

Exhibit A

Ordinance Permit 20240020101



SAINT PAUL
PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS
SEAN KERSHAW, DIRECTOR

25 West 4th 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 -Ivy Avenue from station 220+38 to 223+90 - OP 6 20240020101

Project Description

License No. 59517

03-21-2025

(Signature and License No.)

Date

Bolton and Menk for Saint Paul Port Authority

Organization (Print)

The Heights
SPR No. 23-064690
Ordinance Permit Corrections List

Ordinance Permit Numbers: 20240020101, 20240020102, 20250020301, 20250020302, 20250020303

Site review completed by David Kuebler, Ryan Lowry, Tom Buchal October 09, 2025

- **Roadway/Sidewalk Systems**
 - Replace cracked sidewalk on the south side of Cottage Avenue East and east of Howard Street North.
 - Replace cracked driveway and pedestrian ramp at the southeast corner of Orange Avenue and Ivy Avenue.
 - Remove metal fence posts in the boulevard marking water services and replace with wood stakes.
 - Correct out of compliance castings for manhole and gate valves on Ivy Avenue and on Winthrop Street.
 - Remove and replace sidewalk on the west side of Winthrop Street going north from Sherwood Avenue. Install per plan.
 - Infill the incomplete sections of sidewalk throughout the permitted areas.
 - Complete the MnDOT Pedestrian Ramp ADA Compliance Checklist for each ramp within the Ordinance Permit domain and those done within the mill and overlay areas along Ivy Avenue.
 - Complete grading and turf restoration around the Habitat for Humanity blocks to the satisfaction of the RWMWD. Turf establishment at less than 70% coverage will appear on the warranty list. Turf establishment at less than 70% coverage on the south side of Ivy Avenue must be addressed.
 - Resolve the restoration and grade change at 2139 Ivy Avenue.
- **Lighting System**
 - Complete the installation of all lighting elements within the permitted areas.
 - Lighting to be operational by October 17, 2025 in order to advance OP acceptance.
 - Ensure removal of all previously existing and or obsolete light bases.
- **Sewer System**
 - Televiser drain tile installed behind the back of curb.
 - Cut off drain tile cleanout stubs at the surface so as to keep the caps flush with the final surface of the boulevard.
- **Signage System**
 - Install the Cottage Avenue East name blade sign at Howard Street North.
 - Street name blades for the Ivy Avenue/McKnight Rd intersection were to be removed, salvaged and reinstalled. The signs have been damaged over the course of construction such that they do not meet City Standards. Remove and replace said signs.

**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:

- | | | |
|--|---|--|
| ☐ 01 Roadway | ☐ 04 Storm Sewer Collection | ☐ 07 Sanitary Sewer Special |
| ☐ 02 Sidewalk | ☐ 05 Storm Sewer Treatment | ☐ 08 Retaining Wall |
| ☐ 03 Traffic Appurtenances Including Signals,
Lighting, EV Infrastructure, Signing, Striping | ☐ 06 Sanitary Sewer Collection | ☐ 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 _____

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:

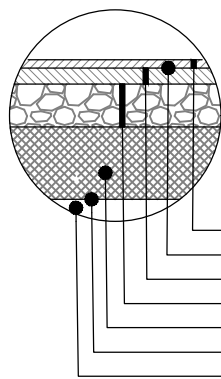
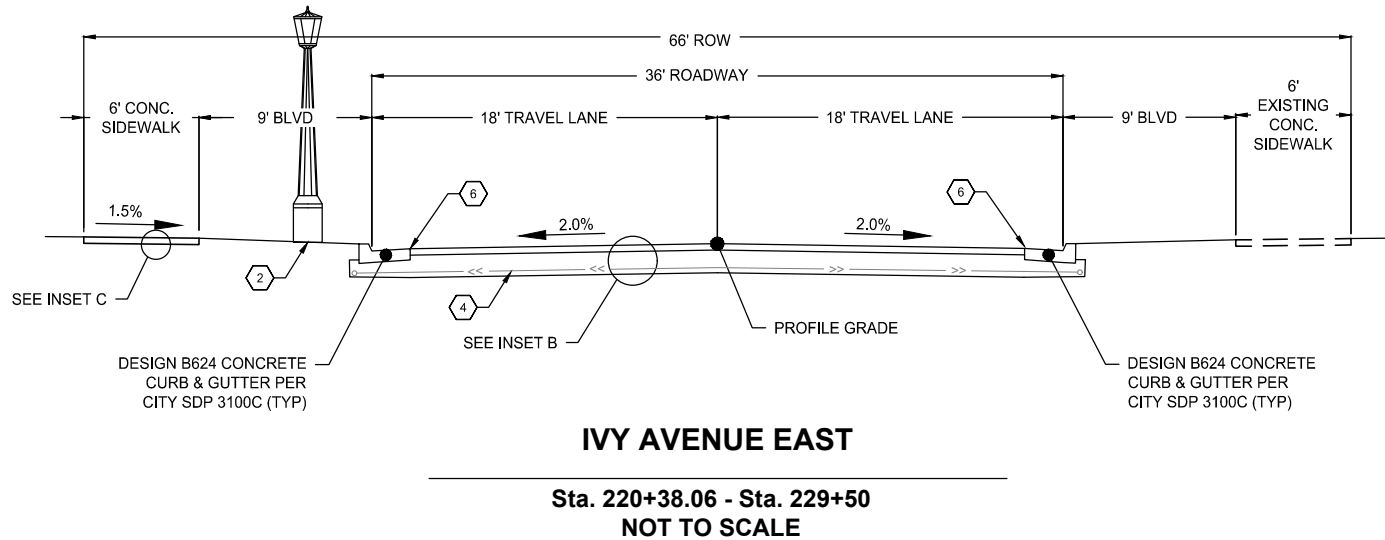
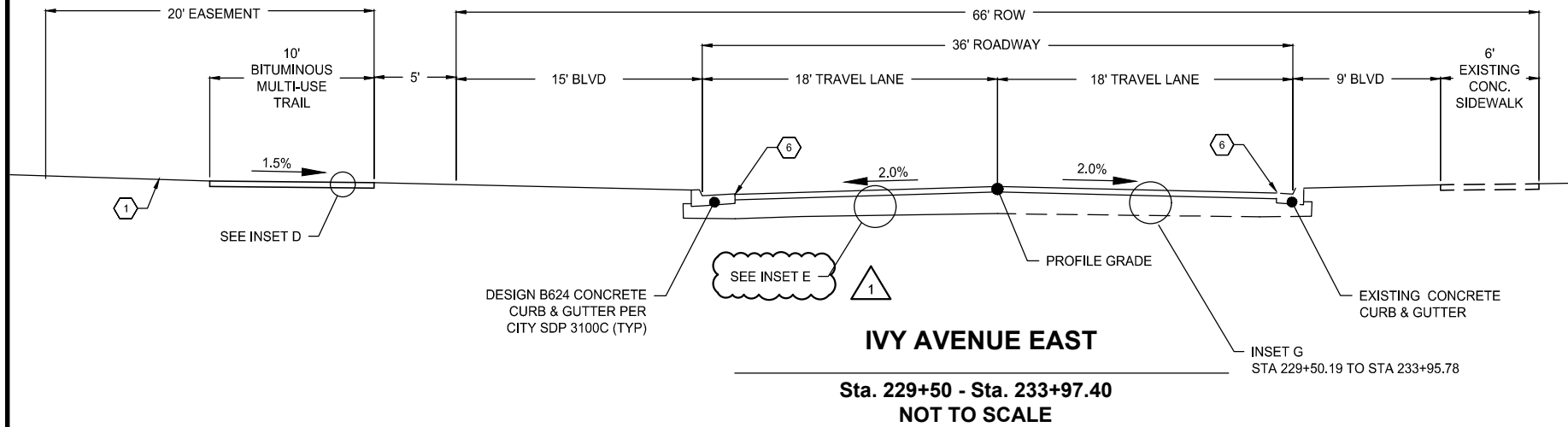
- ☒ Corrective (punch list) work completed;
- ☒ Original reproducible CAD and PDF as-built plans, signed by the Engineer of Record, provided to Public Works; Submittal of final copies of Metropolitan Council Environmental Services and MN Pollution Control Agency Permits (Sewer Extension, SAC Determination, 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 requirements including, but not limited to: City Public Works Right-of-Way office, Minnesota Pollution Control Agency, Capitol Region Watershed District, Ramsey-Washington Metro Watershed District.
- ☒ Documentation of roadway material test results at compaction of subgrade, grading and base, plant mix design report, insitu strength;
- NA ☐ Video provided to the City 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;
- NA ☐ Sewer Permit drawings provided to the City for paving connections or stubs installed for the purposes of providing service to private development(s). Sewer Permit drawings are in addition to Private Service Lateral Permit Drawings;
- NA ☐ Documentation that Public Works was notified for signal and lighting inspection of pole field layouts (staking), installed conduits and foundations, installed poles and wiring, signal head positioning, and signal phasing/detection verification;
- NA ☐ For infrastructure within parks: Documentation that the Parks Department has been notified of completion status;
- NA ☐ All applicable operation and maintenance manuals provided to Public Works; and
- ☒ Certificate of Compliance signed by Engineer of Record and provided to the City.

RELEASE OF PERMIT:

Permit No. _____ Council Res. No. _____ Permit Date _____

Release Authorized by _____ Title _____

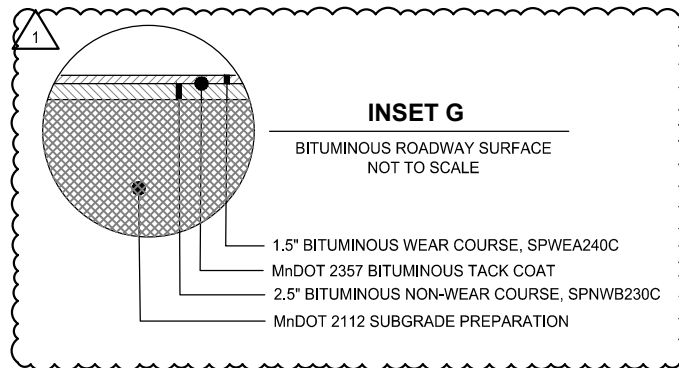
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INSET F
LARPENIEUR AVE (CSAH 30)
MCKNIGHT ROAD (CSAH 68)
NOT TO SCALE

MATCH EXISTING TYPICAL SECTION WHEN
GREATER THAN 7" IN THICKNESS WITH A
MINIMUM OF 4" WEARING COURSE MATERIAL

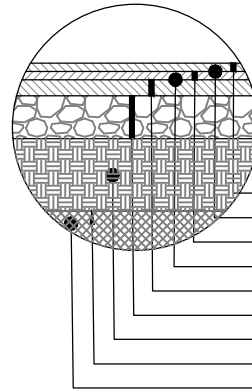
MIX SUBSTITUTION MUST BE APPROVED BY RAMSEY COUNTY



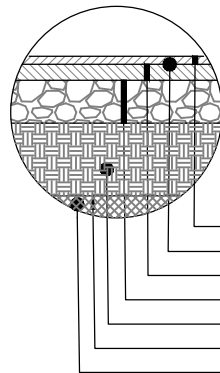
INSET G
BITUMINOUS ROADWAY SURFACE
NOT TO SCALE

- 1 CLEAR ZONES ADJACENT TO TRAILS TO BE MAINTAINED AT ALL TIMES. CLEAR ZONES SHALL BE GRADED AT 2% SLOPE TOWARD THE ROADWAY BACK OF CURB.
- 2 STREET LIGHT DETAIL AND LOCATION IS INCLUDED FOR GENERAL INFORMATION AND COMMENT. SEE STREET LIGHTING PLAN FOR ACTUAL LOCATIONS.
- 3 REFER TO LANDSCAPE PLANS FOR SPACING AND SPECIES OF BOULEVARD TREES. TREES TO BE PLANTED IN CENTER OF BOULEVARD BOTH SIDES OF THE STREET. TREES MUST BE A MINIMUM OF 2' FROM MULTI-USE TRAIL AND BACK OF CURB. BOULEVARD TO BE GRADED TO 2% SLOPE TOWARDS CURB.
- 4 8" SCHEDULE 40 PERFORATED PVC AT LOW POINTS (SEE DETAILS).
- 5 SEE PLANS FOR VARIANCES FROM TYPICAL SECTION
- 6 APPLY MASTIC JOINT ADHESIVE TO TOE OF CURB PRIOR TO FINAL LIFT OF PAVEMENT (SEE SPECIFICATION 2331).

