

Exhibit A

Ordinance Permit 20250030501



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 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 duly Licensed Professional Engineer under the laws of the State of Minnesota.

United Village- Spruce Tree Storm Sewer- Ordinance Permit No. 20250030501

Project Description

	19264	06/10/2026
(Signature and License No.)		Date

Loucks, Inc.

Organization (Print)

**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

Signature

Title_____
Date_____
Printed Name

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:

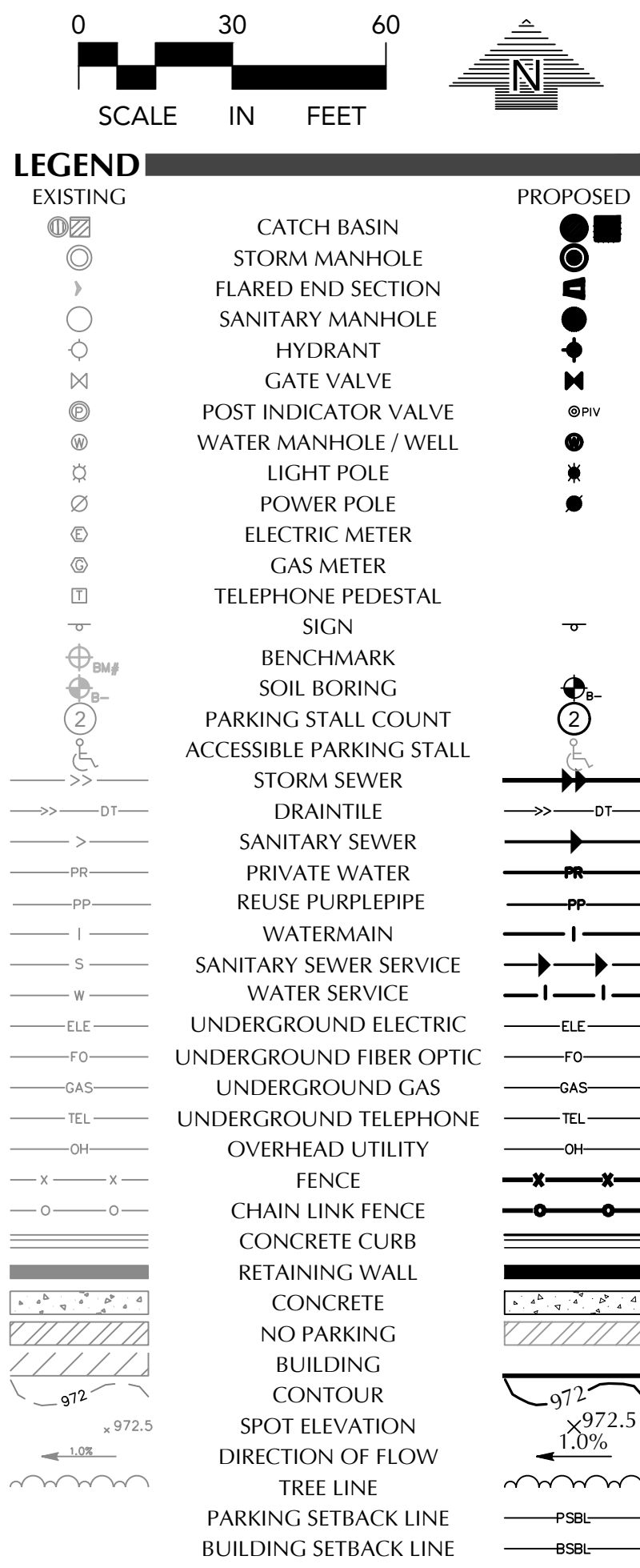
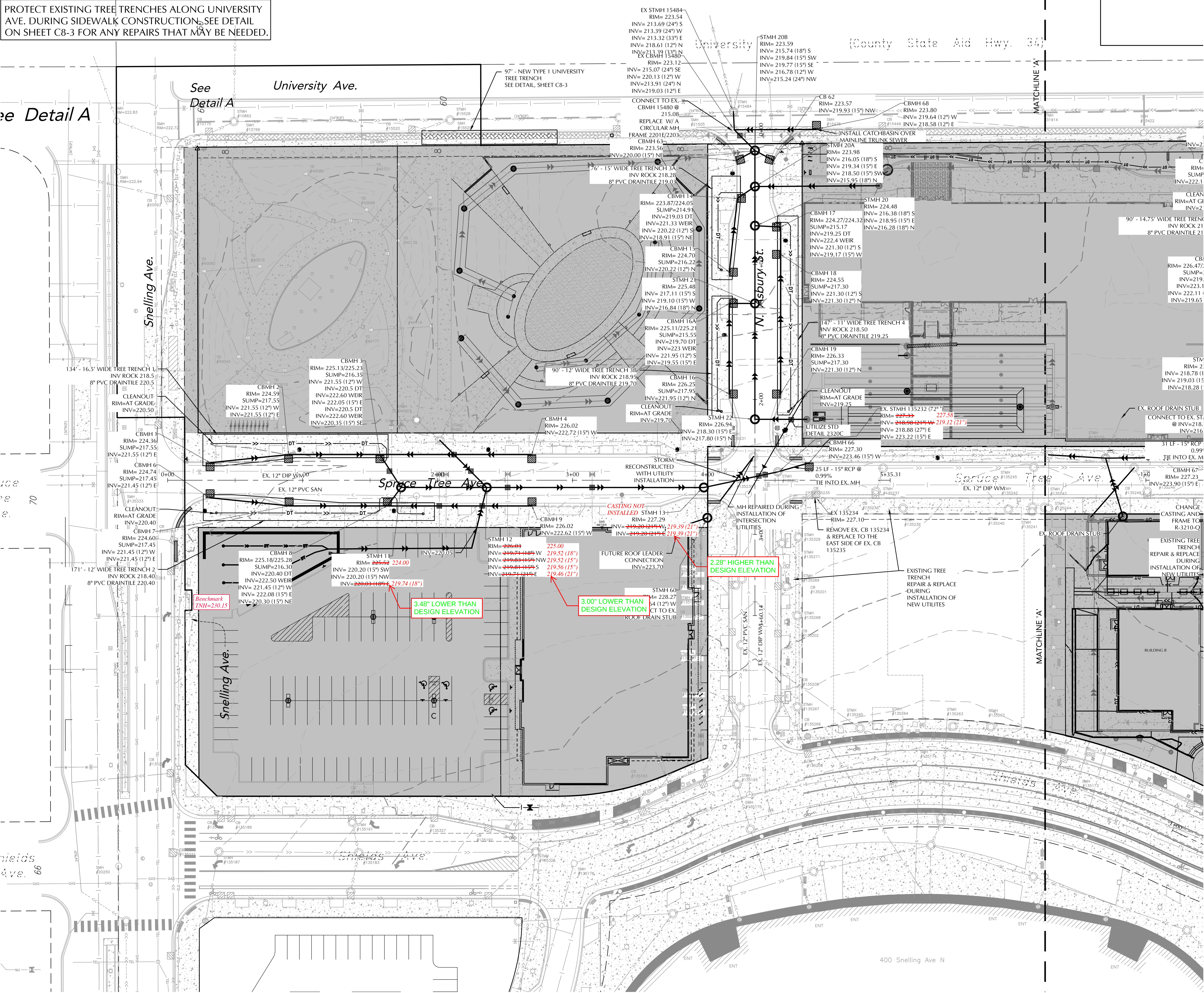
- ☒ Corrective (punch list) work completed;
- ☒ Original reproducible CAD and PDF as-built plans, signed by the Engineer of Record, provided to Public Works; Submittal of final copies of Metropolitan Council Environmental Services and MN Pollution Control Agency Permits (Sewer Extension, SAC Determination, 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;
- ☒ 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;
- ☒ 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;
- NA ☐ 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;
- ☒ 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 _____

PROTECT EXISTING TREE TRENCHES ALONG UNIVERSITY AVE. DURING SIDEWALK CONSTRUCTION. SEE DETAIL ON SHEET C8-3 FOR ANY REPAIRS THAT MAY BE NEEDED.



