

Exhibit A

Ordinance Permits 20220010212, 20220010214, 20230010216, 20240010217 -
20240010219, 20250010220, 20250010221

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

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

- Corrective (punch list) work completed;
- Original reproducible CAD and PDF as-built plans, signed by the Engineer of Record, provided to Public Works; Submittal of final copies of Metropolitan Council Environmental Services and MN Pollution Control Agency Permits (Sewer Extension, SAC Determination, etc.);
- Full compliance with project Quality Management Plan or other document(s) governing quality management and quality assurance;
- Documentation of compliance with all applicable City and non-City permit requirements, including, but not limited to: City Public Works Right-of-Way Office, Minnesota Pollution Control Agency, Capitol Region Watershed District, and National Pollution Discharge Elimination System permit requirements;
- Documentation of roadway materials at compaction of grading and base, plant mix design report, strength;
- NA Video of all sanitary sewer mains and laterals, storm sewer mains and laterals, and any structural BMP's (pipe galleries, drantile, sediment control structures, weir structures, etc.) installed under any permit, provided to the Public Works Sewer Division;
- NA Sewer Permit drawings for paving connections or stubs installed to service vertical development provided to Public Works, in addition to Private Service Lateral Permit Drawings;
- NA Documentation of Public Works notified for signal and lighting inspection of pole field layouts (staking), conduits and foundations installed, poles and wiring installed, and head positioning and phasing/detection verification (signals only);
- NA For infrastructure within parks: Documentation that Parks Department has been notified of completion status;
- All applicable operation and maintenance manuals provided to Public Works; and
- Certificate of Compliance signed and submitted to City by Engineer of Record.

RELEASE OF PERMIT:

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

Release Authorized by _____ Title _____

2022 - 2025 SIDEWALK ORDINANCE PERMIT WORK EXHIBIT

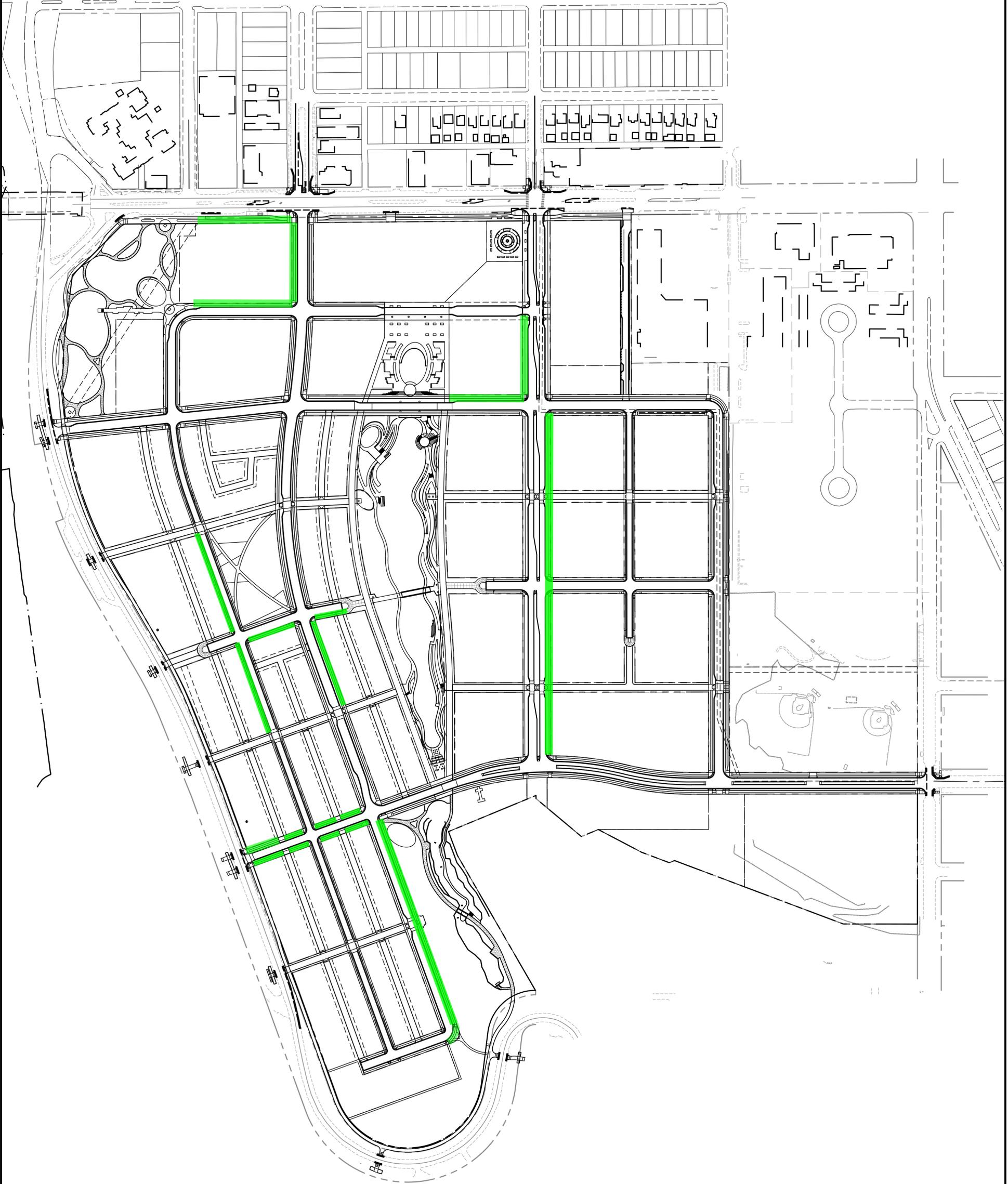


Exhibit H

Form of Public Infrastructure Conveyance

PUBLIC INFRASTRUCTURE CONVEYANCE

ORDINANCE PERMIT # #20220010212

This Public Infrastructure Conveyance Agreement ("Agreement") is made and entered into effective February 3, 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 19, 2019. The acceptance of the Infrastructure does not take effect until the Saint Paul City Council accepts the Infrastructure via Resolution.

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

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

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

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

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

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

PROJECT PAUL, LLC,
a Delaware limited liability company

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

By:  _____
E1430C9DF3EB48A...
 Name: Maureen Michalski
 Its Senior Vice President

Exhibit G

Form of Completion Certificate



CITY OF SAINT PAUL DEPARTMENT OF PUBLIC WORKS

Certificate of Compliance

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

Mount Curve Blvd Roadway

Project Description

20220010212

Permit Number

Dan Gleason

44614

3/12/2025

(Signature and License No.)

Date

Kimley-Horn and Associates Inc.

Organization (Print)

1/2012



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 _____

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AND RELEASE OF PERMIT**

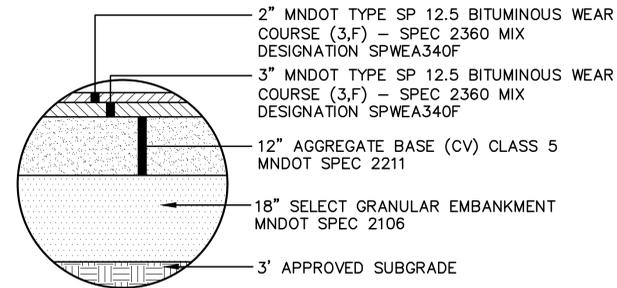
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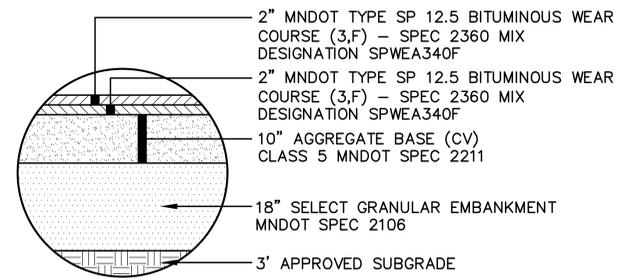
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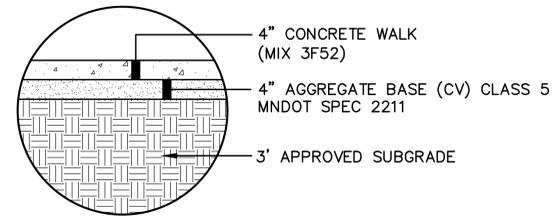
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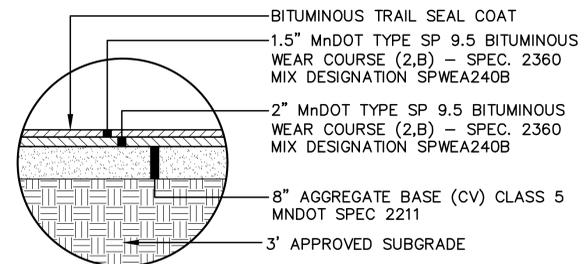
INSET A – PRIMARY ROAD



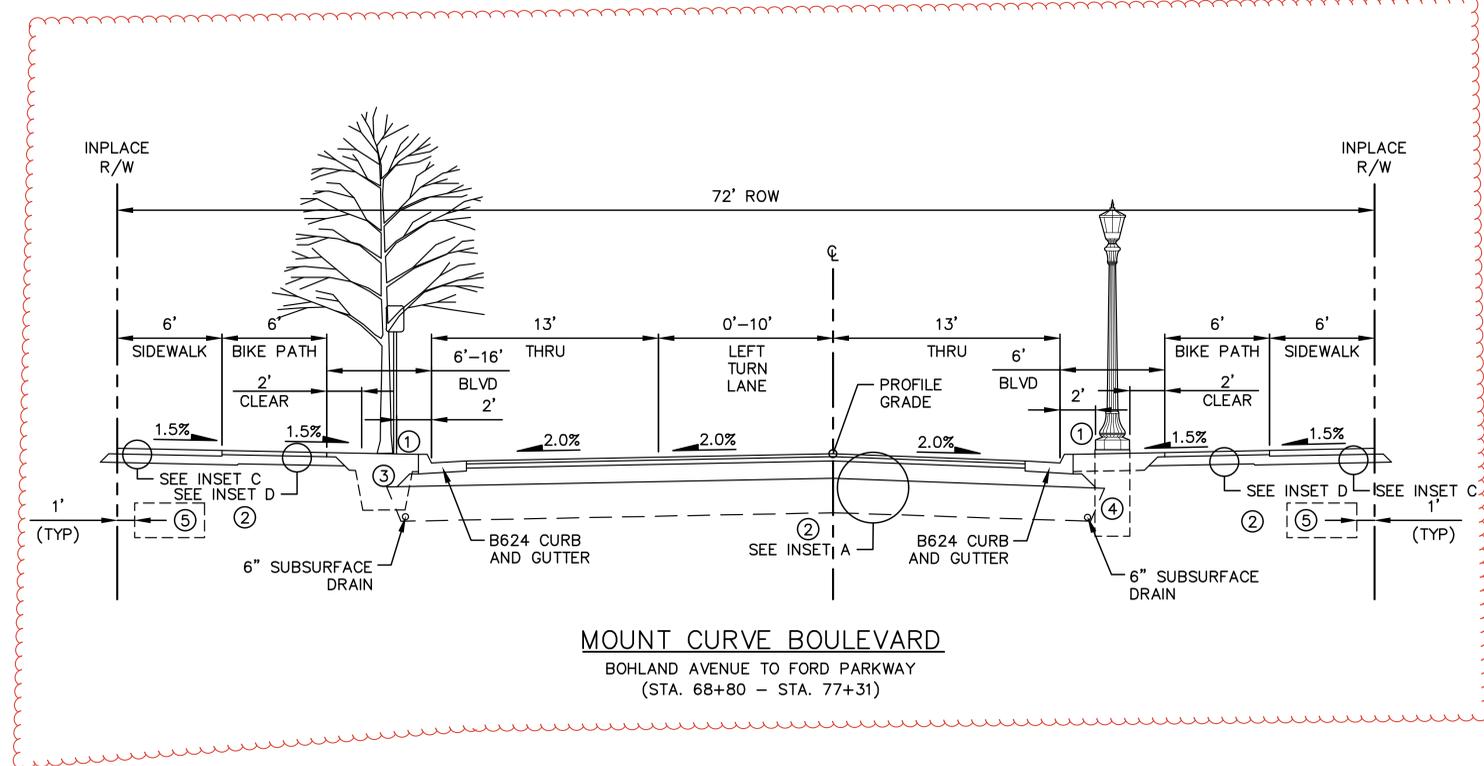
INSET B – SECONDARY ROAD



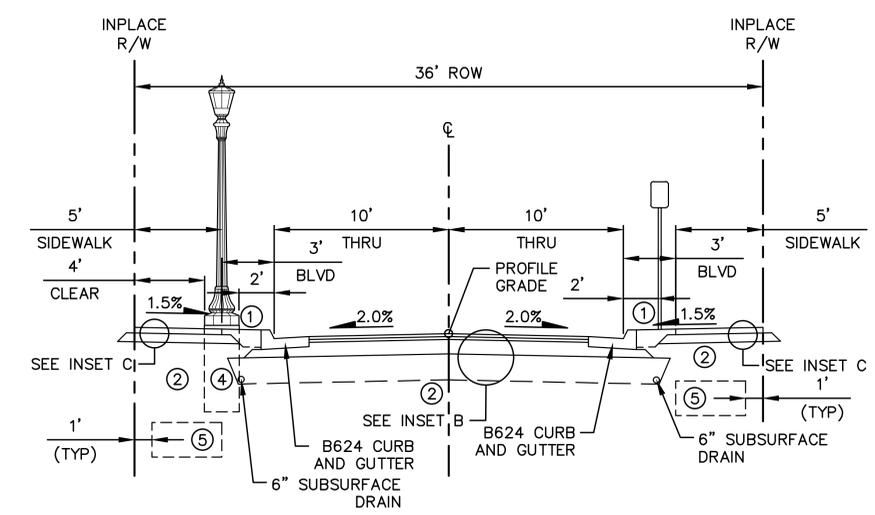
INSET C – 4" CONCRETE SIDEWALK



INSET D – BITUMINOUS TRAIL



MOUNT CURVE BOULEVARD
BOHLAND AVENUE TO FORD PARKWAY
(STA. 68+80 – STA. 77+31)



RANGER WAY
BLOCK 23 & 24 ALLEY TO BOHLAND AVENUE
(STA. 121+66 – STA. 129+47)

- LEGEND**
- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 8%.
 - ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
 - ③ CENTER TREES IN BOULEVARD. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
 - ④ LIGHT BASE DIMENSIONS OF 2' DIAMETER AND 6' DEEP PER MNDOT STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
 - ⑤ PRIVATE UTILITY CORRIDOR.

- GENERAL NOTES:**
1. BOULEVARD TREES AND STREETLIGHT TO ALTERNATE THE LENGTH OF THE STREET.
 2. TREE DETAILS INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING AND SPECIES OF BOULEVARD TREES TO BE INCLUDED ON LANDSCAPE PLANS.
 3. STREETLIGHT DETAIL AND LOCATION INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING OF STREET LIGHTING TO BE INCLUDED ON LIGHTING PLANS.
 4. CITY STANDARD 12" OF TOPSOIL AND SEED/SOD.
 5. UNLESS OTHERWISE SPECIFIED, THE OUTFALL CURB AND GUTTER CROSS SLOPES SHALL BE THE SAME AS THE ADJACENT FINISHED SURFACE.
 6. TACK COAT TO BE APPLIED BETWEEN BITUMINOUS PAVEMENT LIFTS.
 7. SIDEWALKS SHALL HAVE A MINIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM CROSS SLOPE OF 2%. SIDEWALK THAT IS CONSTRUCTED OUT OF COMPLIANCE WILL BE REJECTED

No.	Date	Revisions	App.	DRAWING NAME
				Ford Plan Typs.dwg
				DESIGNED BY: RJG
				DRAWN BY: RJG
				CHECKED BY: GSB
				DATE: 05/27/20
				PROJECT NO. 160640016

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

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

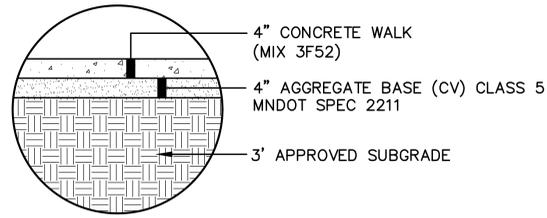


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

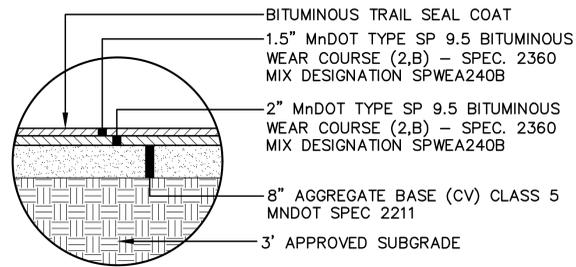
TYPICAL SECTIONS

SHEET NO.
13

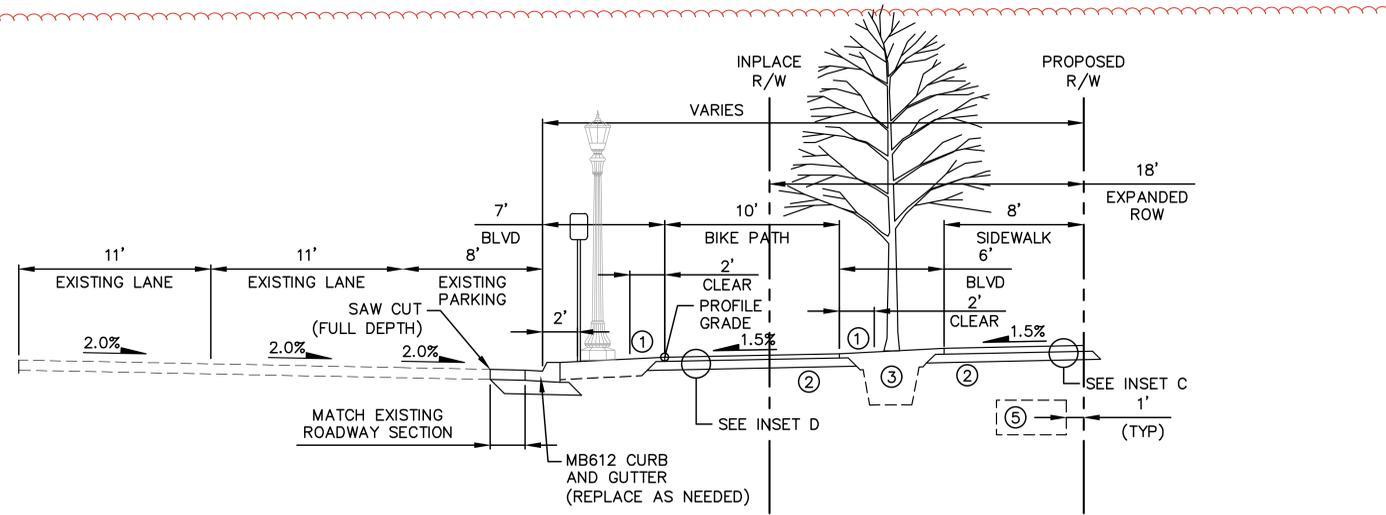
522



INSET C – 4" CONCRETE SIDEWALK



INSET D – BITUMINOUS TRAIL



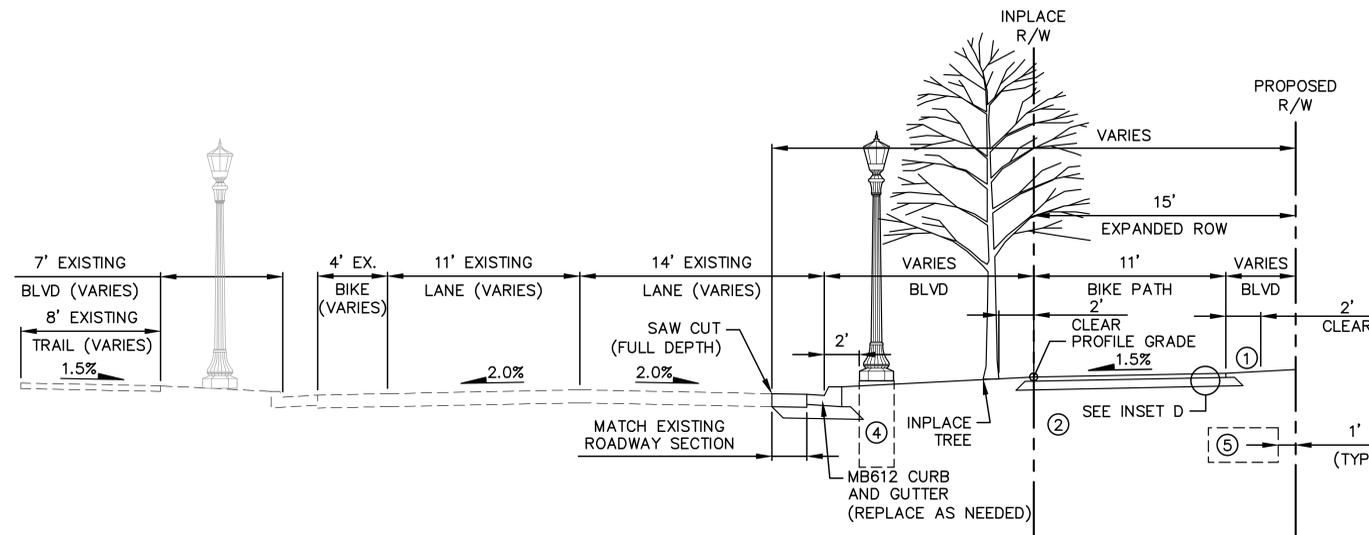
FORD PARKWAY
MISSISSIPPI RIVER BOULEVARD TO RANGER WAY
(STA. 390+00 – STA. 407+24)

LEGEND

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MISSISSIPPI RIVER BOULEVARD
MOUNT CURVE BOULEVARD TO FORD PARKWAY
(STA. 341+61 – STA. 374+04)

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				Ford Plan Typs.dwg
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RYAN



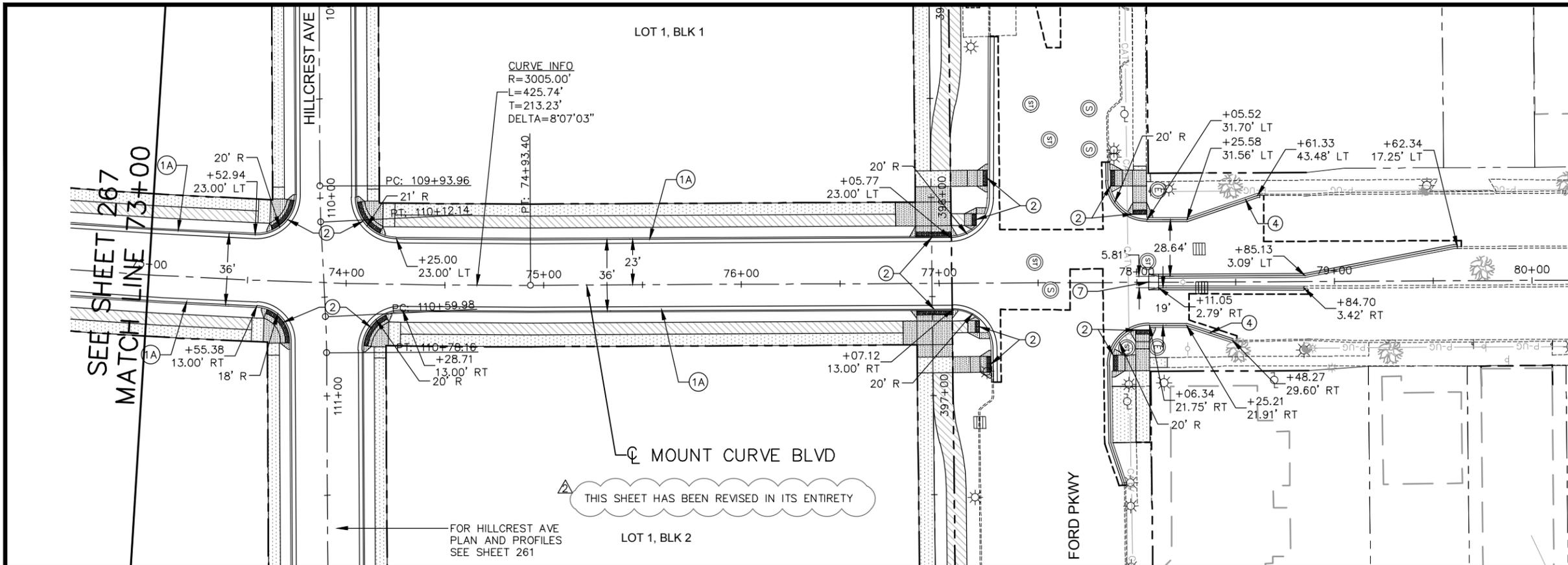
RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

TYPICAL SECTIONS

SHEET NO.

20

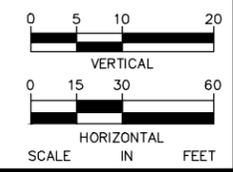
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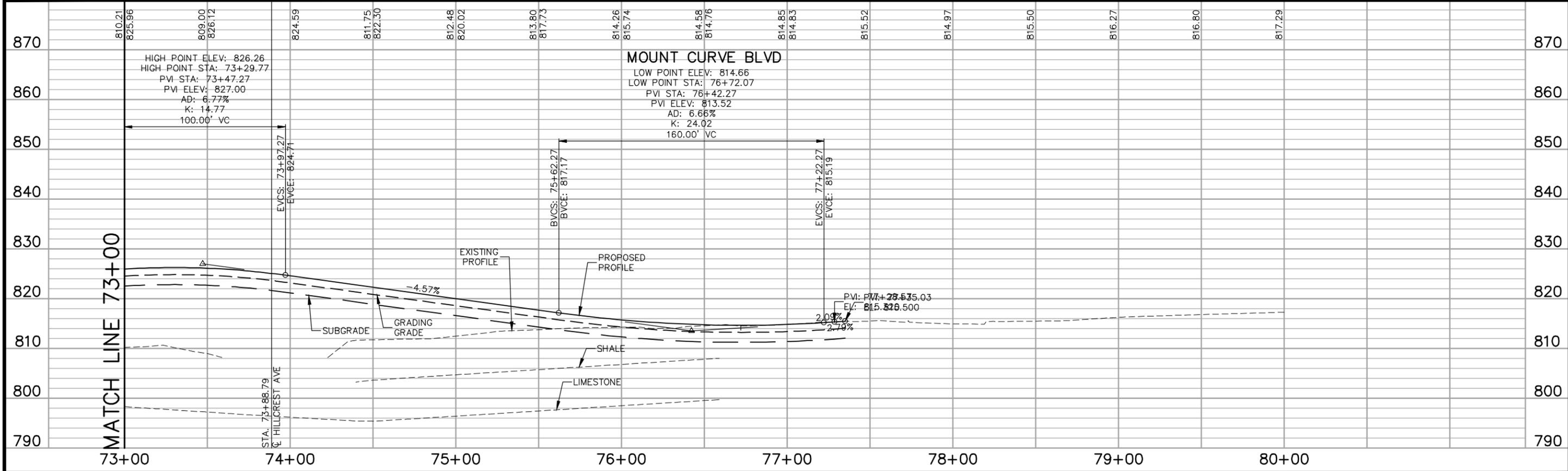
- LEGEND**
- ① CONCRETE CURB AND GUTTER
 - A - B624
 - B - B612 OUTFALL
 - C - B612 MODIFIED (SEE SHEET 247 ST. PAUL STD. PLATE 3106A)
 - ② PEDESTRIAN CURB RAMP
 - ③ CONCRETE HEADER JOINTS (SEE DETAIL SHEET 247)
 - ④ PARKING LANE 3:1 TAPER
 - ⑤ SHARED USE PATH PEDESTRIAN RAMP (SEE DETAIL ON SHEET 248)
 - ⑥ CONCRETE DRIVEWAY TYPE 6 (SEE DETAIL ON SHEET 248)
 - ⑦ CONCRETE MEDIAN NOSE (SEE DETAIL SHEET 249)
 - ⑧ ALLEY APRON (SEE SHEET 249)
 - ⑨ MEDIAN REFUGE (SEE SHEET 249)

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SEE TYPICAL SECTIONS FOR LANE, TRAIL AND SIDEWALK DIMENSIONS



THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY



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

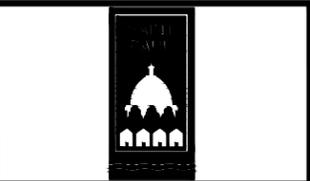
DRAWING NAME Ford Plan/Profile NS	
DESIGNED BY:	RJG
DRAWN BY:	RJG
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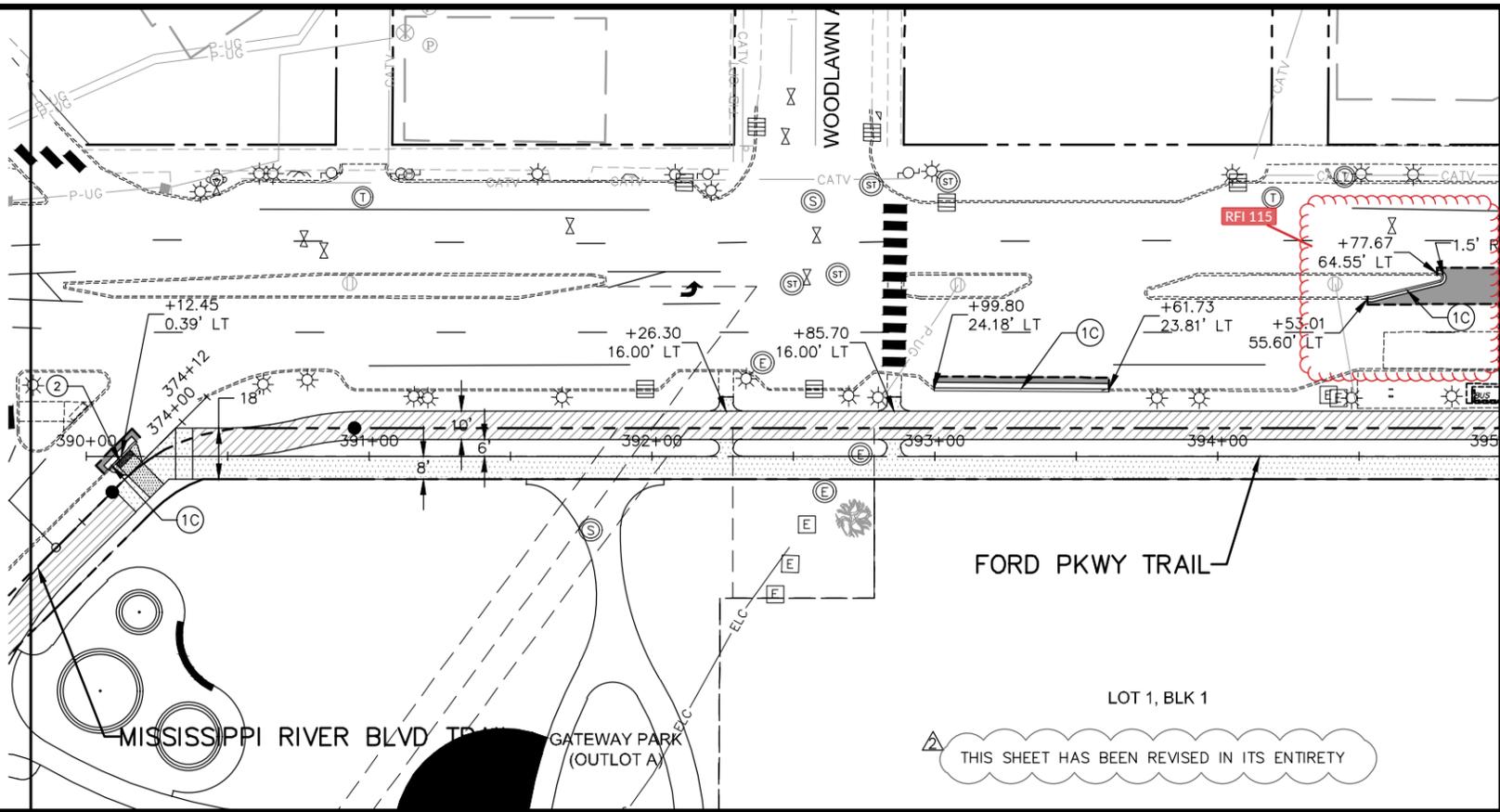


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

MOUNT CURVE BLVD
STREET PLAN AND PROFILE
STA. 73+00 TO STA. 77+47.29

SHEET NO.
268

522



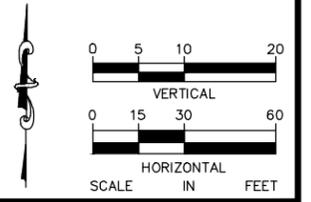
MATCH LINE 395+00
SEE SHEET 303

LEGEND

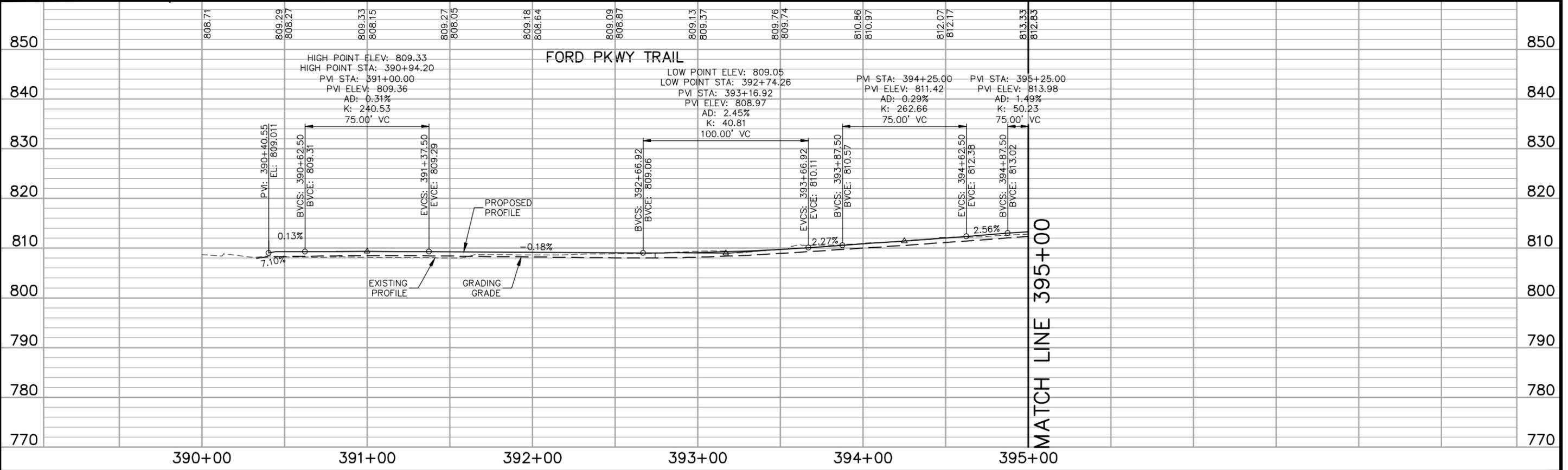
[Symbol]	BITUMINOUS ROADWAY
[Symbol]	BITUMINOUS ROADWAY SECONDARY
[Symbol]	BITUMINOUS TRAIL
[Symbol]	SHARED USE TRAIL
[Symbol]	4" CONCRETE WALK
[Symbol]	6" CONCRETE WALK (HEAVY DUTY)
[Symbol]	8" CONCRETE ROADWAY AND DRIVEWAY

- LEGEND**
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MATCH LINE 395+00

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DRAWING NAME Ford PlanProfile Trail	
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
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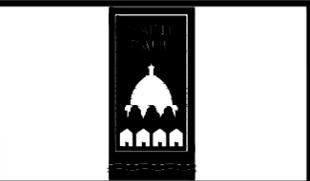
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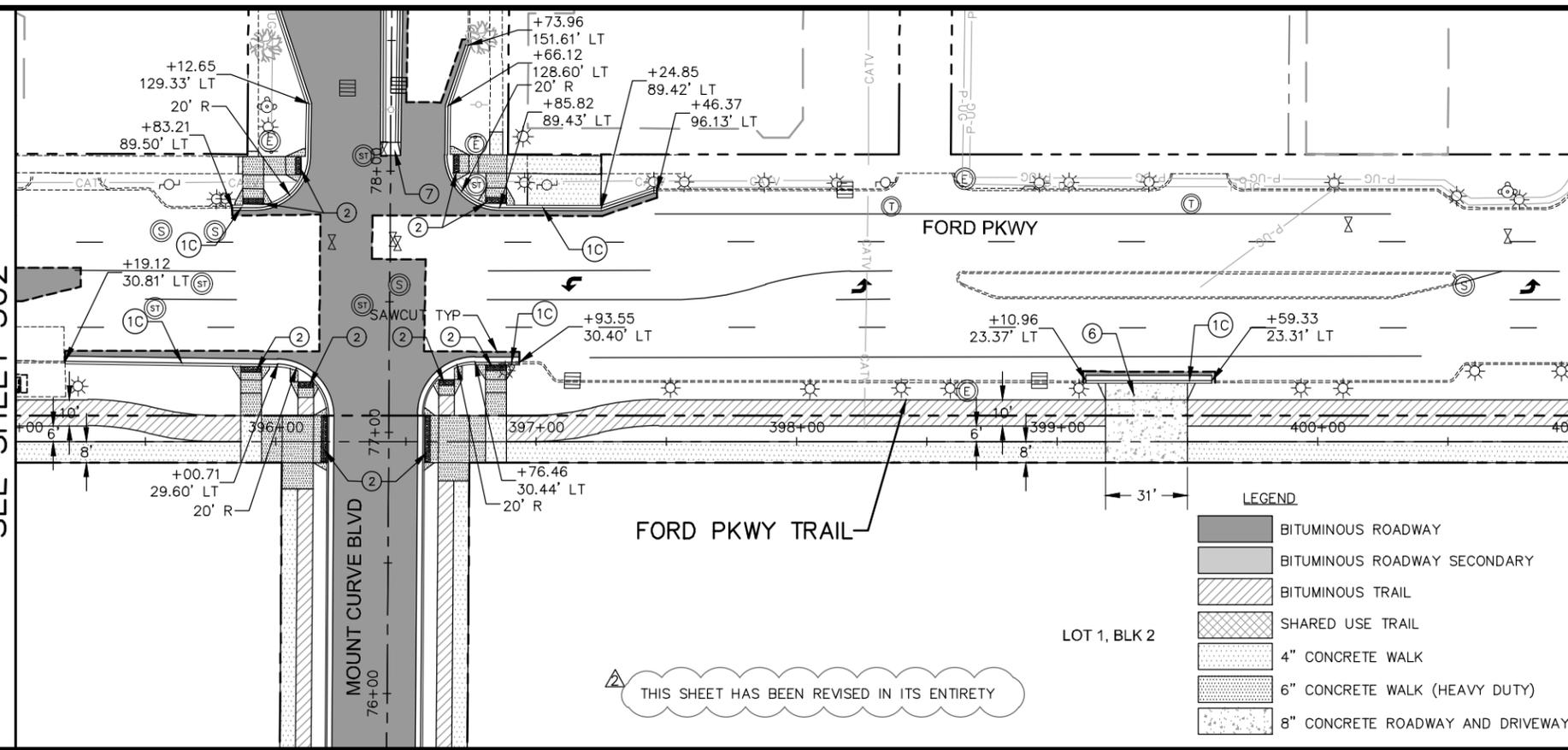
RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

FORD PARKWY TRAIL
TRAIL PLAN AND PROFILE
STA 390+00 TO STA. 395+00

SHEET NO.
302

522

MATCH LINE 395+00
SEE SHEET 302

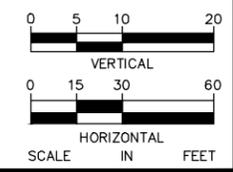


MATCH LINE 401+00
SEE SHEET 304

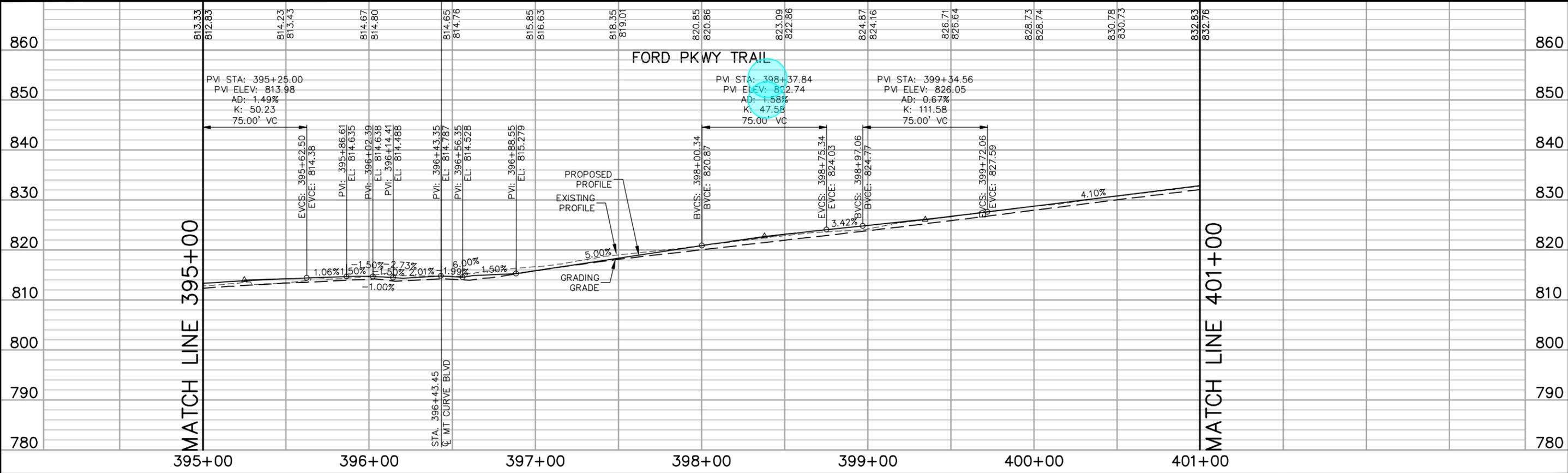
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- NOTES:**
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 2. SEE TYPICAL SECTIONS FOR LANE, TRAIL AND SIDEWALK DIMENSIONS

- LEGEND**
- [Pattern] BITUMINOUS ROADWAY
 - [Pattern] BITUMINOUS ROADWAY SECONDARY
 - [Pattern] BITUMINOUS TRAIL
 - [Pattern] SHARED USE TRAIL
 - [Pattern] 4" CONCRETE WALK
 - [Pattern] 6" CONCRETE WALK (HEAVY DUTY)
 - [Pattern] 8" CONCRETE ROADWAY AND DRIVEWAY



THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY



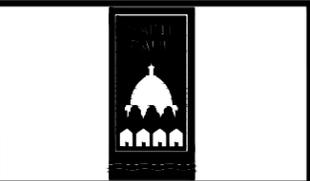
No.	Date	Revisions	App.

