

**Exhibit A**

Ordinance Permit 20240020401A

**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. \_\_\_\_\_ **A**

**Type of Permit:****Separation of Cottage requested by SPPA for purposes of acceptance**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> 01 Roadway  | <input type="checkbox"/> 04 Storm Sewer Collection    | <input type="checkbox"/> 07 Sanitary Sewer Special |
| <input type="checkbox"/> 02 Sidewalk   | <input type="checkbox"/> 05 Storm Sewer Treatment     | <input type="checkbox"/> 08 Retaining Wall         |
| <input type="checkbox"/> 03 Traffic Appurtenances Including Signals,<br>Lighting, EV Infrastructure, Signing, Striping | <input type="checkbox"/> 06 Sanitary Sewer Collection | <input type="checkbox"/> 09 Bridge                 |

**Phase:****Location (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.]

**Applicant Contact Person:****Contact Person Title:****Contact Person Telephone:****Contact Person Email:****Bond Co.:****Bond Amount:****Bond No.:****Insurance Co.:****Insurance Certificate No.:****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 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**

**A PERMIT FOR THE ABOVE DESCRIBED CONSTRUCTION IS AUTHORIZED BY:**

David Kuebler, P. E.

Signature

Title

Date

Printed Name

**PERMIT NUMBER****A**

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

Punch list to be completed as part of roadway ordinance permit,  
or other OP if roadway OP not applicable:  
DLK 06/19/2025

- RELEASE OF PERMIT:**

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

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



**SAINT PAUL**  
PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS  
SEAN KERSHAW, DIRECTOR

25 West 4<sup>th</sup> Street, 1500 City Hall Annex  
Saint Paul, MN 55102  
Tel: 651-266-6100 | Fax: 651-266-6222

## 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 the current State of Minnesota Department of Transportation *Standard Specifications for Construction* and the Department of Public Works, City of Saint Paul, Minnesota, *Standard Supplemental Specifications for Construction*, as amended, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

The Heights -Cottage Ave. Manhole 5018 through Manhole 5014 and all associated catch basins. - OP 7A 20240020401A

---

Project Description

License No. 59517

03-19-2025

(Signature and License No.)

Date

---

Bolton and Menk for Saint Paul Port Authority

Organization (Print)



# THE HEIGHTS SITE REDEVELOPMENT

(AKA HILLCREST GOLF COURSE)

**ORDINANCE PERMIT 07A**

**20240020401A**

**AS-BUILTS**

2200 Larpenteur Avenue East, St. Paul, Minnesota

WSB Project Number .....013987-000

Issue Date .....09-23-2024; 100% PLAN REVISION 6 (CITY REVIEW COMMENTS) 6



## 1 PROJECT LOCATION MAP

SCALE: NOT TO SCALE

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF PRIVATE UTILITIES HAS BEEN DESIGNATED UTILITY QUALITY LEVEL D. THESE QUALITY LEVELS WERE DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE DATA". THE CONTRACTOR IS TO DETERMINE THE TYPE AND LOCATION OF PRIVATE UTILITIES AS MAY BE DEEMED NECESSARY TO AVOID DAMAGE THERETO.

I HEREBY CERTIFIED THAT THIS RECORD DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. THIS DRAWING HAS BEEN PREPARED IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, BOLTON & MENK, INC. CANNOT ASSURE ITS ACCURACY. THOSE RELYING ON THIS DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE APPLYING IT FOR ANY PURPOSE.

*Ashleigh K. Rosa*

ASHLEIGH K ROSA  
LICENSE #: 59517

5-30-2025

DATE



**CONTRACTOR:**  
**DESIGNING EARTH CONTRACTING**  
**1282 187th Ln NE**  
**East Bethel, MN 55011**

1

2

3

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	STATEMENT OF ESTIMATED QUANTITIES
4-9	EARTHWORK TABULATIONS
10-14	UTILITY TABULATIONS
15-23	STANDARD DETAILS
24-29	PEDESTRIAN CURB RAMP DETAILS
30-31	GENERAL NOTES
32-36	EXISTING CONDITIONS PLAN
37-45	TYPICAL SECTIONS
46-53	ALIGNMENT PLANS
54-57	BUILDING DEMOLITION PLAN
58-62	CONTAMINATED SOILS REMOVAL PLAN
63-76	SITE PLAN
77-95	REMOVAL PLAN
96-109	GRADING PLAN
110-111	SUBSURFACE STORMWATER DETAIL
112	STORMWATER INFILTRATION BASIN DETAIL
113-114	IRON ENHANCED STORMWATER DETAIL
115-116	STORMWATER INFILTRATION BASIN DETAIL
117-120	SPECIAL DRAINAGE STRUCTURE DETAILS
121-130	DISTRICT STORMWATER SWALE DETAILS
131-134	RETAINING WALL PLAN & DETAILS
135-164	SANITARY SEWER AND WATER MAIN CONSTRUCTION
165-203	STORM SEWER CONSTRUCTION
204-235	STREET CONSTRUCTION
236-248	TRAIL CONSTRUCTION PLAN
249-260	INTERSECTION DETAILS
261-290	PEDESTRIAN RAMP PLAN
291-312	STREET LIGHTING PLAN
313-323	TRAFFIC CONTROL PLANS
324-347	SIGNING AND STRIPING PLANS
348	TEMPORARY SEDIMENT CONTROL PLAN & DETAILS
349-369	EROSION CONTROL PLAN & DETAILS
370-373	STORM WATER POLLUTION PREVENTION PLAN
374-435	CROSS SECTIONS
436-448	LANDSCAPE AMENITY PLAN (L300-L305, L310-L316)
449	TREE PROTECTION DETAILS (L501)
450-451	LANDSCAPE AMENITY DETAILS (L601 - L602)

THIS PLAN SET CONTAINS 451 SHEETS 6

### DESIGN VEHICLE

LOCAL STREET	DESIGN VEHICLE	ACCOMODATION VEHICLE
WINTHROP ST. N.	P	S-BUS-40
IVY AVE. E.	P	S-BUS-40
CLEAR AVE. E.	P	S-BUS-40
COTTAGE AVE. E.	P	S-BUS-40
SHERWOOD AVE. E.	P	S-BUS-40
ARLINGTON AVE. E.	P	S-BUS-40
NEBRASKA AVE. E.	P	S-BUS-40
HOYT AVE. E.	P	S-BUS-40
IOWA AVE. E.	P	S-BUS-40

### MIXED-USE

LIGHT INDUSTRIAL STREET	DESIGN VEHICLE	ACCOMMOATION VEHICLE
HOWARD ST. N.	SU-30	WB-40
IDAHO AVE. E.	SU-30	WB-40
MONTANA AVE. E.	WB-40	WB-62
ARLINGTON AVE. E.	WB-40	WB-62