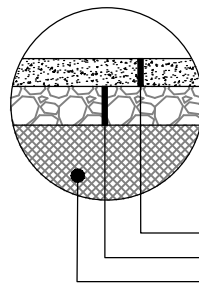
NOTES:
• SEE DETAIL ON SHEET 45 FOR PRIVATE UTILITY LOCATION
• ALL BOULEVARDS SHALL BE RESTORED WITH A MINIMUM OF 6" TOPSOIL.



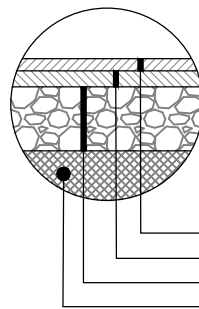
INSET A
HEAVY DUTY BITUMINOUS ROAD
NOT TO SCALE



INSET B
NEIGHBORHOOD BITUMINOUS ROAD
NOT TO SCALE



INSET C
CONCRETE SIDEWALK SECTION
NOT TO SCALE



INSET D
BITUMINOUS DRIVEWAY/TRAIL SECTION
NOT TO SCALE

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

REVISIONS			
NO.	DATE	DESCRIPTION	ADDENDUM NO. 1
1	01/30/2024		

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

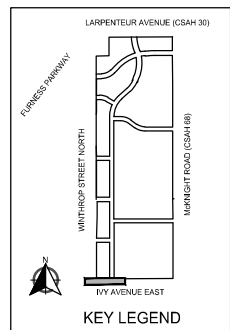
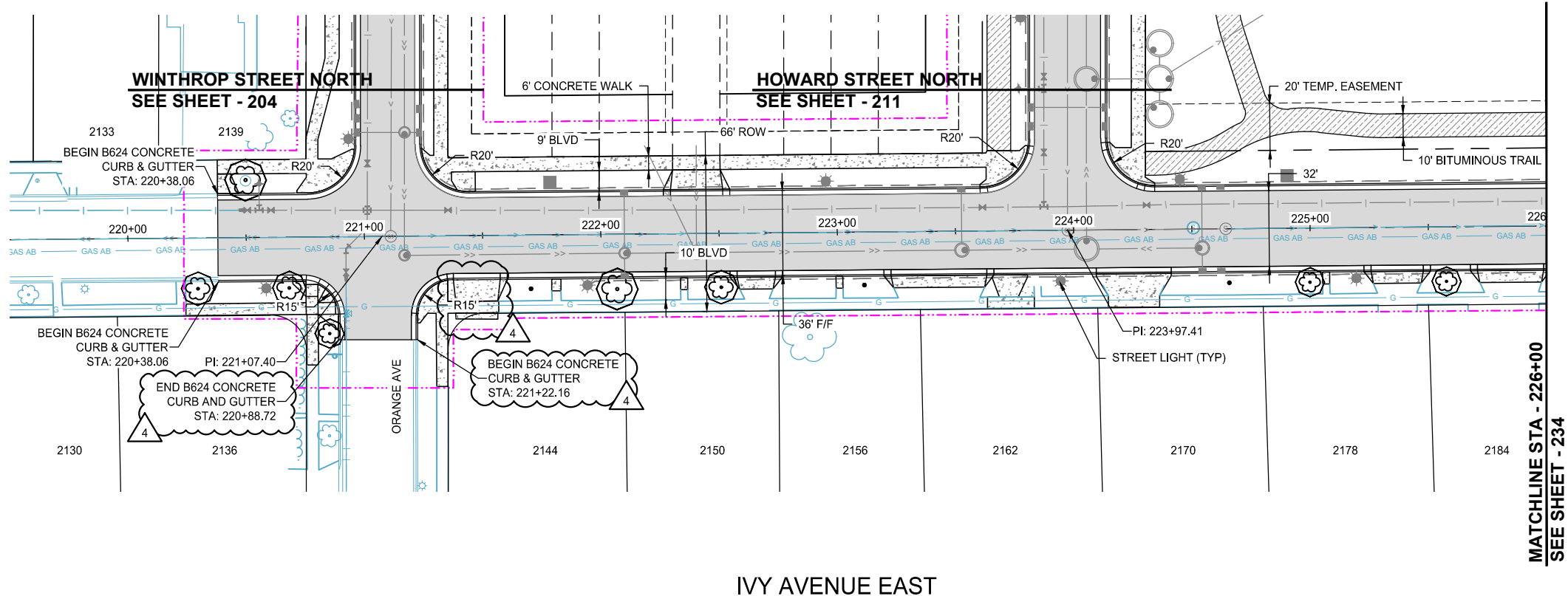
TYPICAL SECTIONS

BID PACKAGE NO. 2
INFRASTRUCTURE PLANS FOR:
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

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wsb

SCALE: AS SHOWN
PLAN BY: DEH

DESIGN BY: PJM
CHECK BY: PTH

REVISONS		NO.	DATE	DESCRIPTION
		3	03/29/2024	PLAN REVISIONS
		4	06/19/2024	REVISION 4

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PAUL HORNBY, P.E.

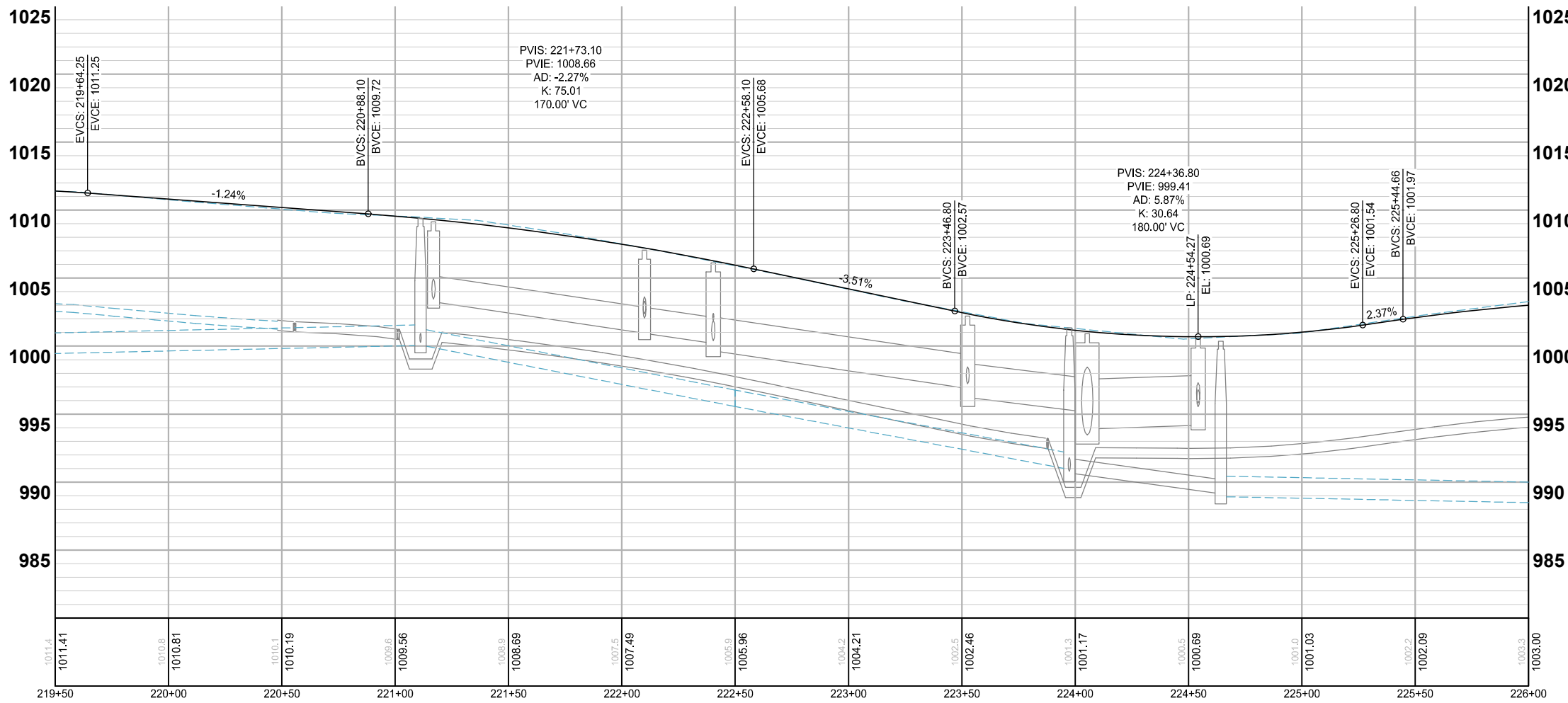
DATE: 03/29/2024 LIC. NO. 23359

STREET CONSTRUCTION

- NOTES:
- VERTICAL CURVES ARE DESIGNED FOR 25 MPH.
 - SEE SHEETS 261 TO 290 FOR PED. RAMP DETAILS.
 - SEE SITE PLANS FOR REINFORCED TURF AREAS.
 - DRIVEWAY LOCATIONS ARE PRELIMINARILY SHOWN. CONTRACTOR SHALL COORDINATE LOCATION OF DRIVEWAYS WITH THE ENGINEER PRIOR TO PLACEMENT OF CURB AND GUTTER.

LEGEND

- PROPOSED CURB AND GUTTER
- PROPOSED BITUMINOUS (EDGE)
- PROPOSED CONCRETE (EDGE)
- PROPOSED GRAVEL (EDGE)
- CONSTRUCTION LIMITS
- EXISTING STORM SEWER PIPE
- EXISTING STORM STRUCTURE
- PROPOSED STORM SEWER PIPE
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED BITUMINOUS ROAD
- PROPOSED MILL AND OVERLAY
- PROPOSED BITUMINOUS TRAIL
- PROPOSED CONCRETE WALK/DRIVEWAY
- PROPOSED TRUNCATED DOMES
- PROPOSED BOARDWALK

