

Exhibit A

Ordinance Permit 20240010110A

Exhibit H

Form of Public Infrastructure Conveyance

PUBLIC INFRASTRUCTURE CONVEYANCE

ORDINANCE PERMIT #20240010110-A

This Public Infrastructure Conveyance Agreement (“Agreement”) is made and entered into effective August 6th, 2025, 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 __, 2019. The acceptance of the Infrastructure does not take effect until the Saint Paul City Council accepts the Infrastructure via Resolution.

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

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

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

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

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

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

PROJECT PAUL, LLC,
a Delaware limited liability company

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

By: 

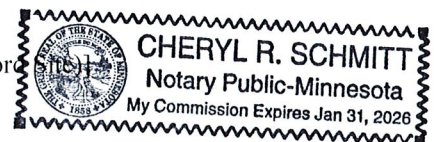
Name: Maureen Michalski

Its: Regional SVP Real Estate Development

STATE OF Minnesota)
) ss.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 6th day of August, 2025, by Maureen Michalski, the Regional Senior Vice President Real Estate Development of Ryan Companies US, Inc., a Minnesota corporation, the Sole Member of Project Paul, LLC, a Delaware limited liability company, on behalf of the limited liability company.


Notary Public





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.

Finn St - Roadway Base and Traffic Elements

Project Description

20240010110-A

Permit Number

Dan Gleason

44614

09/10/2025

(Signature and License No.)

Date

Kimley-Horn and Associates 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 (select one only):

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

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 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**

A PERMIT FOR THE ABOVE DESCRIBED CONSTRUCTION IS AUTHORIZED BY:

David Kuebler _____
 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.); **CAD file to be provided at the end of the project which, for the purposes of obtaining the CAD file, is defined as the end of 2025 or within a reasonable time post 2025.**

- 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, draintile, sediment control structures, weir structures, etc.) installed under any permit, provided to the Public Works Sewer Division;

- NA Sewer Permit drawings for paving connections or stubs installed to service vertical development provided to Public Works, in addition to Private Service Lateral Permit Drawings;

- 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;

- NA All applicable operation and maintenance manuals provided to Public Works; and

- Certificate of Compliance signed and submitted to City by Engineer of Record.

RELEASE OF PERMIT:

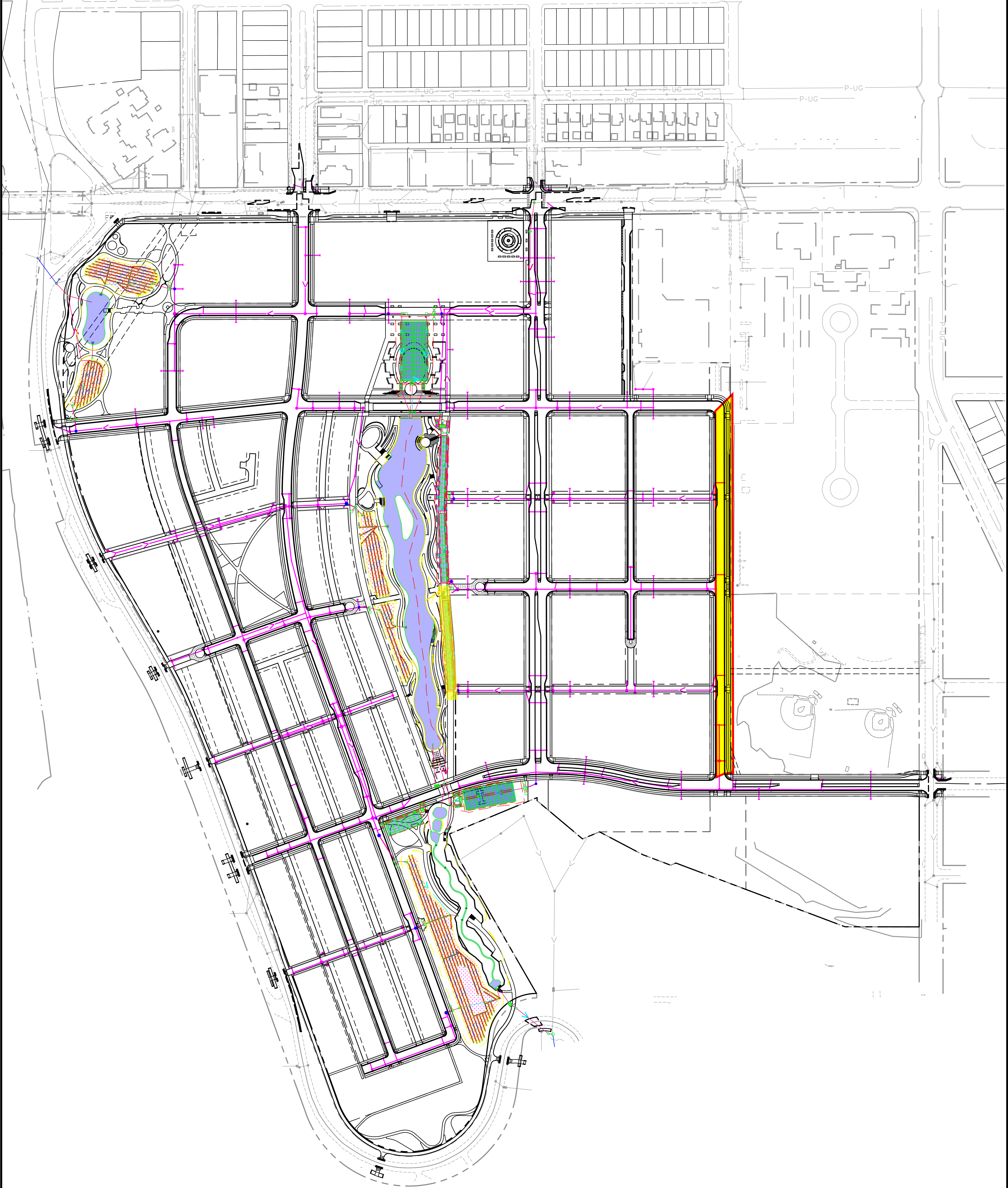
Permit No. _____ Council Res. No. _____ Permit Date _____