UNITED VILLAGE OVERALL

ST. PAUL, MINNESOTA

SNELLING-MIDWAY REDEVELOPMENT, LLC

4050 OLSON MEMORIAL HWY 295
MINNEAPOLIS, MN 55422

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.louckscinc.com

CADD QUALIFICATION	
CADD files prepared by the Consultant for this project are prepared by the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made in the field of the project and shall be made in accordance with the Consultant's approval and shall be made in the field of the project and shall be made in accordance with the Consultant from any & all responsibilities, claims, and liabilities.	
SUBMITTAL/REVISIONS	
04-01-25	Watermain Revisions
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11-18-25	RFI #7
12-19-25	City Submittal
02-05-26	City Submittal
03-25-26	City Submittal
04-14-26	ASI 1

PROFESSIONAL SIGNATURE	
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.	
License No.	19624
Date	03-25-26
QUALITY CONTROL	
Locks Project No.	160285
Project Lead	JAS
Drawn By	TRG
Checked By	JDK
Review Date	03-25-26
SHEET INDEX	
SEE C0-1 COVER SHEET	

PIPE MATERIALS			
UTILITY TYPE	MATERIAL	SIZE	REFERENCE
STORM SEWER	PERFORATED PVC SDR 26	12" DIAMETER	SEE PROJECT SPECIFICATIONS
STORM SEWER	PERFORATE PVC DRAIN TILE	8" DIAMETER	SEE PROJECT SPECIFICATIONS
PUBLIC STORM SEWER	RCP	15"-36" DIAMETER	SEE PROJECT SPECIFICATIONS
WATERMAIN	DIP CL 52 ZINC COATED	8" DIAMETER	SEE PROJECT SPECIFICATIONS
PUBLIC SANITARY SEWER	DIP CL 53 ZINC COATED	4-6" DIAMETER	SEE PROJECT SPECIFICATIONS
PUBLIC SANITARY SEWER	PVC C900	8" DIAMETER	SEE PROJECT SPECIFICATIONS

CITY OF ST. PAUL NOTES

1. SEE SHEET C1-1 EXISTING CONDITIONS FOR CITY OF ST. PAUL NOTES.

CALL BEFORE YOU DIG!

Gopher State One Call

TRUNK AREA: 863-454-3002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 661-454-3002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

- RECORD PLAN NOTES**
- APPURTENANCES AND LINES SHOWN HEREON ARE PER PLAN.
 - THE FIELD WORK WAS COMPLETED ON 04/30/26, BY LOUCKS.
 - SITE BENCHMARK: TOP NUT OF HYDRANT LOCATED ON EAST SIDE OF SNELLING AVE. APPROX. 340 FT SOUTH OF UNIVERSITY AVE. W. AS SHOWN HEREON. ELEVATION = 228.28 (CITY OF ST. PAUL DATUM)

RECORD UTILITY PLAN

RIM=230.12
INV=226.46

Denotes Record Elevations

I hereby certify that this survey, plan 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.

Jeffrey A. Shopak - PE
Locks Project No. 160285

License No. 19624
Date 05/01/26
Drawn By SFM

PROJECT CONTRACTORS	
UTILITY CONTRACTOR	MEYER CONTRACTING, INC 11000 93RD AVE N MAPLE GROVE, MN 55369 (763) 391-5959

RECORD PLAN

ONLY STRUCTURES MARKED IN RED

**UTILITY PLAN
STORM SEWER
NORTHWEST
C4-1A**

Printed: 05/01/2026, 12:11 PM W:\2016\160285\CADD\DATA\LOUCKS\RECORD DRAWING SETS\DWG\Sheet File\A-C4-2 - UTILITY PLAN - SAN & WM - Spruce Tree West



CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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CITY OF ST. PAUL NOTES

- SEE SHEET C1-1 EXISTING CONDITIONS FOR CITY OF ST. PAUL NOTES.

PIPE MATERIALS

UTILITY TYPE	MATERIAL	SIZE	REFERENCE
STORM SEWER	PVC SCH 40	12" TO 16" DIAMETER	SEE PROJECT SPECIFICATIONS
STORM SEWER	PERFORATED PVC DRAIN TILE	8" DIAMETER	SEE PROJECT SPECIFICATIONS
PUBLIC STORM SEWER	RCP	15"-18" DIAMETER	SEE PROJECT SPECIFICATIONS
WATERMAIN	DIP CL 52 ZINC COATED	8" DIAMETER	SEE PROJECT SPECIFICATIONS
WATERMAIN	DIP CL 53 ZINC COATED	4-6" DIAMETER	SEE PROJECT SPECIFICATIONS
PUBLIC SANITARY SEWER	PVC C900	8" DIAMETER	SEE PROJECT SPECIFICATIONS
SANITARY SEWER	PVC SCH 40	6" DIAMETER	SEE PROJECT SPECIFICATIONS

RECORD PLAN NOTES

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TOP NUT OF HYDRANT LOCATED ON EAST SIDE OF SNELLING AVE. APPROX. 340 FT SOUTH OF UNIVERSITY AVE. W, AS SHOWN HEREON.
ELEVATION = 228.28 (CITY OF ST. PAUL DATUM)

PROJECT CONTRACTORS

UTILITY CONTRACTOR	MEYER CONTRACTING, INC. 11000 93RD AVE N MAPLE GROVE, MN 55369 (763) 391-5959
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RECORD UTILITY PLAN

RIM=230.12
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I hereby certify that this survey, plan 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.

Jeffrey A. Shopak - PE License No. 19628 Date 05/01/26
Loucks Project No. 160285 Drawn By SPW

SPRUCE TREE AVENUE

A-A
STA:2+70.00

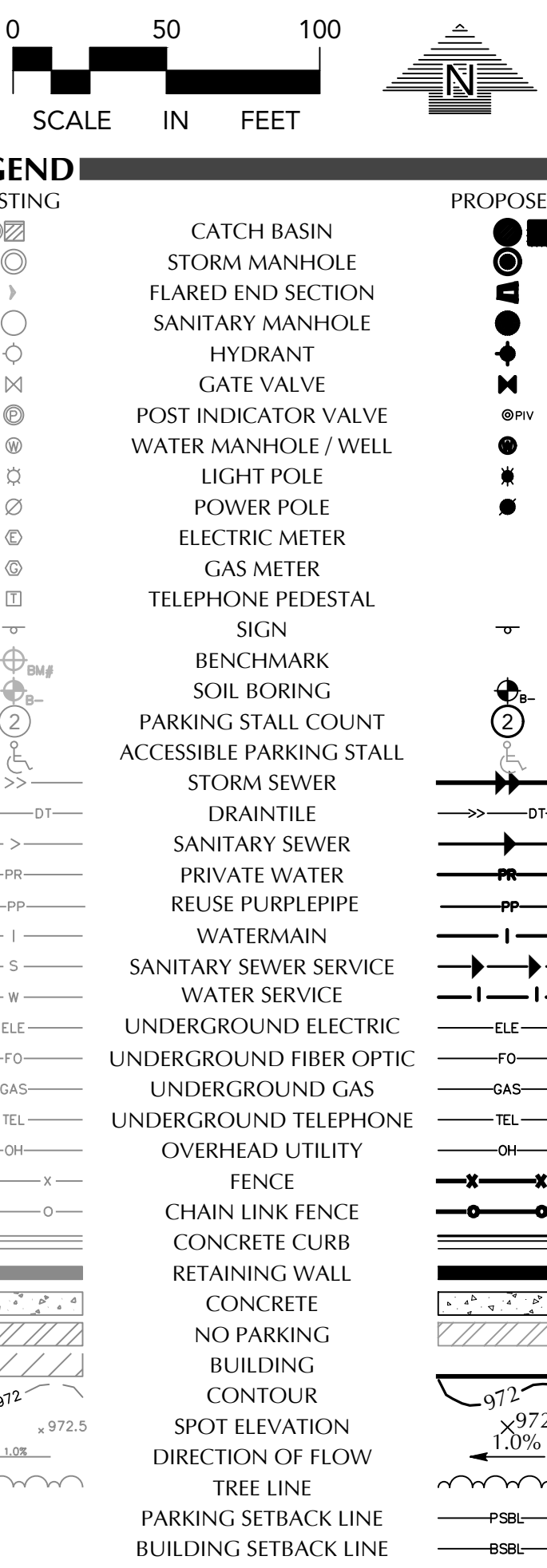
PROTECT EXISTING TREE TRENCHES ALONG UNIVERSITY AVE. DURING SIDEWALK CONSTRUCTION. SEE DETAIL ON SHEET C8-3 FOR ANY REPAIRS THAT MAY BE NEEDED.

