

**Exhibit A**

Ordinance Permit 20220010215

## **Exhibit H**

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

#### **PUBLIC INFRASTRUCTURE CONVEYANCE**

#### **ORDINANCE PERMIT #20230010215**

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

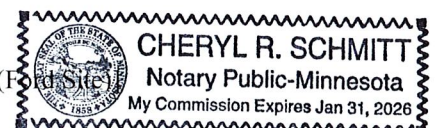
By: Ryan Companies US, Inc., a Minnesota corporation, its Sole Member

By: [Signature]  
Name: MAUREEN C. MICHALSKI  
Its VICE PRESIDENT

STATE OF Minnesota )  
 ) ss.  
COUNTY OF Hennepin )

The foregoing instrument was acknowledged before me this 27 day of October, 2023, by Maureen Michalski VP 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.

[Signature]  
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.

Concrete Sidewalks and Bituminous Bike Paths

Project Description

20230010215

Permit Number

*Dan Glenz*

44614

12/07/2023


(Signature and License No.)

Date

Kimley-Horn and Associates Inc.


Organization (Print)

1/2012

 <p><b>CITY OF ST PAUL</b>          Department of Public Works          25 West 4th Street          1500 City Hall Annex          Saint Paul, MN 55102</p>	<h1 style="margin: 0;">ORDINANCE PERMIT</h1>	<div style="border: 1px solid black; padding: 5px;"> <b>OFFICE USE ONLY</b>          Application No. _____          Application Date _____          SPR File # _____          Permit No. _____       </div>
<b>Type of Permit (select one only):</b> <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <input type="checkbox"/> Base Roadway  <input type="checkbox"/> Bridge  <input type="checkbox"/> Retaining Wall         </div> <div style="width: 30%;"> <input type="checkbox"/> Roadway Sidewalks  <input type="checkbox"/> Roadway Traffic  <input type="checkbox"/> Sanitary Drop Shaft         </div> <div style="width: 30%;"> <input type="checkbox"/> Sanitary Sewer Collection System  <input type="checkbox"/> Storm Sewer Collection System  <input type="checkbox"/> Storm Sewer Treatment System         </div> </div>		
<b>Phase:</b>	<b>Location</b> (Street On, From/To, and Adjacent Lots/Blocks):	
<b>Description of Work:</b> <i>[Include the description provided in the permit application and all subsequent amendments or revisions, which are hereby incorporated by reference.]</i>		
<b>Applicant Contact Person:</b>	<b>Contact Person Title:</b>	<b>Contact Person Telephone:</b>
<b>Bond Co.:</b>		<b>Bond Amount:</b>
<b>Bond No.:</b>		<b>Insurance Co.:</b>
<b>Insurance Certificate No.:</b>		<b>Permit Conditions:</b>

*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>		
 _____ 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;
- ☒ 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, drantile, 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;
- 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.

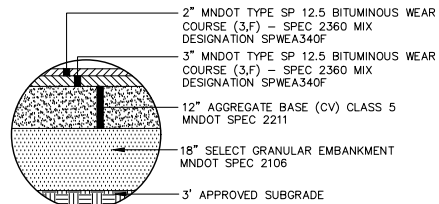
### RELEASE OF PERMIT:

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

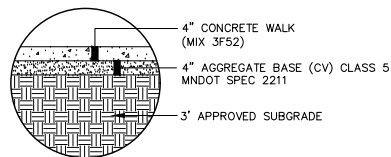
Release Authorized by \_\_\_\_\_ Title \_\_\_\_\_

Infrastructure Projection Exhibit

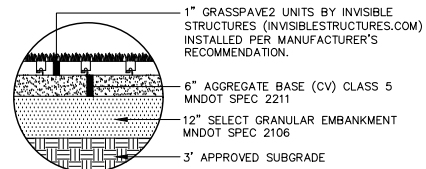




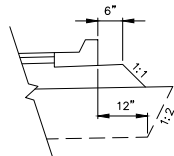
INSET A - PRIMARY ROAD



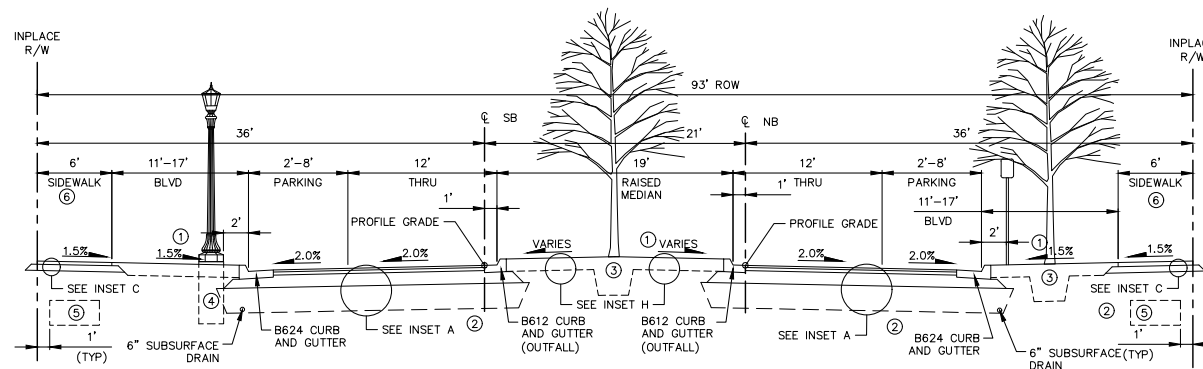
INSET C - 4" CONCRETE SIDEWALK



INSET H - REINFORCED TURF

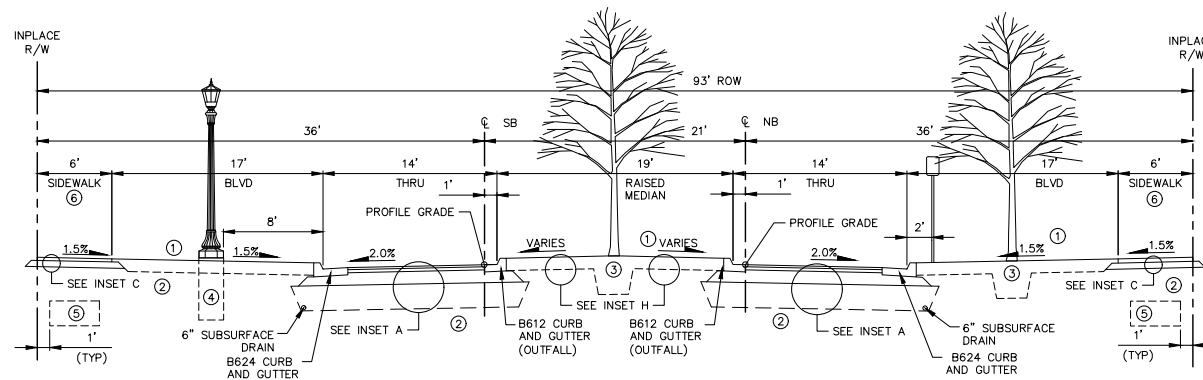


TYPICAL GRADING DETAIL AT CURBS



CRETIN AVENUE

MONTREAL AVENUE TO FORD PARKWAY  
NORTHBOUND (STA. 1+00 - STA. 3+44)  
NORTHBOUND (STA. 3+79 - STA. 5+40)



CRETIN AVENUE

MONTREAL AVENUE TO FORD PARKWAY  
NORTHBOUND (STA. 3+44 - STA. 3+79)

LEGEND

1. BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 8%.
2. EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
3. CENTER TREES IN BOULEVARD OR MEDIAN. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
4. LIGHT BASE DIMENSIONS OF 2' DIAMETER AND 5' DEEP PER CITY STANDARD PLATE B127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
5. PRIVATE UTILITY CORRIDOR.
6. 8' SIDEWALK NORTH OF VILLAGE WAY. 6' SIDEWALK SOUTH OF VILLAGE WAY.