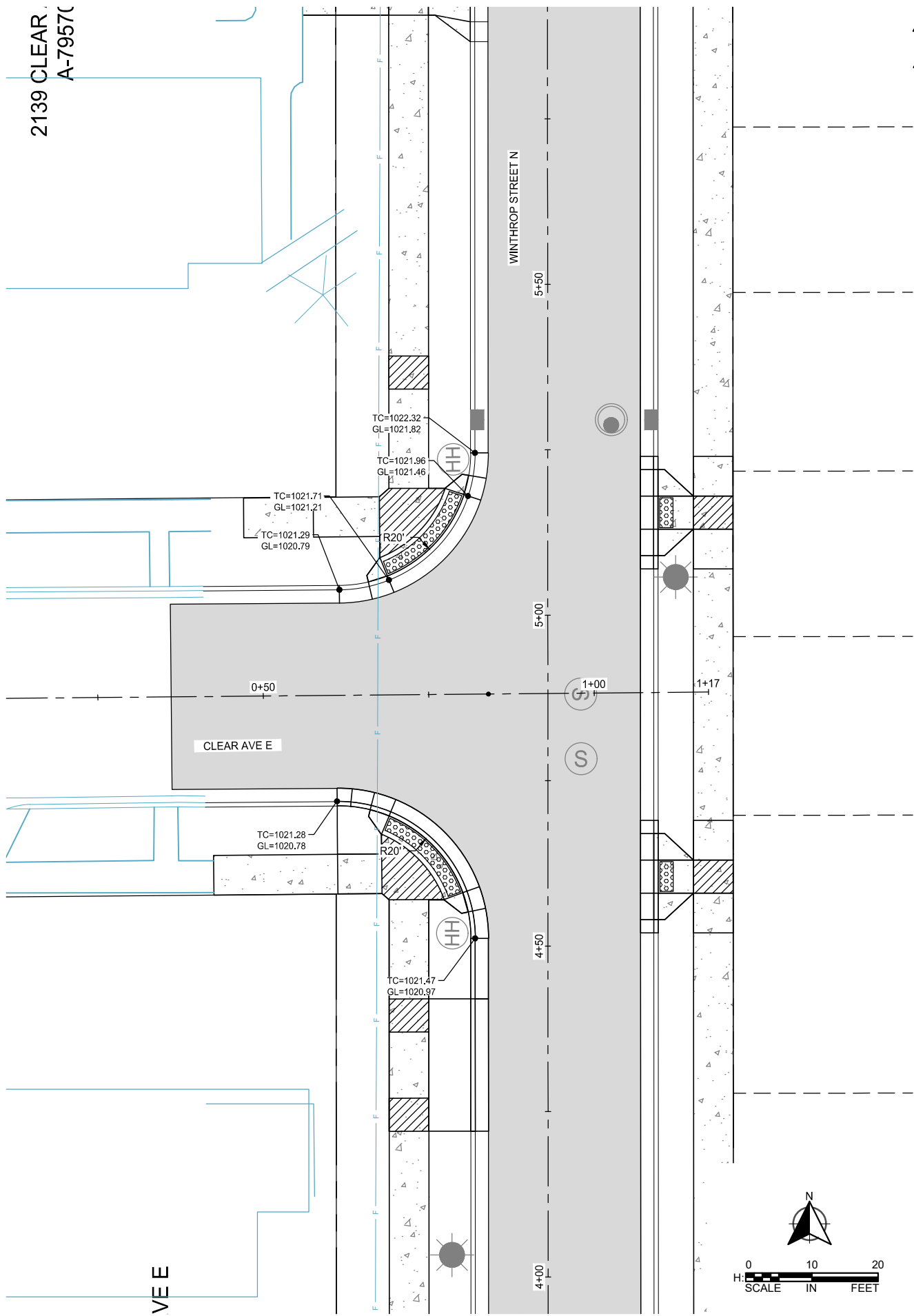
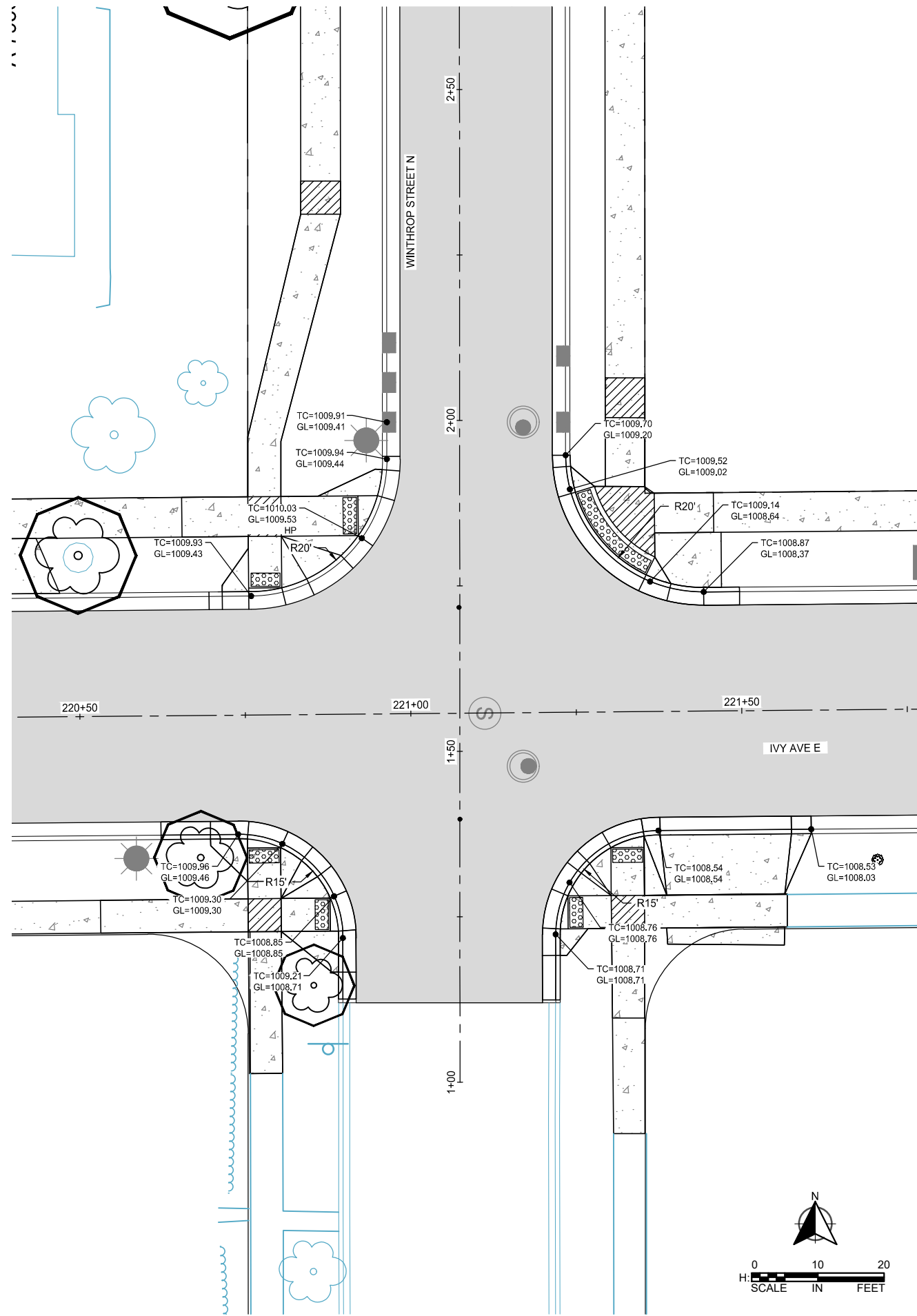


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SCALE: AS SHOWN
PLAN BY: PJM
DESIGN BY: PJM
CHECK BY: PTH

REVISIONS		NO.	DATE	DESCRIPTION
		3	03/29/2024	PLAN REVISIONS
		4	06/19/2024	REVISION 4

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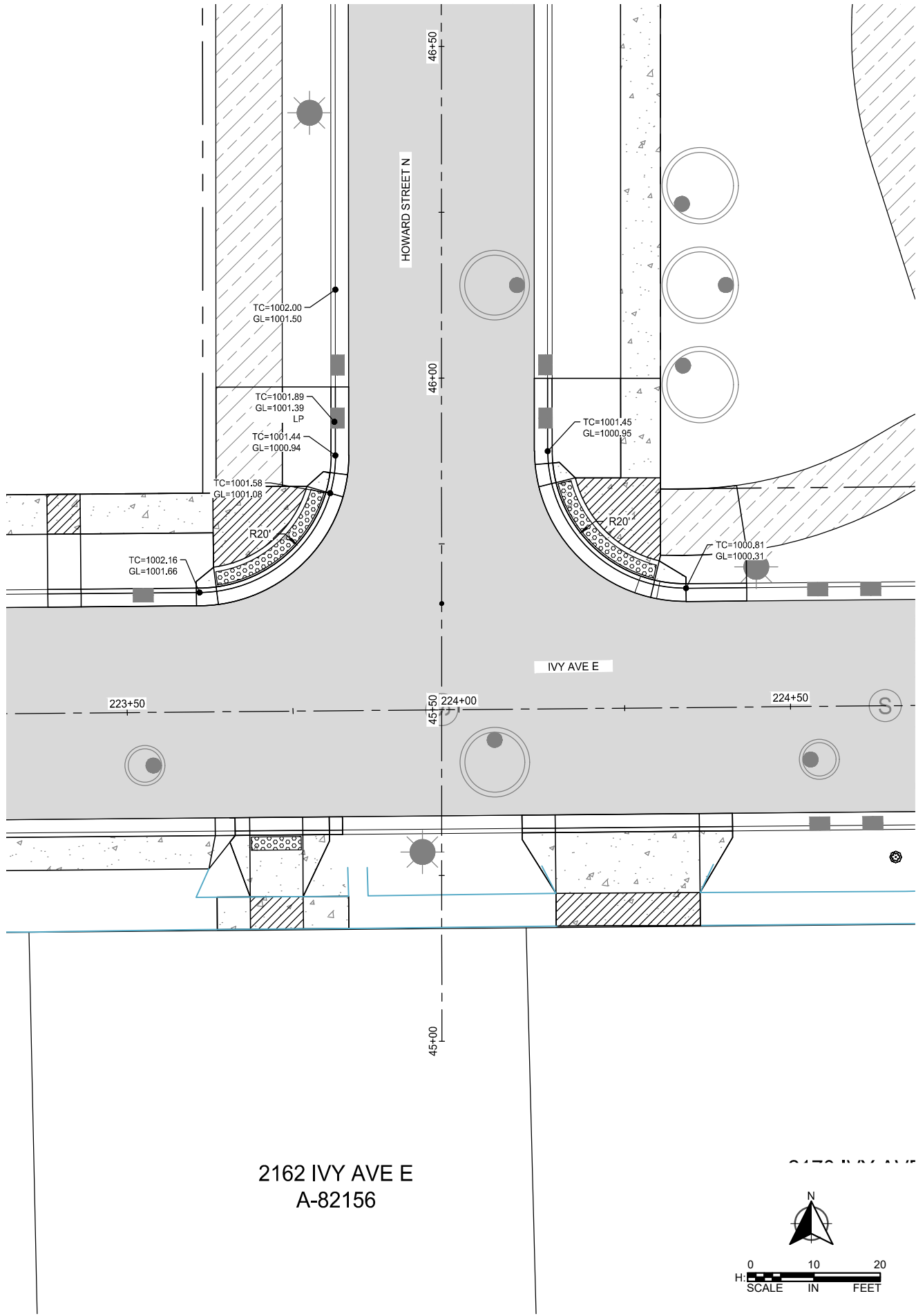
INTERSECTION DETAILS

