

Exhibit A

Ordinance Permit 20250020301



SAINT PAUL
PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS
SEAN KERSHAW, DIRECTOR

25 West 4th Street, 1500 City Hall Annex
Saint Paul, MN 55102
Tel: 651-266-6100 | Fax: 651-266-6222

Certificate of Compliance

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

The Heights - Lighting System A Phase 1 - OP 17 - 20250020301

Project Description

License No. 59517

10-9-2025

(Signature and License No.)

Date

Bolton and Menk for Saint Paul Port Authority

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

PERMIT NUMBER _____

ITEMS TO BE COMPLETED PRIOR TO ACCEPTANCE OF INFRASTRUCTURE AND RELEASE OF PERMIT

Prior to acceptance of any infrastructure and release of City permits, the following items must be completed to the satisfaction of the City:

☒ Corrective (punch list) work completed;

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

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

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

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

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

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

☒ 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 _____

THE HEIGHTS SITE REDEVELOPMENT

(AKA HILLCREST GOLF COURSE)

2200 Larpenteur Avenue East, St. Paul, Minnesota

WSB Project Number013987-000
Issue Date09-23-2024; 100% PLAN REVISION 6 (CITY REVIEW COMMENTS)



PROJECT LOCATION MAP

SCALE: NOT TO SCALE

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF PRIVATE UTILITIES HAS BEEN DESIGNATED UTILITY QUALITY LEVEL D. THESE QUALITY LEVELS WERE DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE DATA". THE CONTRACTOR IS TO DETERMINE THE TYPE AND LOCATION OF PRIVATE UTILITIES AS MAY BE DEEMED NECESSARY TO AVOID DAMAGE THERETO.

1
2
3

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	STATEMENT OF ESTIMATED QUANTITIES
4-9	EARTHWORK TABULATIONS
10-14	UTILITY TABULATIONS
15-23	STANDARD DETAILS
24-29	PEDESTRIAN CURB RAMP DETAILS
30-31	GENERAL NOTES
32-36	EXISTING CONDITIONS PLAN
37-45	TYPICAL SECTIONS
46-53	ALIGNMENT PLANS
54-57	BUILDING DEMOLITION PLAN
58-62	CONTAMINATED SOILS REMOVAL PLAN
63-76	SITE PLAN
77-95	REMOVAL PLAN
96-109	GRADING PLAN
110-111	SUBSURFACE STORMWATER DETAIL
112	STORMWATER INFILTRATION BASIN DETAIL
113-114	IRON ENHANCED STORMWATER DETAIL
115-116	STORMWATER INFILTRATION BASIN DETAIL
117-120	SPECIAL DRAINAGE STRUCTURE DETAILS
121-130	DISTRICT STORMWATER SWALE DETAILS
131-134	RETAINING WALL PLAN & DETAILS
135-164	SANITARY SEWER AND WATERMAIN CONSTRUCTION
165-203	STORM SEWER CONSTRUCTION
204-235	STREET CONSTRUCTION
236-248	TRAIL CONSTRUCTION PLAN
249-260	INTERSECTION DETAILS
261-290	PEDESTRIAN RAMP PLAN
291-312	STREET LIGHTING PLAN
313-323	TRAFFIC CONTROL PLANS
324-347	SIGNING AND STRIPING PLANS
348	TEMPORARY SEDIMENT CONTROL PLAN & DETAILS
349-369	EROSION CONTROL PLAN & DETAILS
370-373	STORM WATER POLLUTION PREVENTION PLAN
374-435	CROSS SECTIONS
436-448	LANDSCAPE AMENITY PLAN (L300-L305, L310-L316)
449	TREE PROTECTION DETAILS (L501)
450-451	LANDSCAPE AMENITY DETAILS (L601 - L602)

THIS PLAN SET CONTAINS 451 SHEETS

DESIGN VEHICLE

LOCAL STREET	DESIGN VEHICLE	ACCOMMODATION 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	ACCOMMODATION 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

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

REVISIONS

NO.	DATE	DESCRIPTION	ADDENDUM NO. 1	ADDENDUM NO. 2	PLAN REVISIONS	100% PLAN COMMENTS
1	01/30/2024					
2	02/09/2024					
3	03/29/2024					
6	09/23/2024					

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

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

TITLE SHEET

INFRASTRUCTURE PLANS FOR:
THE HEIGHTS
SAINT PAUL, MINNESOTA

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

WSB PROJECT NO.
013987-000

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System A "Phase 1"

6



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

REVISIONS

NO.	DATE	DESCRIPTION	100 % PLAN COMMENTS
6	09/23/2024		

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

OVERALL LIGHT PLAN

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

291A OF 451

LEGEND

- PROPOSED BITUMINOUS ROAD
- PROPOSED MILL AND OVERLAY
- PROPOSED BITUMINOUS TRAIL
- PROPOSED CONCRETE WALK/DRIVEWAY
- NATURAL TRAIL SURFACE
- PROPOSED BOARDWALK
- DISTRICT STORMWATER
- WETLAND BUFFER AREA
- MAINTENANCE ACCESS ROUTE
- PROPOSED LIGHT POLE
- HH PROPOSED CONDUIT HAND HOLE
- CONSTRUCTION LIMITS
- WET DELINEATED WETLAND BOUNDARY
- MINIMUM REQUIRED WETLAND BUFFER
- LIMITS OF MITIGATION AREA

NOTES

- STREETSCAPE AMENITY LAYOUT REFER TO L300 LANDSCAPE AMENITIES PLAN.
- LANDSCAPE PLANTING LAYOUT AND DETAILS REFER TO LANDSCAPE PLAN.

SITE PLAN NOTES

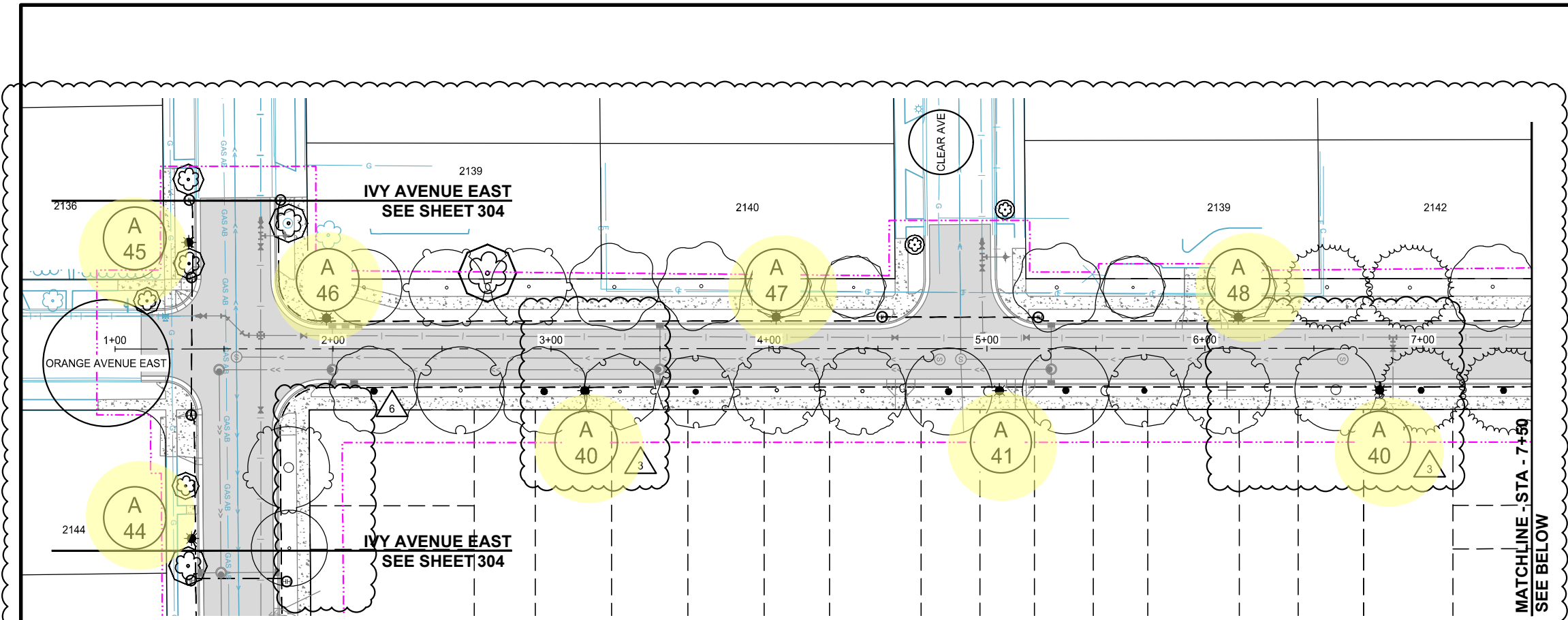
- EXISTING SITE INFORMATION WAS TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY LOUCKS CIVIL ENGINEERING & LAND SURVEYING DATED 08-17-2022. ACTUAL FIELD CONDITIONS MAY VARY.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND REQUIREMENTS OF THE DETAILED SPECIFICATIONS.
- OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PAY ALL PERMIT AND OTHER ASSOCIATED FEES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL OSHA REGULATIONS IN THE EXECUTION OF WORK UNDER THIS CONTRACT.
- INSPECTION CONTACT: THE DEVELOPER SHALL CONTACT THE RIGHT OF WAY INSPECTOR TESHOMÉ HAILEMARIAM, 651-238-0681 (TWO WEEK PRIOR TO BEGINNING WORK) TO DISCUSS TRAFFIC CONTROL, PEDESTRIAN SAFETY AND COORDINATION OF ALL WORK IN THE PUBLIC RIGHT OF WAY. NOTE: IF NOTICE IS NOT PROVIDED TO THE CITY, ANY RESULTING DELAYS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- AS PART OF THE ROW PERMITTING PROCESS, TWO WEEKS BEFORE ANY WORK BEGINS THAT IMPACTS THE ROW IN ANY WAY THE DEVELOPER SHALL PROVIDE TO THE ROW INSPECTOR THE NAME AND CONTACT INFORMATION OF THE CONSTRUCTION PROJECT MANAGER OR CONSTRUCTION PROJECT SUPERINTENDENT. IF THIS INFORMATION IS NOT PROVIDED THERE MAY BE A DELAY IN OBTAINING PERMITS FOR THE WORK IN THE ROW. SAID DELAYS WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER.
- ENCROACHMENTS: PER CHAPTER 134 OF THE LEGISLATIVE CODE, NO PERSON SHALL CONSTRUCT AND MAINTAIN ANY PROJECTION OR ENCROACHMENT WITHIN THE PUBLIC RIGHT-OF-WAY.
- ORDERING OBSTRUCTION AND EXCAVATION PERMITS: CONTACT PUBLIC WORKS RIGHT OF WAY SERVICE DESK AT (651) 266-6151. IT IS STRONGLY RECOMMENDED THAT CONTRACTORS CALL FOR COST ESTIMATES PRIOR TO BIDDING TO OBTAIN ACCURATE COST ESTIMATES.
- OBSTRUCTION PERMITS: THE CONTRACTOR MUST OBTAIN AN OBSTRUCTION PERMIT IF CONSTRUCTION (INCLUDING SILT FENCES) WILL BLOCK CITY STREETS, SIDEWALKS OR ALLEYS, OR IF DRIVING OVER CURBS.
- EXCAVATION PERMITS: ALL DIGGING IN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT.
- FAILURE TO SECURE PERMITS: FAILURE TO SECURE OBSTRUCTION PERMITS OR EXCAVATION PERMITS WILL RESULT IN A DOUBLE-PERMIT FEE AND OTHER FEES REQUIRED UNDER CITY OF ST. PAUL LEGISLATIVE CODES.
- RIGHT OF WAY RESTORATION: RESTORATION OF ASPHALT AND CONCRETE PAVEMENTS ARE PERFORMED BY THE PUBLIC WORKS STREET MAINTENANCE DIVISION. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT TO THE CITY FOR THE COST OF THESE RESTORATIONS. THE CONTRACTOR SHALL CONTACT PUBLIC WORKS STREET MAINTENANCE TO SET UP A WORK ORDER PRIOR TO BEGINNING ANY REMOVALS IN THE STREET AT 651-266-9700. PROCEDURES AND UNIT COSTS ARE FOUND IN STREET MAINTENANCE'S "GENERAL REQUIREMENTS - ALL RESTORATIONS" AND ARE AVAILABLE AT THE PERMIT OFFICE.