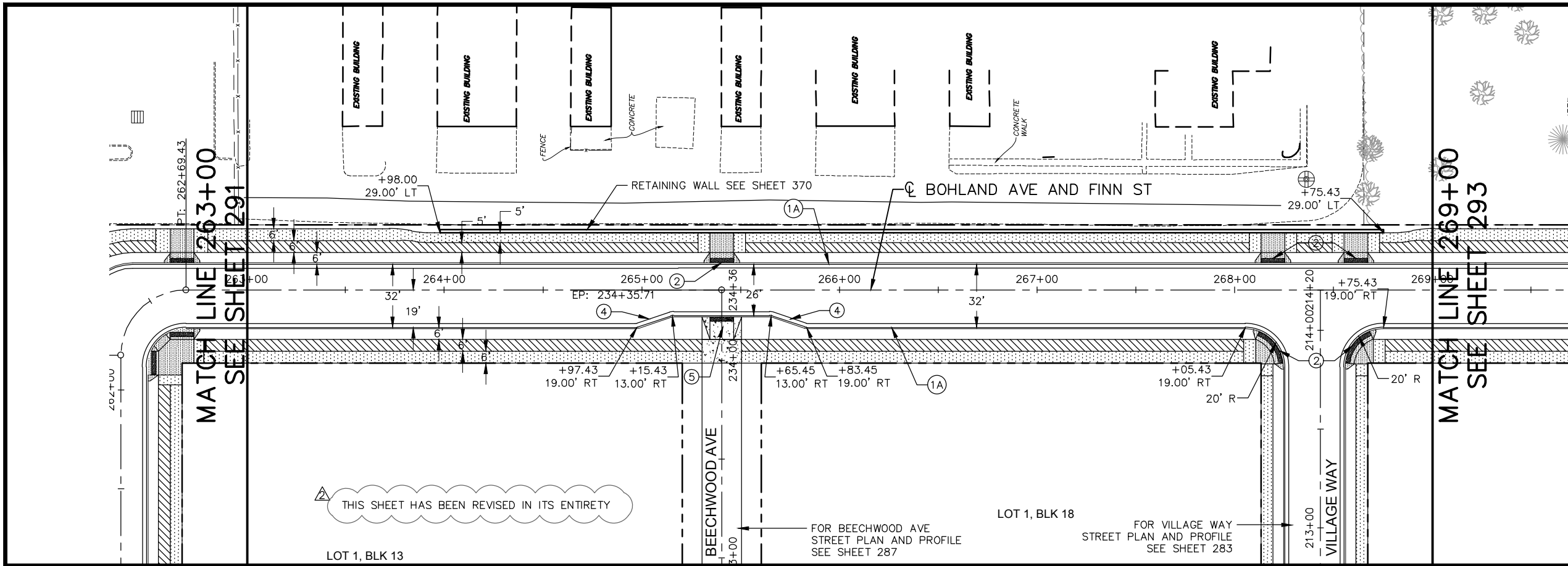
Release Authorized by _____ Title _____

Highland Bridge - East of Cretin Ave
Ordinance Permit Take-Offs

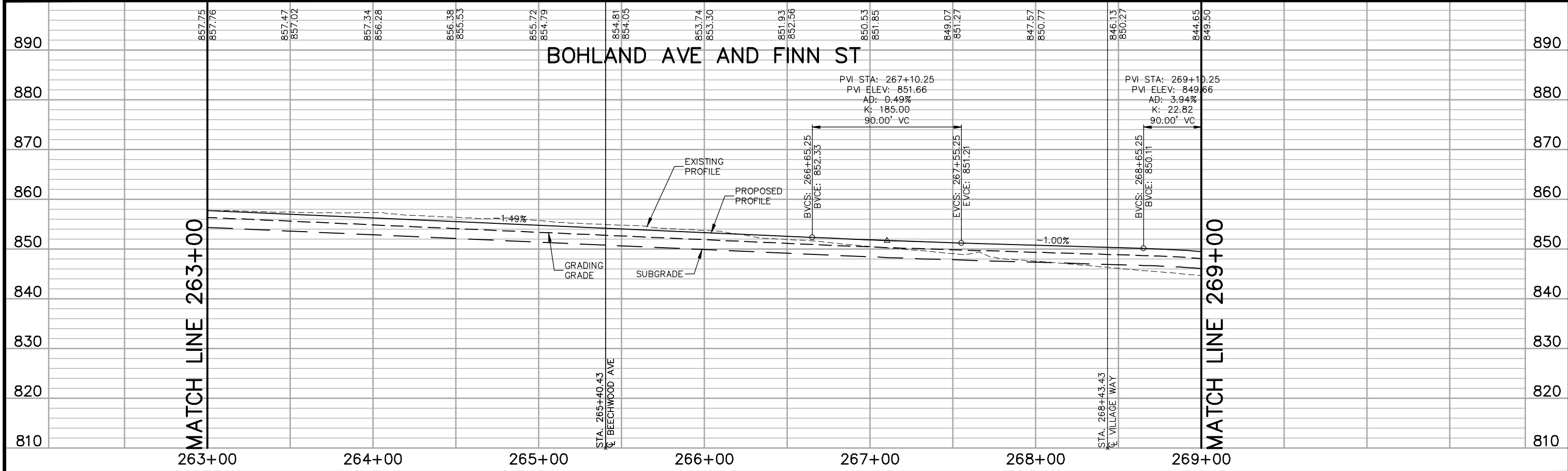
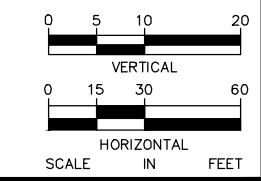
Base Roadway Take-Off			
			Finn St
	Class V roadbase 1'	1,218.19	cy
	Class V shared path 6"	-	cy
	Class V Bike path 9"	350.81	cy
	Class V Sidewalk 8"	359.27	cy
	Subgrade 3'	6,526.78	cy
	Drain tile 6"	2,593.80	lf
Electrical Take-Off			
	Street Lights	10.00	ea
	1.5-Inch Conduit	2,337.00	lf
	Handholds	3.00	ea

MT CURVE SOUTH STORM ADD
ORDINANCE PERMIT EXHIBIT
8.5.2021





- 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 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.
2	7/1/20	BULLETIN #2	GSB

DRAWING NAME Ford PlanProfile EW.dwg	
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	05/27/20
PROJECT NO.	160640016

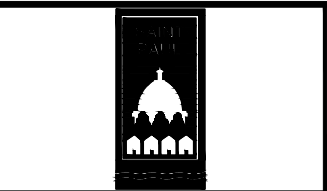
Kimley»Horn

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

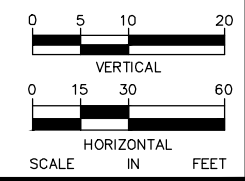
FINN ST
 STREET PLAN AND PROFILE
 STA. 263+00 TO STA. 269+00

SHEET NO.
292

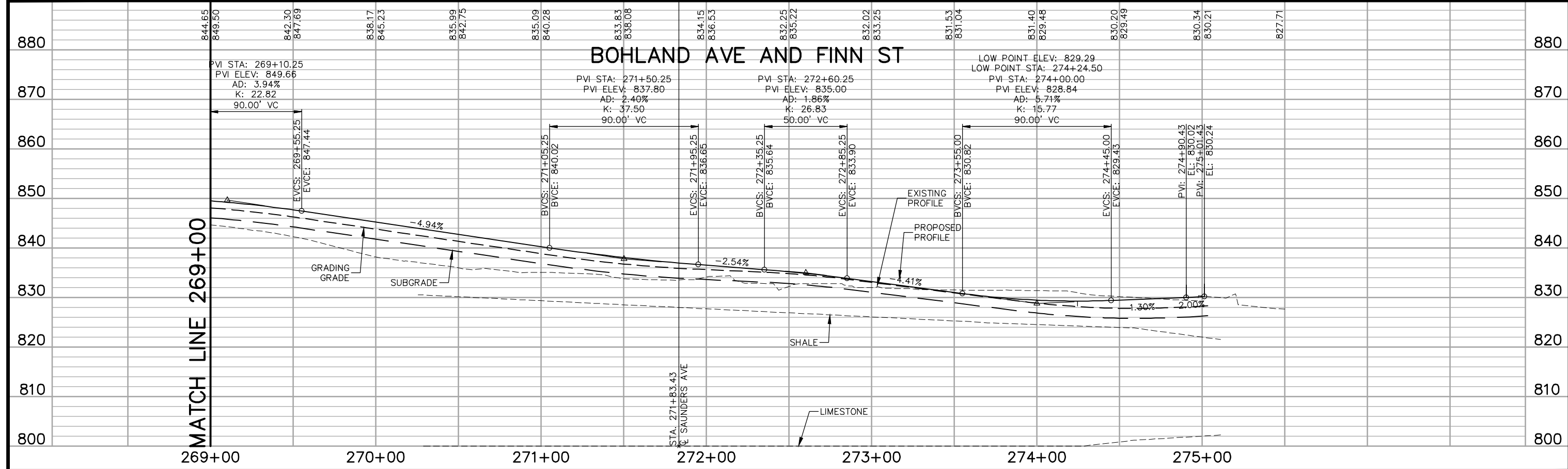
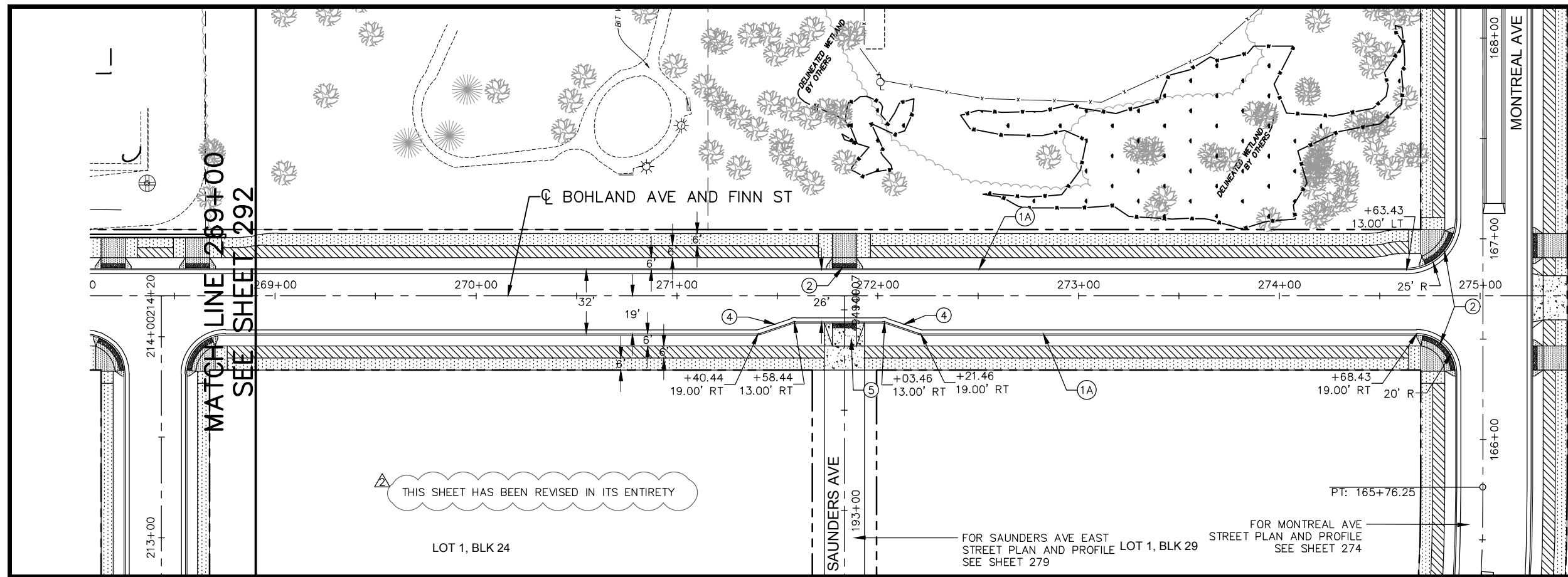
522

- 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
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 - ⑤ SHARED USE PATH PEDESTRIAN RAMP (SEE DETAIL ON SHEET 248)
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THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY



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

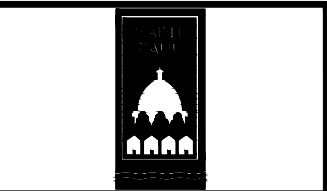
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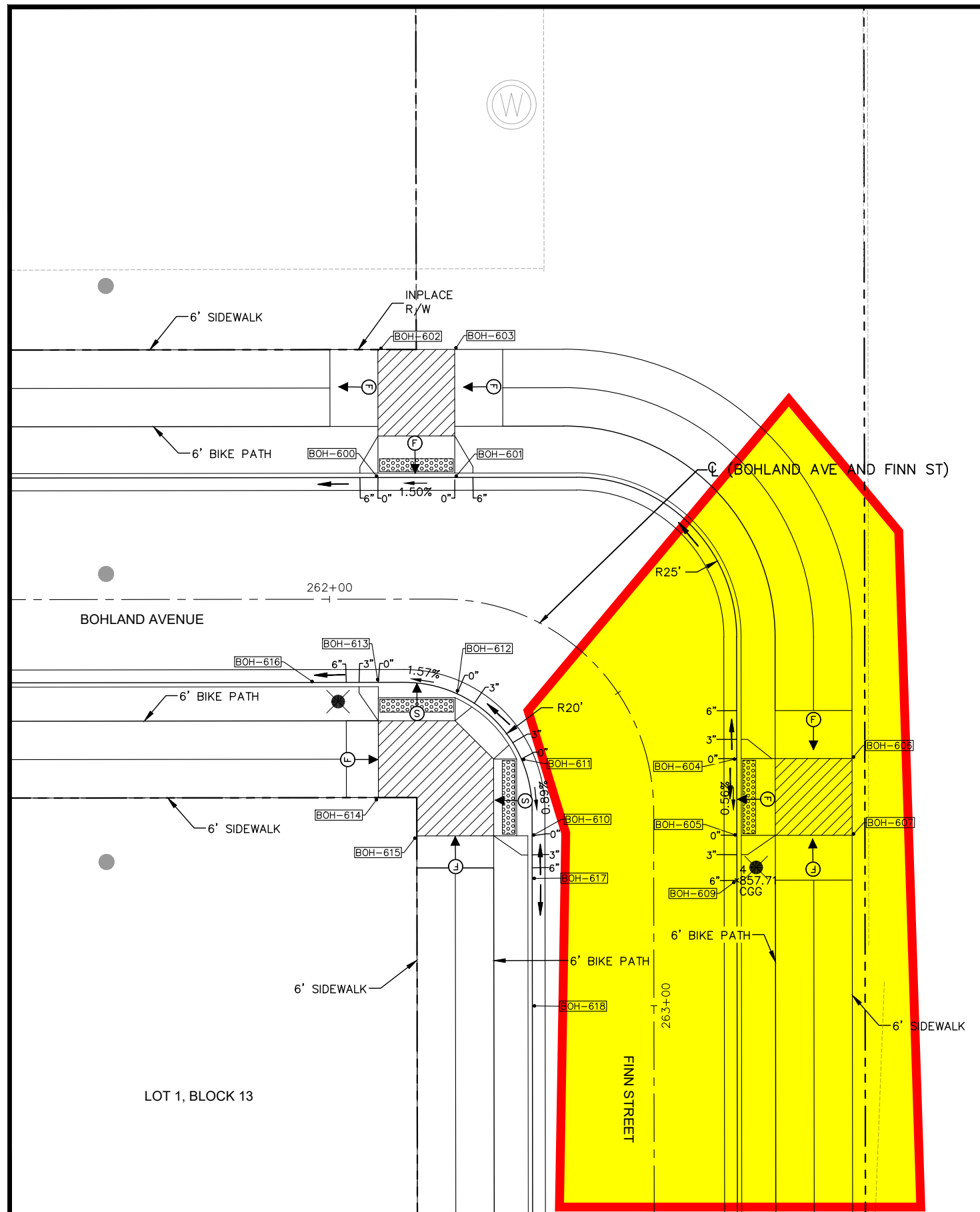


