

Exhibit A

Ordinance Permit 20243010007a

**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 (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, P. E.

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; Punch list to be completed as part of roadway ordinance permit:
DLK 5/12/2025
- ☐ 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;
- NA ☐ 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 _____



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 - Infrastructure Construction - Ivy, Howard (to Cottage), Cottage. OP
20243010007a

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 01A

20243010007A

AS-BUILTS

2200 Larpenteur Avenue East, St. Paul, Minnesota

WSB Project Number013987-000

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



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 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.

ASHLEIGH K ROSA
LICENSE #: 59517

3-19-2025

DATE

CONTRACTOR:
DESIGNING EARTH CONTRACTING
1282 187th Ln NE
East Bethel, MN 55011

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 WATER MAIN 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 6

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	

wsb

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

REVISIONS	
NO.	DATE

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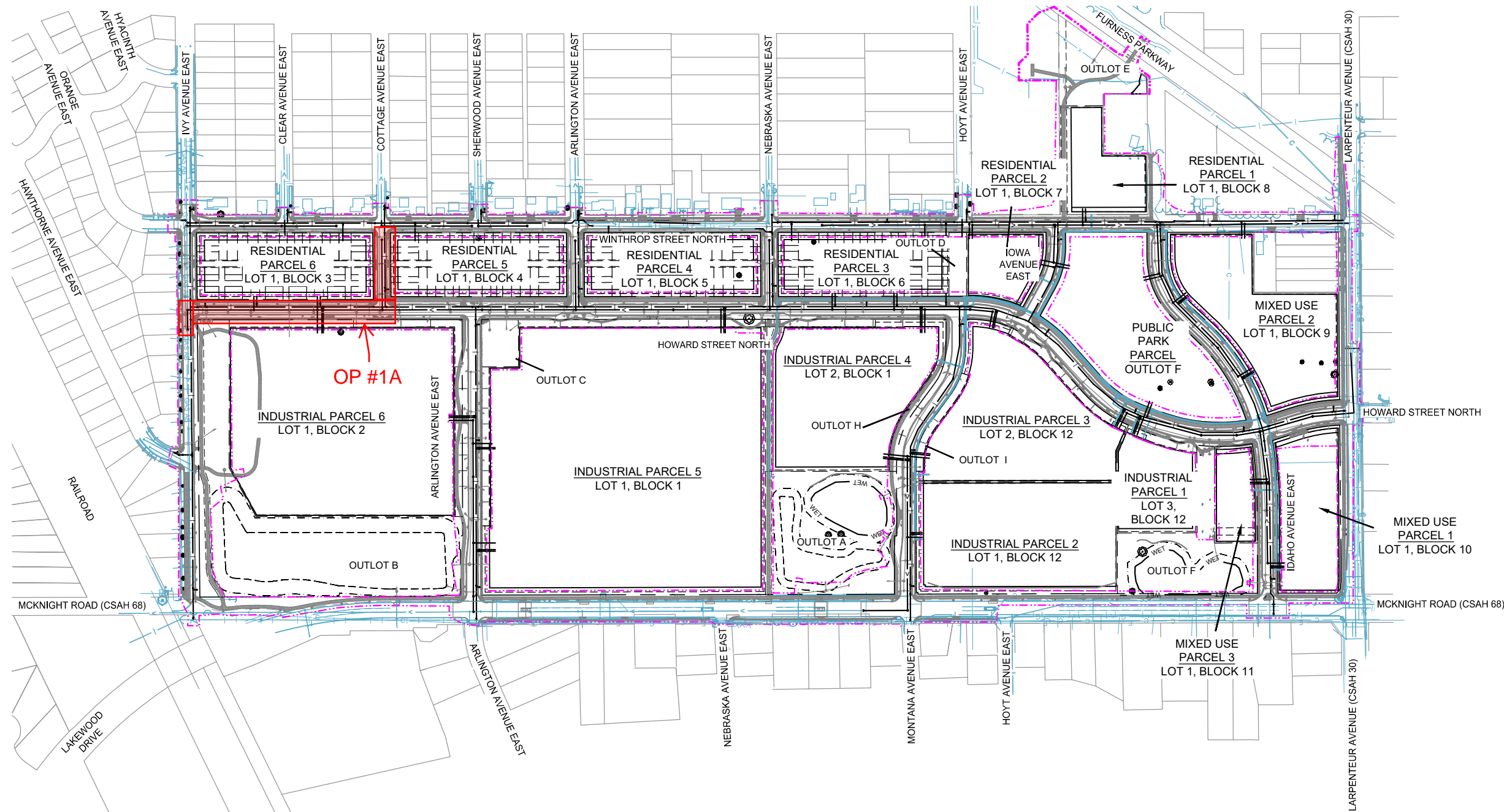
PAUL HORNBY, P.E.
DATE: 03/29/2024 LIC. NO. 23359