NOTICE TO CONTRACTORS:

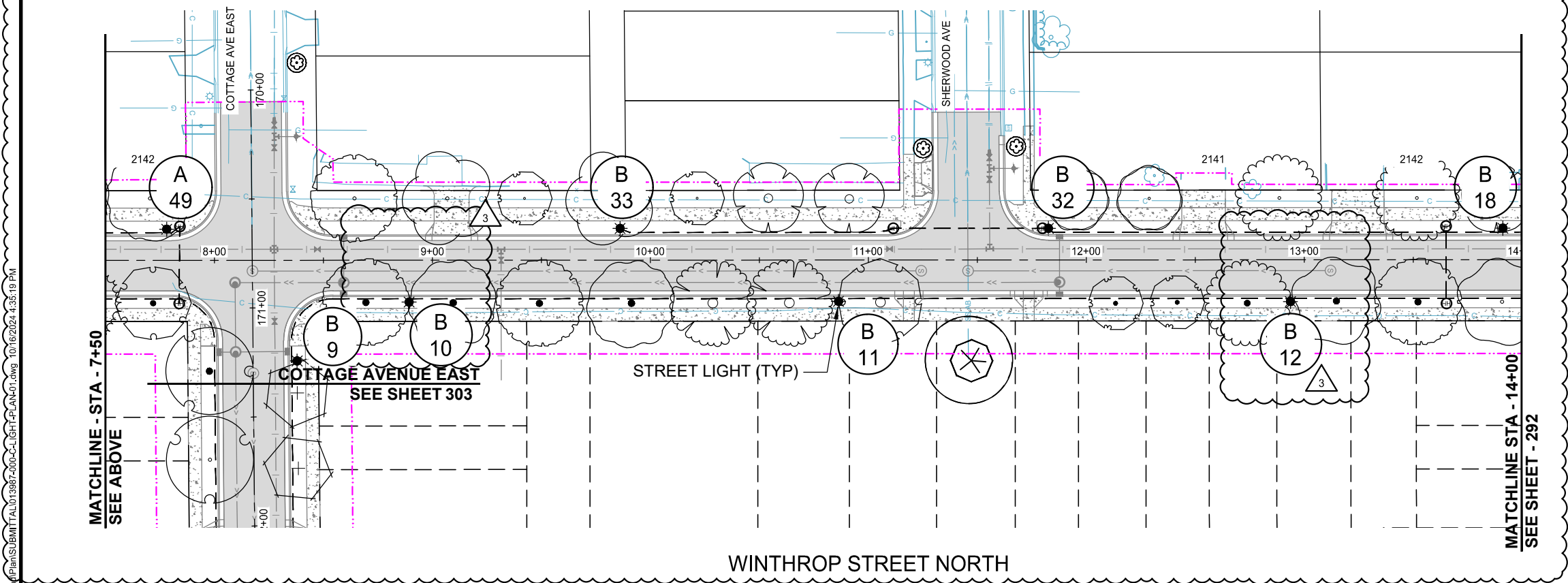
THE SUBJECT PROPERTY CONTAINS CONTAMINATED SOILS, SEDIMENTS AND OTHER MEDIA AS DEFINED BY BRAUN INTERTEC CORPORATION. A RESPONSE ACTION PLAN HAS BEEN PREPARED BY BRAUN INTERTEC CORPORATION DATED MARCH 1, 2022 (PROJECT NO. B1903316.00). ALL CONSTRUCTION WORK AND REMOVALS SHALL BE IN ACCORDANCE WITH "RESPONSE ACTION PLAN FOR: HILLCREST REDEVELOPMENT SITE", PREPARED BY BRAUN INTERTEC CORPORATION, DATED MARCH 1, 2022. REFER TO THE "RAP" FOR ADDITIONAL DETAIL AND SPECIFICATION.



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H: SCALE IN FEET

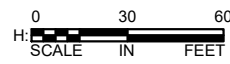
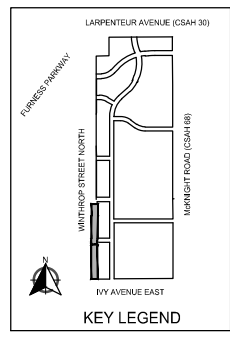


WINTHROP STREET NORTH



WINTHROP STREET NORTH

- LEGEND**
- PROPOSED BITUMINOUS ROAD
 - PROPOSED MILL AND OVERLAY
 - PROPOSED BITUMINOUS TRAIL
 - PROPOSED CONCRETE WALK/DRIVEWAY
 - NATURAL TRAIL SURFACE
 - PROPOSED BOARDWALK
 - DUAL PORT EV CHARGING STATION BY OTHERS
 - PROPOSED LIGHT POLE
 - PROPOSED HAND HOLE
 - PROPOSED LIGHTING FEED CABINET
 - PROPOSED ELECTRICAL CONDUIT 1.5" NMC 3-1/C 6 AWG 1-1/C 14 AWG GROUND
 - CONSTRUCTION LIMITS



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

REVISIONS		NO.	DATE	DESCRIPTION
PLAN REVISIONS		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

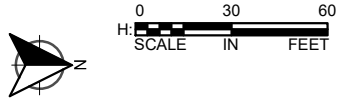
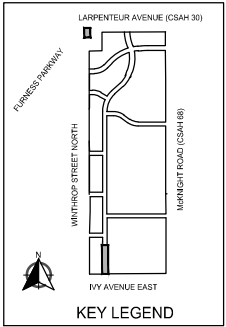
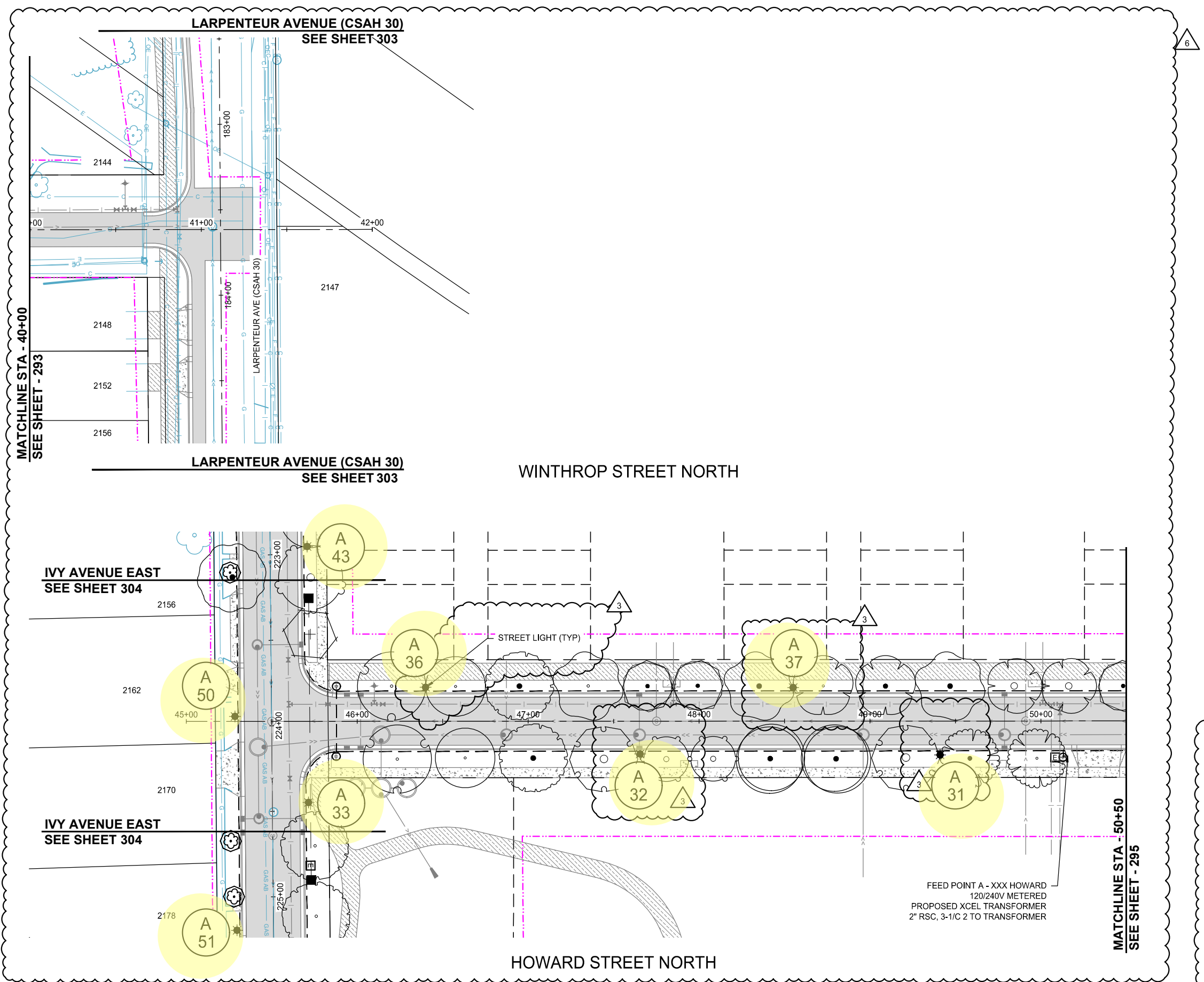
LIGHTING PLAN

INFRASTRUCTURE PLANS FOR:
THE HEIGHTS
SAINT PAUL, MINNESOTA

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

WSB PROJECT NO.
013987-000

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- LEGEND**
- PROPOSED BITUMINOUS ROAD
 - PROPOSED MILL AND OVERLAY
 - PROPOSED BITUMINOUS TRAIL
 - PROPOSED CONCRETE WALK/DRIVEWAY
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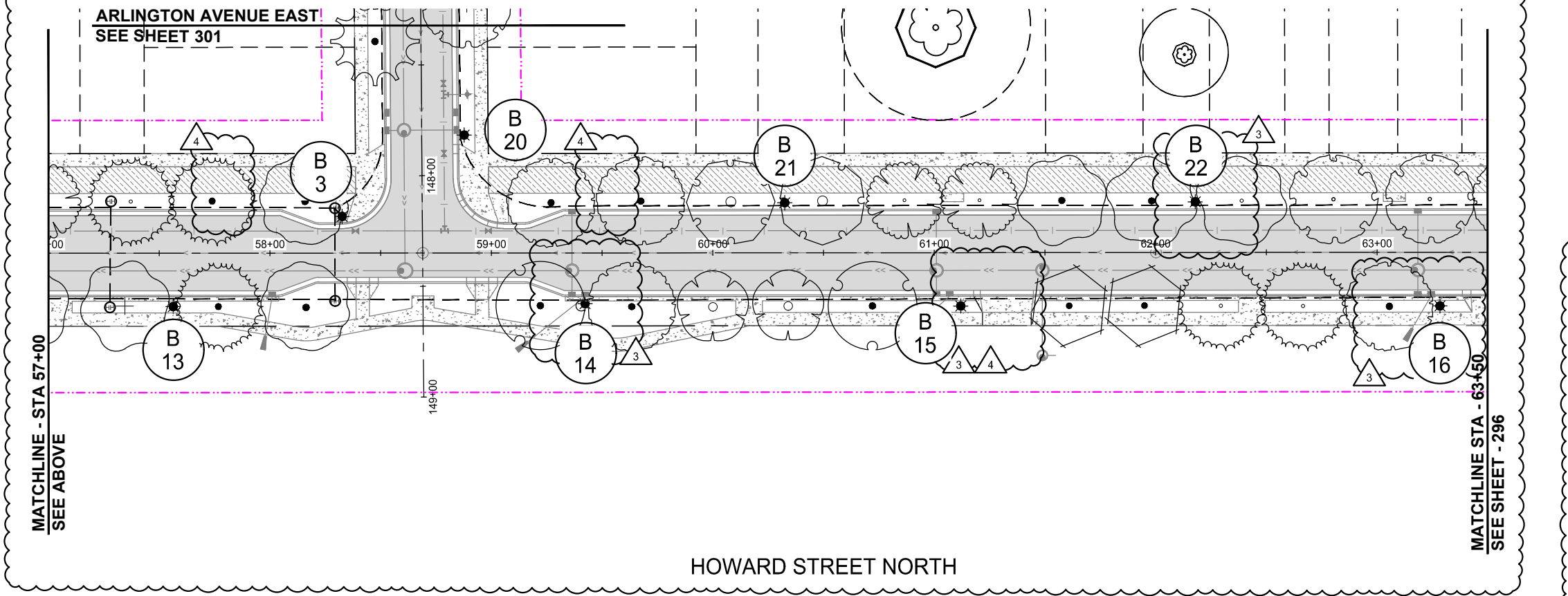
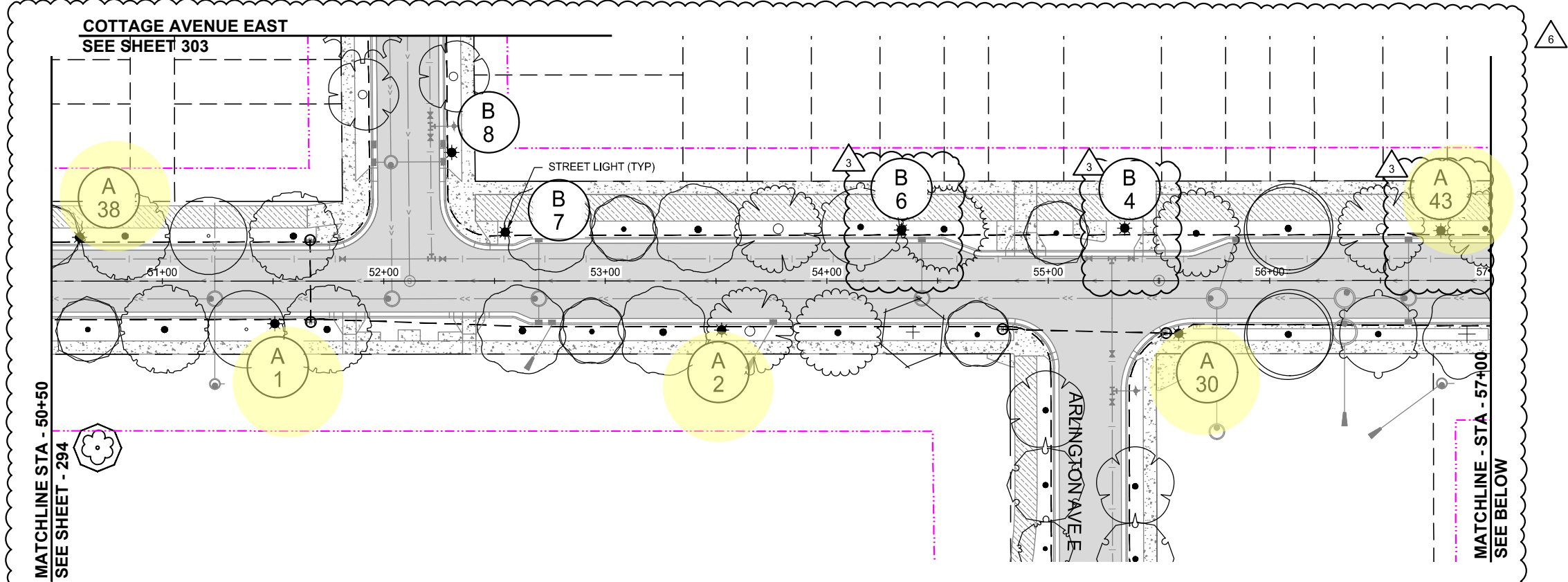
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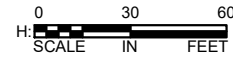
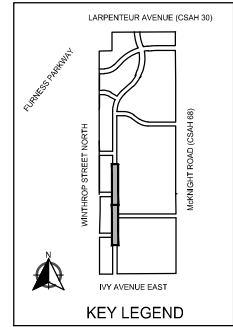
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LEGEND

