

Exhibit A

Ordinance Permit 20240020402



CITY OF ST PAUL

Department of Public Works
25 West 4th Street
1500 City Hall Annex
Saint Paul, MN 55102

ORDINANCE PERMIT

OFFICE USE ONLY

Application No. _____
Application Date _____
SPR File # _____
Permit No. _____ **A** _____

Type of Permit:

- 01 Roadway
- 02 Sidewalk
- 03 Traffic Appurtenances Including Signals, Lighting, EV Infrastructure, Signing, Striping

Separation of Cottage requested by SPPA for purposes of acceptance

<input type="checkbox"/> 04 Storm Sewer Collection	<input type="checkbox"/> 07 Sanitary Sewer Special
<input type="checkbox"/> 05 Storm Sewer Treatment	<input type="checkbox"/> 08 Retaining Wall
<input type="checkbox"/> 06 Sanitary Sewer Collection	<input type="checkbox"/> 09 Bridge

Phase:

Location (Street On, From/To, and Adjacent Lots/Blocks):

Description of Work: [Include the description provided in the permit application and all subsequent amendments or revisions, which are hereby incorporated by reference.]

Applicant Contact Person: _____ **Contact Person Title:** _____ **Contact Person Telephone:** _____ **Contact Person Email:** _____

Bond Co.;

10 of 10

This permit is issued with the stipulation that the work of the permittee and related agents, employees and contractors shall conform in all respects to the City of Saint Paul Department of Public Works Ordinance Permit Process Document and the Department of Public Works List of Applicable Standards & Specifications. The permit shall be available for display at the site referred to herein and shown to any Police Officer or Inspector upon demand and does not authorize or allow for interference with the work of any Contract made or to be made with the City of Saint Paul.

**THIS PERMIT MAY BE REVOKED AT ANY TIME
BY THE DIRECTOR OF PUBLIC WORKS**

A PERMIT FOR THE ABOVE DESCRIBED CONSTRUCTION IS AUTHORIZED BY:

David Kuebler, P. E.

Signature

Title

Date

Printed Name

PERMIT NUMBER _____ A

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

Original reproducible CAD and PDF as-built plans, signed by the Engineer of Record, provided to Public Works; Submittal of final copies of Metropolitan Council Environmental Services and MN Pollution Control Agency Permits (Sewer Extension, SAC Determination, etc.);

Full compliance with project Quality Management Plan or other document(s) governing quality management and quality assurance;

Documentation of compliance with all applicable City and non-City requirements including, but not limited to: City Public Works Right-of-Way office, Minnesota Pollution Control Agency, Capitol Region Watershed District, Ramsey-Washington Metro Watershed District.

NA Documentation of roadway material test results at compaction of subgrade, grading and base, plant mix design report, insitu strength;

Video provided to the City of all sanitary sewer mains and laterals, storm sewer mains and laterals, and any structural BMP's (pipe galleries, draintile, sediment control structures, weir structures, etc.) installed under any permit;

Sewer Permit drawings provided to the City for paving connections or stubs installed for the purposes of providing service to private development(s). Sewer Permit drawings are in addition to Private Service Lateral Permit Drawings;

NA Documentation that Public Works was notified for signal and lighting inspection of pole field layouts (staking), installed conduits and foundations, installed poles and wiring, signal head positioning, and signal phasing/detection verification;

NA For infrastructure within parks: Documentation that the Parks Department has been notified of completion status;

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

Certificate of Compliance signed by Engineer of Record and provided to the City.

RELEASE OF PERMIT:

Permit No. _____

Council Res. No. _____

Permit Date _____

Release Authorized by _____

Title _____



Certificate of Compliance

I hereby certify that work completed under this Ordinance Permit and materials provided for installation conform to the appropriate specifications and provisions of the current State of Minnesota Department of Transportation *Standard Specifications for Construction* and the Department of Public Works, City of Saint Paul, Minnesota, *Standard Supplemental Specifications for Construction*, as amended, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

The Heights -Ivy Avenue from Winthrop to Howard. 12 LF South OF MH5006 to MH5005, MH5005 to MH5001, MH5001C to MH5001C, MH5001 to 10 LF South of MH5109. Scope of work includes all catch basins associated with these manholes. Extends to first manhole on Winthrop and Howard. - OP 5 20240020402

Project Description

License No. 59517

03-19-2025

(Signature and License No.)

Date

Bolton and Menk for Saint Paul Port Authority

Organization (Print)

THE HEIGHTS SITE REDEVELOPMENT

(AKA HILLCREST GOLF COURSE)

ORDINANCE PERMIT APPLICATION 05

2200 Larpenteur Avenue East, St. Paul, Minnesota **ORDINANCE PERMIT 20240020402**

AS-BUILTS

WSB Project Number 013987-000

Issue Date 01-24-2024; BID PACKAGE NO. 2



PROJECT LOCATION MAP

1 SCALE: NOT TO SCALE

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF PRIVATE UTILITIES HAS BEEN DESIGNATED UTILITY QUALITY LEVEL D. THESE QUALITY LEVELS WERE DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE DATA". THE CONTRACTOR IS ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE APPLYING IT FOR ANY PURPOSE.

