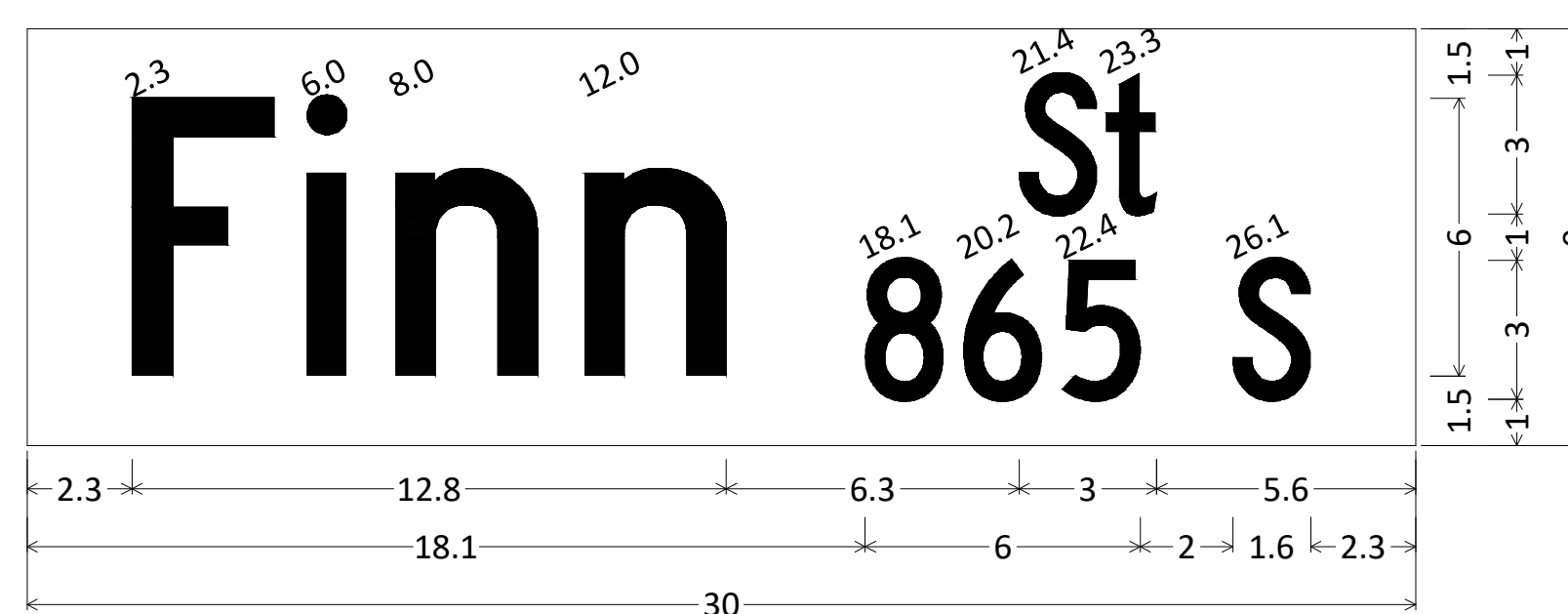
SP-8;  
No border, White on, Green;  
"Finn", C 2K; "St", C 2K; "835 S", C 2K;



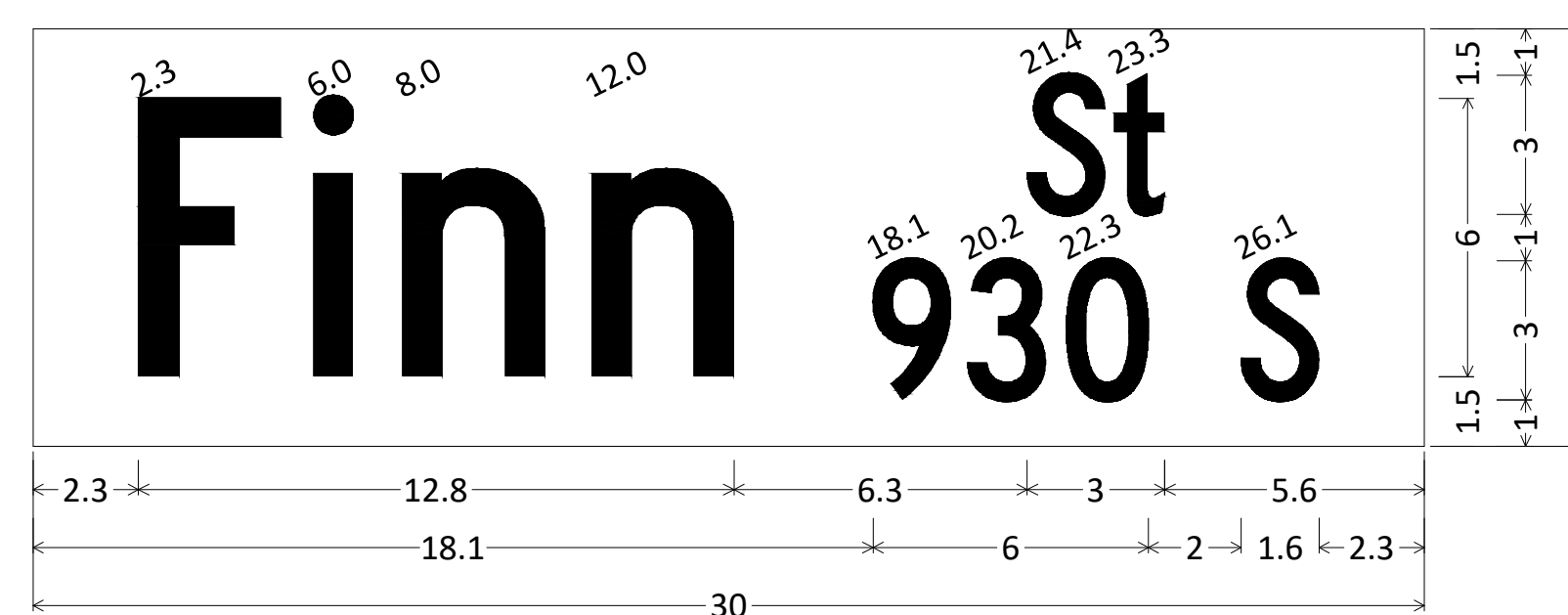
SP-13;  
No border, White on, Green;  
"Finn", C 2K; "St", C 2K; "885 S", C 2K;



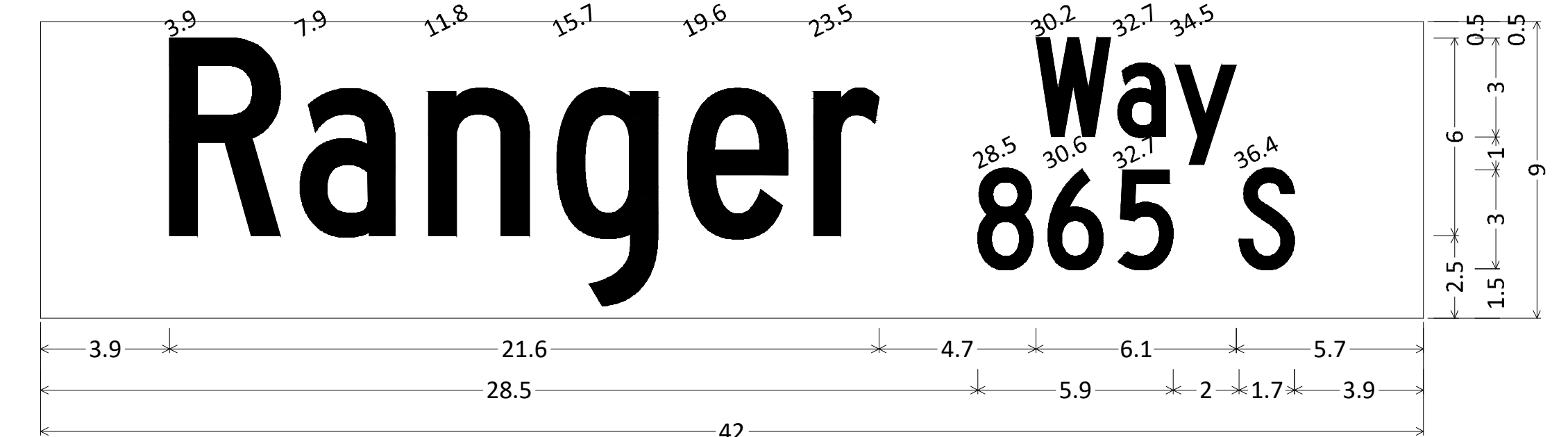
SP-18;  
No border, White on, Green;  
"Finn", C 2K; "St", C 2K; "960 S", C 2K;



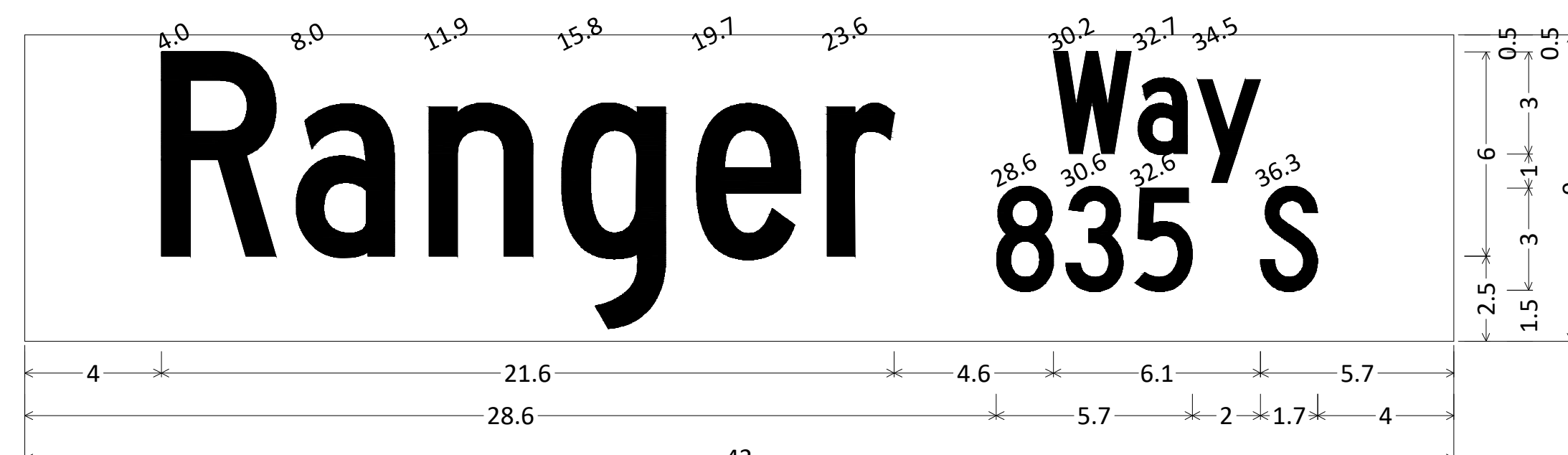
SP-28;  
No border, White on, Green;  
"Finn", C 2K; "St", C 2K; "865 S", C 2K;