	PROPOSED BITUMINOUS ROAD
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	NATURAL TRAIL SURFACE
	PROPOSED BOARDWALK
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DESIGN BY: PJM
CHECK BY: PTH

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

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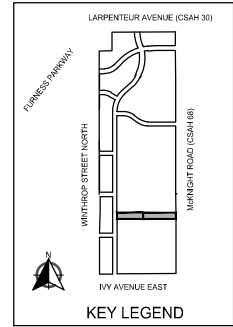
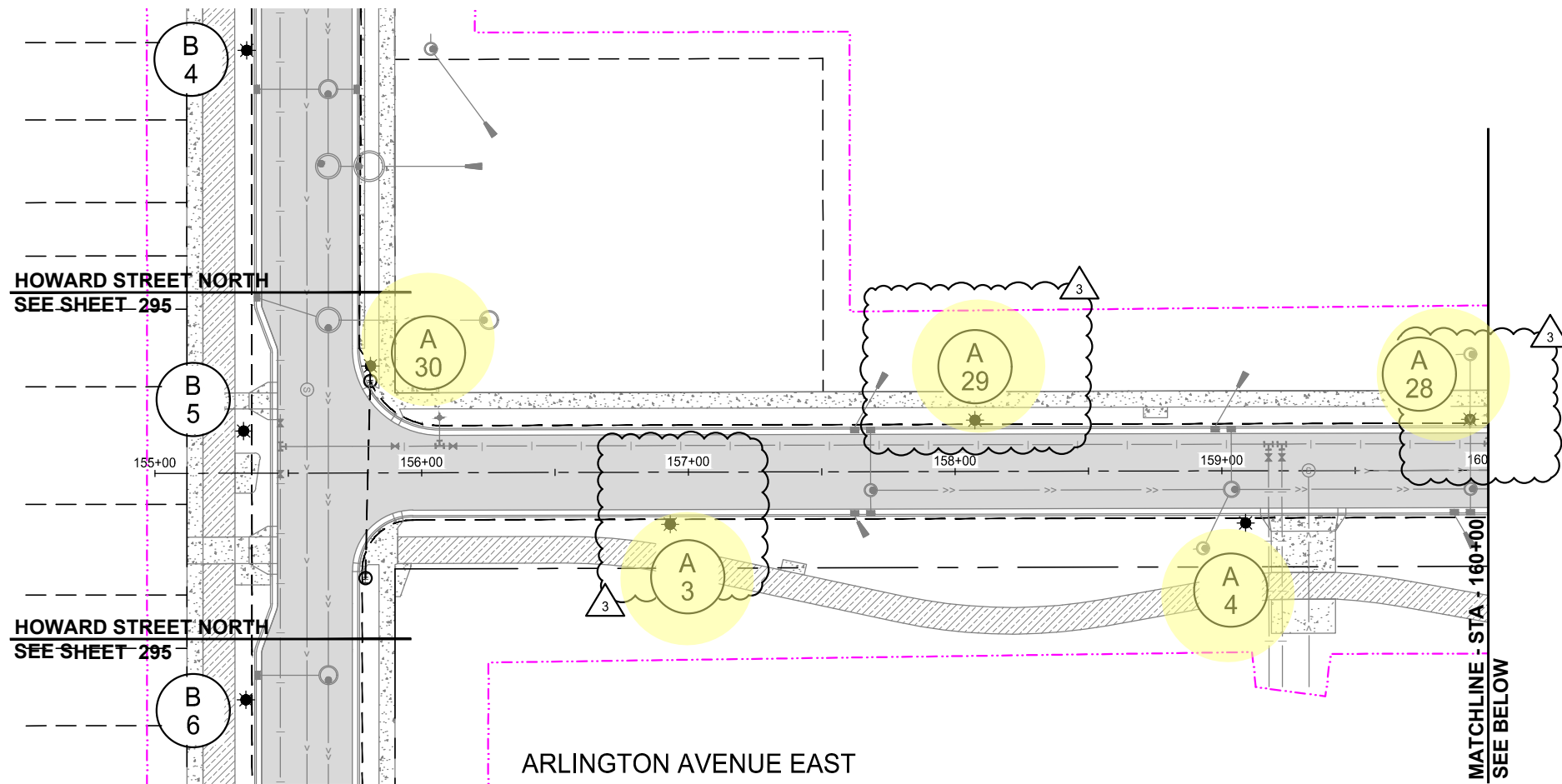
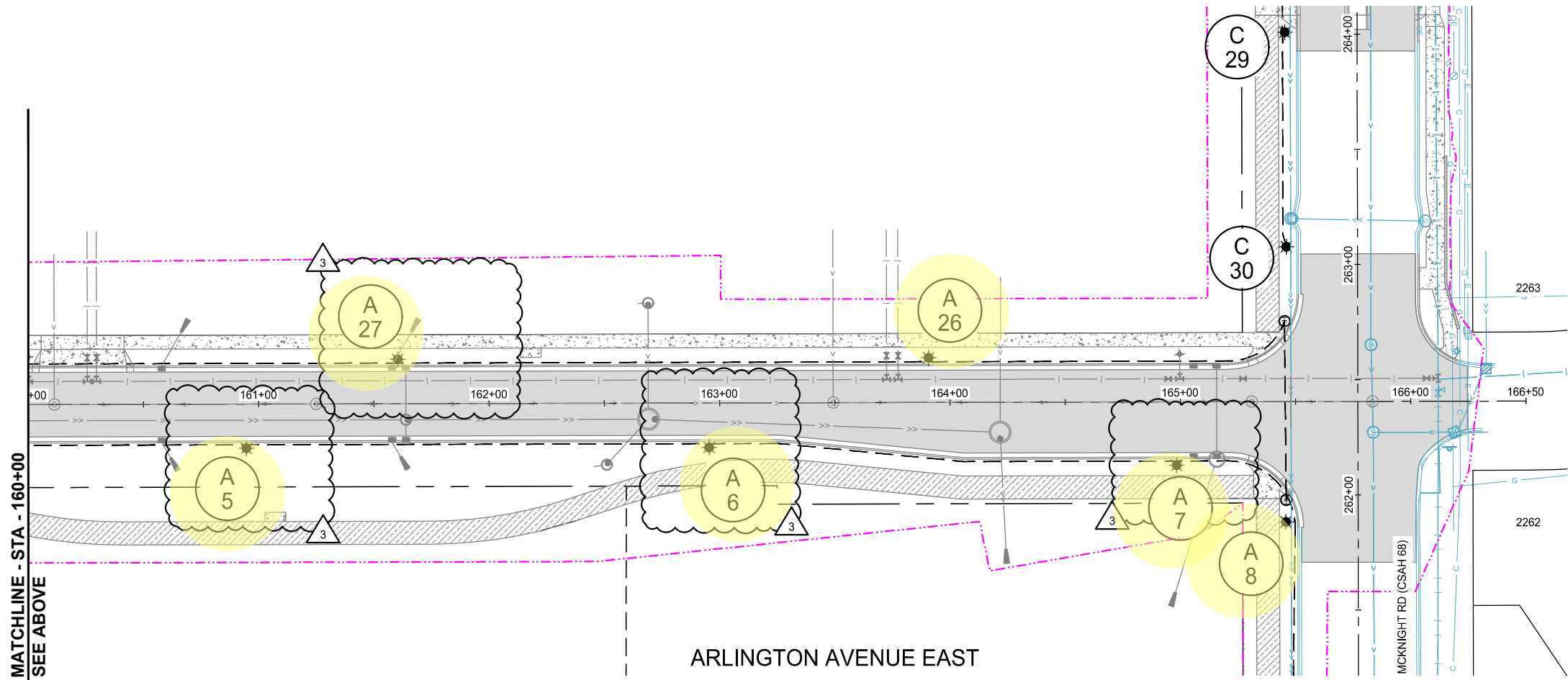
LIGHTING PLAN