DRAWING NAME Ford Plan/Profile Trail	
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

FORD PARKWY TRAIL
 TRAIL PLAN AND PROFILE
 STA. 395+00 TO STA. 401+00

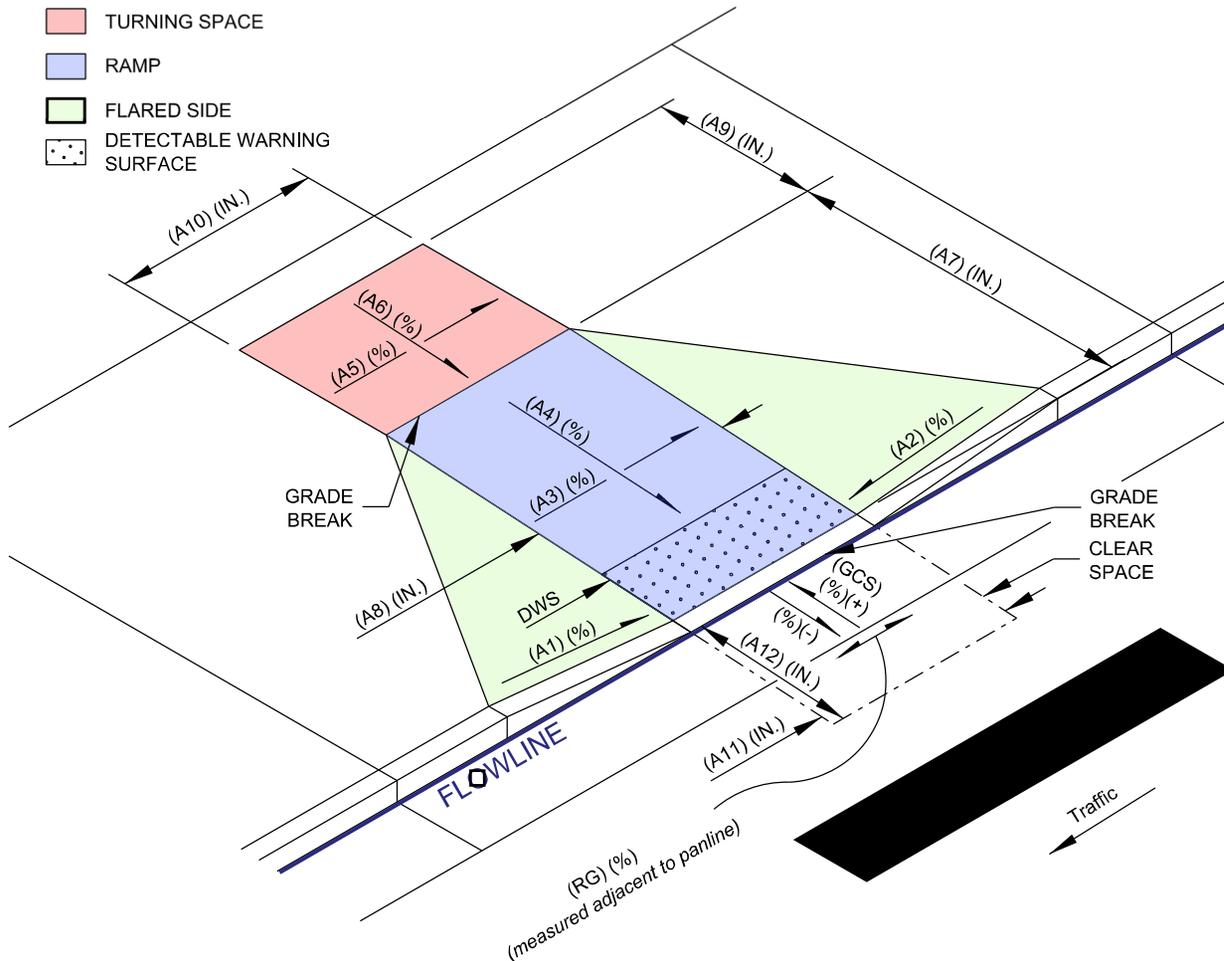
SHEET NO.
303

522

Location Information			
Curb Ramp Position ID:	Mount Curve Blvd and Ford Parkway (north)	Inspector Name:	Chris Zeller
Region:	SW corner - north crossing	Inspector Email:	chris.zeller@kimley-horn.com
Primary State Hwy #:	Mount Curve Blvd	Secondary Roadway:	Ford Parkway
Date Inspected:	11-18-2025	Project #:	

Curb Ramp Measurements					
(RG) Roadway Grade (%):	0.5	(GCS) Gutter Counter Slope (%):	1.7		
(A1) Right Flare Slope (%):	6.4	(A2) Left Flare Slope (%):	N/A	(A3) Curb Ramp Cross Slope (%):	1.6
(A4) Curb Ramp Running Slope (%):	1.9	(A5) Turning Space Cross Slope (%):	1.1	(A6) Turning Space Running Slope (%):	1.7
(A7) Curb Ramp Length (IN.):	216	(A8) Curb Ramp Width (IN.):	214	(A9) Turning Space Length (IN.):	70
(A10) Turning Space Width (IN.):	72	(A11) Clear Space Width (IN.):	108	(A12) Clear Space Length (IN.):	11

- TURNING SPACE
- RAMP
- FLARED SIDE
- DETECTABLE WARNING SURFACE



	Yes	No
All grade breaks are perpendicular and joints are flush (less than 1/4" vertical discontinuity).	X	
Detectable Warning Surface (DWS) spans the width of the curb ramp (within 2" of edge of ramp on each side).	X	
Detectable Warning Surface (DWS) is 2' deep.	X	
Detectable Warning Surface (DWS) contrasts visually with the surrounding surface (light on dark, or dark on light).	X	
Where a curb ramp edge abuts a walkable surface a flared side is provided for that edge of the curb ramp.	X	
Where a curb ramp is a single diagonal ramp on the apex of a corner, the clear space at the bottom of the ramp is wholly outside of the adjacent active traffic lanes (if two ramps are provided for this does not apply)	X	

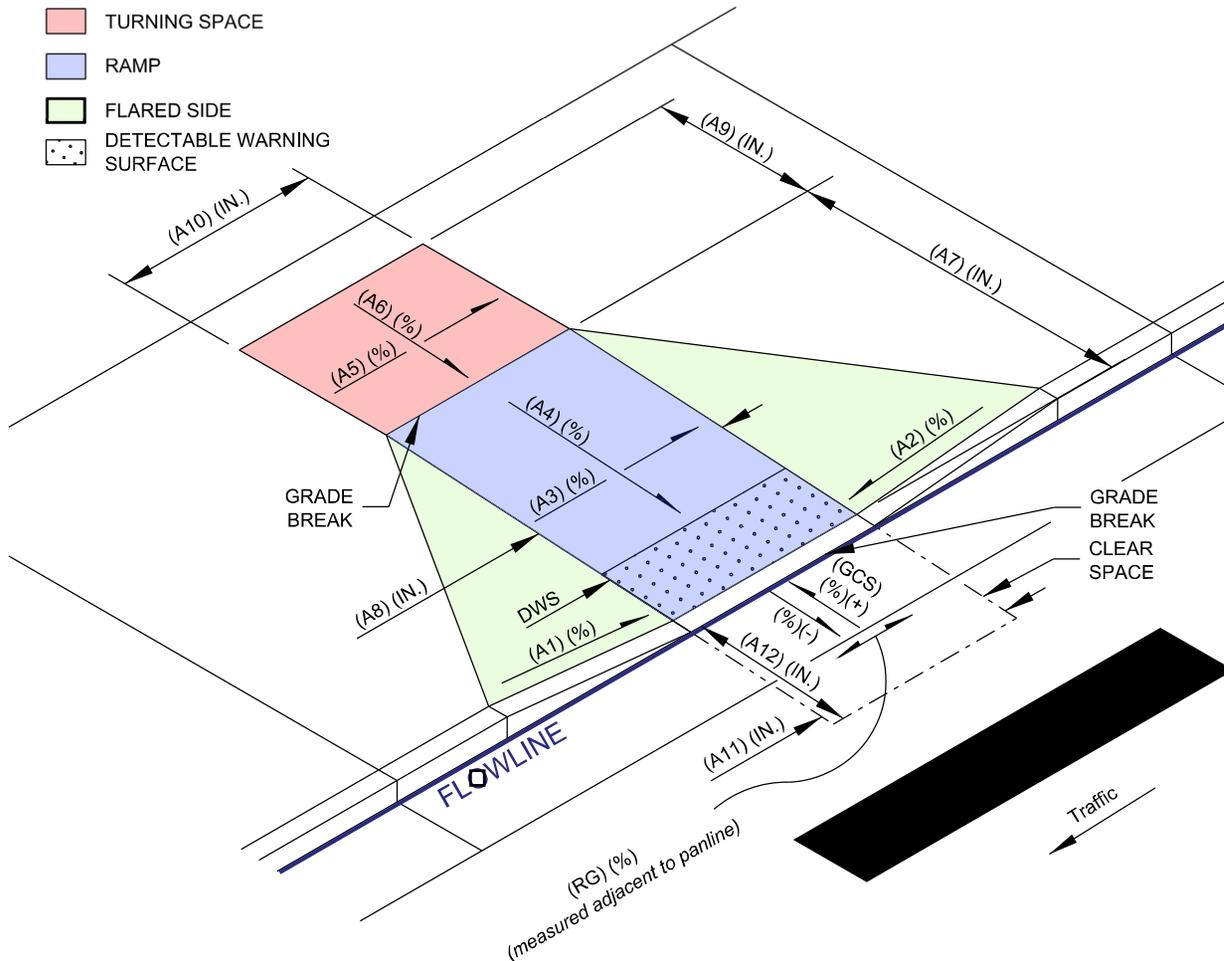
Boxes checked "No" means curb ramp likely does not meet accessibility requirements. Curb Ramp Variance documentation may need to be completed. See sheet 2 for more information.

Perpendicular Curb Ramp As-Built Form (Sheet 1 of 2)

Location Information			
Curb Ramp Position ID:	Mount Curve Blvd and Ford Parkway (east)	Inspector Name:	Chris Zeller
Region:	SW corner - east crossing	Inspector Email:	chris.zeller@kimley-horn.com
Primary State Hwy #:	Mount Curve Blvd	Secondary Roadway:	Ford Parkway
Date Inspected:	11-18-2025	Project #:	

Curb Ramp Measurements					
(RG) Roadway Grade (%):	1.7	(GCS) Gutter Counter Slope (%):	1.0		
(A1) Right Flare Slope (%):	5.3	(A2) Left Flare Slope (%):	4.6	(A3) Curb Ramp Cross Slope (%):	1.3
(A4) Curb Ramp Running Slope (%):	1.6	(A5) Turning Space Cross Slope (%):	1.4	(A6) Turning Space Running Slope (%):	0.9
(A7) Curb Ramp Length (IN.):	60	(A8) Curb Ramp Width (IN.):	288	(A9) Turning Space Length (IN.):	72
(A10) Turning Space Width (IN.):	216	(A11) Clear Space Width (IN.):	214	(A12) Clear Space Length (IN.):	30

- TURNING SPACE
- RAMP
- FLARED SIDE
- DETECTABLE WARNING SURFACE



	Yes	No
All grade breaks are perpendicular and joints are flush (less than 1/4" vertical discontinuity).	X	
Detectable Warning Surface (DWS) spans the width of the curb ramp (within 2" of edge of ramp on each side).	X	
Detectable Warning Surface (DWS) is 2' deep.	X	
Detectable Warning Surface (DWS) contrasts visually with the surrounding surface (light on dark, or dark on light).	X	
Where a curb ramp edge abuts a walkable surface a flared side is provided for that edge of the curb ramp.	X	
Where a curb ramp is a single diagonal ramp on the apex of a corner, the clear space at the bottom of the ramp is wholly outside of the adjacent active traffic lanes (if two ramps are provided for this does not apply)	X	

Boxes checked "No" means curb ramp likely does not meet accessibility requirements. Curb Ramp Variance documentation may need to be completed. See sheet 2 for more information.

Perpendicular Curb Ramp As-Built Form (Sheet 1 of 2)

Exhibit H

Form of Public Infrastructure Conveyance

PUBLIC INFRASTRUCTURE CONVEYANCE

ORDINANCE PERMIT # #20220010214

This Public Infrastructure Conveyance Agreement ("Agreement") is made and entered into effective February 3, 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 19, 2019. The acceptance of the Infrastructure does not take effect until the Saint Paul City Council accepts the Infrastructure via Resolution.

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

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

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

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

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

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

PROJECT PAUL, LLC,
a Delaware limited liability company

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

By:  _____
E1430C9DF3EB48A...

Name: Maureen Michalski

Its Senior Vice President

Exhibit G

Form of Completion Certificate



CITY OF SAINT PAUL DEPARTMENT OF PUBLIC WORKS

Certificate of Compliance

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

Woodlawn Ave Roadway

Project Description

20220010214

Permit Number

Dan Glenz

44614

3/12/2025

(Signature and License No.)

Date

Kimley-Horn and Associates Inc.

Organization (Print)

1/2012



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):

_____ Villageway.
 Portion from Villageway to Saunders amended. To be included in future permit.

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**

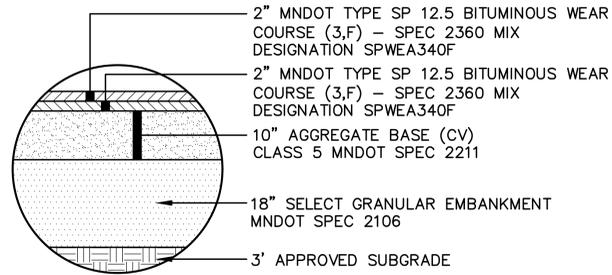
Prior to acceptance of any infrastructure and release of City permits, the following items must be completed to the satisfaction of the City:

- 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.);
- Full compliance with project Quality Management Plan or other document(s) governing quality management and quality assurance;
- Documentation of compliance with all applicable City and non-City permit requirements, including, but not limited to: City Public Works Right-of-Way Office, Minnesota Pollution Control Agency, Capitol Region Watershed District, and National Pollution Discharge Elimination System permit requirements;
- Documentation of roadway materials at compaction of grading and base, plant mix design report, strength;
- NA Video of all sanitary sewer mains and laterals, storm sewer mains and laterals, and any structural BMP's (pipe galleries, drantile, sediment control structures, weir structures, etc.) installed under any permit, provided to the Public Works Sewer Division;
- NA Sewer Permit drawings for paving connections or stubs installed to service vertical development provided to Public Works, in addition to Private Service Lateral Permit Drawings;
- NA Documentation of Public Works notified for signal and lighting inspection of pole field layouts (staking), conduits and foundations installed, poles and wiring installed, and head positioning and phasing/detection verification (signals only);
- NA For infrastructure within parks: Documentation that Parks Department has been notified of completion status;
- All applicable operation and maintenance manuals provided to Public Works; and
- Certificate of Compliance signed and submitted to City by Engineer of Record.

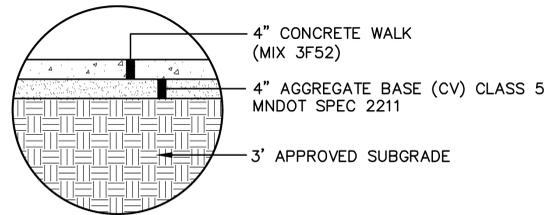
RELEASE OF PERMIT:

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

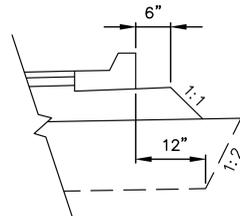
Release Authorized by _____ Title _____



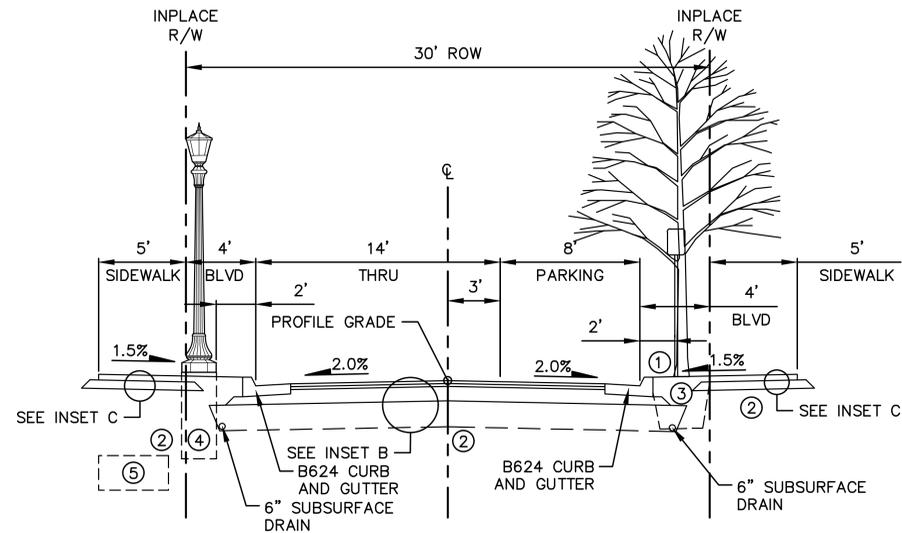
INSET B – SECONDARY ROAD



INSET C – 4" CONCRETE SIDEWALK



TYPICAL GRADING DETAIL AT CURBS



WOODLAWN AVENUE

MOUNT CURVE BOULEVARD TO YORKSHIRE AVENUE
(STA. 80+00 – STA. 83+96)
MONTREAL AVENUE TO SAUNDERS AVENUE
(STA. 87+93 – STA. 91+50)
VILLAGE WAY TO BEECHWOOD AVENUE
(STA. 95+00 – STA. 98+93)

LEGEND

- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 8%.
- ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- ③ CENTER TREES IN BOULEVARD OR MEDIAN. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
- ④ LIGHT BASE DIMENSIONS OF 2' DIAMETER AND 6' DEEP PER CITY STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
- ⑤ PRIVATE UTILITY CORRIDOR.
- ⑥ 8' SIDEWALK NORTH OF VILLAGE WAY. 6' SIDEWALK SOUTH OF VILLAGE WAY.

GENERAL NOTES:

1. BOULEVARD TREES AND STREETLIGHT TO ALTERNATE THE LENGTH OF THE STREET.
2. TREE DETAILS INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING AND SPECIES OF BOULEVARD TREES TO BE INCLUDED ON LANDSCAPE PLANS.
3. STREETLIGHT DETAIL AND LOCATION INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING OF STREET LIGHTING TO BE INCLUDED ON LIGHTING PLANS.
4. CITY STANDARD 12" OF TOPSOIL AND SEED/SOD.
5. UNLESS OTHERWISE SPECIFIED, THE OUTFALL CURB AND GUTTER CROSS SLOPES SHALL BE THE SAME AS THE ADJACENT FINISHED SURFACE.
6. TACK COAT TO BE APPLIED BETWEEN BITUMINOUS PAVEMENT LIFTS.
7. SIDEWALKS SHALL HAVE A MINIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM CROSS SLOPE OF 2%. SIDEWALK THAT IS CONSTRUCTED OUT OF COMPLIANCE WILL BE REJECTED

No.	Date	Revisions	App.	DRAWING NAME
				Ford Plan Typs.dwg
				DESIGNED BY: RJG
				DRAWN BY: RJG
				CHECKED BY: GSB
				DATE: 05/27/20
				PROJECT NO. 160640016

Kimley»Horn

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Gregory S. Brown

GREGORY S. BROWN, PE

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

RYAN



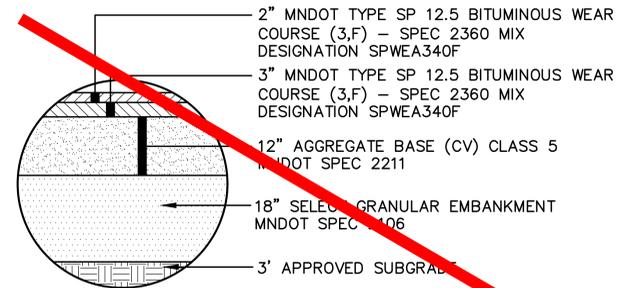
RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

TYPICAL SECTIONS

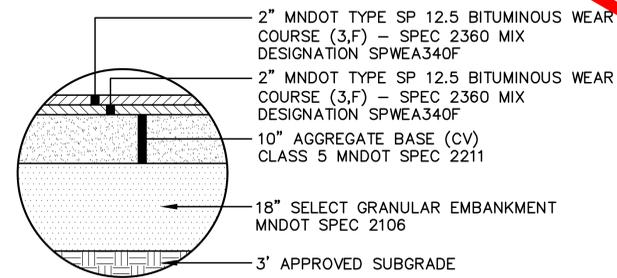
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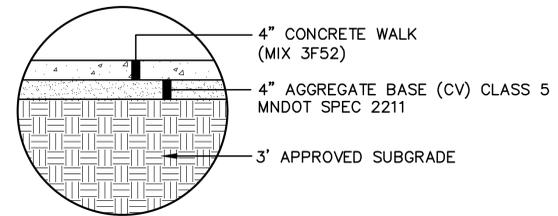
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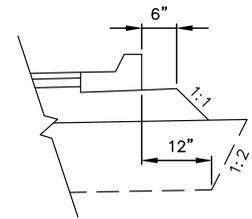
INSET A – PRIMARY ROAD



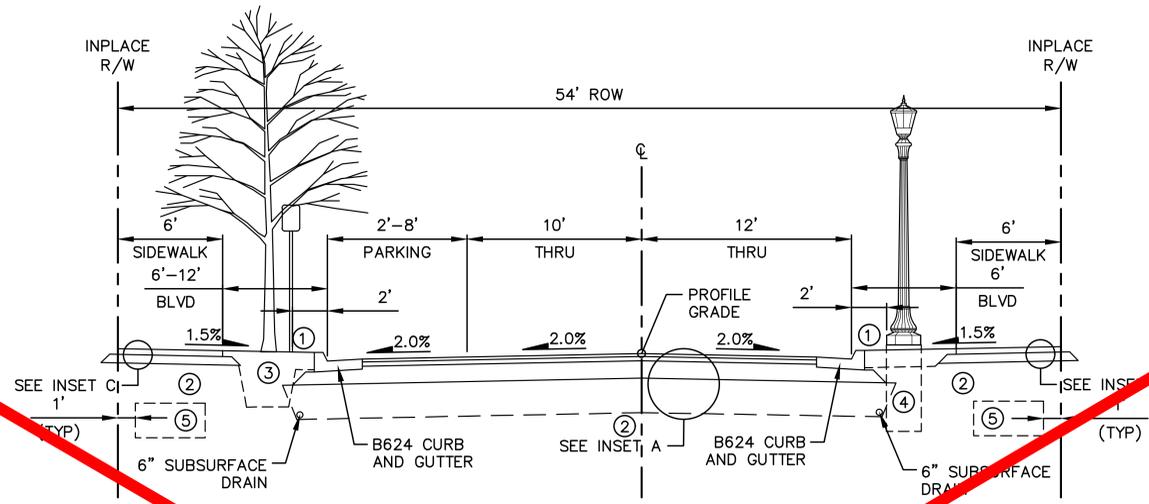
INSET B – SECONDARY ROAD



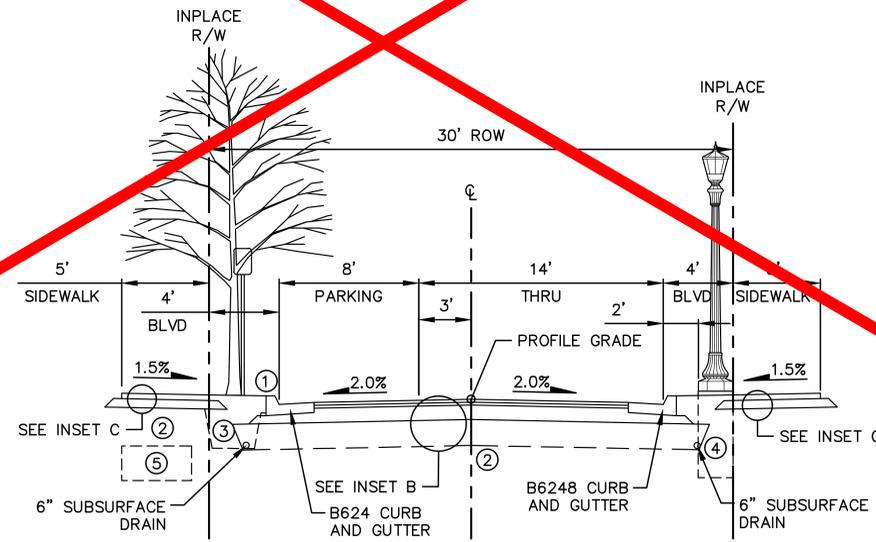
INSET C – 4" CONCRETE SIDEWALK



TYPICAL GRADING DETAIL AT CURBS



WOODLAWN AVENUE
BOHLAND AVENUE TO HILLCREST AVENUE
(STA. 102+73 – STA. 102+18)



WOODLAWN AVENUE
YORKSHIRE AVENUE TO MONTREAL AVENUE
(STA. 83+96 – STA. 87+93)
SAUNDERS AVENUE TO VILLAGE WAY
(STA. 91+50 – STA. 95+00)
BEECHWOOD AVENUE TO BOHLAND AVENUE
(STA. 98+93 – STA. 102+73)

- LEGEND**
- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 8%.
 - ② EXCAVATE AND DISPOSE OF SHALES OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
 - ③ CENTER TREES IN BOULEVARD. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
 - ④ LIGHT BASE DIMENSIONS OF 2' DIAMETER AND 6' DEEP PER MNDOT STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
 - ⑤ PRIVATE UTILITY CORRIDOR.

- GENERAL NOTES:**
1. TREE DETAILS INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING AND SPECIES OF BOULEVARD TREES TO BE INCLUDED ON LANDSCAPE PLANS.
 2. STREETLIGHT DETAIL AND LOCATION INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING OF STREET LIGHTING TO BE INCLUDED ON LIGHTING PLANS.
 3. CITY STANDARD 12" OF TOPSOIL AND SEED/SOD.
 4. UNLESS OTHERWISE SPECIFIED, THE OUTFALL CURB AND GUTTER CROSS SLOPES SHALL BE THE SAME AS THE ADJACENT FINISHED SURFACE.
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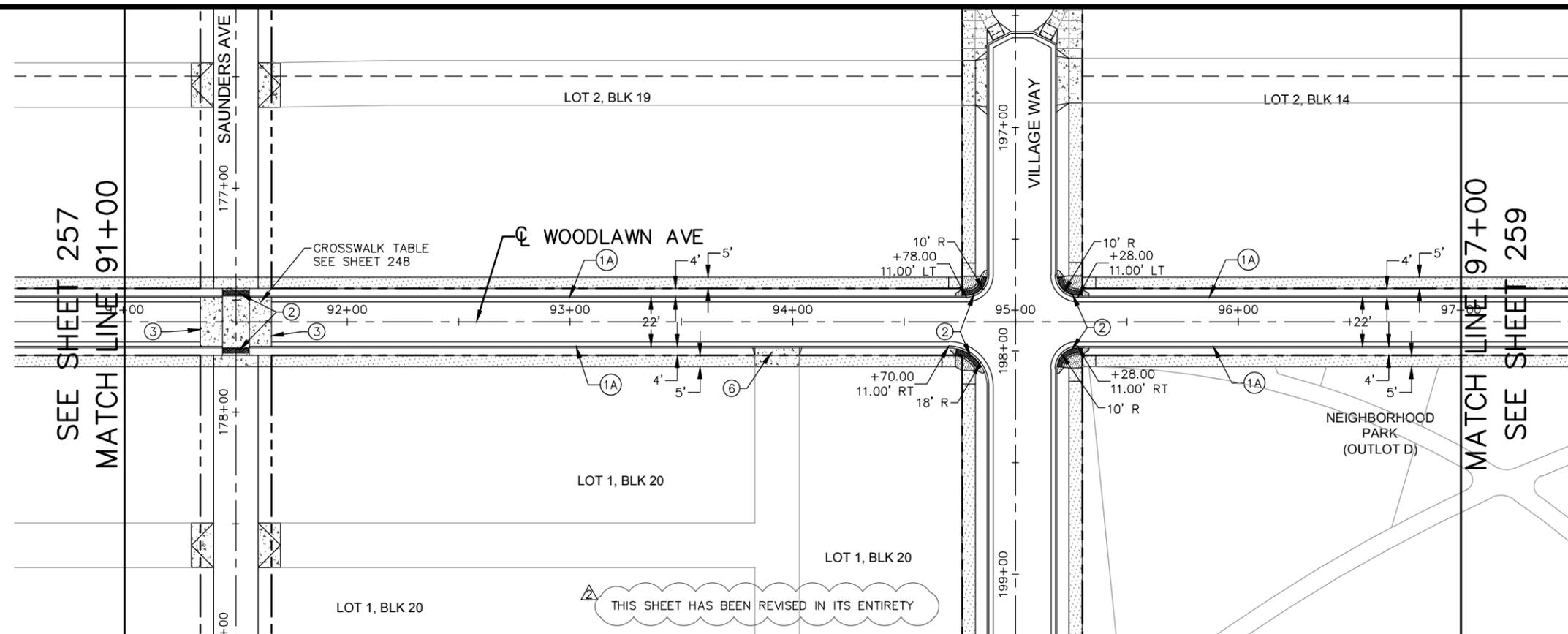
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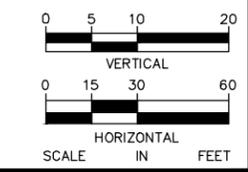


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN
TYPICAL SECTIONS

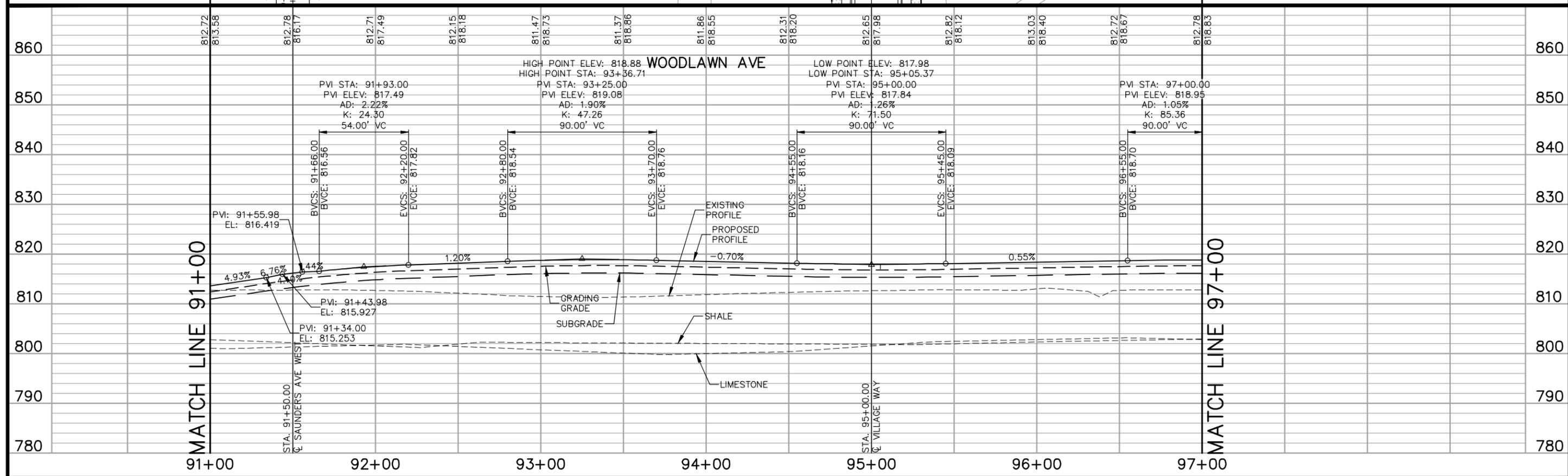
SHEET NO.
9
522



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



THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY



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

DRAWING NAME Ford Plan/Profile NS	
DESIGNED BY:	RJG
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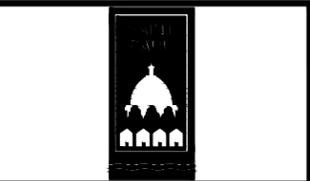
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RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN