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: RJC
				DRAWN BY: RJC
				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

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

**RYAN**

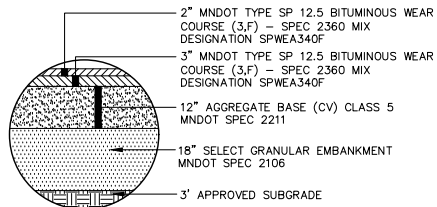


RYAN COMPANIES US, INC.  
FORD SITE REDEVELOPMENT  
CITY OF ST PAUL, MINNESOTA  
FINAL SITE PLAN

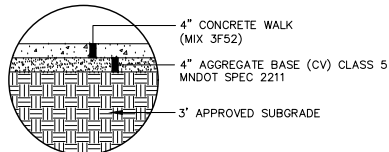
TYPICAL SECTIONS

SHEET NO.  
3

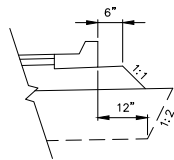
522



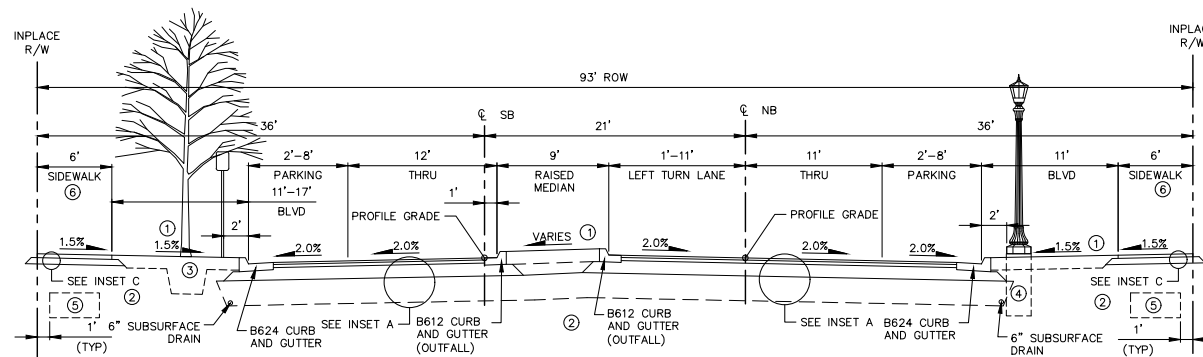
INSET A - PRIMARY ROAD



INSET C - 4" CONCRETE SIDEWALK



TYPICAL GRADING DETAIL AT CURBS



CRETIN AVENUE

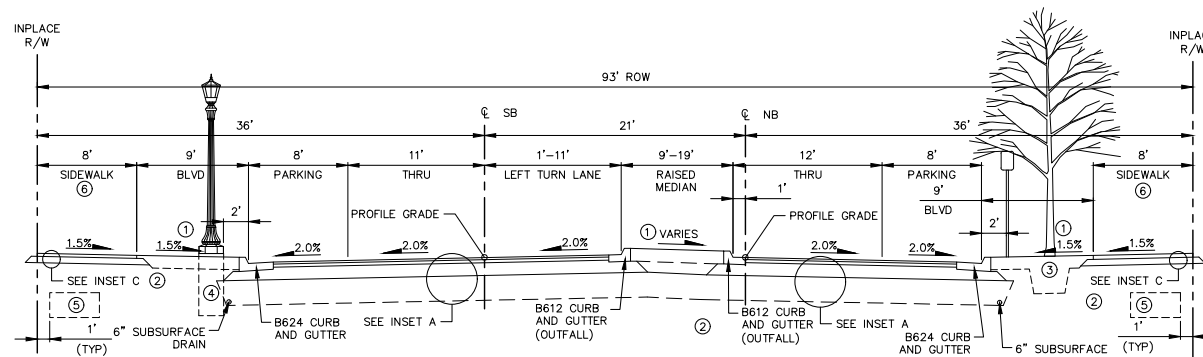
MONTREAL AVENUE TO FORD PARKWAY  
NORTHBOUND (STA. 5+40 - STA. 7+02)

LEGEND

- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 8%.
- ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- ③ CENTER TREES IN BOULEVARD OR MEDIAN. 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 CITY STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
- ⑤ PRIVATE UTILITY CORRIDOR.
- ⑥ 8' SIDEWALK NORTH OF VILLAGE WAY. 6' SIDEWALK SOUTH OF VILLAGE WAY.

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.



CRETIN AVENUE

MONTREAL AVENUE TO FORD PARKWAY  
NORTHBOUND (STA. 7+02 - STA. 8+71)  
NORTHBOUND (STA. 13+09 - STA. 14+92)  
NORTHBOUND (STA. 16+30 - STA. 17+68)

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

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

**RYAN**



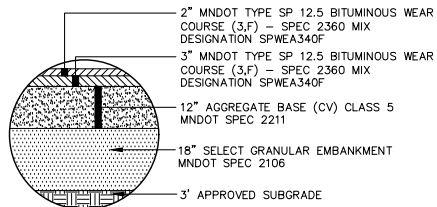
RYAN COMPANIES US, INC.  
FORD SITE REDEVELOPMENT  
CITY OF ST PAUL, MINNESOTA  
FINAL SITE PLAN

TYPICAL SECTIONS

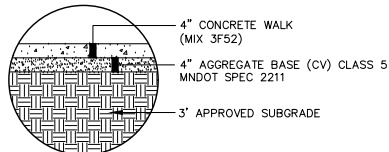
SHEET NO.