### DESIGN DESIGNATION (ARLINGTON, HOWARD, IDAHO, MONTANA)

R VALUE	=	30
PRESENT ADT (2025)	=	0
PROJECTED ADT (2045)	=	3,450
ESALS	=	460,000
DESIGN SPEED	=	25 MPH
BASED ON:	=	STOPPING SIGHT DISTANCE
HEIGHT OF EYE	=	3.5
HEIGHT OF OBJECT	=	2.0

### DESIGN SPEED NOT ACHIEVED AT:

FUNCTIONAL CLASSIFICATION:	LOCAL
NO. OF TRAFFIC LANES:	2
NO. OF PARKING LANES:	1
SHOULDER WIDTH:	2
STRUCTURAL DESIGN STRENGTH:	10 TON

### DESIGN DESIGNATION (LOCAL / RESIDENTIAL STREETS)

R VALUE	=	30
PRESENT ADT (2025)	=	0
PROJECTED ADT (2045)	=	1,500
ESALS	=	150,000
DESIGN SPEED	=	25 MPH
BASED ON:	=	STOPPING SIGHT DISTANCE
HEIGHT OF EYE	=	3.5
HEIGHT OF OBJECT	=	2.0

### DESIGN SPEED NOT ACHIEVED AT:

FUNCTIONAL CLASSIFICATION:	LOCAL
NO. OF TRAFFIC LANES:	2
NO. OF PARKING LANES:	1
SHOULDER WIDTH:	2
STRUCTURAL DESIGN STRENGTH:	10 TON

### DESIGN DESIGNATION TRAIL

DESIGN SPEED 20 MPH	
BASED ON STOPPING SIGHT DISTANCE HEIGHT	
OF EYE 4.5 HEIGHT OF OBJECT 0.0	

wsb

SCALE: AS SHOWN DESIGN BY:

PLAN BY: PJM CHECK BY: PTH JMT

### REVISIONS

NO.	DATE	DESCRIPTION	ADDENDUM NO. 1	ADDENDUM NO. 2	PLAN REVISIONS	100% PLAN COMMENTS
1	01/30/2024					
2	02/09/2024					
3	03/29/2024					
6	09/23/2024					

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.

*Paul Hornby, P.E.*  
PAUL HORNBY, P.E.

DATE: 03/29/2024 LIC. NO: 23359

## TITLE SHEET

INFRASTRUCTURE PLANS FOR:  
THE HEIGHTS  
SAINT PAUL, MINNESOTA

Saint Paul  
Port Authority  
400 Wabasha Street North  
Suite 240  
St Paul, Minnesota 55102  
Phone 612-224-5686

WSB PROJECT NO.  
013987-000



REVISIONS	
NO.	DESCRIPTION

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.

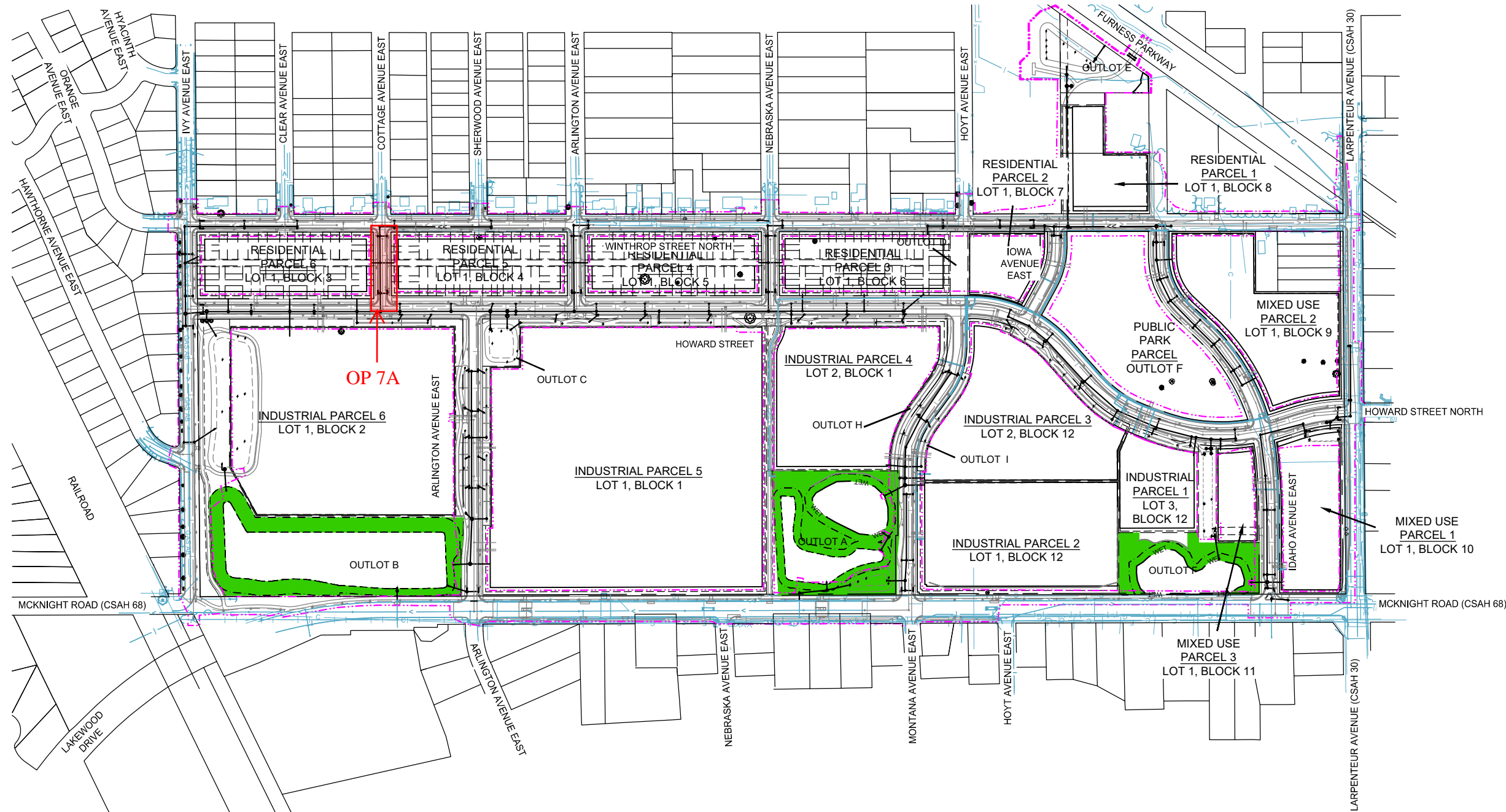
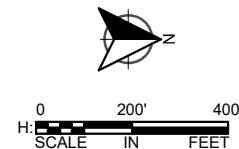
PAUL HORNBY, P.E.  
DATE: 03/29/2024 LIC. NO. 23359