WOODLAWN AVE
 STREET PLAN AND PROFILE
 STA. 91+00 TO STA. 97+00

SHEET NO.
258

522

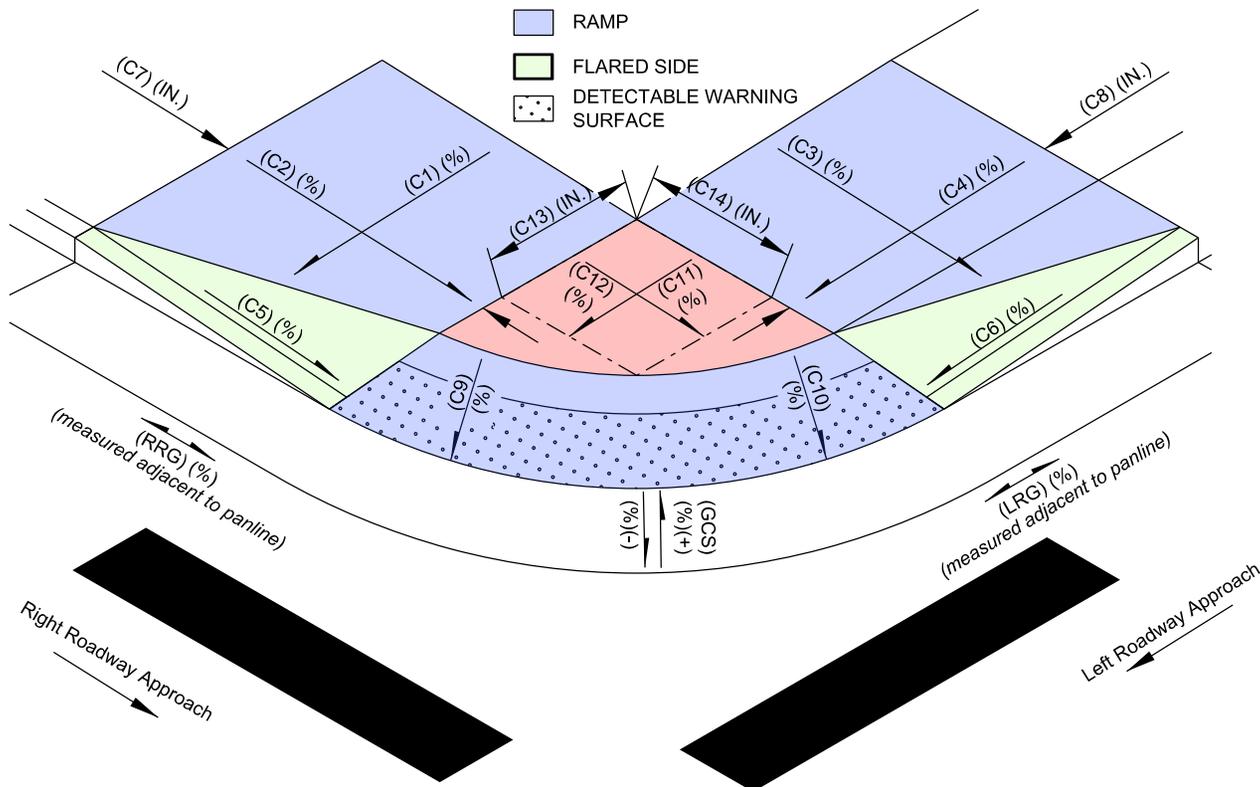
Location Information

Curb Ramp Position ID:	Woodlawn Ave and Village Way (NW Corner)	Inspector Name:	Chris Zeller
Region:	NW corner of intersection	Inspector Email:	chris.zeller@kimley-horn.com
Primary State Hwy #:	Woodlawn Ave	Secondary Roadway:	Village Way
Date Inspected:	12-3-2025	Project #:	

Curb Ramp Measurements

(RRG) Right Roadway Grade (%):	0.3	(LRG) Left Roadway Grade (%):	0.4	(GCS) Gutter Counter Slope (%):	1.2
(C1) Right Ramp Cross Slope (%):	1.6	(C2) Right Ramp Running Slope (%):	1.0	(C3) Left Ramp Cross Slope (%):	0.5
(C4) Left Ramp Running Slope (%):	2.0	(C5) Right Flare Slope (%):	3.3	(C6) Left Flare Slope (%):	5.8
(C7) Right Ramp Length (IN.):	77	(C8) Left Ramp Length (IN.):	60	(C9) Center Ramp Running Slope 1 (%):	3.3
(C10) Center Ramp Running Slope 2 (%):	0.8	(C11) Turning Space Cross Slope 1 (%):	0.3	(C12) Turning Space Cross Slope 2 (%):	1.5
(C13) Turning Space Length (IN.):	72	(C14) Turning Space Width (IN.):	75		

- TURNING SPACE
- RAMP
- FLARED SIDE
- DETECTABLE WARNING SURFACE



	Yes	No
All grade breaks and joints are flush (less than 1/4" vertical discontinuity).	X	
Detectable Warning Surface (DWS) spans the width of the curb ramp (within 2" of edge of ramp on each side).	X	
Detectable Warning Surface (DWS) is 2' deep.	X	
Detectable Warning Surface (DWS) contrasts visually with the surrounding surface (light on dark, or dark on light).	X	
Detectable Warning Surface (DWS) is placed at back of curb.	X	

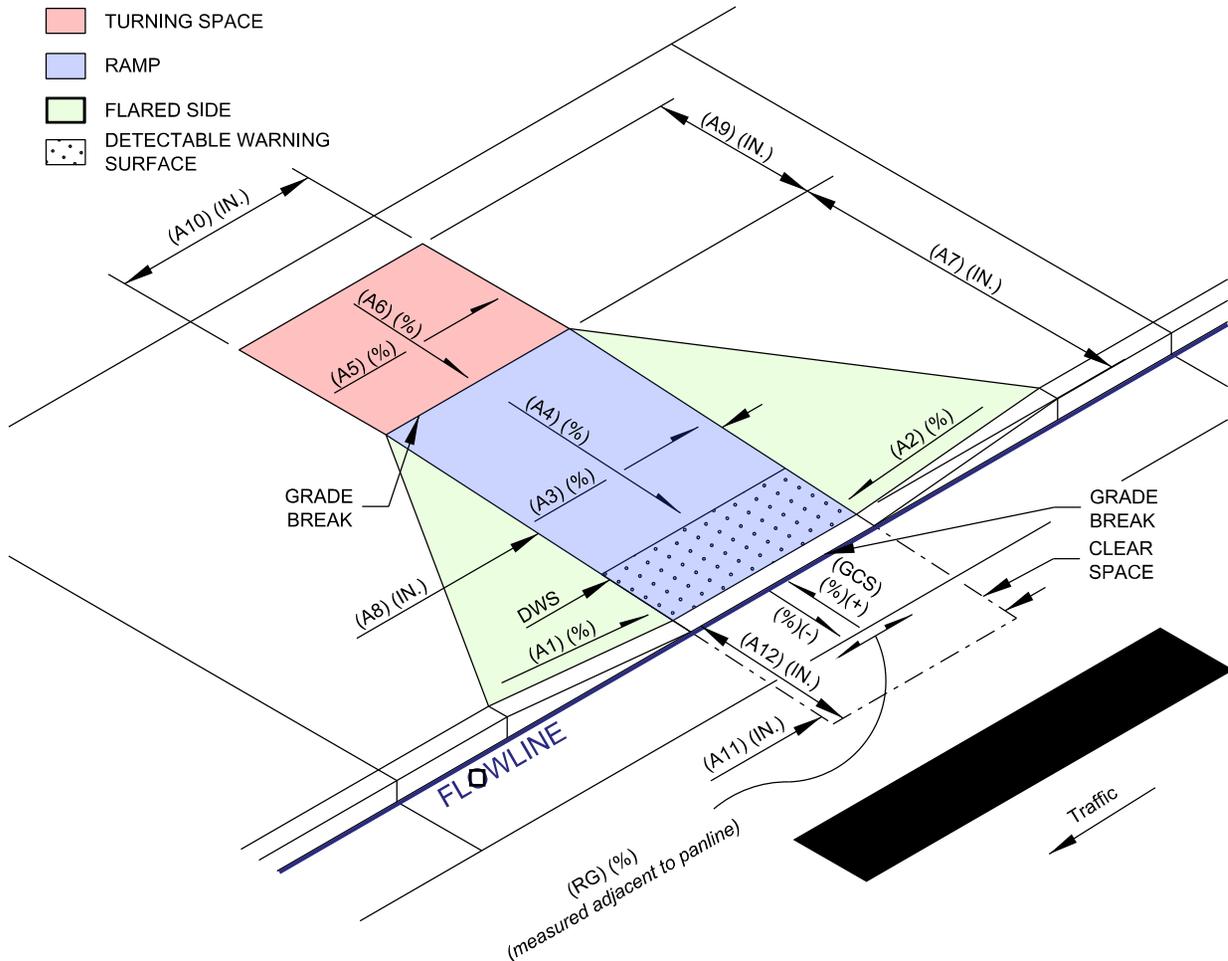
Boxes checked "No" means curb ramp likely does not meet accessibility requirements. Curb Ramp Variance documentation may need to be completed.

Blended Transition Curb Ramp As-Built Form (Sheet 1 of 2)

Location Information			
Curb Ramp Position ID:	Woodlawn Ave and Beechwood Ave (SW Corner)	Inspector Name:	Chris Zeller
Region:	SW corner of intersection	Inspector Email:	chris.zeller@kimley-horn.com
Primary State Hwy #:	Beechwood Ave	Secondary Roadway:	Woodlawn Ave
Date Inspected:	12-3-2025	Project #:	

Curb Ramp Measurements					
(RG) Roadway Grade (%):	0.6	(GCS) Gutter Counter Slope (%):	0.2		
(A1) Right Flare Slope (%):	1.5	(A2) Left Flare Slope (%):	3.3	(A3) Curb Ramp Cross Slope (%):	0.2
(A4) Curb Ramp Running Slope (%):	0.3	(A5) Turning Space Cross Slope (%):	0.2	(A6) Turning Space Running Slope (%):	0.5
(A7) Curb Ramp Length (IN.):	108	(A8) Curb Ramp Width (IN.):	192	(A9) Turning Space Length (IN.):	60
(A10) Turning Space Width (IN.):	60	(A11) Clear Space Width (IN.):	156	(A12) Clear Space Length (IN.):	33

- TURNING SPACE
- RAMP
- FLARED SIDE
- DETECTABLE WARNING SURFACE



	Yes	No
All grade breaks are perpendicular and joints are flush (less than 1/4" vertical discontinuity).	X	
Detectable Warning Surface (DWS) spans the width of the curb ramp (within 2" of edge of ramp on each side).	X	
Detectable Warning Surface (DWS) is 2' deep.	X	
Detectable Warning Surface (DWS) contrasts visually with the surrounding surface (light on dark, or dark on light).	X	
Where a curb ramp edge abuts a walkable surface a flared side is provided for that edge of the curb ramp.	X	
Where a curb ramp is a single diagonal ramp on the apex of a corner, the clear space at the bottom of the ramp is wholly outside of the adjacent active traffic lanes (if two ramps are provided for this does not apply)	X	

Boxes checked "No" means curb ramp likely does not meet accessibility requirements. Curb Ramp Variance documentation may need to be completed. See sheet 2 for more information.

Perpendicular Curb Ramp As-Built Form (Sheet 1 of 2)

Exhibit H

Form of Public Infrastructure Conveyance

PUBLIC INFRASTRUCTURE CONVEYANCE

ORDINANCE PERMIT # #20230010216

This Public Infrastructure Conveyance Agreement ("Agreement") is made and entered into effective February 3, 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 19, 2019. The acceptance of the Infrastructure does not take effect until the Saint Paul City Council accepts the Infrastructure via Resolution.

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

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

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

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

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

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

PROJECT PAUL, LLC,
a Delaware limited liability company

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

DocuSigned by:

 By: _____
E1430C9DF3EB48A...
 Name: Maureen Michalski
 Its Senior Vice President

Exhibit G

Form of Completion Certificate



CITY OF SAINT PAUL DEPARTMENT OF PUBLIC WORKS

Certificate of Compliance

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

Hillcrest Ave Roadway

Project Description

20230010216

Permit Number

Dan Glenz

44614

3/12/2025

(Signature and License No.)

Date

Kimley-Horn and Associates Inc.

Organization (Print)

1/2012



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 Kusbler _____
 Signature Title Date

 Printed Name

PERMIT NUMBER _____

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

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

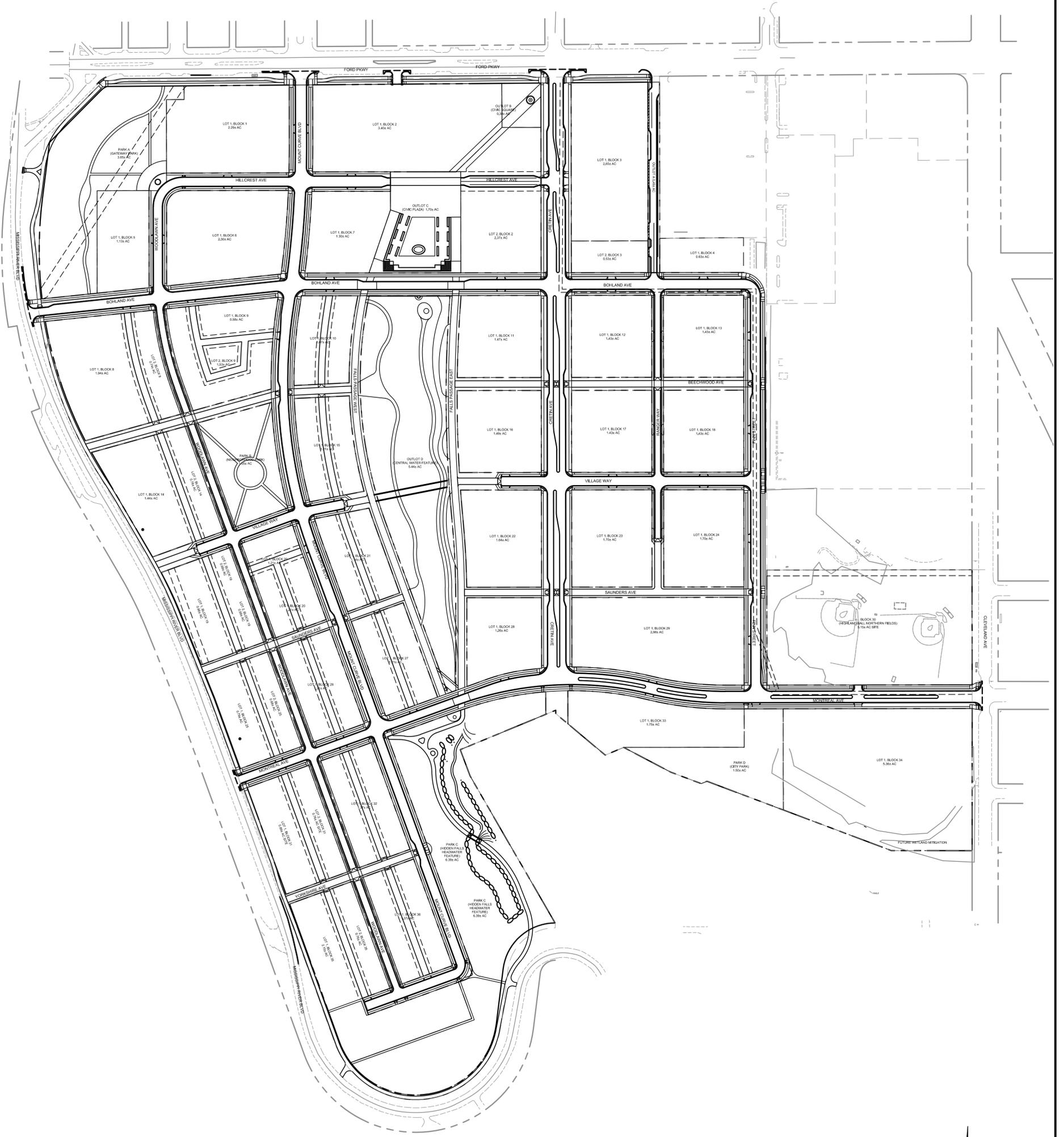
- Corrective (punch list) work completed;
- Original reproducible CAD and PDF as-built plans, signed by the Engineer of Record, provided to Public Works; Submittal of final copies of Metropolitan Council Environmental Services and MN Pollution Control Agency Permits (Sewer Extension, SAC Determination, etc.);
- Full compliance with project Quality Management Plan or other document(s) governing quality management and quality assurance;
- Documentation of compliance with all applicable City and non-City permit requirements, including, but not limited to: City Public Works Right-of-Way Office, Minnesota Pollution Control Agency, Capitol Region Watershed District, and National Pollution Discharge Elimination System permit requirements;
- Documentation of roadway materials at compaction of grading and base, plant mix design report, strength;
- NA Video of all sanitary sewer mains and laterals, storm sewer mains and laterals, and any structural BMP's (pipe galleries, drantile, sediment control structures, weir structures, etc.) installed under any permit, provided to the Public Works Sewer Division;
- NA Sewer Permit drawings for paving connections or stubs installed to service vertical development provided to Public Works, in addition to Private Service Lateral Permit Drawings;
- NA Documentation of Public Works notified for signal and lighting inspection of pole field layouts (staking), conduits and foundations installed, poles and wiring installed, and head positioning and phasing/detection verification (signals only);
- NA For infrastructure within parks: Documentation that Parks Department has been notified of completion status;
- All applicable operation and maintenance manuals provided to Public Works; and
- Certificate of Compliance signed and submitted to City by Engineer of Record.

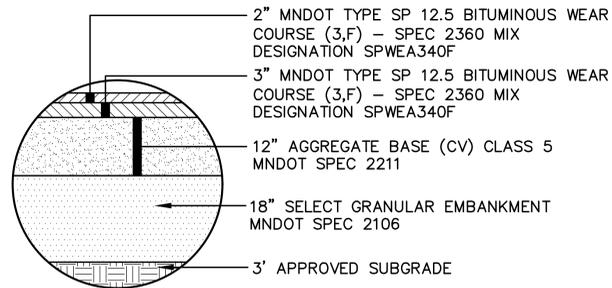
RELEASE OF PERMIT:

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

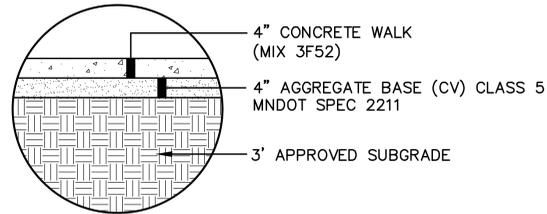
Release Authorized by _____ Title _____

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

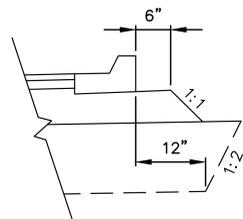




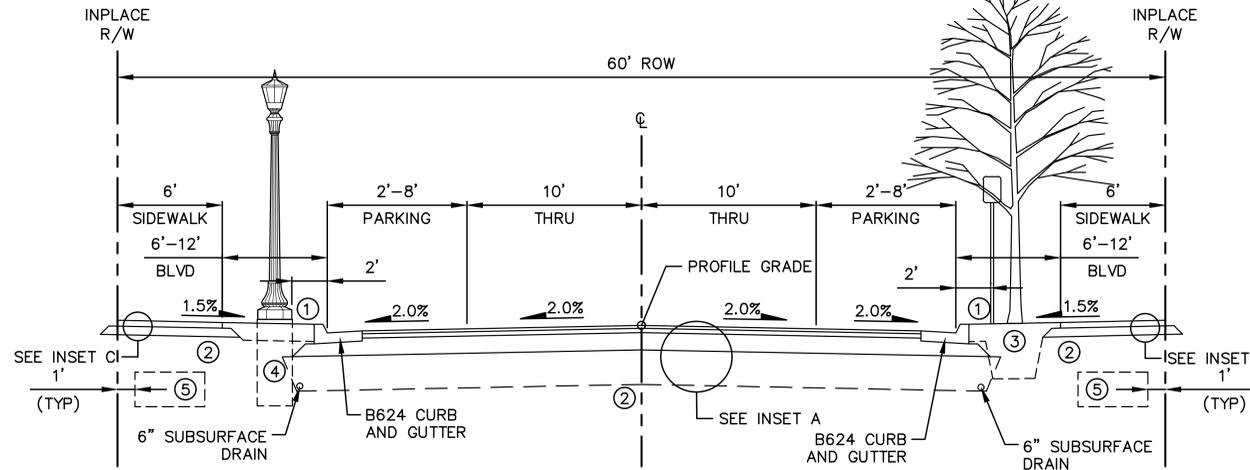
INSET A - PRIMARY ROAD



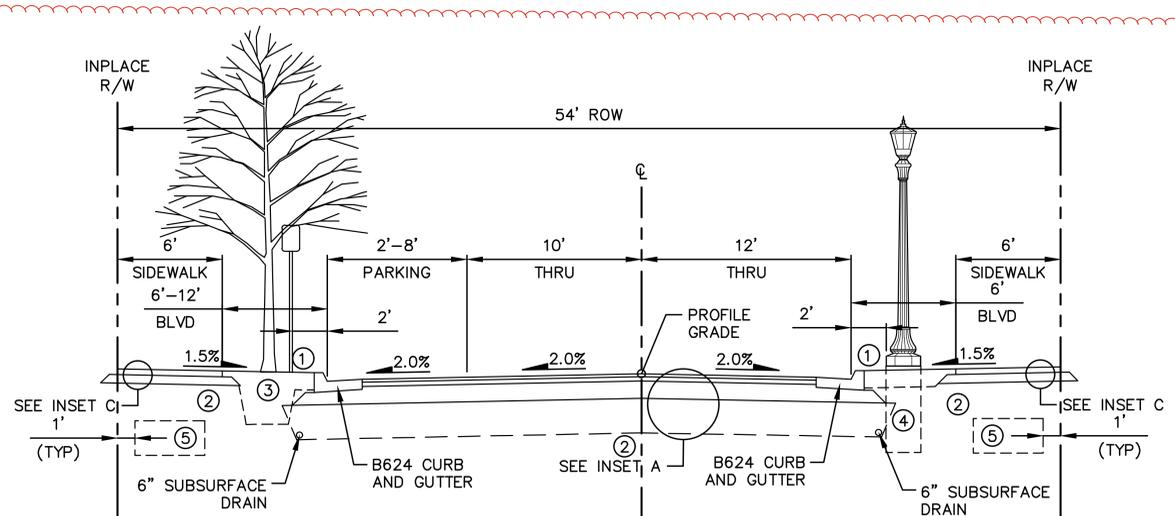
INSET C - 4" CONCRETE SIDEWALK



TYPICAL GRADING DETAIL AT CURBS



HILLCREST AVENUE
MOUNT CURVE BOULEVARD TO CIVIC SQUARE
(STA. 110+43 - STA. 113+15)



HILLCREST AVENUE
WOODLAWN AVENUE TO MOUNT CURVE BOULEVARD
(STA. 106+18 - STA. 110+43)

LEGEND

- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 8%.
- ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- ③ CENTER TREES IN BOULEVARD. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
- ④ LIGHT BASE DIMENSIONS OF 2' DIAMETER AND 6' DEEP PER MNDOT STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
- ⑤ PRIVATE UTILITY CORRIDOR.

GENERAL NOTES:

- 1. BOULEVARD TREES AND STREETLIGHT TO ALTERNATE THE LENGTH OF THE STREET.
- 2. TREE DETAILS INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING AND SPECIES OF BOULEVARD TREES TO BE INCLUDED ON LANDSCAPE PLANS.
- 3. STREETLIGHT DETAIL AND LOCATION INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING OF STREET LIGHTING TO BE INCLUDED ON LIGHTING PLANS.
- 4. CITY STANDARD 12" OF TOPSOIL AND SEED/SOD.
- 5. UNLESS OTHERWISE SPECIFIED, THE OUTFALL CURB AND GUTTER CROSS SLOPES SHALL BE THE SAME AS THE ADJACENT FINISHED SURFACE.
- 6. TACK COAT TO BE APPLIED BETWEEN BITUMINOUS PAVEMENT LIFTS.
- 7. SIDEWALKS SHALL HAVE A MINIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM CROSS SLOPE OF 2%. SIDEWALK THAT IS CONSTRUCTED OUT OF COMPLIANCE WILL BE REJECTED

No.	Date	Revisions	App.	DRAWING NAME
				Ford Plan Typs.dwg
				DESIGNED BY: RJG
				DRAWN BY: RJG
				CHECKED BY: GSB
				DATE: 05/27/20
				PROJECT NO. 160640016

Kimley»Horn

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

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

Gregory S. Brown

GREGORY S. BROWN, PE

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

RYAN



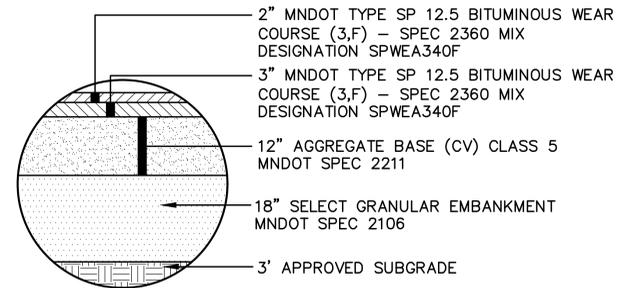
RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

TYPICAL SECTIONS

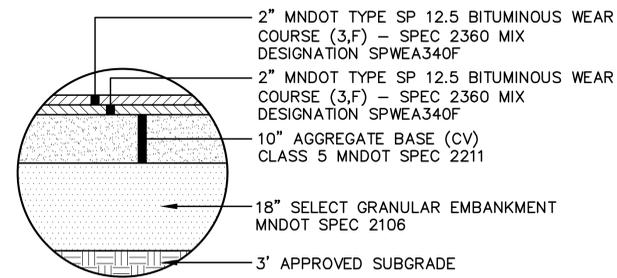
SHEET NO.

10

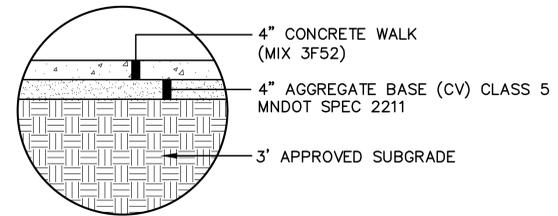
522



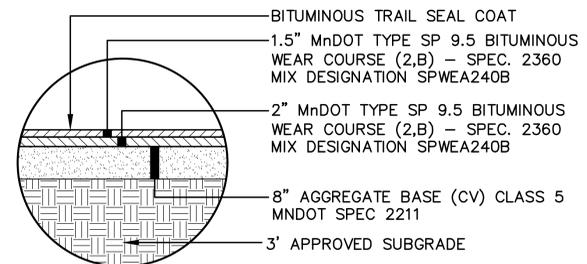
INSET A – PRIMARY ROAD



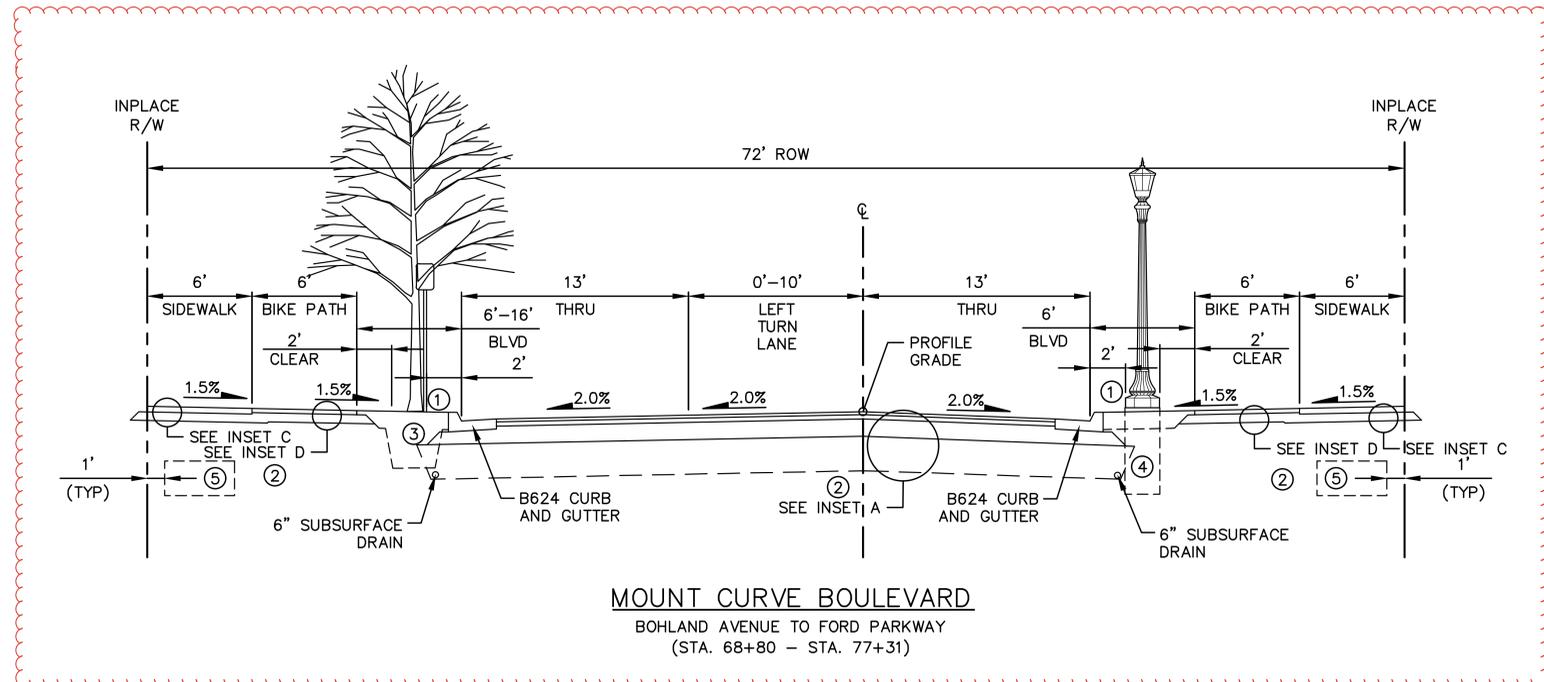
INSET B – SECONDARY ROAD



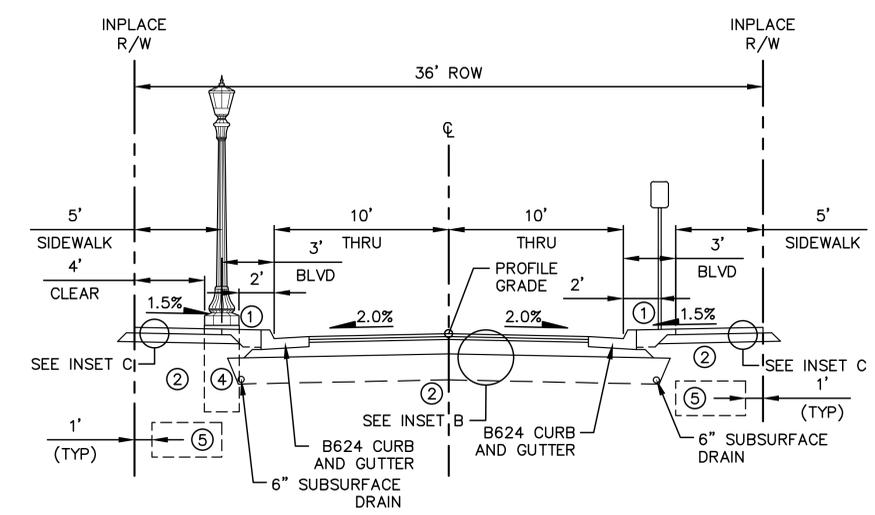
INSET C – 4" CONCRETE SIDEWALK



INSET D – BITUMINOUS TRAIL



MOUNT CURVE BOULEVARD
BOHLAND AVENUE TO FORD PARKWAY
(STA. 68+80 – STA. 77+31)



RANGER WAY
BLOCK 23 & 24 ALLEY TO BOHLAND AVENUE
(STA. 121+66 – STA. 129+47)

- LEGEND**
- BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 8%.
 - EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
 - CENTER TREES IN BOULEVARD. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
 - LIGHT BASE DIMENSIONS OF 2' DIAMETER AND 6' DEEP PER MNDOT STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
 - PRIVATE UTILITY CORRIDOR.

- GENERAL NOTES:**
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 - TREE DETAILS INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING AND SPECIES OF BOULEVARD TREES TO BE INCLUDED ON LANDSCAPE PLANS.
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 - SIDEWALKS SHALL HAVE A MINIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM CROSS SLOPE OF 2%. SIDEWALK THAT IS CONSTRUCTED OUT OF COMPLIANCE WILL BE REJECTED

No.	Date	Revisions	App.	DRAWING NAME
				Ford Plan Typs.dwg
				DESIGNED BY: RJG
				DRAWN BY: RJG
				CHECKED BY: GSB
				DATE: 05/27/20
				PROJECT NO. 160640016

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

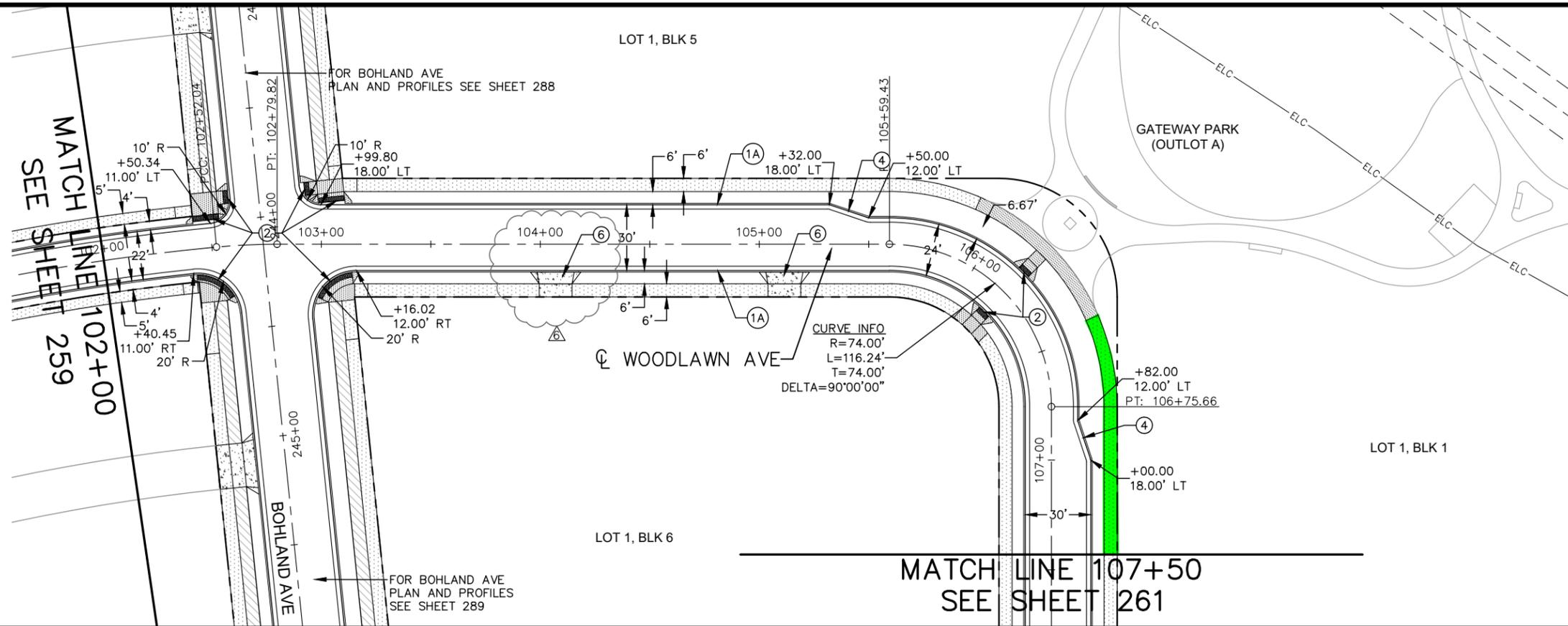


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

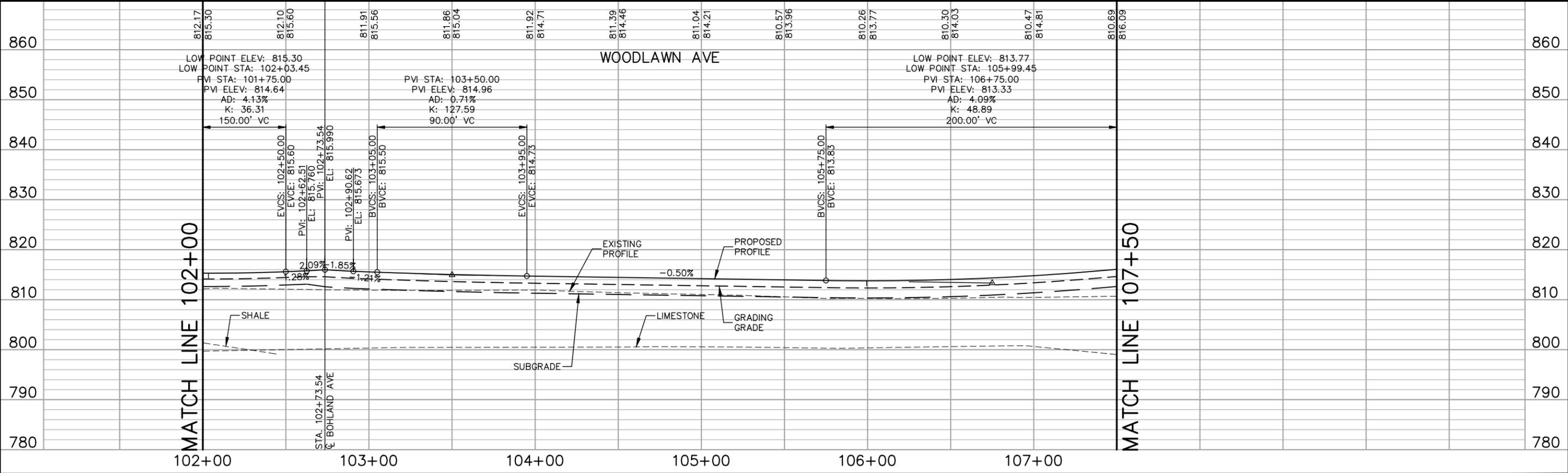
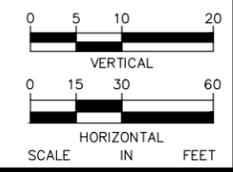
TYPICAL SECTIONS