4

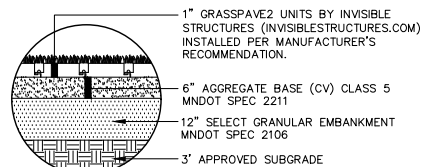
522



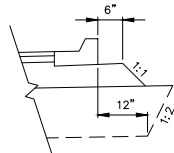
**INSET A - PRIMARY ROAD**



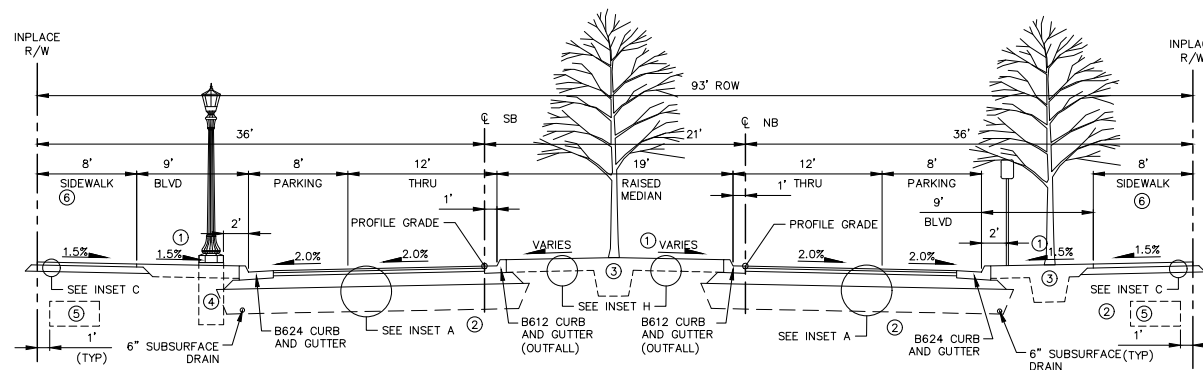
**INSET C - 4" CONCRETE SIDEWALK**



**INSET H - REINFORCED TURF**

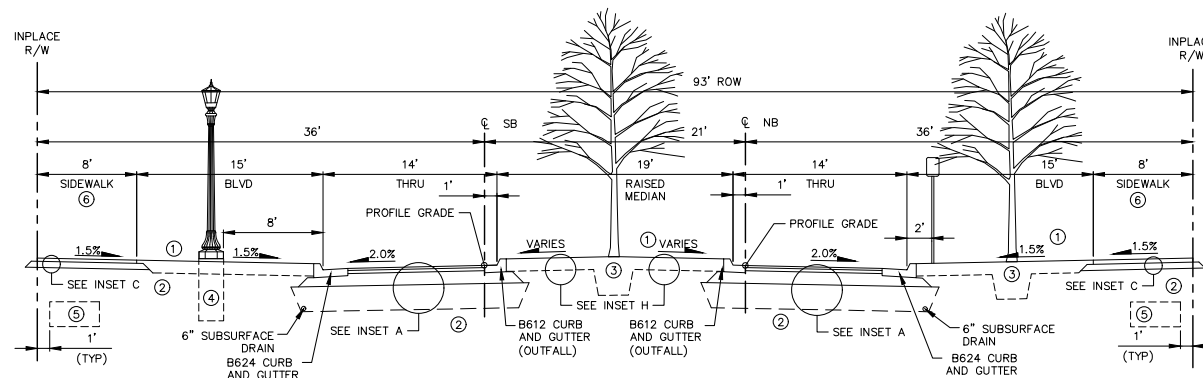


**TYPICAL GRADING DETAIL AT CURBS**



**CRETIN AVENUE**

MONTREAL AVENUE TO FORD PARKWAY  
NORTHBOUND (STA. 8+71 - STA. 9+87)  
NORTHBOUND (STA. 10+22 - STA. 11+40)



**CRETIN AVENUE**

MONTREAL AVENUE TO FORD PARKWAY  
NORTHBOUND (STA. 9+87 - STA. 10+22)

**LEGEND**

- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 8%.
- ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- ③ CENTER TREES IN BOULEVARD OR MEDIAN. 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 CITY STANDARD PLATE B127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
- ⑤ PRIVATE UTILITY CORRIDOR.
- ⑥ 8' SIDEWALK NORTH OF VILLAGE WAY. 6' SIDEWALK SOUTH OF VILLAGE WAY.

**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

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

**RYAN**



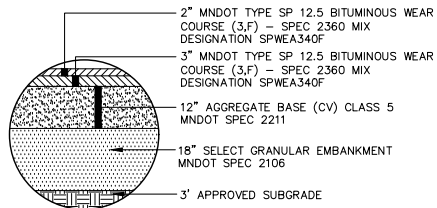
**RYAN COMPANIES US, INC.**  
FORD SITE REDEVELOPMENT  
CITY OF ST PAUL, MINNESOTA  
FINAL SITE PLAN

TYPICAL SECTIONS

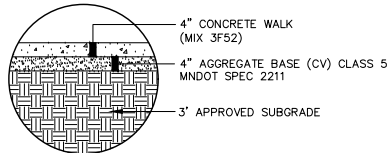
SHEET NO.

5

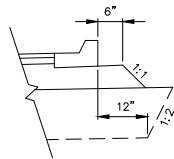
522



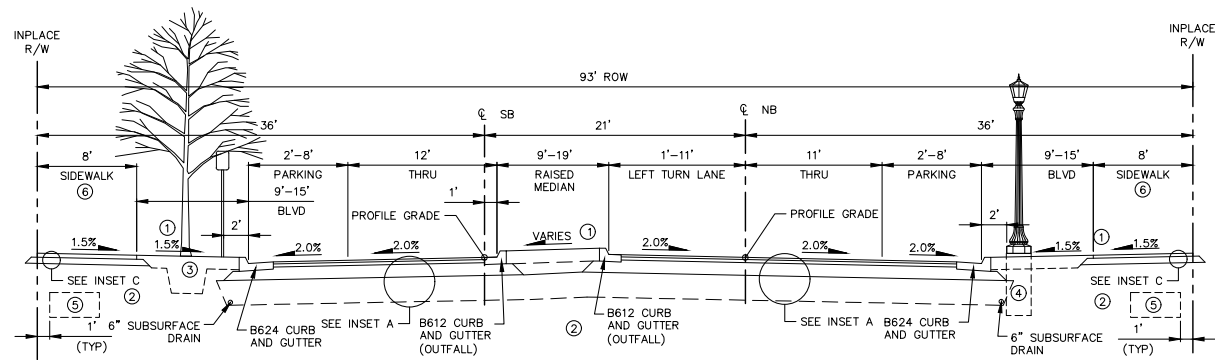
INSET A - PRIMARY ROAD



INSET C - 4" CONCRETE SIDEWALK



TYPICAL GRADING DETAIL AT CURBS



CRETIN AVENUE

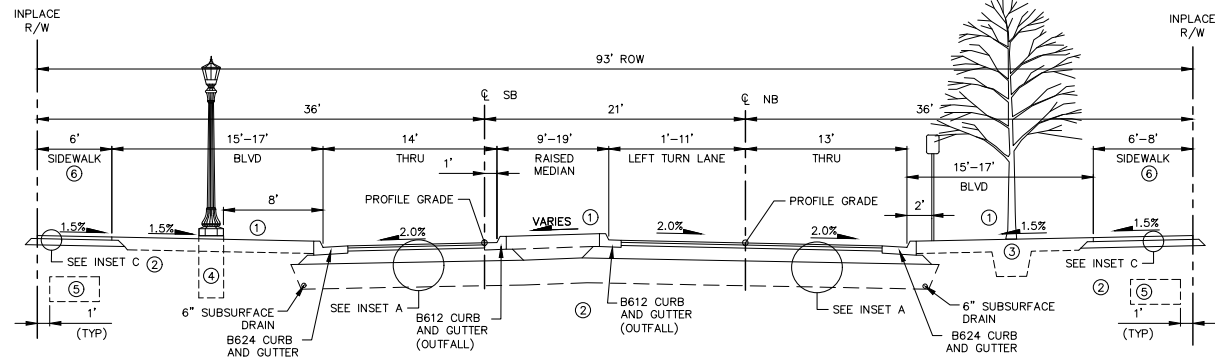
MONTREAL AVENUE TO FORD PARKWAY  
NORTHBOUND (STA. 11+40 - STA. 13+09)  
NORTHBOUND (STA. 14+83 - STA. 16+30)

LEGEND

- 1 BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 8%.
- 2 EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- 3 CENTER TREES IN BOULEVARD OR MEDIAN. 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 CITY STANDARD PLATE B127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
- 5 PRIVATE UTILITY CORRIDOR.
- 6 8' SIDEWALK NORTH OF VILLAGE WAY, 6' SIDEWALK SOUTH OF VILLAGE WAY.

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



CRETIN AVENUE

MONTREAL AVENUE TO FORD PARKWAY  
NORTHBOUND (STA. 15+89 - STA. 16+30)

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

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

**RYAN**



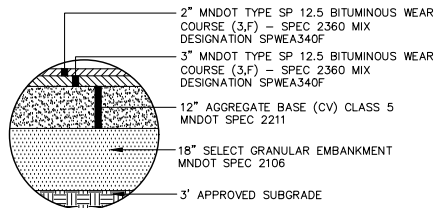
RYAN COMPANIES US, INC.  
FORD SITE REDEVELOPMENT  
CITY OF ST PAUL, MINNESOTA  
FINAL SITE PLAN

TYPICAL SECTIONS

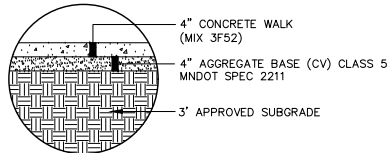
SHEET NO.