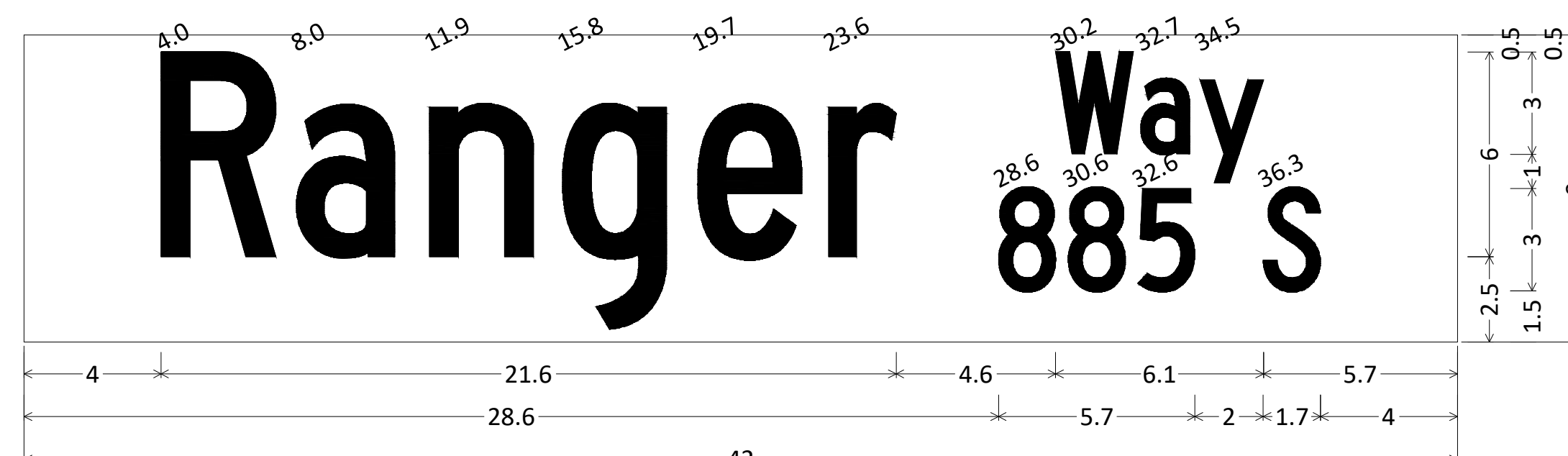
SP-33;  
No border, White on, Green;  
"Finn", C 2K; "St", C 2K; "930 S", C 2K;



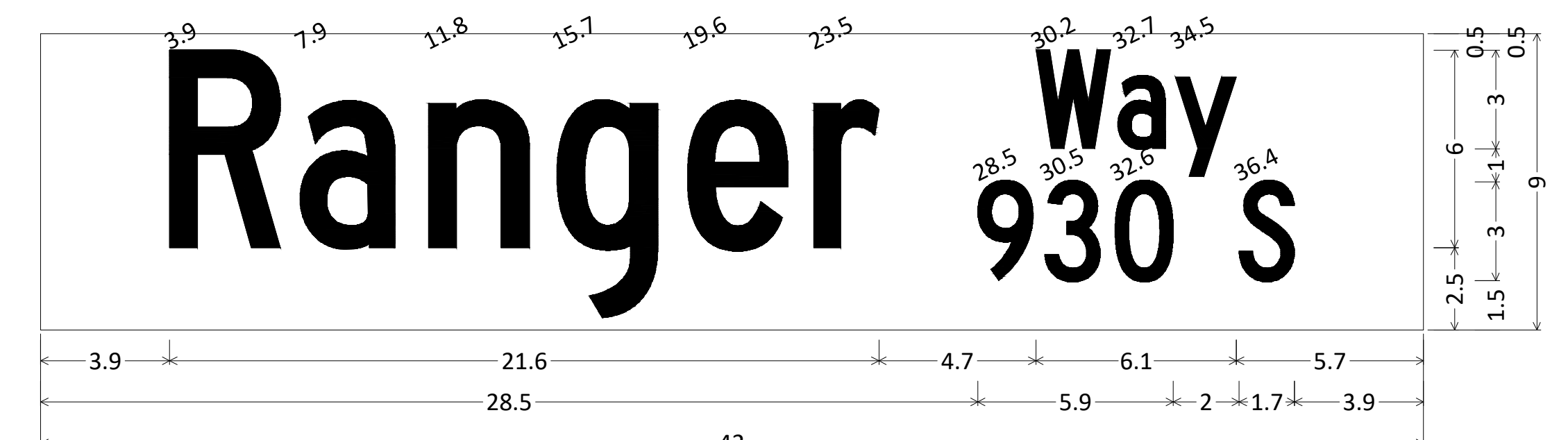
SP-27;  
No border, White on, Green;  
"Ranger", C 2K; "Way", C 2K; "865 S", C 2K;



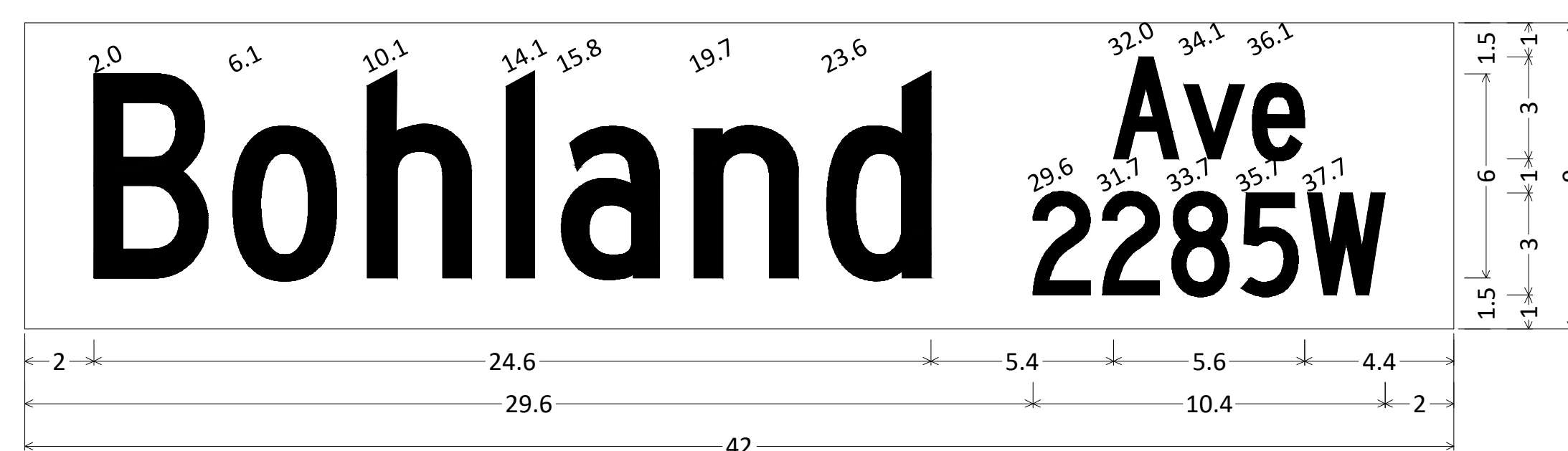
SP-7;  
No border, White on, Green;  
"Ranger", C 2K; "Way", C 2K; "835 S", C 2K;



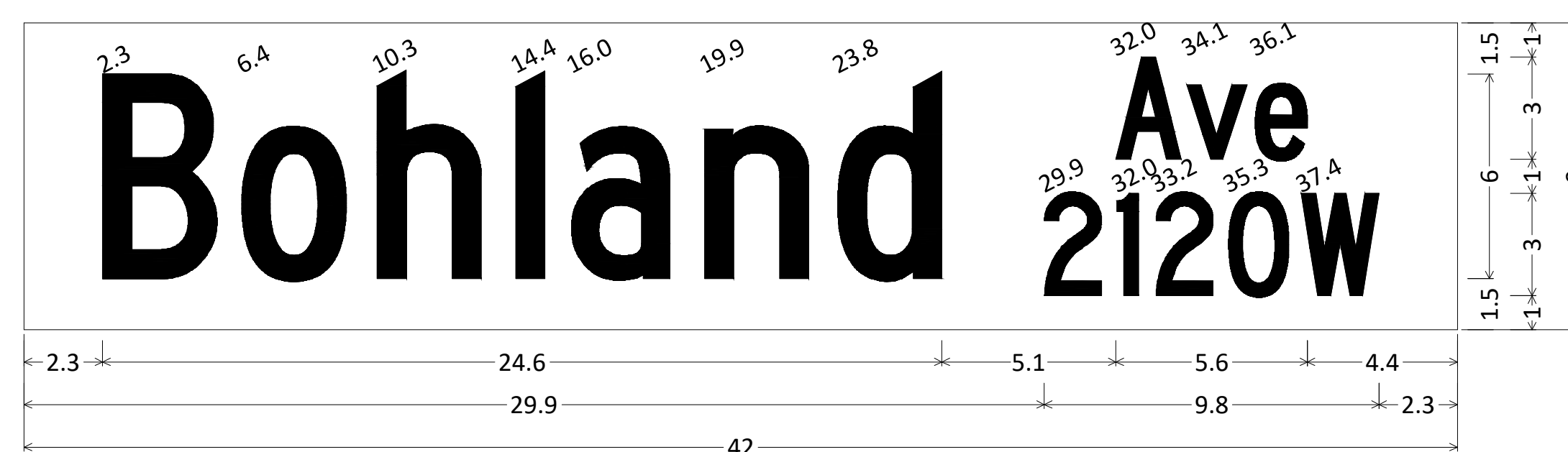
SP-12;  
No border, White on, Green;  
"Ranger", C 2K; "Way", C 2K; "885 S", C 2K;



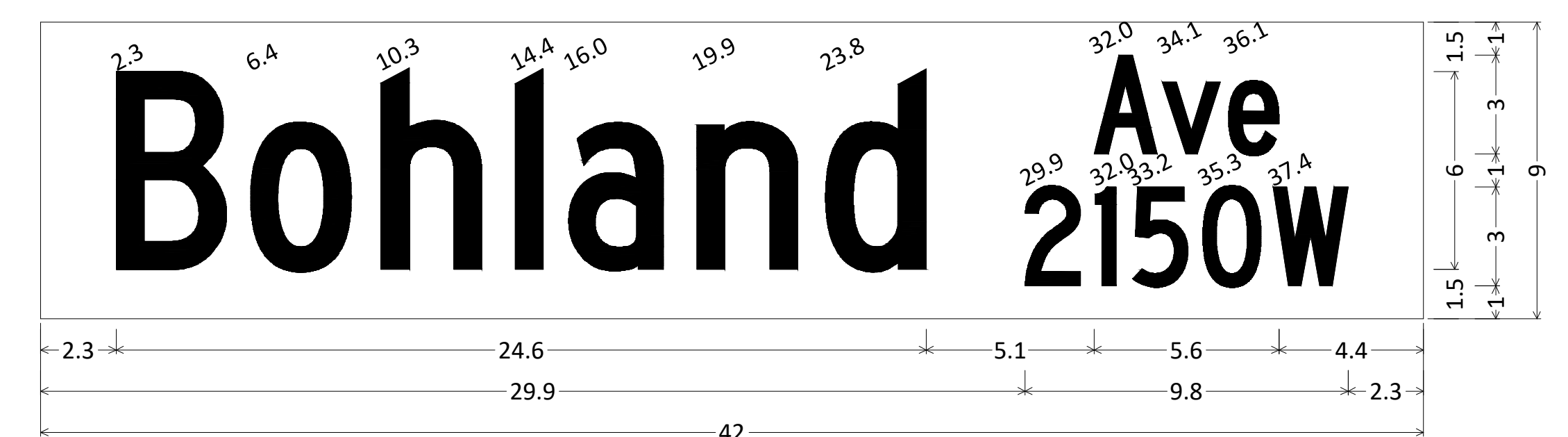
SP-45;  
No border, White on, Green;  
"Ranger", C 2K; "Way", C 2K; "930 S", C 2K;