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

FINN ST
STREET PLAN AND PROFILE
STA. 269+00 TO STA. 275+00

SHEET NO.
293

522

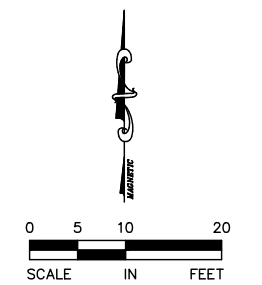


LEGEND	
X"	PROPOSED CURB HEIGHT
	LANDING AREA - 4'X4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS
	TRUNCATED DOMES (SEE STANDARD PLATE 7038)
	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
	INDICATES 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%
	DRAINAGE FLOW ARROW
	PROPOSED MANHOLE
	PROPOSED CATCH BASIN
	PEDESTRIAN RAMP CONTROL POINT

- NOTES:
- SEE SHEET 339 - 344 FOR MnDOT PEDESTRIAN STANDARD PLAN SHEETS
 - SEE SHEET 02 FOR GENERAL NOTES
 - OFFSETS, ELEVATIONS, AND TRUNCATED DOME DIMENSIONS ARE TO FLOWLINE OF GUTTER, WHERE APPLICABLE, AND DO NOT INCLUDE DRAINAGE SUMPS
 - SIDEWALK AND BLVD SLOPES MAY VARY FROM TYPICAL SECTIONS AT INTERSECTIONS AND PEDESTRIAN RAMPS. SIDEWALK CROSS SLOPE ARROWS INDICATE INTENT, BUT CONTRACTOR SHALL ADJUST DESIGN AS NEEDED BASED ON FIELD CONDITIONS TO MAINTAIN ADA COMPLIANCE

PEDESTRIAN RAMP POINTS TABLE				
POINT NUMBER	ALIGNMENT	STATION	OFFSET	ELEVATION
BOH-600	BOHLAND AVE AND FINN ST	262+07.59	19.00' LT	856.98
BOH-601	BOHLAND AVE AND FINN ST	262+18.86	19.04' LT	857.17
BOH-602	BOHLAND AVE AND FINN ST	262+07.86	38.98' LT	857.48
BOH-603	BOHLAND AVE AND FINN ST	262+18.51	39.03' LT	???
BOH-604	BOHLAND AVE AND FINN ST	262+63.73	13.69' LT	857.98
BOH-605	BOHLAND AVE AND FINN ST	262+73.41	13.00' LT	857.91
BOH-606	BOHLAND AVE AND FINN ST	262+65.31	31.50' LT	???
BOH-607	BOHLAND AVE AND FINN ST	262+73.41	31.00' LT	???
BOH-609	BOHLAND AVE AND FINN ST	262+80.44	12.99' LT	857.71
BOH-610	BOHLAND AVE AND FINN ST	262+73.43	19.00' RT	857.79
BOH-611	BOHLAND AVE AND FINN ST	262+50.43	18.30' RT	857.89
BOH-612	BOHLAND AVE AND FINN ST	262+21.70	14.65' RT	857.30
BOH-613	BOHLAND AVE AND FINN ST	262+07.59	13.00' RT	857.10
BOH-614	BOHLAND AVE AND FINN ST	262+07.59	31.00' RT	857.55
BOH-615	BOHLAND AVE AND FINN ST	262+73.43	37.00' RT	857.73
BOH-616	BOHLAND AVE AND FINN ST	261+97.50	13.00' RT	856.59
BOH-617	BOHLAND AVE AND FINN ST	262+80.07	19.00' RT	857.60
BOH-618	BOHLAND AVE AND FINN ST	263+00.00	19.00' RT	857.30

THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY



No.	Date	Revisions	App.	DRAWING NAME
2	7/1/20	BULLETIN #2	GSB	Ford Plan IntDetail_A.dwg
5	2/19/21	BULLETIN #5	GSB	

DESIGNED BY:	RSP
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	02/19/21
PROJECT NO.	160640016



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Gregory S. Brown
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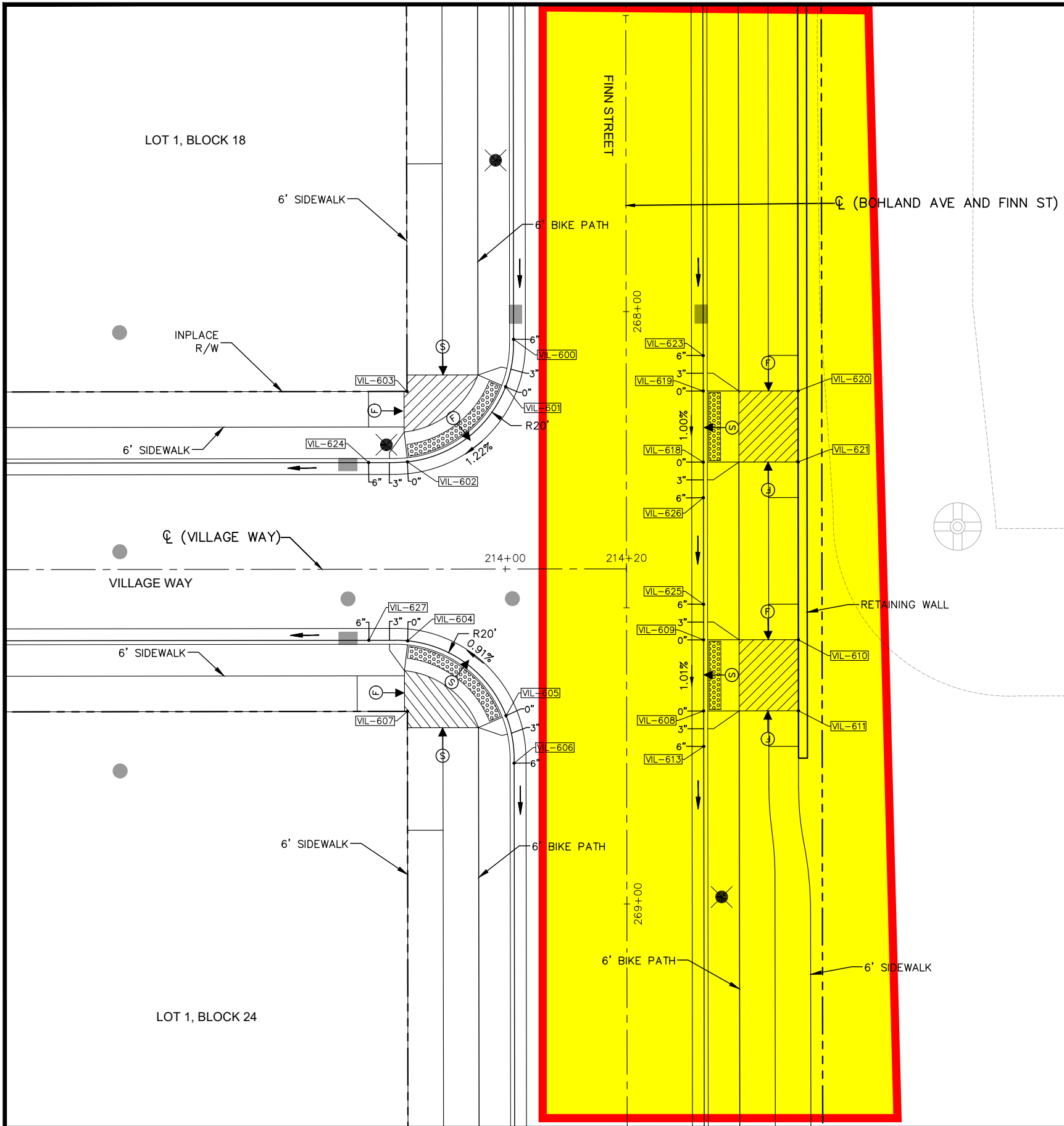


RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 PRELIMINARY SITE PLAN

FINN ST & BOHLAND AVE
 INTERSECTION DETAIL PLANS

SHEET NO.
356

522

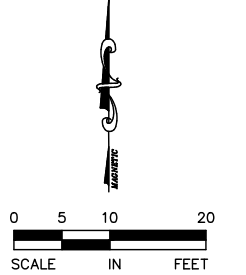


LEGEND	
X"	PROPOSED CURB HEIGHT
	LANDING AREA - 4'x4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS
	TRUNCATED DOMES (SEE STANDARD PLATE 7038)
	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
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	DRAINAGE FLOW ARROW
	PROPOSED MANHOLE
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	PEDESTRIAN RAMP CONTROL POINT