SPRWS NOTES

- THE FOLLOWING WORK IN THE RIGHT-OF-WAY SHALL BE PERFORMED BY SPRWS ON AN ACTUAL COST BASIS:
(1) CONNECTION TO THE PUBLIC MAIN FOR ANY INSTALLATION THAT IS OF A PUBLIC MAIN LARGER THAN 12" OR OF MATERIAL NOT MADE OF IRON.
(2) INSPECTION OF CONTRACTOR INSTALLED MAINS AND SERVICES.
(3) CONSTRUCTION OF TEMPORARY SERVICES IF NECESSARY. AN ESTIMATE WILL BE PROVIDED FOR THIS WORK AND PAYMENT IN THE AMOUNT OF THE ESTIMATE MUST BE RECEIVED BEFORE THE WORK CAN BE SCHEDULED. ALL OTHER WORK, INCLUDING EXCAVATION, RESTORATION, CUT OFFS, AND PREWORK TO BE PERFORMED BY THE CONTRACTOR.
- WATER SERVICES TO BE INSTALLED ACCORDING TO SPRWS STANDARDS FOR THE INSTALLATION OF WATER MAINS.
(3) A FOUR-SIDED TRENCH BOX IS REQUIRED ON ALL EXCAVATIONS DEEPER THAN 5 FEET WHERE UNDERGROUND WORK OR INSPECTION IS TO BE PERFORMED BY SPRWS. FOR ALL WET TAPS TO BE PERFORMED BY SPRWS, A MINIMUM TRENCH BOX SIZE OF 8 FEET HIGH X 8 FEET WIDE X 10 FEET LONG IS REQUIRED. LADDERS ARE REQUIRED AND MUST EXTEND 3 FEET ABOVE THE SURFACE OF THE TRENCH. SIDEWALKS, PAVEMENTS, DUCTS AND APPURTENANT STRUCTURES SHALL NOT BE UNDERMINED UNLESS A SUPPORT SYSTEM OR ANOTHER METHOD OF PROTECTION IS PROVIDED. TRENCHES IN EXCESS OF 20 FEET IN DEPTH MUST BE SIGNED OFF BY A REGISTERED PROFESSIONAL ENGINEER. EXCAVATED MATERIAL MUST BE KEPT A MINIMUM OF 2 FEET FROM THE EDGE OF THE TRENCH.
- SERVICE CONNECTIONS SHALL BE INSTALLED WITH 8 FEET OF COVER AS PER THE ESTABLISHED GRADE FROM THE MAIN TO THE PROPERTY LINE OR, IF APPLICABLE, TO THE UTILITY EASEMENT LINE WHEN SOLID ROCK CONDITIONS ARE ENCOUNTERED. WATER SERVICES MAY BE INSTALLED WITH 6.5 FEET OF COVER. AT THIS DEPTH THE NEED FOR INSULATION WILL BE DETERMINED BY SPRWS INSPECTORS.
- ALL PIPE 2" AND SMALLER MUST BE TYPE K COPPER. PIPE MATERIAL FOR 6" AND 4" DUCTILE IRON PIPE MUST BE CLASS 53. THE EXTERIOR OF DUCTILE IRON PIPE SHALL BE COATED WITH A LAYER OF ARC-SPRAYED ZINC PER ISO 8179. THE INTERIOR CEMENT MORTAR LINING SHALL BE APPLIED WITHOUT ASPHALT SEAL COAT. PIPE MUST BE WRAPPED IN V-880 POLYWRAP ENCASMENT AND SHALL BE INSTALLED UTILIZING MODIFIED METHOD A AS RECOMMENDED BY DIPRA. ENCASMENT SHALL BE TAPED AT EACH JOINT AND AROUND THE MIDDLE OF THE PIPE.
- MAINTAIN 3 FEET VERTICAL SEPARATION BETWEEN WATER AND SEWER PIPES OR 18-INCH SEPARATION INCLUDING 4-INCH HIGH DENSITY INSULATION PER SPRWS STANDARD PLATE D-10 FOR TYPICAL WATER MAIN OFFSETS.
- REFER TO SPRWS STANDARDS FOR THE INSTALLATION OF WATER MAINS STANDARD PLATE D-11 FOR RESTRAINED PIPE REQUIREMENT.
- ALL WATER SERVICE VALVE BOXES WITHIN CONSTRUCTION AREA MUST BE EXPOSED AND BROUGHT TO GRADE UPON COMPLETION OF CONSTRUCTION.
- ALL PIPE WORK INSIDE OF PROPERTY TO BE PERFORMED BY A PLUMBER LICENSED BY THE STATE OF MINNESOTA AND CERTIFIED BY THE CITY OF SAINT PAUL. SPRWS REQUIRES SEPARATE OUTSIDE AND INSIDE PLUMBING PERMITS FOR EACH NEW WATER SERVICE.
- SERVICES THAT ARE TO BECOME UNUSED UPON COMPLETION OF THE NEW SERVICE CONNECTION MUST BE CUT OFF BY THE CONTRACTOR AT THE MAIN PRIOR TO THE TURN ON OF THE NEW SERVICES. EXCAVATION AND RESTORATION BY CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL EXCAVATION AND OBSTRUCTION PERMITS REQUIRED BY ANY GOVERNING AUTHORITY.
- CONTRACTOR MUST MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO SAINT PAUL REGIONAL WATER SERVICES ENGINEERING DEPARTMENT UPON COMPLETION OF WORK VIA EMAIL AT: WATER-PLUMBINGPERMIT@CITYOFSANPAUL.MN.US
- NOTIFY JAMES YAPP AT 651-266-6825 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION AND/OR TESTING.