SP-4;  
No border, White on, Green;  
"Bohland", C 2K; "Ave", C 2K; "2285W", C 2K;



SP-8;  
No border, White on, Green;  
"Bohland", C 2K; "Ave", C 2K; "2120W", C 2K;



SP-7;  
No border, White on, Green;  
"Bohland", C 2K; "Ave", C 2K; "2150W", C 2K;

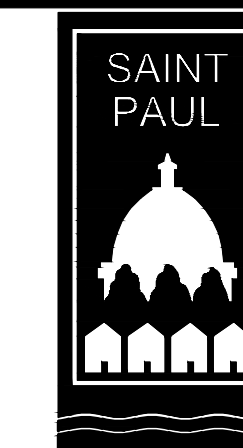
No.	Date	Revisions	App.	DRAWING NAME
				Ford SgnStrpTabDtl.dwg
				DESIGNED BY: RJG
				DRAWN BY: RJG
				CHECKED BY: JAH
				DATE: 05/27/20
				PROJECT NO. 160640016



HEREBY CERTIFY THAT THIS PLAN, 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.

*Joel A. Hinnenkamp*

JOEL A. HINNENKAMP, PE  
DATE: 05/27/20 MN LIC. NO. 53081

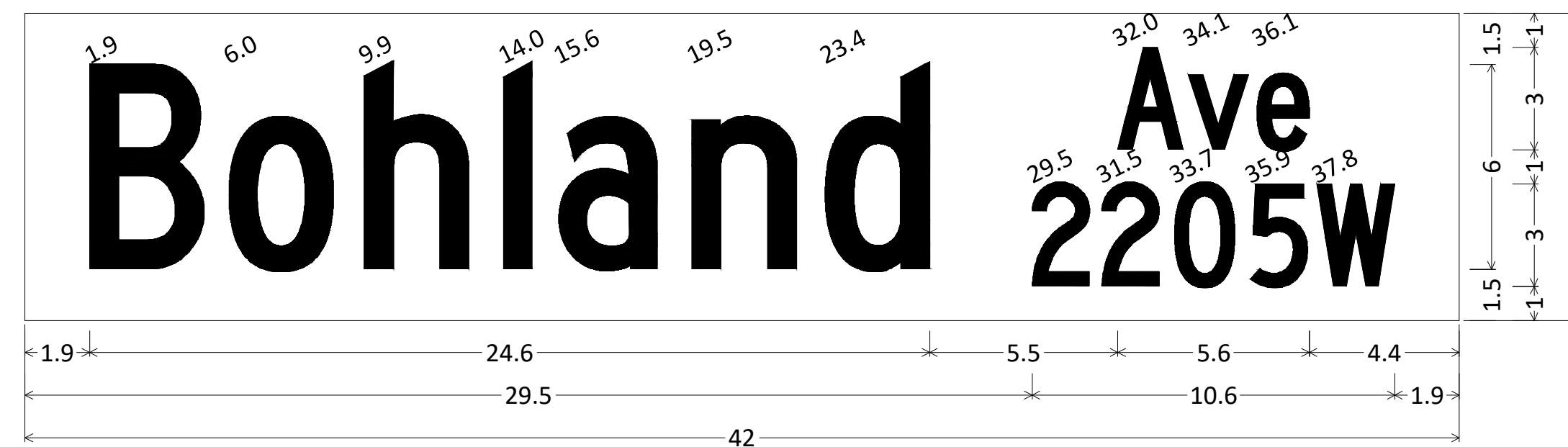


RYAN COMPANIES US, INC.  
FORD SITE REDEVELOPMENT  
CITY OF ST PAUL, MINNESOTA  
FINAL SITE PLAN

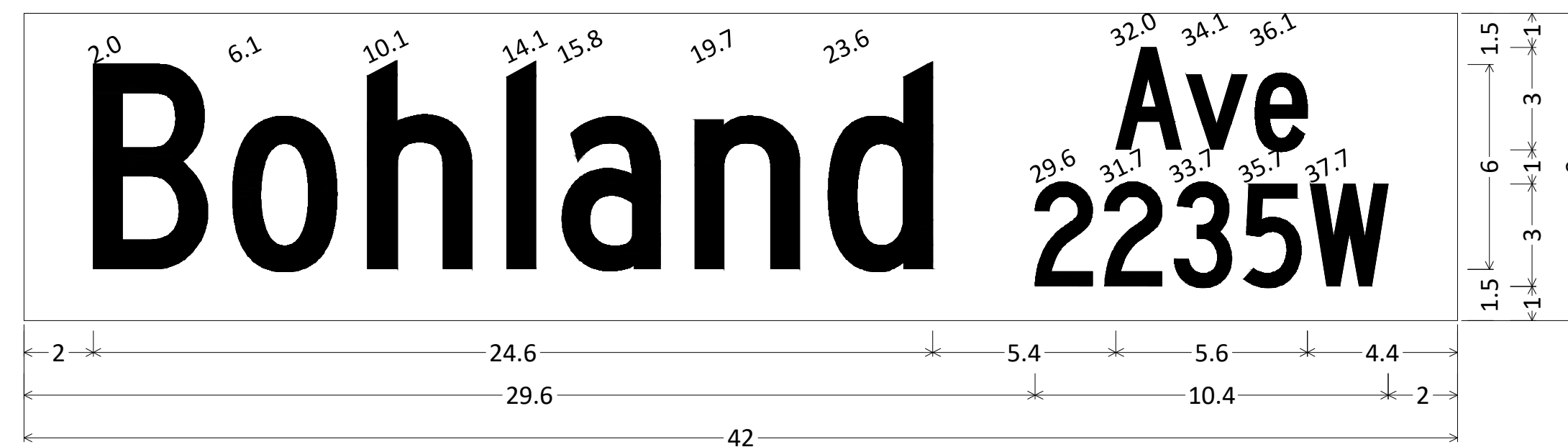
SIGNING AND STRIPING PLANS  
SIGNING DETAILS

SHEET NO.  
402  
522

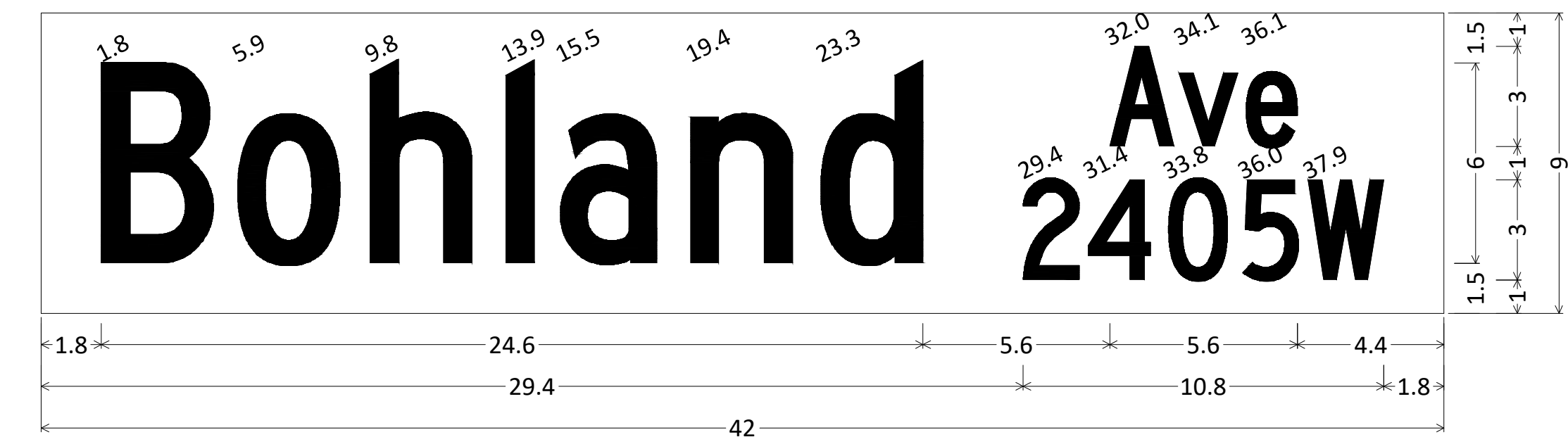
NOTES: ALL DIMENSIONS ARE IN INCHES



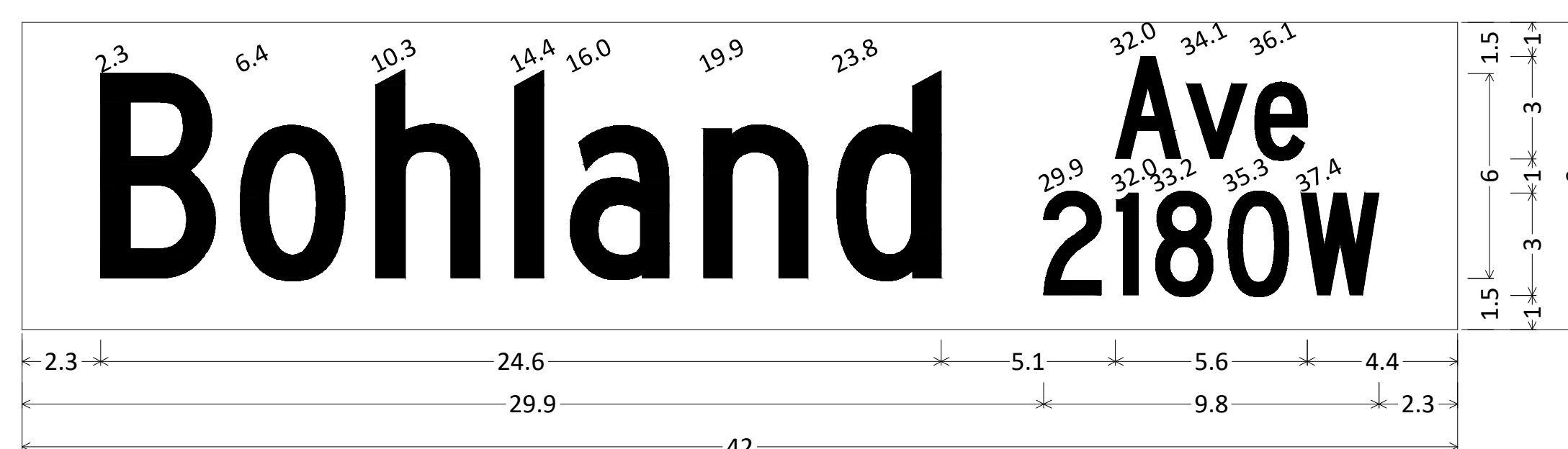
SP-22;  
No border, White on, Green;  
"Bohland", C 2K; "Ave", C 2K; "2205W", C 2K;