INFRASTRUCTURE PLANS FOR:
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SAINT PAUL, MINNESOTA

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

REVISIONS			
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LIGHTING PLAN

INFRASTRUCTURE PLANS FOR:
THE HEIGHTS
SAINT PAUL, MINNESOTA

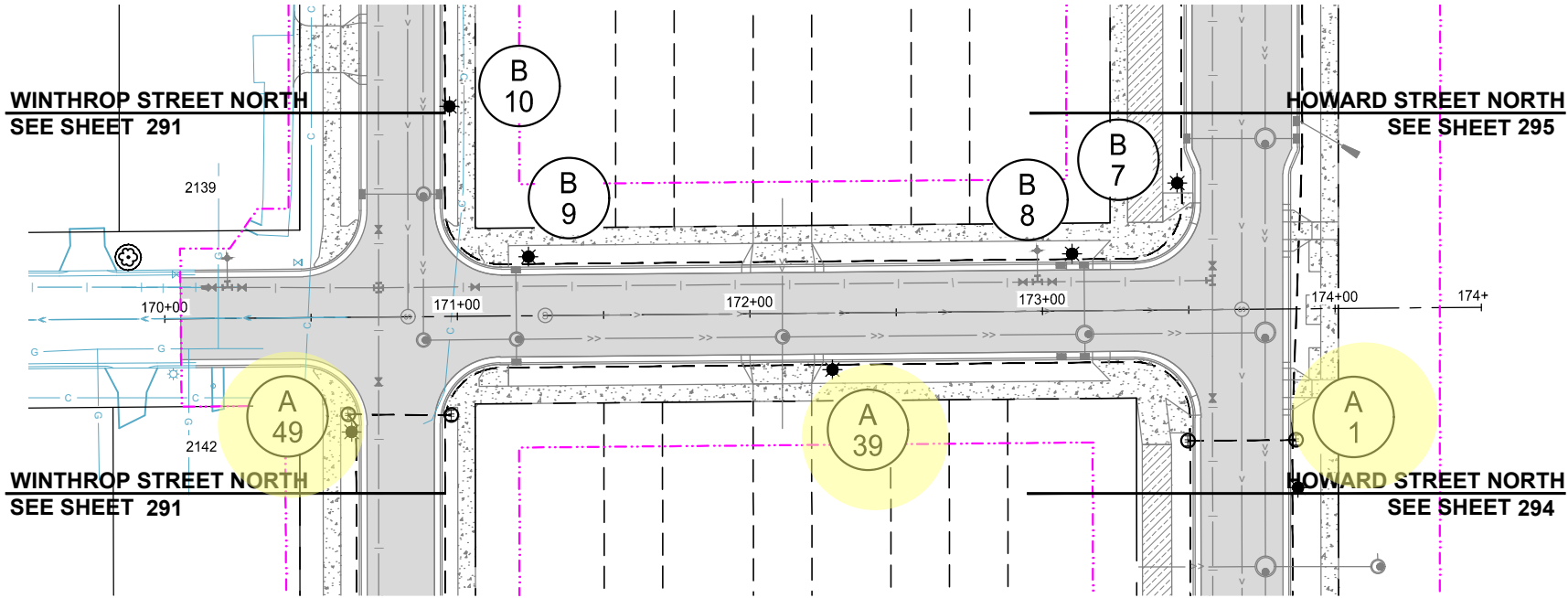
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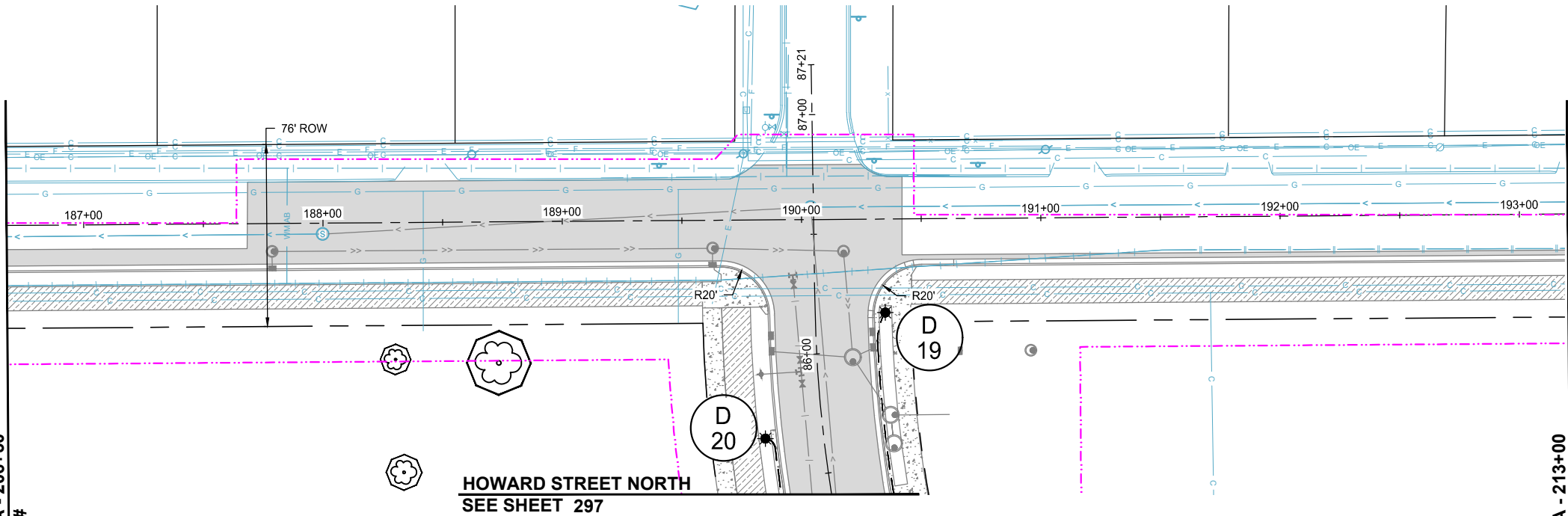
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MATCHLINE STA - 206+50
SEE SHEET - ###

MATCHLINE STA - 213+00
SEE SHEET - 304

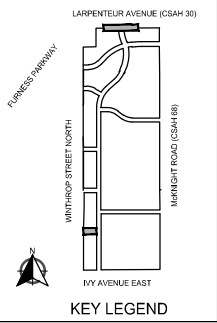
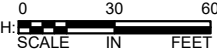


COTTAGE AVENUE EAST



LARPENNEUR AVENUE (CSAH 30)

6



LEGEND

- PROPOSED BITUMINOUS ROAD
- PROPOSED MILL AND OVERLAY
- PROPOSED BITUMINOUS TRAIL
- PROPOSED CONCRETE WALK/DRIVEWAY
- NATURAL TRAIL SURFACE
- PROPOSED BOARDWALK
- DUAL PORT EV CHARGING STATION BY OTHERS
- PROPOSED LIGHT POLE
- PROPOSED HAND HOLE
- PROPOSED LIGHTING FEED CABINET
- PROPOSED ELECTRICAL CONDUIT 1.5" NMC 3-1/C 6 AWG 1-1/C 14 AWG GROUND
- CONSTRUCTION LIMITS

3

6



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

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

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

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

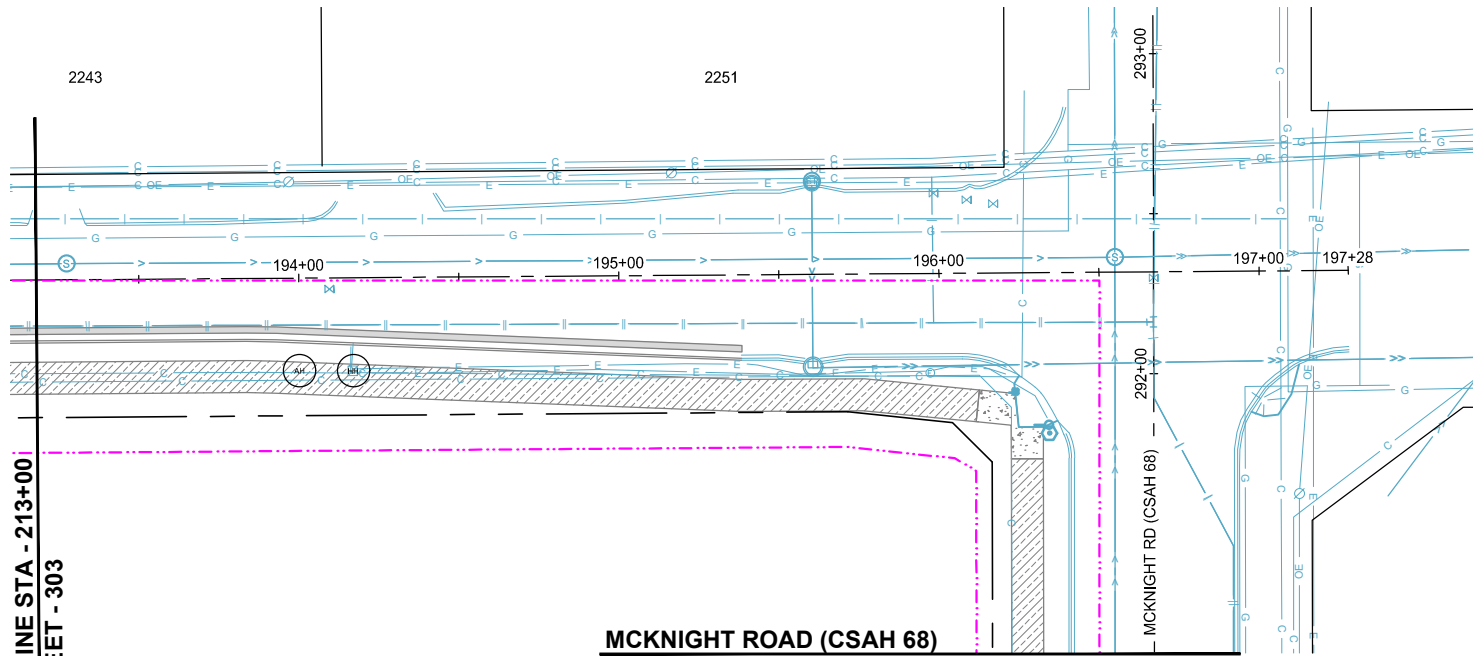
LIGHTING PLAN

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

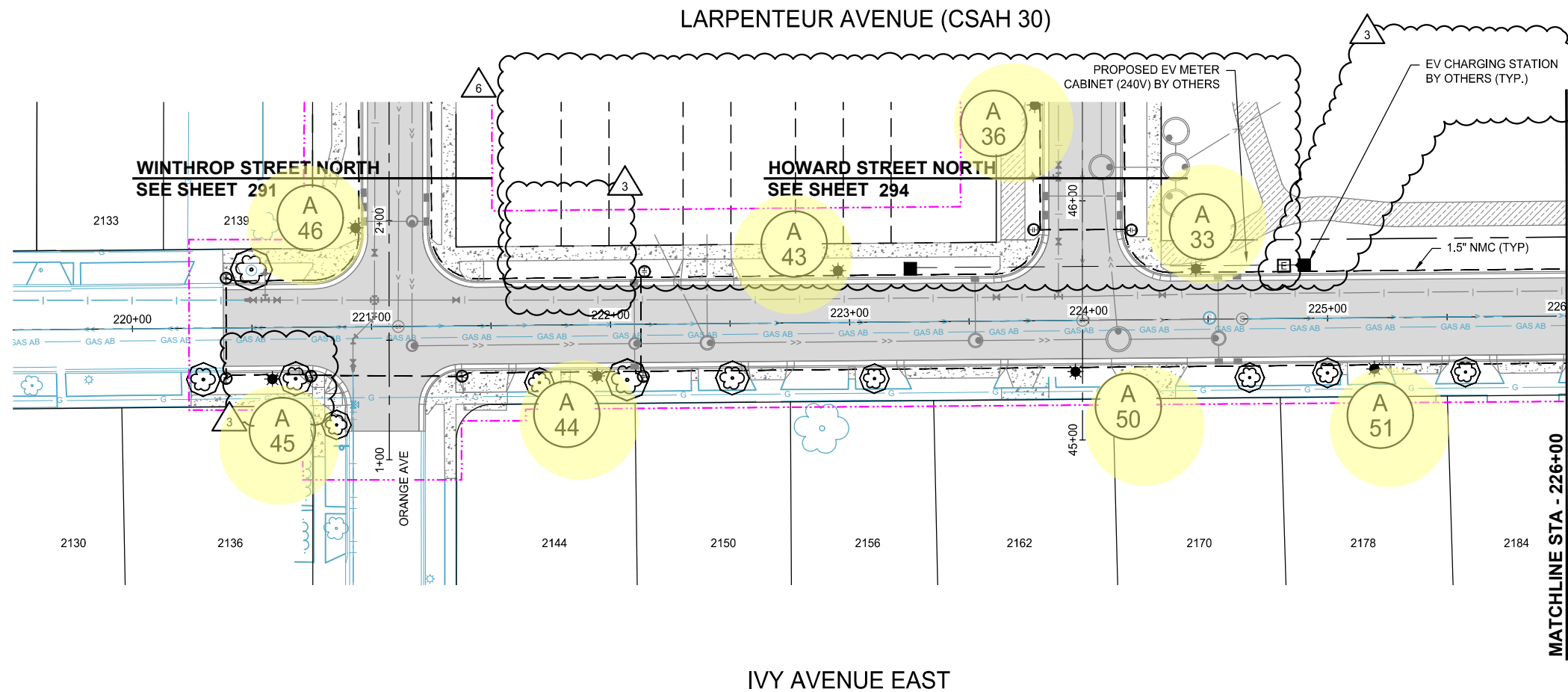
WSB PROJECT NO.
013987-000

K:\013987-000\CadPlan\SUBMITTAL\013987-000-CLIGHT-PLAN-02.dwg 10/16/2024 4:44:43 PM



MATCHLINE STA -213+00
SEE SHEET -303

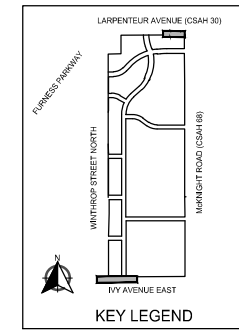
MCKNIGHT ROAD (CSAH 68)
SEE SHEET 309



MATCHLINE STA -226+00
SEE SHEET -305

LEGEND

- PROPOSED BITUMINOUS ROAD
- PROPOSED MILL AND OVERLAY
- PROPOSED BITUMINOUS TRAIL
- PROPOSED CONCRETE WALK/DRIVEWAY
- NATURAL TRAIL SURFACE
- PROPOSED BOARDWALK
- DUAL PORT EV CHARGING STATION BY OTHERS
- PROPOSED LIGHT POLE
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- PROPOSED LIGHTING FEED CABINET
- PROPOSED ELECTRICAL CONDUIT 1.5" NMC 3-1/C 6 AWG 1-1/C 14 AWG GROUND
- CONSTRUCTION LIMITS