OVERALL
SANITARY SEWER
AND WATERMAIN
CONSTRUCTION

INFRASTRUCTURE PLANS FOR:
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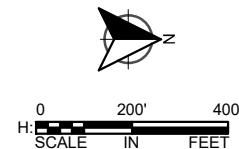
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Ashleigh K. Rosa
ASHLEIGH K ROSA
LICENSE #: 59517

3-19-2025
DATE

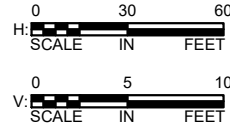
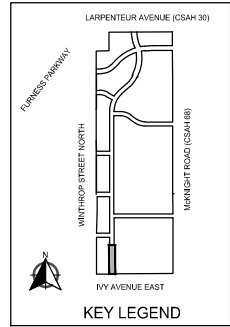


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IVY AVENUE EAST
SEE SHEET - 161

IVY AVENUE EAST
SEE SHEET - 162

HOWARD STREET NORTH



I HEREBY CERTIFY 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 FOR THE PROJECT AND I AM NOT PROVIDING ANY OTHER SERVICE TO THE PROJECT. I AM NOT PROVIDING ANY OTHER SERVICE TO THE PROJECT. I AM NOT PROVIDING ANY OTHER SERVICE TO THE PROJECT.

3-19-2025

DATE

ASHLEIGH K. ROSA
LICENSE # 59517

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

REVISIONS

NO.	DATE	DESCRIPTION
1	01/30/2024	ADDENDUM NO. 1
3	03/29/2024	PLAN REVISIONS
4	05/31/2024	REVISIONS 4
6	09/23/2024	100% PLAN COMMENTS