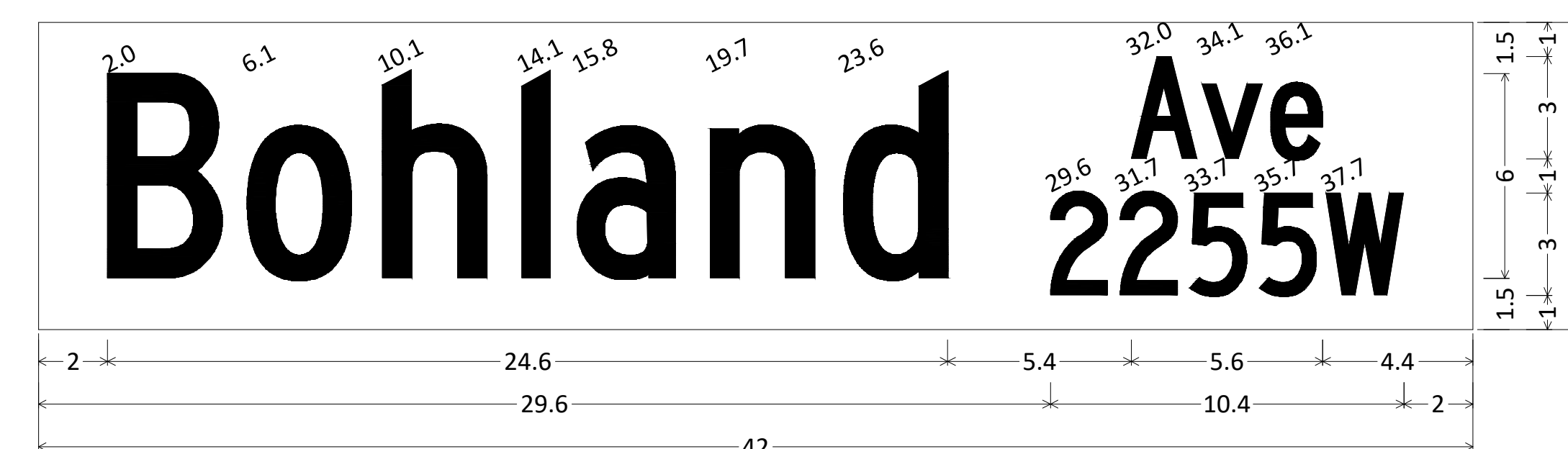
SP-21;  
No border, White on, Green;  
"Bohland", C 2K; "Ave", C 2K; "2235W", C 2K;



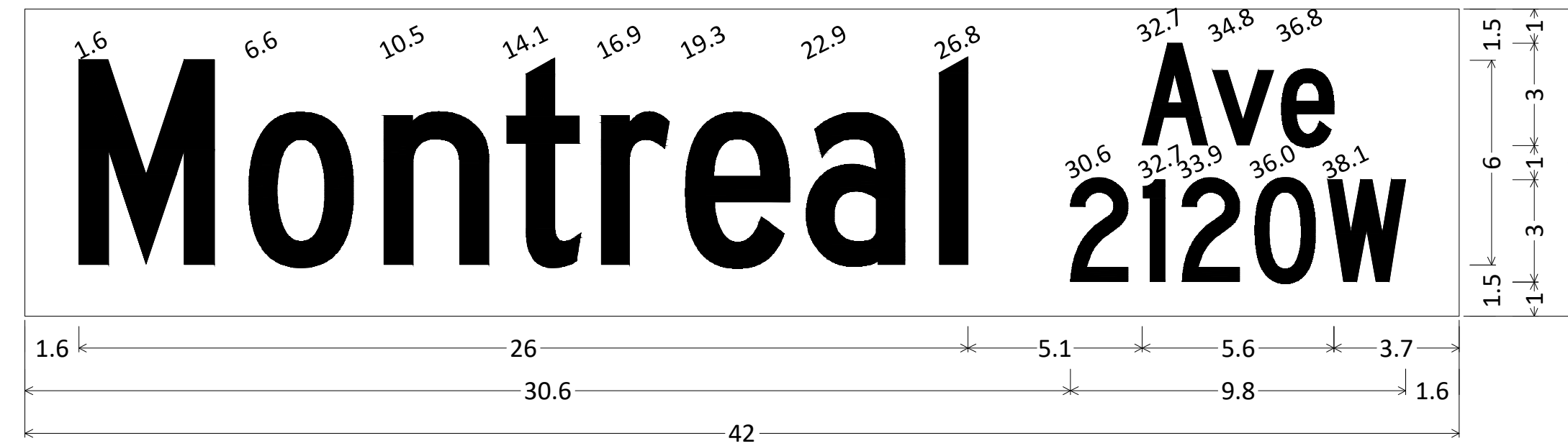
SP-3;  
No border, White on, Green;  
"Bohland", C 2K; "Ave", C 2K; "2405W", C 2K;



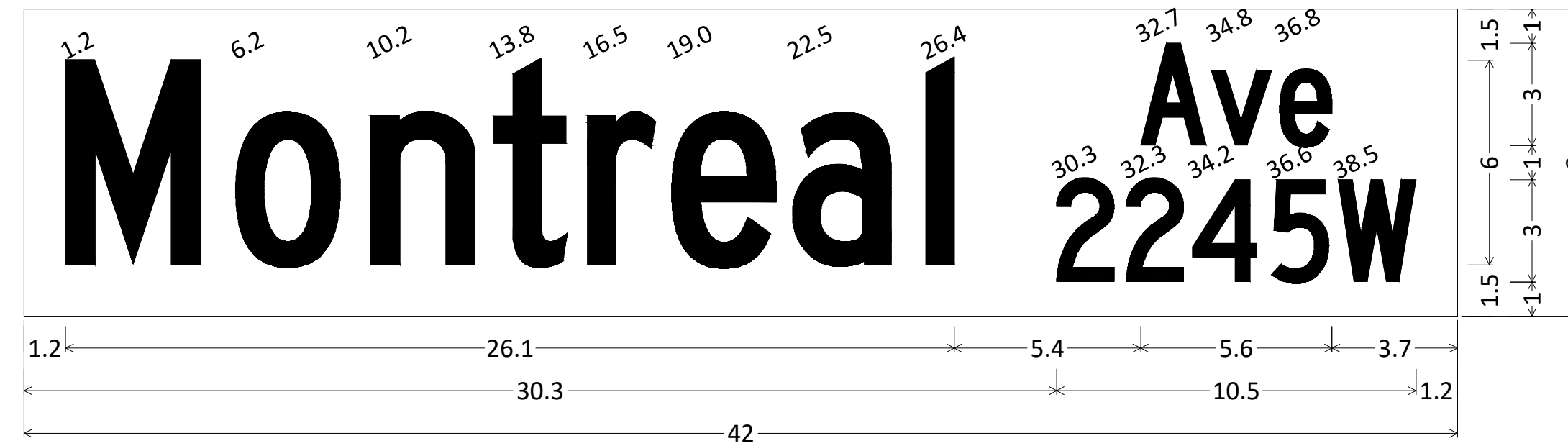
SP-6;  
No border, White on, Green;  
"Bohland", C 2K; "Ave", C 2K; "2180W", C 2K;



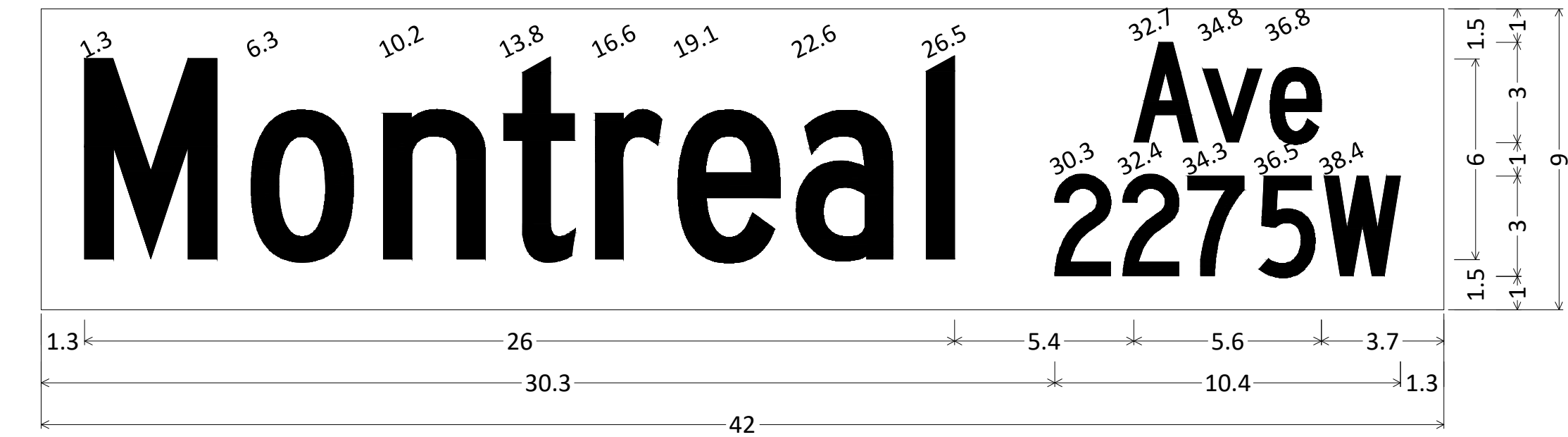
SP-5;  
No border, White on, Green;  
"Bohland", C 2K; "Ave", C 2K; "2255W", C 2K;



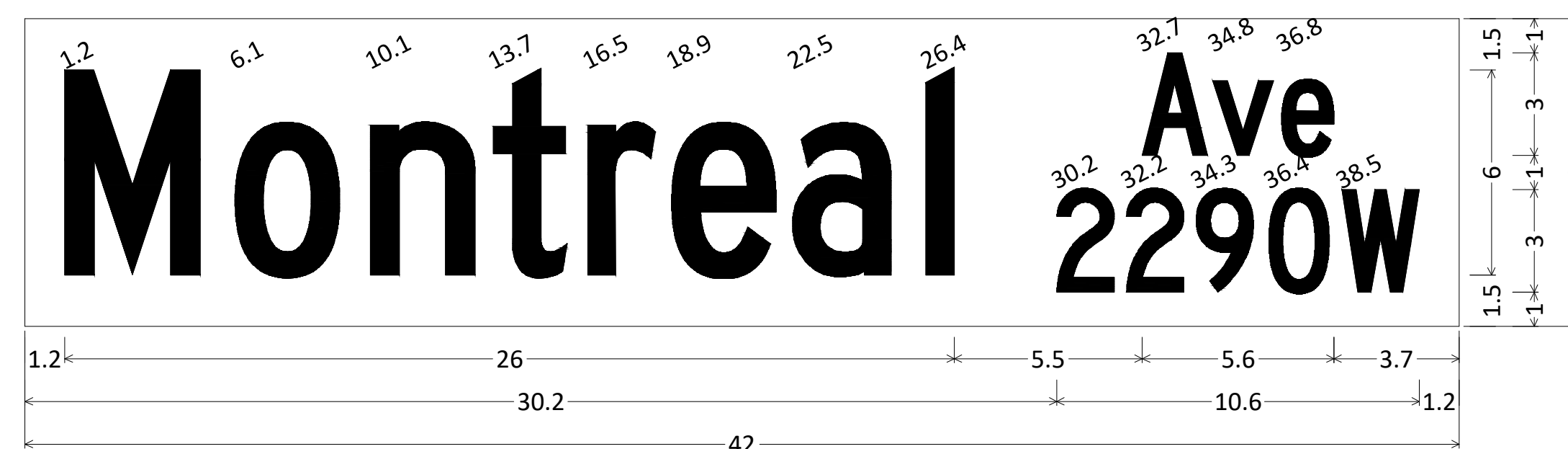
SP-18;  
No border, White on, Green;  
"Montreal", C 2K; "Ave", C 2K; "2120W", C 2K;