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

John K. Rosa
ASHLEIGH K ROSA
LICENSE #: 59517

5-30-2025

DATE

0 - PLAN SHEET IS FOR REFERENCE ONLY
X - PLAN SHEET IS INCLUDED IN BID PACKAGE
BLANK FIELD INDICATES PLAN SHEET NOT INCLUDED

BID PACKAGE NO. 2
INFRASTRUCTURE PLANS

SHEET NO.	DESCRIPTION	X
1	TITLE SHEET	X
2-3	STATEMENT OF ESTIMATED QUANTITIES	X
4-9	EARTHWORK TABULATIONS	X
10-14	UTILITY TABULATIONS	X
15-23	STANDARD DETAILS	X
24-29	PEDESTRIAN CURB RAMP DETAILS	X
30-31	GENERAL NOTES	X
32-36	EXISTING CONDITIONS PLAN	X
37-45	TYPICAL SECTIONS	X
46-53	ALIGNMENT PLANS	X
54-57	BUILDING DEMOLITION PLAN	X
58-62	CONTAMINATED SOILS REMOVAL PLAN	X
63-76	SITE PLAN	0
77-95	REMOVAL PLAN	X
96-109	GRADING PLAN	X
110-114	SUBSURFACE STORMWATER STRUCTURE DETAIL	X
115	SUBSURFACE STORMWATER STRUCTURE DETAIL	0
116-120	SPECIAL DRAINAGE STRUCTURE DETAILS	X
121-130	DISTRICT STORMWATER SWALE DETAILS	X
131-134	RETAINING WALL PLAN & DETAILS	0
135-164	SANITARY SEWER AND WATERMAIN CONSTRUCTION	X
165-203	STORM SEWER CONSTRUCTION	X
204-235	STREET CONSTRUCTION	X
236-248	TRAIL CONSTRUCTION PLAN	X
249-260	INTERSECTION DETAILS	X
261-290	PEDESTRIAN RAMP PLAN	X
291-312	STREET LIGHTING PLAN	X
313-323	TRAFFIC CONTROL PLANS	X
324-347	SIGNING AND STRIPING PLANS	X
348	TEMPORARY SEDIMENT CONTROL PLAN & DETAILS	0
349-369	EROSION CONTROL PLAN & DETAILS	X
370-373	STORM WATER POLLUTION PREVENTION PLAN	X
374-435	CROSS SECTIONS	X
436-448	LANDSCAPE AMENITY PLAN (L300-L305, L310-L316)	X
449	TREE PROTECTION DETAILS (L501)	X
450-451	LANDSCAPE AMENITY DETAILS (L601 - L602)	X

THIS PLAN SET CONTAINS 451 SHEETS

DESIGN VEHICLE

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

MIXED-USE

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

DESIGN DESIGNATION (ARLINGTON, HOWARD, IDAHO, MONTANA)

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

DESIGN SPEED NOT ACHIEVED AT:

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

DESIGN DESIGNATION (LOCAL / RESIDENTIAL STREETS)

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

DESIGN SPEED NOT ACHIEVED AT:

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

DESIGN DESIGNATION TRAIL

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

wsb

SCALE: AS SHOWN DESIGN BY:

PLAN BY: PJM CHECK BY: PTH JMT

REVISIONS	DESCRIPTION
1	01/30/2024 ADDENDUM NO. 1
2	02/09/2024 ADDENDUM NO. 2
3	03/29/2024 PLAN REVISIONS

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

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

TITLE SHEET

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

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

WSB PROJECT NO.
013987-000

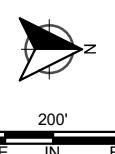
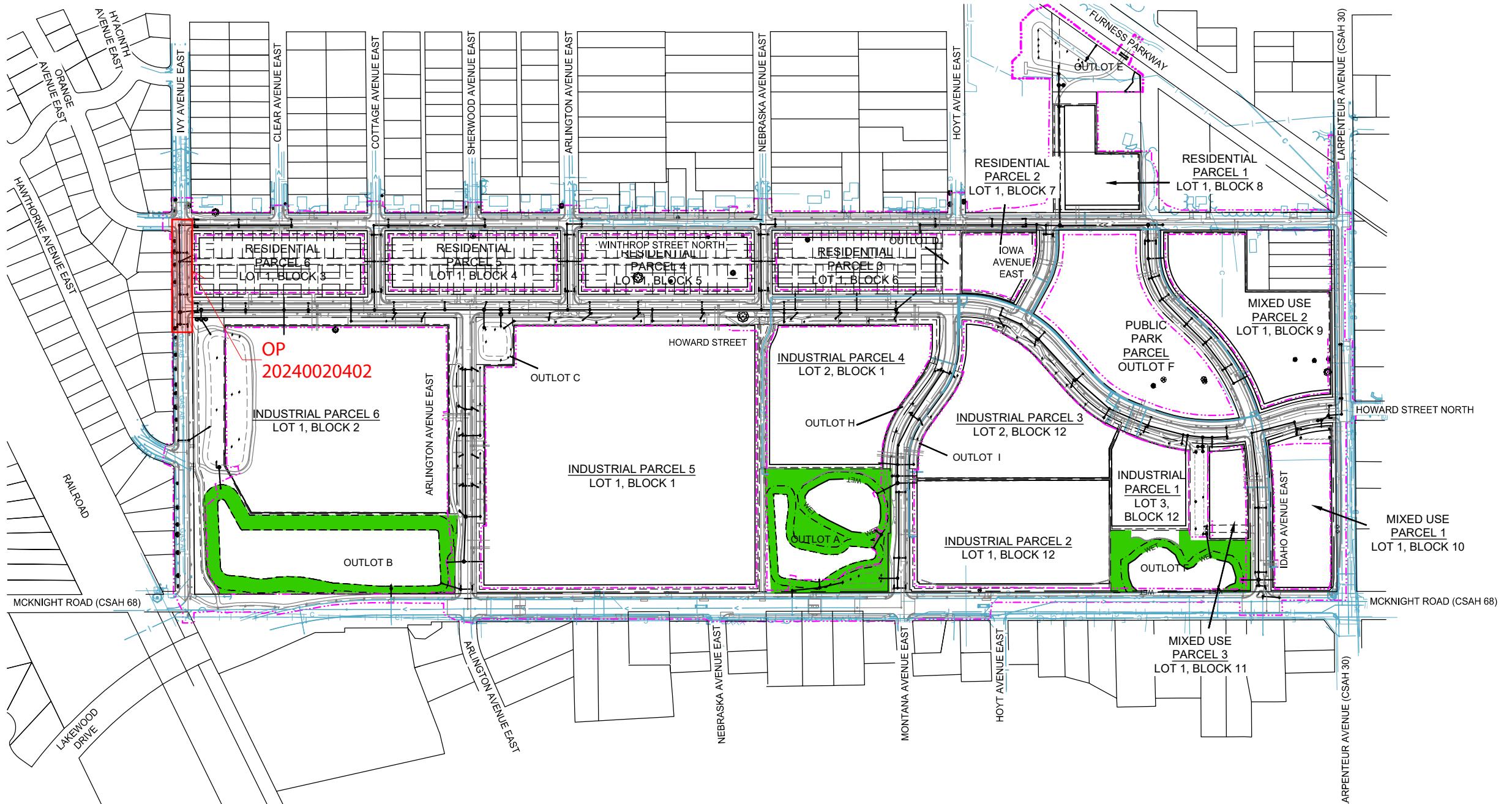
REVISIONS	DESCRIPTION
NO. DATE	

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

OVERALL STORM SEWER CONSTRUCTION

INFRASTRUCTURE PLANS FOR:
THE HEIGHTS
SAINT PAUL, MINNESOTA



0 200' 400'
SCALE IN FEET

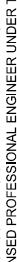
Saint Paul
Port Authority
400 Wabasha Street North
Suite 240
St Paul, Minnesota 55102
Phone 612-224-5686

WSB PROJECT NO.
013987-000

NAME: DESIGN BY:
SHOWN PJM
AN BY: CHECK BY:
H PTH

NO.	DATE	DESCRIPTION
3	03/29/2024	PLAN REVISION
6	09/23/2024	100% PLAN CO

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


PAUL HORNBY, P.E.