- NOTES:
- SEE SHEET 339-344 FOR MnDOT PEDESTRIAN STANDARD PLAN SHEETS
 - SEE SHEET 2 FOR GENERAL NOTES
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PEDESTRIAN RAMP POINTS TABLE				
POINT NUMBER	ALIGNMENT	STATION	OFFSET	ELEVATION
VIL-600	BOHLAND AVE AND FINN ST	268+04.65	19.00' RT	850.26
VIL-601	BOHLAND AVE AND FINN ST	268+12.66	20.35' RT	849.84
VIL-602	BOHLAND AVE AND FINN ST	268+25.32	36.94' RT	849.53
VIL-603	BOHLAND AVE AND FINN ST	268+13.43	37.00' RT	849.86
VIL-604	BOHLAND AVE AND FINN ST	268+55.53	36.94' RT	849.41
VIL-605	BOHLAND AVE AND FINN ST	268+68.20	20.35' RT	849.63
VIL-606	BOHLAND AVE AND FINN ST	268+76.20	19.00' RT	849.52
VIL-607	BOHLAND AVE AND FINN ST	268+67.43	37.00' RT	849.82
VIL-608	BOHLAND AVE AND FINN ST	268+67.43	13.00' LT	849.75
VIL-609	BOHLAND AVE AND FINN ST	268+55.43	13.00' LT	849.87
VIL-610	BOHLAND AVE AND FINN ST	268+55.43	29.00' LT	850.45
VIL-611	BOHLAND AVE AND FINN ST	268+67.43	29.00' LT	850.33
VIL-613	BOHLAND AVE AND FINN ST	268+73.43	13.00' LT	849.67
VIL-618	BOHLAND AVE AND FINN ST	268+25.43	13.00' LT	850.17
VIL-619	BOHLAND AVE AND FINN ST	268+13.43	13.00' LT	850.29
VIL-620	BOHLAND AVE AND FINN ST	268+13.43	29.00' LT	850.87
VIL-621	BOHLAND AVE AND FINN ST	268+25.43	29.00' LT	850.81
VIL-623	BOHLAND AVE AND FINN ST	268+07.43	13.00' LT	850.35
VIL-624	BOHLAND AVE AND FINN ST	268+25.43	43.49' RT	849.19
VIL-625	BOHLAND AVE AND FINN ST	268+49.43	13.00' LT	849.93
VIL-626	BOHLAND AVE AND FINN ST	268+31.43	13.00' LT	850.11
VIL-627	BOHLAND AVE AND FINN ST	268+55.43	43.49' RT	849.31

THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY



No.	Date	Revisions	App.	DRAWING NAME
2	7/1/20	BULLETIN #2	GSB	Ford Plan IntDetail_B.dwg
6	4/2/21	BULLETIN #6	GSB	

DESIGNED BY:	RSP
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	4/2/21
PROJECT NO.	160640016



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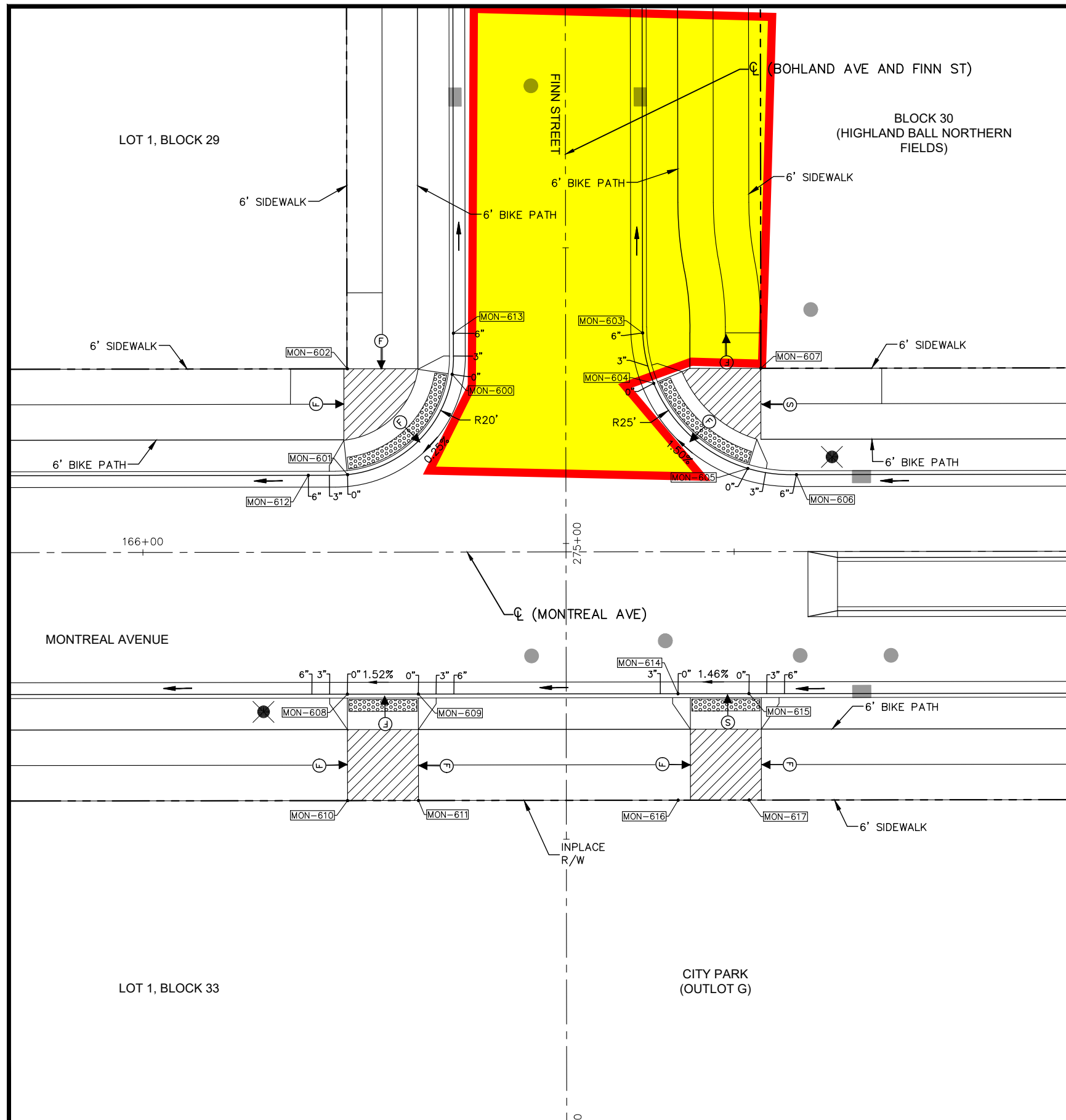


RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN

FINN ST & VILLAGE WAY
 INTERSECTION DETAIL PLANS

SHEET NO.
 361

522

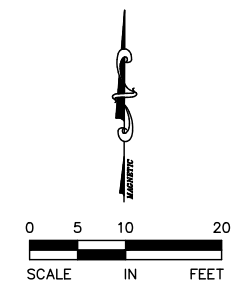


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 - SEE SHEET 2 FOR GENERAL NOTES
 - OFFSETS, ELEVATIONS, AND TRUNCATED DOME DIMENSIONS ARE TO FLOWLINE OF GUTTER, WHERE APPLICABLE, AND DO NOT INCLUDE DRAINAGE SUMPS
 - SIDEWALK AND BLVD SLOPES MAY VARY FROM TYPICAL SECTIONS AT INTERSECTIONS AND PEDESTRIAN RAMPS. SIDEWALK CROSS SLOPE ARROWS INDICATE INTENT, BUT CONTRACTOR SHALL ADJUST DESIGN AS NEEDED BASED ON FIELD CONDITIONS TO MAINTAIN ADA COMPLIANCE

PEDESTRIAN RAMP POINTS TABLE				
POINT NUMBER	ALIGNMENT	STATION	OFFSET	ELEVATION
MON-600	MONTREAL AVE	166+52.34	30.05' LT	829.57
MON-601	MONTREAL AVE	166+34.63	13.11' LT	829.35
MON-602	MONTREAL AVE	166+34.62	31.00' LT	829.79
MON-603	MONTREAL AVE	166+84.58	37.00' LT	829.35
MON-604	MONTREAL AVE	166+86.44	28.48' LT	829.85
MON-605	MONTREAL AVE	167+02.32	14.07' LT	830.21
MON-606	MONTREAL AVE	167+10.56	13.00' LT	830.47
MON-607	MONTREAL AVE	167+04.56	31.00' LT	830.24
MON-608	MONTREAL AVE	166+34.56	24.00' RT	829.23
MON-609	MONTREAL AVE	166+46.56	24.00' RT	829.41
MON-610	MONTREAL AVE	166+34.56	42.00' RT	829.62
MON-611	MONTREAL AVE	166+46.56	42.00' RT	829.80
MON-612	MONTREAL AVE	166+28.00	13.00' LT	829.24
MON-613	MONTREAL AVE	166+52.56	37.00' LT	829.24
MON-614	MONTREAL AVE	166+90.47	24.00' RT	830.05
MON-615	MONTREAL AVE	167+02.47	24.00' RT	830.23
MON-616	MONTREAL AVE	166+90.47	42.00' RT	830.44
MON-617	MONTREAL AVE	167+02.47	42.00' RT	830.62

THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY



No.	Date	Revisions	App.	DRAWING NAME
2	7/1/20	BULLETIN #2	GSB	Ford Plan IntDetail_B.dwg
3	8/10/20	BULLETIN #3	GSB	
				DESIGNED BY: RSP
				DRAWN BY: RJG
				CHECKED BY: GSB
				DATE: 4/2/21
				PROJECT NO. 160640016