SHEET NO.
13

522



- LEGEND**
- ① CONCRETE CURB AND GUTTER
 - A - B624
 - B - B612 OUTFALL
 - C - B612 MODIFIED (SEE SHEET 247 ST. PAUL STD. PLATE 3106A)
 - ② PEDESTRIAN CURB RAMP
 - ③ CONCRETE HEADER JOINTS (SEE DETAIL SHEET 247)
 - ④ PARKING LANE 3:1 TAPER
 - ⑤ SHARED USE PATH PEDESTRIAN RAMP (SEE DETAIL ON SHEET 248)
 - ⑥ CONCRETE DRIVEWAY TYPE 6 (SEE DETAIL ON SHEET 248)
 - ⑦ CONCRETE MEDIAN NOSE (SEE 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
6	4/2/21	BULLETIN #6	GSB

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

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 DATE: 4/2/21 MN LIC. NO. 22814

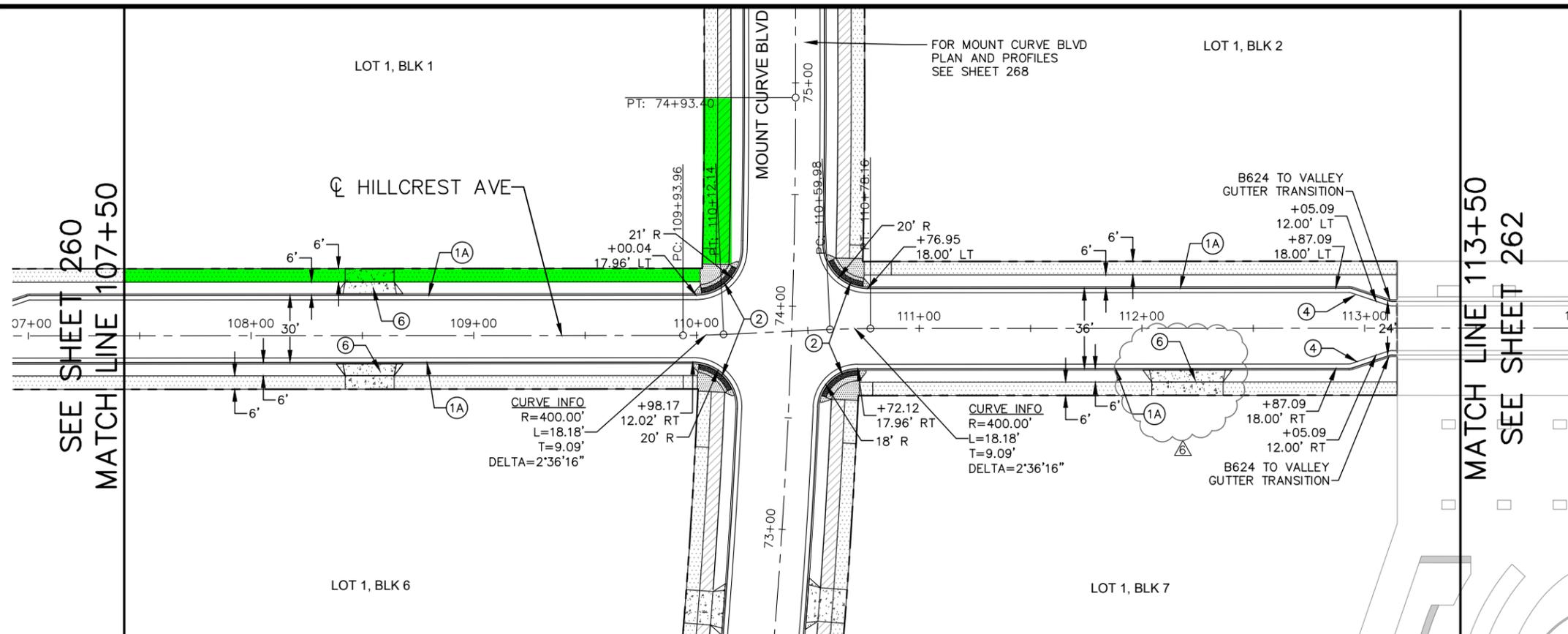


RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN

WOODLAWN AVE
 STREET PLAN AND PROFILE
 STA. 102+00 TO STA. 107+50

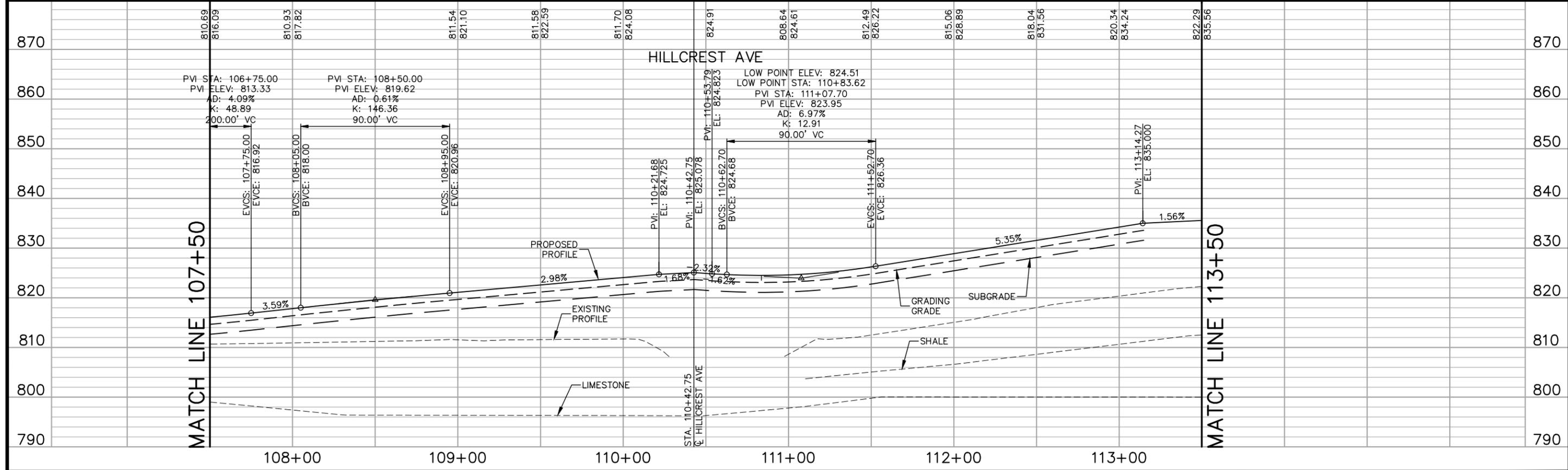
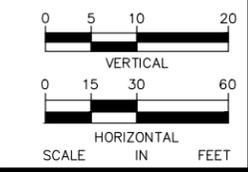
SHEET NO.
260

522



- LEGEND**
- ① CONCRETE CURB AND GUTTER
 - A - B624
 - B - B612 OUTFALL
 - C - B612 MODIFIED (SEE SHEET 247 ST. PAUL STD. PLATE 3106A)
 - ② PEDESTRIAN CURB RAMP
 - ③ CONCRETE HEADER JOINTS (SEE DETAIL SHEET 247)
 - ④ PARKING LANE 3:1 TAPER
 - ⑤ SHARED USE PATH PEDESTRIAN RAMP (SEE DETAIL ON SHEET 248)
 - ⑥ CONCRETE DRIVEWAY TYPE 6 (SEE DETAIL ON SHEET 248)
 - ⑦ CONCRETE MEDIAN NOSE (SEE DETAIL SHEET 249)
 - ⑧ ALLEY APRON (SEE SHEET 249)
 - ⑨ MEDIAN REFUGE (SEE SHEET 249)

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. SEE TYPICAL SECTIONS FOR LANE, TRAIL AND SIDEWALK DIMENSIONS



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

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

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 DATE: 4/2/21 MN LIC. NO. 22814

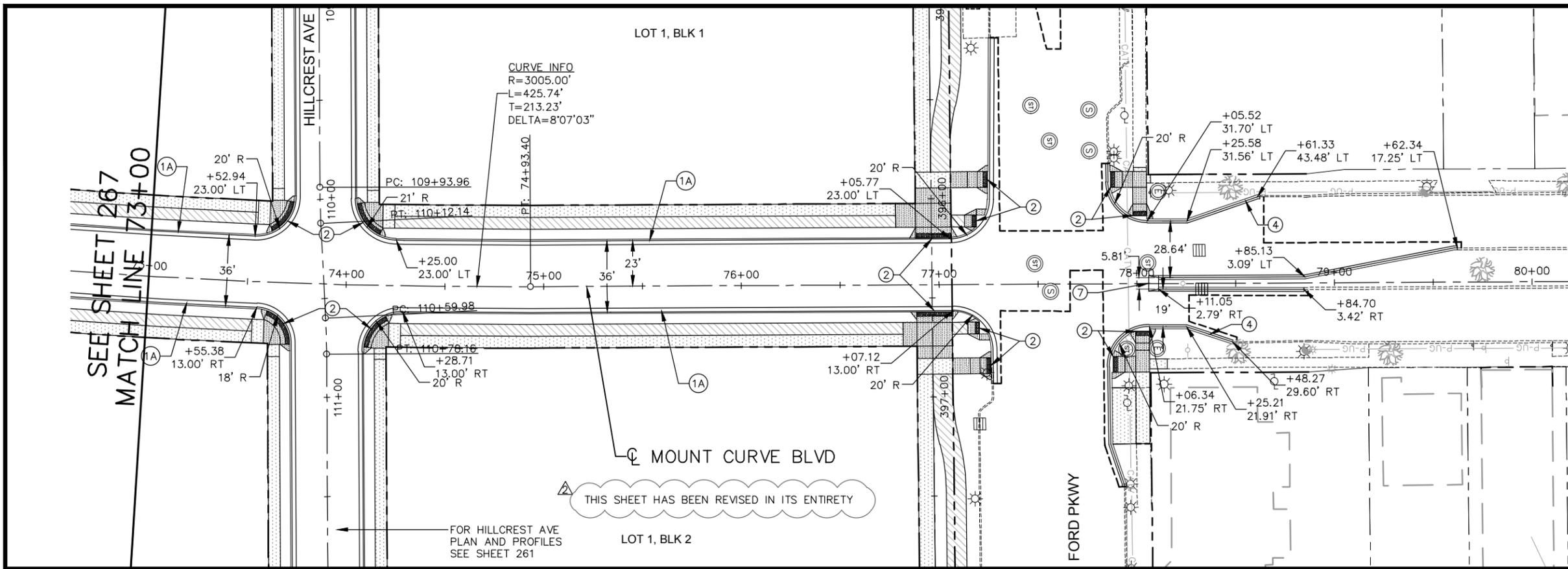


RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN

HILLCREST AVE
 STREET PLAN AND PROFILE
 STA. 107+50 TO STA. 113+50

SHEET NO.
261

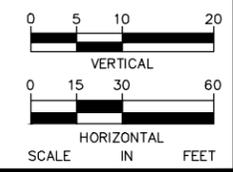
522



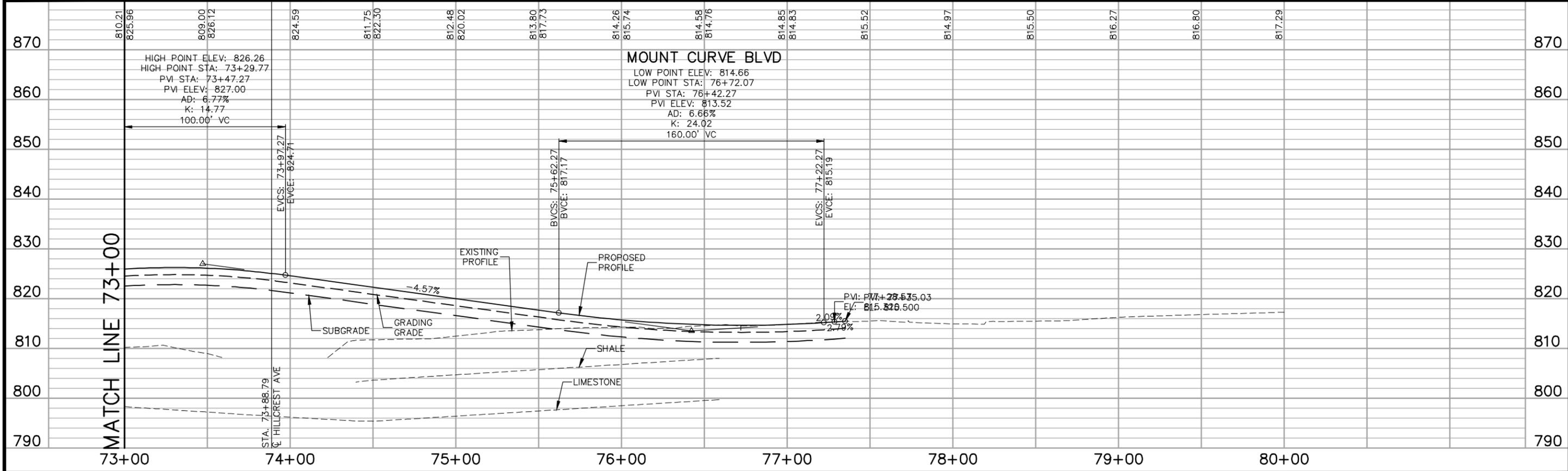
- LEGEND**
- ① CONCRETE CURB AND GUTTER
 - A - B624
 - B - B612 OUTFALL
 - C - B612 MODIFIED (SEE SHEET 247 ST. PAUL STD. PLATE 3106A)
 - ② PEDESTRIAN CURB RAMP
 - ③ CONCRETE HEADER JOINTS (SEE DETAIL SHEET 247)
 - ④ PARKING LANE 3:1 TAPER
 - ⑤ SHARED USE PATH PEDESTRIAN RAMP (SEE DETAIL ON SHEET 248)
 - ⑥ CONCRETE DRIVEWAY TYPE 6 (SEE DETAIL ON SHEET 248)
 - ⑦ CONCRETE MEDIAN NOSE (SEE DETAIL SHEET 249)
 - ⑧ ALLEY APRON (SEE SHEET 249)
 - ⑨ MEDIAN REFUGE (SEE SHEET 249)

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SEE TYPICAL SECTIONS FOR LANE, TRAIL AND SIDEWALK DIMENSIONS



THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY



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

DRAWING NAME Ford Plan/Profile NS	
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	05/27/20
PROJECT NO.	160640016

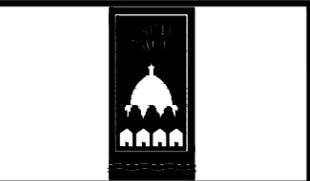
Kimley»Horn

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

MOUNT CURVE BLVD
STREET PLAN AND PROFILE
STA. 73+00 TO STA. 77+47.29

SHEET NO.
268

522

Exhibit H

Form of Public Infrastructure Conveyance

PUBLIC INFRASTRUCTURE CONVEYANCE

ORDINANCE PERMIT # #20240020217

This Public Infrastructure Conveyance Agreement ("Agreement") is made and entered into effective February 3, 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 19, 2019. The acceptance of the Infrastructure does not take effect until the Saint Paul City Council accepts the Infrastructure via Resolution.

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

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

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

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

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

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

PROJECT PAUL, LLC,
a Delaware limited liability company

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

DocuSigned by:

 By: _____
 E1430C9DF3EB48A...
 Name: Maureen Michalski
 Its Senior Vice President

Exhibit G

Form of Completion Certificate



CITY OF SAINT PAUL DEPARTMENT OF PUBLIC WORKS

Certificate of Compliance

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

Cretin and Bohland Ave Roadway

Project Description

20240020217

Permit Number

Dan Gleason

44614

3/12/2025

(Signature and License No.)

Date

Kimley-Horn and Associates Inc.

Organization (Print)

1/2012



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. _____ **20240010217**

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

20240010217

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

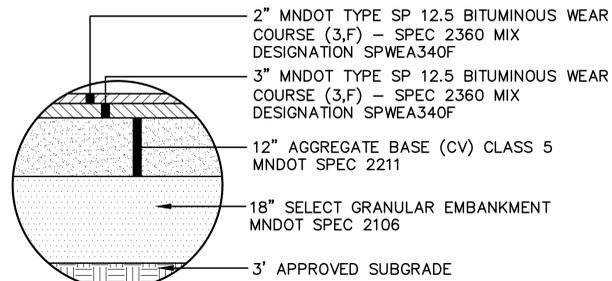
Prior to acceptance of any infrastructure and release of City permits, the following items must be completed to the satisfaction of the City:

- Corrective (punch list) work completed;
- Original reproducible CAD and PDF as-built plans, signed by the Engineer of Record, provided to Public Works; Submittal of final copies of Metropolitan Council Environmental Services and MN Pollution Control Agency Permits (Sewer Extension, SAC Determination, etc.);
- Full compliance with project Quality Management Plan or other document(s) governing quality management and quality assurance;
- Documentation of compliance with all applicable City and non-City permit requirements, including, but not limited to: City Public Works Right-of-Way Office, Minnesota Pollution Control Agency, Capitol Region Watershed District, and National Pollution Discharge Elimination System permit requirements;
- Documentation of roadway materials at compaction of grading and base, plant mix design report, strength;
- NA Video of all sanitary sewer mains and laterals, storm sewer mains and laterals, and any structural BMP's (pipe galleries, drantile, sediment control structures, weir structures, etc.) installed under any permit, provided to the Public Works Sewer Division;
- NA Sewer Permit drawings for paving connections or stubs installed to service vertical development provided to Public Works, in addition to Private Service Lateral Permit Drawings;
- NA Documentation of Public Works notified for signal and lighting inspection of pole field layouts (staking), conduits and foundations installed, poles and wiring installed, and head positioning and phasing/detection verification (signals only);
- NA For infrastructure within parks: Documentation that Parks Department has been notified of completion status;
- All applicable operation and maintenance manuals provided to Public Works; and
- Certificate of Compliance signed and submitted to City by Engineer of Record.

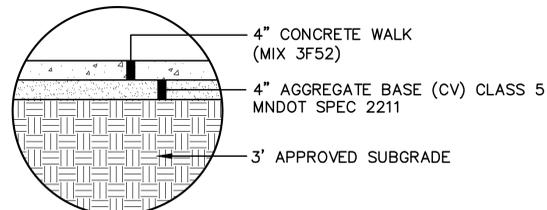
RELEASE OF PERMIT:

Permit No. 20240010402 _____ Council Res. No. _____ Permit Date _____
20240010217

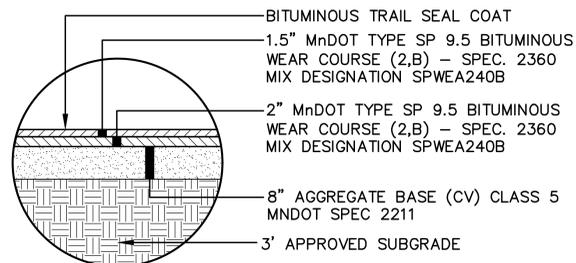
Release Authorized by _____ Title _____



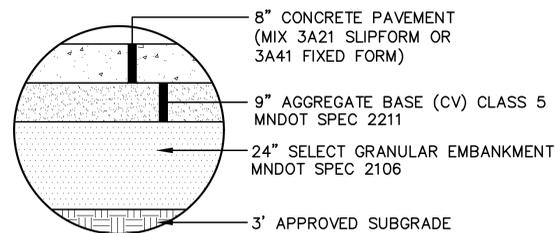
INSET A – PRIMARY ROAD



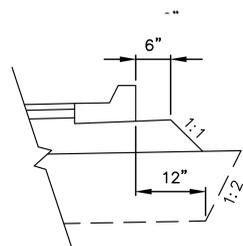
INSET C – 4" CONCRETE SIDEWALK



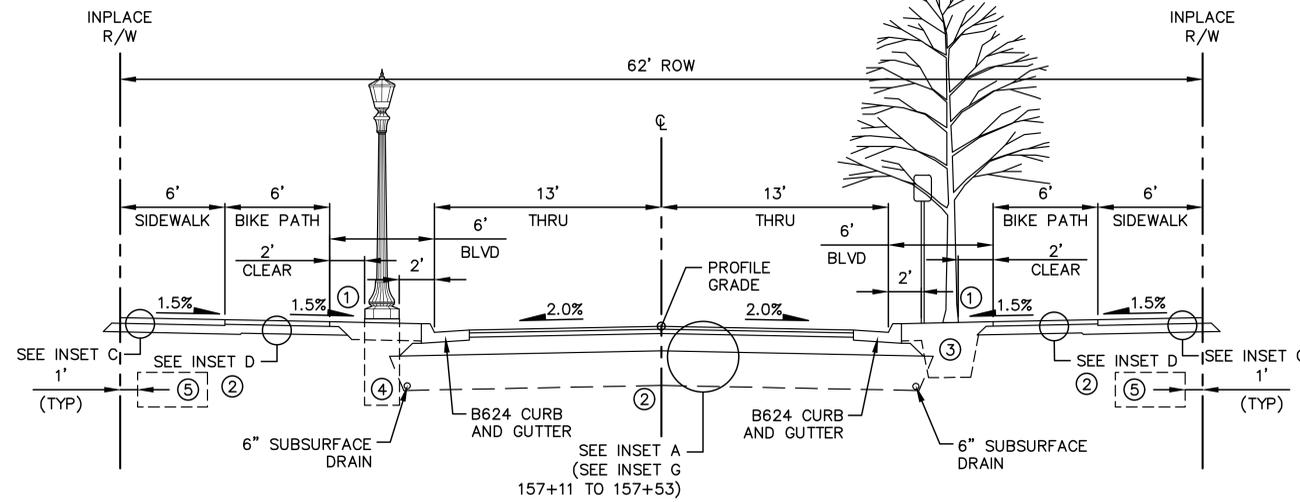
INSET D – BITUMINOUS TRAIL



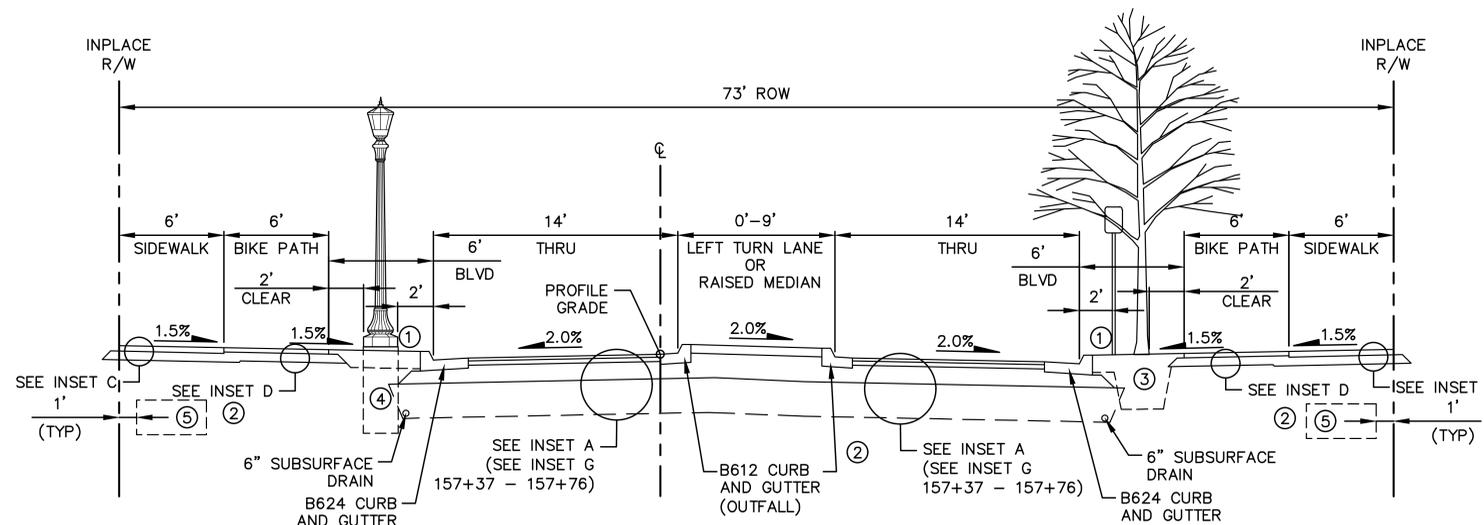
INSET G – 8" CONCRETE PAVEMENT



TYPICAL GRADING DETAIL AT CURBS



MONTREAL AVENUE
MISSISSIPPI RIVER BOULEVARD TO FALLS PASSAGE EAST
(STA. 150+14 – STA. 157+37)



MONTREAL AVENUE
FALLS PASSAGE EAST TO CLEVELAND AVENUE
(STA. 157+37 – STA. 173+67)

LEGEND

- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 3.3%. PROPOSED SWALE BOTTOM TO BE 1 FOOT LOWER THAN EDGE OF PAVEMENT GRADE.
- ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- ③ CENTER TREES IN BOULEVARD OR BACK SLOPE OF SWALE. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
- ④ LIGHT BASE DIMENSIONS OF 2' DIAMETER AND 6' DEEP PER MNDOT STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
- ⑤ PRIVATE UTILITY CORRIDOR.

GENERAL NOTES:

- 1. BOULEVARD TREES AND STREETLIGHT TO ALTERNATE THE LENGTH OF THE STREET.
- 2. TREE DETAILS INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING AND SPECIES OF BOULEVARD TREES TO BE INCLUDED ON LANDSCAPE PLANS.
- 3. STREETLIGHT DETAIL AND LOCATION INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING OF STREET LIGHTING TO BE INCLUDED ON LIGHTING PLANS.
- 4. CITY STANDARD 12" OF TOPSOIL AND SEED/SOD.
- 5. UNLESS OTHERWISE SPECIFIED, THE OUTFALL CURB AND GUTTER CROSS SLOPES SHALL BE THE SAME AS THE ADJACENT FINISHED SURFACE.
- 6. TACK COAT TO BE APPLIED BETWEEN BITUMINOUS PAVEMENT LIFTS.
- 7. SIDEWALKS SHALL HAVE A MINIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM CROSS SLOPE OF 2%. SIDEWALK THAT IS CONSTRUCTED OUT OF COMPLIANCE WILL BE REJECTED

No.	Date	Revisions	App.	DRAWING NAME
				Ford Plan Typs.dwg
				DESIGNED BY: RJG
				DRAWN BY: RJG
				CHECKED BY: GSB
				DATE: 05/27/20
				PROJECT NO. 160640016

Kimley»Horn

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

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

Gregory S. Brown

GREGORY S. BROWN, PE

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

RYAN



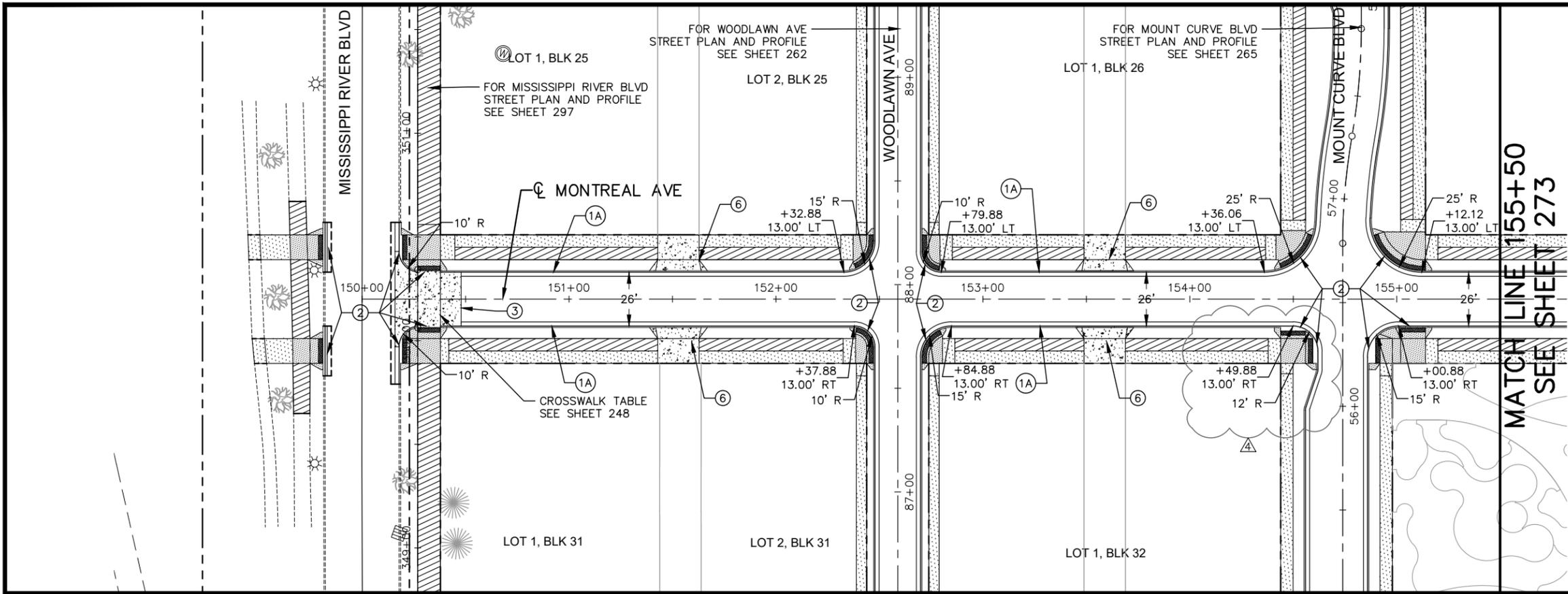
RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

TYPICAL SECTIONS

SHEET NO.

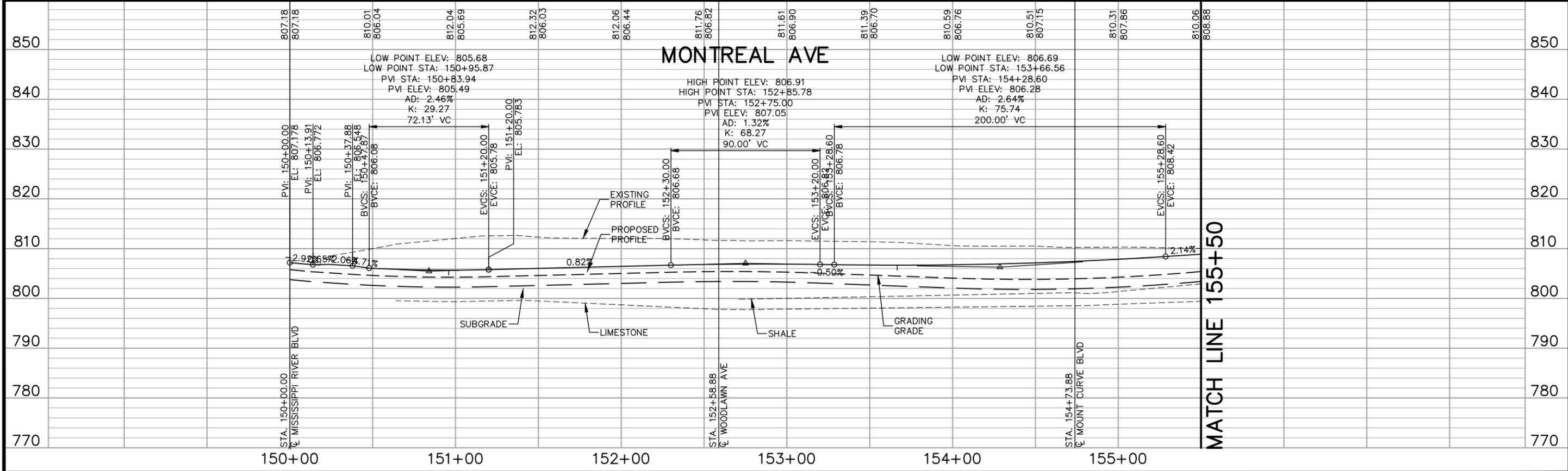
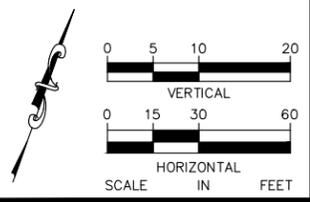
14

522



- LEGEND**
- ① CONCRETE CURB AND GUTTER
A - B624
B - B612 OUTFALL
C - B612 MODIFIED
(SEE SHEET 247 ST. PAUL STD. PLATE 3106A)
 - ② PEDESTRIAN CURB RAMP
 - ③ CONCRETE HEADER JOINTS
(SEE DETAIL SHEET 247)
 - ④ PARKING LANE 3:1 TAPER
 - ⑤ SHARED USE PATH PEDESTRIAN RAMP
(SEE DETAIL ON SHEET 248)
 - ⑥ CONCRETE DRIVEWAY TYPE 6
(SEE DETAIL ON SHEET 248)
 - ⑦ CONCRETE MEDIAN NOSE
(SEE DETAIL SHEET 249)
 - ⑧ ALLEY APRON (SEE SHEET 249)
 - ⑨ MEDIAN REFUGE (SEE SHEET 249)

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. SEE TYPICAL SECTIONS FOR LANE, TRAIL AND SIDEWALK DIMENSIONS



No.	Date	Revisions	App.
2	7/1/20	BULLETIN #2	GSB
4	9/2/20	BULLETIN #4	GSB

App.	DRAWING NAME
GSB	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
PRELIMINARY SITE PLAN

MONTREAL AVE
STREET PLAN AND PROFILE
STA. 150+00 TO STA. 155+50

SHEET NO.
272

522

Exhibit H

Form of Public Infrastructure Conveyance

PUBLIC INFRASTRUCTURE CONVEYANCE

ORDINANCE PERMIT # #20240020218

This Public Infrastructure Conveyance Agreement ("Agreement") is made and entered into effective February 3, 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 19, 2019. The acceptance of the Infrastructure does not take effect until the Saint Paul City Council accepts the Infrastructure via Resolution.

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

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

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

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

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

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

PROJECT PAUL, LLC,
a Delaware limited liability company

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

DocuSigned by:

 By: _____
 E1430C9DF3EB48A...
 Name: Maureen Michalski
 Its Senior Vice President

Exhibit G

Form of Completion Certificate



CITY OF SAINT PAUL DEPARTMENT OF PUBLIC WORKS

Certificate of Compliance

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

Woodlawn Ave Roadway

Project Description

20240020218

Permit Number

Dan Glenz

44614

3/12/2025

(Signature and License No.)

Date

Kimley-Horn and Associates Inc.

Organization (Print)

1/2012



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. _____	20240010218

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:		
<i>David Kuebler P. E.</i>		
Signature	Title	Date
Printed Name		

PERMIT NUMBER 20240010218

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

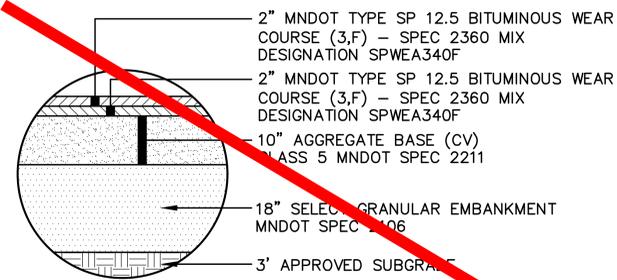
Prior to acceptance of any infrastructure and release of City permits, the following items must be completed to the satisfaction of the City:

- Corrective (punch list) work completed;
- Original reproducible CAD and PDF as-built plans, signed by the Engineer of Record, provided to Public Works; Submittal of final copies of Metropolitan Council Environmental Services and MN Pollution Control Agency Permits (Sewer Extension, SAC Determination, etc.);
- Full compliance with project Quality Management Plan or other document(s) governing quality management and quality assurance;
- Documentation of compliance with all applicable City and non-City permit requirements, including, but not limited to: City Public Works Right-of-Way Office, Minnesota Pollution Control Agency, Capitol Region Watershed District, and National Pollution Discharge Elimination System permit requirements;
- Documentation of roadway materials at compaction of grading and base, plant mix design report, strength;
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- NA Sewer Permit drawings for paving connections or stubs installed to service vertical development provided to Public Works, in addition to Private Service Lateral Permit Drawings;
- NA Documentation of Public Works notified for signal and lighting inspection of pole field layouts (staking), conduits and foundations installed, poles and wiring installed, and head positioning and phasing/detection verification (signals only);
- NA For infrastructure within parks: Documentation that Parks Department has been notified of completion status;
- All applicable operation and maintenance manuals provided to Public Works; and
- Certificate of Compliance signed and submitted to City by Engineer of Record.

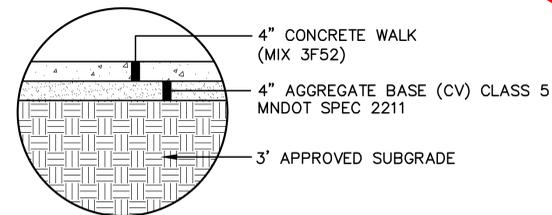
RELEASE OF PERMIT:

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

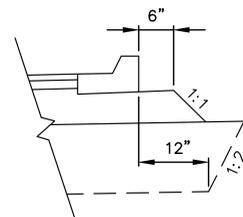
Release Authorized by _____ Title _____



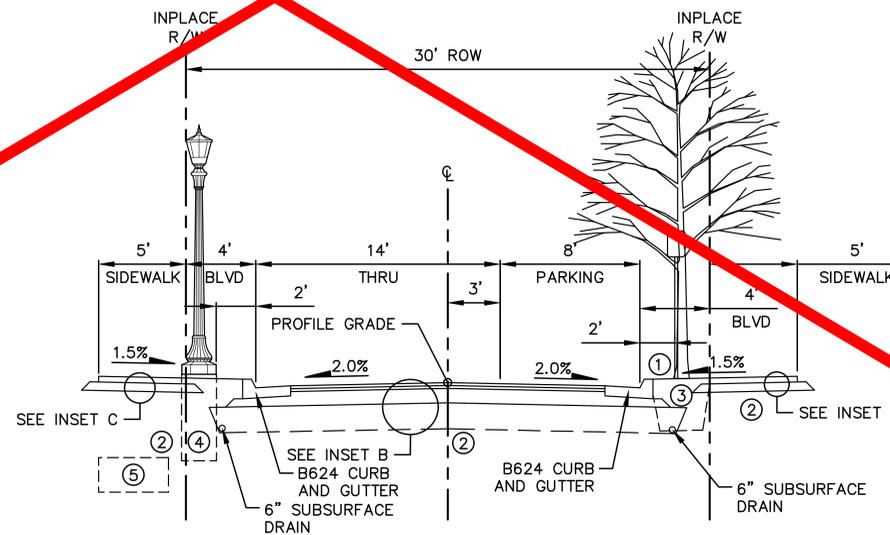
INSET B - SECONDARY ROAD



INSET C - 4" CONCRETE SIDEWALK



TYPICAL GRADING DETAIL AT CURBS



WOODLAWN AVENUE

MOUNT CURVE BOULEVARD TO YORKSHIRE AVENUE
(STA. 80+00 - STA. 83+96)
MONTREAL AVENUE TO SAUNDERS AVENUE
(STA. 87+93 - STA. 91+50)
VILLAGE WAY TO BEECHWOOD AVENUE
(STA. 95+00 - STA. 98+93)

LEGEND

- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 0.8%
- ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- ③ CENTER TREES IN BOULEVARD OR MEDIAN. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
- ④ LIGHT BASE DIMENSIONS OF 2' DIAMETER AND 6' DEEP PER CITY STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
- ⑤ PRIVATE UTILITY CORRIDOR.
- ⑥ 8' SIDEWALK NORTH OF VILLAGE WAY. 6' SIDEWALK SOUTH OF VILLAGE WAY.