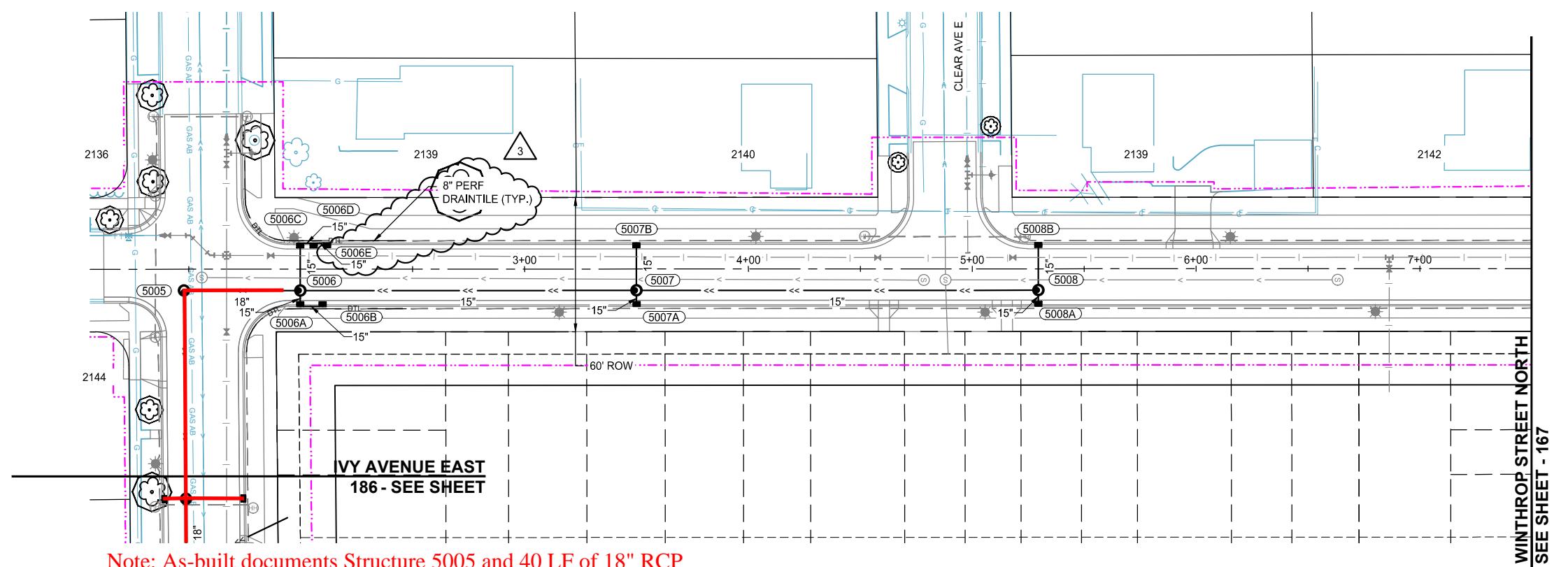
DATE: 03/29/2024 LIC. NO: 2359

STORM SEWER CONSTRUCTION

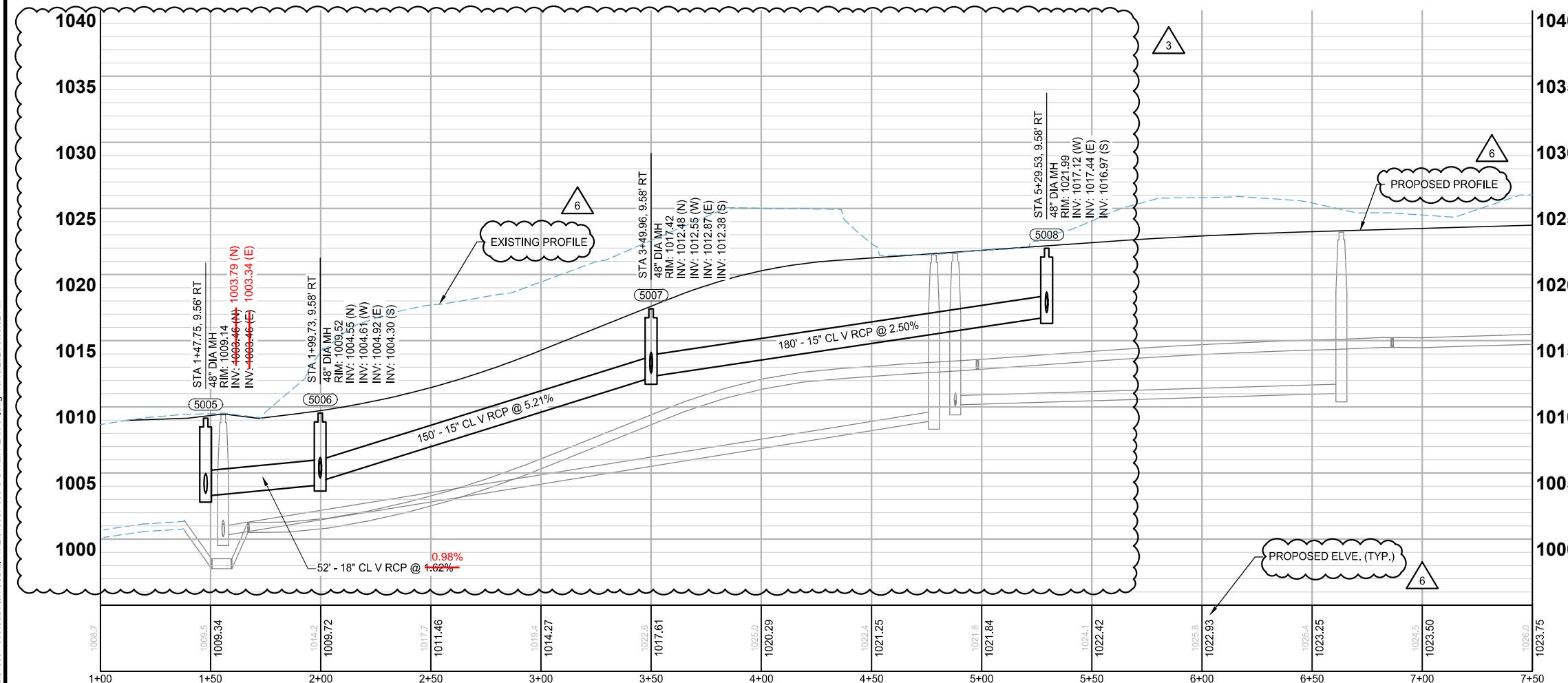
INFRASTRUCTURE PLANS FOR: THE HEIGHTS SAINT PAUL, MINNESOTA

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

WSB PROJECT NO.
013987-000



Note: As-built documents Structure 5005 and 40 LF of 18" RCP that was installed to Structure 5006. Remaining 12 LF of 18" RCP will be included on Ordinance Permit 20240020401



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



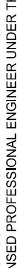
URFACE DRAINS ARE 8" PERFORATED PVC
TH CLEANOUTS AT UPSTREAM ENDS.

TS 193 - 203 FOR LATERAL CROSSINGS.
SURFACE DRAINS ARE 8" PERFORATED PVC
WITH CLEANOUTS AT UPSTREAM ENDS.
(E DRAINTILE)

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

NAME:	SHOWN	DESIGN BY:
AN BY:		PJM
H		CHECK BY:
		PTH

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LICENSED PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MINNESOTA.


PAUL HORNBY, P.E.

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

STORM SEWER CONSTRUCTION