6

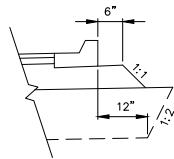
522



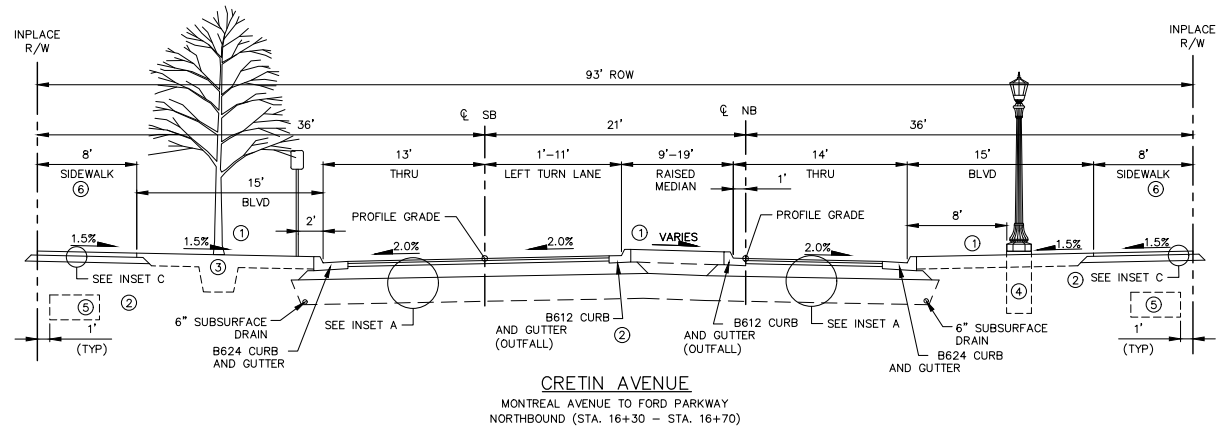
INSET A - PRIMARY ROAD



INSET C - 4" CONCRETE SIDEWALK

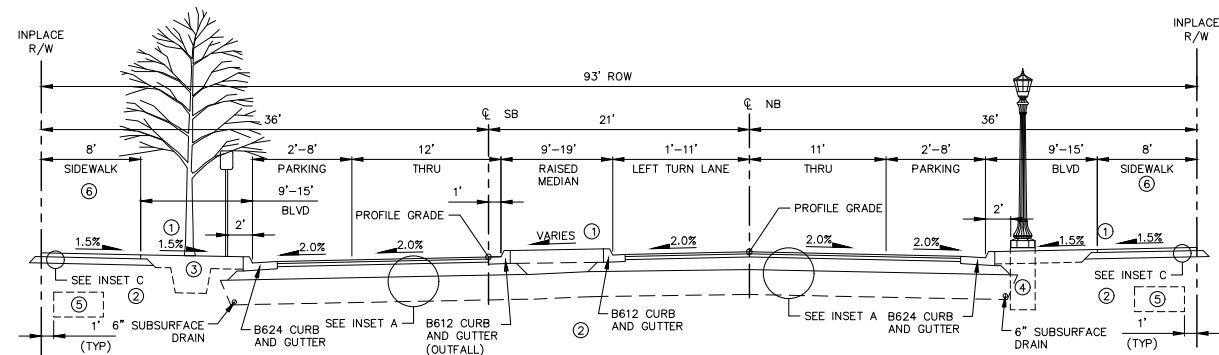


TYPICAL GRADING DETAIL AT CURBS



CRETIN AVENUE

MONTREAL AVENUE TO FORD PARKWAY  
NORTHBOUND (STA. 16+30 - STA. 16+70)



CRETIN AVENUE

MONTREAL AVENUE TO FORD PARKWAY  
NORTHBOUND (STA. 16+89 - STA. 19+76)

LEGEND

- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 8%.
- ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- ③ CENTER TREES IN BOULEVARD OR MEDIAN. 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 CITY STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
- ⑤ PRIVATE UTILITY CORRIDOR.
- ⑥ 8' SIDEWALK NORTH OF VILLAGE WAY. 6' SIDEWALK SOUTH OF VILLAGE WAY.

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

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

**RYAN**



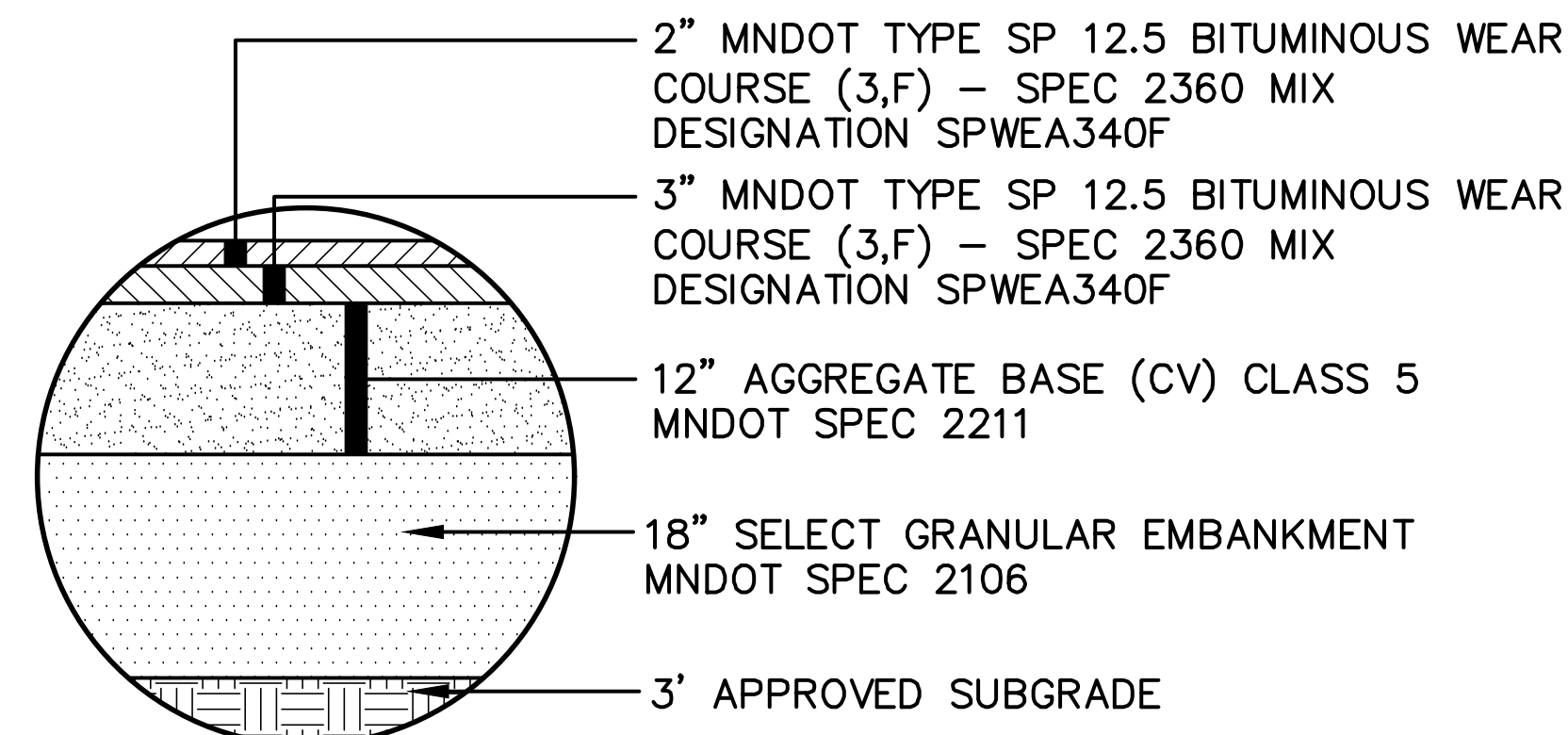
RYAN COMPANIES US, INC.  
FORD SITE REDEVELOPMENT  
CITY OF ST PAUL, MINNESOTA  
FINAL SITE PLAN