GENERAL NOTES:

1. BOULEVARD TREES AND STREETLIGHT TO ALTERNATE THE LENGTH OF THE STREET.
2. TREE DETAILS INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING AND SPECIES OF BOULEVARD TREES TO BE INCLUDED ON LANDSCAPE PLANS.
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6. TACK COAT TO BE APPLIED BETWEEN BITUMINOUS PAVEMENT LIFTS.
7. SIDEWALKS SHALL HAVE A MINIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM CROSS SLOPE OF 2%. SIDEWALK THAT IS CONSTRUCTED OUT OF COMPLIANCE WILL BE REJECTED

No.	Date	Revisions	App.	DRAWING NAME
				Ford Plan Typs.dwg
				DESIGNED BY: RJG
				DRAWN BY: RJG
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				DATE: 05/27/20
				PROJECT NO. 160640016

Kimley»Horn

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

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

Gregory S. Brown

GREGORY S. BROWN, PE

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

RYAN



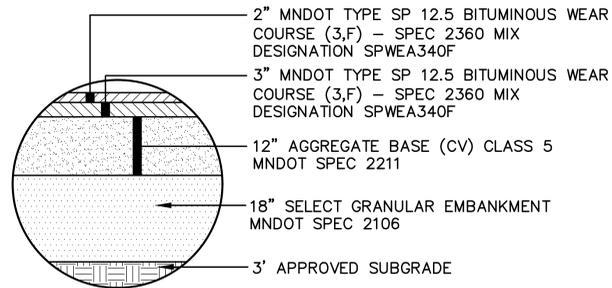
RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

TYPICAL SECTIONS

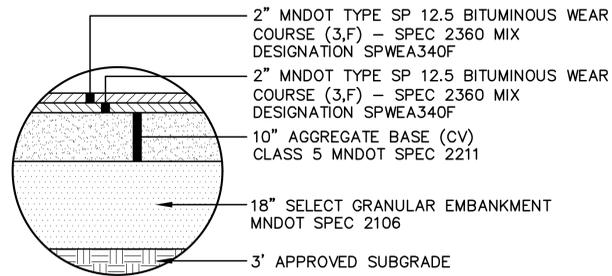
SHEET NO.

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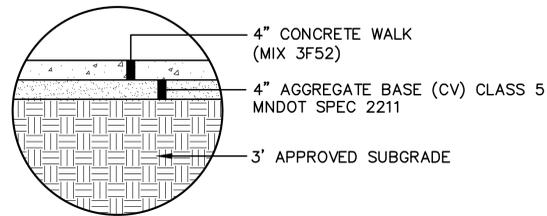
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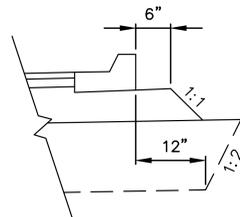
INSET A – PRIMARY ROAD



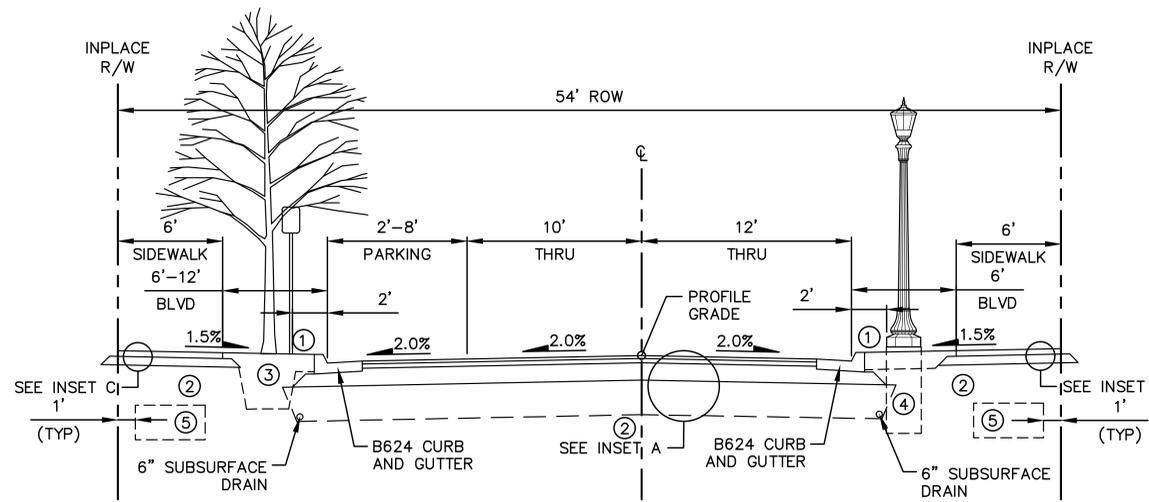
INSET B – SECONDARY ROAD



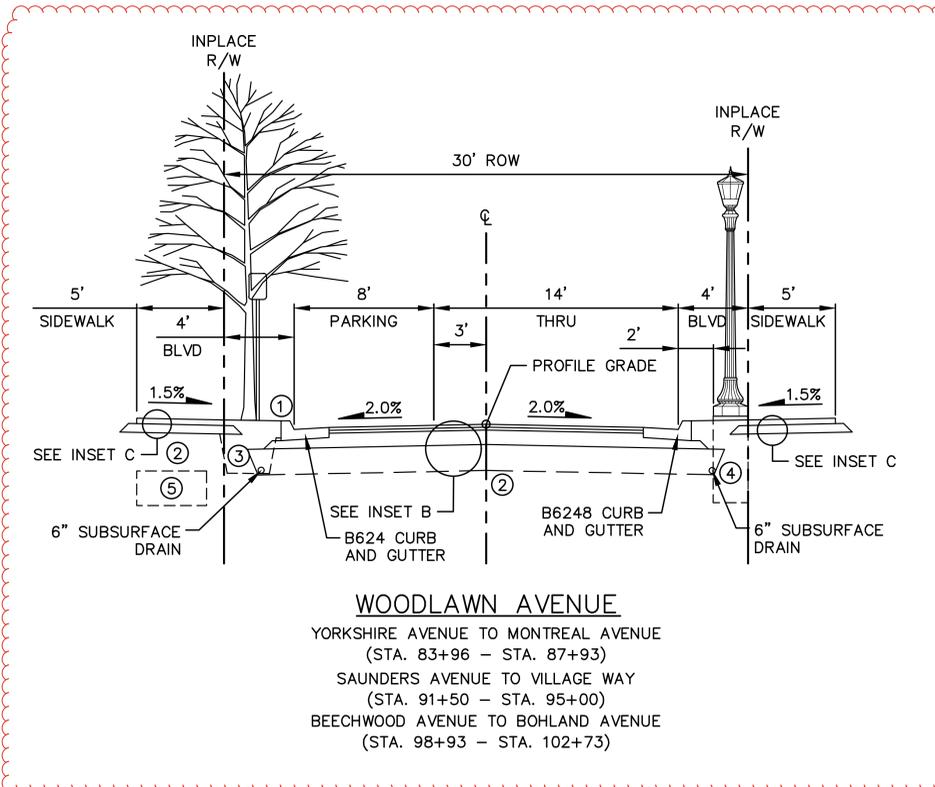
INSET C – 4" CONCRETE SIDEWALK



TYPICAL GRADING DETAIL AT CURBS



WOODLAWN AVENUE
BOHLAND AVENUE TO HILLCREST AVENUE
(STA. 102+73 – STA. 106+18)



WOODLAWN AVENUE
YORKSHIRE AVENUE TO MONTREAL AVENUE
(STA. 83+96 – STA. 87+93)
SAUNDERS AVENUE TO VILLAGE WAY
(STA. 91+50 – STA. 95+00)
BEECHWOOD AVENUE TO BOHLAND AVENUE
(STA. 98+93 – STA. 102+73)

LEGEND

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RYAN



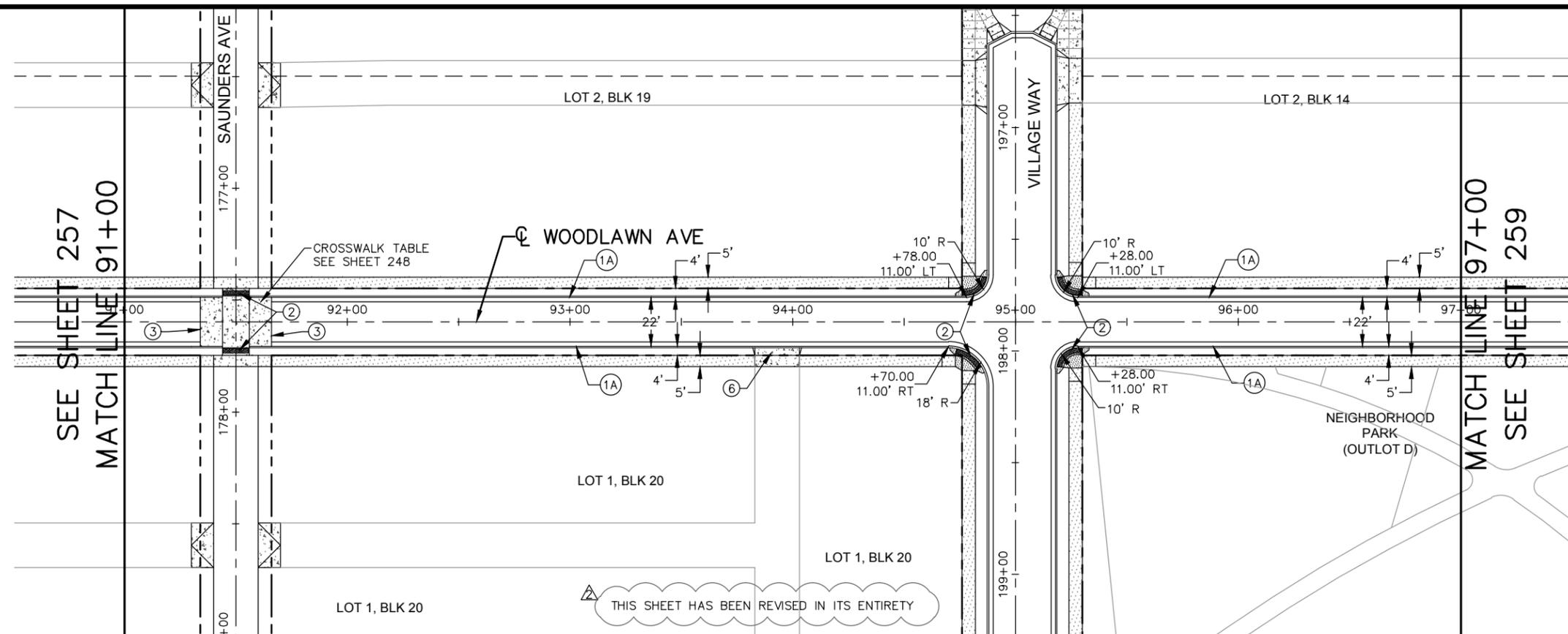
RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

TYPICAL SECTIONS

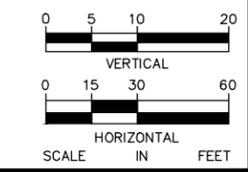
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9

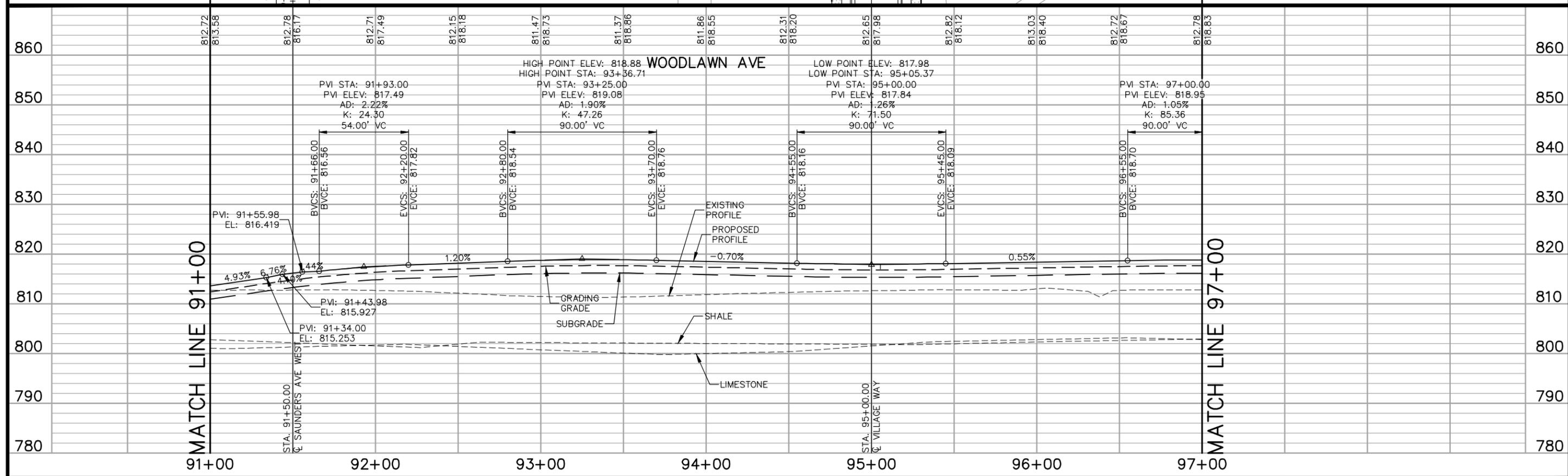
522



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



THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY



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

DRAWING NAME Ford Plan/Profile NS	
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
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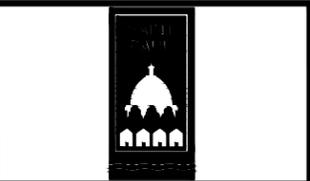
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Gregory S. Brown

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

WOODLAWN AVE
 STREET PLAN AND PROFILE
 STA. 91+00 TO STA. 97+00

SHEET NO.
258

522

Exhibit H

Form of Public Infrastructure Conveyance

PUBLIC INFRASTRUCTURE CONVEYANCE

ORDINANCE PERMIT # #20240020219

This Public Infrastructure Conveyance Agreement (“Agreement”) is made and entered into effective February 3, 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 19, 2019. The acceptance of the Infrastructure does not take effect until the Saint Paul City Council accepts the Infrastructure via Resolution.

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

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

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

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

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

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

PROJECT PAUL, LLC,
a Delaware limited liability company

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

DocuSigned by:

 By: _____
 E1430C9DF3EB48A...
 Name: Maureen Michalski
 Its Senior Vice President



CITY OF SAINT PAUL DEPARTMENT OF PUBLIC WORKS

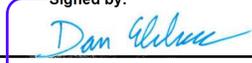
Certificate of Compliance

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.

Sidewalk surrounding Marvella side at northwest corner of Cretin Ave. S. and Bohland Ave.
Project Description

20240020219

Permit Number

Signed by:		
	44614	11/11/2025
(Signature and License No.)		Date

Kimley Horn and Associates, Inc.
Organization (Print)

1/2012



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. _____ **20240010219**

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 **20240010219**

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

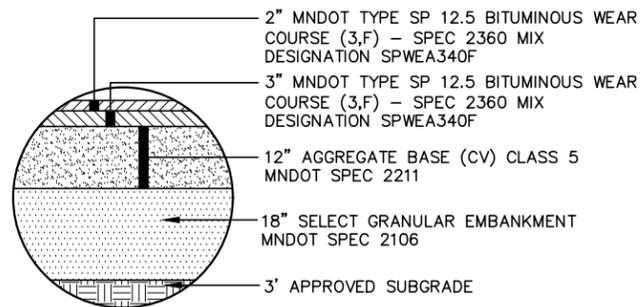
Prior to acceptance of any infrastructure and release of City permits, the following items must be completed to the satisfaction of the City:

- Corrective (punch list) work completed;
- Original reproducible CAD and PDF as-built plans, signed by the Engineer of Record, provided to Public Works; Submittal of final copies of Metropolitan Council Environmental Services and MN Pollution Control Agency Permits (Sewer Extension, SAC Determination, etc.);
- Full compliance with project Quality Management Plan or other document(s) governing quality management and quality assurance;
- Documentation of compliance with all applicable City and non-City permit requirements, including, but not limited to: City Public Works Right-of-Way Office, Minnesota Pollution Control Agency, Capitol Region Watershed District, and National Pollution Discharge Elimination System permit requirements;
- Documentation of roadway materials at compaction of grading and base, plant mix design report, strength;
- NA Video of all sanitary sewer mains and laterals, storm sewer mains and laterals, and any structural BMP's (pipe galleries, drantile, sediment control structures, weir structures, etc.) installed under any permit, provided to the Public Works Sewer Division;
- NA Sewer Permit drawings for paving connections or stubs installed to service vertical development provided to Public Works, in addition to Private Service Lateral Permit Drawings;
- NA Documentation of Public Works notified for signal and lighting inspection of pole field layouts (staking), conduits and foundations installed, poles and wiring installed, and head positioning and phasing/detection verification (signals only);
- NA For infrastructure within parks: Documentation that Parks Department has been notified of completion status;
- All applicable operation and maintenance manuals provided to Public Works; and
- Certificate of Compliance signed and submitted to City by Engineer of Record.

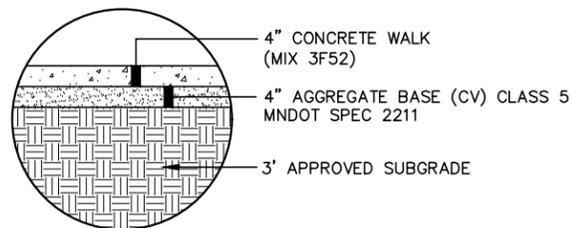
RELEASE OF PERMIT:

Permit No. ~~20240010401~~ Council Res. No. _____ Permit Date _____
20240010219

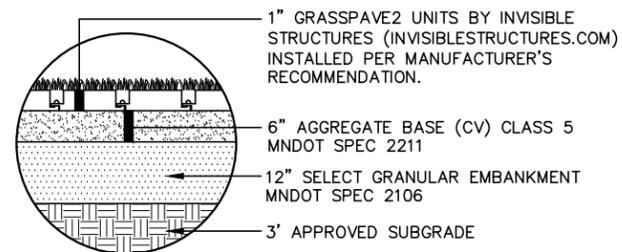
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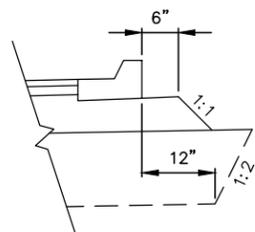
INSET A - PRIMARY ROAD



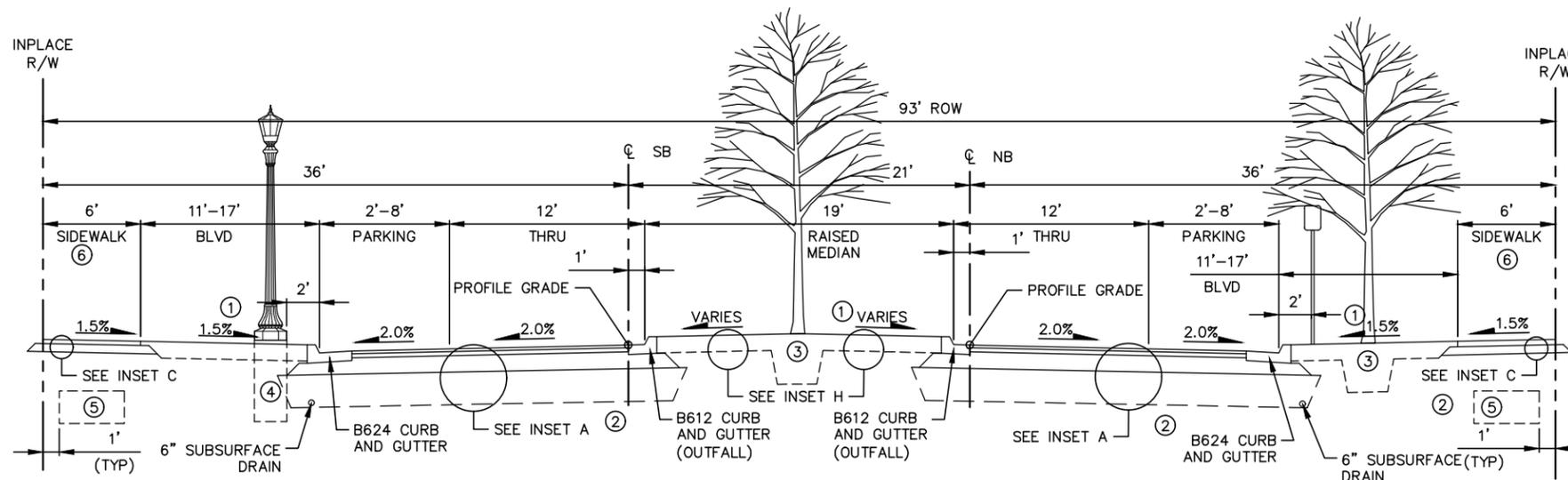
INSET C - 4" CONCRETE SIDEWALK



INSET H - REINFORCED TURF

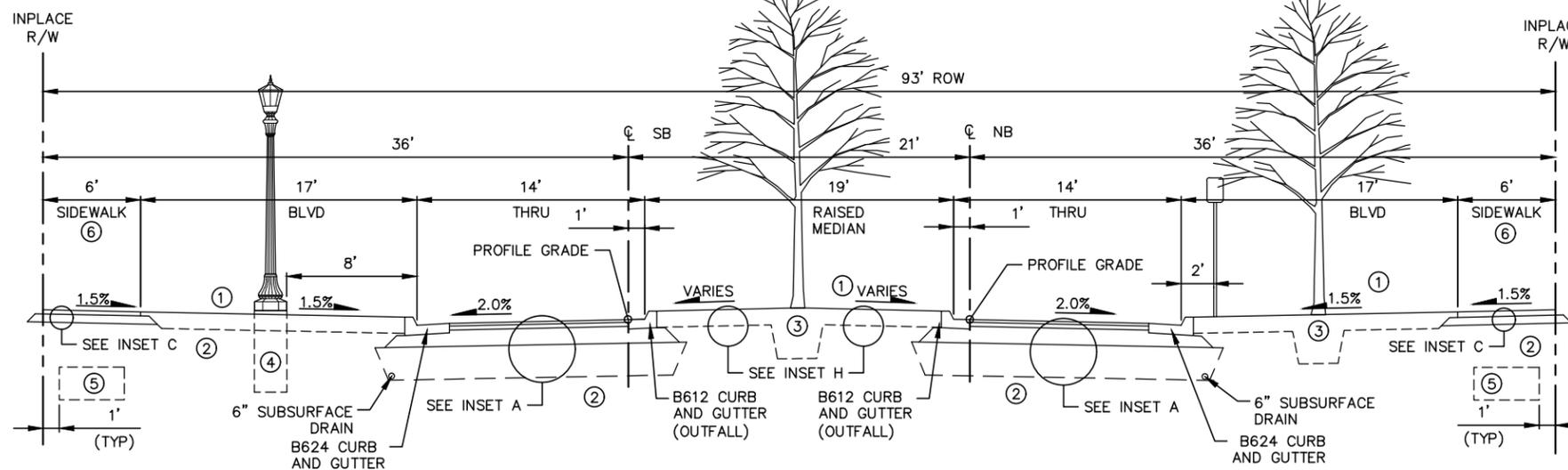


TYPICAL GRADING DETAIL AT CURBS



CRETIN AVENUE

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



CRETIN AVENUE

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

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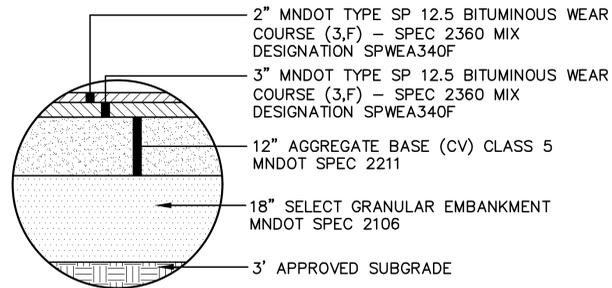
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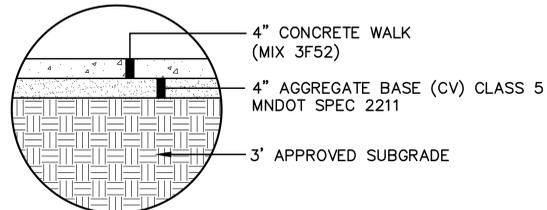


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 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN

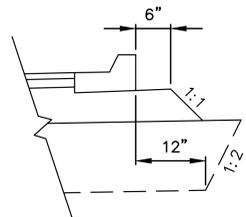
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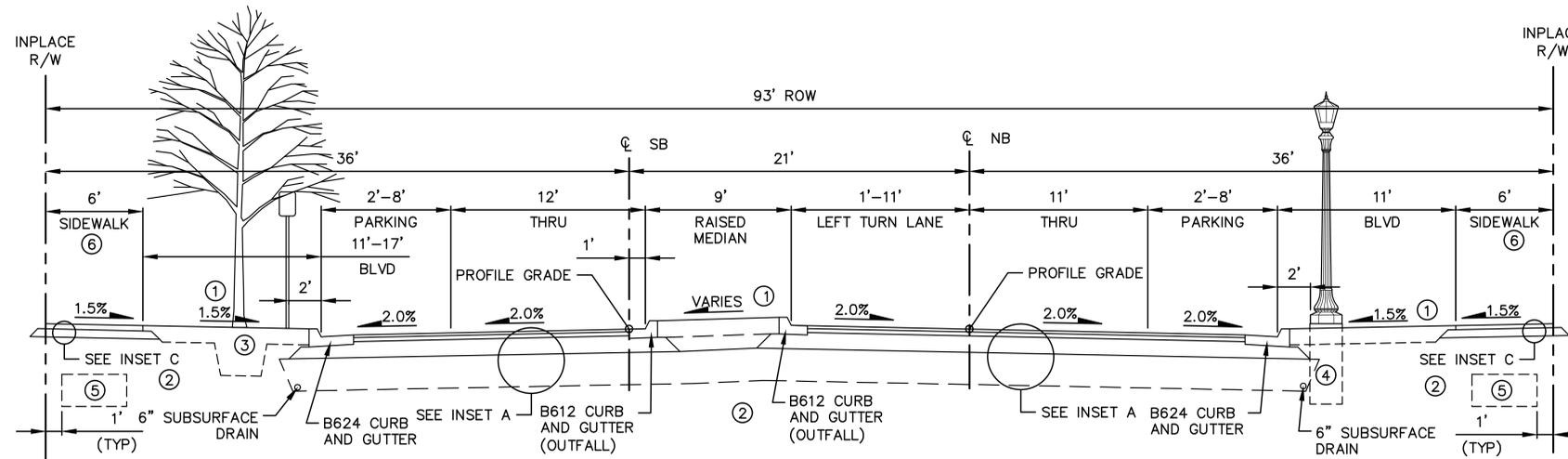
INSET A - PRIMARY ROAD



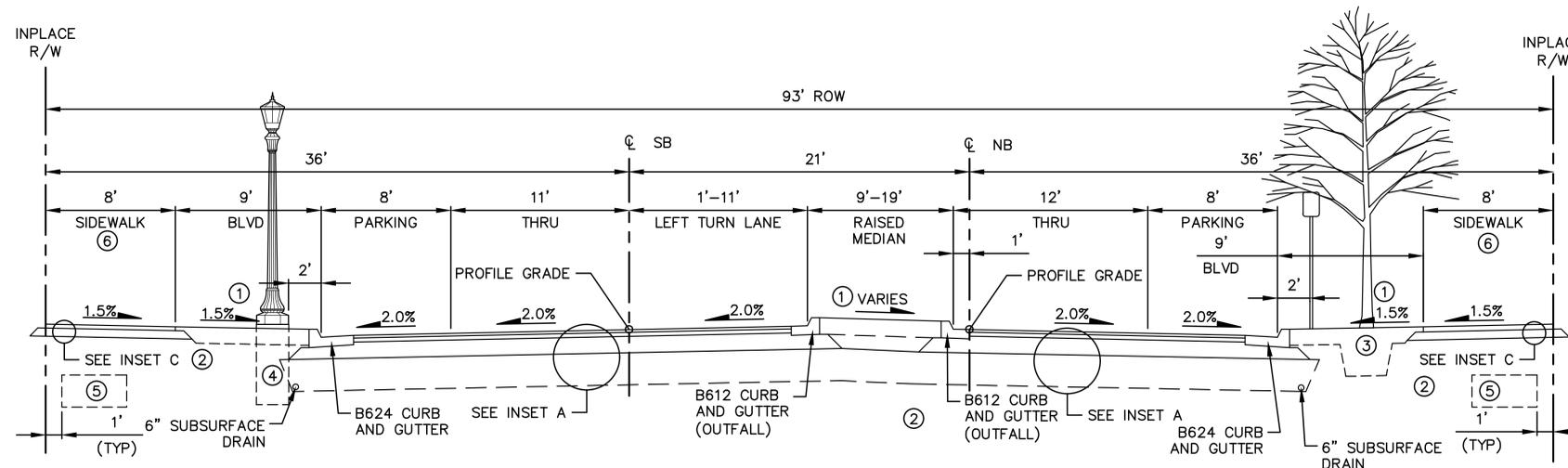
INSET C - 4" CONCRETE SIDEWALK



TYPICAL GRADING DETAIL AT CURBS



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



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

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- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 8%.
- ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- ③ CENTER TREES IN BOULEVARD OR MEDIAN. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
- ④ LIGHT BASE DIMENSIONS OF 2' DIAMETER AND 6' DEEP PER CITY STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
- ⑤ PRIVATE UTILITY CORRIDOR.
- ⑥ 8' SIDEWALK NORTH OF VILLAGE WAY. 6' SIDEWALK SOUTH OF VILLAGE WAY.

GENERAL NOTES:

- 1. BOULEVARD TREES AND STREETLIGHT TO ALTERNATE THE LENGTH OF THE STREET.
- 2. TREE DETAILS INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING AND SPECIES OF BOULEVARD TREES TO BE INCLUDED ON LANDSCAPE PLANS.
- 3. STREETLIGHT DETAIL AND LOCATION INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING OF STREET LIGHTING TO BE INCLUDED ON LIGHTING PLANS.
- 4. CITY STANDARD 12" OF TOPSOIL AND SEED/SOD.
- 5. UNLESS OTHERWISE SPECIFIED, THE OUTFALL CURB AND GUTTER CROSS SLOPES SHALL BE THE SAME AS THE ADJACENT FINISHED SURFACE.
- 6. TACK COAT TO BE APPLIED BETWEEN BITUMINOUS PAVEMENT LIFTS.
- 7. SIDEWALKS SHALL HAVE A MINIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM CROSS SLOPE OF 2%. SIDEWALK THAT IS CONSTRUCTED OUT OF COMPLIANCE WILL BE REJECTED

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				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



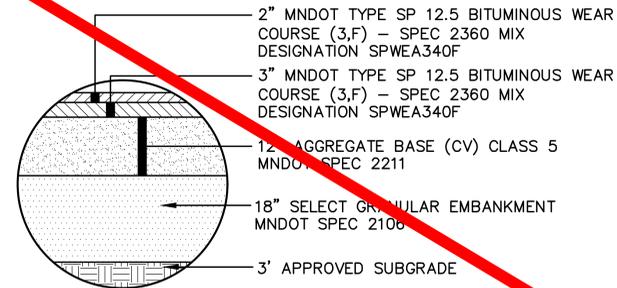
RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

TYPICAL SECTIONS

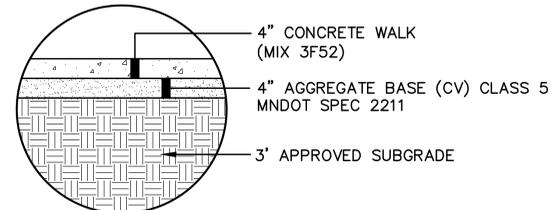
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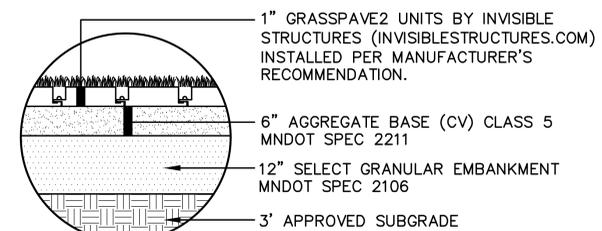
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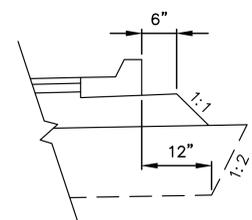
INSET A - PRIMARY ROAD



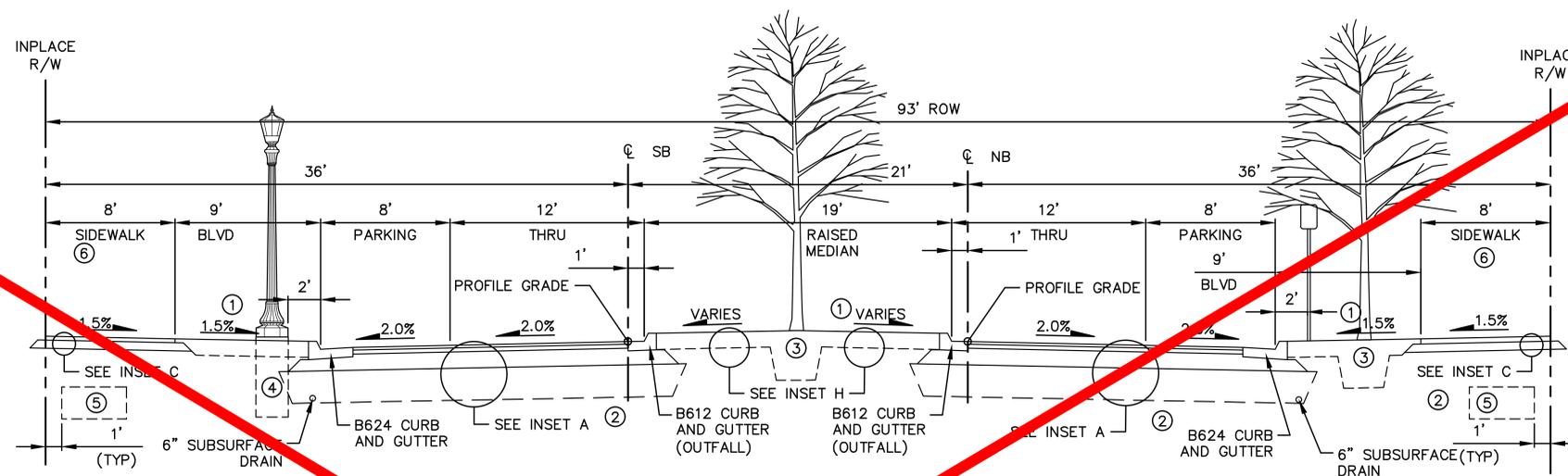
INSET C - 4" CONCRETE SIDEWALK



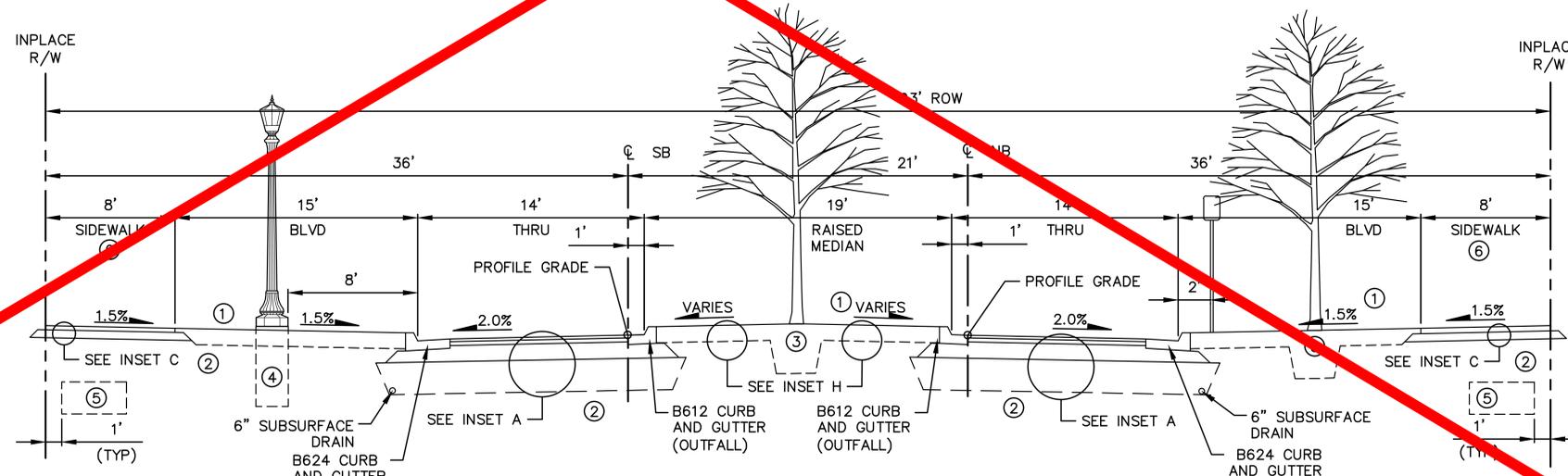
INSET H - REINFORCED TURF



TYPICAL GRADING DETAIL AT CURBS



CRETIN AVENUE
MONTREAL AVENUE TO FORD PARKWAY
NORTHBOUND (STA. 8+17 - STA. 9+87)
NORTHBOUND (STA. 10+22 - STA. 11+40)