GENERAL UTILITY NOTES

- ALL STORM SEWER, SANITARY SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED BY THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICES INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
- ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATERMAIN AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED. PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
- ALL STORM SEWER DOWNSPOUT COLLECTION PIPES AND WYES SHALL BE PVC (SCHEDULE 40).
- CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SANITARY & STORM STRUCTURES AND UNDERGROUND SYSTEMS FOR ENGINEER'S REVIEW.
- CONTRACTOR TO VERIFY UNDERLYING SOILS BENEATH ALL STORMWATER FACILITIES, AND PROVIDE DOCUMENTATION TO THE ENGINEER PRIOR TO CONSTRUCTION OF THE FACILITIES.
- ALL PORTIONS OF THE SANITARY & STORM SEWER SYSTEMS, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4714.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. HYDRANT USE: CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ST. PAUL REGIONAL WATER SERVICES WHEN THEY NEED TO USE A HYDRANT; ONLY PRE-AUTHORIZED HYDRANTS WILL BE USED. HYDRANTS TO BE OPERATED ONLY WITH PROPER EQUIPMENT SUCH AS A HYDRANT NUT WRENCH, NOT A PIPE WRENCH. HYDRANT METER IS AVAILABLE FROM ST. PAUL REGIONAL WATER SERVICES. ANY TRUCK, ETC. FILLED FROM A HYDRANT MUST BE METERED. MUST HAVE PHYSICAL BREAK OR BACK-FLOW PREVENTER APPROVED BY ST. PAUL REGIONAL WATER SERVICES. ALSO APPLIES TO SUBCONTRACTORS.
- OPERATING VALVES FOR TURNING WATER MAIN ON/OFF: ST. PAUL REGIONAL WATER SERVICES WILL OPERATE ALL VALVES AND FILL ALL WATER MAINS. GIVE AT LEAST 24 HOURS NOTICE TO HAVE WATER MAIN SHUT OFF AND SHALL NOTIFY IN WRITING. ALL AFFECTED CONTRACTORS MUST BE NOTIFIED 24 HOURS IN ADVANCE BEFORE SHUT OFF; ATTACH TO DOOR, ETC., NOT IN MAILBOXES.
- TEMPORARY SERVICE: THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE IF SERVICE CANNOT BE RESTORED SAME DAY. IF USING HYDRANT FOR TEMPORARY SERVICE, NOTIFY ST. PAUL REGIONAL WATER SERVICES AND USE ONLY PRE-APPROVED HYDRANT AND SUPPLIED HYDRO METER WITH BACK FLOW. THE CONTRACTOR'S TEMPORARY MAIN SHALL BE DISINFECTED, FLUSHED AND BACTERIOLOGICAL ANALYSIS SHOWN NEGATIVE PRIOR TO PUTTING THE TEMPORARY SYSTEM IN SERVICE. THE TEMPORARY WATER SYSTEM SHALL BE IN PLACE PRIOR TO ST. PAUL REGIONAL WATER SERVICES SHUTTING OFF ANY WATER MAINS.
- REFER TO GEOTECHNICAL EVALUATION REPORT AS PREPARED BY BRAUN INTERTEC, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
A. REUSE OF ON-SITE SOILS
B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
C. SITE GRADING AND SUBGRADE PREPARATION.
D. PAVEMENTS AND EXTERIOR SLABS.
E. TRENCH EXCAVATION AND BACKFILL.
F. EXTERIOR UTILITY SUPPORTS.
G. FROST PROTECTION.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED UTILITIES RECOMMENDED PRIOR TO BACKFILLING PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
- ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.
- WATER MAINS AND SERVICES TO BE INSTALLED ACCORDING TO SPRWS STANDARD FOR THE INSTALLATION OF WATER MAINS.
- A FOUR-SIDED TRENCH BOX IS REQUIRED ON ALL EXCAVATIONS DEEPER THAN 5 FEET WHERE UNDERGROUND WORK OR INSPECTION IS TO BE PERFORMED BY SPRWS. FOR ALL WET TAPS TO BE PERFORMED BY SPRWS, A MINIMUM TRENCH BOX SIZE OF 8 FEET HIGH X 8 FEET WIDE X 10 FEET LONG IS REQUIRED. LADDERS ARE REQUIRED AND MUST EXTEND 3 FEET ABOVE THE SURFACE OF THE TRENCH. SIDEWALKS, PAVEMENTS, DUCTS AND APPURTENANT STRUCTURES SHALL NOT BE UNDERMINED UNLESS A SUPPORT SYSTEM OR ANOTHER METHOD OF PROTECTION IS PROVIDED. TRENCHES IN EXCESS OF 30 FEET IN DEPTH MUST BE SIGNED OFF BY A REGISTERED PROFESSIONAL ENGINEER. EXCAVATED MATERIAL MUST BE KEPT A MINIMUM OF 2 FEET FROM THE EDGE OF THE TRENCH.
- SERVICE CONNECTIONS SHALL BE INSTALLED WITH 8 FEET OF COVER AS PER THE ESTABLISHED GRADE FROM THE MAIN TO THE PROPERTY LINE OR, IF APPLICABLE, TO THE UTILITY EASEMENT LINE.
- ALL PIPE 2" AND SMALLER MUST BE TYPE K COPPER. PIPE MATERIAL FOR 8" DUCTILE IRON PIPE MUST BE CLASS 52, PIPE MATERIAL FOR 6" AND 4" DUCTILE IRON PIPE MUST BE CLASS 53. THE EXTERIOR OF DUCTILE IRON PIPE SHALL BE COATED WITH A LAYER OF ARC-SPRAYED ZINC PER ISO 8179. THE INTERIOR CEMENT MORTAR LINING SHALL BE APPLIED WITHOUT ASPHALT SEAL COAT. PIPE MUST BE WRAPPED IN V-880 POLYWRAP ENCASMENT AND SHALL BE INSTALLED UTILIZING MODIFIED METHOD A AS RECOMMENDED BY DIPRA. ENCASMENT SHALL BE TAPED AT EACH JOINT AND AROUND THE MIDDLE OF THE PIPE.
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04-14-26	AS1 1

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Jeffrey A. Shopak - PE License No. 19628 Date 05/01/26
Loucks Project No. 160285

QUALITY CONTROL

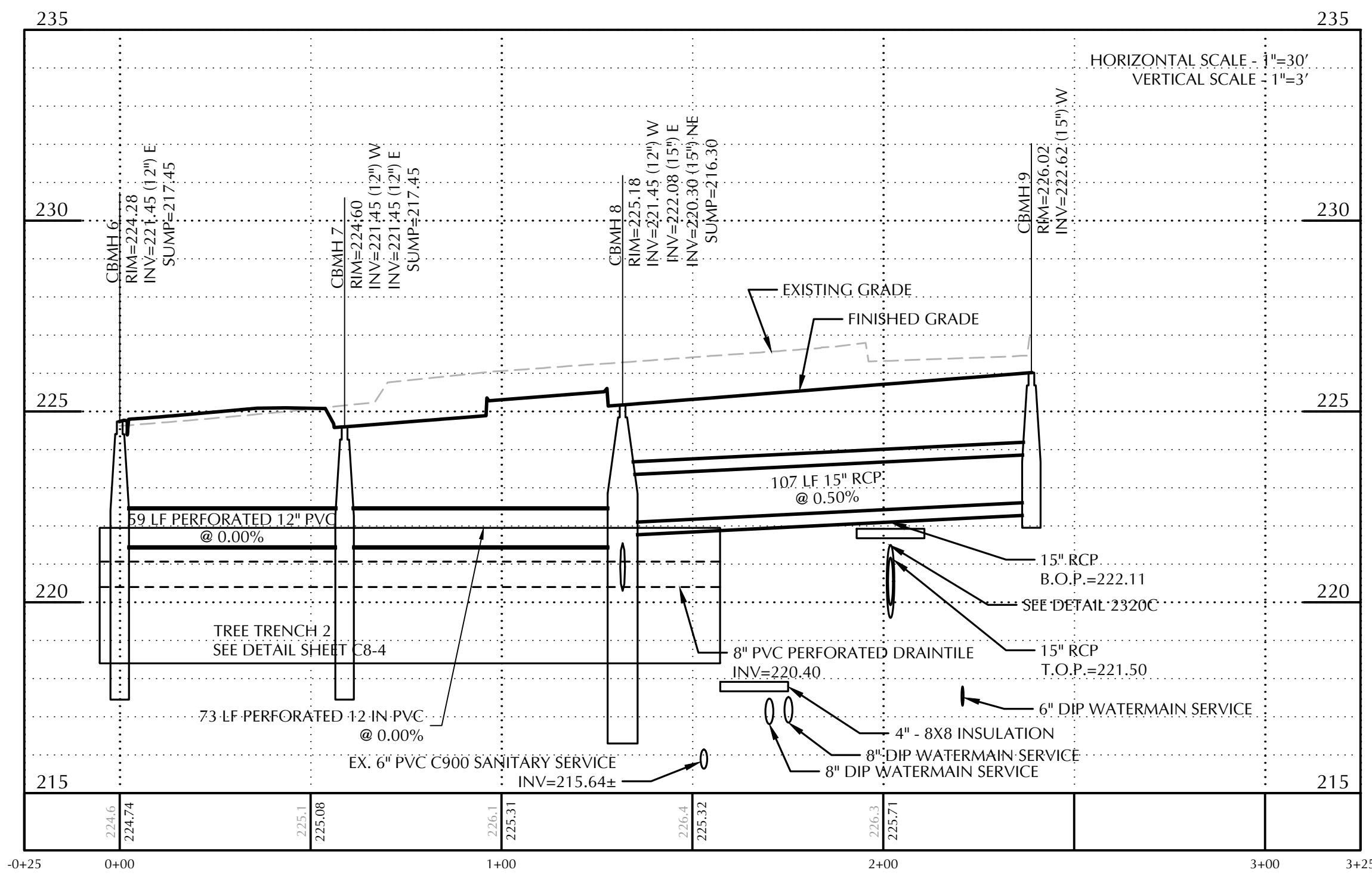
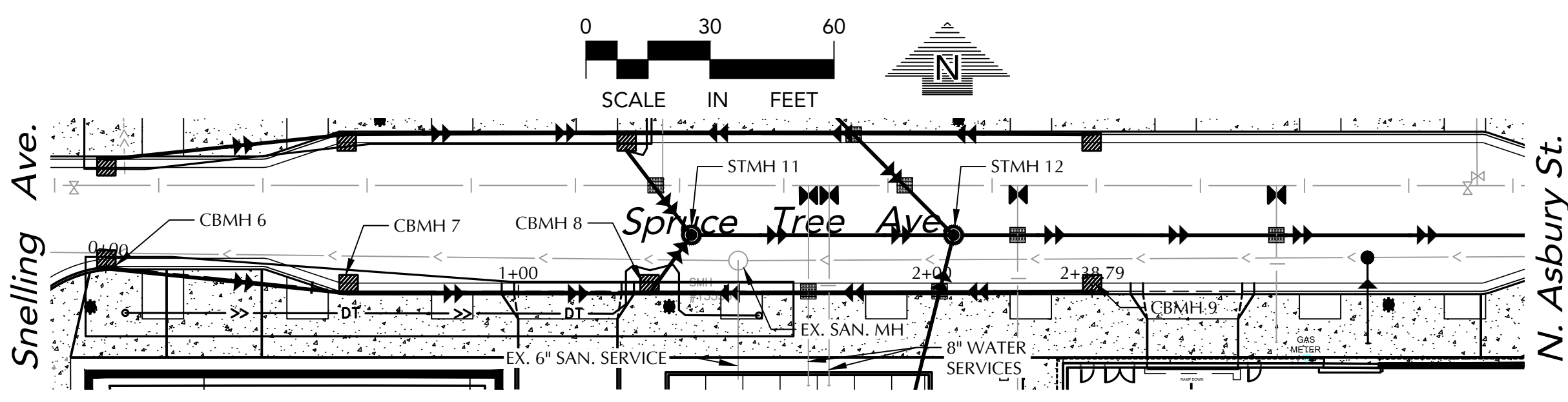
Loucks Project No.	160285
Project Lead	JAS
Drawn By	TRG
Checked By	JDK
Review Date	03-25-26