OVERALL  
STORM SEWER  
CONSTRUCTION

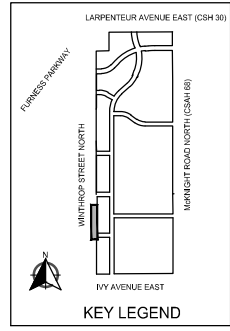
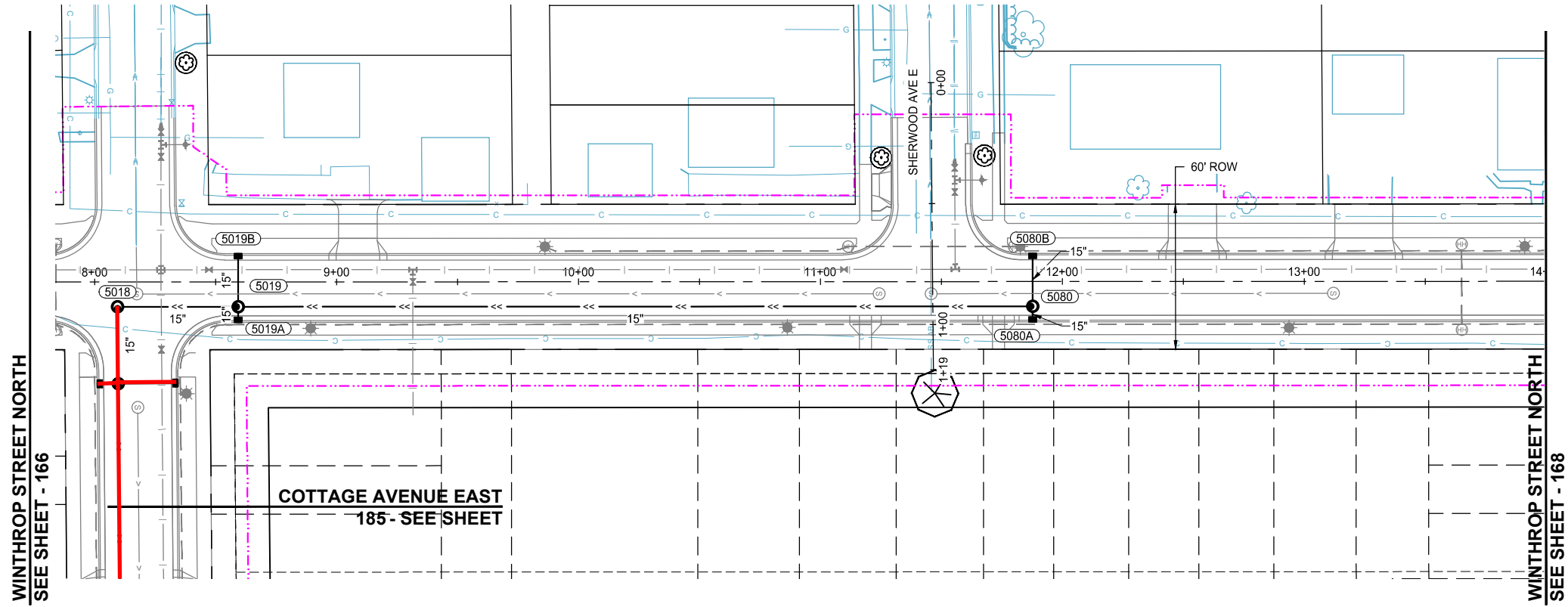
INFRASTRUCTURE PLANS FOR:  
THE HEIGHTS  
SAINT PAUL, MINNESOTA

Saint Paul  
Port Authority  
400 Wabasha Street North  
Suite 240  
St Paul, Minnesota 55102  
Phone 612-224-5686

WSB PROJECT NO.  
013987-000



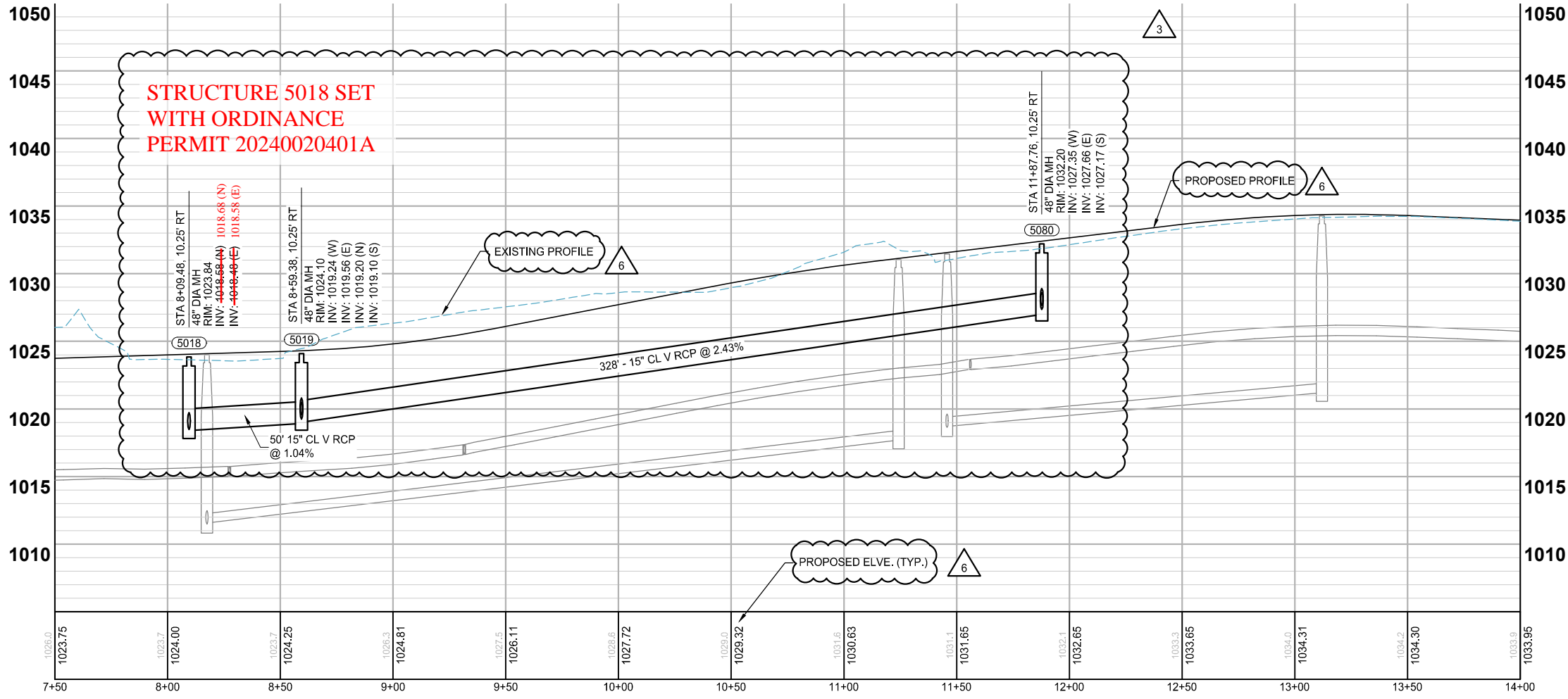
K:\013987-000\CadPlan\SUBMITTAL\013987-000-C-STRM-PLAN-01.dwg 10/16/2024 3:34:03 PM



I HEREBY CERTIFY THAT THIS RECORD DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. THIS DRAWING HAS BEEN PREPARED IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, BOLTON & MENK, INC. CANNOT ASSURE ITS ACCURACY. THOSE RELYING ON THIS DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE APPLYING IT FOR ANY PURPOSE.