INFRASTRUCTURE PLANS FOR: THE HEIGHTS SAINT PAUL, MINNESOTA

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

WSB PROJECT NO.
013987-000

IVY AVENUE EAST
SEE SHEET - 186

MY AVENUE EAST
SEE SHEET - 186

Note: As-built documents Structure 5001 and 50 LF of 60" RCP that was installed to Structure 5009. Remaining 10 LF of 60" RCP will be included on Ordinance Permit 20240020401

HOWARD STREET NORTH

MATCHLINE STA - 50+50
SEE SHEET - 171

LEGEND

CONSTRUCTION LIMITS

PROPOSED CURB AND GUTTER

PROPOSED BITUMINOUS (EDGE)

PROPOSED CONCRETE (EDGE)

PROPOSED GRAVEL (EDGE)

>> EXISTING STORM SEWER PIPE

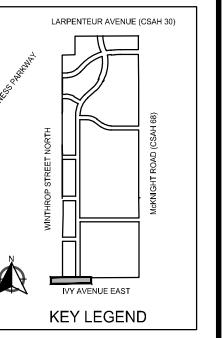
EXISTING STORM STRUCTURE

>> PROPOSED STORM SEWER PIPE

PROPOSED DRAINAGE STRUCTURE

DTL PROPOSED SUBSURFACE DRAIN

PROPOSED RIPRAP



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

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

STORM SEWER CONSTRUCTION

**INFRASTRUCTURE PLANS FOR:
THE HEIGHTS
SAINT PAUL, MINNESOTA**

**Saint Paul
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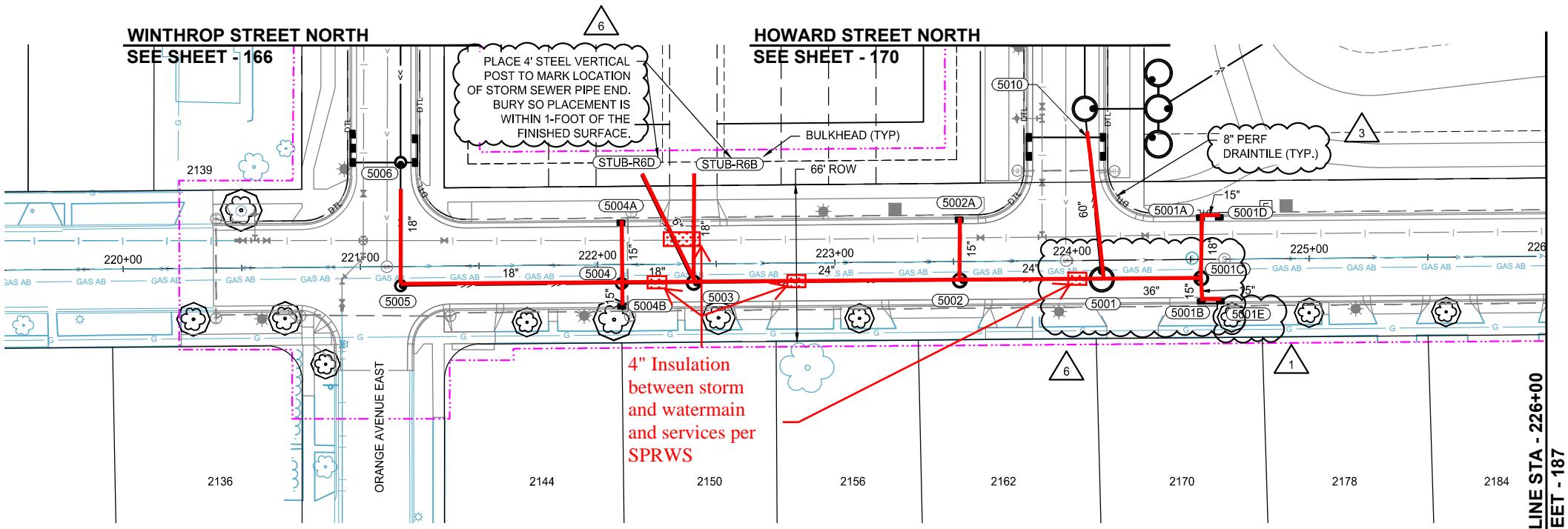
MATCHLINE STA - 226+00 SEE SHEET - 187