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

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



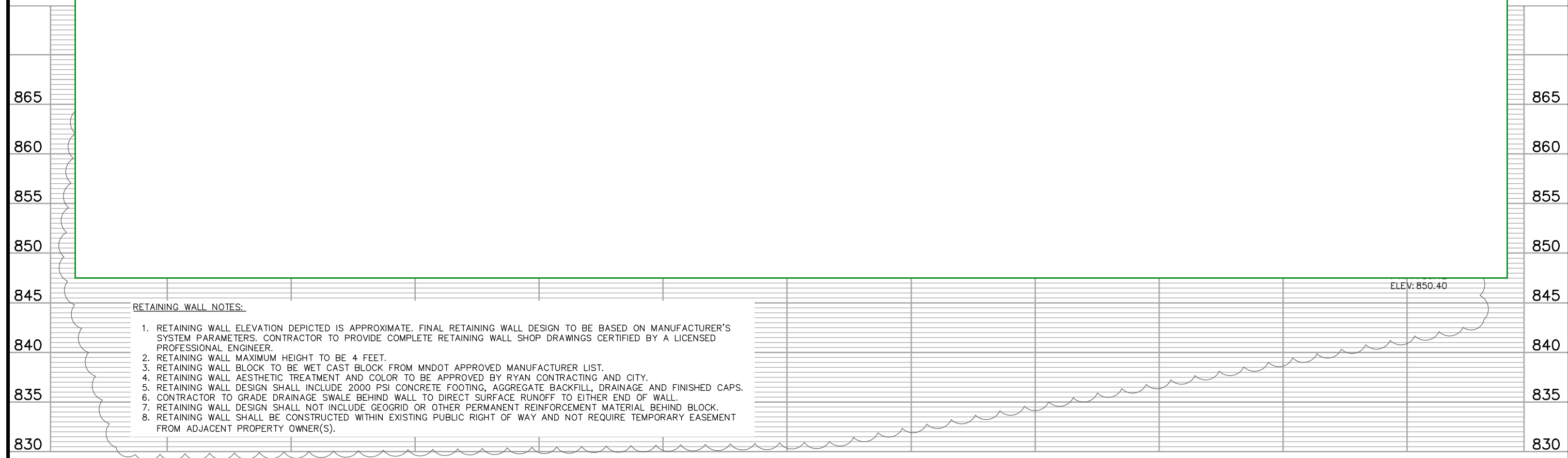
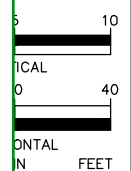
RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN

FINN ST & MONTREAL AVE
 INTERSECTION DETAIL PLANS

SHEET NO.
366

522

SEE RFI 37



RETAINING WALL NOTES:

1. RETAINING WALL ELEVATION DEPICTED IS APPROXIMATE. FINAL RETAINING WALL DESIGN TO BE BASED ON MANUFACTURER'S SYSTEM PARAMETERS. CONTRACTOR TO PROVIDE COMPLETE RETAINING WALL SHOP DRAWINGS CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
2. RETAINING WALL MAXIMUM HEIGHT TO BE 4 FEET.
3. RETAINING WALL BLOCK TO BE WET CAST BLOCK FROM MNDOT APPROVED MANUFACTURER LIST.
4. RETAINING WALL AESTHETIC TREATMENT AND COLOR TO BE APPROVED BY RYAN CONTRACTING AND CITY.
5. RETAINING WALL DESIGN SHALL INCLUDE 2000 PSI CONCRETE FOOTING, AGGREGATE BACKFILL, DRAINAGE AND FINISHED CAPS.
6. CONTRACTOR TO GRADE DRAINAGE SWALE BEHIND WALL TO DIRECT SURFACE RUNOFF TO EITHER END OF WALL.
7. RETAINING WALL DESIGN SHALL NOT INCLUDE GEOGRID OR OTHER PERMANENT REINFORCEMENT MATERIAL BEHIND BLOCK.
8. RETAINING WALL SHALL BE CONSTRUCTED WITHIN EXISTING PUBLIC RIGHT OF WAY AND NOT REQUIRE TEMPORARY EASEMENT FROM ADJACENT PROPERTY OWNER(S).

No.	Date	Revisions	App.	DRAWING NAME
2	7/1/20	BULLETIN #2	GSB	Ford RtWall Plan.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

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Gregory S. Brown
 GREGORY S. BROWN, PE
 DATE: 05/27/20 MN LIC. NO. 22814



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

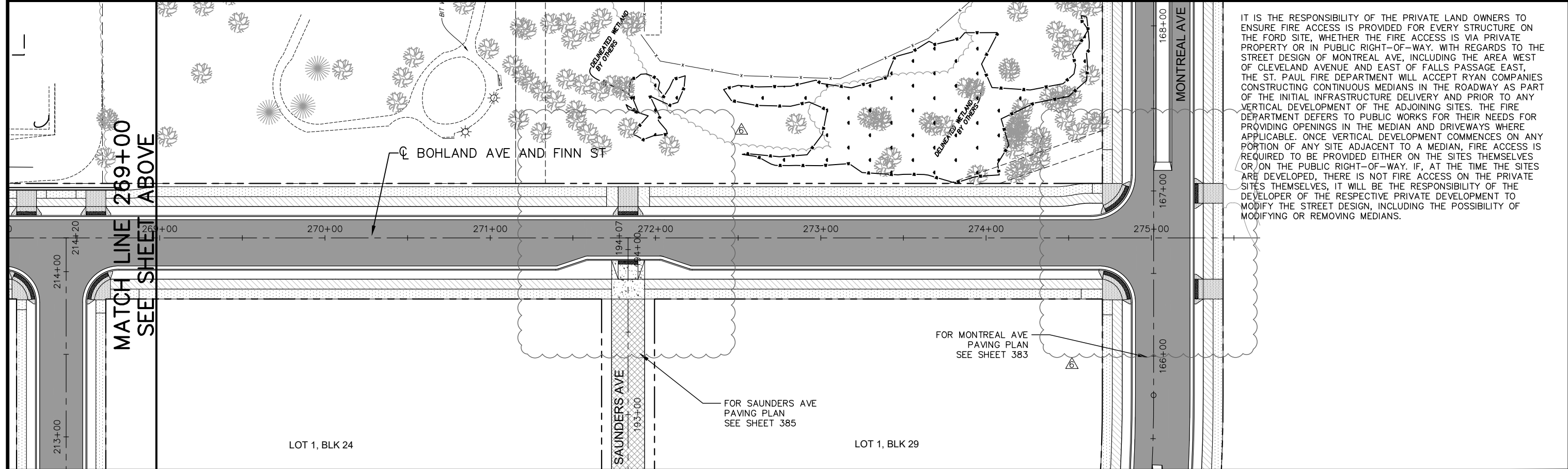
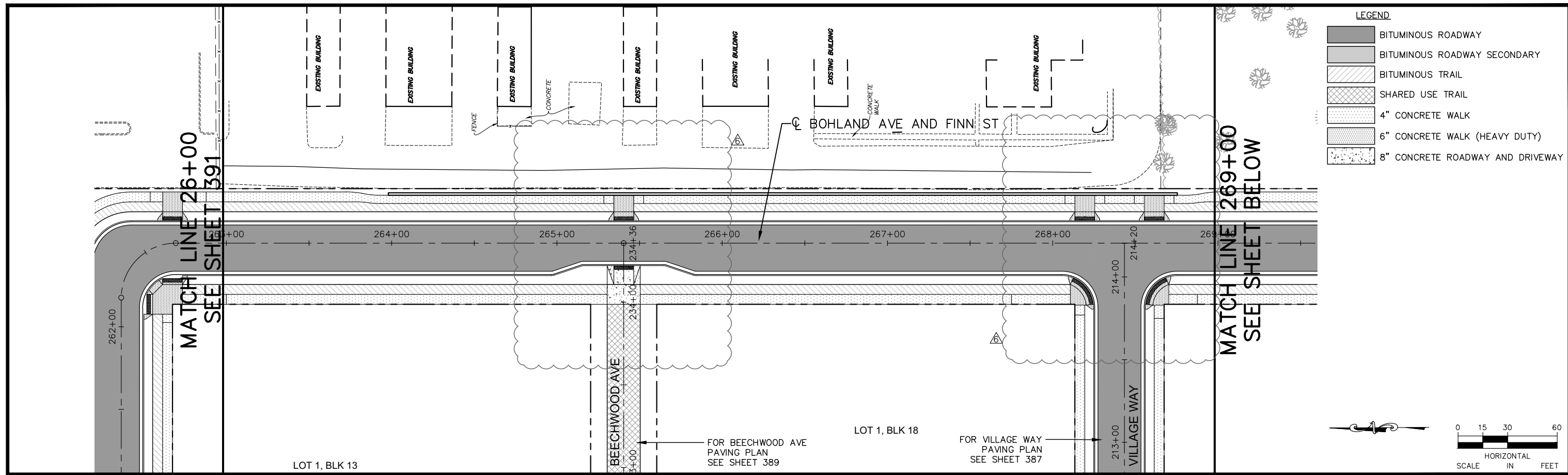
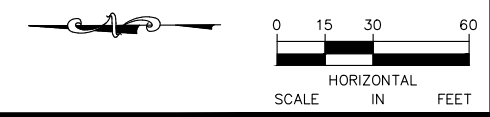
FINN ST. RETAINING WALL
 PLAN AND PROFILE
 STA. 0+00 TO STA. 6+50

SHEET NO.
370

522

LEGEND

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



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

No.	Date	Revisions	App.	DRAWING NAME
5	2/19/21	BULLETIN #5	GAB	Ford PavePlan EW.dwg
6	4/2/21	BULLETIN #6	GAB	

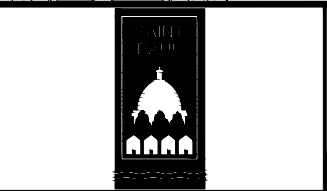
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GAB
DATE:	4/2/21
PROJECT NO.	160640016