ASHLIEGH K. ROSA  
LICENSE # 59517

5-30-2025  
DATE



- NOTES:
- SEE SHEETS 193 - 203 FOR LATERAL CROSSINGS.
  - ALL SUBSURFACE DRAINS ARE 8" PERFORATED PVC SDR 26 WITH CLEANOUTS AT UPSTREAM ENDS. (SUBGRADE DRAINTILE)

- LEGEND
- CONSTRUCTION LIMITS
  - PROPOSED CURB AND GUTTER
  - PROPOSED BITUMINOUS (EDGE)
  - PROPOSED CONCRETE (EDGE)
  - PROPOSED GRAVEL (EDGE)
  - EXISTING STORM SEWER PIPE
  - EXISTING STORM STRUCTURE
  - PROPOSED STORM SEWER PIPE
  - PROPOSED DRAINAGE STRUCTURE
  - PROPOSED SUBSURFACE DRAIN
  - PROPOSED RIPRAP



SCALE: AS SHOWN  
DESIGN BY: PJM  
PLAN BY: DEH  
CHECK BY: PTH

REVISIONS			
NO.	DATE	DESCRIPTION	
3	03/15/2024	PLAN REVISIONS	
6	09/23/2024	100% PLAN COMMENTS	

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.

PAUL HORNBY, P.E.  
DATE: 03/29/2024 LIC. NO: 23359

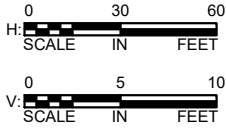
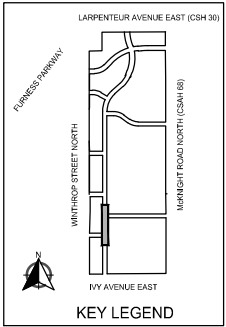
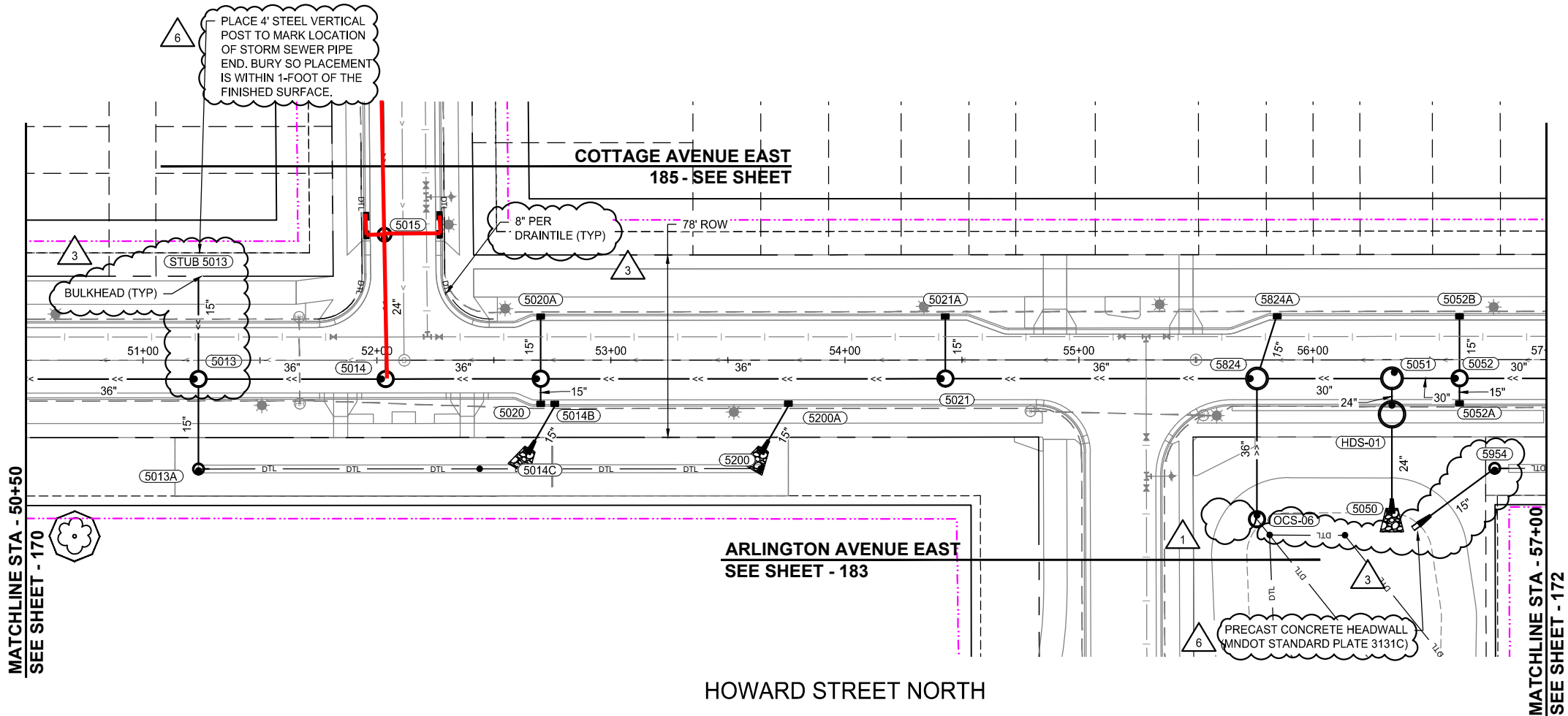
## STORM SEWER CONSTRUCTION

INFRASTRUCTURE PLANS FOR:  
THE HEIGHTS  
SAINT PAUL, MINNESOTA

Saint Paul  
Port Authority  
400 Wabasha Street North  
Suite 240  
St Paul, Minnesota 55102  
Phone 612-224-5686

WSB PROJECT NO.  
013987-000

K:\013987-000\CadPlan\SUBMITTAL\013987-000-C-STRM-PLAN-01.dwg 10/16/2024 3:36:02 PM



I HEREBY CERTIFY THAT THIS RECORD DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. THIS DRAWING HAS BEEN PREPARED IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, BOLTON & MENK, INC. CANNOT ASSURE ITS ACCURACY. THOSE RELYING ON THIS DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE APPLYING IT FOR ANY PURPOSE.