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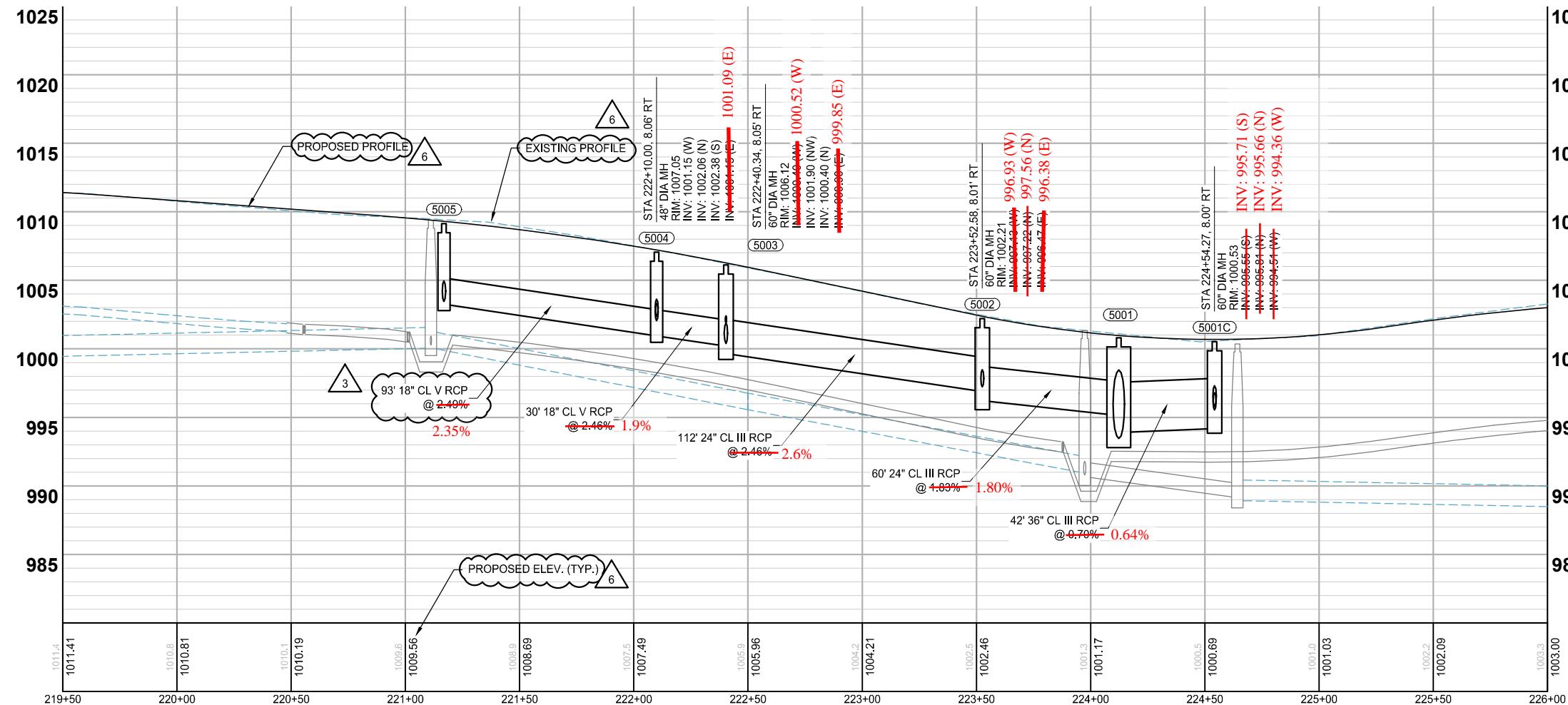
ASHLEIGH K ROSA
LICENCIENCE #: 79517