SHEET INDEX

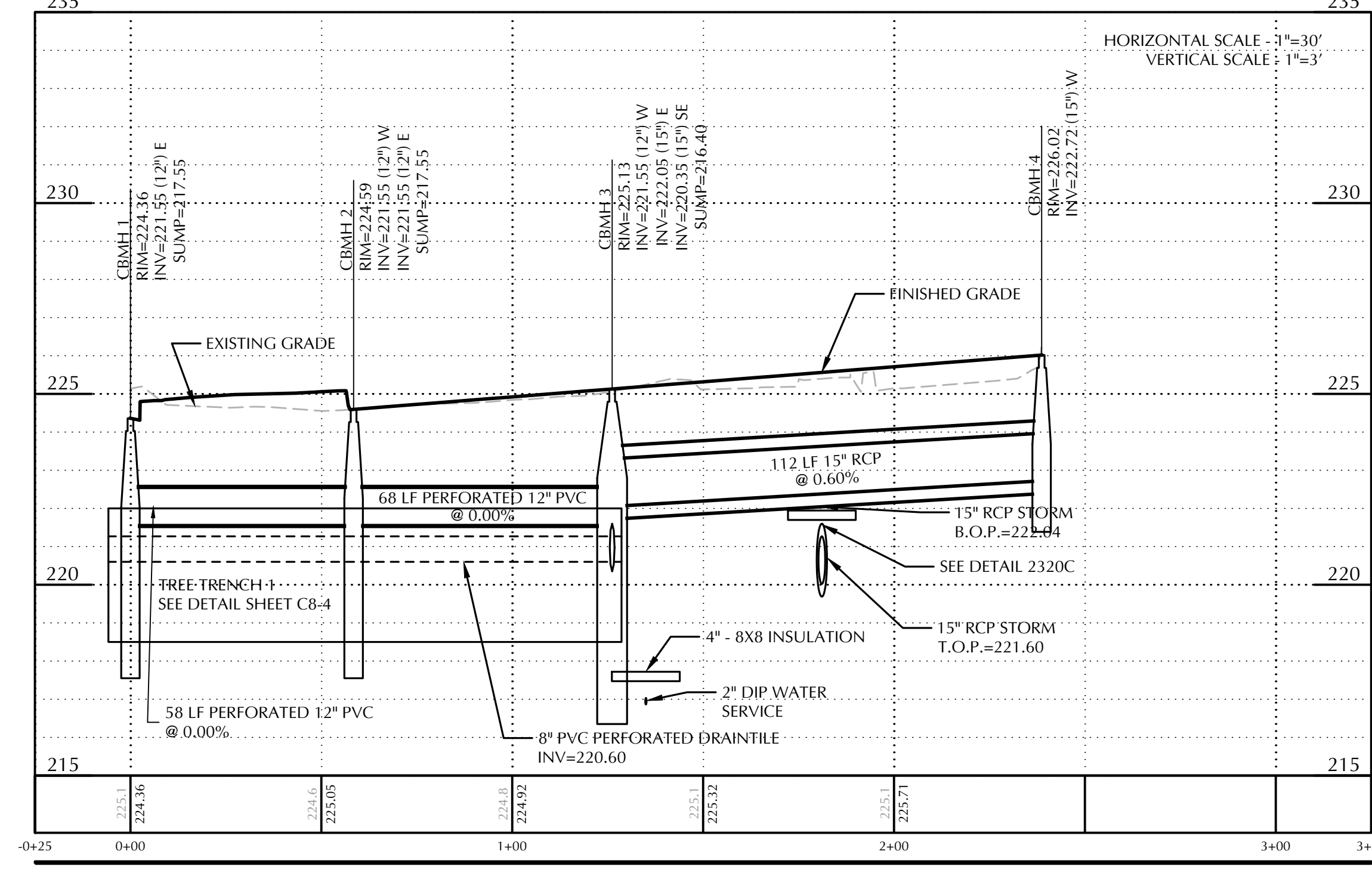
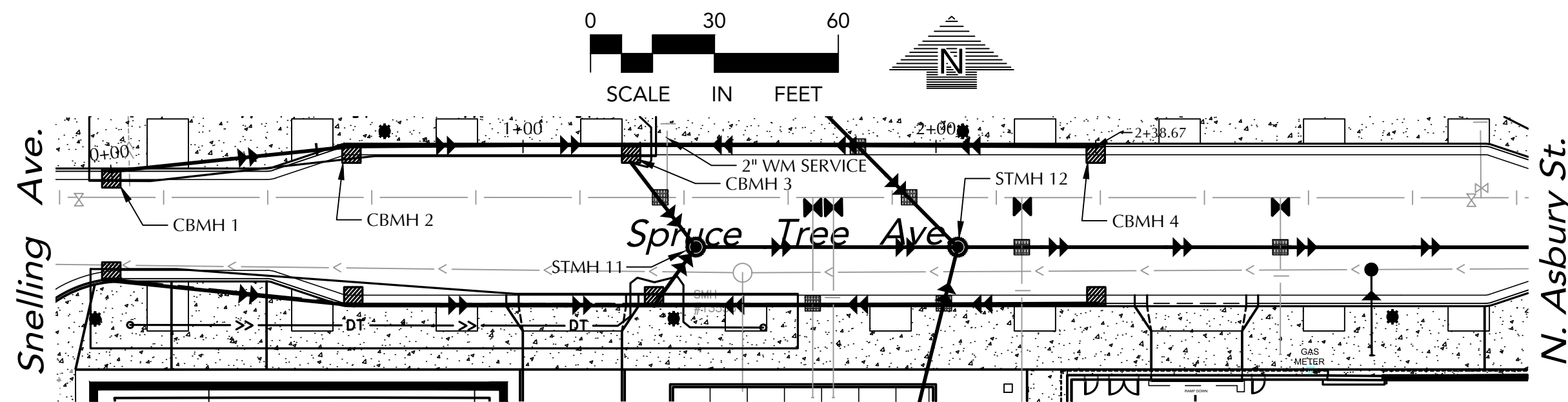
SEE C0-1 COVER SHEET