0 30 60
SCALE IN FEET

REVISIONS

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6	09/23/2024			

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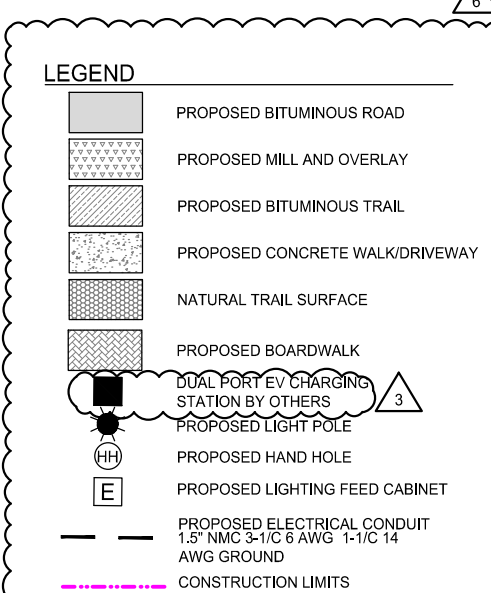
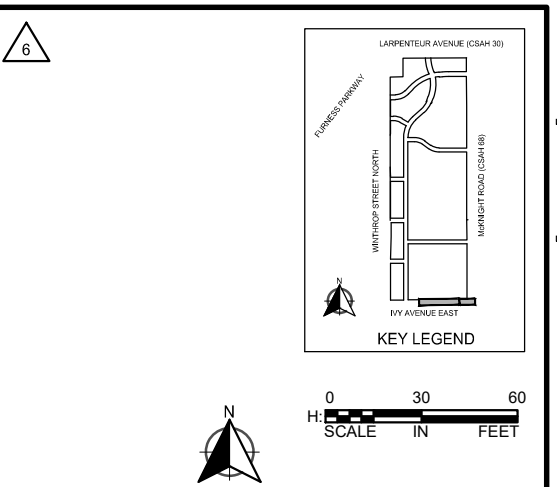
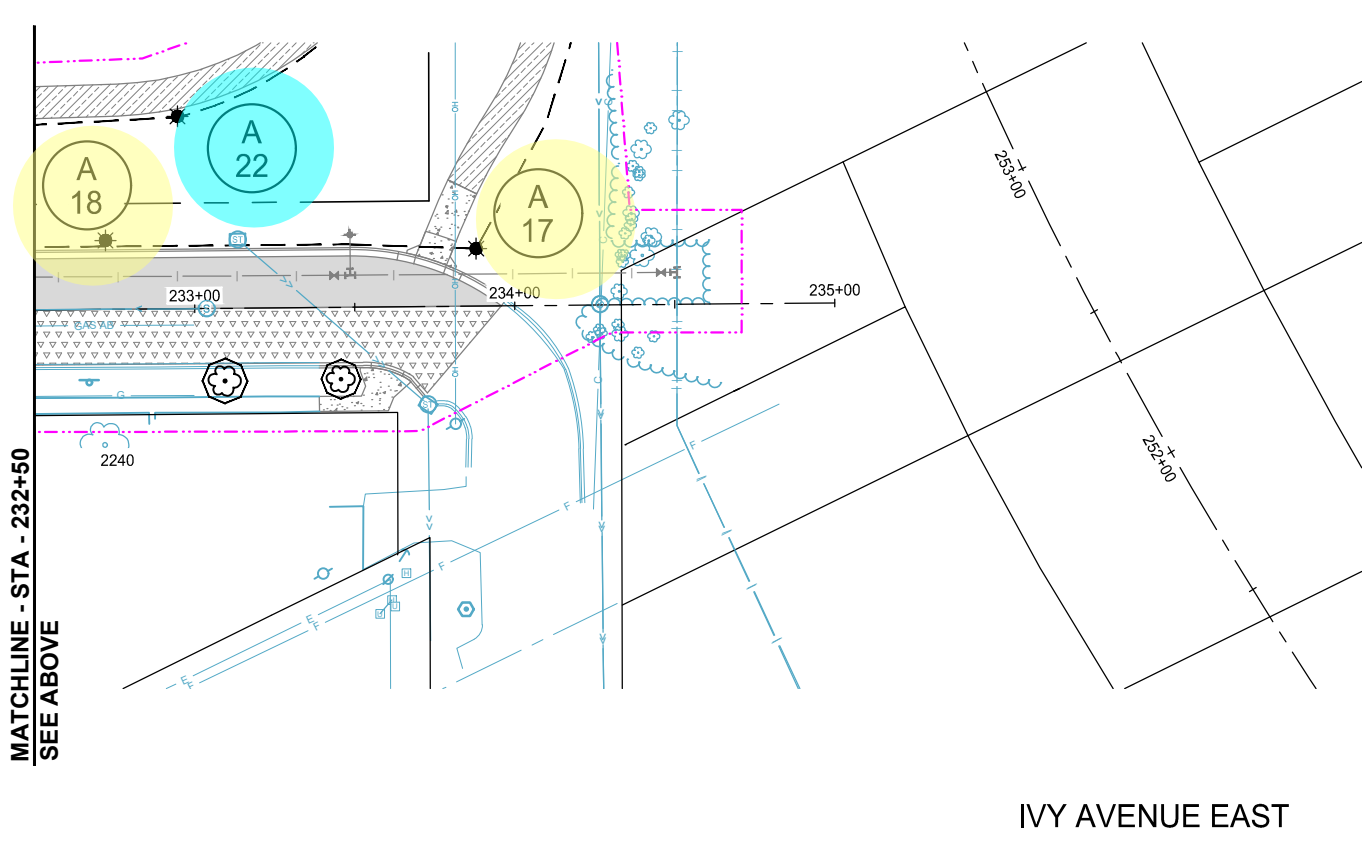
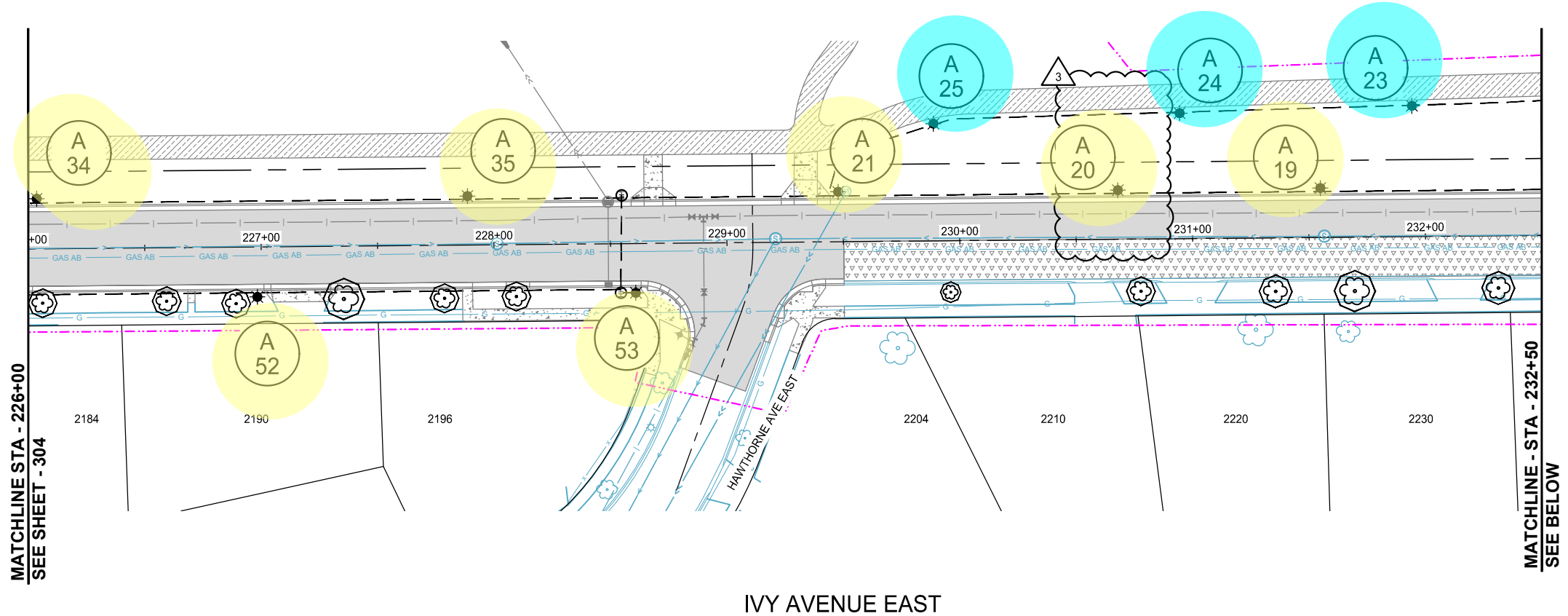
LIGHTING PLAN

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

Blue will be handled under System A "Phase 2"