Kimley»Horn

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

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



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

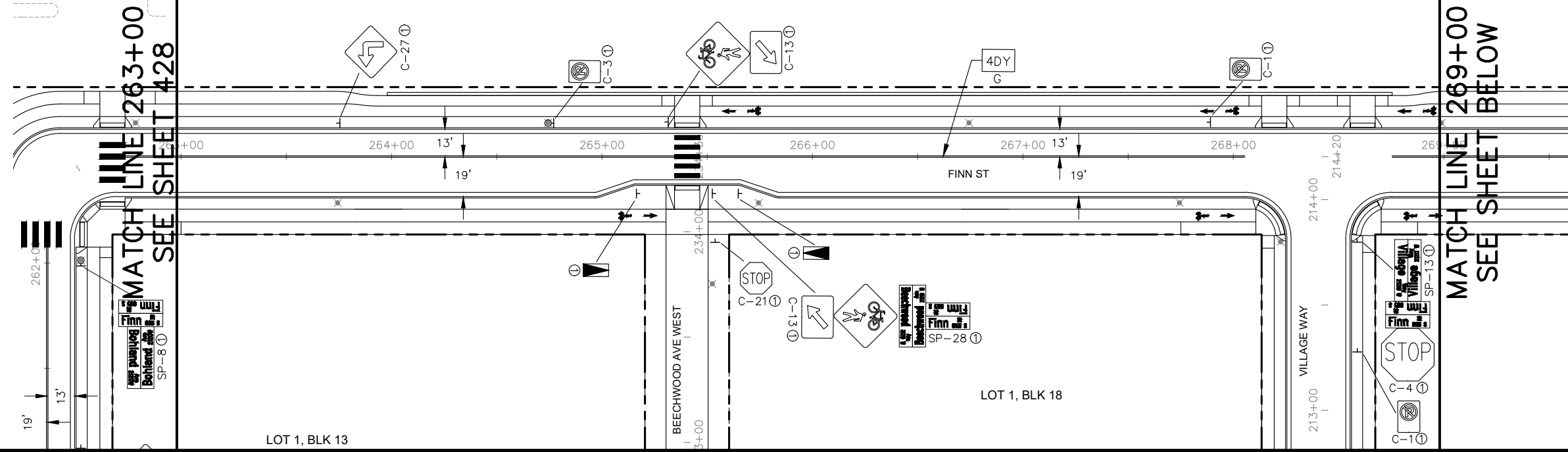
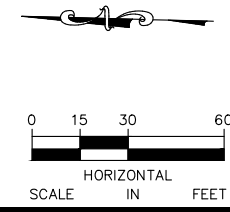
FINN ST
 PAVING PLAN
 STA. 26+00 TO STA. 275+03.43'

SHEET NO.
392

522

NOTES:
① F & I

GENERAL NOTES:
PLACE SIGN POST IN BLVD WITH EXACTNESS. SEE TYPICAL SECTIONS FOR SIGN PLACEMENT REQUIREMENTS. ELEMENTS OUT OF TOLERANCE WILL BE REQUIRED TO BE REMOVED AND REINSTALLED AT NO COST TO THE CITY.

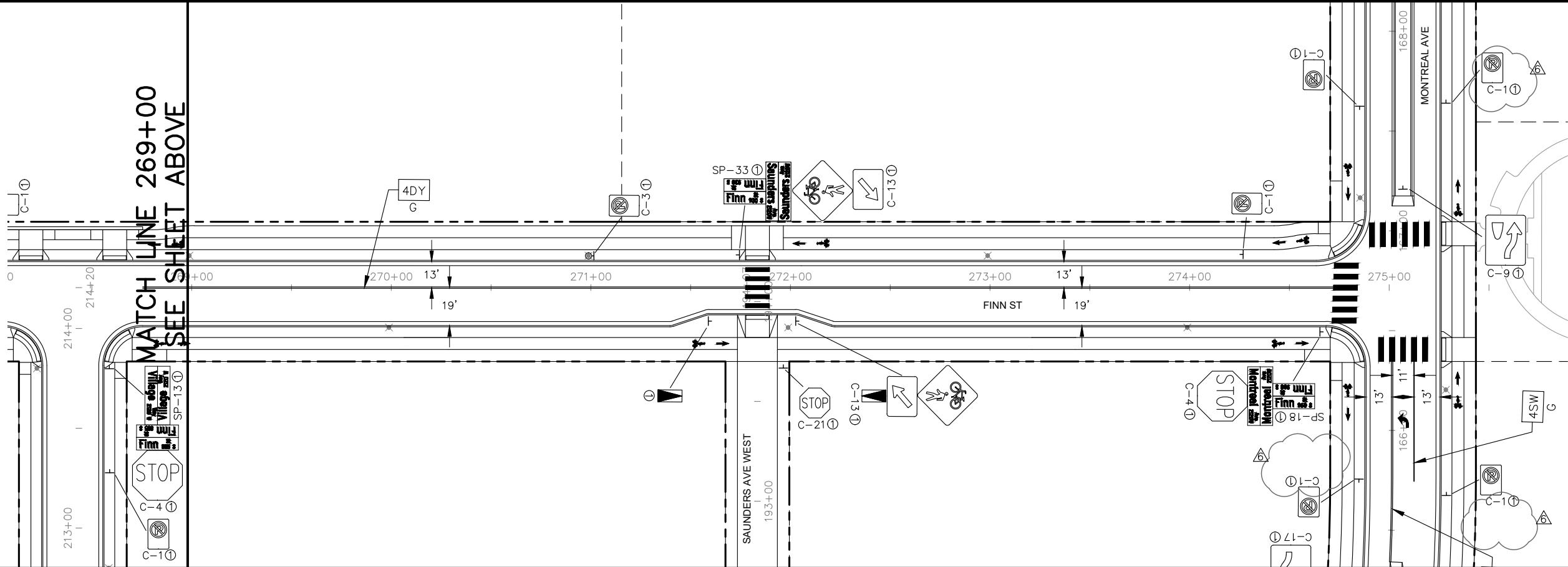
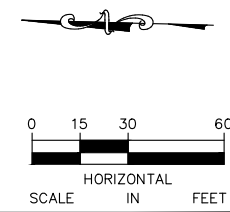


MATCH LINE 263+00
SEE SHEET 428

MATCH LINE 269+00
SEE SHEET BELOW

NOTES:
① F & I

GENERAL NOTES:
PLACE SIGN POST IN BLVD WITH EXACTNESS. SEE TYPICAL SECTIONS FOR SIGN PLACEMENT REQUIREMENTS. ELEMENTS OUT OF TOLERANCE WILL BE REQUIRED TO BE REMOVED AND REINSTALLED AT NO COST TO THE CITY.



MATCH LINE 269+00
SEE SHEET ABOVE

No.	Date	Revisions	App.	DRAWING NAME
2	7/1/20	BULLETIN #2	JAH	Ford SgnStrpPlan EW.dwg
3	8/10/20	BULLETIN #3	JAH	DESIGNED BY: CMW
5	2/19/21	BULLETIN #5	JAH	DRAWN BY: CMW
6	4/2/21	BULLETIN #6	JAH	CHECKED BY: JAH
			JAH	DATE: 4/2/21
				PROJECT NO. 160640016