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

- LEGEND**
- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 1.5%
 - ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
 - ③ CENTER TREES IN BOULEVARD OR MEDIAN. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
 - ④ LIGHT BASE DIMENSIONS OF 2' DIAMETER AND 6' DEEP PER CITY STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
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- GENERAL NOTES:**
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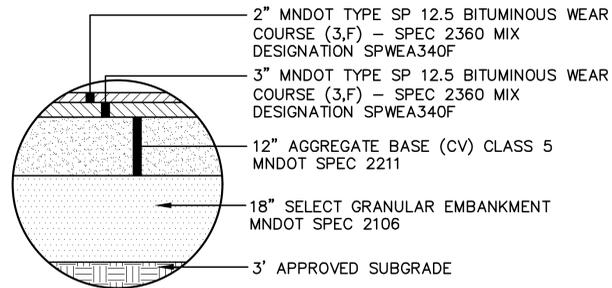
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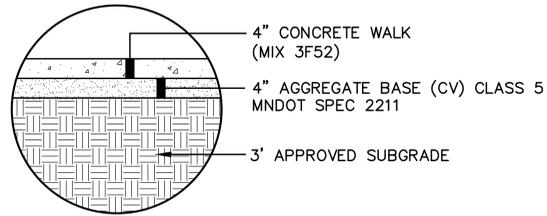


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

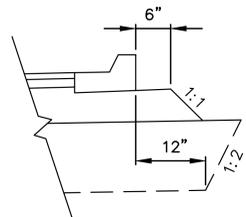
TYPICAL SECTIONS



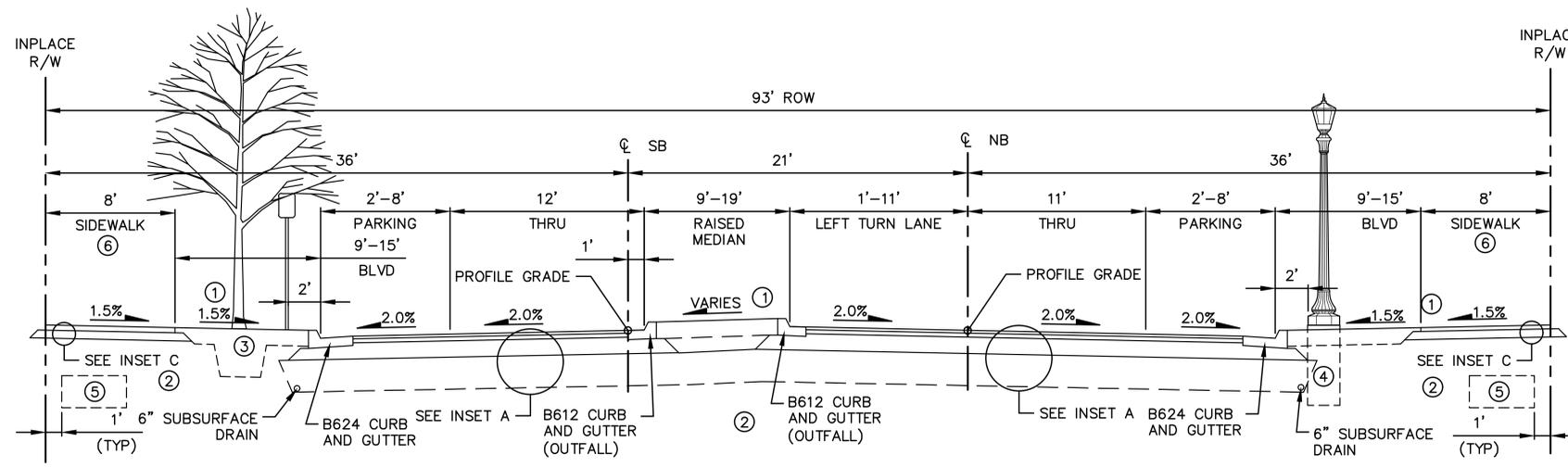
INSET A - PRIMARY ROAD



INSET C - 4" CONCRETE SIDEWALK

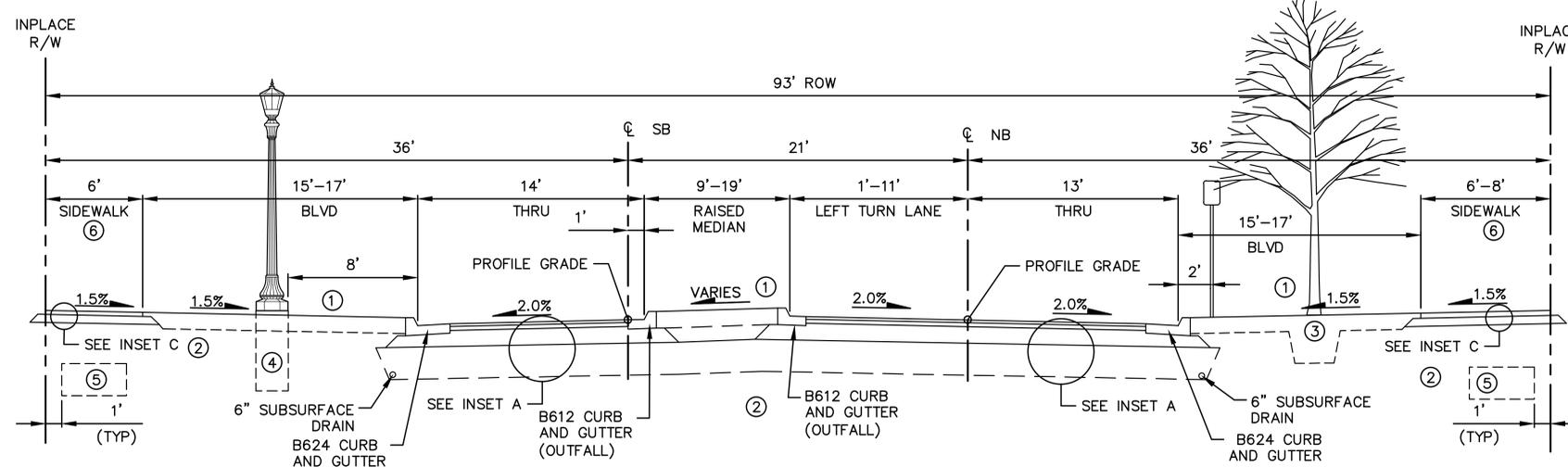


TYPICAL GRADING DETAIL AT CURBS



CRETIN AVENUE

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



CRETIN AVENUE

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

LEGEND

- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 8%.
- ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
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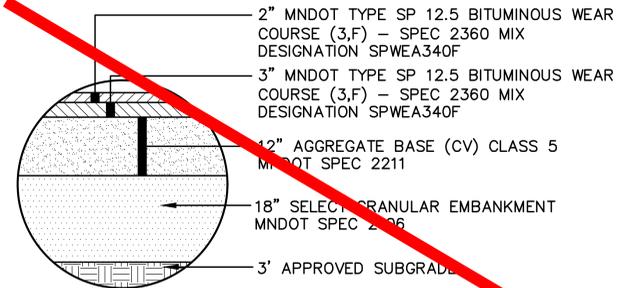
RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN

TYPICAL SECTIONS

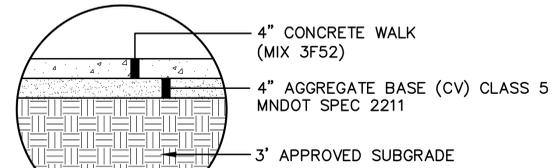
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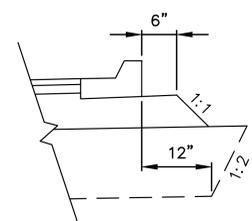
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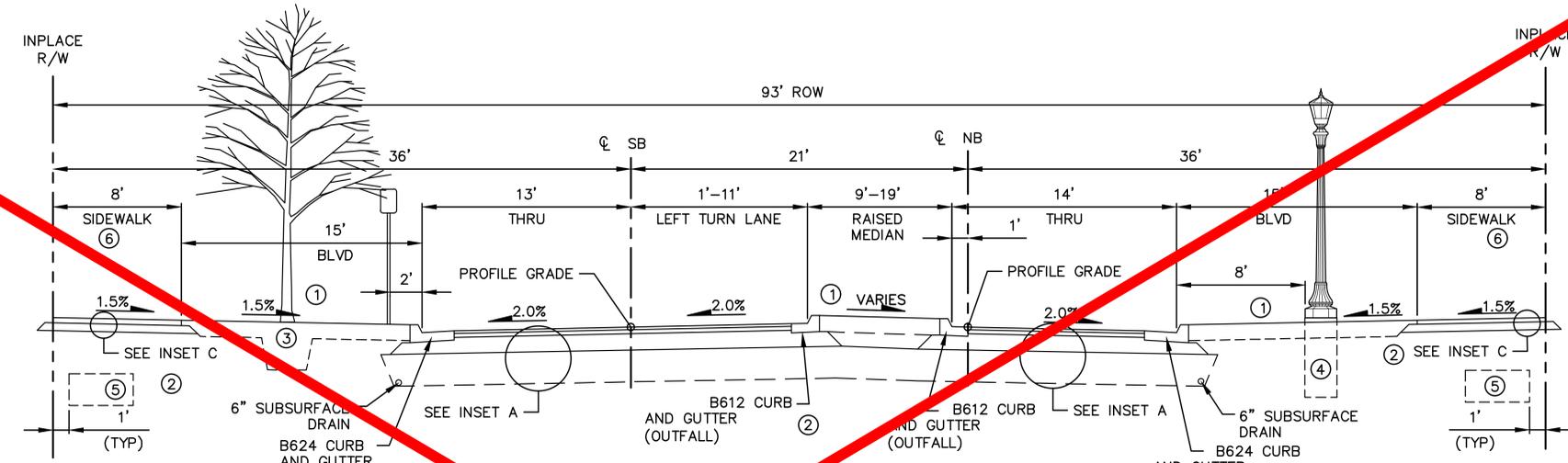
INSET A - PRIMARY ROAD



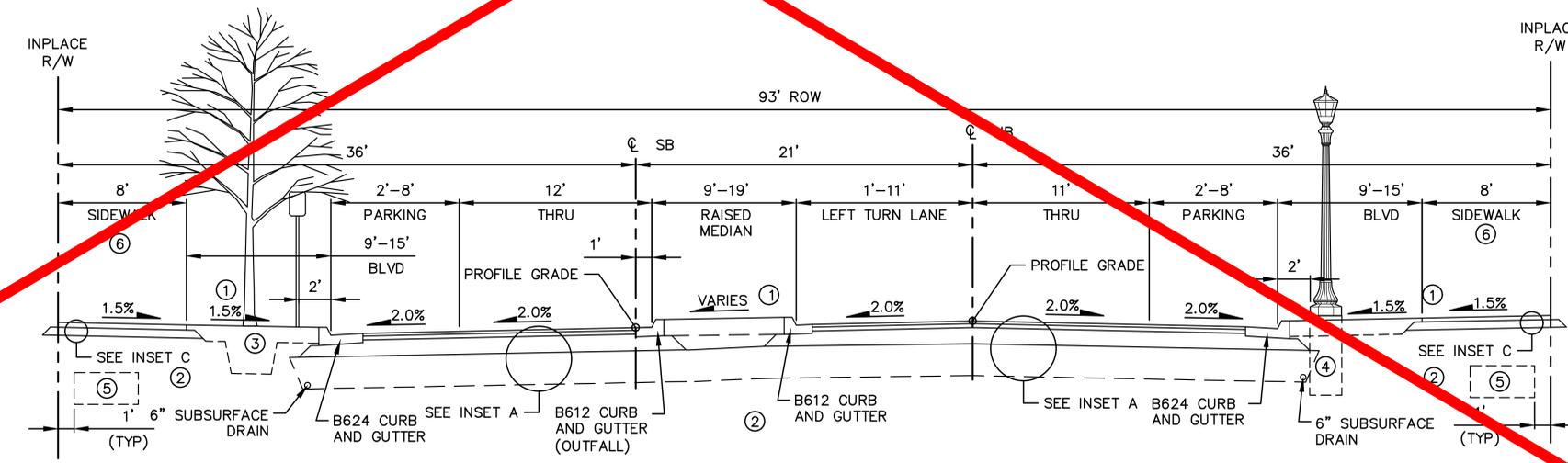
INSET C - 4" CONCRETE SIDEWALK



TYPICAL GRADING DETAIL AT CURBS



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



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

- LEGEND**
- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 2.0%
 - ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
 - ③ CENTER TREES IN BOULEVARD OR MEDIAN. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
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 - ⑥ 8' SIDEWALK NORTH OF VILLAGE WAY. 6' SIDEWALK SOUTH OF VILLAGE WAY.

- GENERAL NOTES:**
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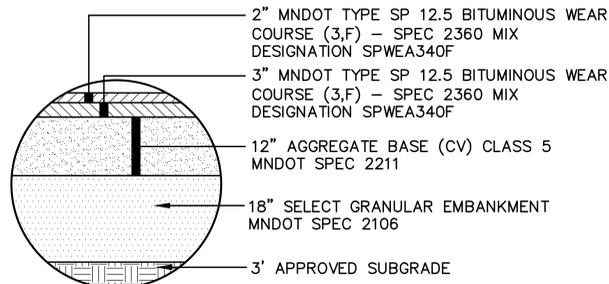
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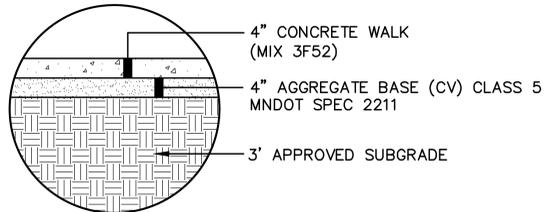


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN
TYPICAL SECTIONS

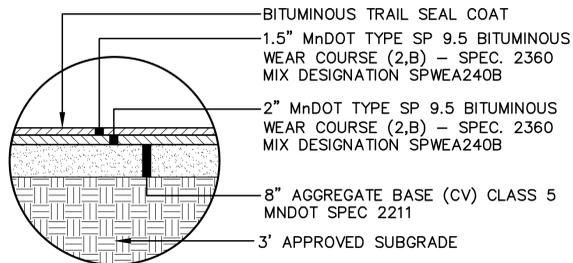
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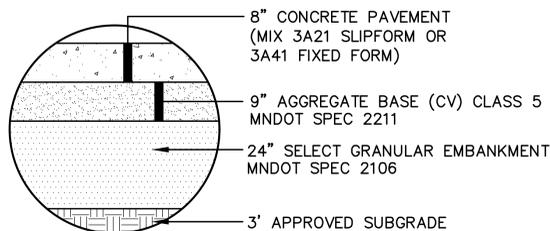
INSET A – PRIMARY ROAD



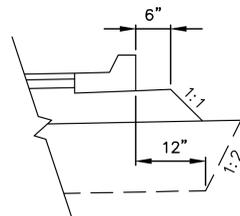
INSET C – 4" CONCRETE SIDEWALK



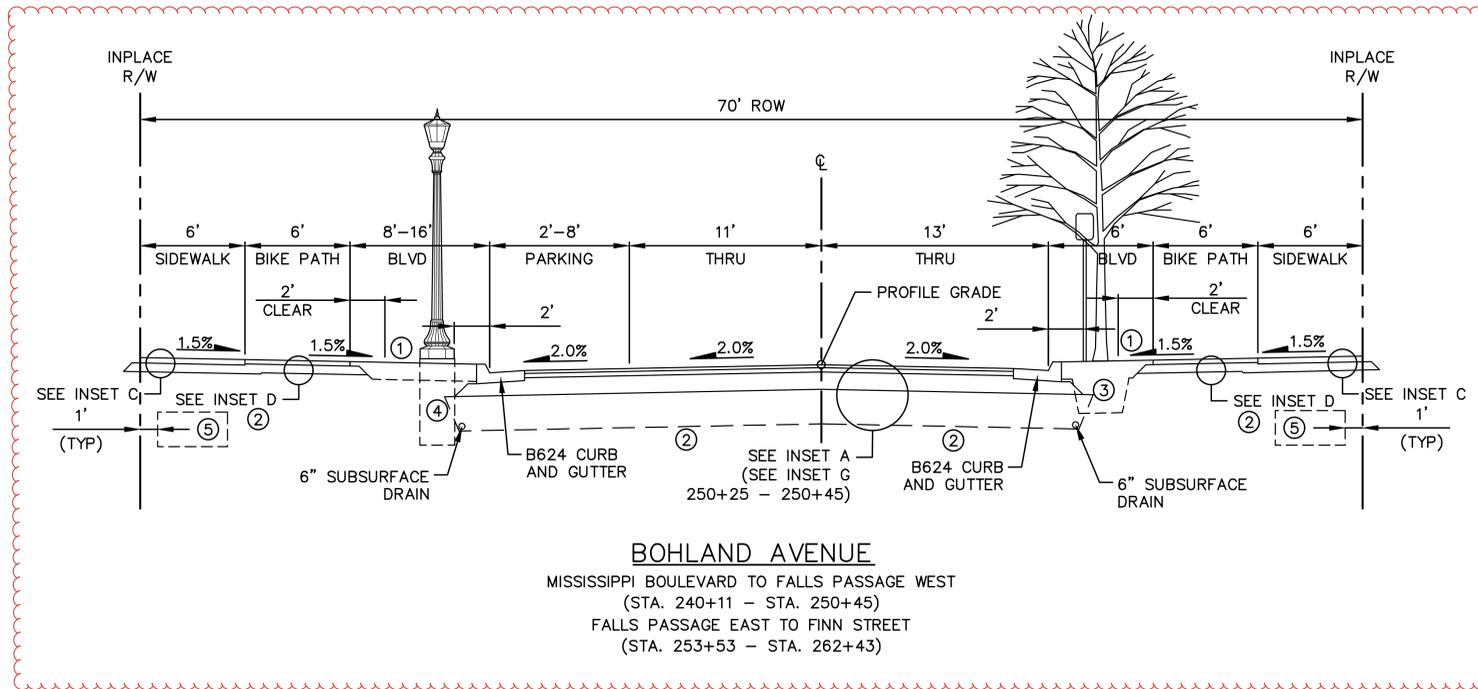
INSET D – BITUMINOUS TRAIL



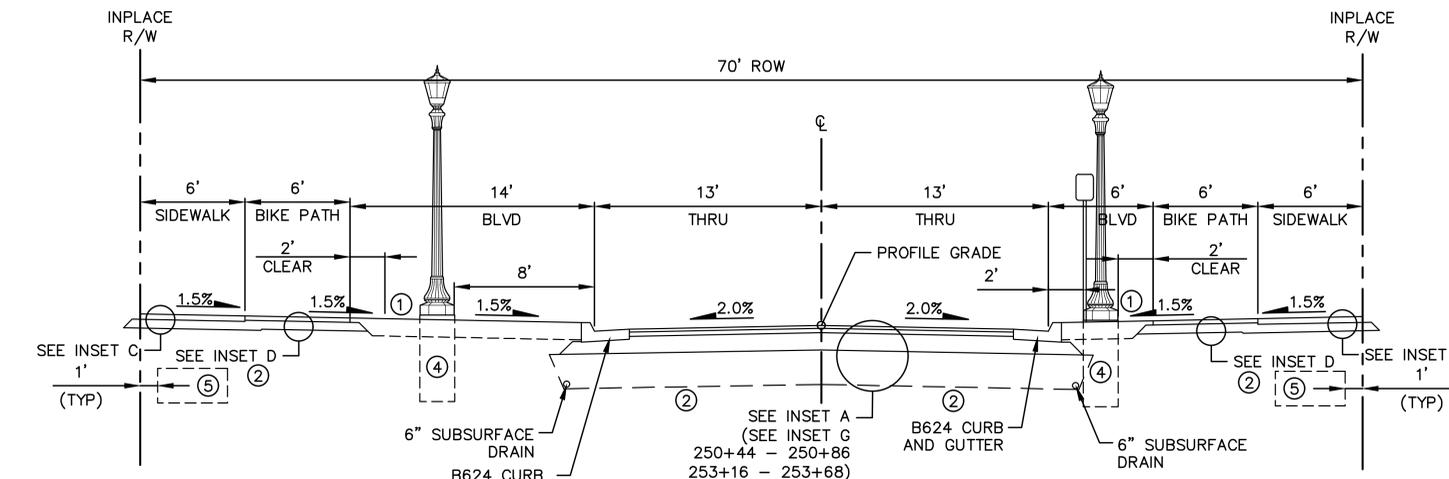
INSET G – 8" CONCRETE PAVEMENT



TYPICAL GRADING DETAIL AT CURBS



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



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

LEGEND

- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 33%. PROPOSED SWALE BOTTOM TO BE 1 FOOT LOWER THAN EDGE OF PAVEMENT GRADE.
- ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- ③ CENTER TREES IN BOULEVARD OR BACK SLOPE OF SWALE. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
- ④ LIGHT BASE DIMENSIONS OF 2' DIAMETER AND 6' DEEP PER MNDOT STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
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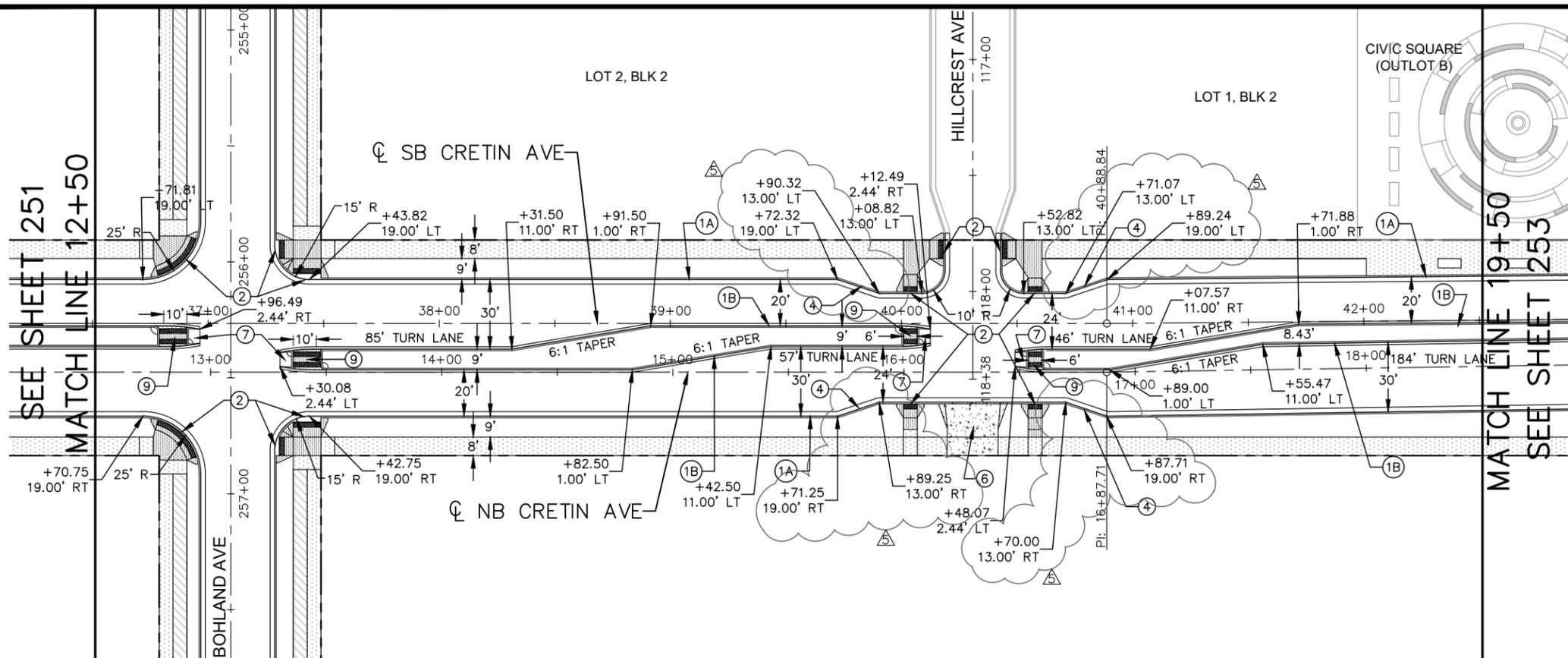
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FINAL SITE PLAN

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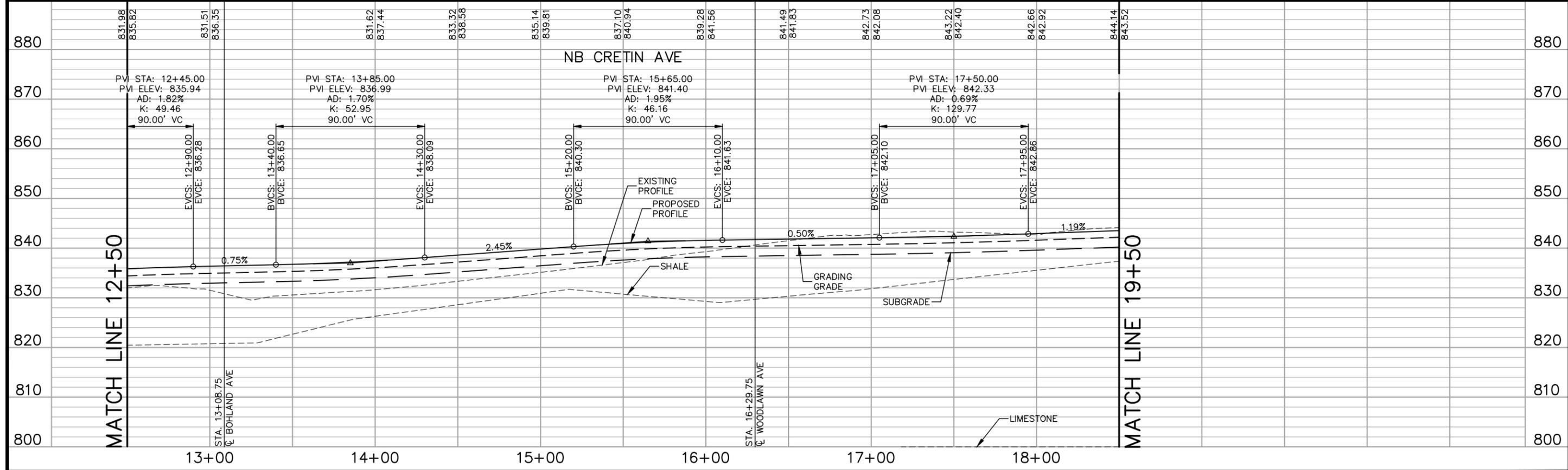
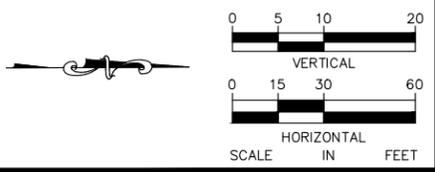
SHEET NO.

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



No.	Date	Revisions	App.
2	7/1/20	BULLETIN #2	GSB
5	02/19/21	BULLETIN #5	DLE

DRAWING NAME	
Ford Plan/Profile NS	
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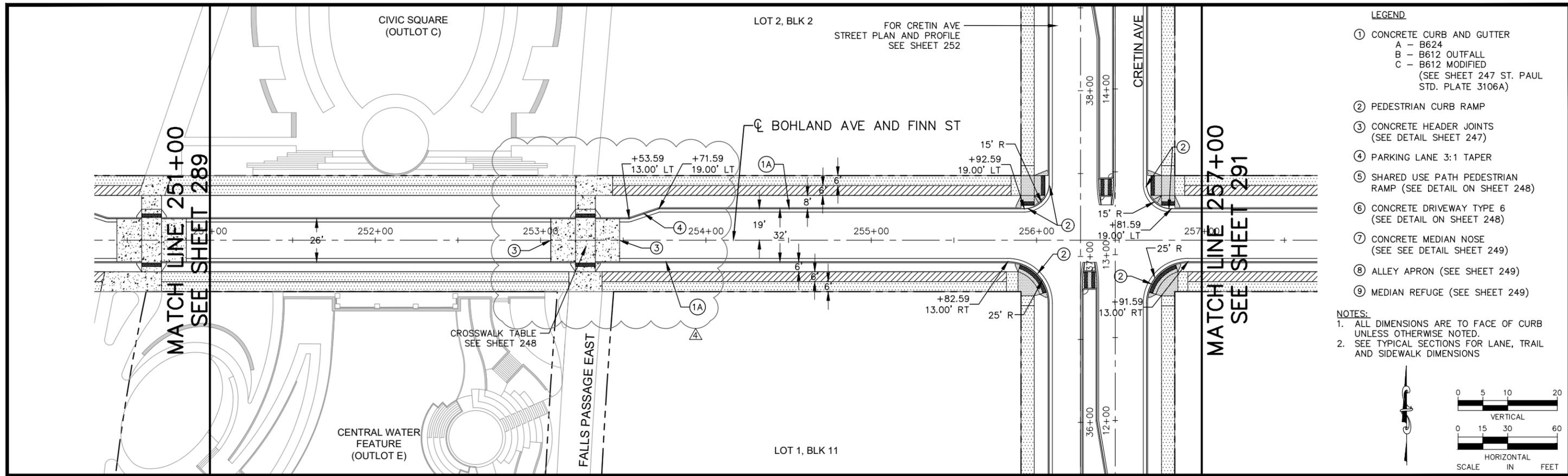


RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 PRELIMINARY SITE PLAN

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

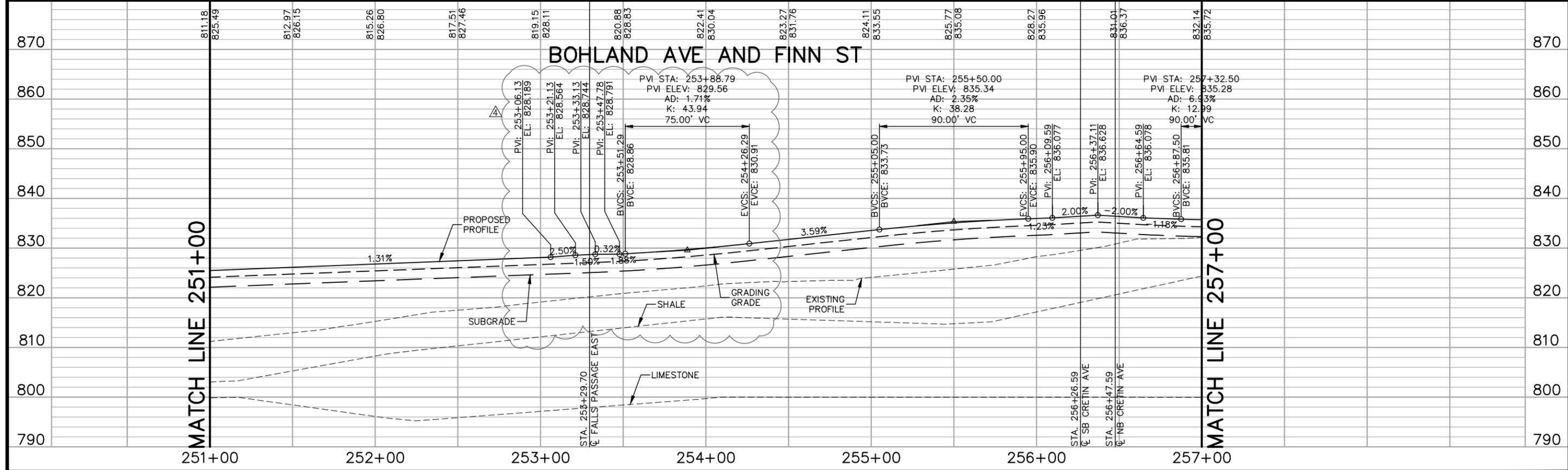
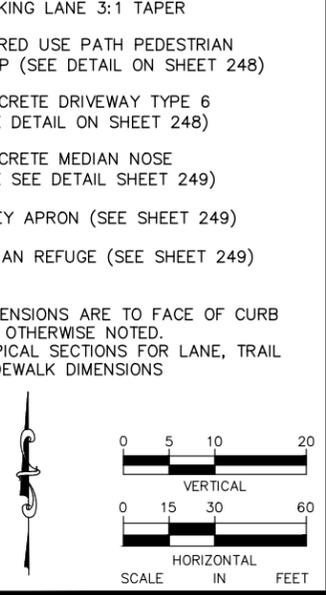
SHEET NO.
252

522



- LEGEND**
- ① CONCRETE CURB AND GUTTER
 - A - B624
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 - C - B612 MODIFIED (SEE SHEET 247 ST. PAUL STD. PLATE 3106A)
 - ② PEDESTRIAN CURB RAMP
 - ③ CONCRETE HEADER JOINTS (SEE DETAIL SHEET 247)
 - ④ PARKING LANE 3:1 TAPER
 - ⑤ SHARED USE PATH PEDESTRIAN RAMP (SEE DETAIL ON SHEET 248)
 - ⑥ CONCRETE DRIVEWAY TYPE 6 (SEE DETAIL ON SHEET 248)
 - ⑦ CONCRETE MEDIAN NOSE (SEE DETAIL SHEET 249)
 - ⑧ ALLEY APRON (SEE SHEET 249)
 - ⑨ MEDIAN REFUGE (SEE SHEET 249)

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. SEE TYPICAL SECTIONS FOR LANE, TRAIL AND SIDEWALK DIMENSIONS



No.	Date	Revisions	App.
2	7/1/20	BULLETIN #2	GSB
4	9/2/20	BULLETIN #4	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

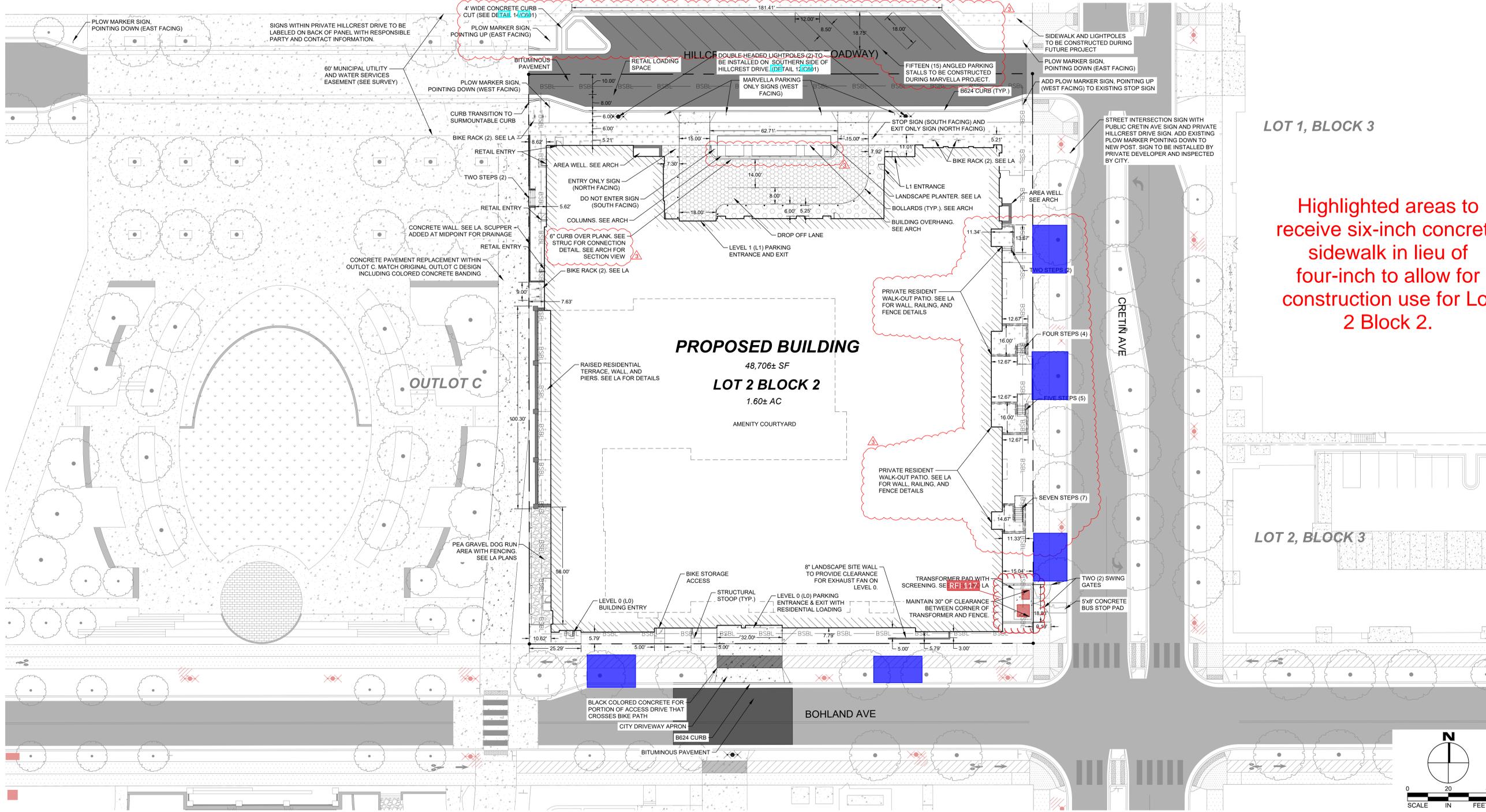


RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 PRELIMINARY SITE PLAN

BOHLAND AVE
 STREET PLAN AND PROFILE
 STA. 251+00 TO STA. 257+00

SHEET NO.
290

522



LOT 1, BLOCK 3

Highlighted areas to receive six-inch concrete sidewalk in lieu of four-inch to allow for construction use for Lot 2 Block 2.