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SAINT PAUL, MINNESOTA

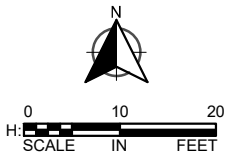
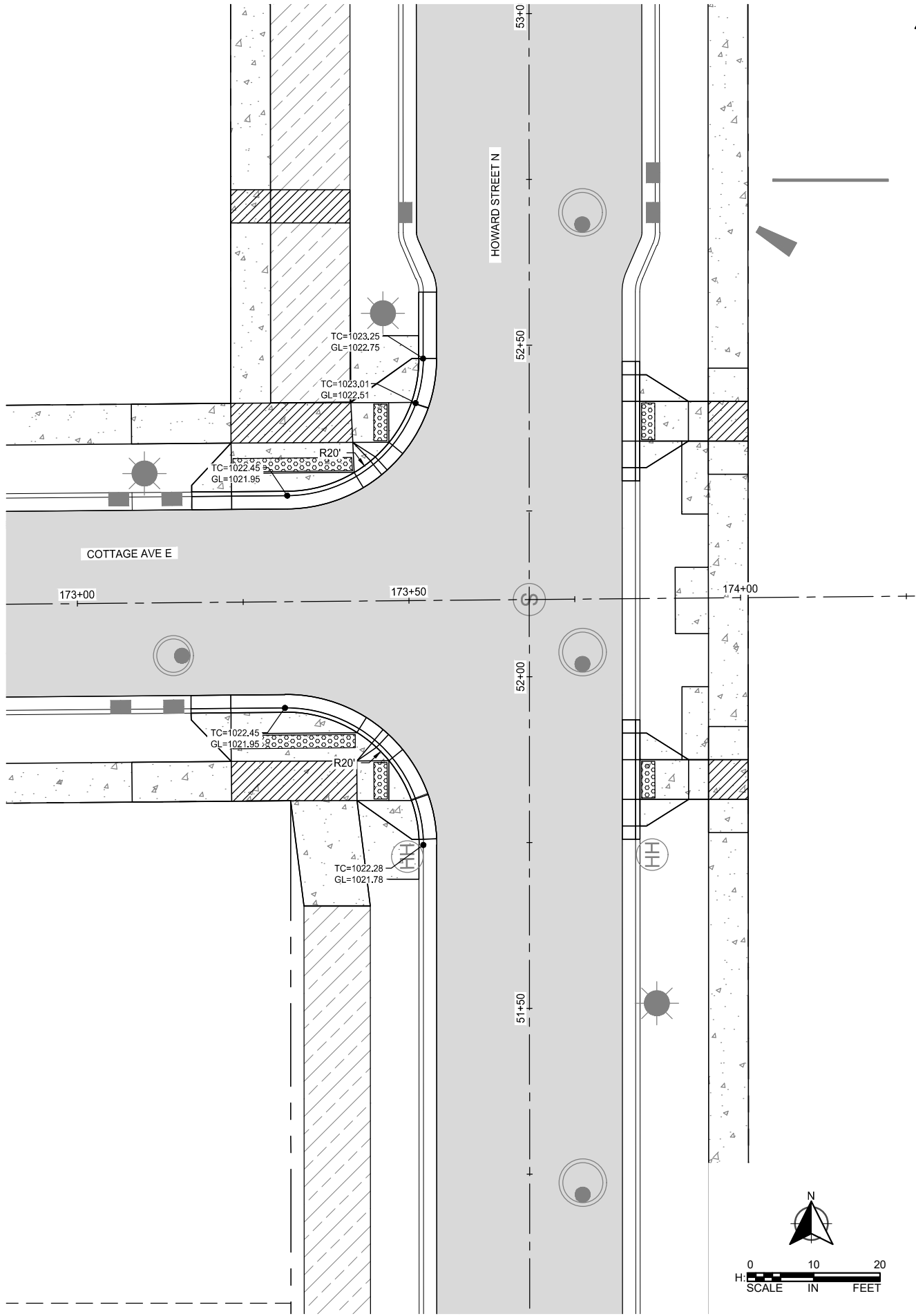
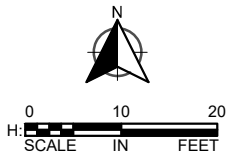
Saint Paul
Port Authority
400 Wabasha Street North
Suite 240
St Paul, Minnesota 55102
Phone 612-224-5686

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2162 IVY AVE E
A-82156



3

wsb

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

REVISIONS			
NO.	DATE	DESCRIPTION	PLAN REVISIONS
3	03/29/2024		

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

INTERSECTION
DETAILS

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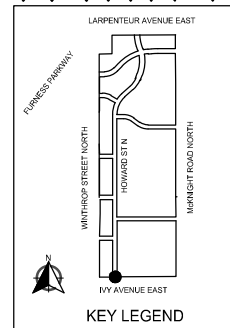
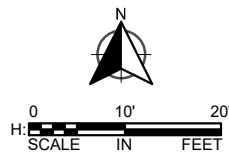
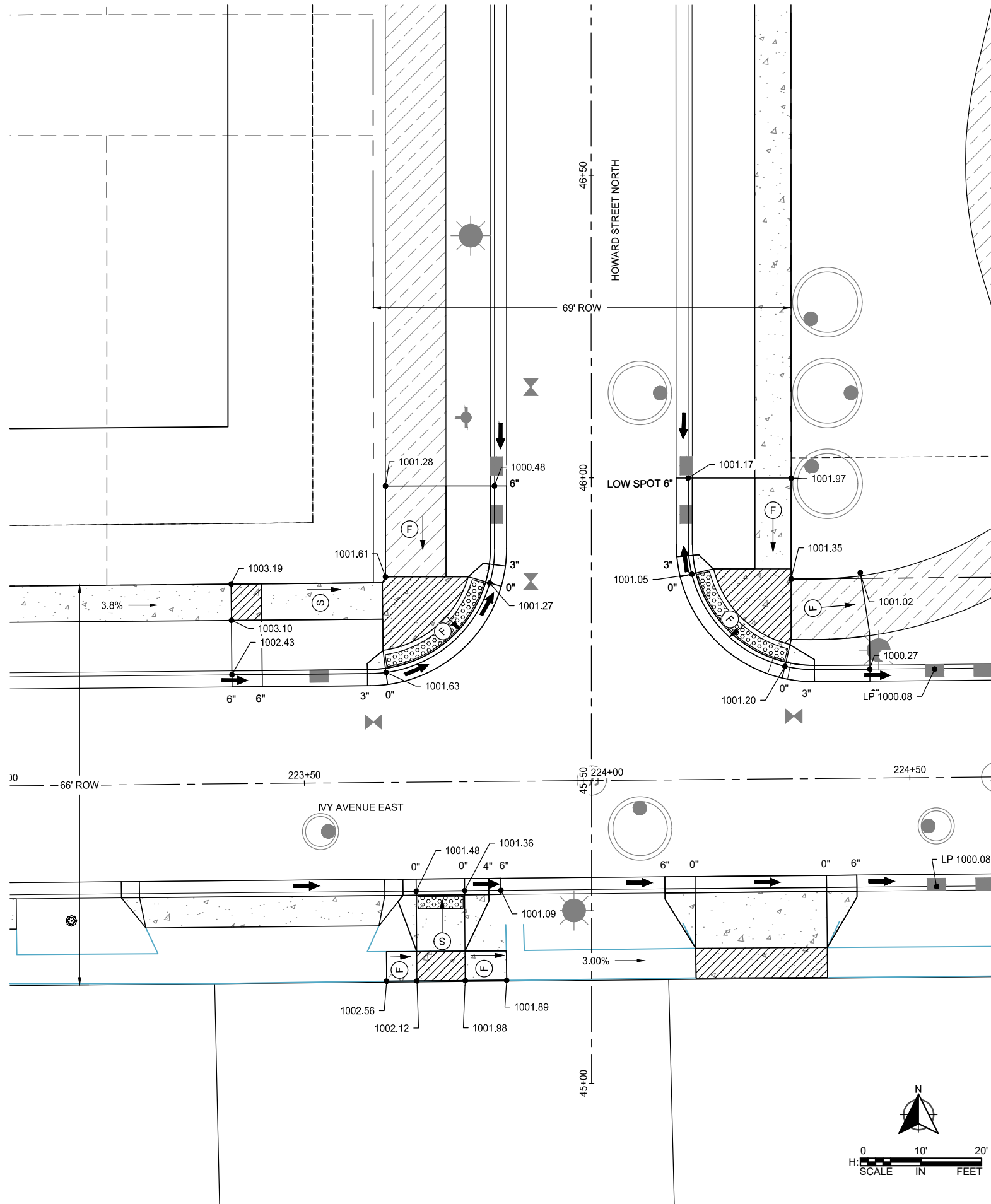
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1
269

HOWARD STREET NORTH @ IVY AVENUE EAST

SCALE: NOT TO SCALE



LEGEND

- INDICATES PEDESTRIAN RAMP: SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
- INDICATES PEDESTRIAN RAMP: SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
- TRANSITION PANEL
- PROPOSED LANDING AREA 4'x4' MIN. DIMENSIONS MAX 2% SLOPE IN ALL DIRECTIONS
- PROPOSED TRUNCATED DOMES
- PROPOSED 6" CONCRETE WALK
- PROPOSED BITUMINOUS TRAIL
- BITUMINOUS REPLACEMENT LIMITS
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
-
- PROPOSED FLOW DIRECTION
- SAWCUT (ALL TYPES, FULL DEPTH)
- RIGHT OF WAY
- MNDOT STANDARD DETAIL 7113A

NOTES:

- 1) EPOXY TIE BARS INCIDENTAL TO PEDESTRIAN RAMP INSTALLATION

REVISIONS

NO.	DATE	DESCRIPTION	PLAN REVISIONS
3	03/29/2024		

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

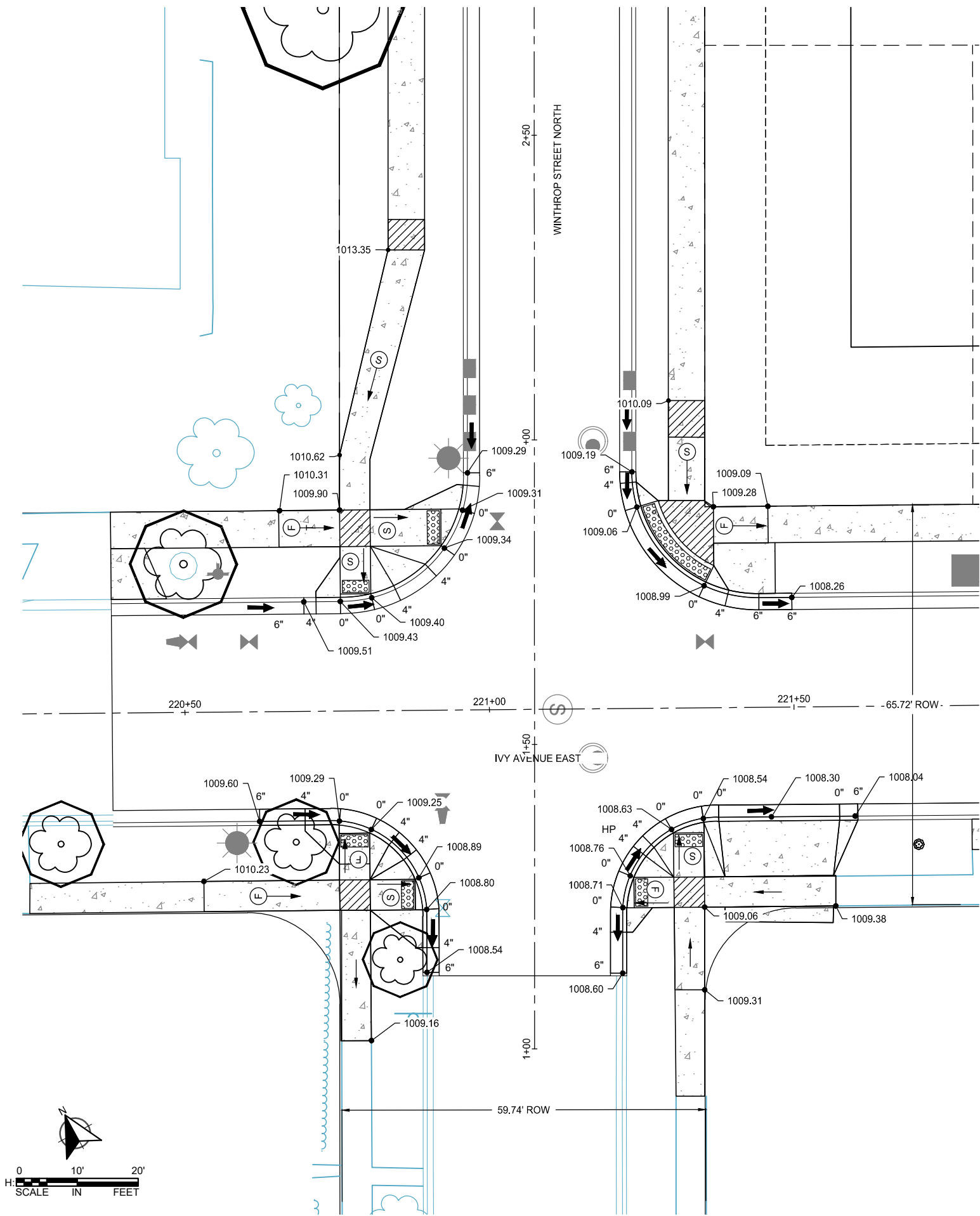
PEDESTRIAN RAMP PLAN

BID PACKAGE NO. 2
INFRASTRUCTURE PLANS FOR:
SAINT PAUL, MINNESOTA

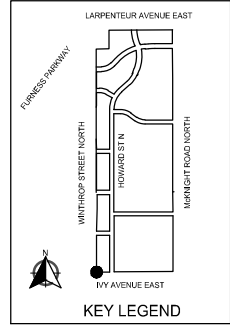
Saint Paul
Port Authority
400 Wabasha Street North
Suite 240
St Paul, Minnesota 55102
Phone 612-224-5686