TYPICAL SECTIONS

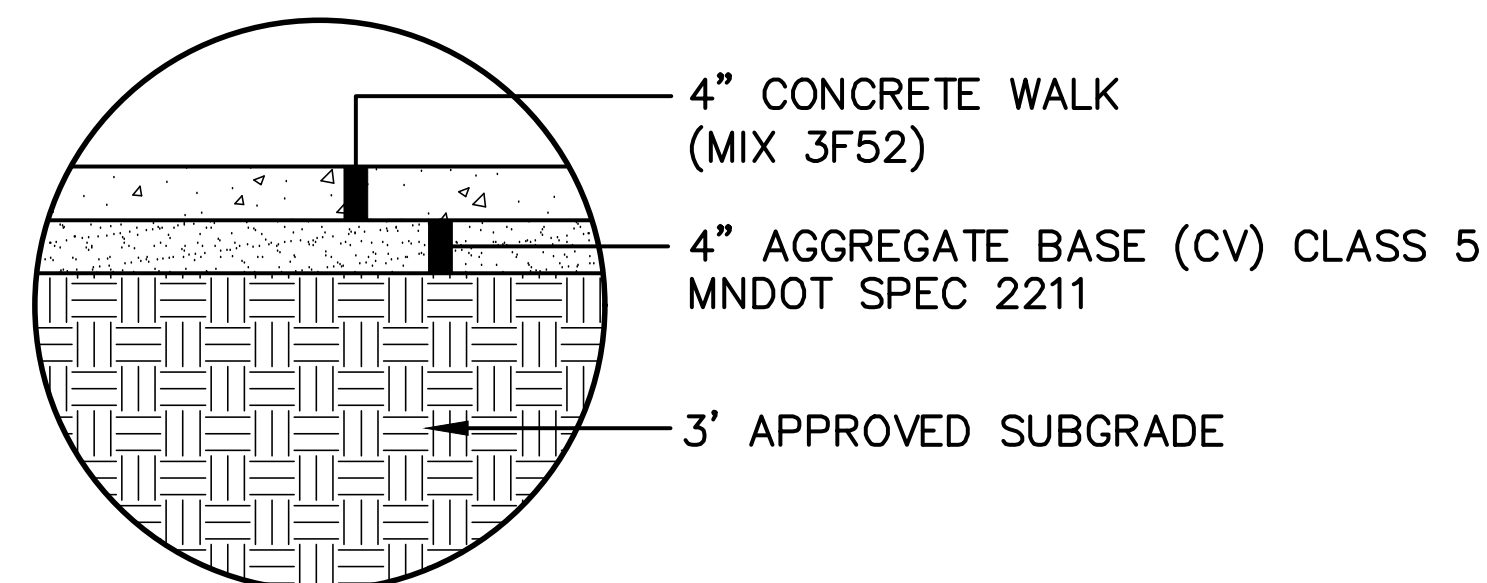
SHEET NO.