DATE: 5-30-2025

ASHLEIGH K. ROSA  
LICENSE # 39517

- NOTES:
- SEE SHEETS 193 - 203 FOR LATERAL CROSSINGS.
  - ALL SUBSURFACE DRAINS ARE 8" PERFORATED PVC SDR 26 WITH CLEANOUTS AT UPSTREAM ENDS. (SUBGRADE DRAINTILE)

- LEGEND
- CONSTRUCTION LIMITS
  - PROPOSED CURB AND GUTTER
  - PROPOSED BITUMINOUS (EDGE)
  - PROPOSED CONCRETE (EDGE)
  - PROPOSED GRAVEL (EDGE)
  - EXISTING STORM SEWER PIPE
  - EXISTING STORM STRUCTURE
  - PROPOSED STORM SEWER PIPE
  - PROPOSED DRAINAGE STRUCTURE
  - PROPOSED SUBSURFACE DRAIN
  - PROPOSED RIPRAP

wsb

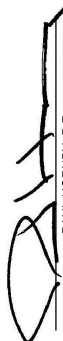
SCALE:AS SHOWNPLAN BY:DEH

DESIGN BY:PJMCHECK BY:PTH

REVISIONS

NO.	DATE	DESCRIPTION
1	01/30/2024	ADDENDUM NO. 1
3	03/29/2024	PLAN REVISIONS
5	06/26/2024	REVISION 5
6	09/23/2024	100% PLAN COMMENTS

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.



PAUL HORNBY, P.E.

DATE:03/29/2024

LIC. NO:23359

## STORM SEWER CONSTRUCTION

INFRASTRUCTURE PLANS FOR:  
THE HEIGHTS  
SAINT PAUL, MINNESOTA

Saint Paul  
Port Authority  
400 Wabasha Street North  
Suite 240  
St Paul, Minnesota 55102  
Phone 612-224-5686

WSB PROJECT NO.  
013987-000



REVISIONS		
NO.	DATE	DESCRIPTION
3	03/29/2024	PLAN REVISIONS
6	09/23/2024	100% PLAN COMMENTS

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.

PAUL HORNBY, P.E.

DATE: 03/29/2024 LIC. NO: 23359

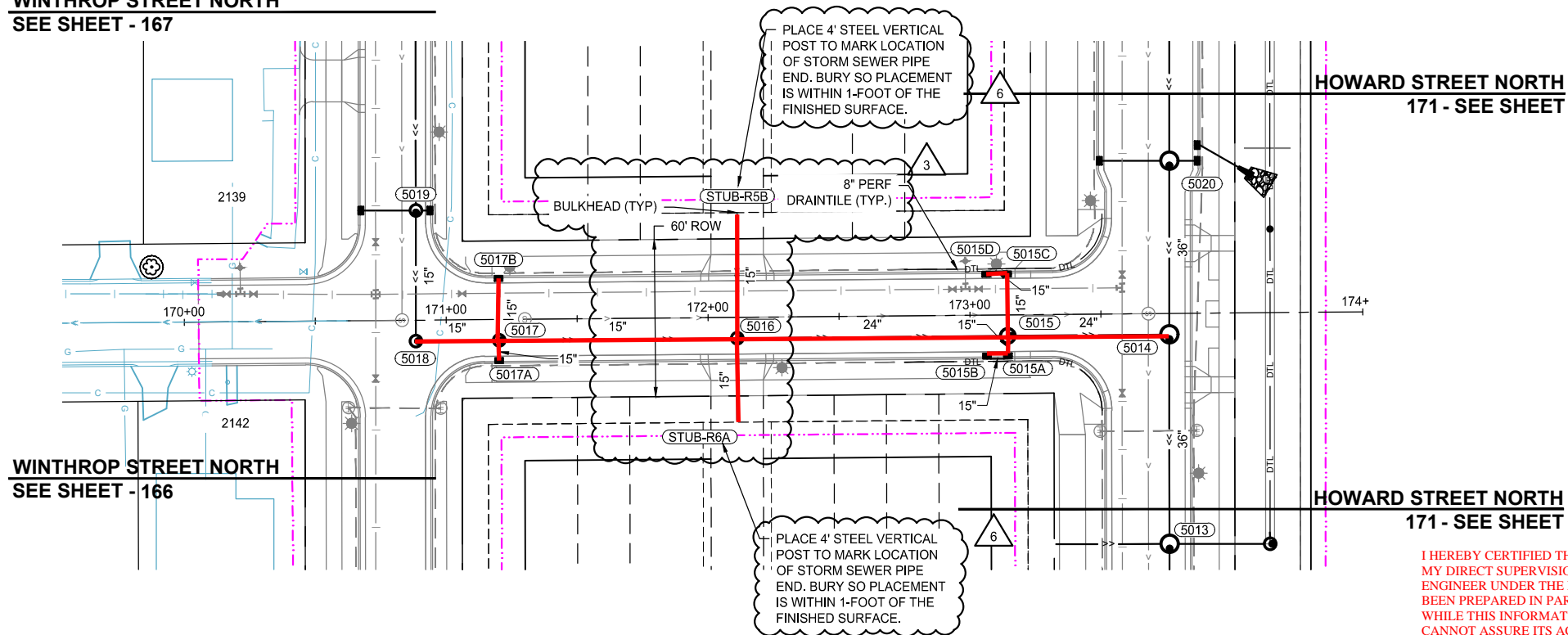
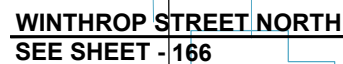
## STORM SEWER CONSTRUCTION