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013987-000

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1 WINTHROP STREET NORTH @ IVY AVENUE EAST
279 SCALE: NOT TO SCALE



- LEGEND**
- (S) INDICATES PEDESTRIAN RAMP: SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
 - (F) INDICATES PEDESTRIAN RAMP: SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
 - (T) TRANSITION PANEL
 - [Hatched Box] PROPOSED LANDING AREA 4'x4' MIN. DIMENSIONS MAX 2% SLOPE IN ALL DIRECTIONS
 - [Dotted Box] PROPOSED TRUNCATED DOMES
 - [Stippled Box] PROPOSED 6" CONCRETE WALK
 - [Diagonal Lines Box] PROPOSED BITUMINOUS TRAIL
 - [Solid Grey Box] BITUMINOUS REPLACEMENT LIMITS
 - (965.77) PROPOSED SPOT ELEVATION
 - 965.77 EXISTING SPOT ELEVATION
 - X" CURB HEIGHT
 - [Arrow] PROPOSED FLOW DIRECTION
 - [Dashed Line] SAWCUT (ALL TYPES, FULL DEPTH)
 - [Dashed Line] RIGHT OF WAY
 - (A) MNDOT STANDARD DETAIL 7113A

NOTES:
1) EPOXY TIE BARS INCIDENTAL TO PEDESTRIAN RAMP INSTALLATION

SCALE: AS SHOWN
DESIGN BY: VCK
PLAN BY: NDK
CHECK BY: PTH

REVISIONS			
NO.	DATE	DESCRIPTION	
3	03/29/2024	PLAN REVISIONS	
4	06/19/2024	REVISION 4	

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

PEDESTRIAN RAMP PLAN

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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

THE HEIGHTS SITE REDEVELOPMENT

(AKA HILLCREST GOLF COURSE)

ORDINANCE PERMIT 06

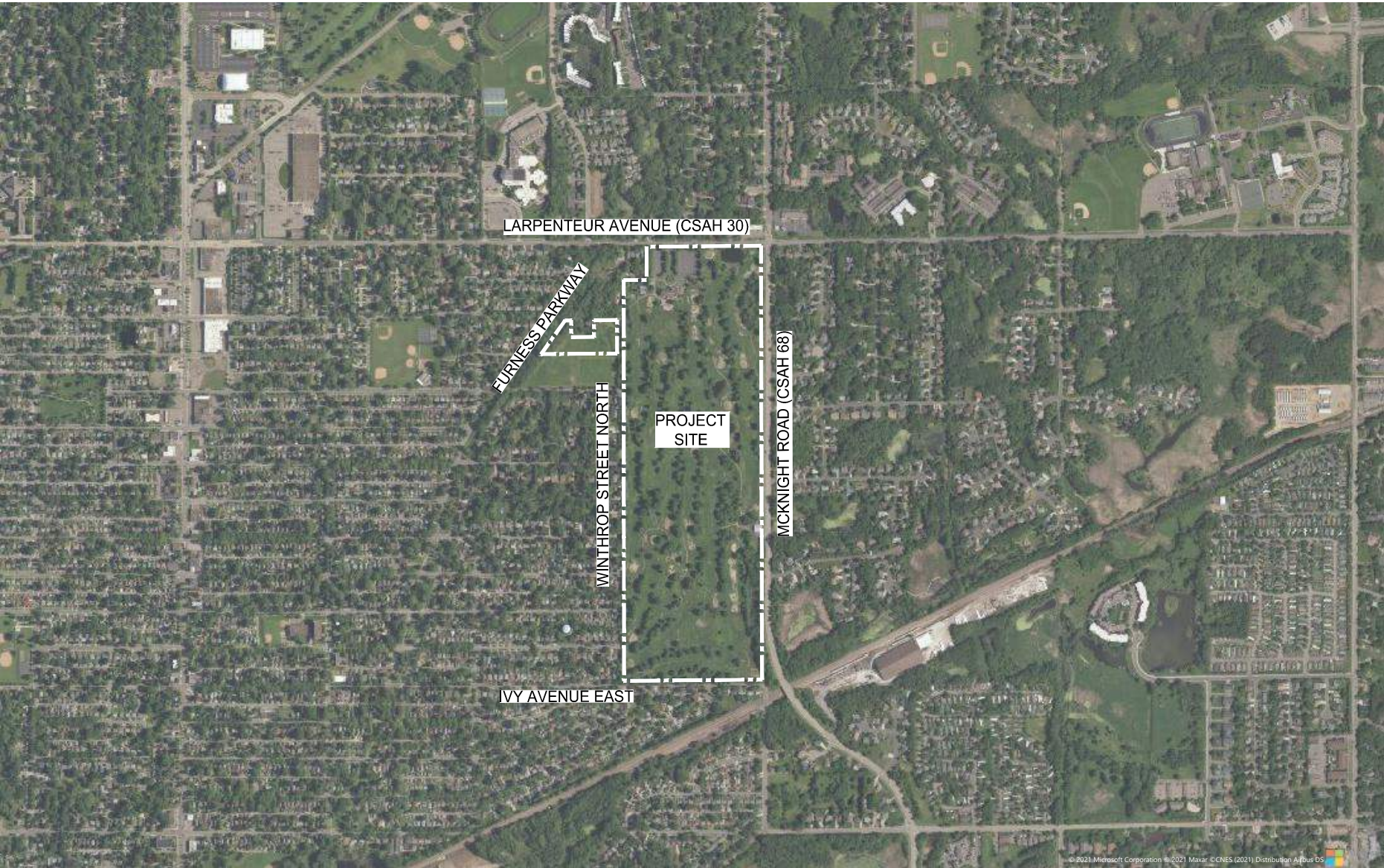
20240020101

AS-BUILTS

2200 Larpenteur Avenue East, St. Paul, Minnesota

WSB Project Number013987-000

Issue Date09-23-2024; 100% PLAN REVISION 6 (CITY REVIEW COMMENTS) 6



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
LICENSE #: 59517

10-8-2025

DATE

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

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: DESIGN BY:

AS SHOWN

PLAN BY: CHECK BY:

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

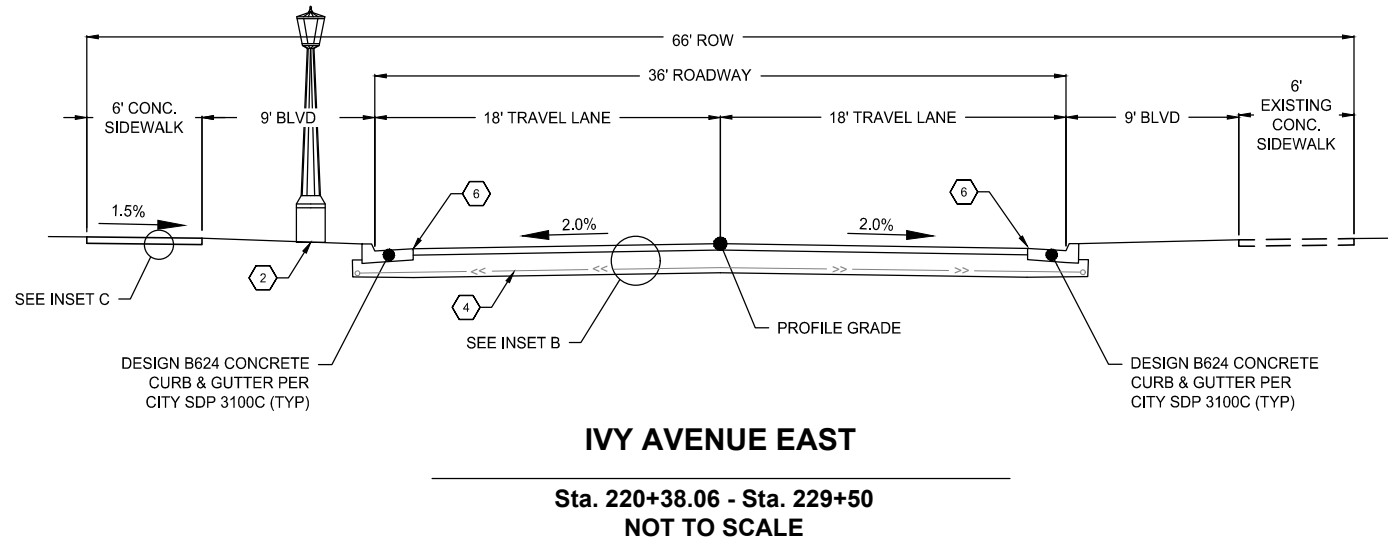
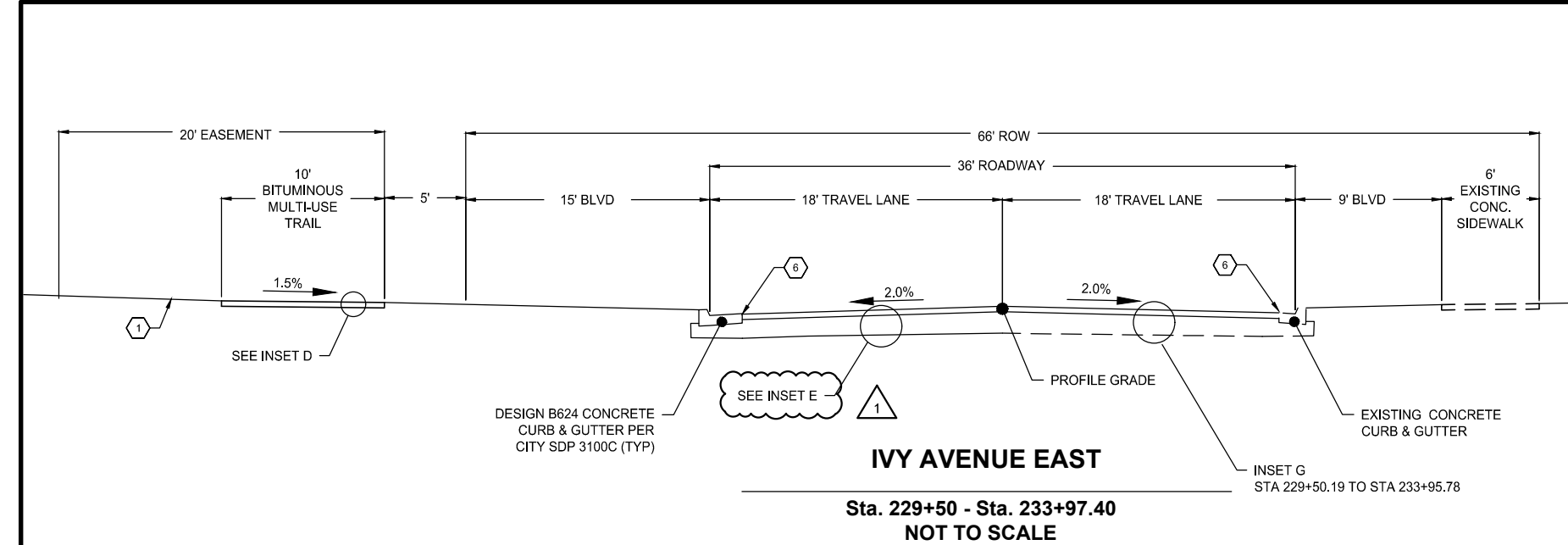
TITLE SHEET