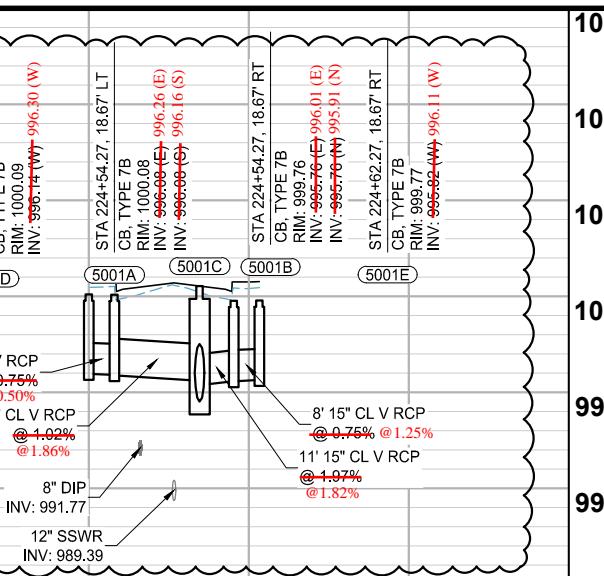
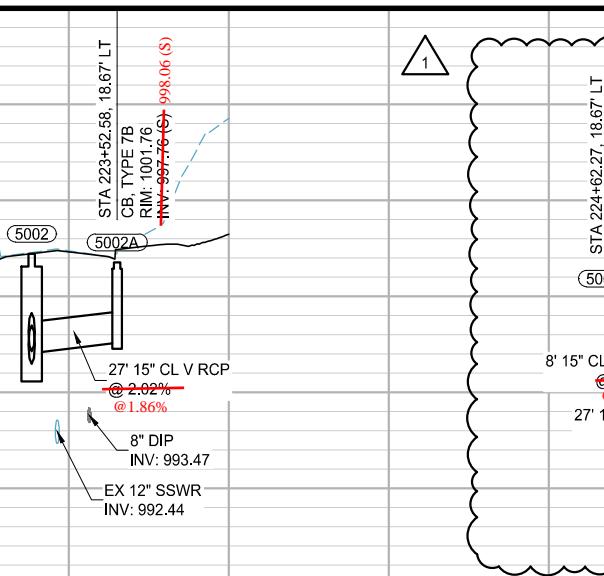
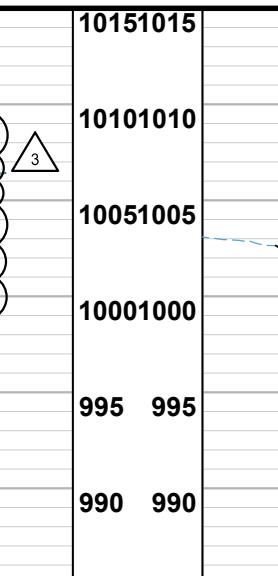
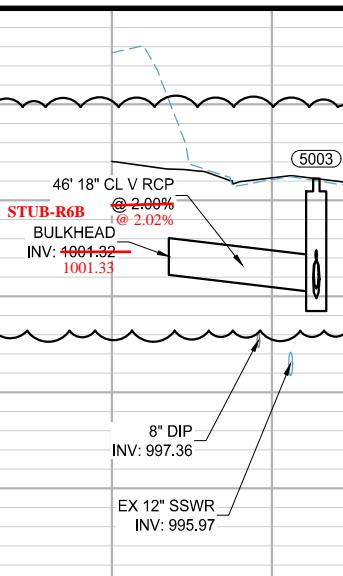
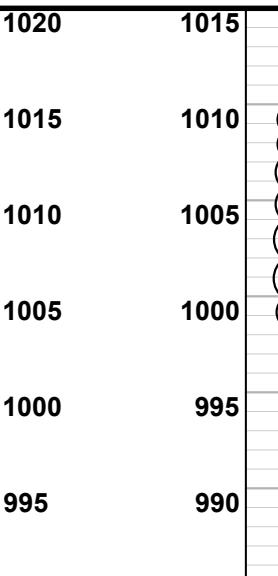
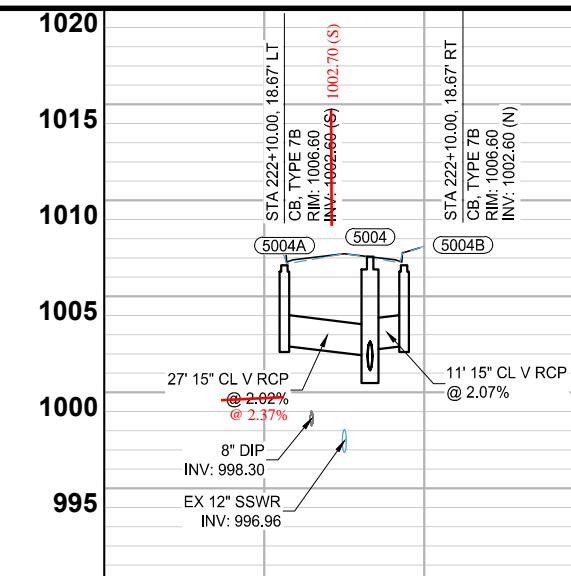
LEGEND