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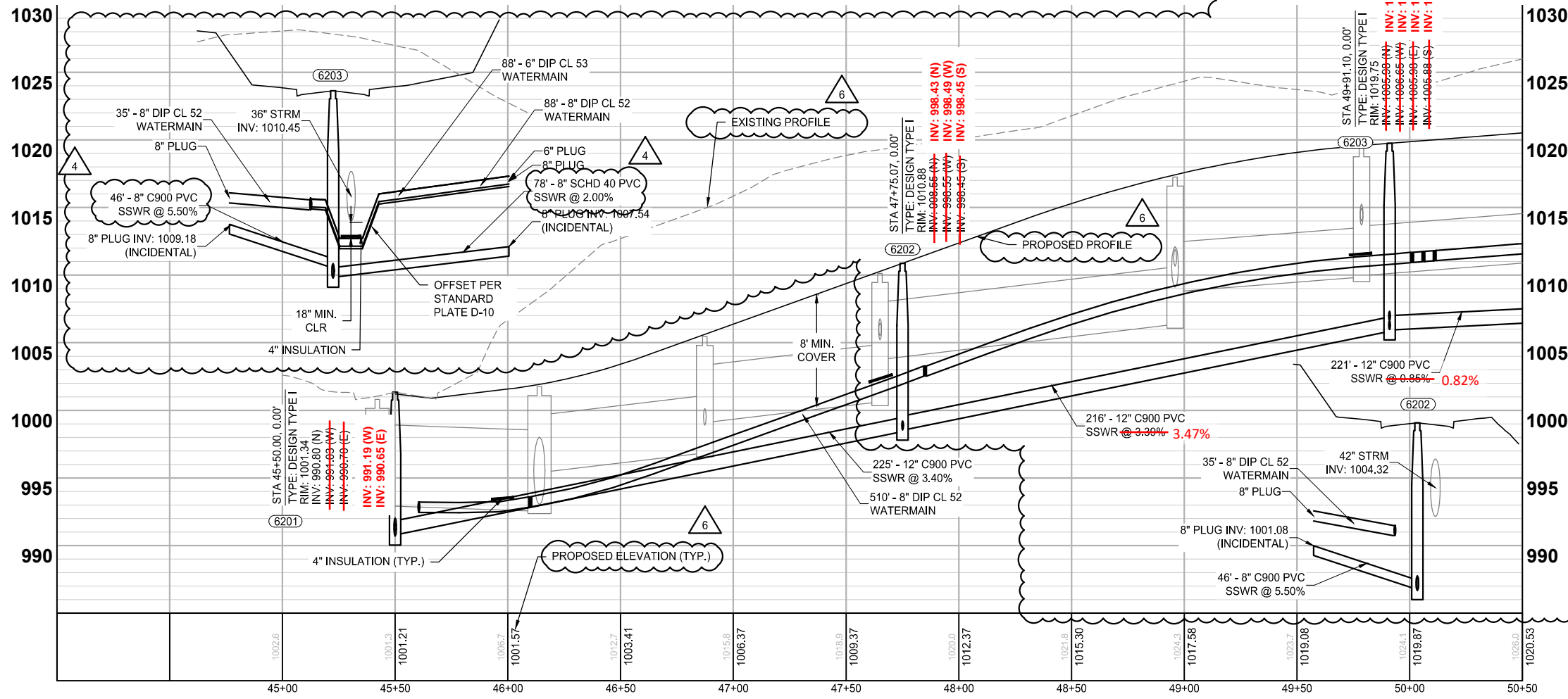
PAUL HORNBY, P.E.
DATE: 03/29/2024 LIC. NO: 23359

SANITARY
SEWER AND
WATERMAIN
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:

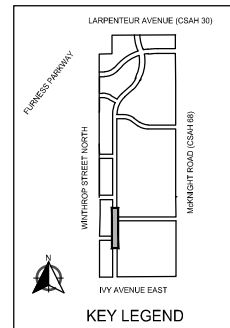
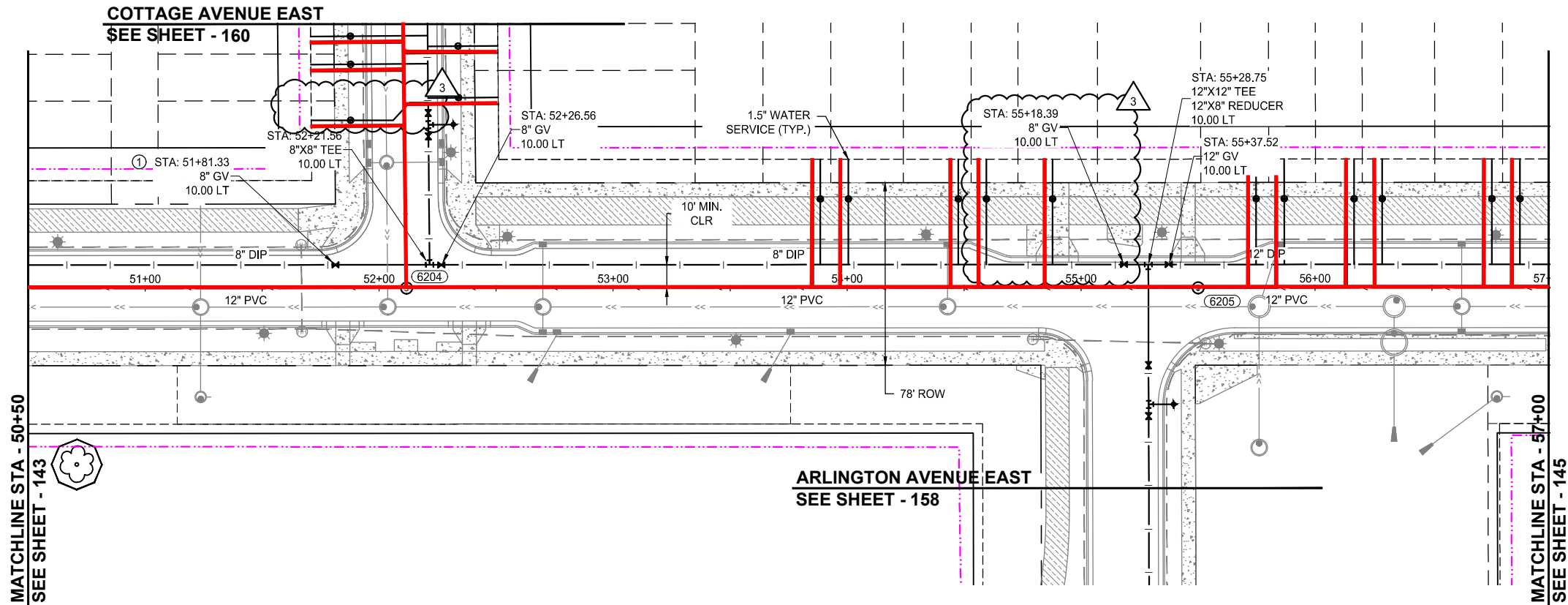
- MINIMUM WATERMAIN DEPTHS PER SPRWS STANDARDS SECTION 2240 ARE ALSO THE EXPECTED DESIGN DEPTH FOR ALL NEW WATERMAIN. DEVIATION FROM THESE DEPTHS SHALL ONLY OCCUR FOR THE PURPOSE OF OFFSETTING AROUND CONFLICTING UTILITIES. ADJUST DEPTHS, AND REMOVE VERTICAL BENDS THAT DEVIATE FROM THIS PRACTICE ACCORDINGLY. PIPES SHALL FOLLOW THE GENERAL SURFACE GRADE.
- ALL SANITARY SEWER MAINLINE PIPE IS PVC C900 UNLESS LABELED OTHERWISE.
- ALL SANITARY SEWER SERVICE WYES ARE DIP.
- ALL SANITARY SEWER SERVICE PIPE 4" - 6" DIAMETER IS PVC SCHEDULE 40 UNLESS OTHERWISE NOTED.

- INSTALL 32 LB. BARE WT. (MAGNESIUM ANODES) PER STANDARD PLATE D-15, 2 ANODES TO BE INSTALLED AT EACH LOCATION ON MAINS OR HYDRANTS BUT ONLY 1 ANODE ON LARGE SERVICES.
- CONTRACTOR TO REMOVE TEMPORARY RISER AFTER ALL TESTING HAS PASSED

LEGEND

- CONSTRUCTION LIMITS
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EX WATER SERVICE W/ CURBSTOP & BOX
- PRO WATER SERVICE W/ CURBSTOP & BOX
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- PROPOSED HYDRANT W/ VALVE
- PROPOSED WATER FITTINGS
- EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MAIN
- EXISTING SANITARY SEWER SERVICE
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- EXISTING SANITARY STRUCTURE
- PROPOSED SANITARY STRUCTURE
- RECONNECT WATER SERVICE INCLUDING CORP AND FITTINGS

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ASHLEIGH K. ROSA
LICENSE # 9517