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

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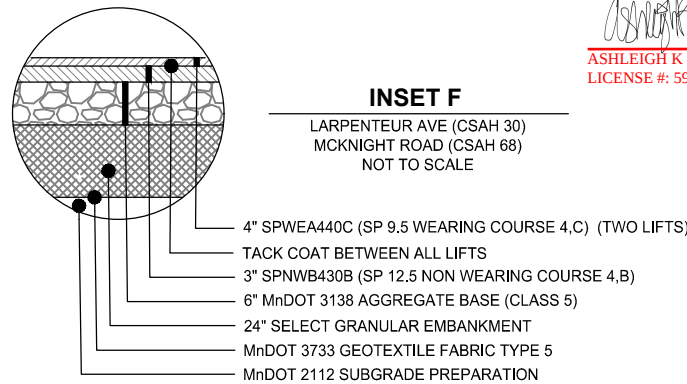


I HEREBY CERTIFIED THAT THIS RECORD DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. THIS DRAWING HAS BEEN PREPARED IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED 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

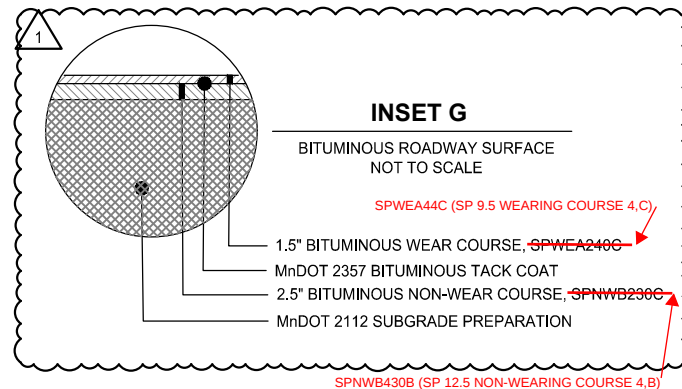
10-8-2025
DATE

*Note: Reference RFI -03 for the bituminous substitution



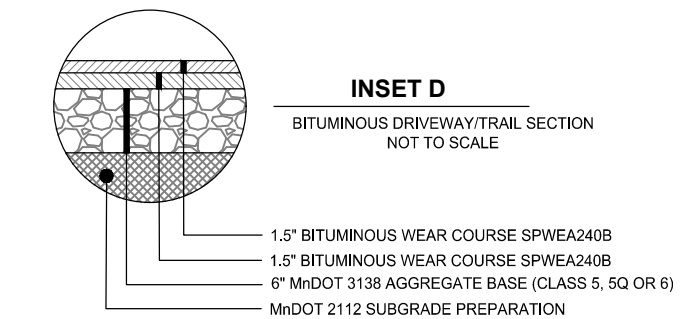
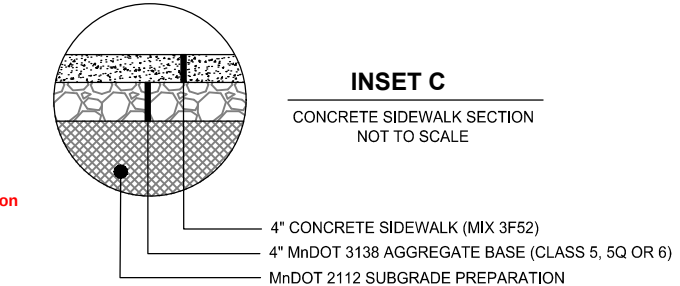
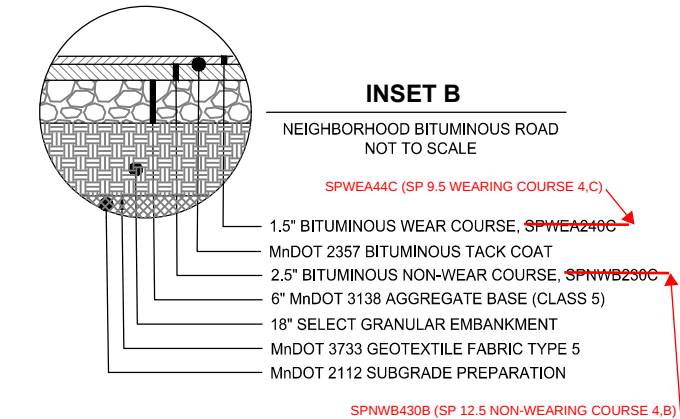
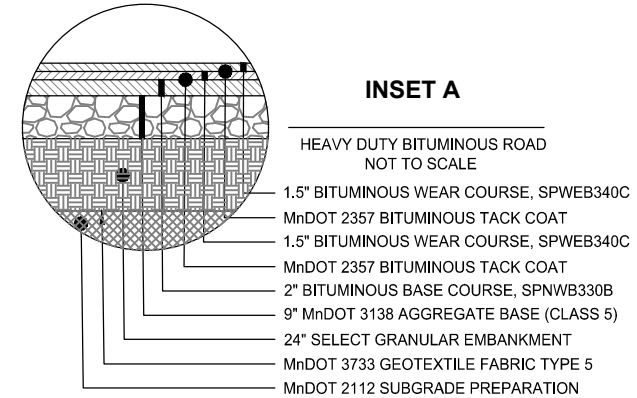
MIX SUBSTITUTION MUST BE APPROVED BY RAMSEY COUNTY

MATCH EXISTING TYPICAL SECTION WHEN GREATER THAN 7" IN THICKNESS WITH A MINIMUM OF 4" WEARING COURSE MATERIAL



- 1 CLEAR ZONES ADJACENT TO TRAILS TO BE MAINTAINED AT ALL TIMES. CLEAR ZONES SHALL BE GRADED AT 2% SLOPE TOWARD THE ROADWAY BACK OF CURB.
- 2 STREET LIGHT DETAIL AND LOCATION IS INCLUDED FOR GENERAL INFORMATION AND COMMENT. SEE STREET LIGHTING PLAN FOR ACTUAL LOCATIONS.
- 3 REFER TO LANDSCAPE PLANS FOR SPACING AND SPECIES OF BOULEVARD TREES. TREES TO BE PLANTED IN CENTER OF BOULEVARD BOTH SIDES OF THE STREET. TREES MUST BE A MINIMUM OF 2' FROM MULTI-USE TRAIL AND BACK OF CURB. BOULEVARD TO BE GRADED TO 2% SLOPE TOWARDS CURB.
- 4 8" SCHEDULE 40 PERFORATED PVC AT LOW POINTS (SEE DETAILS).
- 5 SEE PLANS FOR VARIANCES FROM TYPICAL SECTION
- 6 APPLY MASTIC JOINT ADHESIVE TO TOE OF CURB PRIOR TO FINAL LIFT OF PAVEMENT (SEE SPECIFICATION 2331).

NOTES:
• SEE DETAIL ON SHEET 45 FOR PRIVATE UTILITY LOCATION
• ALL BOULEVARDS SHALL BE RESTORED WITH A MINIMUM OF 6" TOPSOIL.



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

REVISIONS			
NO.	DATE	DESCRIPTION	ADDENDUM NO. 1
1	01/30/2024		

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

TYPICAL SECTIONS

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

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

REVISIONS				
NO.	DATE	DESCRIPTION	PLAN REVISIONS	REVISION 4
3	03/29/2024			
4	06/19/2024			
6	09/23/2024			
100% PLAN COMMENTS				

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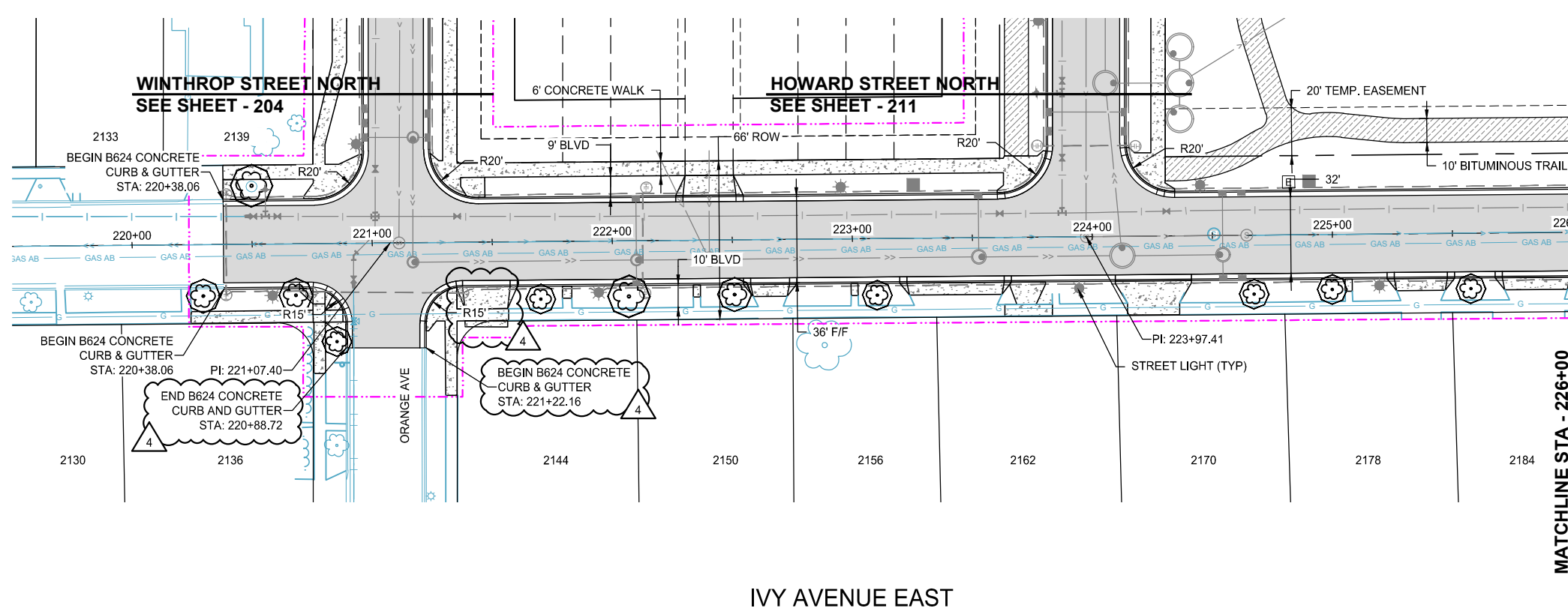
PAUL HORNBY, P.E.
DATE: 03/29/2024 LIC. NO.: 23359