7

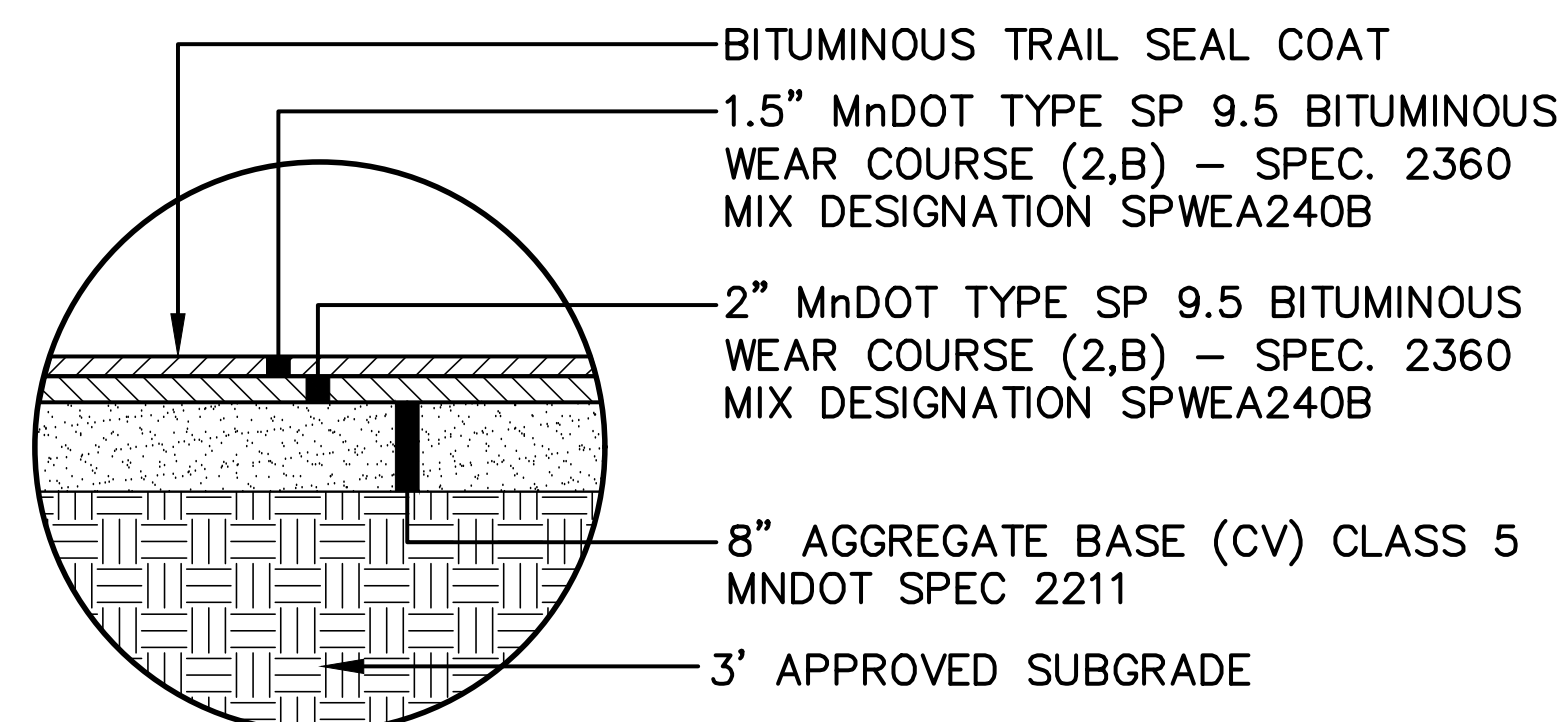
522



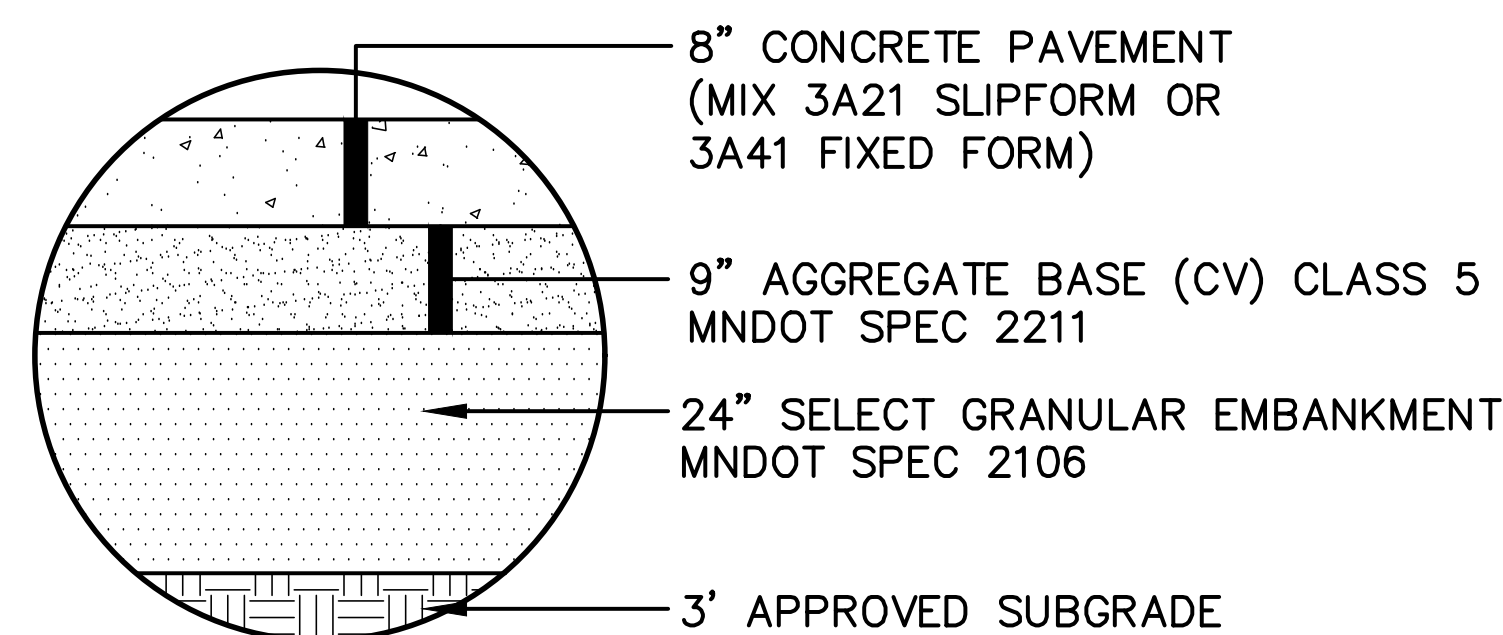
**INSET A – PRIMARY ROAD**



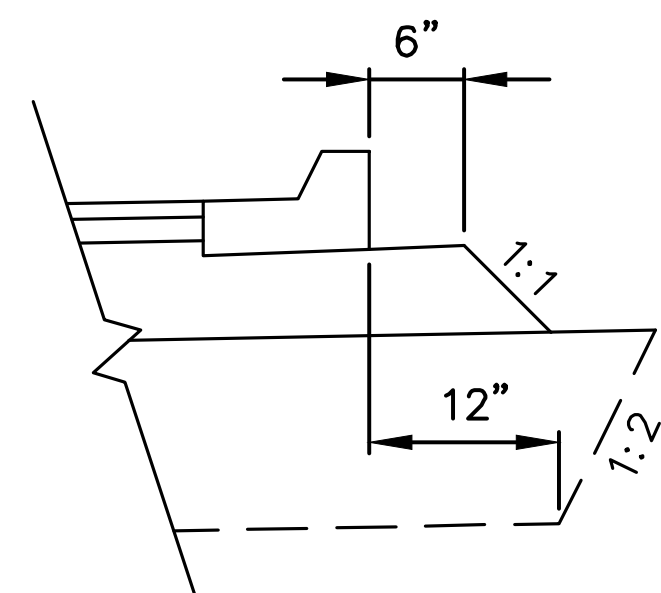
**INSET C – 4" CONCRETE SIDEWALK**



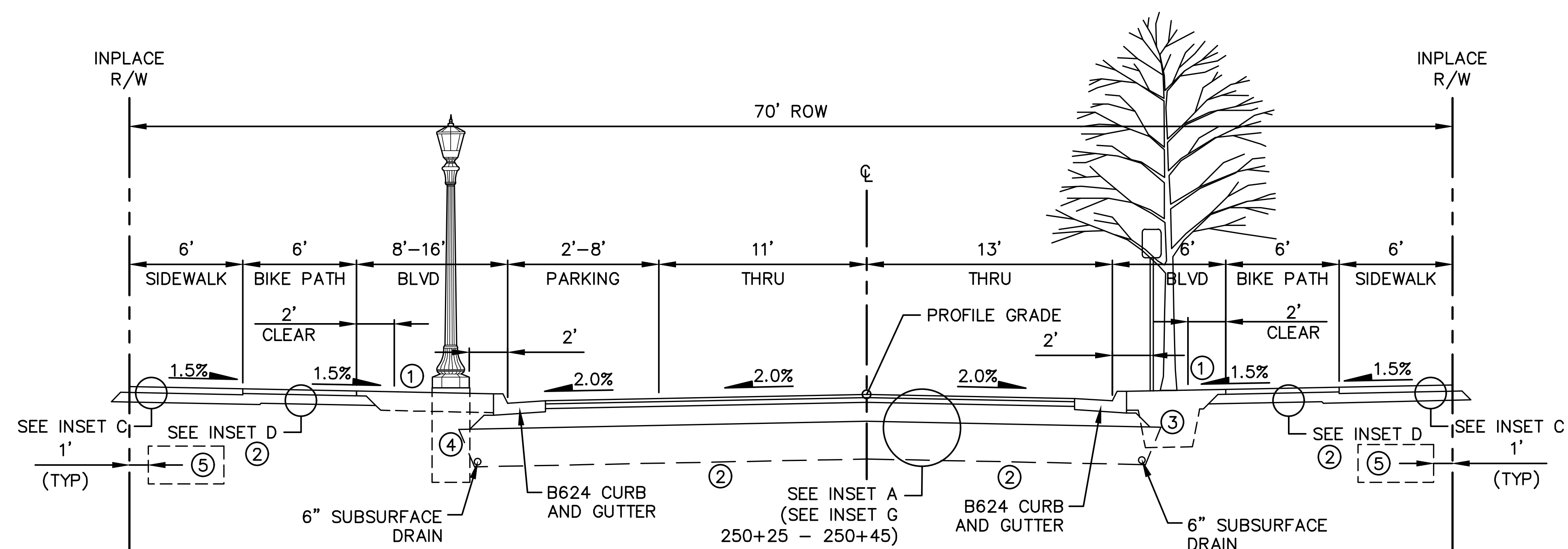
**INSET D – BITUMINOUS TRAIL**



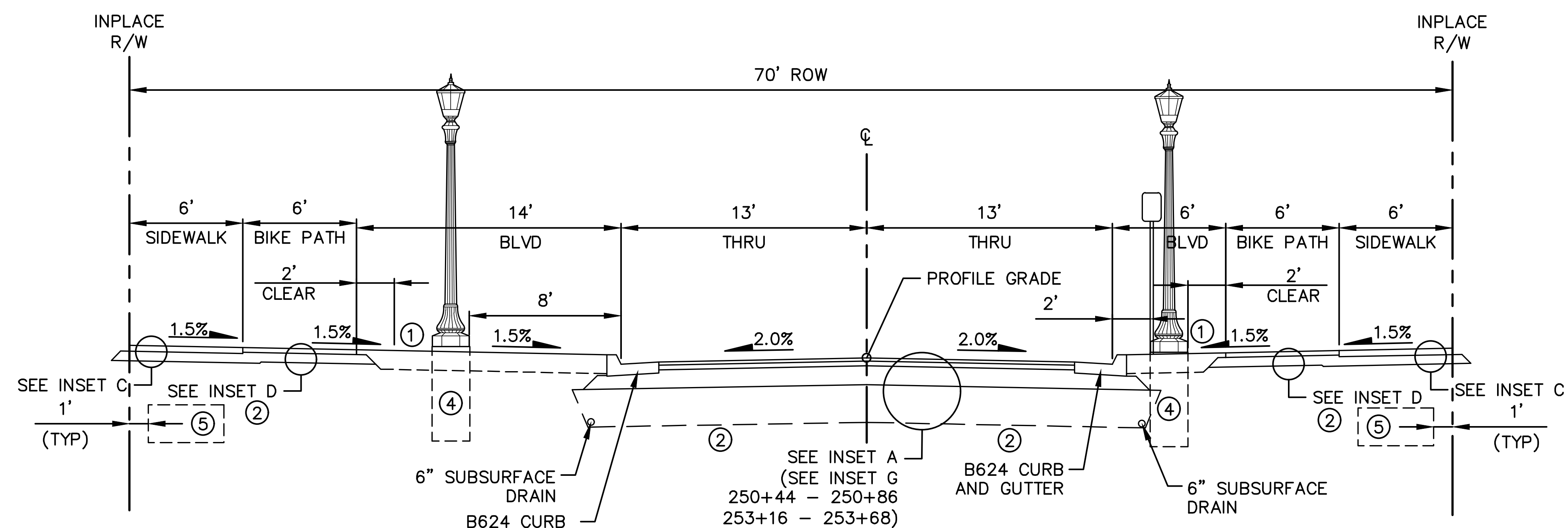
**INSET G – 8" CONCRETE PAVEMENT**



**TYPICAL GRADING DETAIL AT CURBS**



**BOHLAND AVENUE**  
MISSISSIPPI BOULEVARD TO FALLS PASSAGE WEST  
(STA. 240+11 – STA. 250+45)  
FALLS PASSAGE EAST TO FINN STREET  
(STA. 253+53 – STA. 262+43)



**BOHLAND AVENUE**  
FALLS PASSAGE WEST TO FALLS PASSAGE EAST  