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

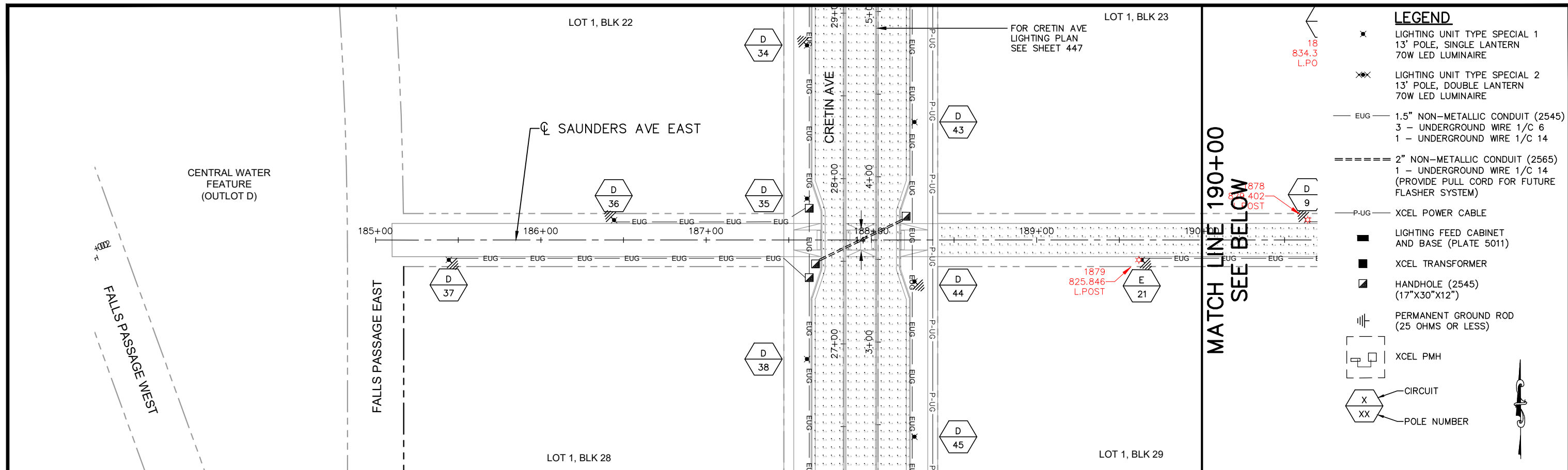


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

FINN ST
SIGNING AND STRIPING PLANS
STA. 263+00 TO STA. 275+03.43

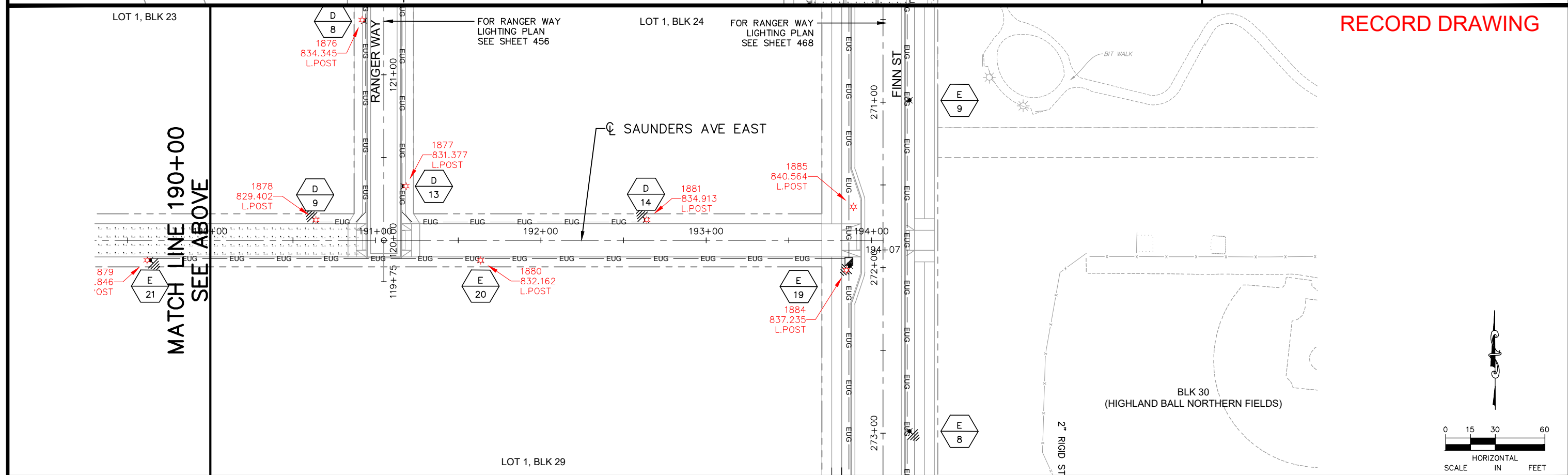
SHEET NO.
429

522



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

RECORD DRAWING



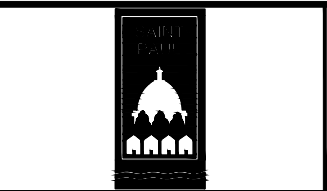
No.	Date	Revisions	App.	DRAWING NAME
2	7/1/20	BULLETIN #2	JAH	Ford LightPlan EW-RD.dwg
				DESIGNED BY: KJC
				DRAWN BY: KJC
				CHECKED BY: JAH
				DATE: 06/05/2024
				PROJECT NO. 160640016

Kimley»Horn

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

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DANIEL L. ELENBAAS, PE
DATE: 06/05/2024 MN LIC. NO. 44614

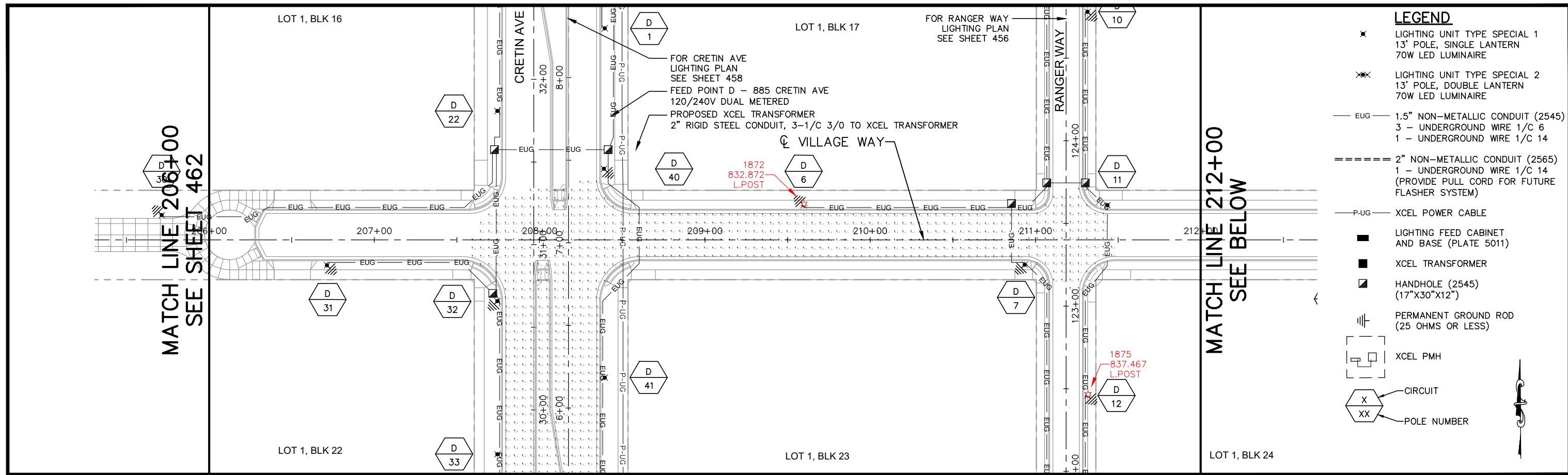


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

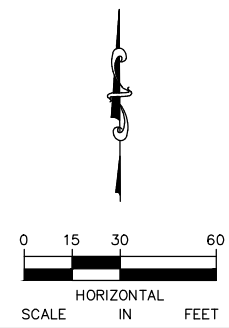
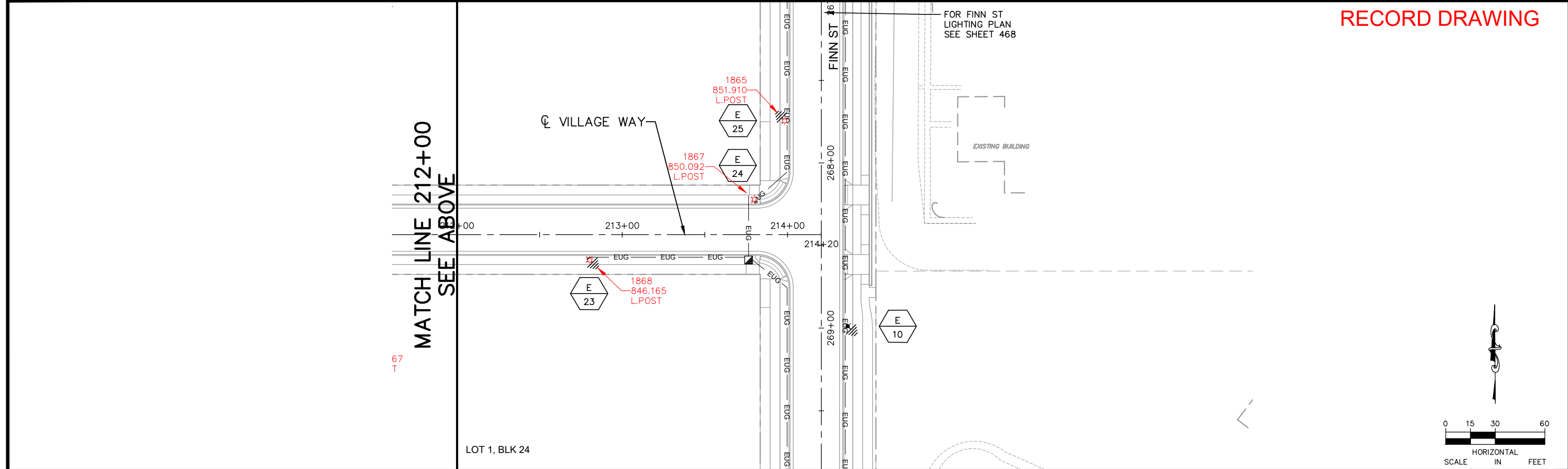
SAUNDERS AVE EAST
LIGHTING PLAN
STA. 185+00 TO STA. 194+09.04

SHEET NO.
461

522



RECORD DRAWING



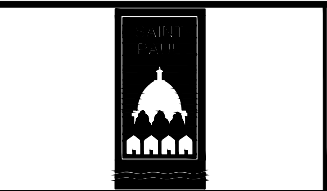
No.	Date	Revisions	App.	DRAWING NAME
1	7/1/20	BULLETIN #2	JAH	Ford LightPlan EW-RD.dwg
2	2/19/21	BULLETIN #5	JAH	DESIGNED BY: KJC
	4/2/21	BULLETIN #6	JAH	DRAWN BY: KJC
			JAH	CHECKED BY: JAH
				DATE: 06/05/2024
				PROJECT NO. 160640016

Kimley»Horn

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 PHONE: 651-645-4197
 WWW.KIMLEY-HORN.COM

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 DATE: 06/05/2024 MN LIC. NO. 44614