STREET CONSTRUCTION

INFRASTRUCTURE PLANS FOR:
THE HEIGHTS
SAINT PAUL, MINNESOTA

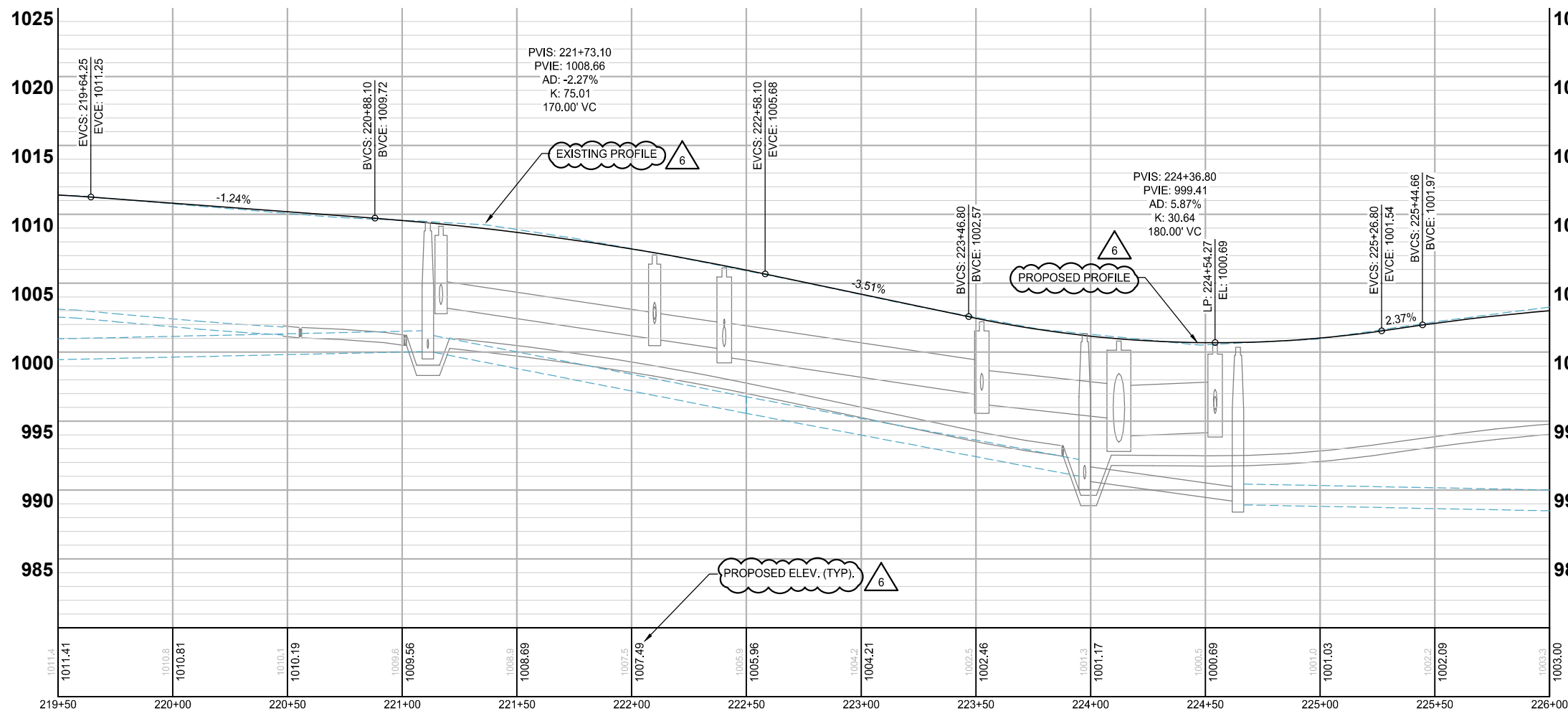
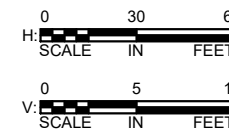
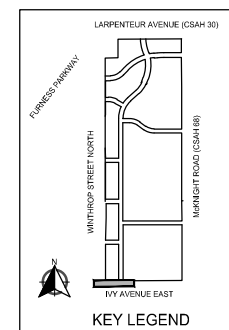
Saint Paul
Port Authority
400 Wabasha Street North
Suite 240
St Paul, Minnesota 55102
Phone 612-224-5686

WSB PROJECT NO.
013987-000



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10-8-2025
DATE
ASHLEIGH K ROSA
LICENSE #: 59517

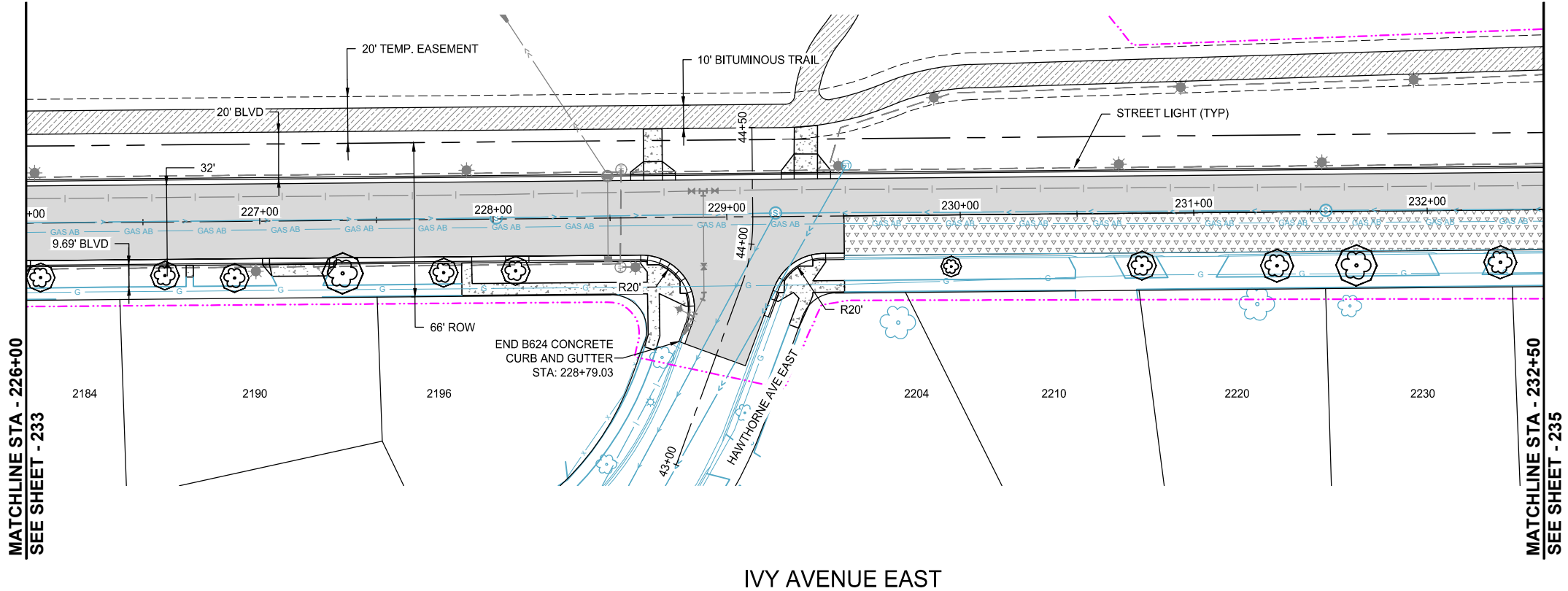


- NOTES:
1. VERTICAL CURVES ARE DESIGNED FOR 25 MPH.
 2. SEE SHEETS 261 TO 290 FOR PED. RAMP DETAILS.
 3. SEE SITE PLANS FOR REINFORCED TURF AREAS.
 4. DRIVEWAY LOCATIONS ARE PRELIMINARILY SHOWN. CONTRACTOR SHALL COORDINATE LOCATION OF DRIVEWAYS WITH THE ENGINEER PRIOR TO PLACEMENT OF CURB AND GUTTER.

LEGEND

- PROPOSED CURB AND GUTTER
- PROPOSED BITUMINOUS (EDGE)
- PROPOSED CONCRETE (EDGE)
- PROPOSED GRAVEL (EDGE)
- CONSTRUCTION LIMITS
- EXISTING STORM SEWER PIPE
- EXISTING STORM STRUCTURE
- PROPOSED STORM SEWER PIPE
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED BITUMINOUS ROAD
- PROPOSED MILL AND OVERLAY
- PROPOSED BITUMINOUS TRAIL
- PROPOSED CONCRETE WALK/DRIVEWAY
- PROPOSED TRUNCATED DOMES
- PROPOSED BOARDWALK

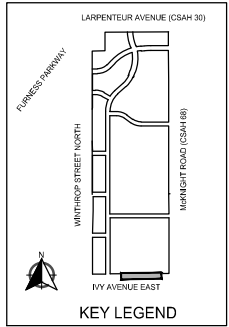
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ASHLEIGH K ROSA
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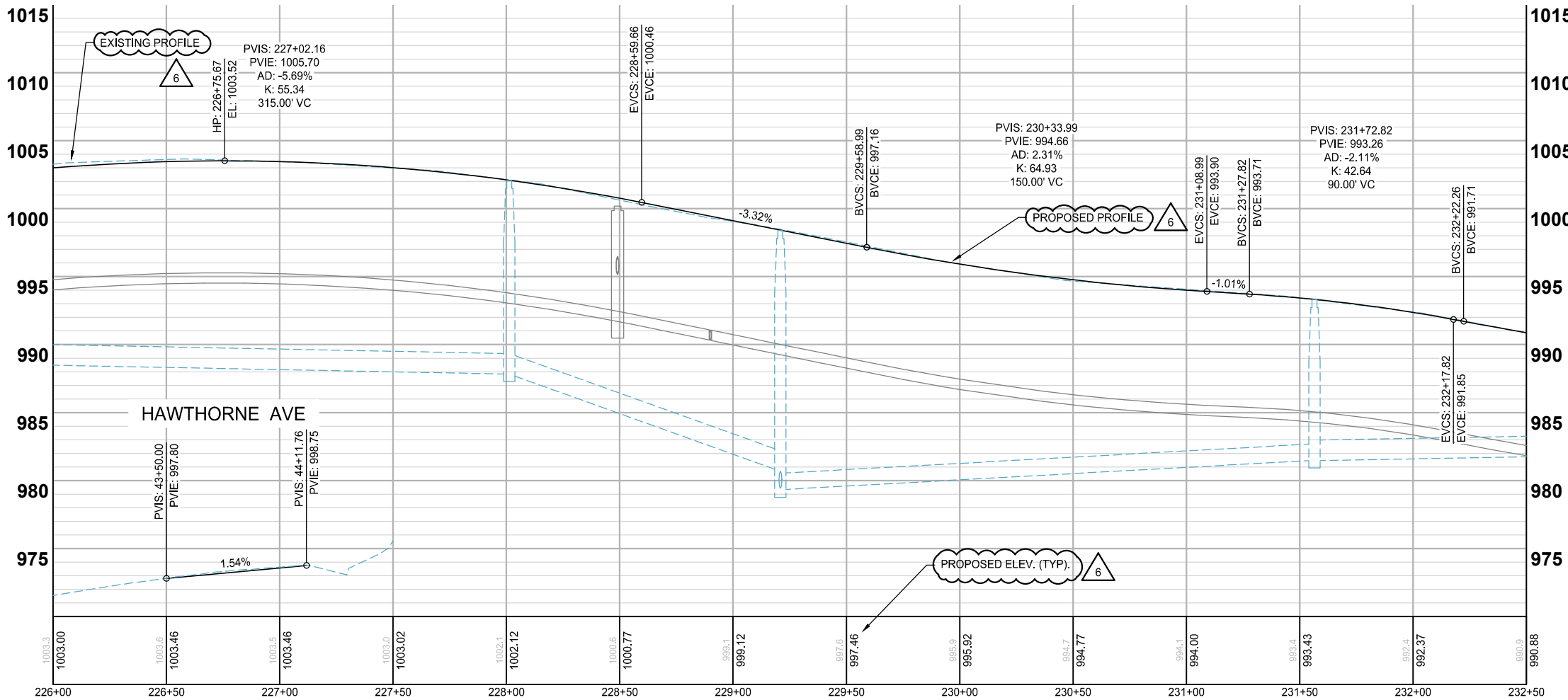
SCALE: AS SHOWN
DESIGN BY: PJM
PLAN BY: DEH
CHECK BY: PTH