INFRASTRUCTURE PLANS FOR:  
THE HEIGHTS  
SAINT PAUL, MINNESOTA

**Saint Paul  
Port Authority**  
400 Wabasha Street North  
Suite 240  
St Paul, Minnesota 55102  
Phone 612-224-5686

WSB PROJECT NO.  
013987-000

185 OF 451



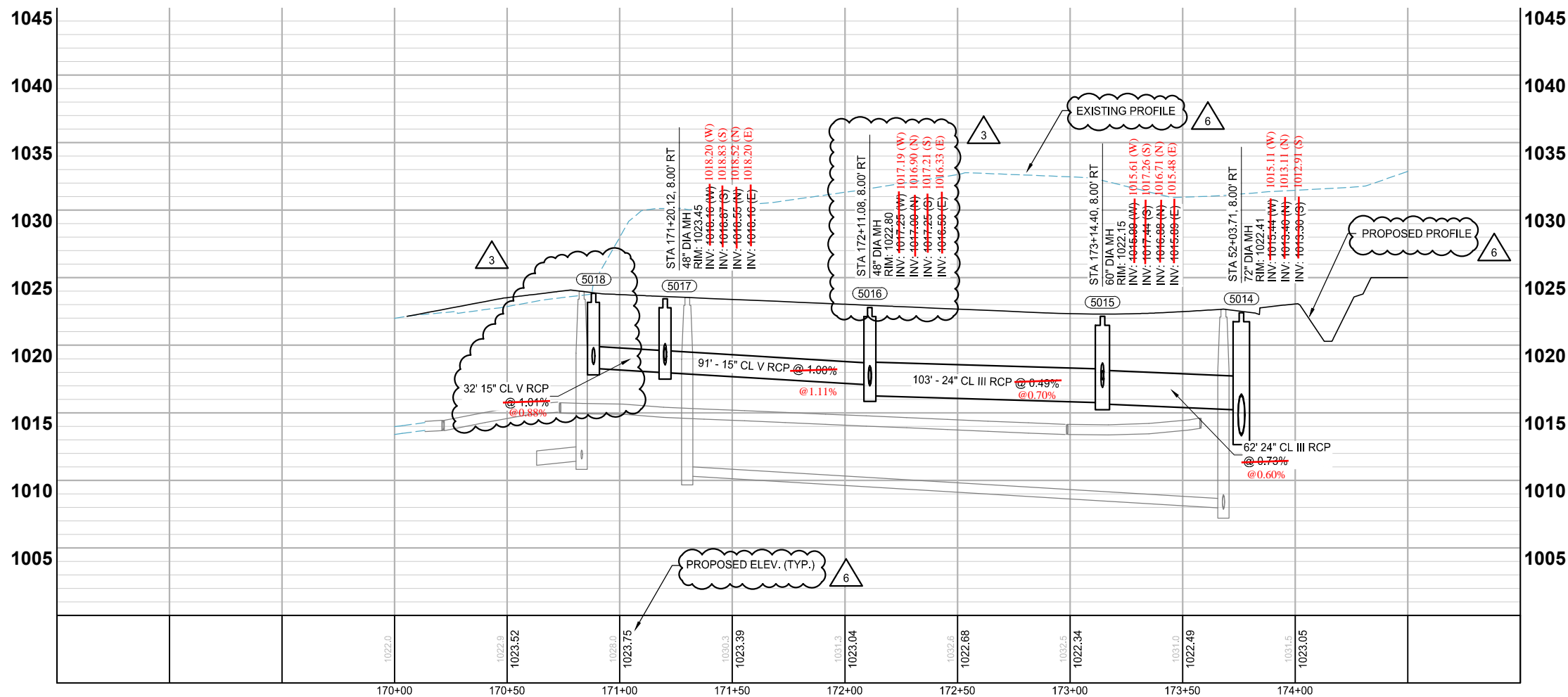
I HEREBY CERTIFIED THAT THIS RECORD DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. THIS DRAWING HAS BEEN PREPARED IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS, WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE. BOLTON & MENK, INC. CANNOT ASSURE ITS ACCURACY. THOSE RELYING ON THIS DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE APPLYING IT FOR ANY PURPOSE.