SANITARY & WATERMAIN UTILITY PLAN

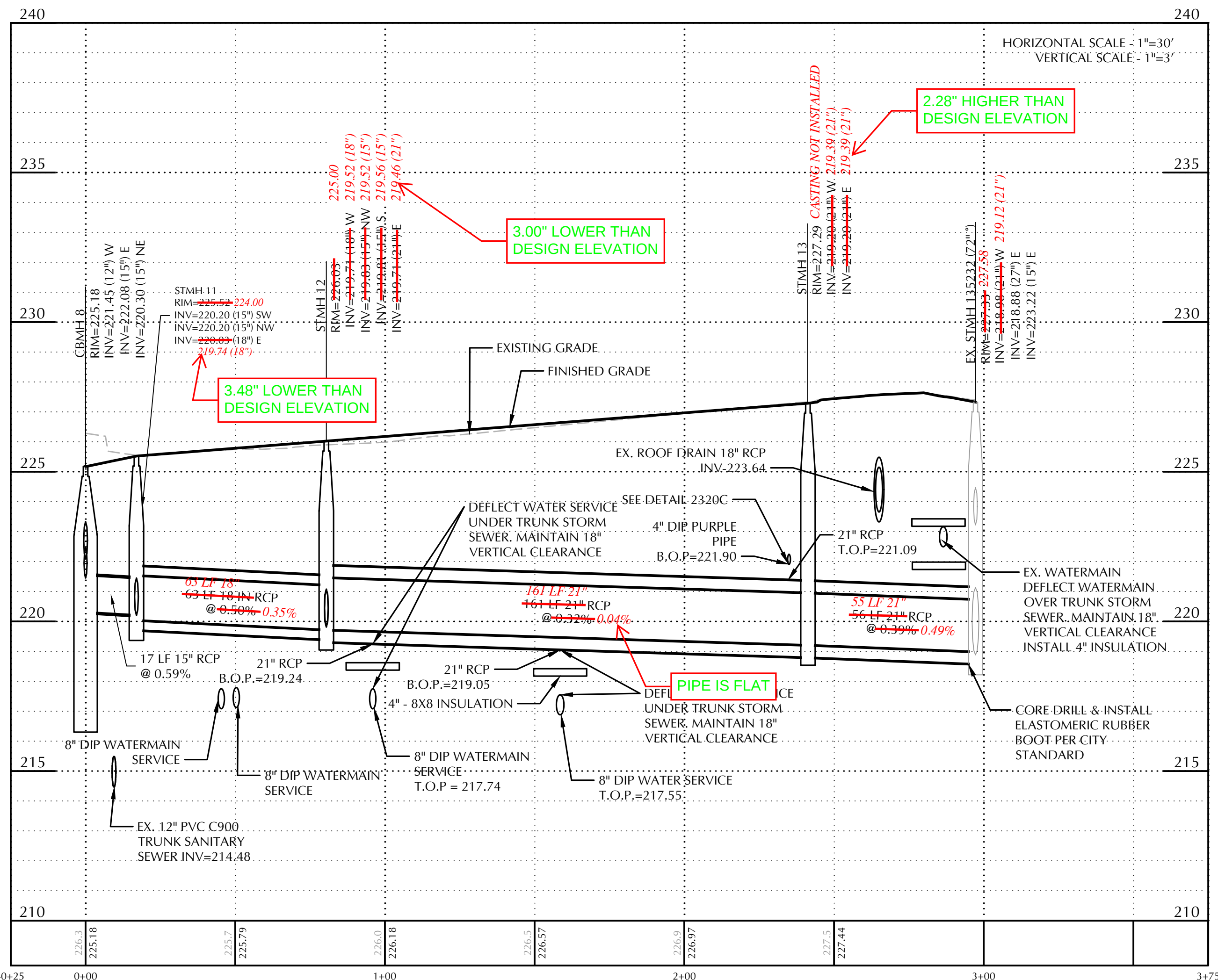
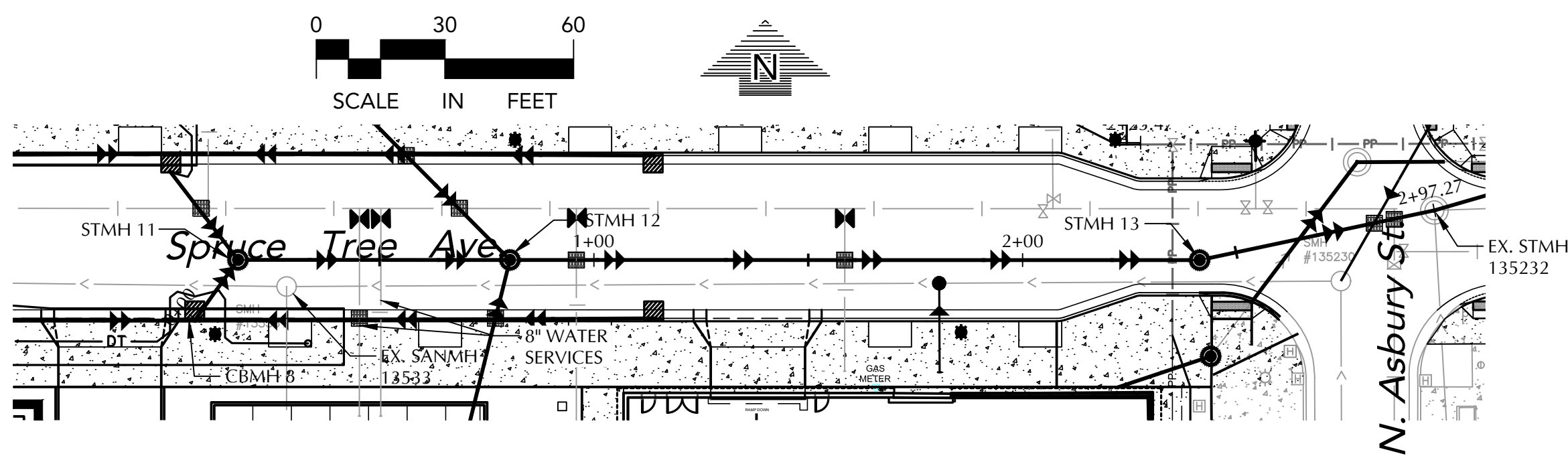
C4-2



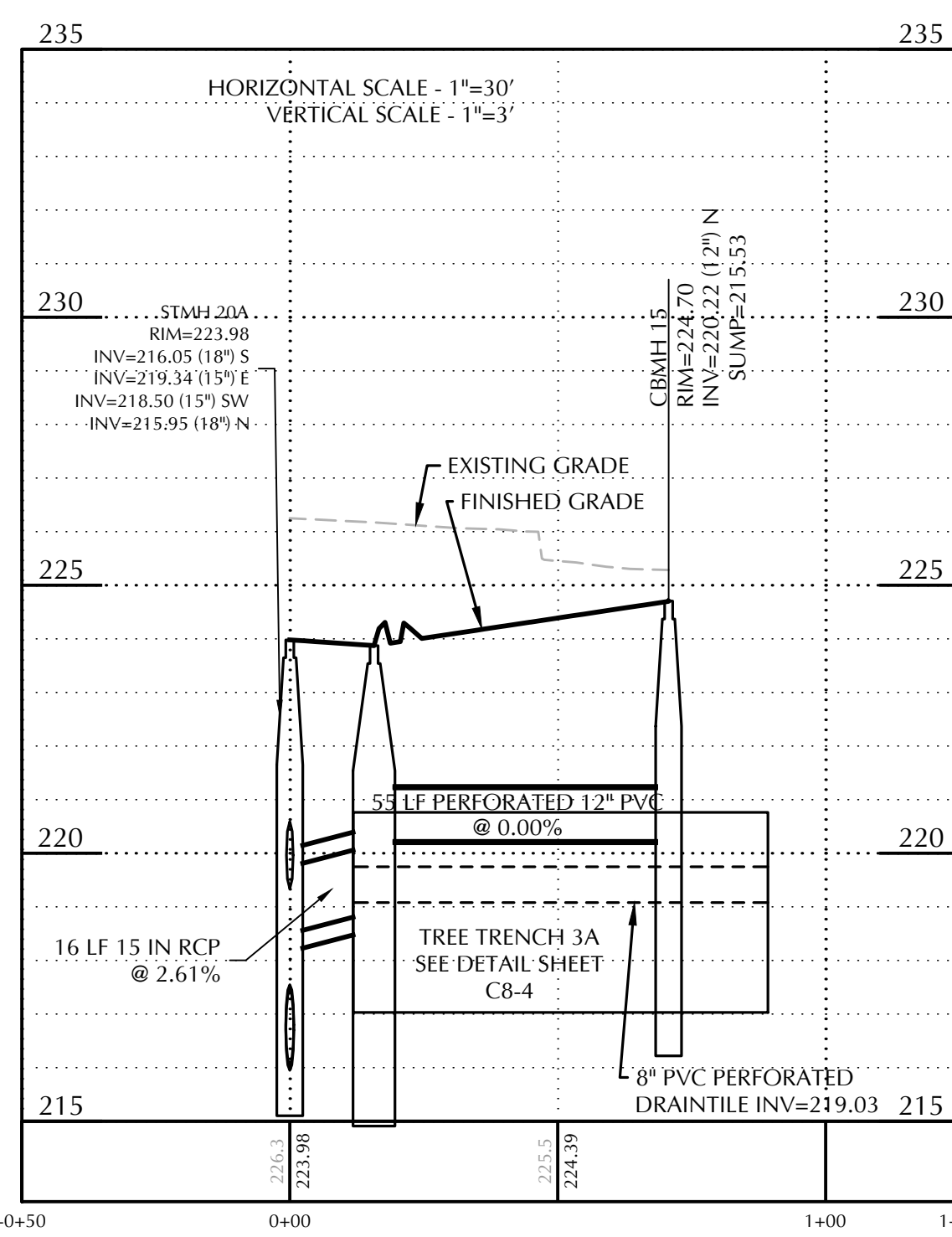
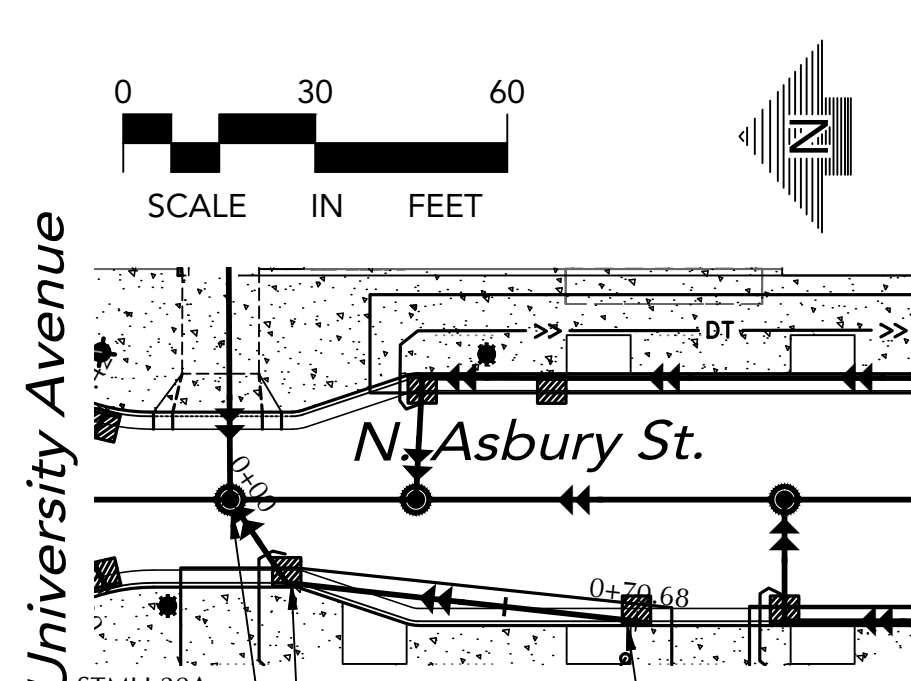
SPRUCE TREE AVE. STA. 0+00-3+50 SOUTH CURB