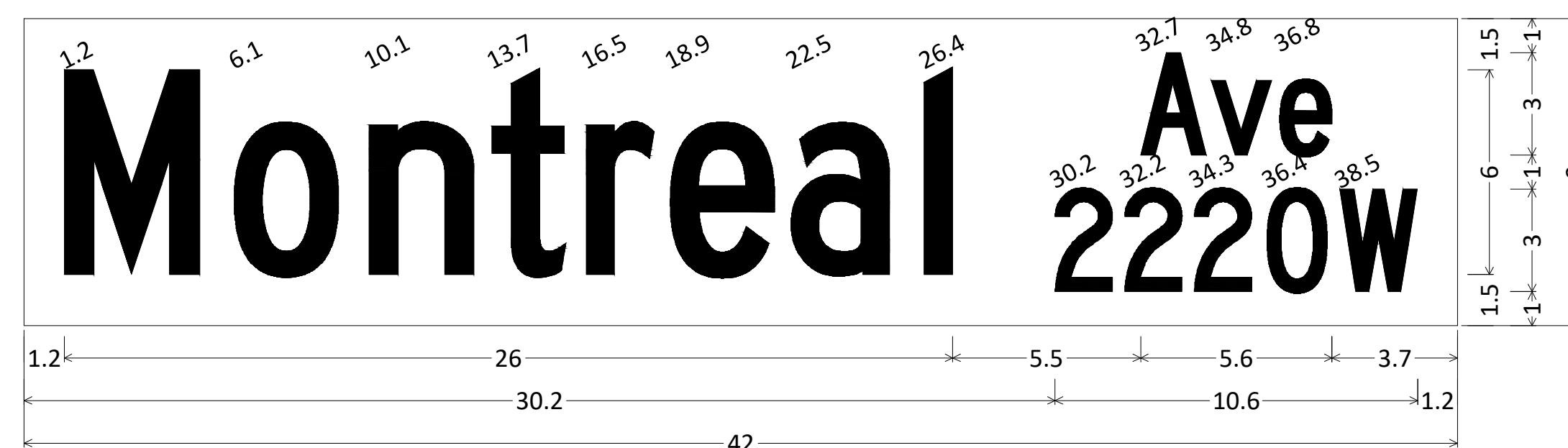
SP-16;  
No border, White on, Green;  
"Montreal", C 2K; "Ave", C 2K; "2245W", C 2K;



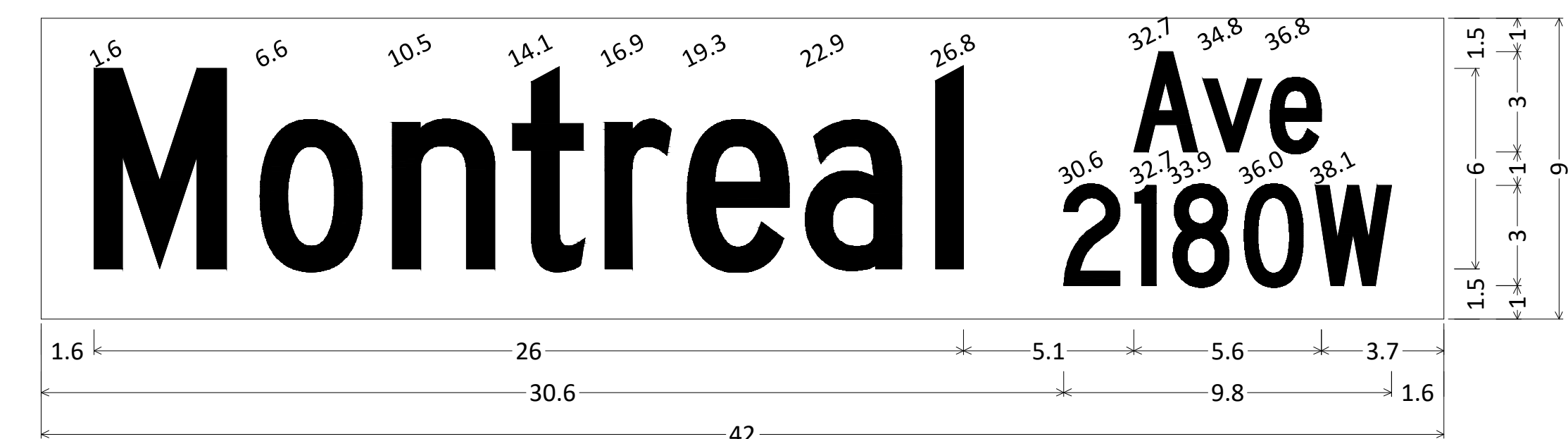
SP-15;  
No border, White on, Green;  
"Montreal", C 2K; "Ave", C 2K; "2275W", C 2K;



SP-14;  
No border, White on, Green;  
"Montreal", C 2K; "Ave", C 2K; "2290W", C 2K;



SP-34;  
No border, White on, Green;  
"Montreal", C 2K; "Ave", C 2K; "2220W", C 2K;



SP-17;  
No border, White on, Green;  
"Montreal", C 2K; "Ave", C 2K; "2180W", C 2K;

No.	Date	Revisions	App.	DRAWING NAME
				Ford SgnStrpTabDtl.dwg
				DESIGNED BY: RJG
				DRAWN BY: RJG
				CHECKED BY: JAH
				DATE: 05/27/20
				PROJECT NO. 160640016



HEREBY CERTIFY THAT THIS PLAN, 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.