wsb

SCALE: AS SHOWN
PLAN BY: DEH

DESIGN BY: PJM
CHECK BY: PTH

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

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

LIGHTING PLAN

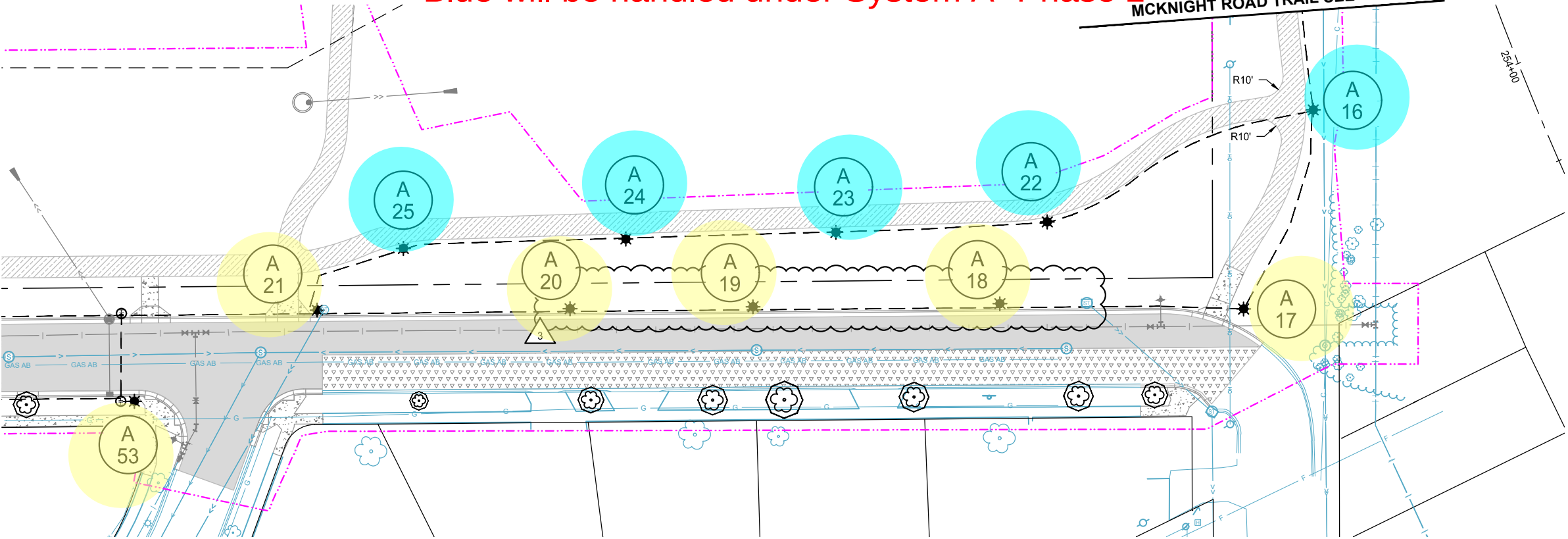
INFRASTRUCTURE PLANS FOR:
THE HEIGHTS
SAINT PAUL, MINNESOTA

Saint Paul
Port Authority
400 Wabasha Street North
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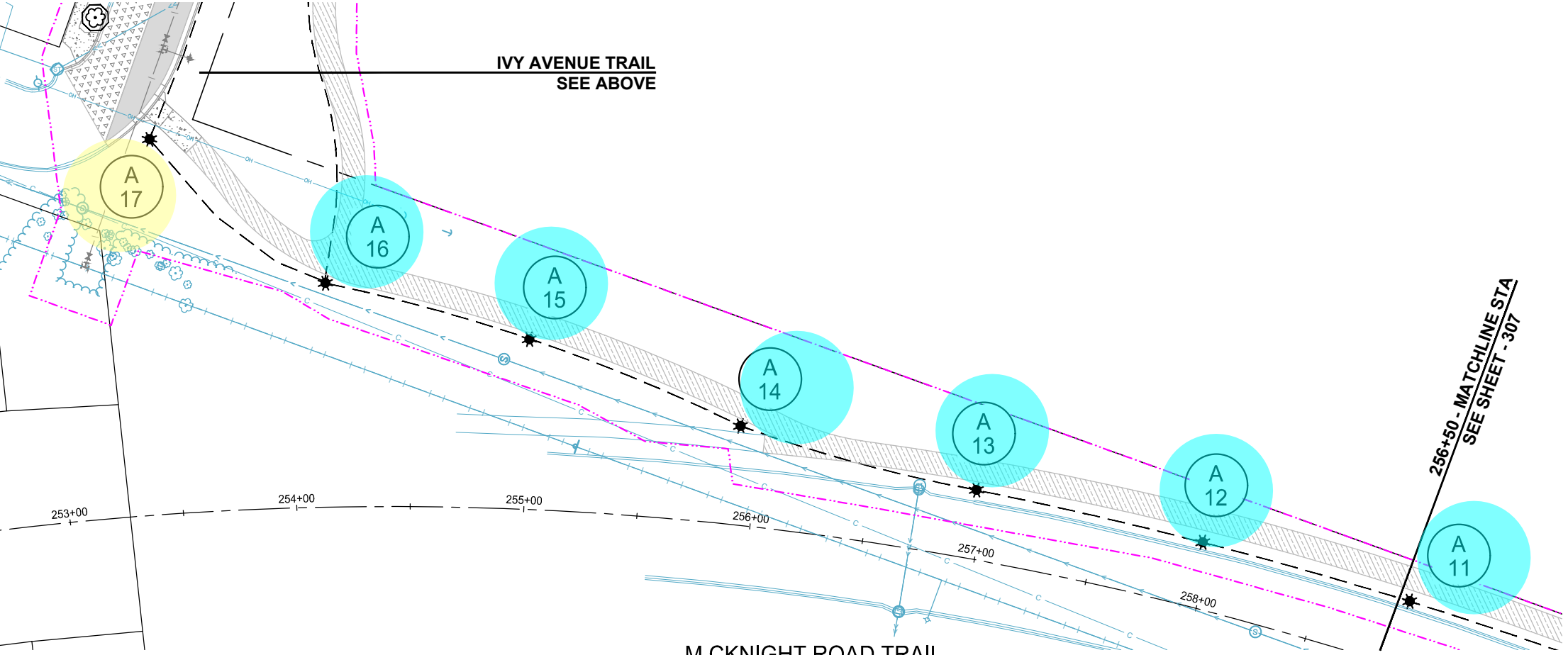
WSB PROJECT NO.
013987-000

Blue will be handled under System A "Phase 2"

MCKNIGHT ROAD TRAIL SEE BELOW



IVY AVENUE TRAIL



MCKNIGHT ROAD TRAIL

LEGEND

- PROPOSED BITUMINOUS ROAD
- PROPOSED MILL AND OVERLAY
- PROPOSED BITUMINOUS TRAIL
- PROPOSED CONCRETE WALK/DRIVEWAY
- NATURAL TRAIL SURFACE
- PROPOSED BOARDWALK
- DUAL PORT EV CHARGING STATION BY OTHERS
- PROPOSED LIGHT POLE
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- PROPOSED LIGHTING FEED CABINET
- PROPOSED ELECTRICAL CONDUIT 1.5" NMC 3-1/C 6 AWG 1-1/C 14 AWG GROUND
- CONSTRUCTION LIMITS

KEY LEGEND

0 30 60
H: SCALE IN FEET

0 30 60
H: SCALE IN FEET

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

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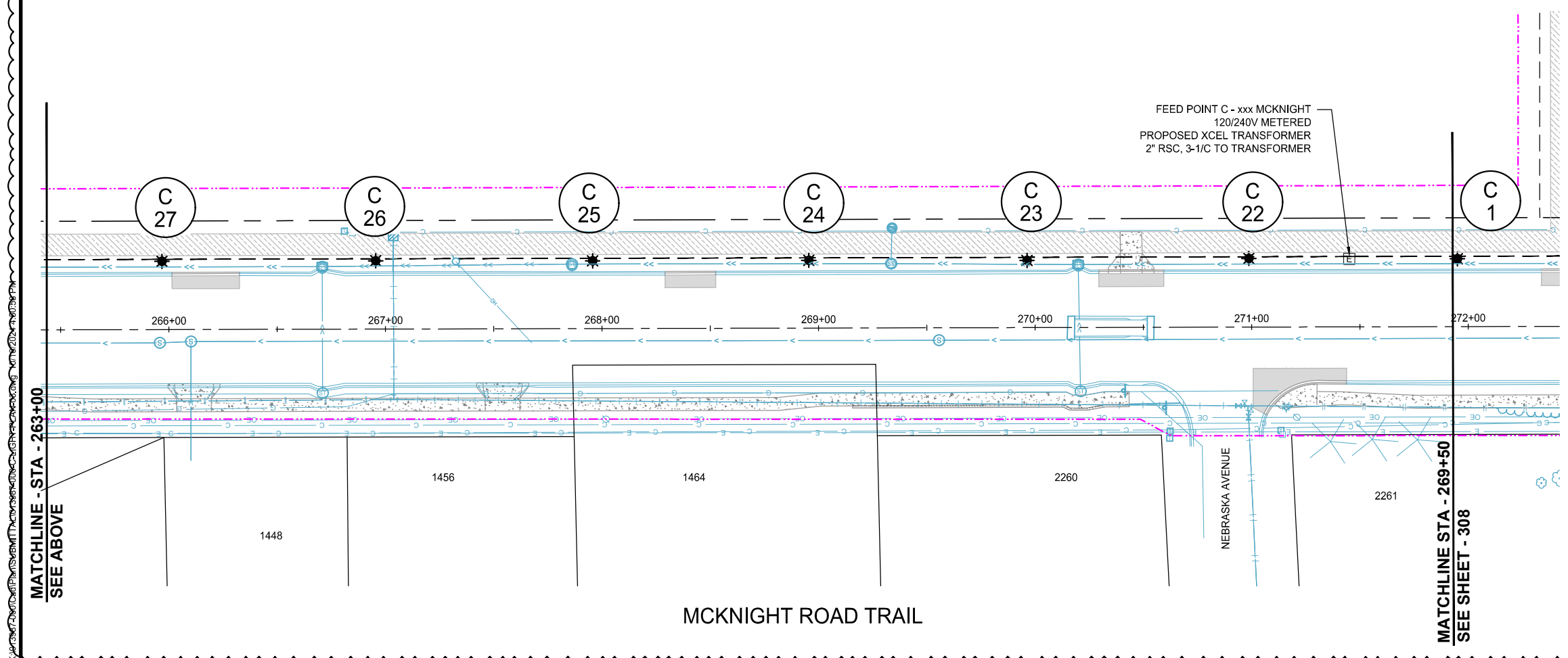
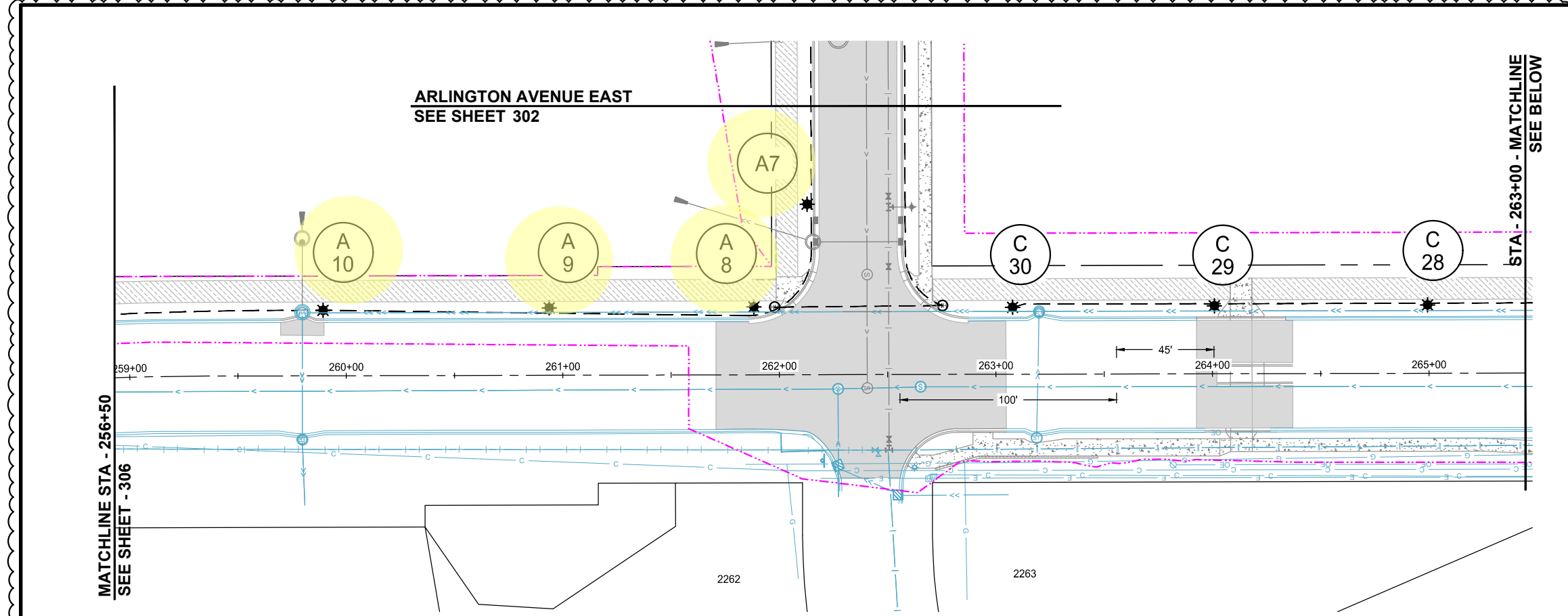
PAUL HORNBY, P.E.
DATE: 03/29/2024 LIC. NO. 23359

LIGHTING PLAN

INFRASTRUCTURE PLANS FOR:
THE HEIGHTS
SAINT PAUL, MINNESOTA

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Suite 240
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WSB PROJECT NO.
013987-000



6

ARLINGTON AVENUE EAST
SEE SHEET 302

MCKNIGHT ROAD TRAIL

STA - 263+00 - MATCHLINE
SEE BELOW

0 30 60
H: SCALE IN FEET

KEY LEGEND

0 30 60
H: SCALE IN FEET

6

NEBRASKA AVENUE

MATCHLINE STA - 263+00
SEE SHEET 306

MATCHLINE STA - 269+50
SEE SHEET 308

FEED POINT C - xxx MCKNIGHT
120/240V METERED
PROPOSED XCEL TRANSFORMER
2" RSC, 3-1/C TO TRANSFORMER

LEGEND

- PROPOSED BITUMINOUS ROAD
- PROPOSED MILL AND OVERLAY
- PROPOSED BITUMINOUS TRAIL
- PROPOSED CONCRETE WALK/DRIVEWAY
- NATURAL TRAIL SURFACE
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- CONSTRUCTION LIMITS

3

3

wsb

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

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6	09/23/2024	100% PLAN COMMENTS	