- CONSTRUCTION LIMITS
- PROPOSED CURB AND GUTTER
- PROPOSED BITUMINOUS (EDGE)
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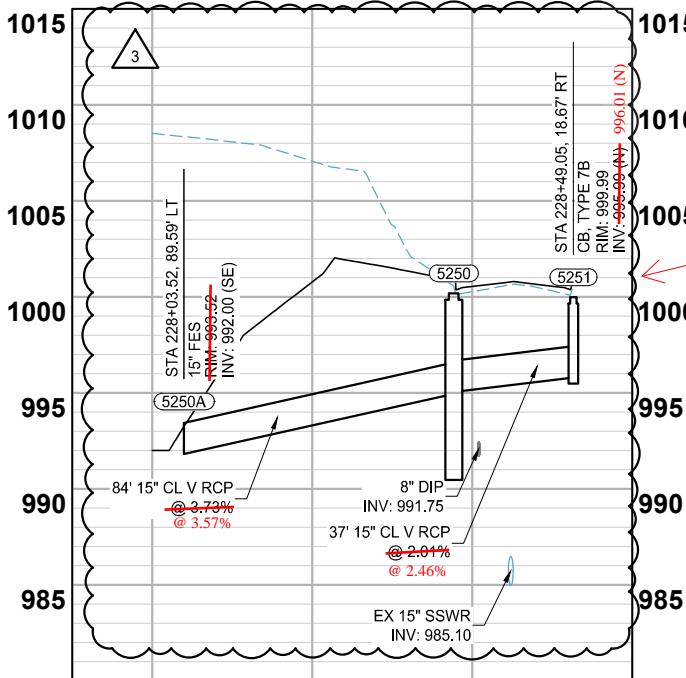


IVY AVENUE EAST

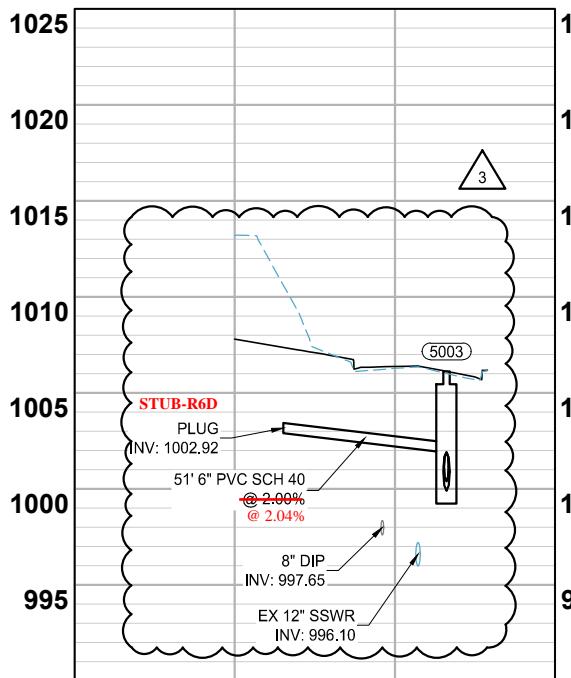




																																			
SCALE:	DESIGN BY:																																		
AS SHOWN	PJM																																		
PLAN BY:	CHECK BY:																																		
DEH	PTH																																		
<table border="1"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th colspan="2">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01/30/2024</td> <td colspan="2">ADDENDUM NO. 1</td> </tr> <tr> <td>3</td> <td>03/29/2024</td> <td colspan="2">PLAN REVISIONS</td> </tr> <tr> <td></td> <td></td> <td colspan="2"></td> </tr> </tbody> </table>				REVISIONS				NO.	DATE	DESCRIPTION		1	01/30/2024	ADDENDUM NO. 1		3	03/29/2024	PLAN REVISIONS																	
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NOT FOR OP
20240020402



INFRASTRUCTURE PLANS FOR: THE HEIGHTS SAINT PAUL, MINNESOTA

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

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ASHLEIGH K ROSA
LICENSE #: 59517

5-30-2025

— 6 —

WSB PROJECT NO.
013987-000