*Joel A. Hinnenkamp*

JOEL A. HINNENKAMP, PE  
DATE: 05/27/20 MN LIC. NO. 53081

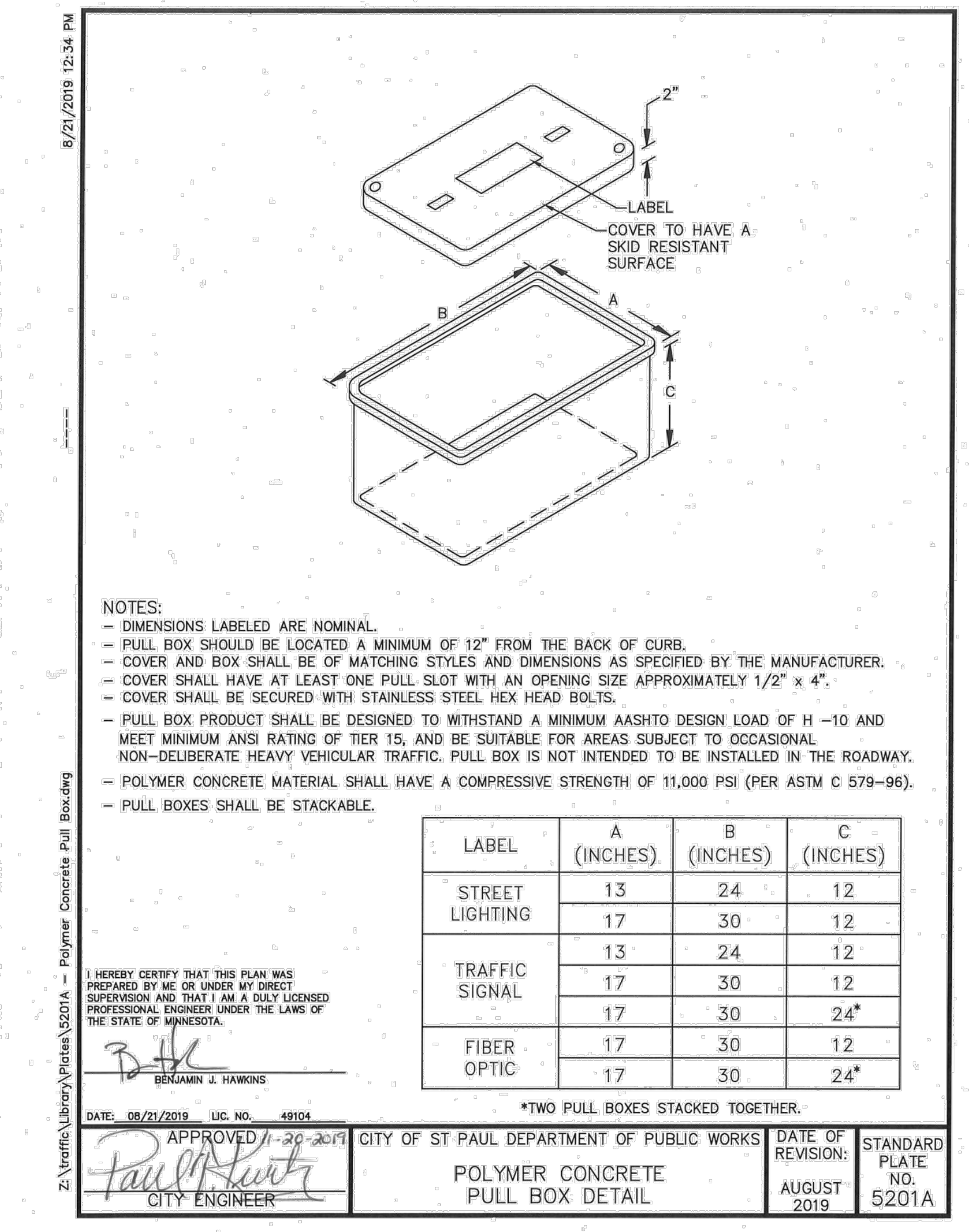
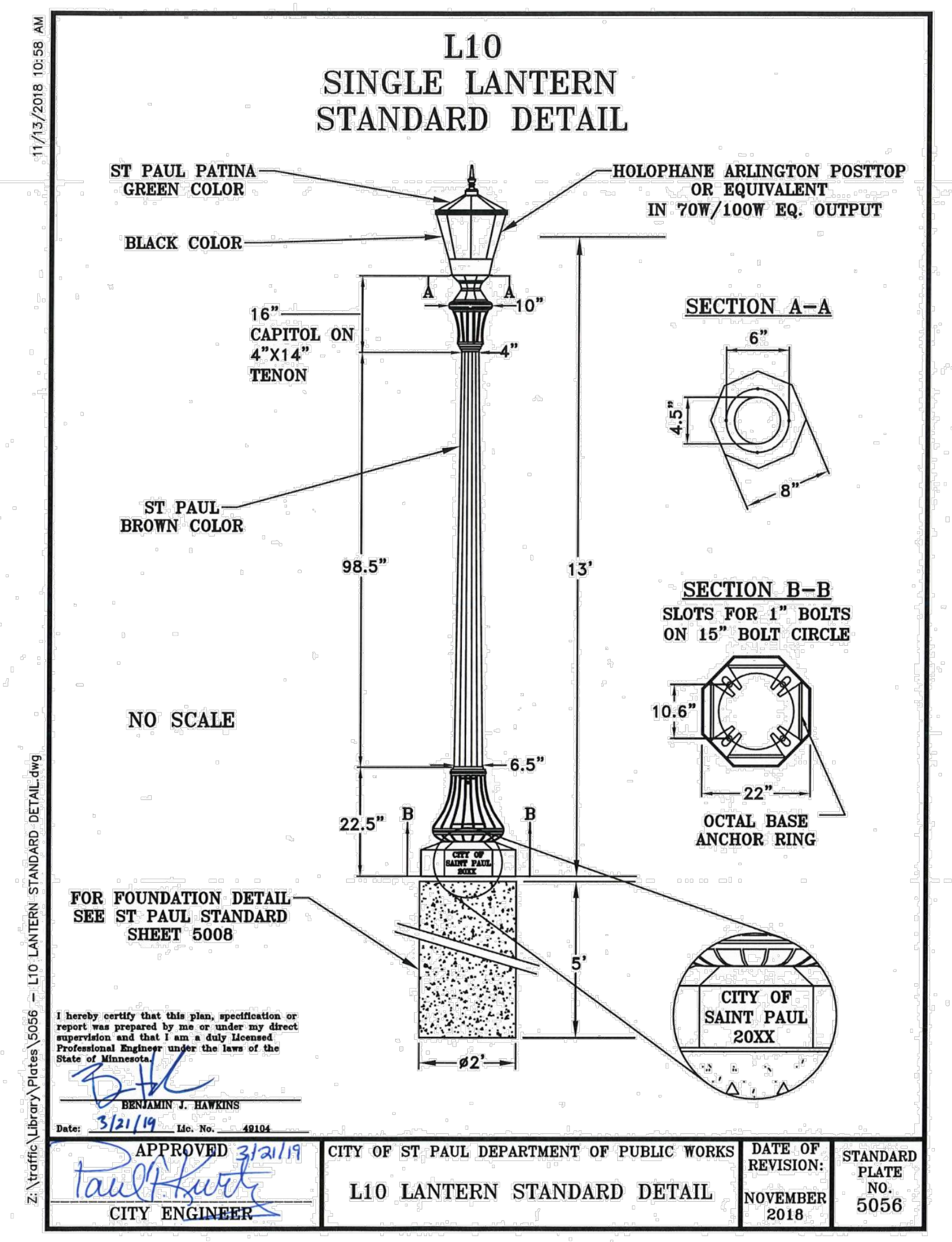
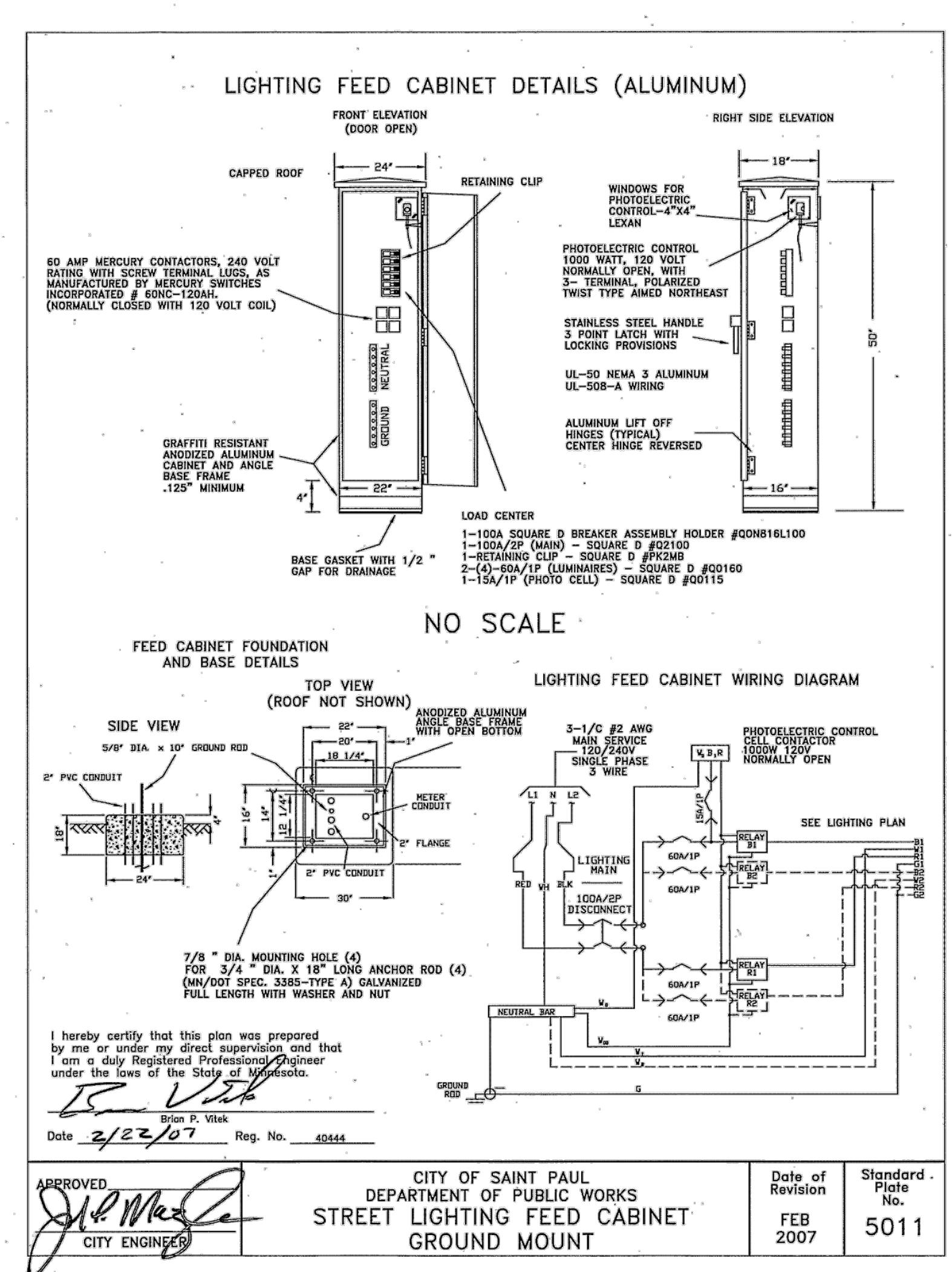
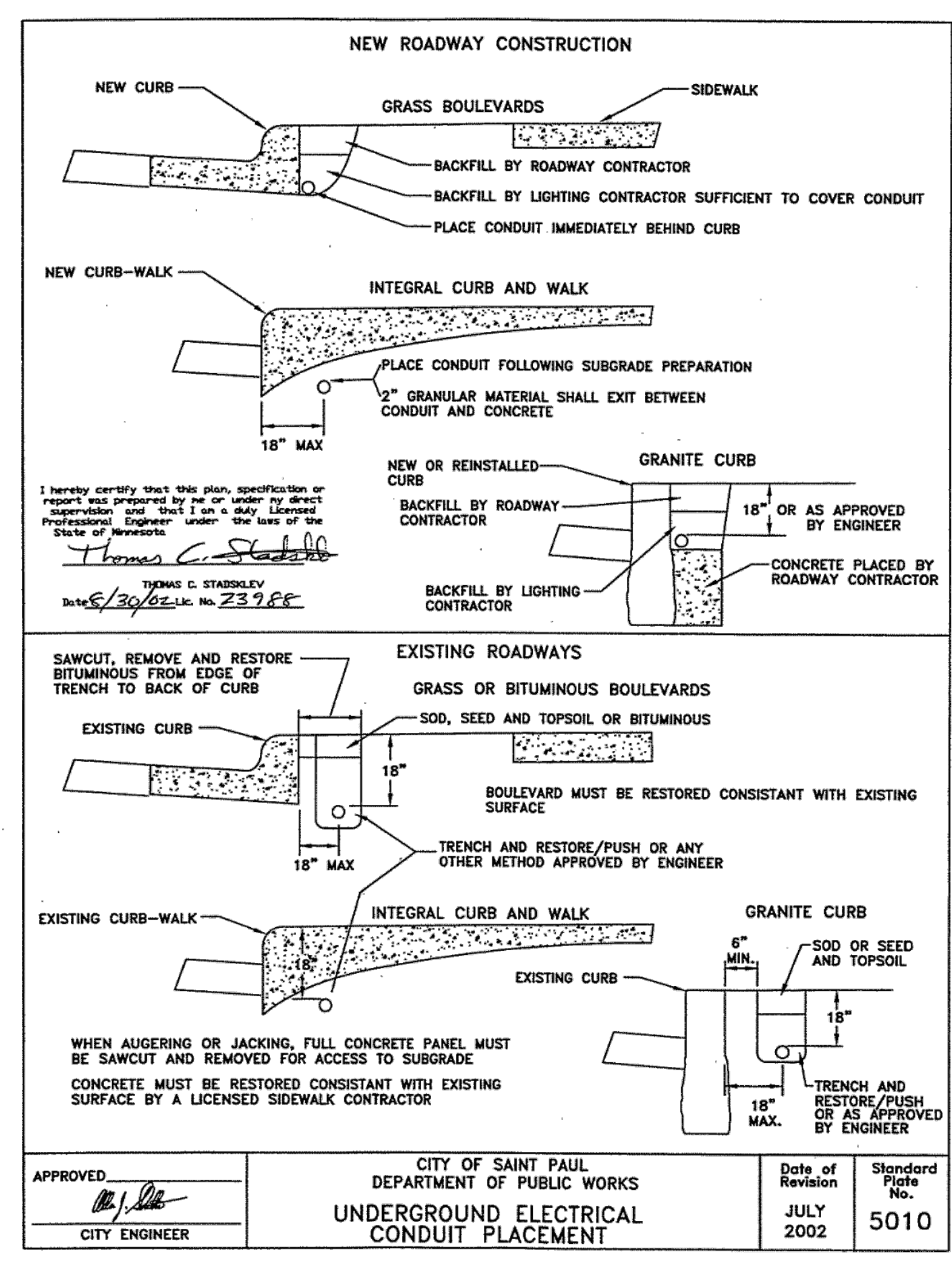
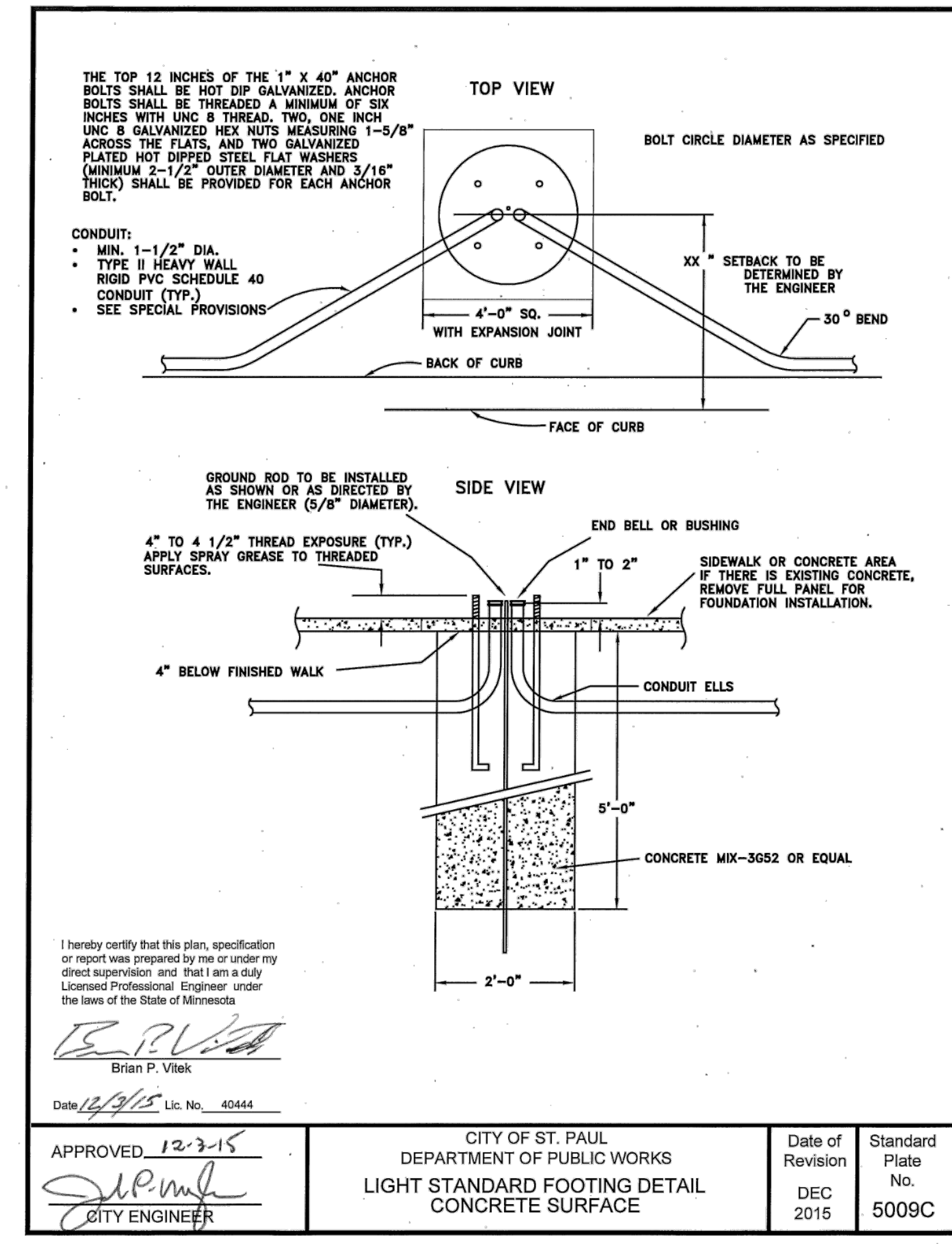
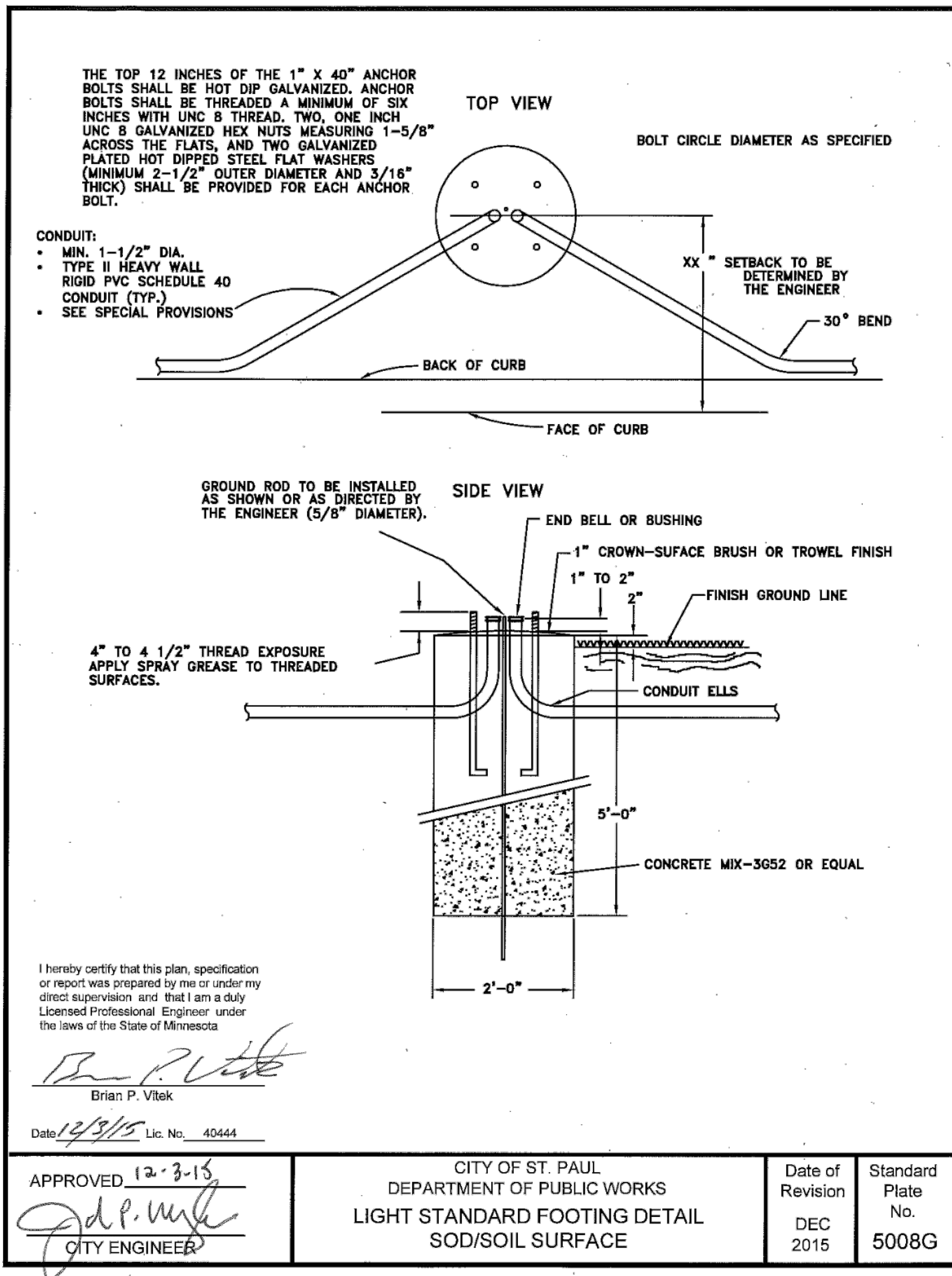