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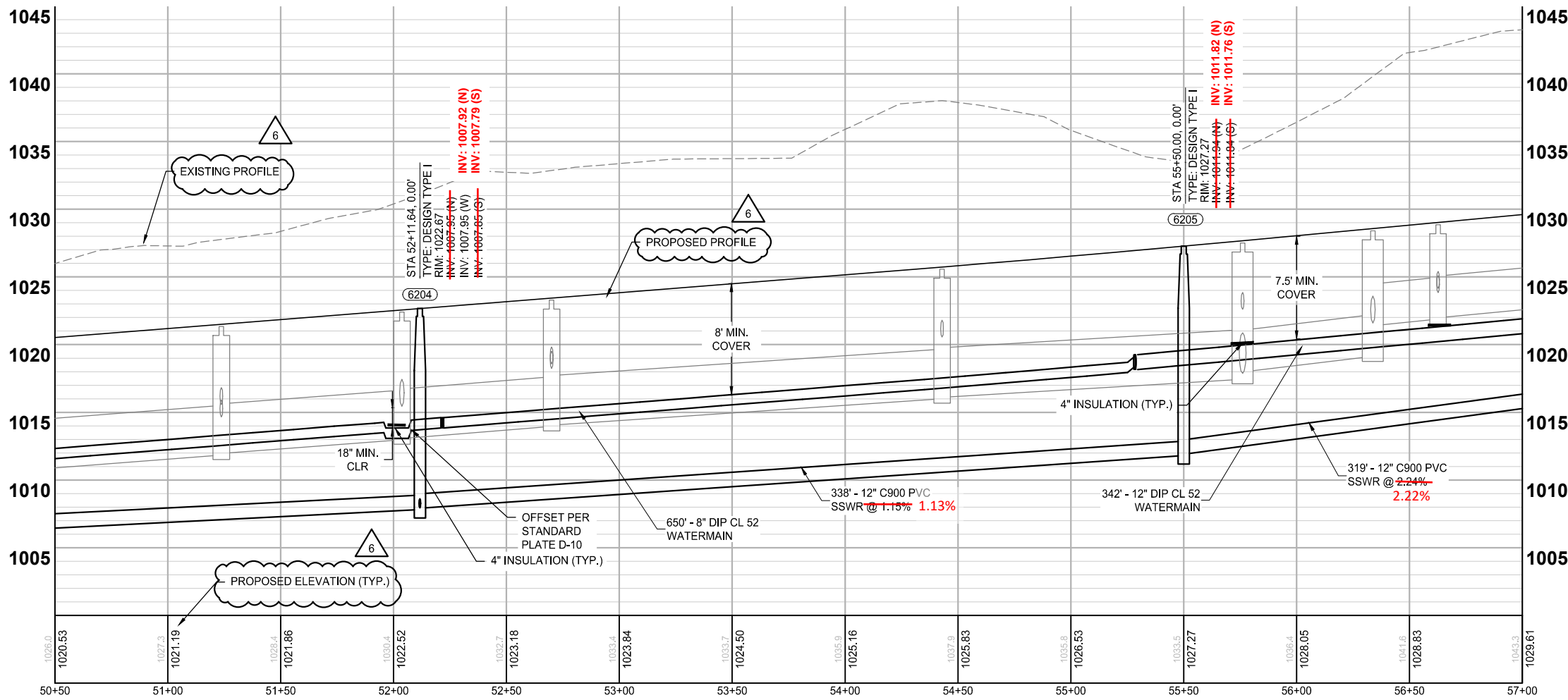
PAUL HORNBY, P.E.
DATE: 03/29/2024 LIC. NO. 23359

SANITARY SEWER AND WATERMAIN 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:

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

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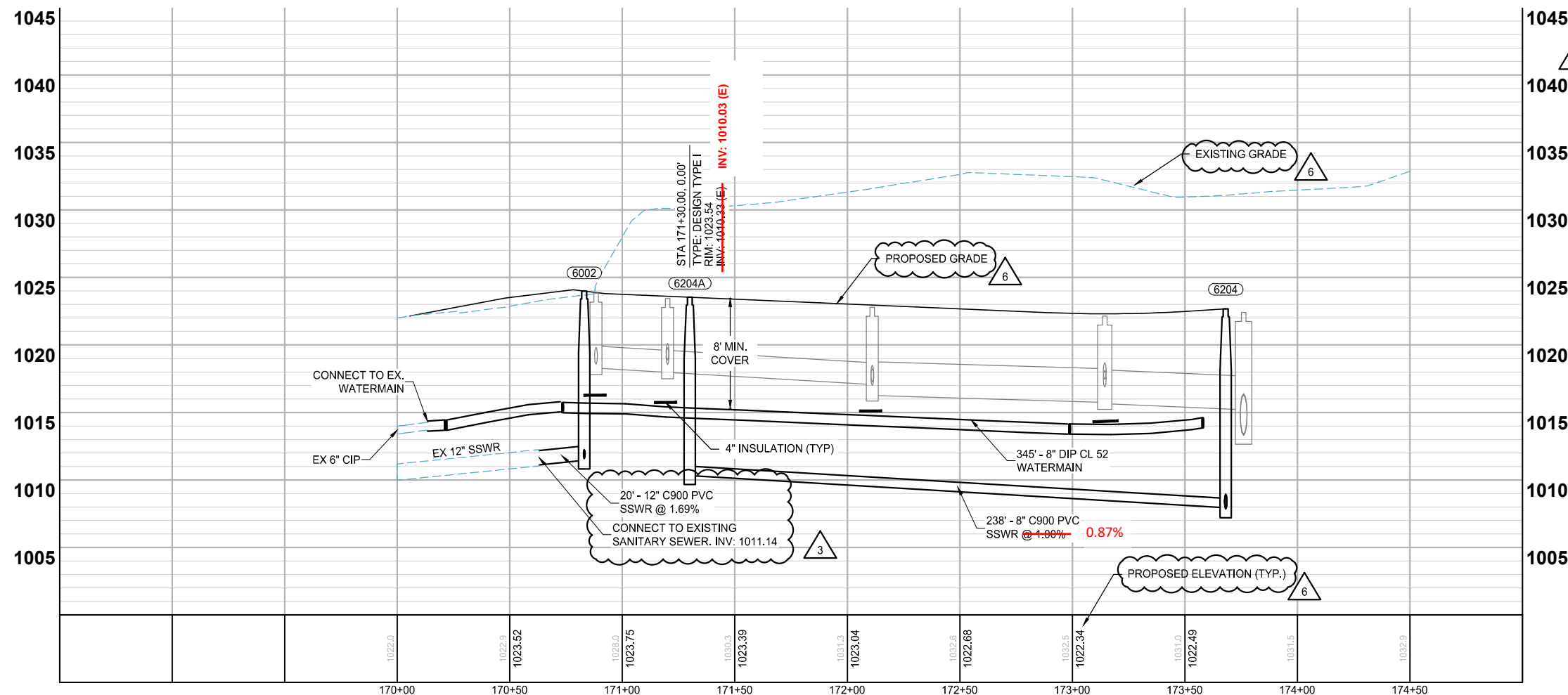
WINTHROP STREET NORTH
SEE SHEET - 137

HOWARD STREET NORTH
145 - SEE SHEET

WINTHROP STREET NORTH
SEE SHEET - 136

HOWARD STREET NORTH
144 - SEE SHEET

COTTAGE AVENUE EAST



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- PROPOSED SANITARY STRUCTURE
- RECONNECT WATER SERVICE INCLUDING CORP AND FITTINGS