LOT 2, BLOCK 3

PROPOSED BUILDING

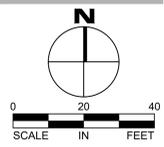
48,706± SF
LOT 2 BLOCK 2
 1.60± AC
 AMENITY COURTYARD

OUTLOT C

PEA GRAVEL DOG RUN AREA WITH FENCING SEE LA PLANS

BOHLAND AVE

CRETIN AVE



ZONING	F5 BUSINESS MIXED DISTRICT	
	REQUIREMENT	PROPOSED
UNITS PER BLDG	MAX: N/A	125
BUILDING WIDTH	MAX: 500'	241'
LOT WIDTH	MIN: N/A	247'
BLDG LOT COVERAGE	MAX: 70%*	75.9%
BUILDING HEIGHT	40'-65', 75'**	74'
FLOOR AREA RATIO	2.0-4.0	3.10
IMPERVIOUS PERCENTAGE	MAX: 95%	91.3%

- * 1% LOT COVERAGE BY BUILDINGS BONUS CAN BE ACHIEVED FOR EVERY 1% OF FUNCTIONAL GREEN ROOF PROVIDED BY THE PROJECT, UP TO A MAXIMUM 10% LOT COVERAGE BY BUILDING BONUS.
- FUNCTIONAL GREEN ROOF PROVIDED: 4,985 SF OR 7.2% COVERAGE BONUS, WHICH ALLOWS FOR A TOTAL OF 77.2% BUILDING LOT COVERAGE
- ** MAXIMUM HEIGHT COULD EXTEND UP TO 75' WITH ADDITIONAL STEPBACK REQUIREMENTS PER TABLE 66.931, NOTE (D), WITHIN CITY CODE.
- AVERAGE FLOOR ELEVATION FROM 4 PROPERTY CORNERS = 836.29'
- 1ST FLOOR DESIGN ELEVATION = 842.00'
- HEIGHT OF BUILDING ABOVE FIRST FLOOR = 68.29'

	BUILDING SETBACK		PARKING SETBACK
	MIN	MAX*	
PUBLIC ROW	5'	15'	4'
INTERIOR LOT LINE	6'	N/A	N/A

*MAXIMUM BUILDING SETBACK LIMIT SHALL APPLY TO AT LEAST 60% OF THE BUILDING ALONG THE RIGHT-OF-WAY.

	REQUIREMENT	PROPOSED
VEH. SURFACE PARKING	MAX: 20	5
VEH. STRUCT. PARKING	MAX: N/A	154
TOTAL VEH. STALLS	MAX: 208	159
BICYCLE PARKING	MIN: 1	40
CAR-SHARE PARKING	MIN: 0	0
EV PARKING	MIN: 3	16

- VEHICULAR PARKING
 - NON-RESIDENTIAL: MAX 1/200 SF
 - RESIDENTIAL, CONGREGATE LIVING: MAX 1/BEDROOM
- BICYCLE PARKING
 - COMMERCIAL, OFFICE, CIVIC: 1.0/5,000 SF
- CAR-SHARE PARKING
 - NON-RESIDENTIAL: NONE FOR 0-24 NON-RESIDENTIAL PARKING SPACES
- ELECTRIC VEHICLE PARKING
 - MIN ONE PARKING SPACE OR 2% OF TOTAL PARKING SPACES, WHICHEVER IS GREATER

NOTE: THE CALCULATIONS ABOVE ARE BASED ON THE FOLLOWING PROGRAMMING NUMBERS:

- NON-RESIDENTIAL SF: 3,500 SF
- BEDROOMS: 189

INFRASTRUCTURE LEGEND:

EXISTING	REQUIREMENT	PROPOSED
[Pattern]	VEH. SURFACE PARKING	BITUMINOUS - STREET
[Pattern]	VEH. STRUCT. PARKING	BITUMINOUS - TRAIL
[Pattern]	TOTAL VEH. STALLS	CONCRETE - SIDEWALK
[Pattern]	BICYCLE PARKING	CONCRETE - SIDEWALK HEAVY DUTY
[Pattern]	CAR-SHARE PARKING	CONCRETE - DRIVEWAY
[Pattern]	EV PARKING	CONCRETE - PEDESTRIAN RAMP

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	PROPERTY BOUNDARY
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	EASEMENT
[Symbol]	[Symbol]	BITUMINOUS (DETAIL 7(CB00))
[Symbol]	[Symbol]	CONCRETE PAVEMENT - ON GRADE (DETAIL 8(CB00))
[Symbol]	[Symbol]	CONCRETE PAVEMENT - ABOVE PLANK (DETAIL 9(CB00))
[Symbol]	[Symbol]	CONCRETE SIDEWALK - ON GRADE (DETAIL 1(CB00))
[Symbol]	[Symbol]	CONCRETE SIDEWALK - ABOVE PLANK (DETAIL 1(CB00))
[Symbol]	[Symbol]	GRAVEL
[Symbol]	[Symbol]	FENCE
[Symbol]	[Symbol]	HAND RAIL
[Symbol]	[Symbol]	GUARD RAIL
[Symbol]	[Symbol]	SITE WALL
[Symbol]	[Symbol]	SIGN
[Symbol]	[Symbol]	BOLLARD
[Symbol]	[Symbol]	TRAFFIC HANDHOLE
[Symbol]	[Symbol]	LIGHT POLE
[Symbol]	[Symbol]	FLAG POLE
[Symbol]	[Symbol]	BUILDING SETBACK



RYAN A+E, INC.
 533 South Third Street, Suite 100
 Minneapolis, MN 55415
 612-492-4000 tel
 612-492-3000 fax

WWW.RYANCOMPANIES.COM



CONSULTANTS
ERA
 STRUCTURAL ENGINEERING
 2550 University Ave. W.
 Suite 423-5
 St. Paul, MN 55114
 651.251.7570
 www.eraeng.com

PROJECT INFORMATION
HIGHLAND BRIDGE - LOT 2 BLOCK 2

2190 Hillcrest Drive.
 St Paul, MN 55116

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.

JARED B. OLSON

REGISTRATION NO.	DATE
42340	07/26/2023

© 2023 RYAN A+E, INC.

DRAWN BY	CHECKED BY
ZAT	ATA

JOB NO.	DATE
701-402 (6228000)	05/08/2024

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
01	03/24/2023	SD SET
02	07/26/2023	DD PROGRESS SET
03	08/23/2023	DD CHECK SET
04	09/07/2023	DD SET
05	09/22/2023	FOUNDATION / PRECAST PERMIT SET
06	12/12/2023	PERMIT SET
07	01/05/2024	60% CD SET
08	02/28/2024	CD SET
09	04/03/2024	BULLETIN 2
10	05/08/2024	BULLETIN 3

BULLETIN 3

05/08/2024

SITE PLAN

C300

C:\Users\ladams\Documents\Ryan Companies\701402 HB Block 2D - Pres Homes\Project Files\Ryan A+E\Civil\Sheet Files\701402 - C300 SITE PLAN.dwg

Exhibit H

Form of Public Infrastructure Conveyance

PUBLIC INFRASTRUCTURE CONVEYANCE

ORDINANCE PERMIT #20250010220__

This Public Infrastructure Conveyance Agreement (“Agreement”) is made and entered into effective August 4th, 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

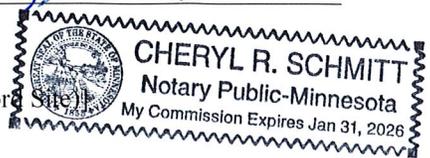
By: Ryan Companies US, Inc., a Minnesota corporation, its Sole Member

By: [Signature]
Name: MAURZEW C. MICHALSKI
Its REGIONAL SVP DEVELOPMENTS

STATE OF Minnesota)
) ss.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 4 day of August, 2019, by Maurze C. Michalski, the SVP of Ryan Companies US, Inc., a Minnesota corporation, the Sole Member of Project Paul, LLC, a Delaware limited liability company, on behalf of the limited liability company.

[Signature]
Notary Public





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.

Pulte ROW

Project Description

20250010220

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**

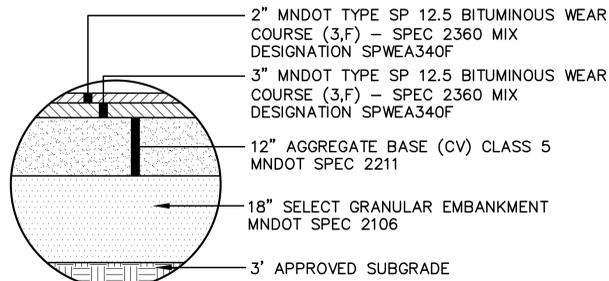
Prior to acceptance of any infrastructure and release of City permits, the following items must be completed to the satisfaction of the City:

- 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.);
- Full compliance with project Quality Management Plan or other document(s) governing quality management and quality assurance;
- Documentation of compliance with all applicable City and non-City permit requirements, including, but not limited to: City Public Works Right-of-Way Office, Minnesota Pollution Control Agency, Capitol Region Watershed District, and National Pollution Discharge Elimination System permit requirements;
- Documentation of roadway materials at compaction of grading and base, plant mix design report, strength;
- NA Video of all sanitary sewer mains and laterals, storm sewer mains and laterals, and any structural BMP's (pipe galleries, drantile, sediment control structures, weir structures, etc.) installed under any permit, provided to the Public Works Sewer Division;
- NA Sewer Permit drawings for paving connections or stubs installed to service vertical development provided to Public Works, in addition to Private Service Lateral Permit Drawings;
- NA Documentation of Public Works notified for signal and lighting inspection of pole field layouts (staking), conduits and foundations installed, poles and wiring installed, and head positioning and phasing/detection verification (signals only);
- NA For infrastructure within parks: Documentation that Parks Department has been notified of completion status;
- All applicable operation and maintenance manuals provided to Public Works; and
- Certificate of Compliance signed and submitted to City by Engineer of Record.

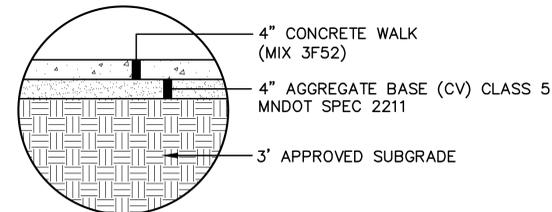
RELEASE OF PERMIT:

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

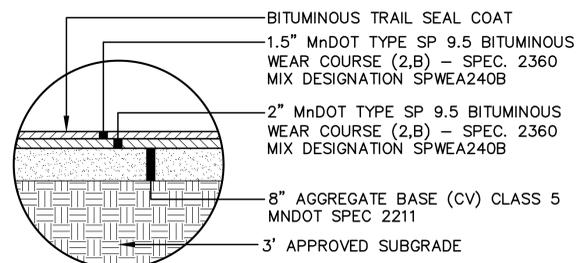
Release Authorized by _____ Title _____



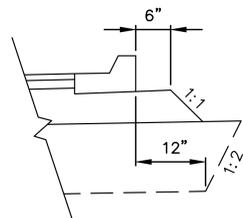
INSET A - PRIMARY ROAD



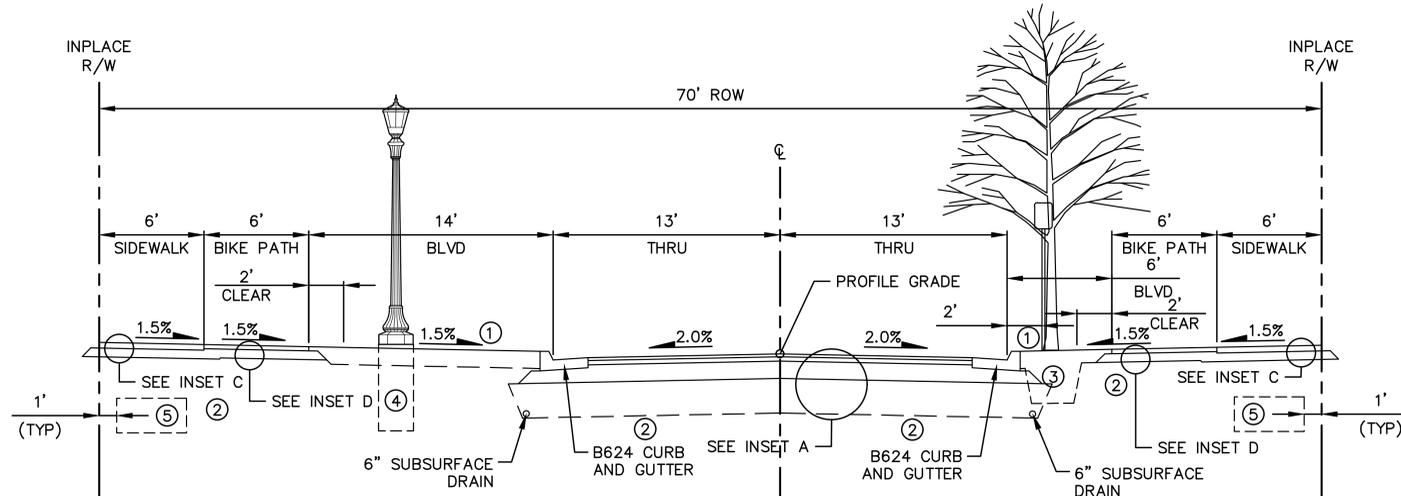
INSET C - 4" CONCRETE SIDEWALK



INSET D - BITUMINOUS TRAIL

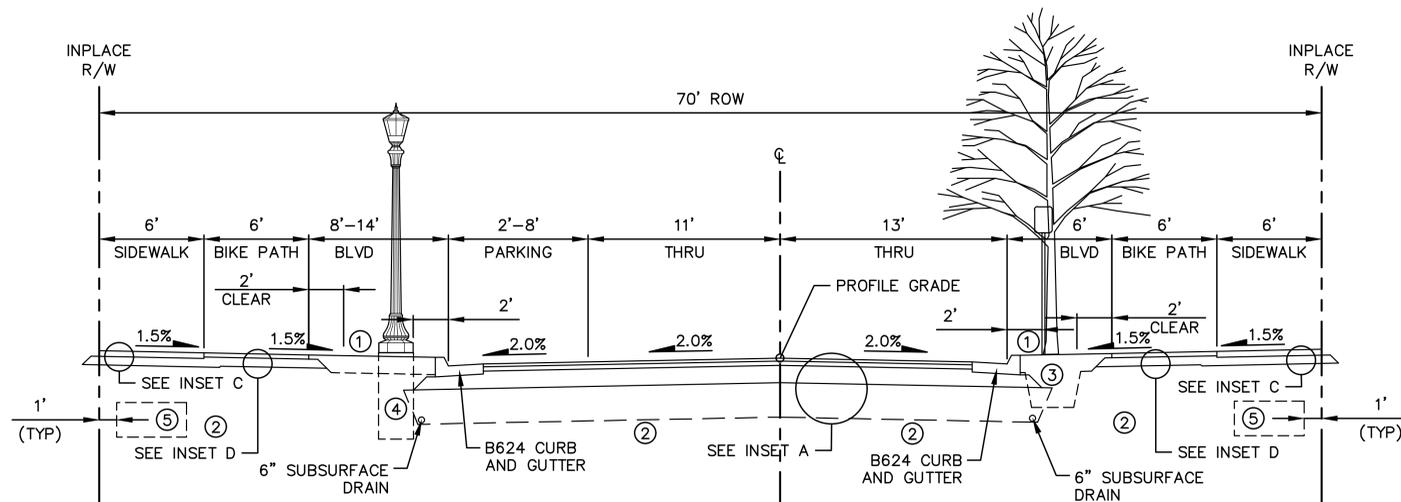


TYPICAL GRADING DETAIL AT CURBS



MOUNT CURVE BOULEVARD

MONTREAL AVENUE TO BOHLAND AVENUE
 (STA. 56+52 - STA. 57+90)
 (STA. 59+89 - STA. 60+29)
 (STA. 67+14 - STA. 67+55)



MOUNT CURVE BOULEVARD

MONTREAL AVENUE TO BOHLAND AVENUE
 (STA. 57+90 - STA. 59+89)
 (STA. 60+29 - STA. 67+15)
 (STA. 67+55 - STA. 68+80)

LEGEND

- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 8%.
- ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- ③ CENTER TREES IN BOULEVARD. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
- ④ LIGHT BASE DIMENSIONS OF 2' DIAMETER AND 6' DEEP PER MNDOT STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
- ⑤ PRIVATE UTILITY CORRIDOR.

GENERAL NOTES:

- 1. BOULEVARD TREES AND STREETLIGHT TO ALTERNATE THE LENGTH OF THE STREET.
- 2. TREE DETAILS INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING AND SPECIES OF BOULEVARD TREES TO BE INCLUDED ON LANDSCAPE PLANS.
- 3. STREETLIGHT DETAIL AND LOCATION INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING OF STREET LIGHTING TO BE INCLUDED ON LIGHTING PLANS.
- 4. CITY STANDARD 12" OF TOPSOIL AND SEED/SOD.
- 5. UNLESS OTHERWISE SPECIFIED, THE OUTFALL CURB AND GUTTER CROSS SLOPES SHALL BE THE SAME AS THE ADJACENT FINISHED SURFACE.
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- 7. SIDEWALKS SHALL HAVE A MINIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM CROSS SLOPE OF 2%. SIDEWALK THAT IS CONSTRUCTED OUT OF COMPLIANCE WILL BE REJECTED

No.	Date	Revisions	App.	DRAWING NAME
				Ford Plan Typs.dwg
				DESIGNED BY: RJG
				DRAWN BY: RJG
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				DATE: 05/27/20
				PROJECT NO. 160640016

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Gregory S. Brown

GREGORY S. BROWN, PE

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

RYAN



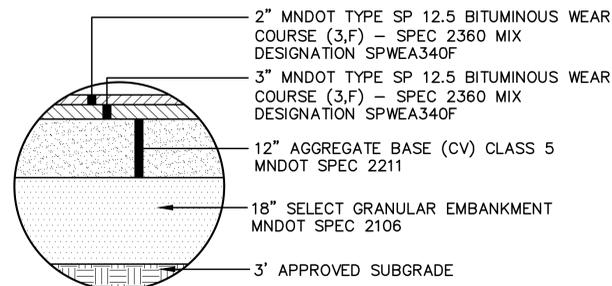
RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN

TYPICAL SECTIONS

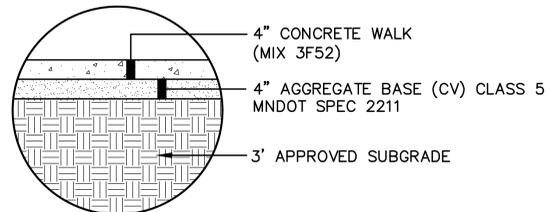
SHEET NO.

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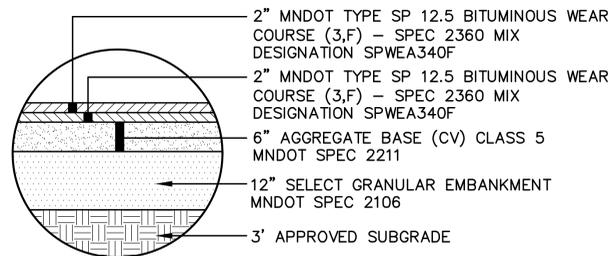
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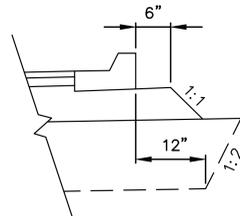
INSET A - PRIMARY ROAD



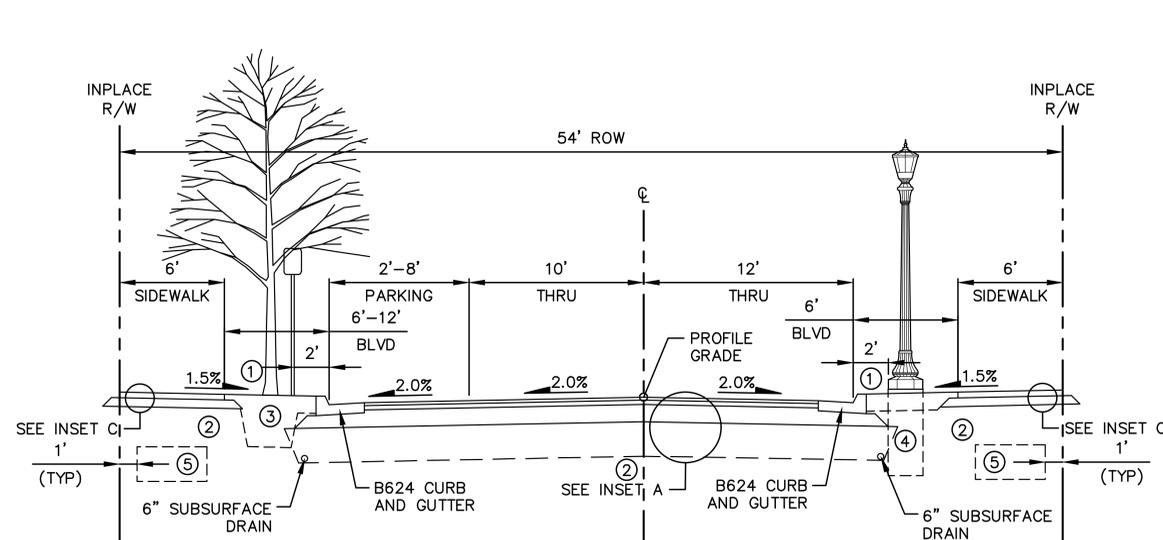
INSET C - 4" CONCRETE SIDEWALK



INSET E - SHARED PATH

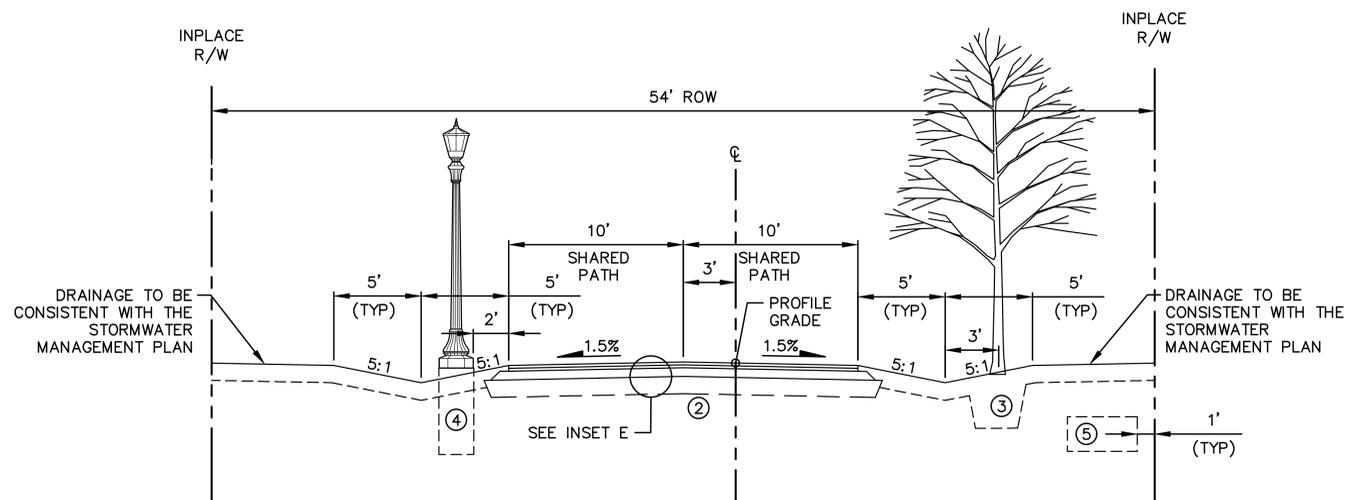


TYPICAL GRADING DETAIL AT CURBS



VILLAGE WAY

BLOCK 14 & 19 ALLEY TO LOT 15 & 21 ALLEY
(STA. 196+74 - STA. 201+46)
BLOCK 16 & 22 ALLEY TO FINN STREET
(STA. 206+36 - STA. 214+20)



VILLAGE WAY

MISSISSIPPI RIVER BOULEVARD TO BLOCK 14 & 19 ALLEY
(STA. 195+40 - STA. 196+73)
BLOCK 15 & 21 ALLEY TO FALLS PASSAGE WEST
(STA. 201+46 - STA. 202+24)
FALLS PASSAGE EAST TO BLOCK 16 & 22 ALLEY
(STA. 205+02 - STA. 206+35)

LEGEND

- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 33%. PROPOSED SWALE BOTTOM TO BE 1 FOOT LOWER THAN EDGE OF PAVEMENT GRADE.
- ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- ③ CENTER TREES IN BOULEVARD OR BACK SLOPE OF SWALE. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
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RYAN



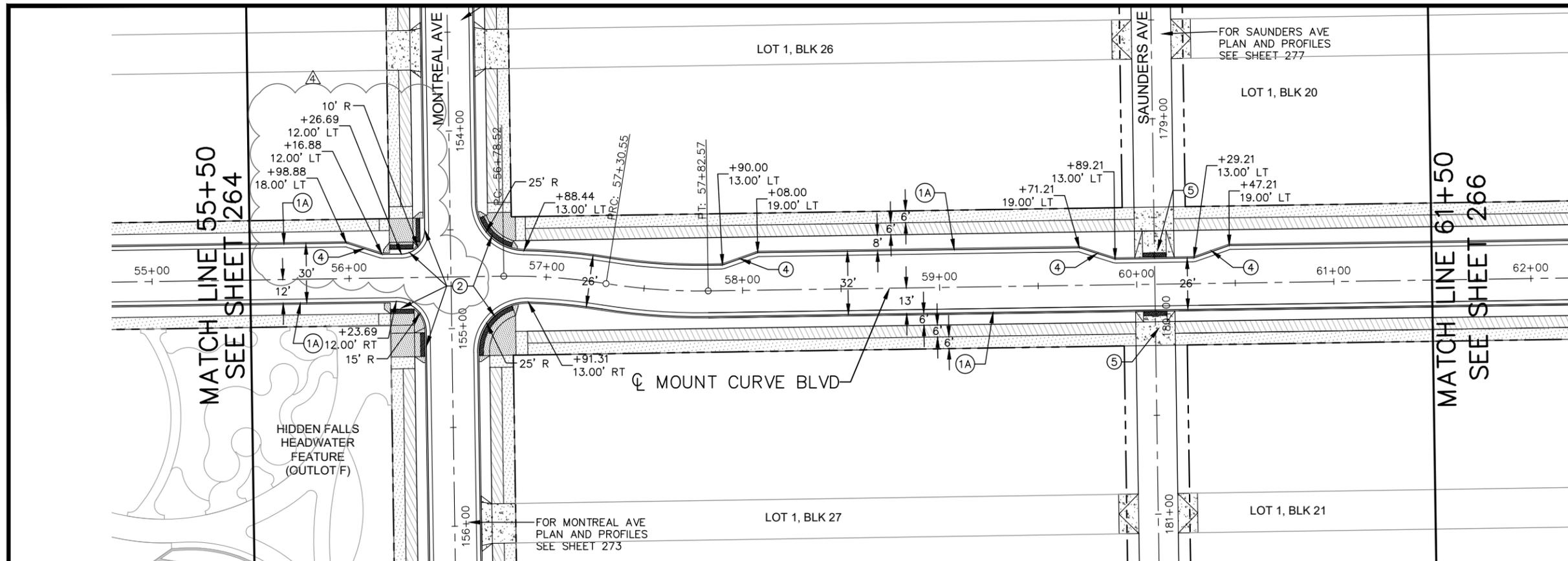
RYAN COMPANIES US, INC.
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FINAL SITE PLAN

TYPICAL SECTIONS

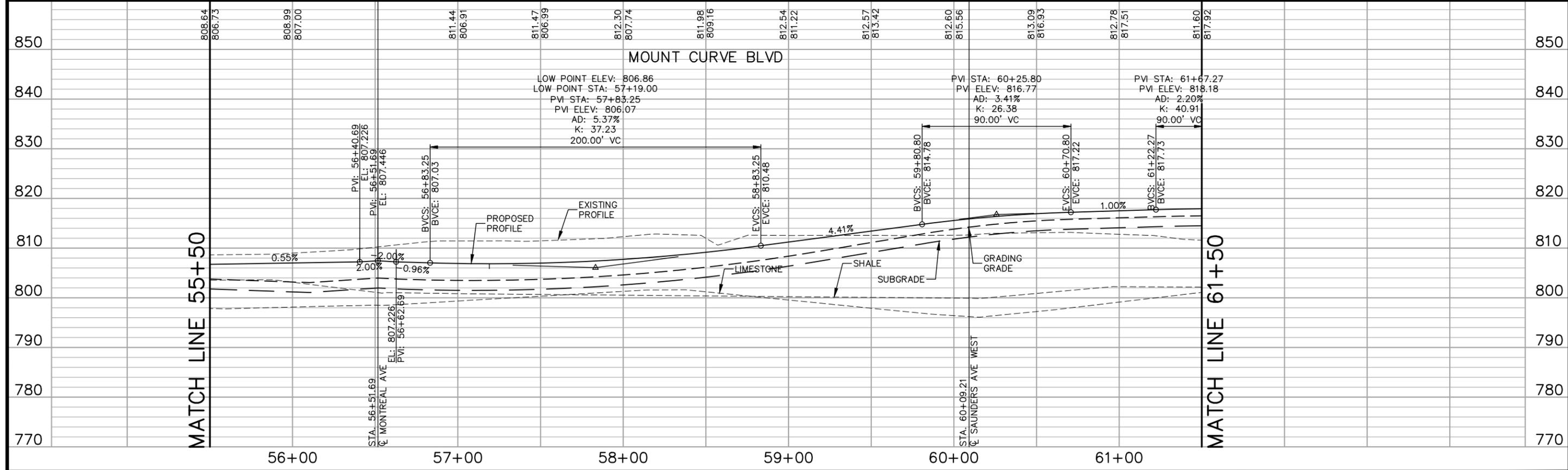
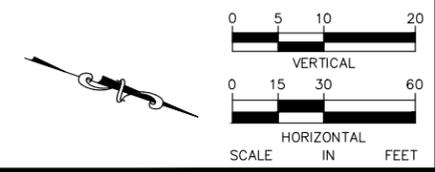
SHEET NO.

16

522



- LEGEND**
- ① CONCRETE CURB AND GUTTER
 - A - B624
 - B - B612 OUTFALL
 - C - B612 MODIFIED (SEE SHEET 247 ST. PAUL STD. PLATE 3106A)
 - ② PEDESTRIAN CURB RAMP
 - ③ CONCRETE HEADER JOINTS (SEE DETAIL SHEET 247)
 - ④ PARKING LANE 3:1 TAPER
 - ⑤ SHARED USE PATH PEDESTRIAN RAMP (SEE DETAIL ON SHEET 248)
 - ⑥ CONCRETE DRIVEWAY TYPE 6 (SEE DETAIL ON SHEET 248)
 - ⑦ CONCRETE MEDIAN NOSE (SEE 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
4	9/2/20	BULLETIN #4	GSB

DRAWING NAME	
Ford Plan/Profile NS	
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

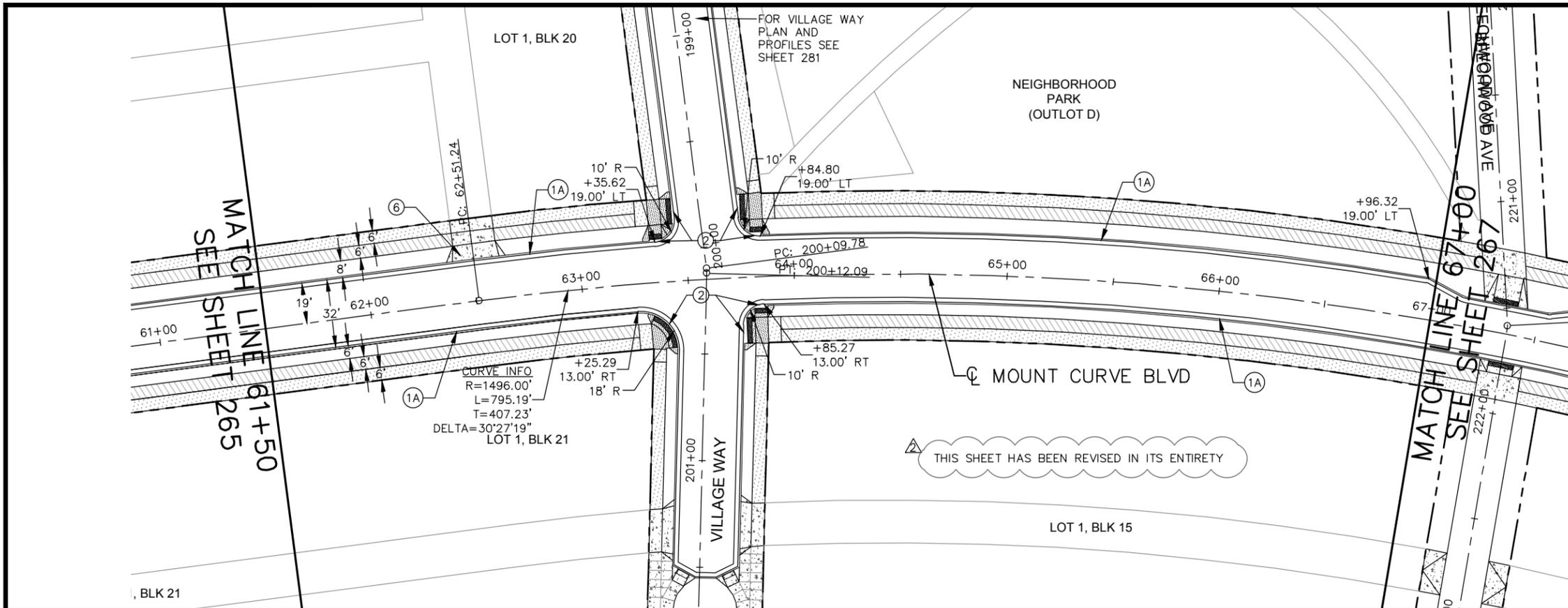


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
PRELIMINARY SITE PLAN

MOUNT CURVE BLVD
STREET PLAN AND PROFILE
STA. 55+50 TO STA. 61+50

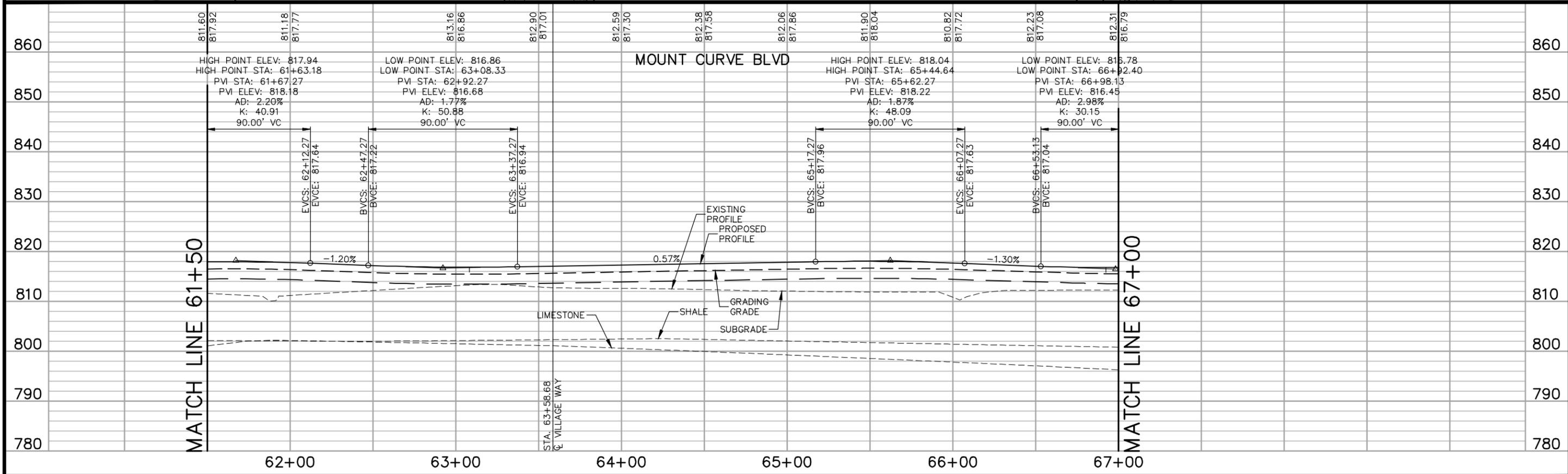
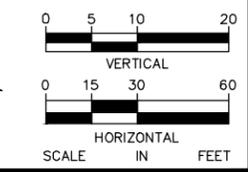
SHEET NO.
265

522



- LEGEND**
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 - B - B612 OUTFALL
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No.	Date	Revisions	App.
2	7/1/20	BULLETIN #2	GSB

DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	05/27/20
PROJECT NO.	160640016

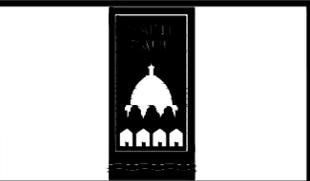
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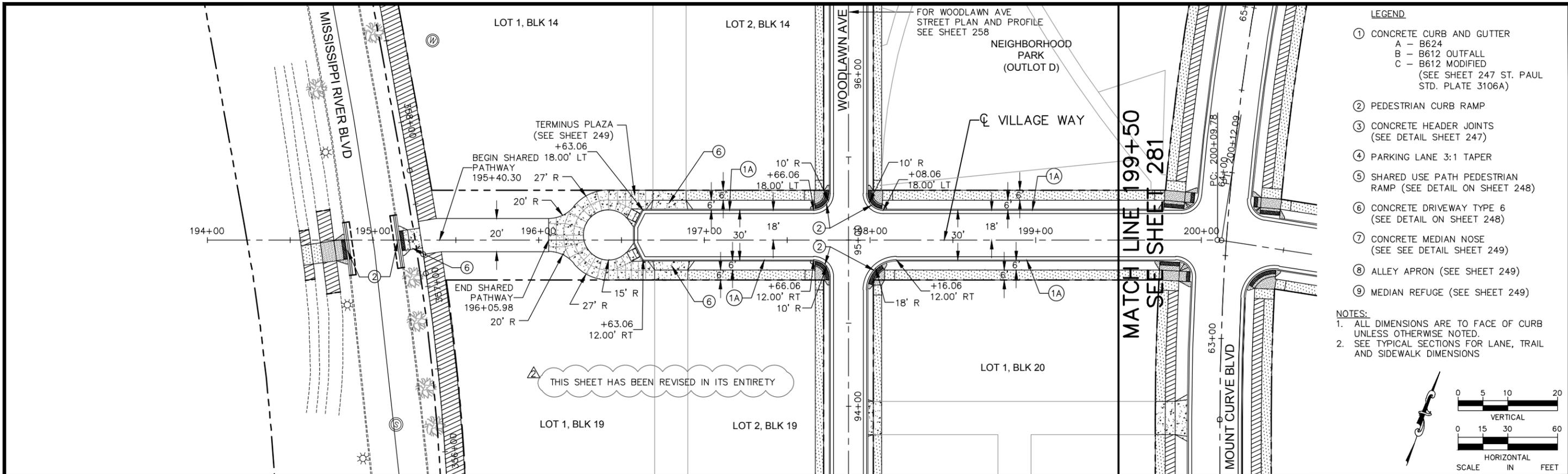


RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST. PAUL, MINNESOTA
 FINAL SITE PLAN

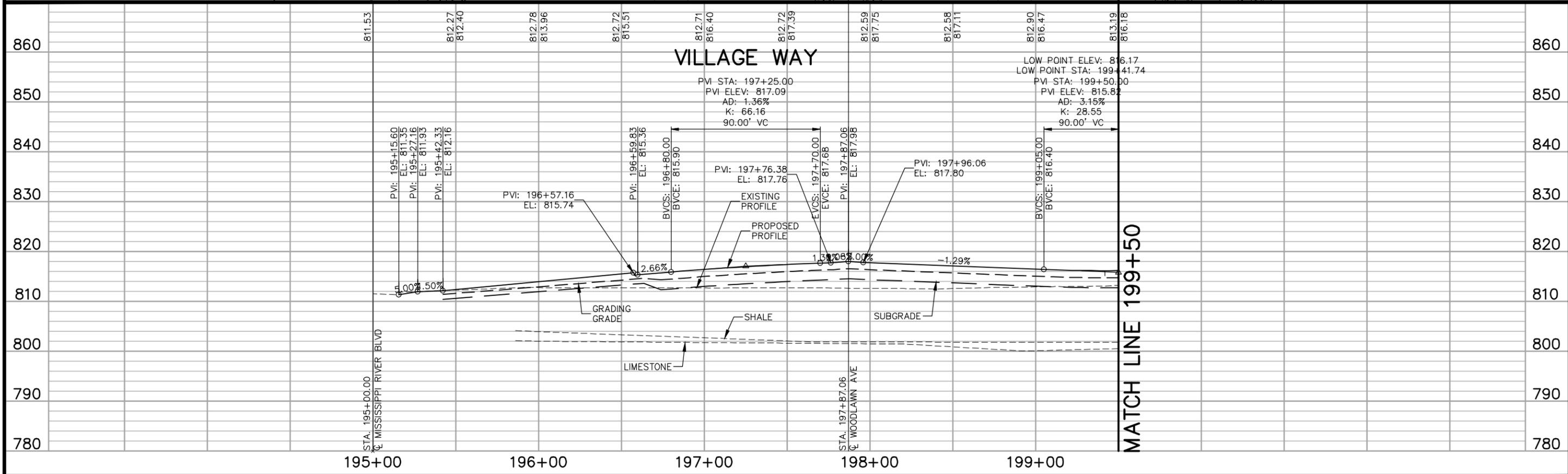
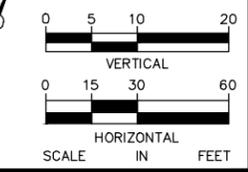
MOUNT CURVE BLVD
 STREET PLAN AND PROFILE
 STA. 61+50 TO STA. 67+00

SHEET NO.
266

522



- LEGEND**
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No.	Date	Revisions	App.
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DRAWING NAME Ford PlanProfile EW.dwg	
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	05/27/20
PROJECT NO.	160640016

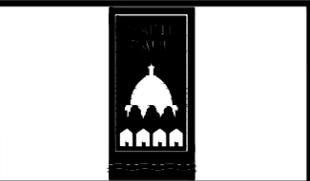
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Gregory S. Brown

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

VILLAGE WAY
 STREET PLAN AND PROFILE
 STA. 195+00 TO STA. 199+50

SHEET NO.
280

522

Exhibit H

Form of Public Infrastructure Conveyance

PUBLIC INFRASTRUCTURE CONVEYANCE

ORDINANCE PERMIT # 20250010221 ____

This Public Infrastructure Conveyance Agreement (“Agreement”) is made and entered into effective August 4th, 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)]



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.