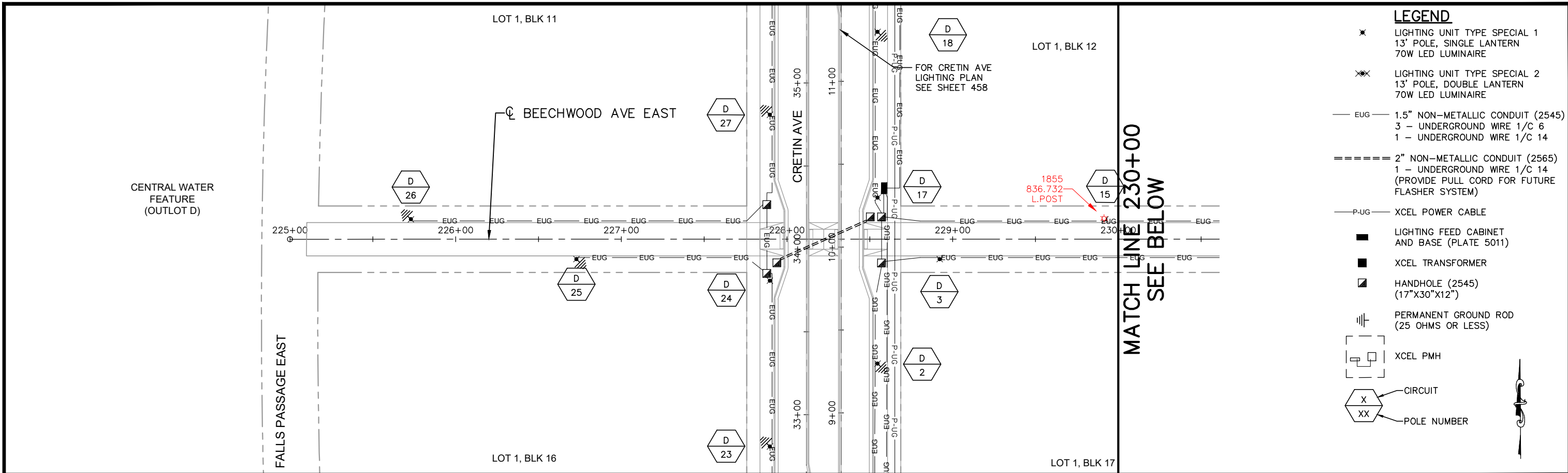


RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN

VILLAGE WAY
 LIGHTING PLAN
 STA. 206+00 TO STA. 214+21.73

SHEET NO.
463

522

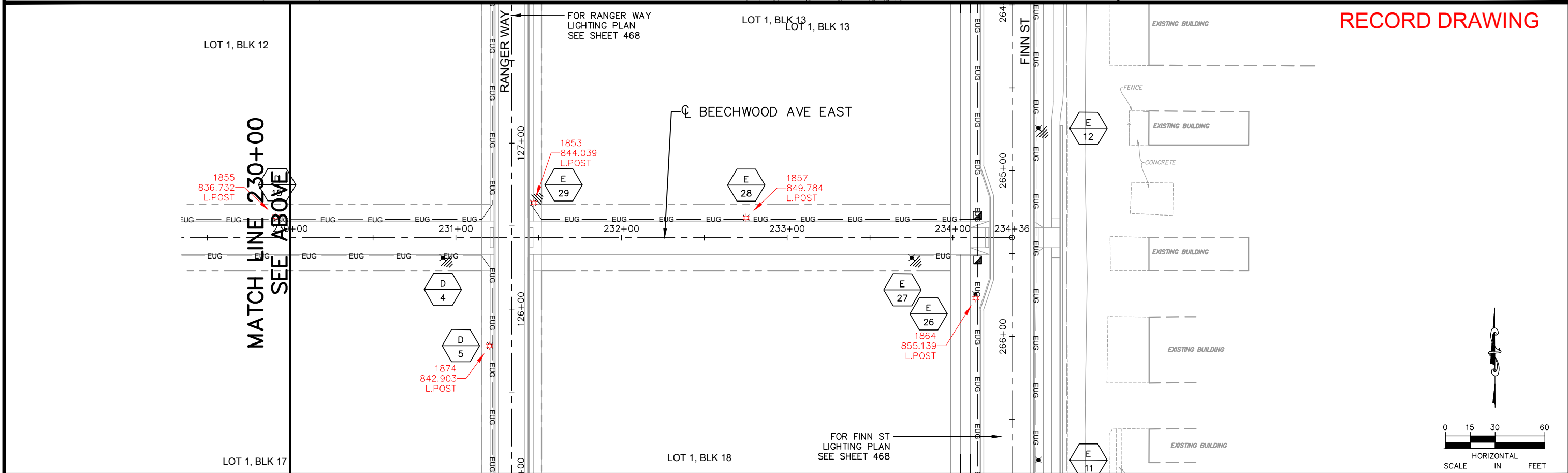


LEGEND

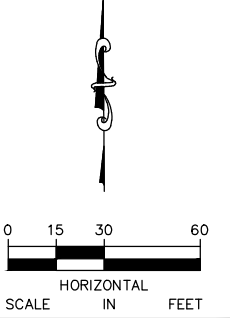
- ✖ LIGHTING UNIT TYPE SPECIAL 1
13' POLE, SINGLE LANTERN
70W LED LUMINAIRE
- ✖✖ LIGHTING UNIT TYPE SPECIAL 2
13' POLE, DOUBLE LANTERN
70W LED LUMINAIRE
- EUG — 1.5" NON-METALLIC CONDUIT (2545)
3 - UNDERGROUND WIRE 1/C 6
1 - UNDERGROUND WIRE 1/C 14
- ==== 2" NON-METALLIC CONDUIT (2565)
1 - UNDERGROUND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

MATCH LINE 230+00
SEE BELOW

RECORD DRAWING



MATCH LINE 230+00
SEE ABOVE

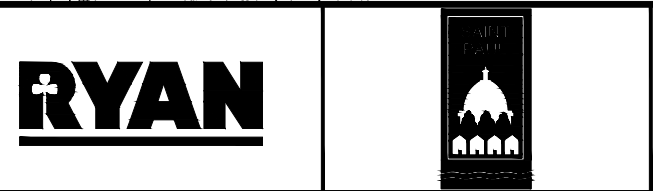
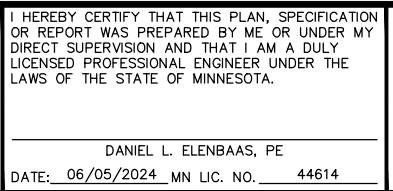


No.	Date	Revisions	App.	DRAWING NAME
2	7/1/20	BULLETTIN #2	JAH	Ford LightPlan EW-RD.dwg
				DESIGNED BY: KJC
				DRAWN BY: KJC
				CHECKED BY: JAH
				DATE: 06/05/2024
				PROJECT NO. 160640016

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

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DANIEL L. ELENBAAS, PE
DATE: 06/05/2024 MN LIC. NO. 44614



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

BEECHWOOD AVE WEST
LIGHTING PLAN
STA. 225+00 TO STA. 234+37.71

SHEET NO.
465

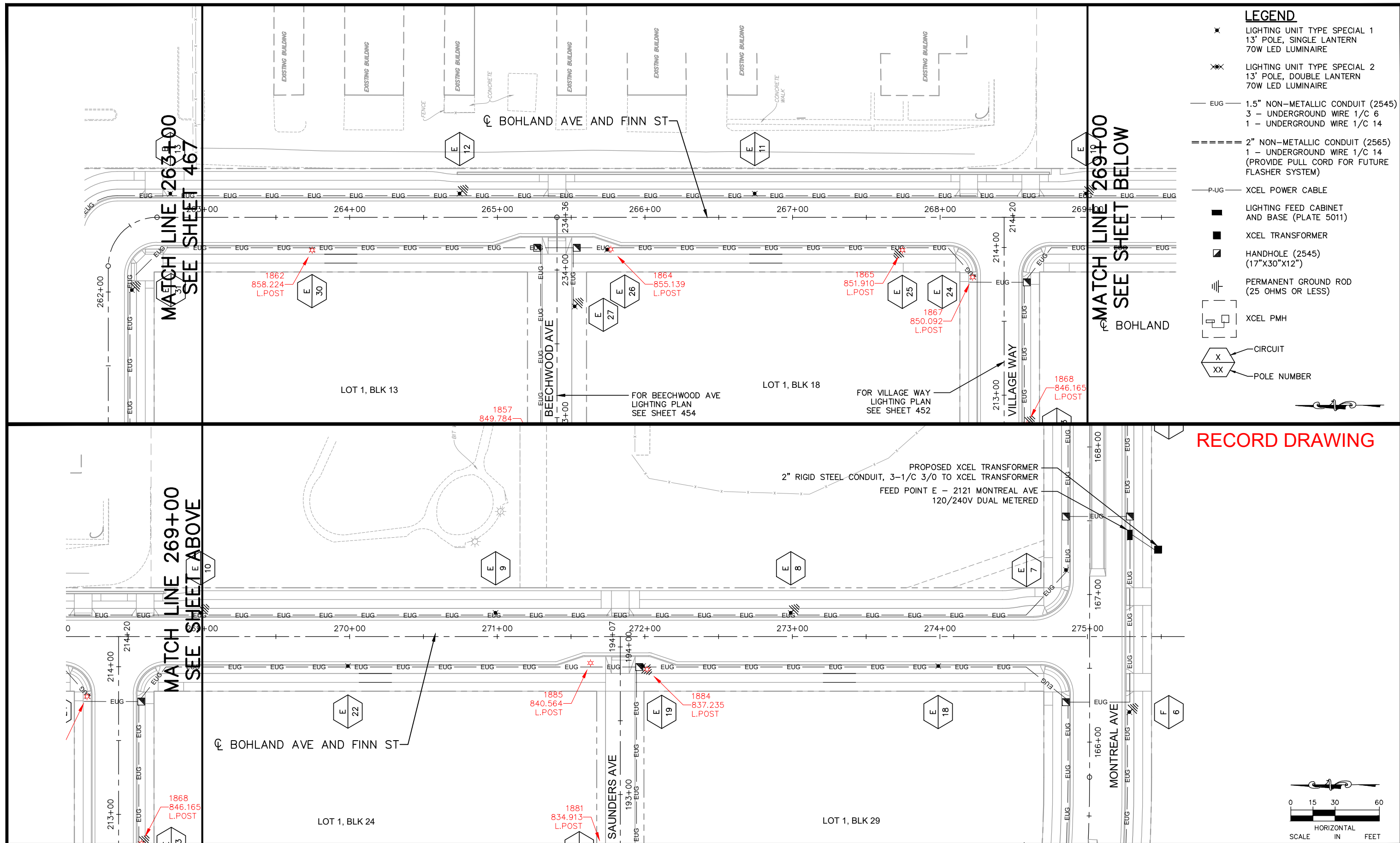
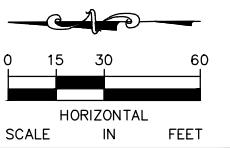
522

LEGEND

- ✱ LIGHTING UNIT TYPE SPECIAL 1
13' POLE, SINGLE LANTERN
70W LED LUMINAIRE
- ✱✱ LIGHTING UNIT TYPE SPECIAL 2
13' POLE, DOUBLE LANTERN
70W LED LUMINAIRE
- EUG — 1.5" NON-METALLIC CONDUIT (2545)
3 — UNDERGROUND WIRE 1/C 6
1 — UNDERGROUND WIRE 1/C 14
- — — — — 2" NON-METALLIC CONDUIT (2565)
1 — UNDERGROUND WIRE 1/C 14
(PROVIDE PULL CORD FOR FUTURE
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(17"X30"X12")
- ⊕ PERMANENT GROUND ROD
(25 OHMS OR LESS)
- XCEL PMH
- ⬡ CIRCUIT
- ⬡ POLE NUMBER



RECORD DRAWING



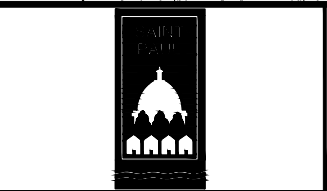
No.	Date	Revisions	App.	DRAWING NAME
1	7/1/20	BULLETIN #2	JAH	Ford LightPlan EW-RD.dwg
2	2/19/21	BULLETIN #5	JAH	DESIGNED BY: KJC
	4/2/21	BULLETIN #6	JAH	DRAWN BY: KJC
			JAH	CHECKED BY: JAH
				DATE: 06/05/2024
				PROJECT NO. 160640016

Kimley»Horn

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

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DANIEL L. ELENBAAS, PE
DATE: 06/05/2024 MN LIC. NO. 44614



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

FINN ST
LIGHTING PLAN
STA. 263+00 TO STA. 275+03.43'

SHEET NO.
468

522