REVISIONS		
NO.	DATE	DESCRIPTION
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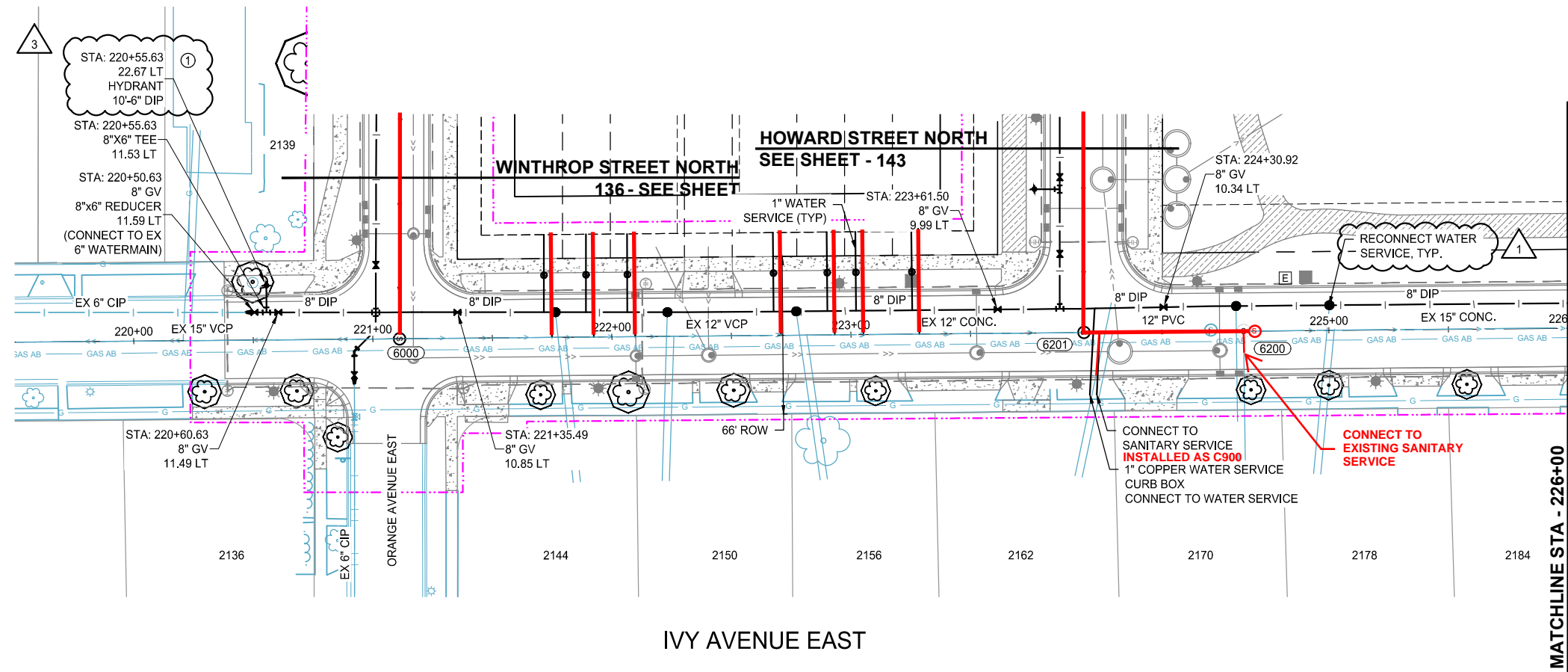
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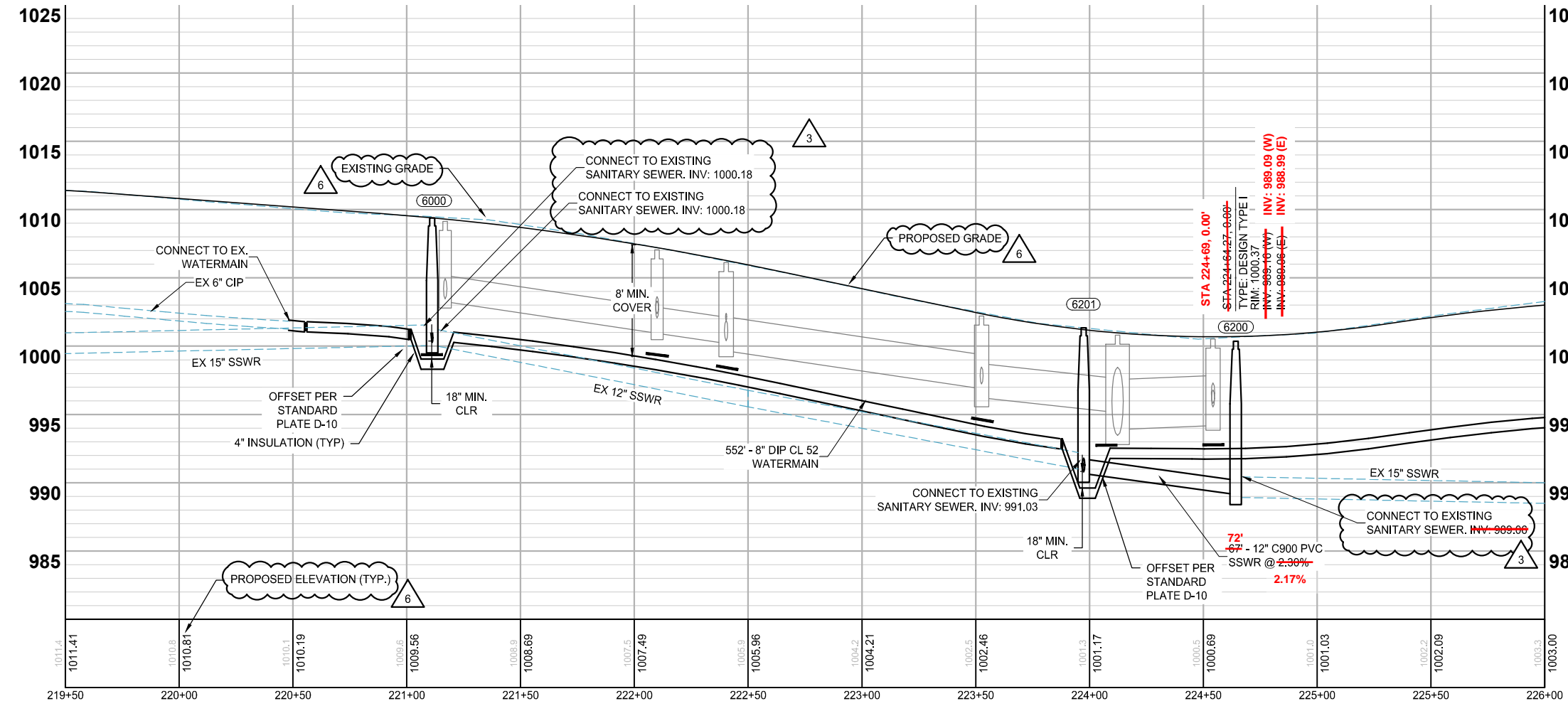
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3-19-2025