ASHLEIGH K ROSA  
LICENSE #: 59517












5-30-2025

---

DATE



### LEGEND

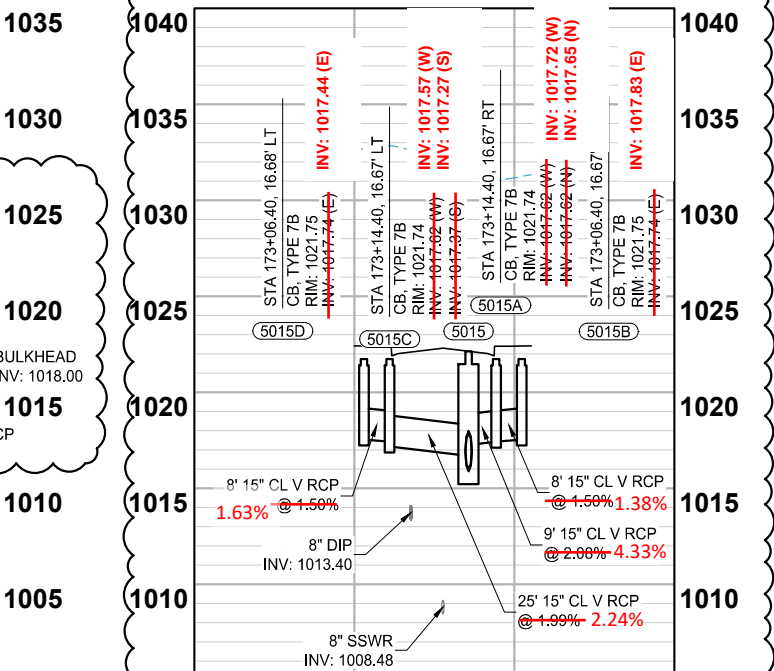
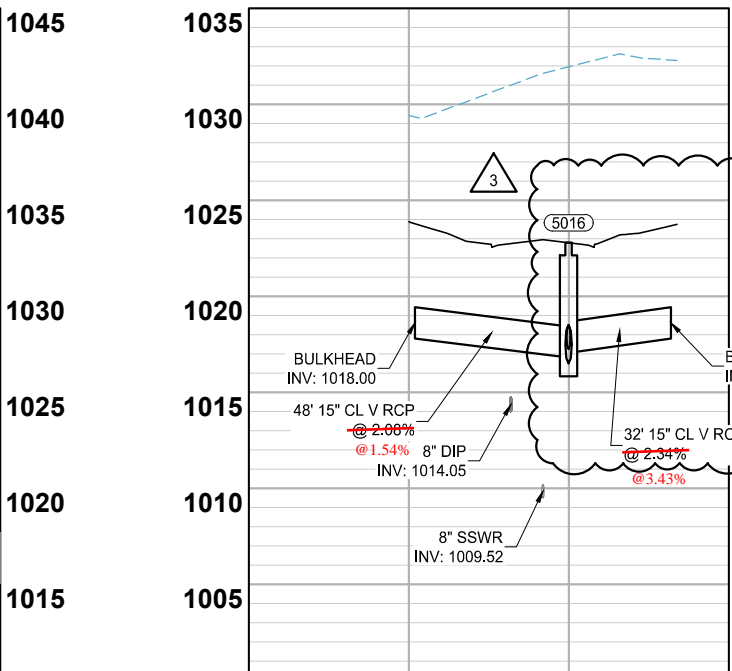
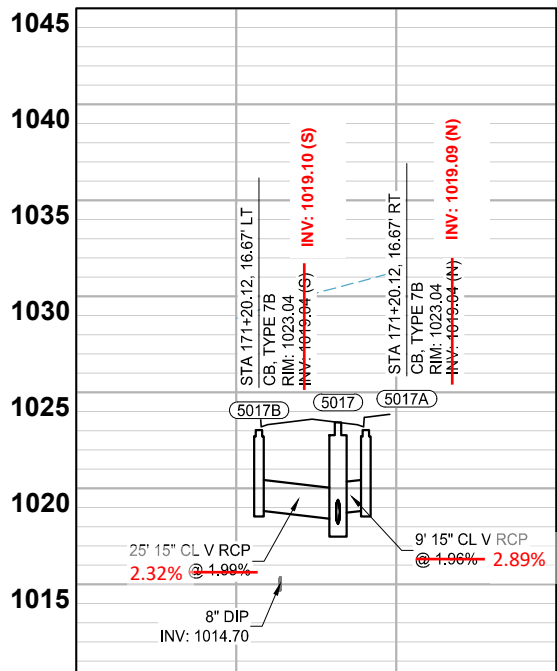
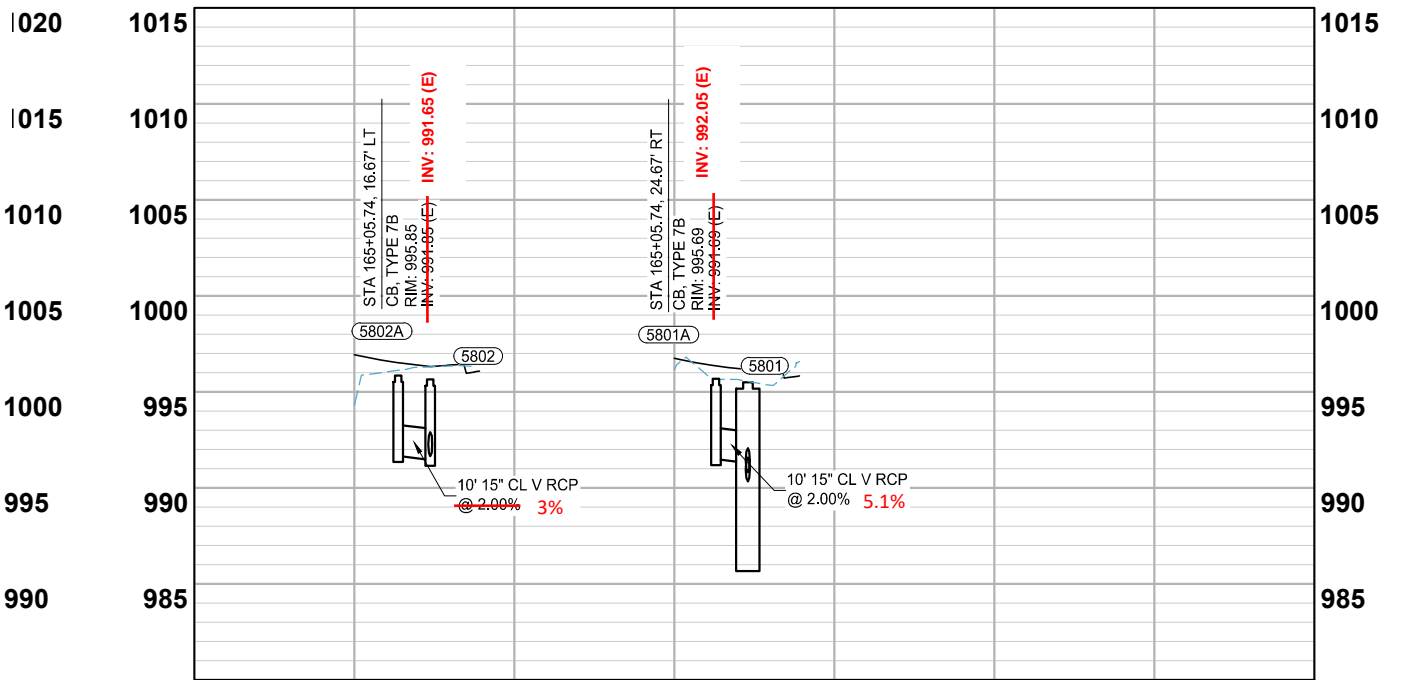
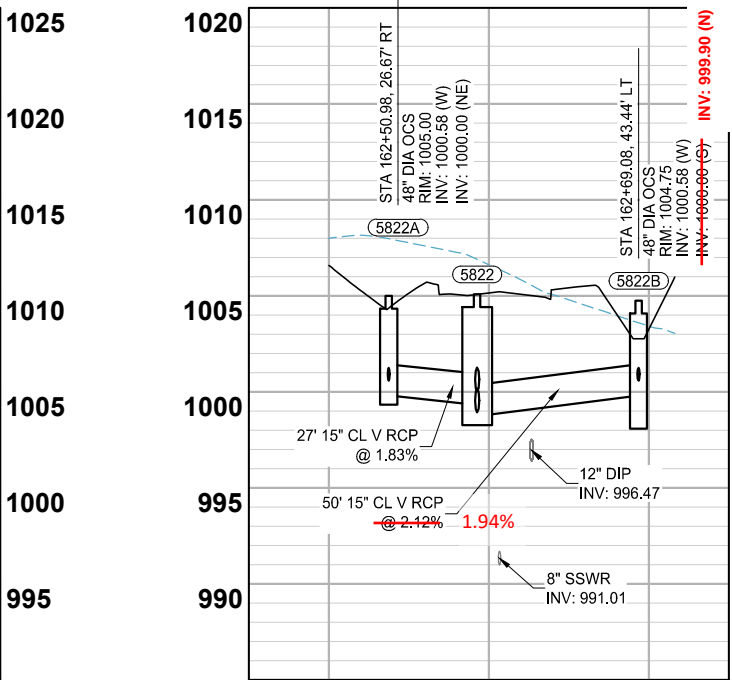
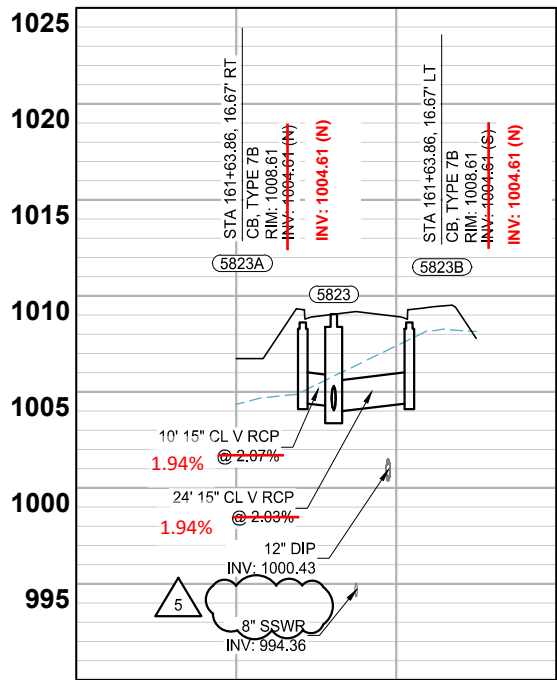
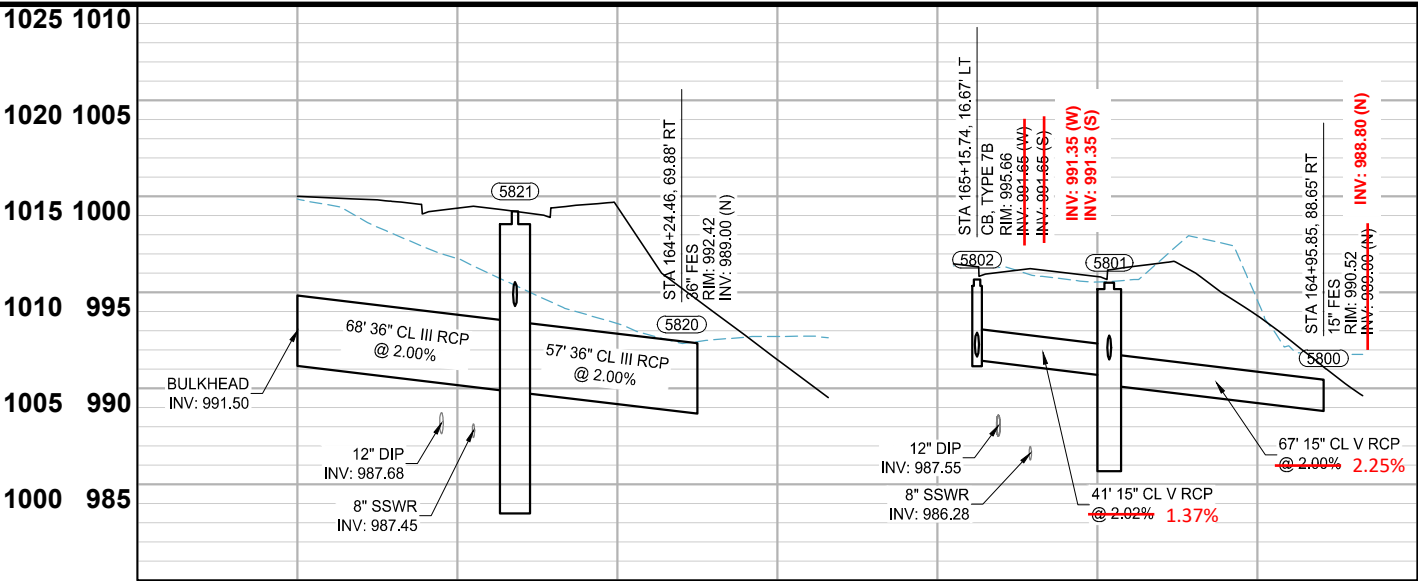
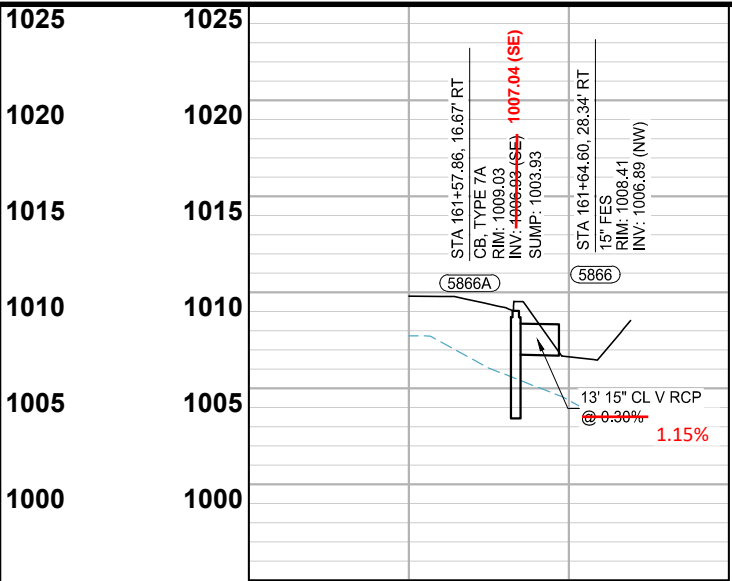
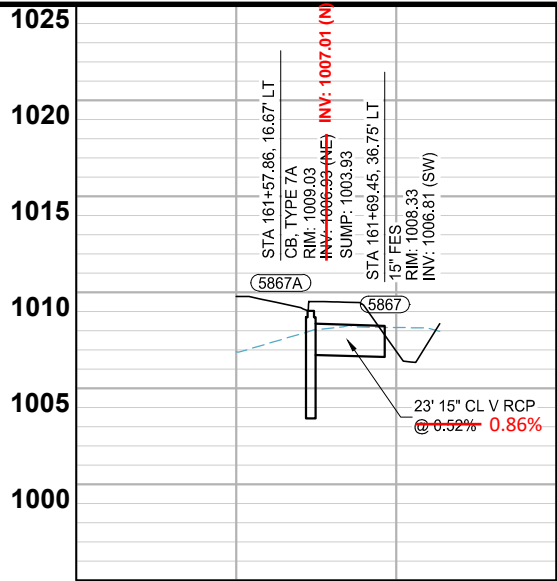
- |   |                             |
|---|-----------------------------|
|  | CONSTRUCTION LIMITS         |
|  | PROPOSED CURB AND GUTTER    |
|  | PROPOSED BITUMINOUS (EDGE)  |
|  | PROPOSED CONCRETE (EDGE)    |
|  | PROPOSED GRAVEL (EDGE)      |
|  | EXISTING STORM SEWER PIPE   |
|  | EXISTING STORM STRUCTURE    |
|  | PROPOSED STORM SEWER PIPE   |
|  | PROPOSED DRAINAGE STRUCTURE |
|  | PROPOSED SUBSURFACE DRAIN   |
|  | PROPOSED RIPRAP             |