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

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

307 OF 451

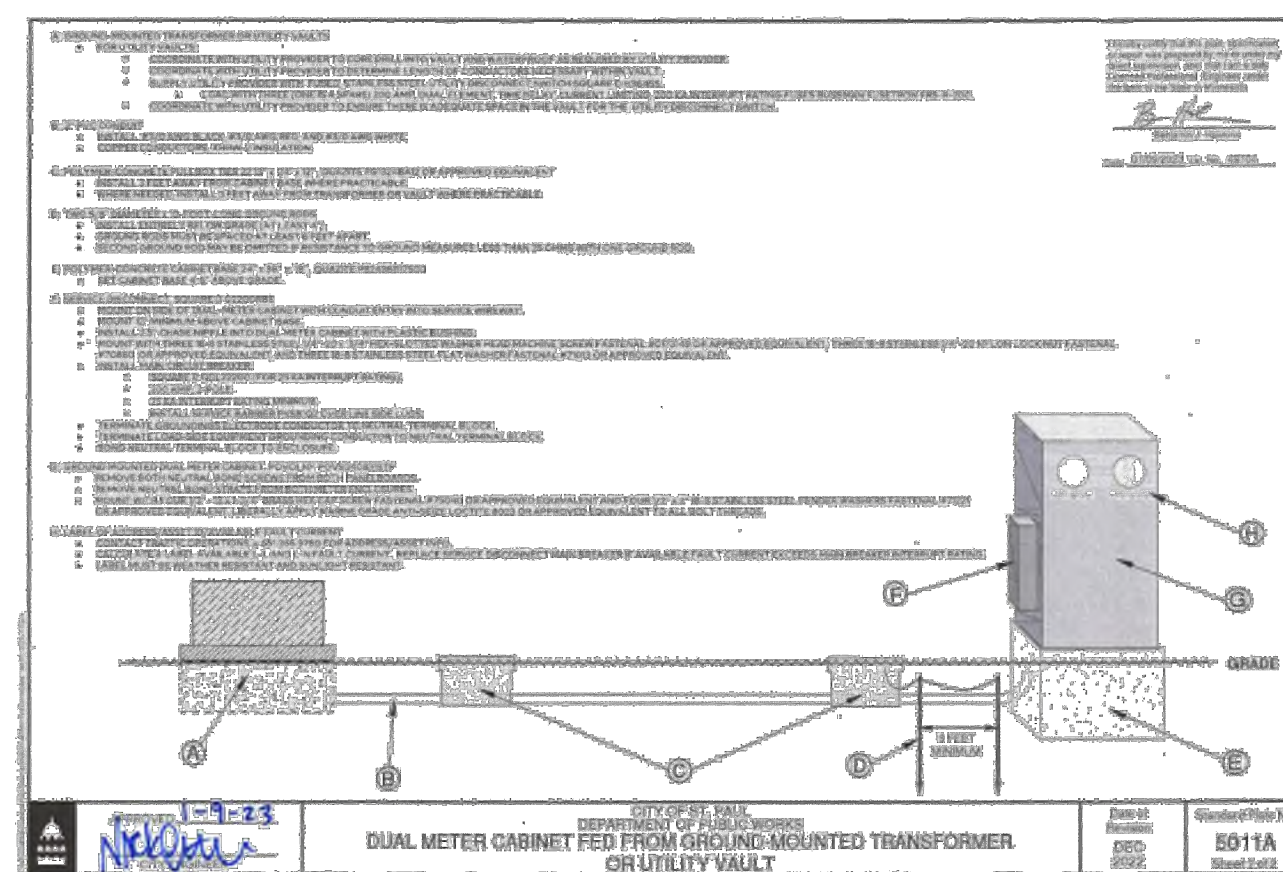
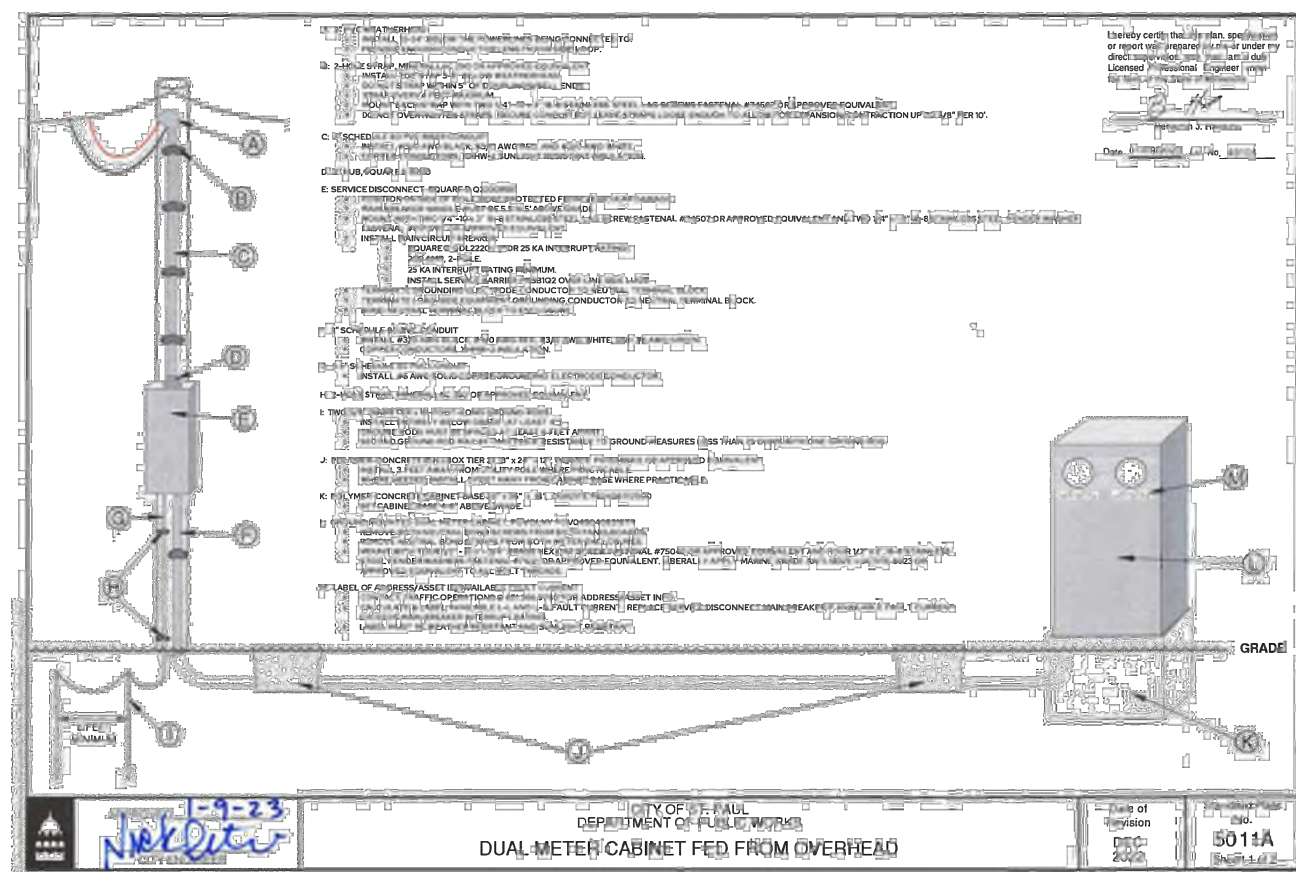
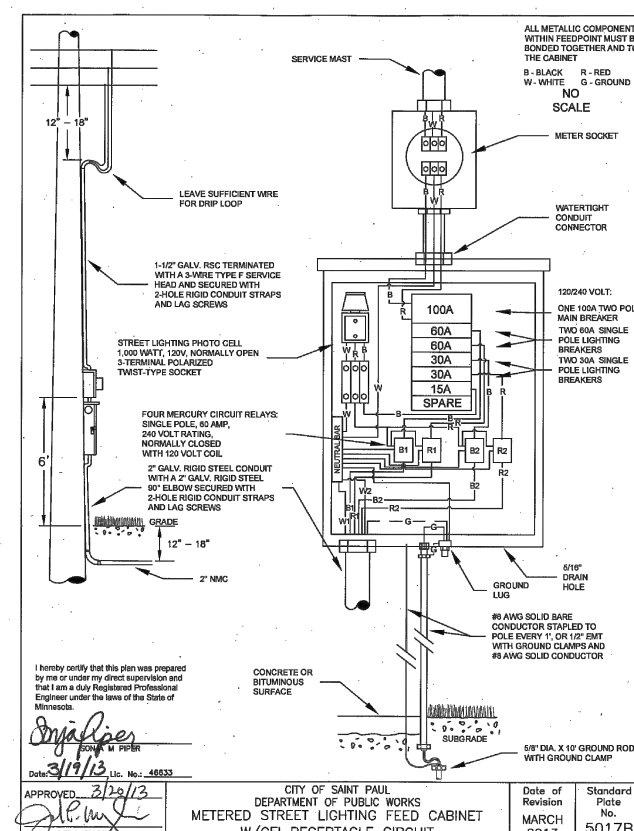
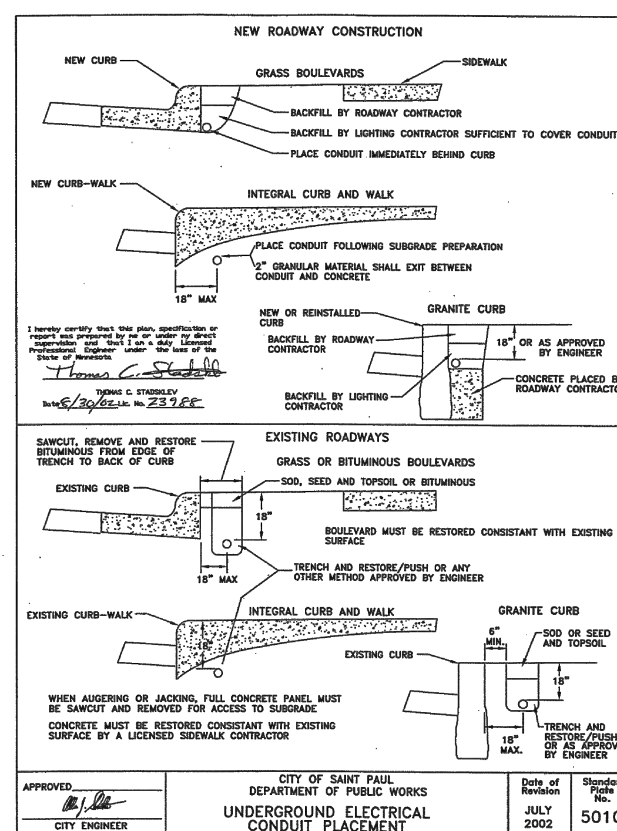
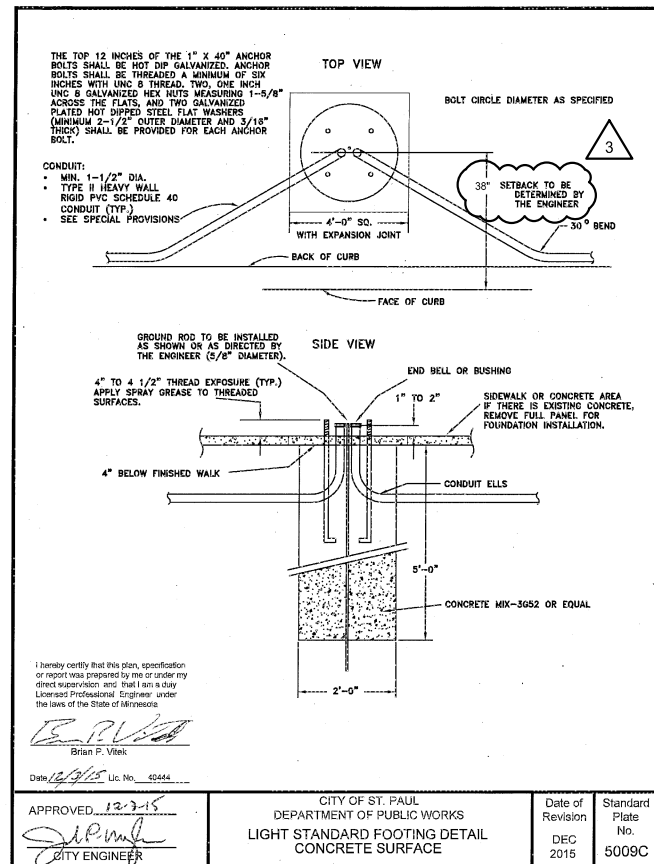
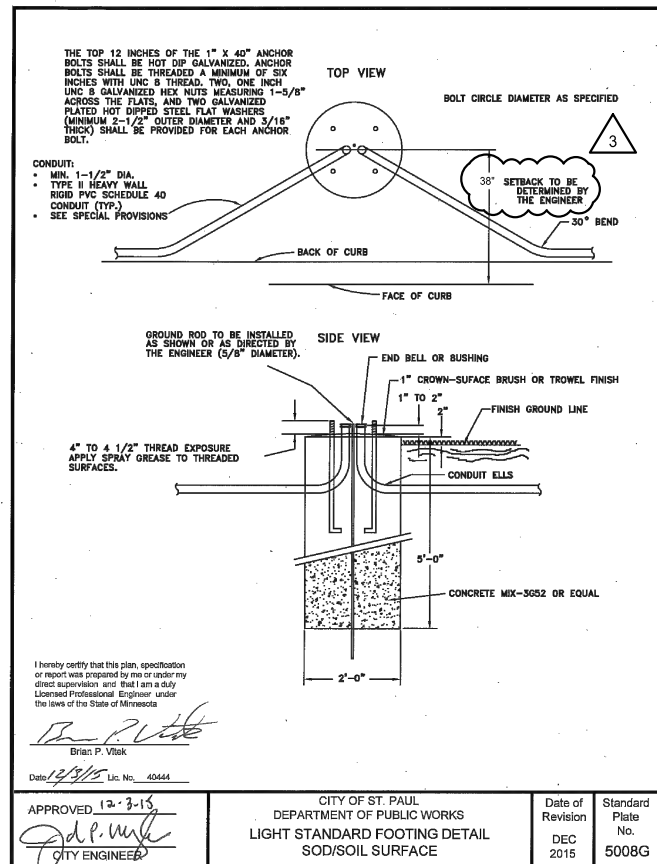
SCALE: AS SHOWN
PLAN BY: DEH
DESIGN BY: PJM
CHECK BY: PTH