(STA. 250+45 – STA. 253+53)

**LEGEND**

- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 33%. 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

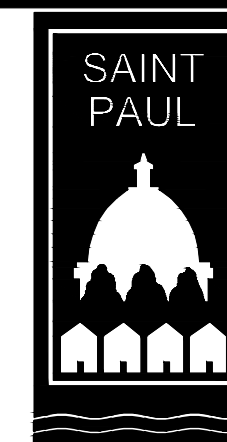
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Gregory S. Brown*

GREGORY S. BROWN, PE

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

**RYAN**



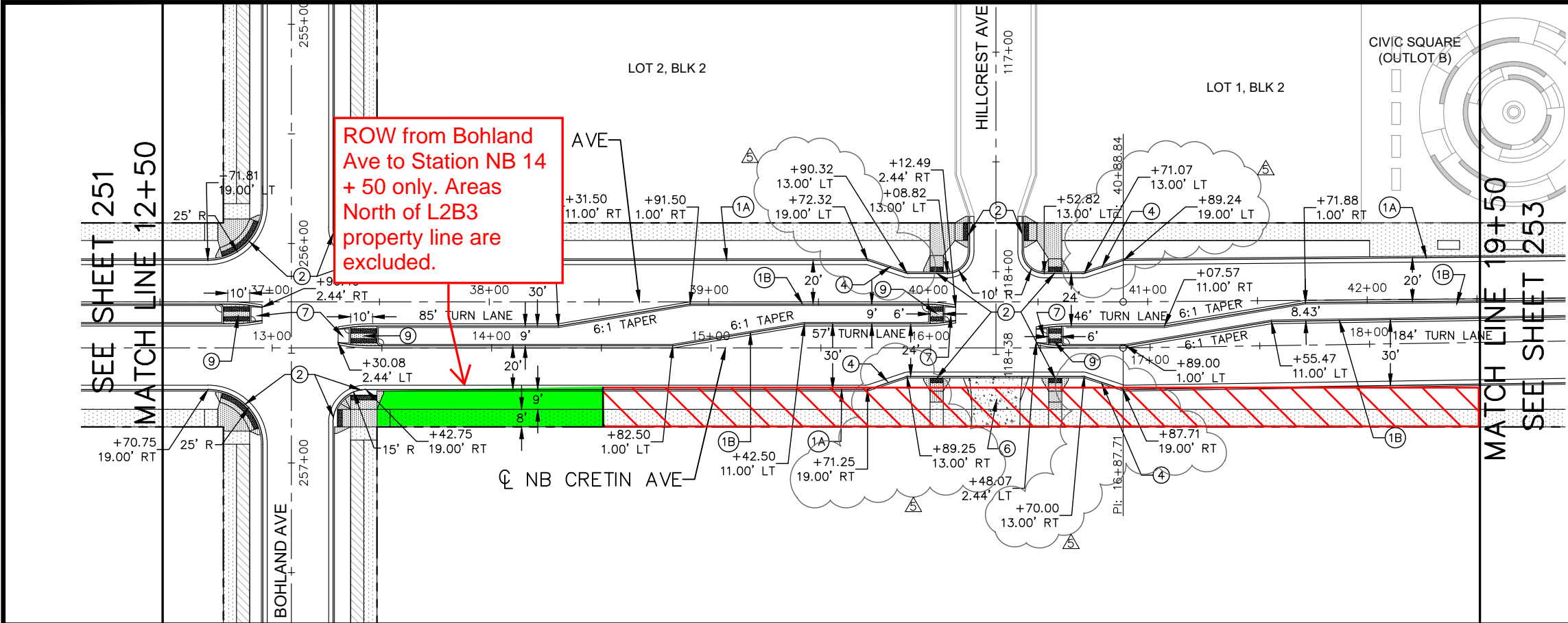
**RYAN COMPANIES US, INC.**  
FORD SITE REDEVELOPMENT  
CITY OF ST PAUL, MINNESOTA  
FINAL SITE PLAN

TYPICAL SECTIONS

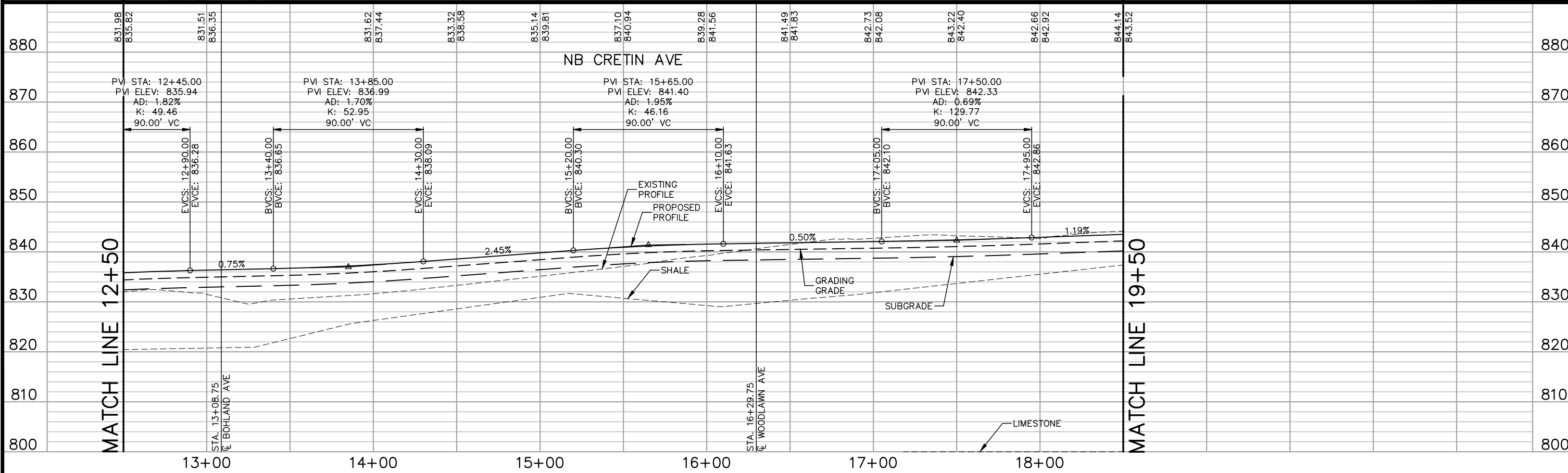
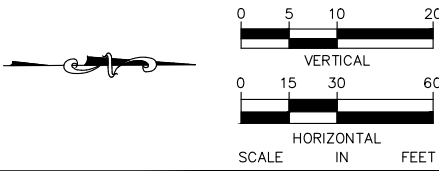
SHEET NO.