RYAN COMPANIES US, INC.  
FORD SITE REDEVELOPMENT  
CITY OF ST PAUL, MINNESOTA  
FINAL SITE PLAN

SIGNING AND STRIPING PLANS  
SIGNING DETAILS

SHEET NO.  
403

522



**NOTES:**

- DIMENSIONS LABELED ARE NOMINAL.
- PULL BOX SHOULD BE LOCATED A MINIMUM OF 12" FROM THE BACK OF CURB.
- COVER AND BOX SHALL BE OF MATCHING STYLES AND DIMENSIONS AS SPECIFIED BY THE MANUFACTURER.
- COVER SHALL HAVE AT LEAST ONE PULL SLOT WITH AN OPENING SIZE APPROXIMATELY 1/2" x 4".
- COVER SHALL BE SECURED WITH STAINLESS STEEL HEX HEAD BOLTS.
- PULL BOX PRODUCT SHALL BE DESIGNED TO WITHSTAND A MINIMUM AASHTO DESIGN LOAD OF H-10 AND MEET MINIMUM AASHTO RATING OF TIER 15, AND BE SUITABLE FOR AREAS SUBJECT TO OCCASIONAL NON-DELIBERATE HEAVY VEHICULAR TRAFFIC. PULL BOX IS NOT INTENDED TO BE INSTALLED IN THE ROADWAY.
- POLYMER CONCRETE MATERIAL SHALL HAVE A COMPRESSIVE STRENGTH OF 11,000 PSI (PER ASTM C 579-96).
- PULL BOXES SHALL BE STACKABLE.

LABEL	A (INCHES)	B (INCHES)	C (INCHES)
STREET LIGHTING	13	24	12
TRAFFIC SIGNAL	17	30	12
FIBER OPTIC	17	30	24*

\*TWO PULL BOXES STACKED TOGETHER.

No.	Date	Revisions	App.

**DRAWING NAME**  
 Ford LightPlanDetails.dwg

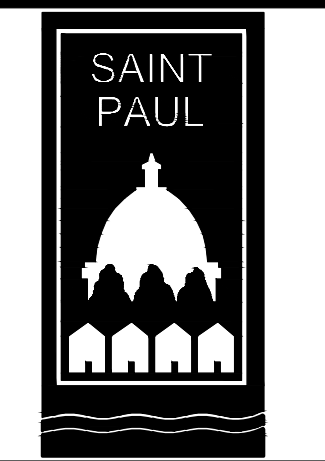
**DESIGNED BY:** KJC  
**DRAWN BY:** KJC  
**CHECKED BY:** JAH  
**DATE:** 05/27/20  
**PROJECT NO.:** 160640016

**Kimley»Horn**

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114  
 PH: 651-645-4197  
 WWW.KIMLEY-HORN.COM

HEREBY CERTIFY THAT THIS PLAN, 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.