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

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

LIGHTING PLAN

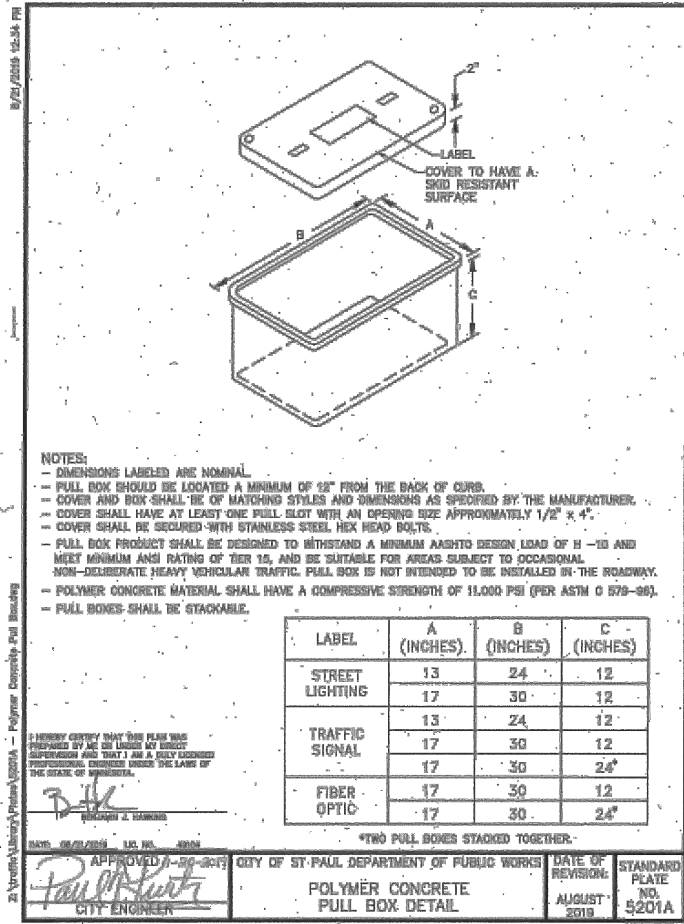
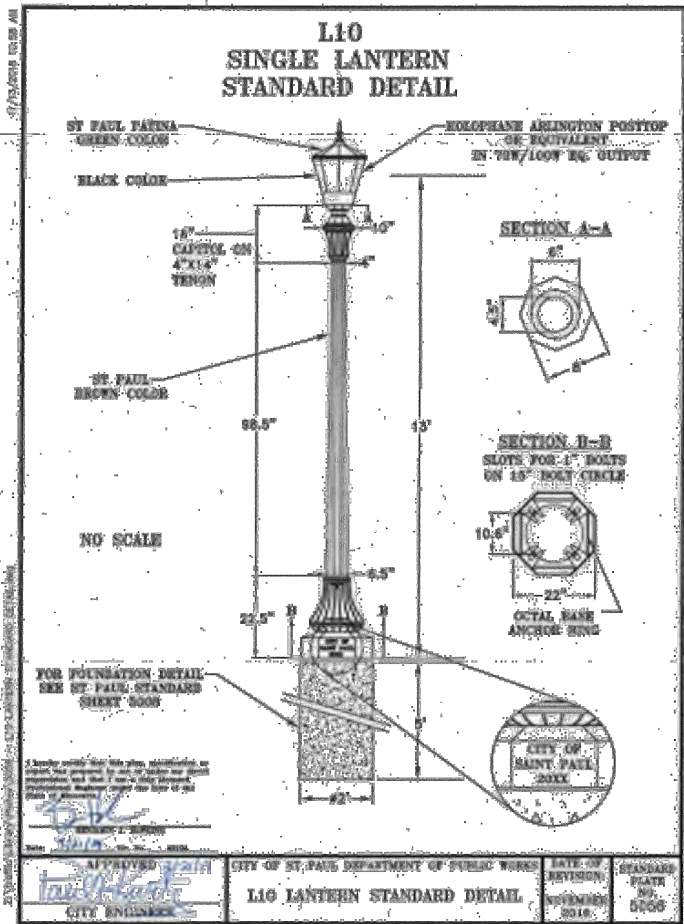


INFRASTRUCTURE PLANS FOR:
THE HEIGHTS
SAINT PAUL, MINNESOTA

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

WSB PROJECT NO.
013987-000

*Note: most recent version of standard plate 5056 will be used



REVISIONS

NO.	DATE	DESCRIPTION

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

LIGHTING PLAN

INFRASTRUCTURE PLANS FOR:
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SAINT PAUL, MINNESOTA

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

WSB PROJECT NO.
013987-000

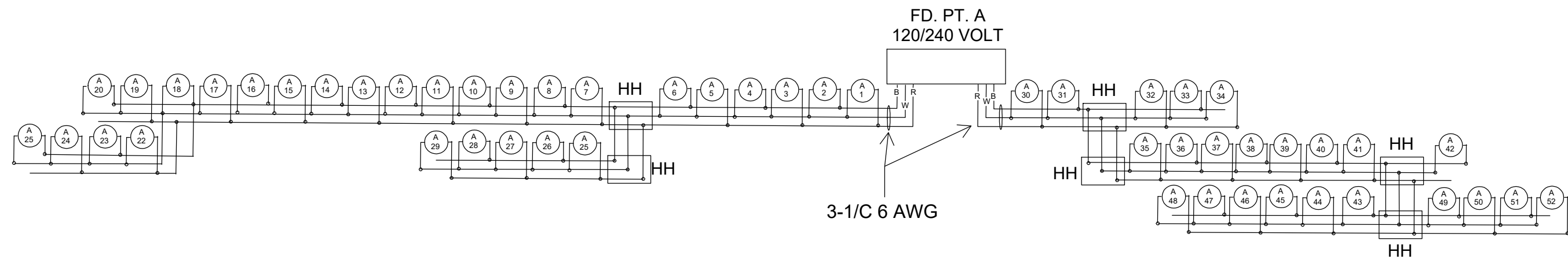
B AND R DENOTE CURRENT CARRYING CONDUCTORS
W DENOTES NEUTRAL CONDUCTOR
GROUND NOT SHOWN

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

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

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



LIGHTING PLAN

FEEDPOINT A LIGHTING STANDARDS AND FOUNDATIONS					
NO.	STATION	LT	RT	LOCATION	TYPE
A1	51+50		X	Howard Street	Special
A2	53+50		X	Howard Street	Special
A3	156+90		X	Arlington Avenue East	Special
A4	159+10		X	Arlington Avenue East	Special
A5	161+00		X	Arlington Avenue East	Special
A6	162+90		X	Arlington Avenue East	Special
A7	165+00		X	Arlington Avenue East	Special
A8	261+90	x		McKights Road (CSAH 68)	Special
A9	261+00	x		McKights Road (CSAH 68)	Special
A10	259+90	x		McKights Road (CSAH 68)	Special
A11	258+90	X		McKights Road (CSAH 68)	Special
A12	258+00	X		McKights Road (CSAH 68)	Special
A13	257+00	X		McKights Road (CSAH 68)	Special
A14	256+00	X		McKights Road (CSAH 68)	Special
A15	255+00	X		McKights Road (CSAH 68)	Special
A16	254+00	X		McKights Road (CSAH 68)	Special
A17	233+80	X		Ivy Avenue East	Special
A18	232+70	X		Ivy Avenue East	Special
A19	231+60	X		Ivy Avenue East	Special
A20	230+70	X		Ivy Avenue East	Special
A21	229+50	X		Ivy Avenue East	Special

FEEDPOINT A LIGHTING STANDARDS AND FOUNDATIONS					
NO.	STATION	LT	RT	LOCATION	TYPE
A22	233+00	X		Ivy Avenue East	Special
A23	232+00	X		Ivy Avenue East	Special
A24	231+00	X		Ivy Avenue East	Special
A25	229+90	X		Ivy Avenue East	Special
A26	164+00	X		Arlington Avenue East	Special
A27	161+60	X		Arlington Avenue East	Special
A28	160+00	X		Arlington Avenue East	Special
A29	158+10	X		Arlington Avenue East	Special
A30	55+50		X	Arlington Avenue East	Special
A31	49+40		X	Howard Street	Special
A32	47+60		X	Howard Street	Special
A33	224+50	X		Ivy Avenue East	Special
A34	226+00	X		Ivy Avenue East	Special
A35	227+90	X		Ivy Avenue East	Special
A36	46+40	X		Howard Street	Special
A37	48+60	X		Howard Street	Special
A38	50+60	X		Howard Street	Special
A39	172+30		x	Cottage Avenue East	Special
A40	6+80		X	Winthrop Street North	Special
A41	5+10		X	Winthrop Street North	Special

FEEDPOINT A LIGHTING STANDARDS AND FOUNDATIONS					
NO.	STATION	LT	RT	LOCATION	TYPE
A42	3+20		X	Winthrop Street North	Special
A43	223+00	X		Ivy Avenue East	Special
A44	1+40	X		Winthrop Street North	Special
A45	1+40	X		Winthrop Street North	Special
A46	2+00	X		Winthrop Street North	Special
A47	4+10	X		Winthrop Street North	Special
A48	6+10	X		Winthrop Street North	Special
A49	7+80	X		Winthrop Street North	Special
A50	224+00		X	Ivy Avenue East	Special
A51	225+10		X	Ivy Avenue East	Special
A52	227+00		X	Ivy Avenue East	Special
A53	228+60		X	Ivy Avenue East	Special

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

Ashleigh Rosa

From: Ashleigh Rosa <Ashleigh.Rosa@bolton-menk.com>
Sent: Tuesday, April 29, 2025 1:14 PM
To: Ben Hawkins; Ryan Lowry
Cc: Kristine Williams; David Kuebler
Subject: RE: OP App 17

This message could be suspicious

- The sender's email address couldn't be verified.

Mark as Safe

Report this Email

Bolton & Menk - Powered by
Mimecast

Hi Ben, that would be great. Tom Buchal 612-201-0925 is on-site if your lighting folks have any questions.

The areas with curb and gutter would be the entire length of Ivy and Arlington from McKnight to Howard. Those two streets have stakes and are ready to be looked at. Thanks,



Ashleigh Rosa, PE (MN)
Transportation Project Engineer | Associate
Bolton & Menk, Inc.

 [\(763\) 516-1558](tel:(763)516-1558)

From: Ben Hawkins <ben.hawkins@ci.stpaul.mn.us>
Sent: Monday, April 28, 2025 11:13 AM
To: Ashleigh Rosa <Ashleigh.Rosa@bolton-menk.com>; Ryan Lowry <ryan.lowry@ci.stpaul.mn.us>
Cc: Kristine Williams <kmw@sppa.com>; David Kuebler <david.kuebler@ci.stpaul.mn.us>
Subject: RE: OP App 17

***** WARNING: This email is from outside the company. Proceed with Caution*****

Ashleigh,
We're talking specifically about the highlighted locations in your attachment, right? I don't know if we need a meeting, I should be able to get someone out there this week. These locations have in C&G?
Thanks,
Ben

From: Ashleigh Rosa <Ashleigh.Rosa@bolton-menk.com>
Sent: Friday, April 25, 2025 2:47 PM

To: Ryan Lowry <ryan.lowry@ci.stpaul.mn.us>
Cc: Kristine Williams <kmw@sppa.com>; David Kuebler <david.kuebler@ci.stpaul.mn.us>; Ben Hawkins <ben.hawkins@ci.stpaul.mn.us>
Subject: RE: OP App 17

Think Before You Click: This email originated outside our organization.

Hi Ryan,

To simplify closeout of the permit, we would prefer to keep it by system. However, the intent is that the bases do not get installed until after the curb is in. Can we add that to the language of the constraints in the permit to move this through? I've attached a revised map that has dates of the projected curb and gutter in the surrounding areas. There is a lot of work out there for Collins and they are ready to get started on this as soon as this permit is available.

Ben, as we are working through getting this permit, can we get something set up with your team next week to come out and take a look at the stakes for the bases? We would be looking to install Arlington between McKnight and Howard and Ivy right away.

Thanks,



Ashleigh Rosa, PE (MN)
Transportation Project Engineer | Associate
Bolton & Menk, Inc.

📞 (763) 516-1558

From: Ryan Lowry <ryan.lowry@ci.stpaul.mn.us>
Sent: Friday, April 25, 2025 2:20 PM
To: Ashleigh Rosa <Ashleigh.Rosa@bolton-menk.com>
Cc: Kristine Williams <kmw@sppa.com>; David Kuebler <david.kuebler@ci.stpaul.mn.us>; Ben Hawkins <ben.hawkins@ci.stpaul.mn.us>
Subject: OP App 17

***** WARNING: This email is from outside the company. Proceed with Caution*****

Hey Ashleigh,

Public Works has concerns about the broad application scope and the lack of curb and gutter in those areas under the application. Can you give us a narrative of the expected process for the lighting system in relation to the other construction components, specifically the curb, sidewalk, or trails? Also touch on schedule for what would be intended for installation right away and how those areas would operate until broader installation occurs.

Ben Hawkins will be the contact for lighting inspections. He is copied on this message and can also be reached at 651-266-6256.

Thank you,

Ryan Lowry

Engineering Tech. Supervisor
Public Works Street Design and Construction
25 W. 4th St.

Saint Paul, MN 55102

P: (651)266-6147 | M: (651)775-6674

Ryan.Lowry@ci.stpaul.mn.us

www.StPaul.gov



SAINT PAUL
MINNESOTA