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

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

STREET CONSTRUCTION



- NOTES:
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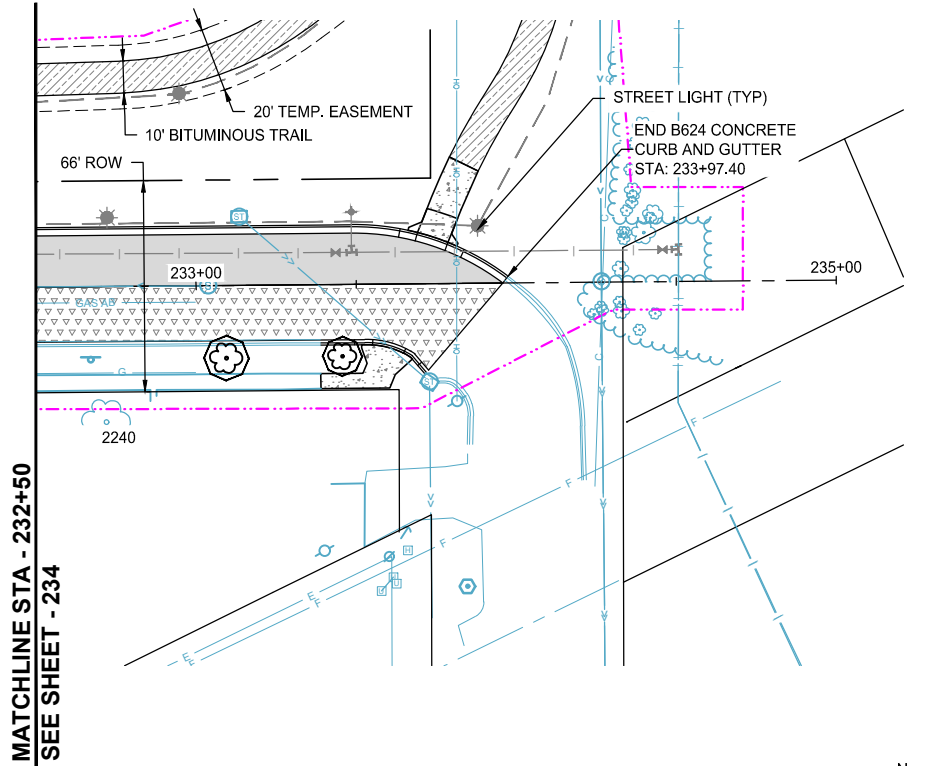
LEGEND	
	PROPOSED CURB AND GUTTER
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	PROPOSED CONCRETE (EDGE)
	PROPOSED GRAVEL (EDGE)
	CONSTRUCTION LIMITS
	EXISTING STORM SEWER PIPE
	EXISTING STORM STRUCTURE
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	PROPOSED BITUMINOUS ROAD
	PROPOSED MILL AND OVERLAY
	PROPOSED BITUMINOUS TRAIL
	PROPOSED CONCRETE WALK/DRIVEWAY
	PROPOSED TRUNCATED DOMES
	PROPOSED BOARDWALK

INFRASTRUCTURE PLANS FOR: THE HEIGHTS SAINT PAUL, MINNESOTA

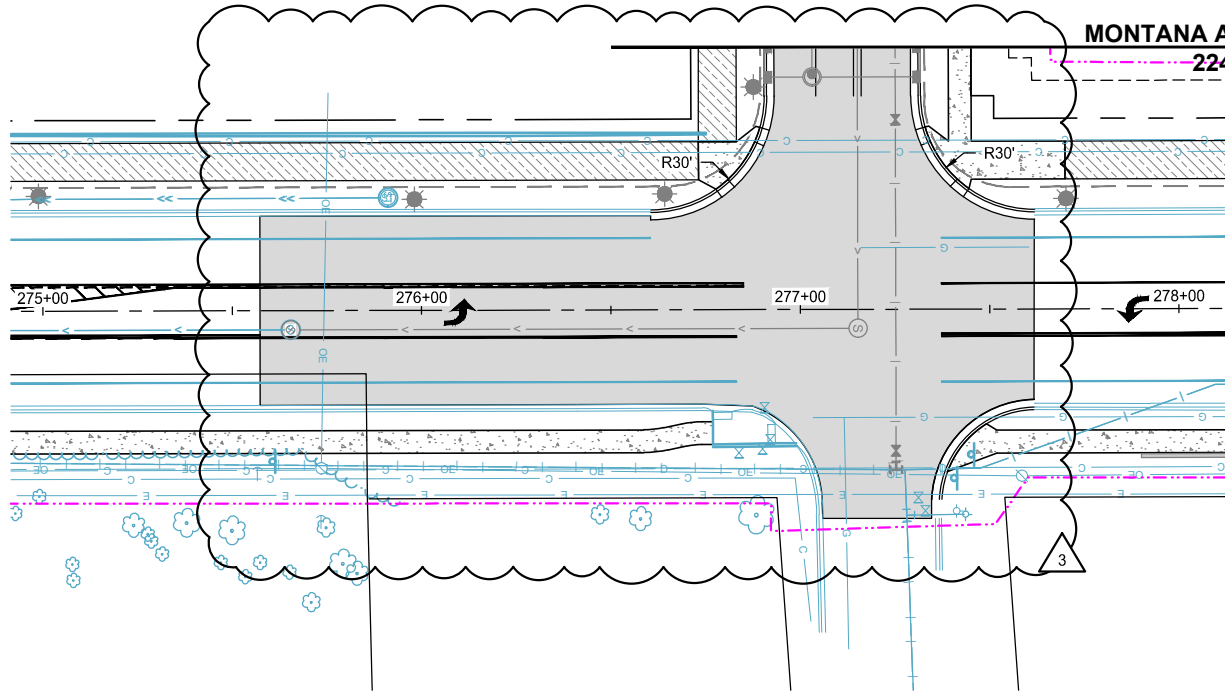
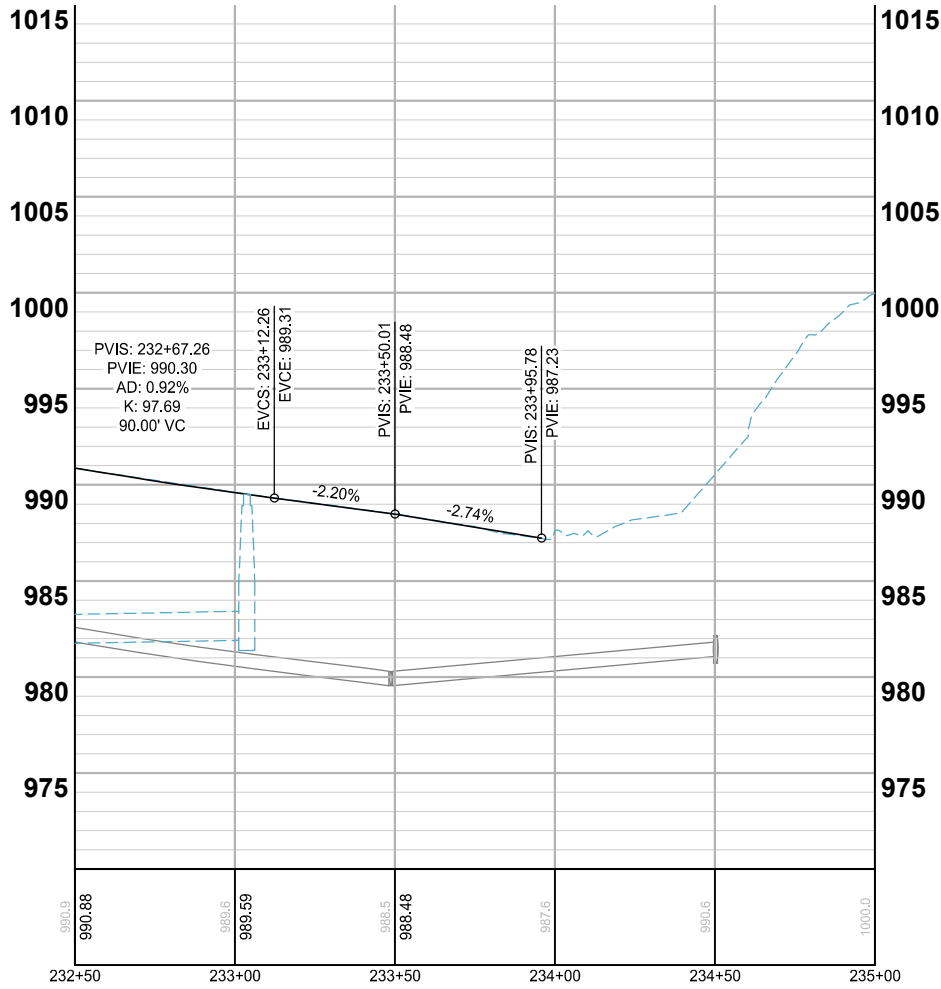
Saint Paul
Port Authority
400 Wabasha Street North
Suite 240
St Paul, Minnesota 55102
Phone 612-224-5686

WSB PROJECT NO.
013987-000

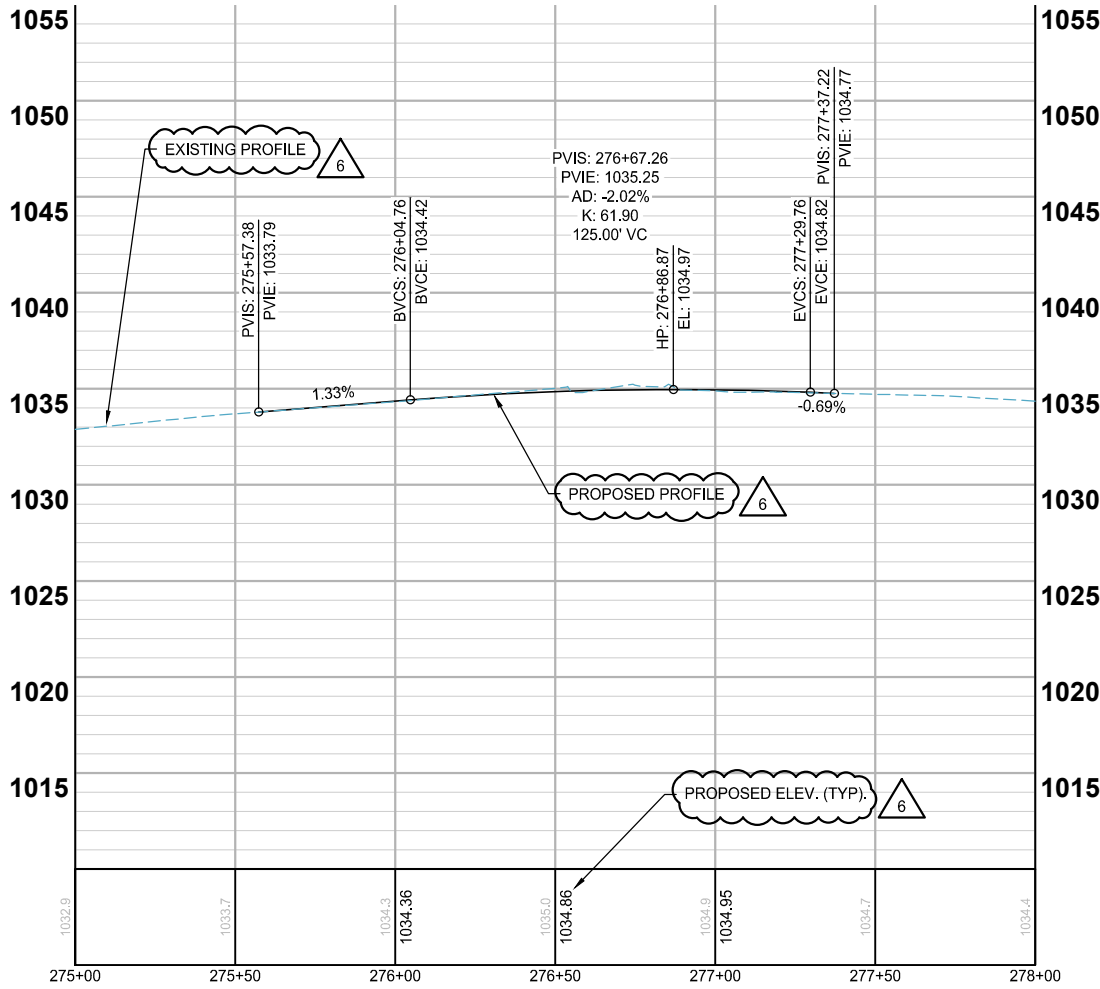
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IVY AVENUE EAST



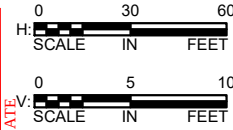
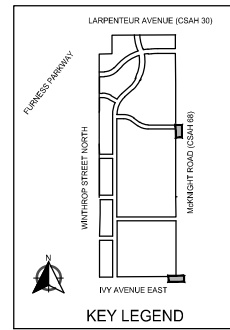
MCKNIGHT ROAD (CSAH 68)



- NOTES:
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LEGEND

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- PROPOSED TRUNCATED DOMES
- PROPOSED BOARDWALK



DATE: 10-8-2025

ASHLEIGH K. ROSA
LICENSE #: 59517

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

REVISIONS

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

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

STREET 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