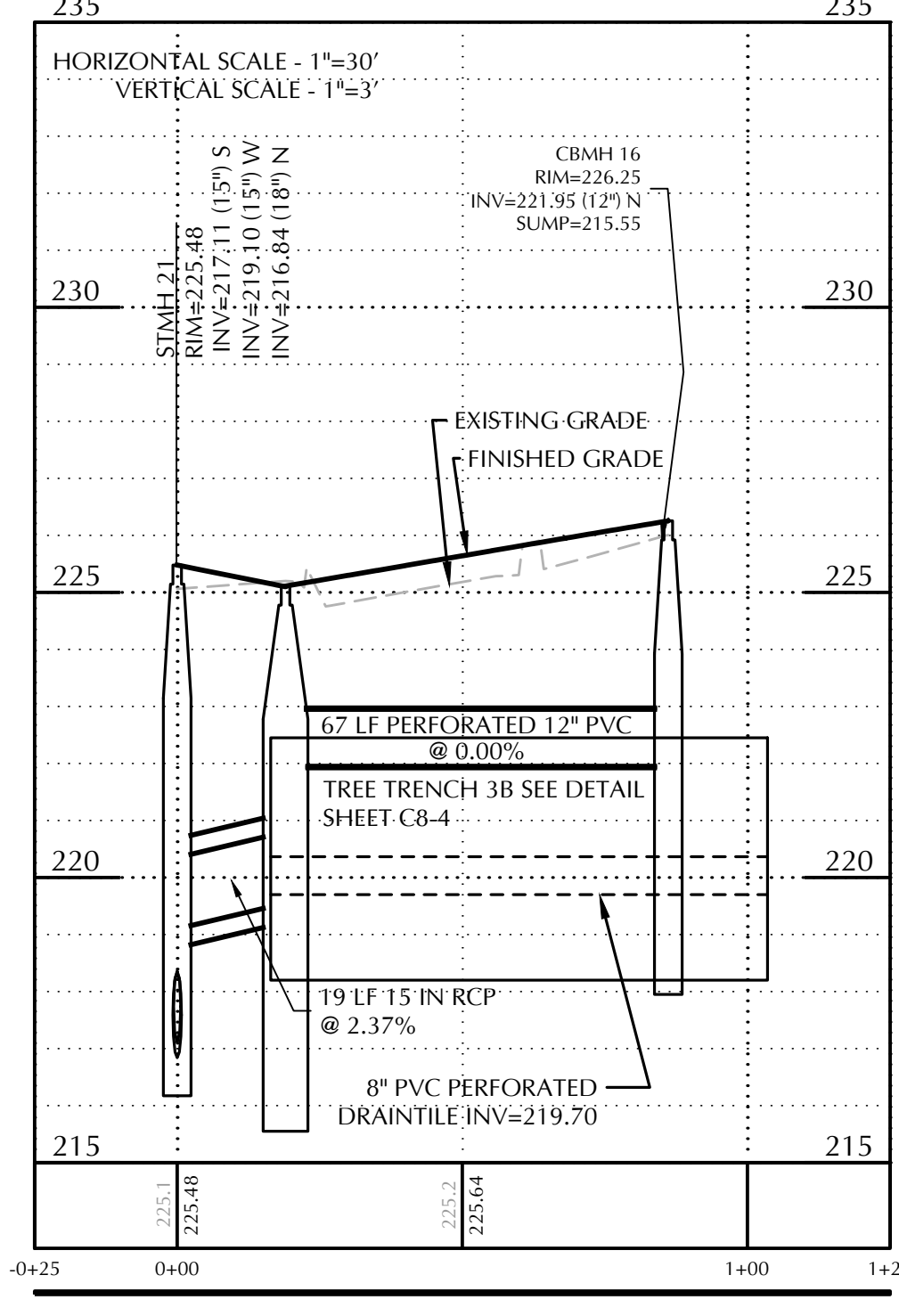
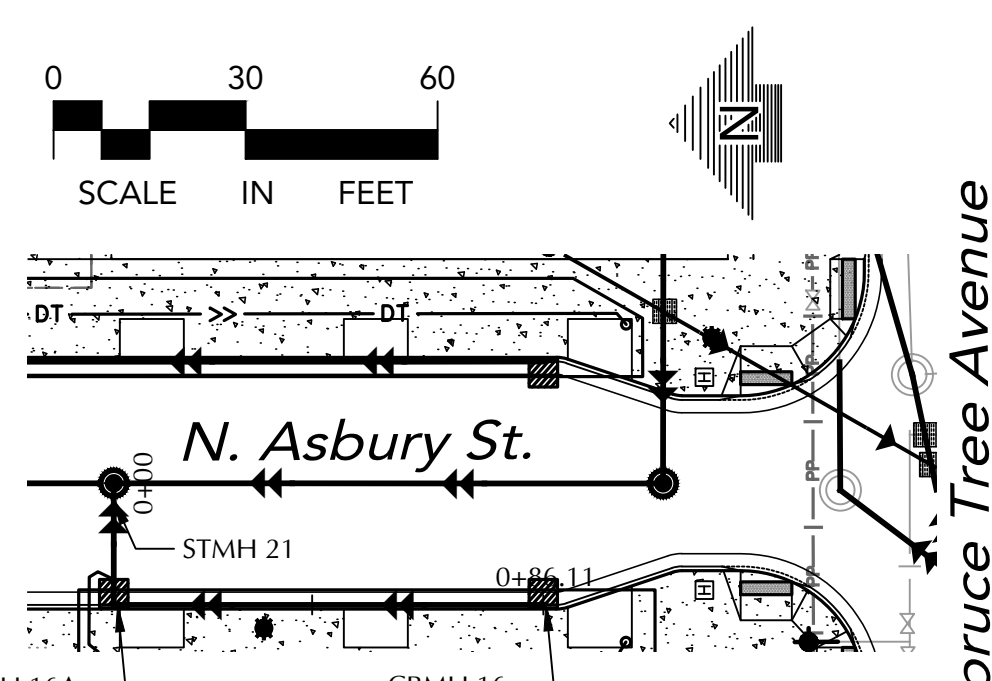
SPRUCE TREE AVE. STA. 0+00-3+50 NORTH CURB