*Joel A. Hinnenkamp*  
 JOEL A. HINNENKAMP, PE  
 DATE: 05/27/20 MN LIC. NO. 53081



**RYAN COMPANIES US, INC.**  
 FORD SITE REDEVELOPMENT  
 CITY OF ST. PAUL, MINNESOTA  
 FINAL SITE PLAN

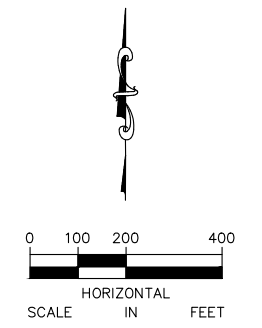
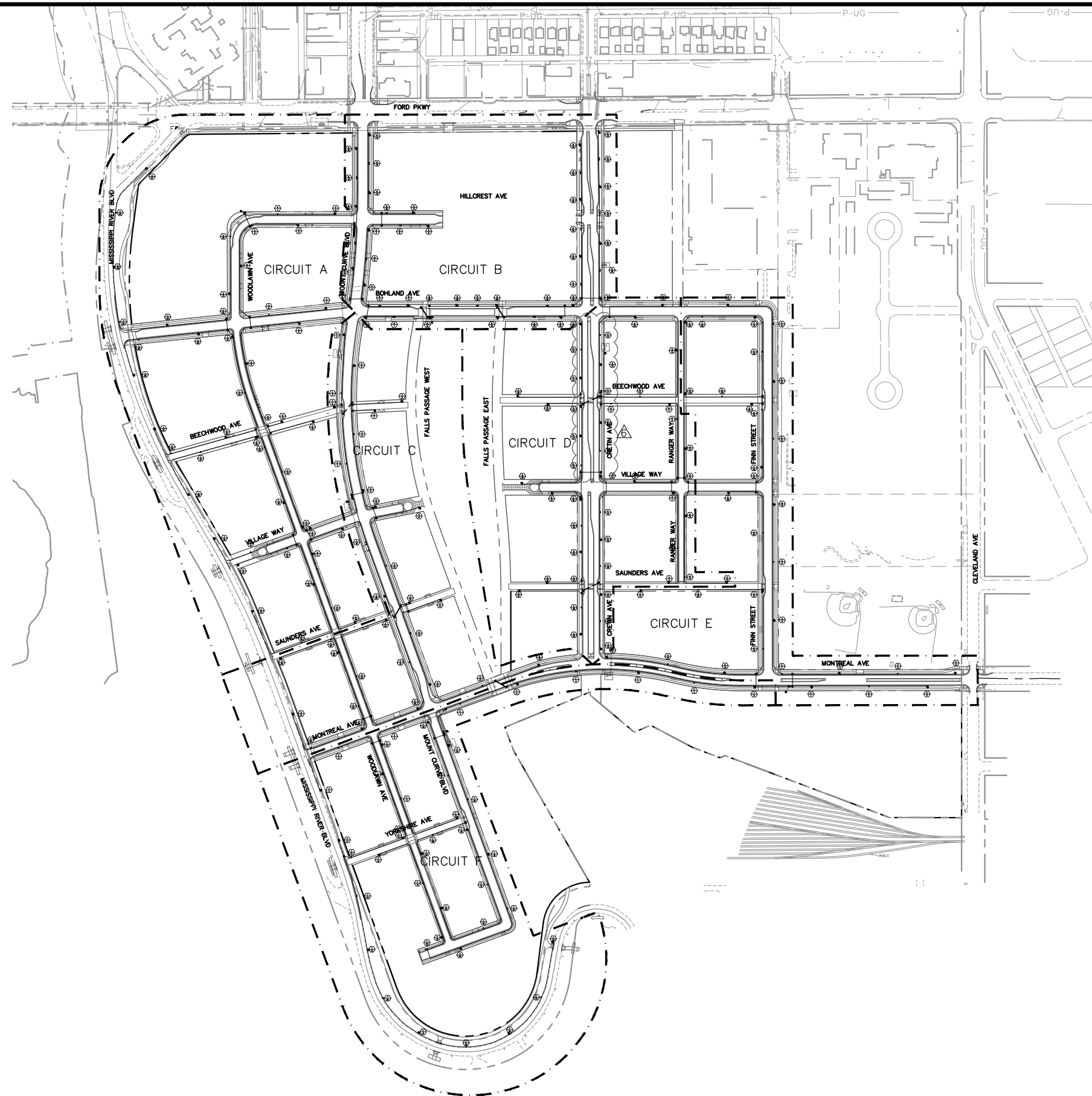
LIGHTING DETAILS

SHEET NO.  
 445

522

**LEGEND**

— LIGHTING CIRCUIT BOUNDARY



No.	Date	Revisions	App.
5	2/19/21	BULLETIN #5	JAH
6	4/2/21	BULLETIN #6	JAH

DRAWING NAME	Ford LightCircuits.dwg
DESIGNED BY:	KJC
DRAWN BY:	KJC
CHECKED BY:	JAH
DATE:	4/2/21
PROJECT NO.	160640016

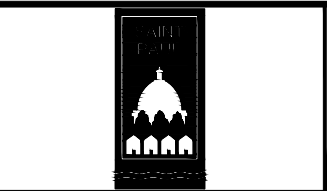
**Kimley»Horn**

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114  
 PHONE: 651-645-4197  
 WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, 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.

*Joel A. Hinnenkamp*

JOEL A. HINNENKAMP, PE  
 DATE: 4/2/21 MN LIC. NO. 53081



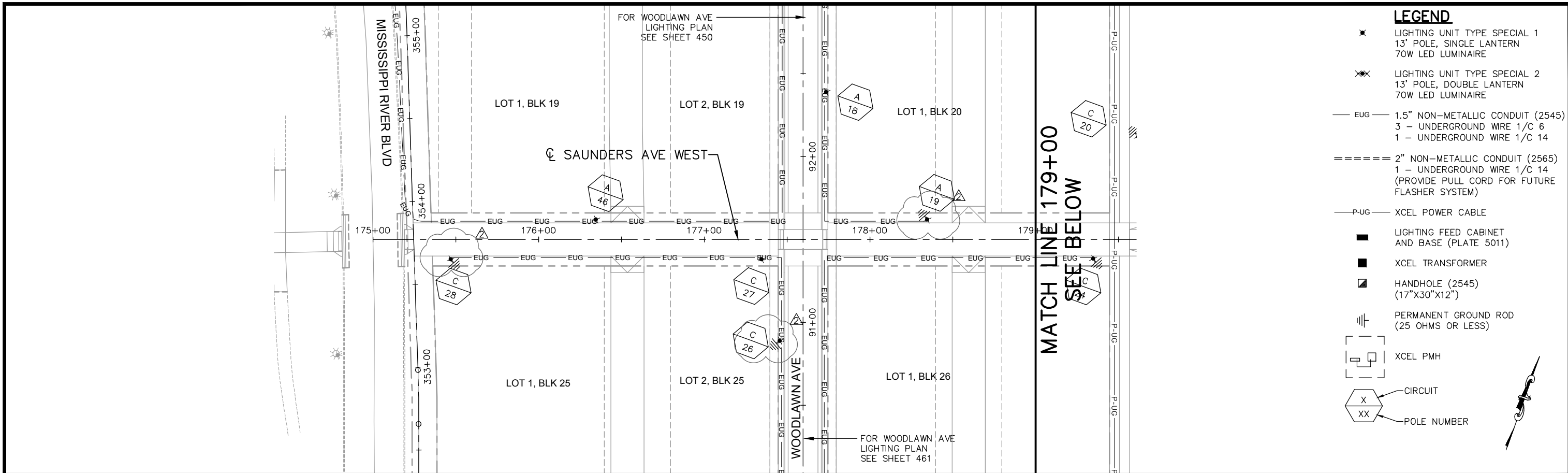
**RYAN COMPANIES US, INC.**  
 FORD SITE REDEVELOPMENT  
 CITY OF ST PAUL, MINNESOTA  
 FINAL SITE PLAN

---  
 LIGHTING CIRCUIT OVERVIEW

SHEET NO.  
**446**

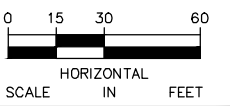
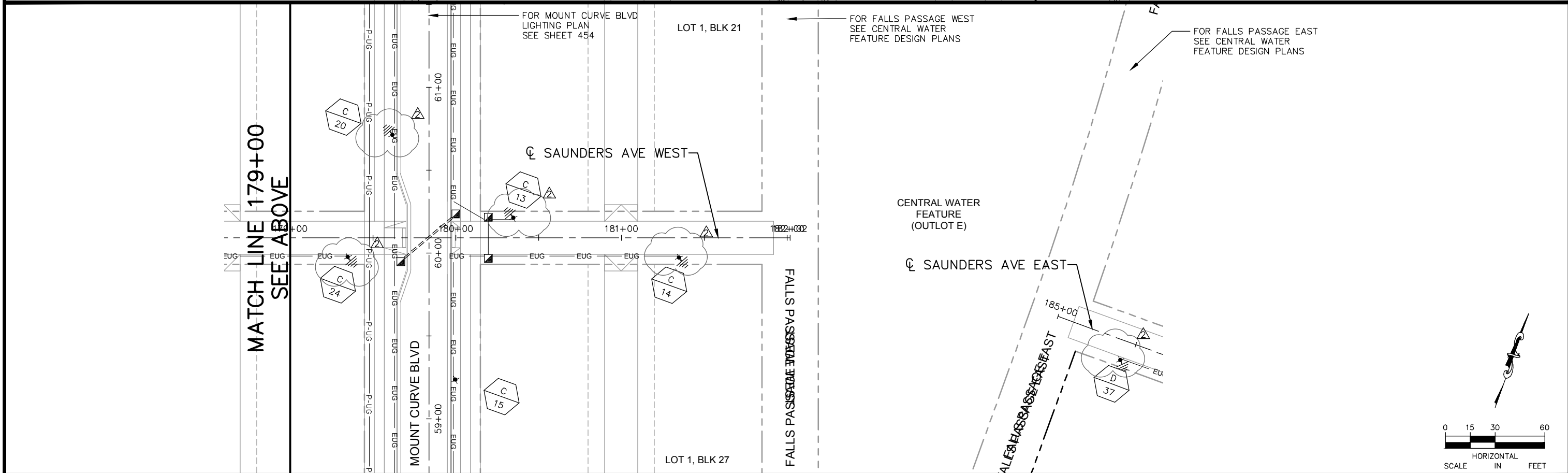
**522**





**LEGEND**

- ✱ LIGHTING UNIT TYPE SPECIAL 1  
13' POLE, SINGLE LANTERN  
70W LED LUMINAIRE
- ✱✱ LIGHTING UNIT TYPE SPECIAL 2  
13' POLE, DOUBLE LANTERN  
70W LED LUMINAIRE
- EUG — 1.5" NON-METALLIC CONDUIT (2545)  
3 - UNDERGROUND WIRE 1/C 6  
1 - UNDERGROUND WIRE 1/C 14
- ==== 2" NON-METALLIC CONDUIT (2565)  
1 - UNDERGROUND WIRE 1/C 14  
(PROVIDE PULL CORD FOR FUTURE  
FLASHER SYSTEM)
- P-UG — XCEL POWER CABLE
- LIGHTING FEED CABINET  
AND BASE (PLATE 5011)
- XCEL TRANSFORMER
- HANDHOLE (2545)  
(17"X30"X12")
- ⊕ PERMANENT GROUND ROD  
(25 OHMS OR LESS)
- [ ] XCEL PMH
- CIRCUIT
- XX POLE NUMBER



No.	Date	Revisions	App.
2	7/1/20	BULLETIN #2	JAH

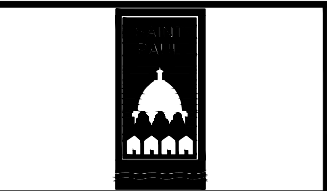
DRAWING NAME Ford LightPlan EW.dwg	
DESIGNED BY:	KJC
DRAWN BY:	KJC
CHECKED BY:	JAH
DATE:	05/27/20
PROJECT NO.	160640016

**Kimley»Horn**

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114  
PHONE: 651-645-4197  
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, 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.

*Joel A. Hinnenkamp*  
JOEL A. HINNENKAMP, PE  
DATE: 05/27/20 MN LIC. NO. 53081



**RYAN COMPANIES US, INC.**  
FORD SITE REDEVELOPMENT  
CITY OF ST PAUL, MINNESOTA  
FINAL SITE PLAN

SAUNDERS AVE WEST  
LIGHTING PLAN  
STA. 175+00 TO STA. 182+01.70

SHEET NO.  
**460**

**522**