NOTES:

1. SEE SHEETS 193 - 203 FOR LATERAL CROSSINGS.
2. ALL SUBSURFACE DRAINS ARE 8" PERFORATED PVC SDR 26 WITH CLEANOUTS AT UPSTREAM ENDS. (SUBGRADE DRAINTILE)

K:\013987-000\Cad\Plan\SUBMITTA\013987-000-C-STRM-PLAN-02.dwg 10/16/2024 4:01:19 PM

K:\013987-000\CadPlan\SUBMITTAL\013987-000-C-STRM-PLAN-XING.dwg 10/16/2024 4:11:39 PM



STRUCTURES INCLUDED  
IN ORDINANCE PERMIT  
20240020401A

I HEREBY CERTIFIED THAT THIS RECORD DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. THIS DRAWING HAS BEEN PREPARED IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, BOLTON & MENK, INC. CANNOT ASSURE ITS ACCURACY. THOSE RELYING ON THIS DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE APPLYING IT FOR ANY PURPOSE.

ASHLEIGH K ROSA  
LICENSE #: 59517

5-30-2025  
DATE



SCALE: AS SHOWN  
DESIGN BY: PJM  
PLAN BY: DEH  
CHECK BY: PTH

REVISONS		NO.	DATE	DESCRIPTION
1	01/30/2024	ADDENDUM NO. 1		
3	03/29/2024	PLAN REVISIONS		
5	06/26/2024	REVISION 5		

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.

PAUL HORNBY, P.E.  
DATE: 03/29/2024 LIC. NO.: 23359

STORM SEWER  
CONSTRUCTION

INFRASTRUCTURE PLANS FOR:  
THE HEIGHTS  
SAINT PAUL, MINNESOTA

Saint Paul  
Port Authority  
400 Wabasha Street North  
Suite 240  
St Paul, Minnesota 55102  
Phone 612-224-5686

WSB PROJECT NO.  
013987-000