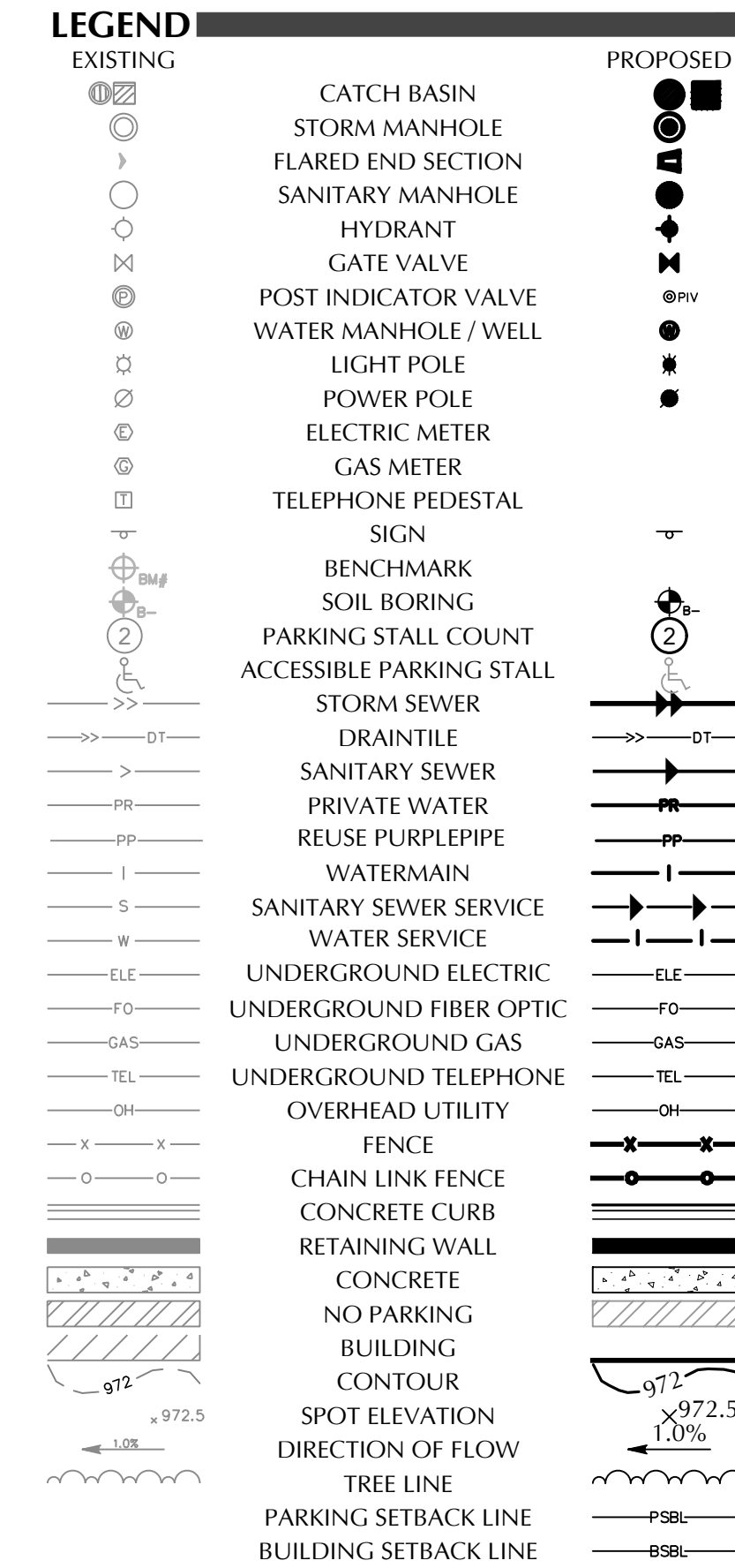
SPRUCE TREE AVE. TRUNK SEWER



NORTH ASBURY ST. NW CURB



NORTH ASBURY ST. SW CURB



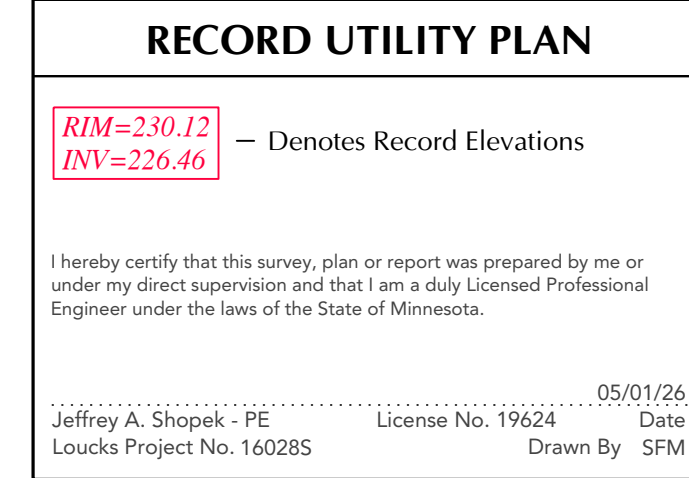
CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CITY OF ST. PAUL NOTES
1. SEE SHEET C1-1 EXISTING CONDITIONS FOR CITY OF ST. PAUL NOTES.
2. SEE SHEET C4-1 FOR UTILITY NOTES.

RECORD PLAN NOTES
1. APPURTENANCES AND LINES SHOWN HEREON ARE PER PLAN.
2. THE FIELD WORK WAS COMPLETED ON 04/30/26, BY LOUCKS.
3. SITE BENCHMARK:
TOP NUT OF HYDRANT LOCATED ON EAST SIDE OF SNELLING AVE, APPROX. 340 FT SOUTH OF UNIVERSITY AVE. W. ELEVATION = 228.28 (CITY OF ST. PAUL DATUM)



PROJECT CONTRACTORS
UTILITY CONTRACTOR: MEYER CONTRACTING, INC.
11000 93RD AVE N
MAPLE GROVE, MN 55369
(763) 391-5959

RECORD PLAN
ONLY STRUCTURES MARKED IN RED

UNITED VILLAGE OVERALL
ST. PAUL, MINNESOTA
SNELLING-MIDWAY REDEVELOPMENT, LLC
4050 OLSON MEMORIAL HWY 295
MINNEAPOLIS, MN 55422

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION	
CADD files prepared by the Consultant for this project are prepared by the Consultant professional services for use solely with respect to this project. These CADD files shall not be used for any other project, in whole or in part, or for reproduction of this project for others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made in the field of the project and shall be made in accordance with the Consultant's approval and shall be made in accordance with the Consultant from any & all responsibilities, claims, and liabilities.	
SUBMITTAL/REVISIONS	
04-01-25	Watermain Revisions
04-21-25	Construction Documents
05-02-25	Construction Documents
06-24-25	CRWD Submittal
08-07-25	Construction Documents
09-29-25	100% Submittal
11-05-25	100% Resubmittal
11-17-25	City Submittal
11-18-25	RFI #7
12-19-25	City Submittal
02-05-26	City Submittal
03-25-26	City Submittal
04-14-26	AS1.1

PROFESSIONAL SIGNATURE	
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.	
Jeffrey A. Shope - PE	19624
License No.	03-25-26
QUALITY CONTROL	
Loecks Project No.	160285
Project Lead	JAS
Drawn By	TRG
Checked By	JDK
Review Date	03-25-26
SHEET INDEX	
SEE C0-1 COVER SHEET	

STORM SEWER PLAN & PROFILES
C4-3

CITY OF ST. PAUL SANITARY STUB TIES

DATE: 06/26/26

CITY PROJECT NO:

AS-BUILT NO:

TIED BY: Loucks 16028.0S

STREET: SPRUCE TREE AVENUE

SHEET NO: 1 OF 1

HOUSE NO. OR INTERSECTING STREET:

NORTH ASBURY

TYPE: SANITARY STUB

SIZE: 6"

GPS COORDINATES: N: 159760.6244 / E: 556384.6913 VALVE OR STRUCTURE ID NO: SAN. MH 5