DATE

ASHLEIGH K ROSA

LICENSE # 59517



NOTE: TEMPORARY WATER IS REQUIRED FOR EXISTING PROPERTIES ALONG IVY AVENUE EAST. TEMPORARY WATER IS PROVIDED BY SPRWS. CONTRACTOR SHALL COORDINATE TEMPORARY WATER SCHEDULE WITH ENGINEER.

NOTE:

- MINIMUM WATERMAIN DEPTHS PER SPRWS STANDARDS SECTION 2240 ARE ALSO THE EXPECTED DESIGN DEPTH FOR ALL NEW WATERMAIN. DEVIATION FROM THESE DEPTHS SHALL ONLY OCCUR FOR THE PURPOSED OF OFFSETTING AROUND CONFLICTING UTILITIES. ADJUST DEPTHS, AND REMOVE VERTICAL BENDS THAT DEVIATE FROM THIS PRACTICE ACCORDINGLY. PIPES SHALL FOLLOW THE GENERAL SURFACE GRADE.
- ALL SANITARY SEWER MAINLINE PIPE IS PVC C900 UNLESS LABELED OTHERWISE.
- ALL SANITARY SEWER SERVICE WYES ARE DIP.
- ALL SANITARY SEWER SERVICE PIPE 4"-6" DIAMETER IS PVC SCHEDULE 40 UNLESS OTHERWISE NOTED.

① INSTALL 32 LB. BARE WT. (MAGNESIUM ANODES) PER STANDARD PLATE D-15, 2 ANODES TO BE INSTALLED AT EACH LOCATION ON MAINS OR HYDRANTS BUT ONLY 1 ANODE ON LARGE SERVICES.

② CONTRACTOR TO REMOVE AFTER ALL TESTING HAS PASSED

LEGEND

	CONSTRUCTION LIMITS
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	EX WATER SERVICE W/ CURBSTOP & BOX
	PRO WATER SERVICE W/ CURBSTOP & BOX
	EXISTING HYDRANT W/ VALVE
	PROPOSED HYDRANT W/ VALVE
	PROPOSED WATER FITTINGS
	EXISTING SANITARY SEWER MAIN
	PROPOSED SANITARY SEWER MAIN
	EXISTING SANITARY SEWER SERVICE
	PROPOSED SANITARY SEWER SERVICE
	EXISTING SANITARY STRUCTURE
	PROPOSED SANITARY STRUCTURE
	RECONNECT WATER SERVICE INCLUDING CORP AND FITTINGS