17

522



- LEGEND**
- ① CONCRETE CURB AND GUTTER
    - A - B624
    - B - B612 OUTFALL
    - C - B612 MODIFIED
    - (SEE SHEET 247 ST. PAUL STD. PLATE 3106A)
  - ② PEDESTRIAN CURB RAMP
  - ③ CONCRETE HEADER JOINTS (SEE DETAIL SHEET 247)
  - ④ PARKING LANE 3:1 TAPER
  - ⑤ SHARED USE PATH PEDESTRIAN RAMP (SEE DETAIL ON SHEET 248)
  - ⑥ CONCRETE DRIVEWAY TYPE 6 (SEE DETAIL ON SHEET 248)
  - ⑦ CONCRETE MEDIAN NOSE (SEE DETAIL SHEET 249)
  - ⑧ ALLEY APRON (SEE SHEET 249)
  - ⑨ MEDIAN REFUGE (SEE SHEET 249)
- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  2. SEE TYPICAL SECTIONS FOR LANE, TRAIL AND SIDEWALK DIMENSIONS



No.	Date	Revisions	App.	DRAWING NAME
2	7/1/20	BULLETIN #2	GSB	Ford Plan/Profile NS
5	02/19/21	BULLETIN #5	DLE	

DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	02/19/21
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: 02/19/21 MN LIC. NO. 22814

**RYAN**

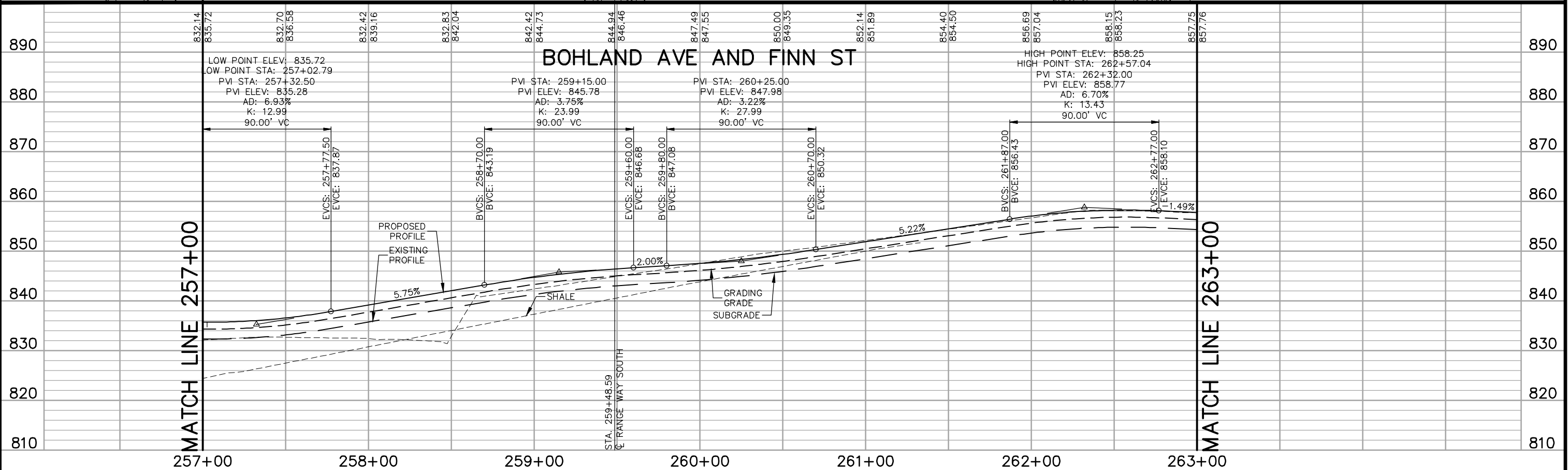
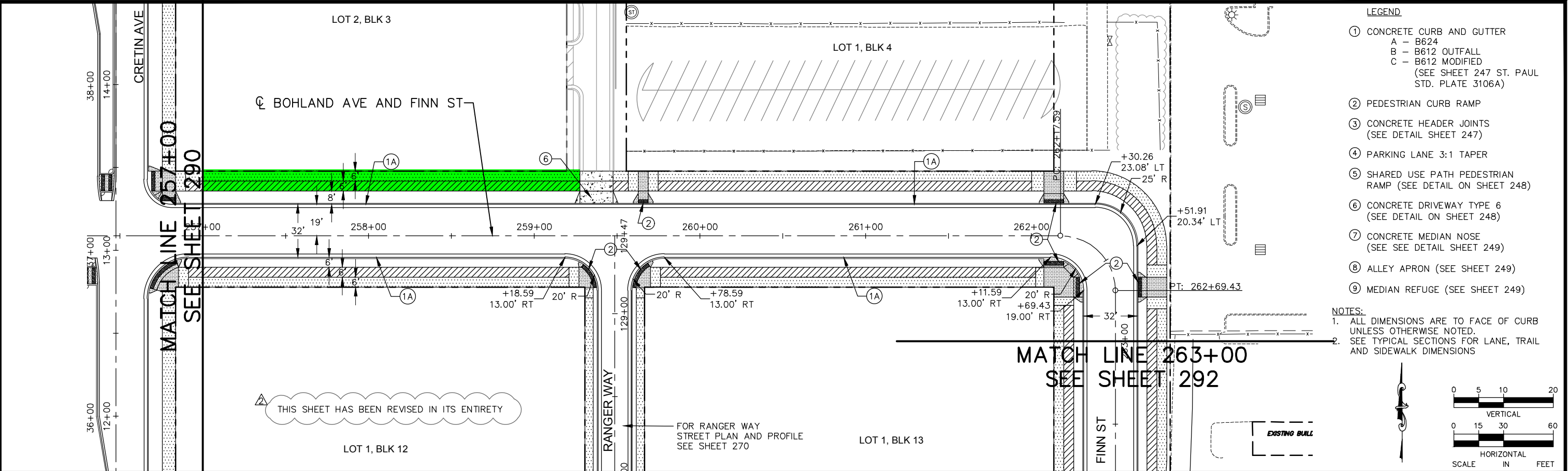
**RYAN COMPANIES US, INC.**  
FORD SITE REDEVELOPMENT  
CITY OF ST PAUL, MINNESOTA  
PRELIMINARY SITE PLAN


NB CRETIN AVE  
STREET PLAN AND PROFILE  
STA. 12+50 TO STA. 19+50

SHEET NO.  
**252**

**522**





No.	Date	Revisions	App.	DRAWING NAME	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE:	PROJECT NO.	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, 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	BOHLAND AVE STREET PLAN AND PROFILE STA. 257+00 TO STA. 263+00	SHEET NO. 291	522
2	7/1/20	BULLETIN #2	GSB	Ford PlanProfile EW.dwg	RJG	RJG	GSB	05/27/20	160640016									