Ryan ROW

Project Description

20250010221

Permit Number

Dan Gleason

44614

08/31/2025

(Signature and License No.)

Date

Kimley-Horn and Associates Inc.

Organization (Print)



August 6, 2025

Project Paul, LLC.
Ryan Companies US, Inc.
533 S. 3rd Street, Suite 100
Minneapolis, MN 55415

RE: Concrete flatwork compression test compliance

Dear Project Paul, LLC.:

We have reviewed the concrete compressive strength results for the 2 sets of cylinders that exhibited 28-day compressive strength less than the specified 4,500 psi. that were forwarded. Set 16 was within 6% of the 4,500 psi criteria. Set 18 was approximately 7% below 4,500. The 56 day breaks show that the strength was continuing to rise. Schmidt hammer rebound tests were also conducted on the sidewalk represented by both sets and neighboring test cylinders with higher break results. The readings averaged less than 3 between the low of 29 and high of 32.9.

MnDOT Standard Specification 2461 (2018) does allow for concrete compressive strength deficiencies in the 93-99% range that these sets represent.

Based on industry practice, lack of any visible indication of material deficiencies in the placed concrete, the expected service loads the concrete will need to carry, and the expectation that the concrete will continue to strengthen as it cures over the next several months we do not recommend any corrective action be taken with the concrete placed represented by sets 16 and 18 for the sidewalk along the east side of Cretin Ave.

Please contact me at 651-503-8523 or greg.brown@kimley-horn.com if you have any questions.

Sincerely,

Kimley-Horn and Associates, Inc.

A handwritten signature in black ink, appearing to read "Gregory S. Brown".

Gregory S. Brown, P.E.
Engineer of Record

Cc: Nick Koch, Ryan Companies
Dan Elenbaas, Kimley-Horn

**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**

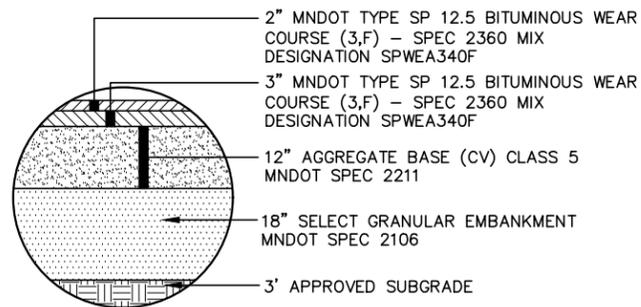
Prior to acceptance of any infrastructure and release of City permits, the following items must be completed to the satisfaction of the City:

- 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.);
- Full compliance with project Quality Management Plan or other document(s) governing quality management and quality assurance;
- Documentation of compliance with all applicable City and non-City permit requirements, including, but not limited to: City Public Works Right-of-Way Office, Minnesota Pollution Control Agency, Capitol Region Watershed District, and National Pollution Discharge Elimination System permit requirements;
- Documentation of roadway materials at compaction of grading and base, plant mix design report, strength;
- NA Video of all sanitary sewer mains and laterals, storm sewer mains and laterals, and any structural BMP's (pipe galleries, drantile, sediment control structures, weir structures, etc.) installed under any permit, provided to the Public Works Sewer Division;
- NA Sewer Permit drawings for paving connections or stubs installed to service vertical development provided to Public Works, in addition to Private Service Lateral Permit Drawings;
- NA Documentation of Public Works notified for signal and lighting inspection of pole field layouts (staking), conduits and foundations installed, poles and wiring installed, and head positioning and phasing/detection verification (signals only);
- NA For infrastructure within parks: Documentation that Parks Department has been notified of completion status;
- All applicable operation and maintenance manuals provided to Public Works; and
- Certificate of Compliance signed and submitted to City by Engineer of Record.

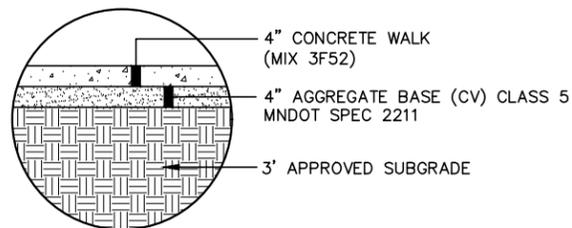
RELEASE OF PERMIT:

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

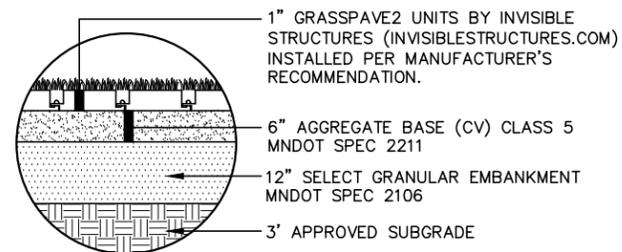
Release Authorized by _____ Title _____



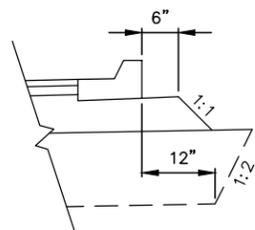
INSET A - PRIMARY ROAD



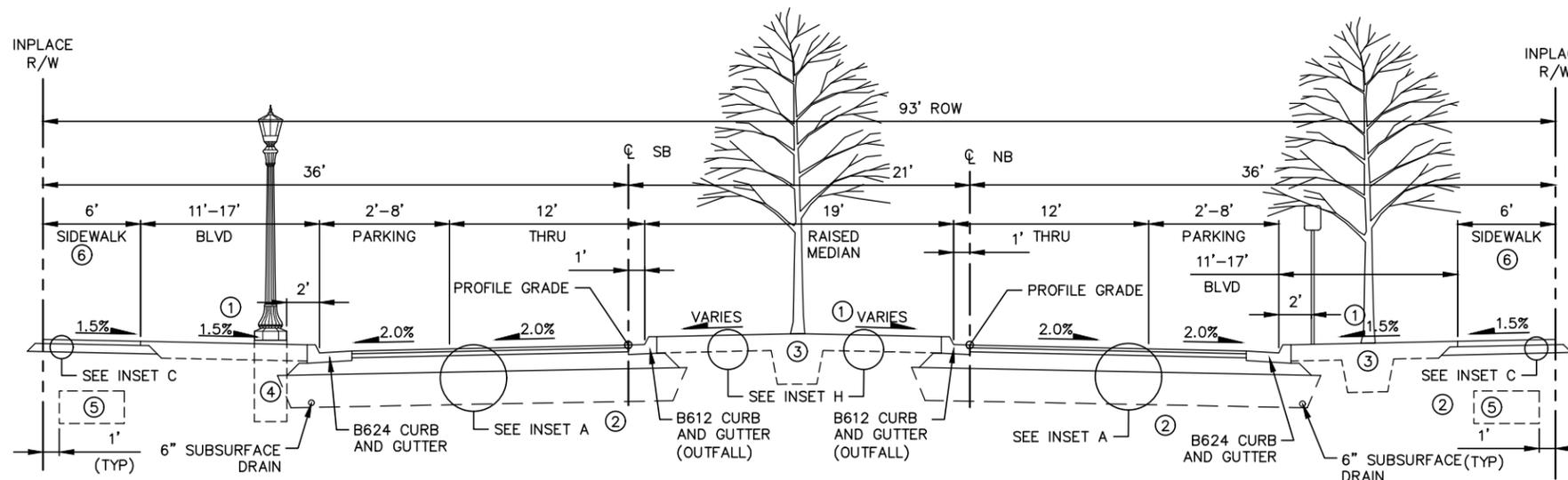
INSET C - 4" CONCRETE SIDEWALK



INSET H - REINFORCED TURF

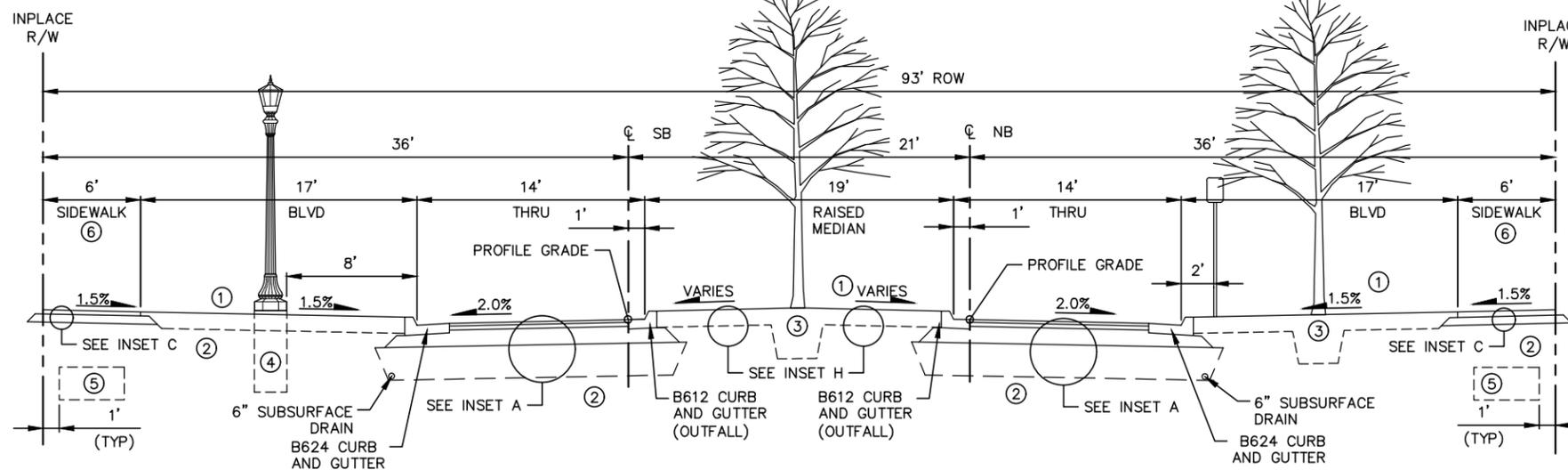


TYPICAL GRADING DETAIL AT CURBS



CRETIN AVENUE

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



CRETIN AVENUE

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

LEGEND

- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 8%.
- ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- ③ CENTER TREES IN BOULEVARD OR MEDIAN. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
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- ⑤ PRIVATE UTILITY CORRIDOR.
- ⑥ 8' SIDEWALK NORTH OF VILLAGE WAY. 6' SIDEWALK SOUTH OF VILLAGE WAY.

GENERAL NOTES:

- 1. BOULEVARD TREES AND STREETLIGHT TO ALTERNATE THE LENGTH OF THE STREET.
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- 7. SIDEWALKS SHALL HAVE A MINIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM CROSS SLOPE OF 2%. SIDEWALK THAT IS CONSTRUCTED OUT OF COMPLIANCE WILL BE REJECTED

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				DESIGNED BY: RJG
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GREGORY S. BROWN, PE

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RYAN



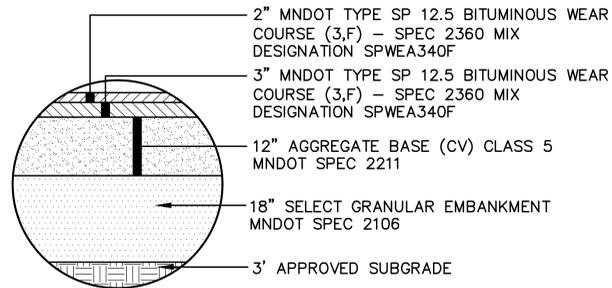
RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

TYPICAL SECTIONS

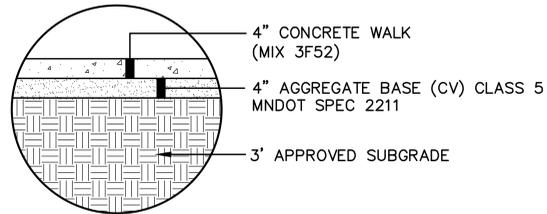
SHEET NO.

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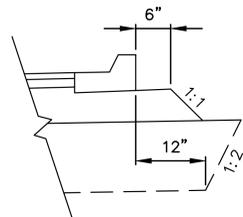
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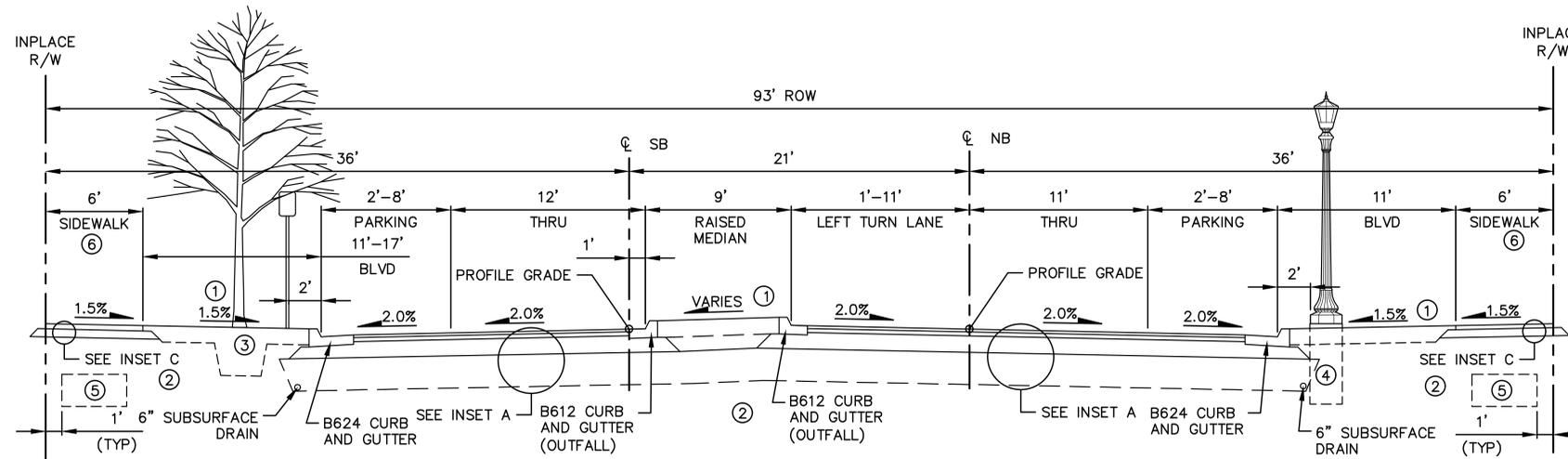
INSET A - PRIMARY ROAD



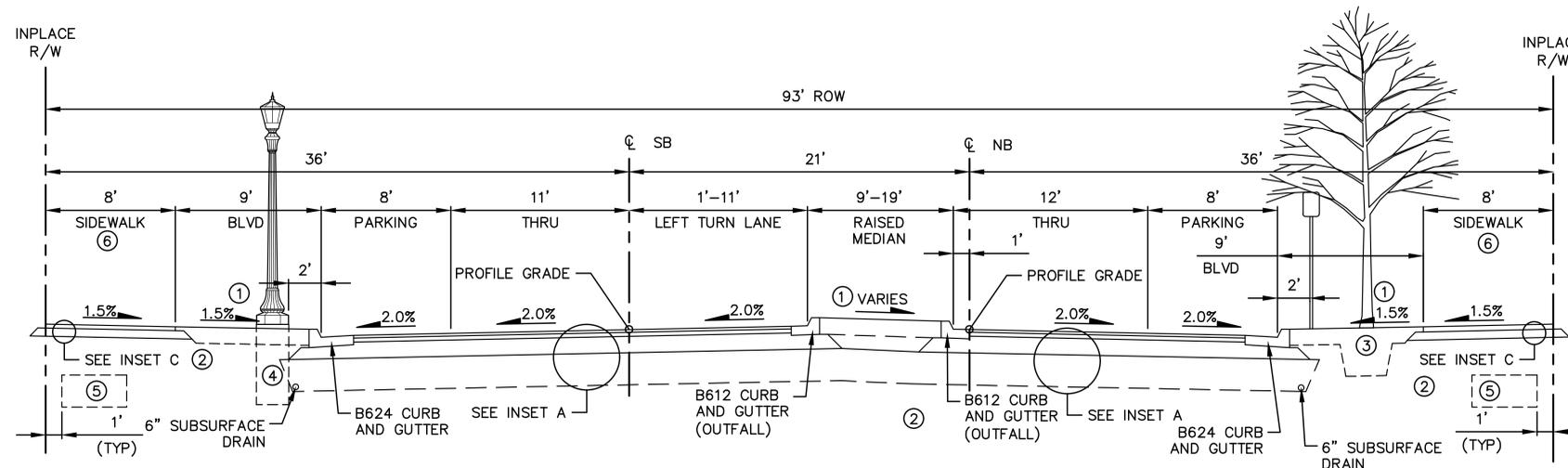
INSET C - 4" CONCRETE SIDEWALK



TYPICAL GRADING DETAIL AT CURBS



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



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

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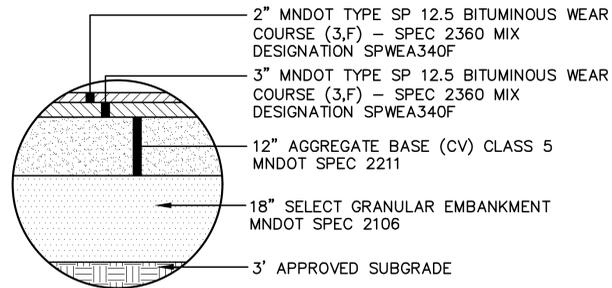
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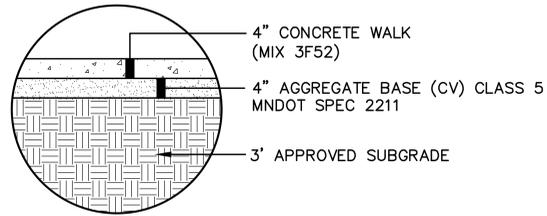


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CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN
TYPICAL SECTIONS

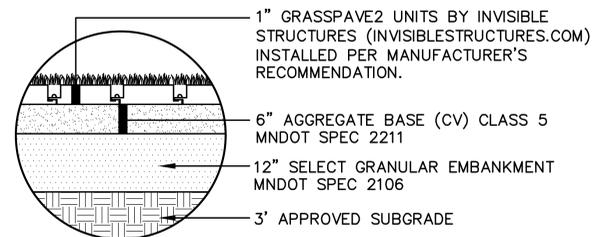
SHEET NO.
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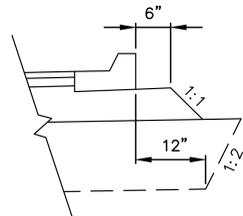
INSET A - PRIMARY ROAD



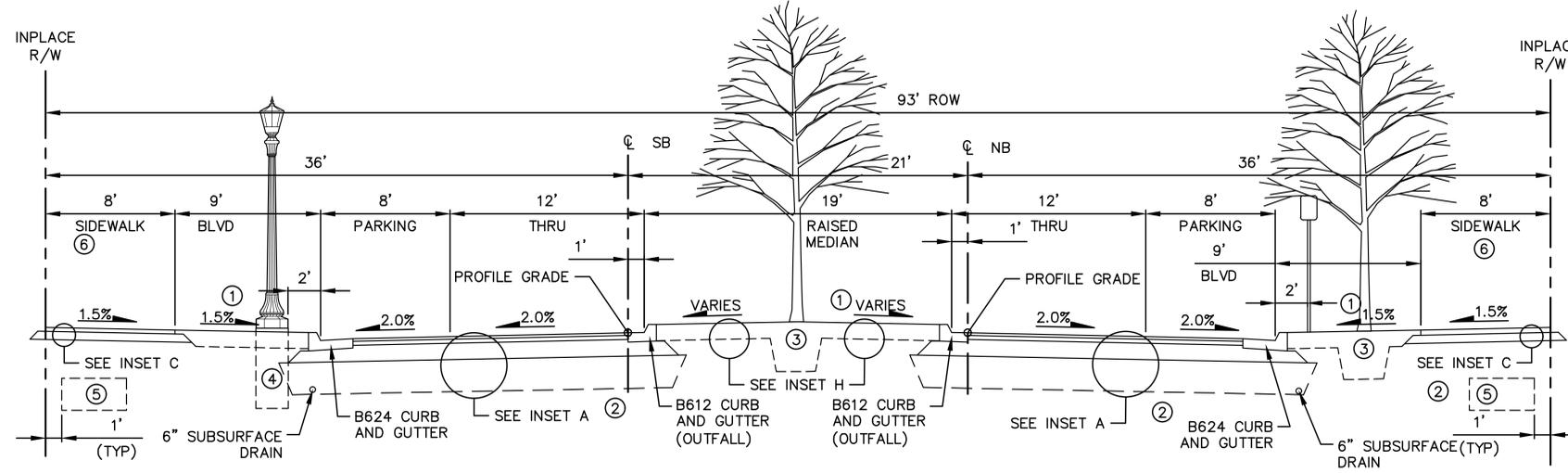
INSET C - 4" CONCRETE SIDEWALK



INSET H - REINFORCED TURF

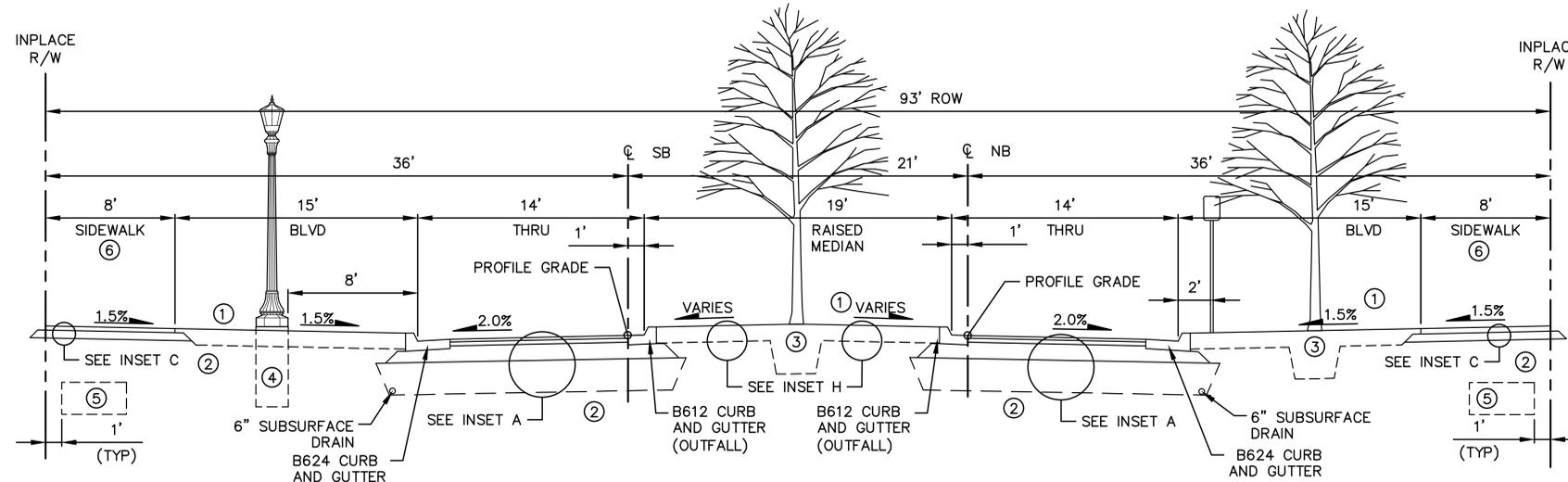


TYPICAL GRADING DETAIL AT CURBS



CRETIN AVENUE

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



CRETIN AVENUE

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

LEGEND

- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 8%.
- ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- ③ CENTER TREES IN BOULEVARD OR MEDIAN. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
- ④ LIGHT BASE DIMENSIONS OF 2' DIAMETER AND 6' DEEP PER CITY STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
- ⑤ PRIVATE UTILITY CORRIDOR.
- ⑥ 8' SIDEWALK NORTH OF VILLAGE WAY. 6' SIDEWALK SOUTH OF VILLAGE WAY.

GENERAL NOTES:

1. BOULEVARD TREES AND STREETLIGHT TO ALTERNATE THE LENGTH OF THE STREET.
2. TREE DETAILS INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING AND SPECIES OF BOULEVARD TREES TO BE INCLUDED ON LANDSCAPE PLANS.
3. STREETLIGHT DETAIL AND LOCATION INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING OF STREET LIGHTING TO BE INCLUDED ON LIGHTING PLANS.
4. CITY STANDARD 12" OF TOPSOIL AND SEED/SOD.
5. UNLESS OTHERWISE SPECIFIED, THE OUTFALL CURB AND GUTTER CROSS SLOPES SHALL BE THE SAME AS THE ADJACENT FINISHED SURFACE.
6. TACK COAT TO BE APPLIED BETWEEN BITUMINOUS PAVEMENT LIFTS.
7. SIDEWALKS SHALL HAVE A MINIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM CROSS SLOPE OF 2%. SIDEWALK THAT IS CONSTRUCTED OUT OF COMPLIANCE WILL BE REJECTED

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				PROJECT NO. 160640016

Kimley»Horn
 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
 PHONE: 651-645-4197
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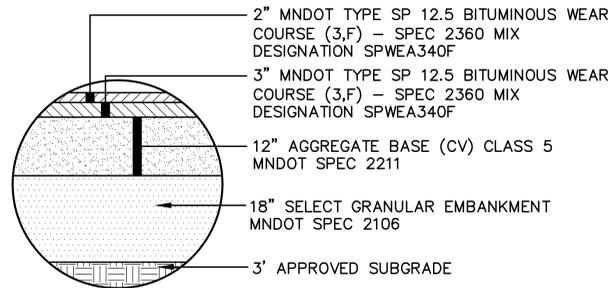
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Gregory S. Brown
 GREGORY S. BROWN, PE
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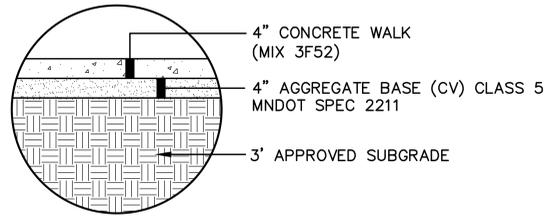


RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN

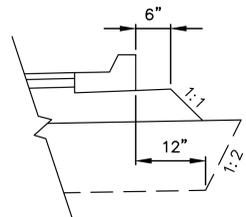
TYPICAL SECTIONS



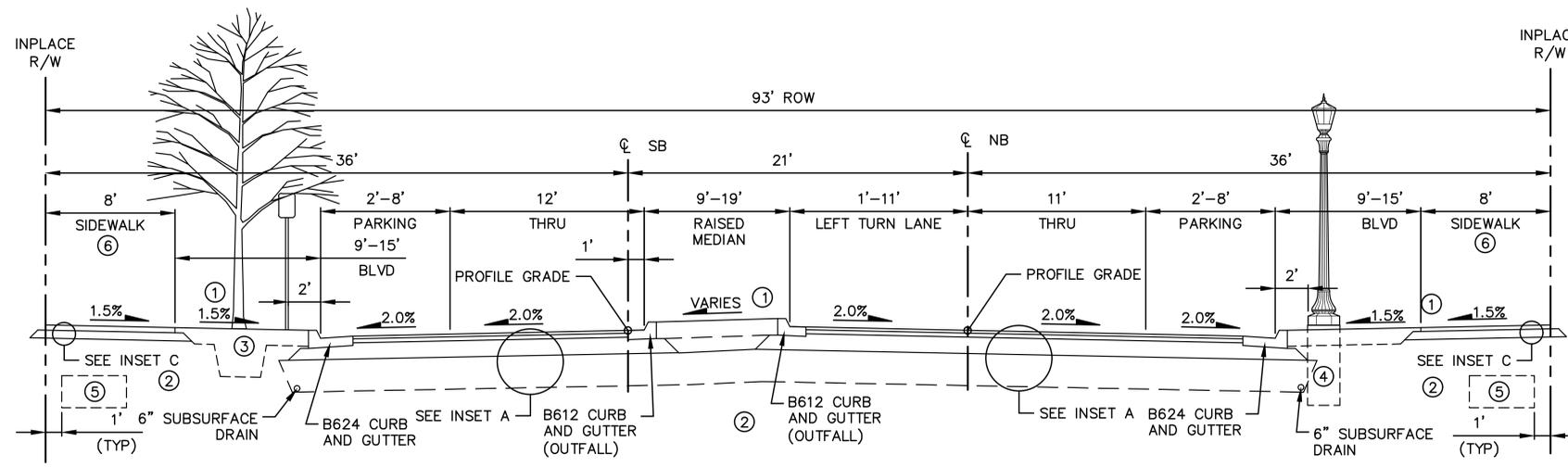
INSET A - PRIMARY ROAD



INSET C - 4" CONCRETE SIDEWALK

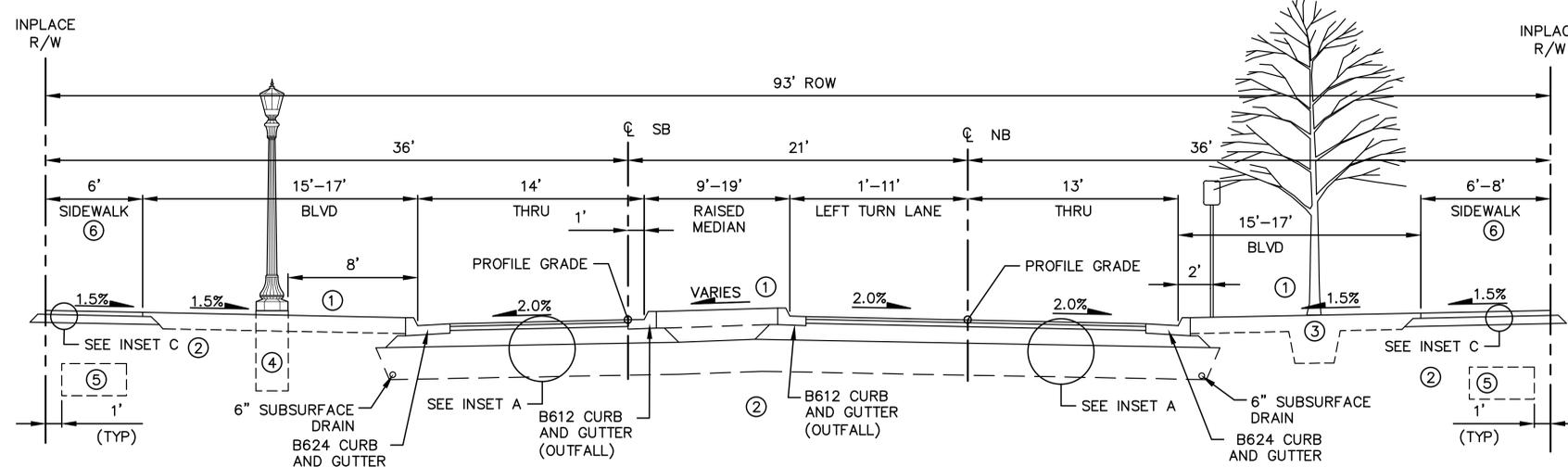


TYPICAL GRADING DETAIL AT CURBS



CRETIN AVENUE

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



CRETIN AVENUE

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

LEGEND

- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 8%.
- ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- ③ CENTER TREES IN BOULEVARD OR MEDIAN. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
- ④ LIGHT BASE DIMENSIONS OF 2' DIAMETER AND 6' DEEP PER CITY STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
- ⑤ PRIVATE UTILITY CORRIDOR.
- ⑥ 8' SIDEWALK NORTH OF VILLAGE WAY. 6' SIDEWALK SOUTH OF VILLAGE WAY.

GENERAL NOTES:

- 1. BOULEVARD TREES AND STREETLIGHT TO ALTERNATE THE LENGTH OF THE STREET.
- 2. TREE DETAILS INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING AND SPECIES OF BOULEVARD TREES TO BE INCLUDED ON LANDSCAPE PLANS.
- 3. STREETLIGHT DETAIL AND LOCATION INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING OF STREET LIGHTING TO BE INCLUDED ON LIGHTING PLANS.
- 4. CITY STANDARD 12" OF TOPSOIL AND SEED/SOD.
- 5. UNLESS OTHERWISE SPECIFIED, THE OUTFALL CURB AND GUTTER CROSS SLOPES SHALL BE THE SAME AS THE ADJACENT FINISHED SURFACE.
- 6. TACK COAT TO BE APPLIED BETWEEN BITUMINOUS PAVEMENT LIFTS.
- 7. SIDEWALKS SHALL HAVE A MINIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM CROSS SLOPE OF 2%. SIDEWALK THAT IS CONSTRUCTED OUT OF COMPLIANCE WILL BE REJECTED

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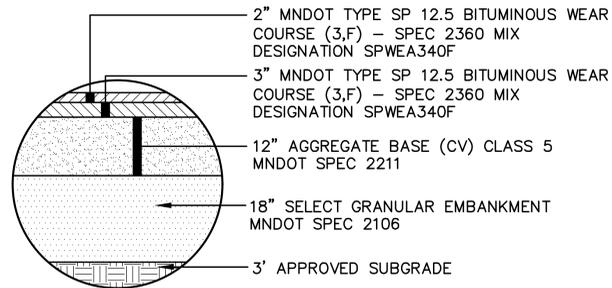
Gregory S. Brown
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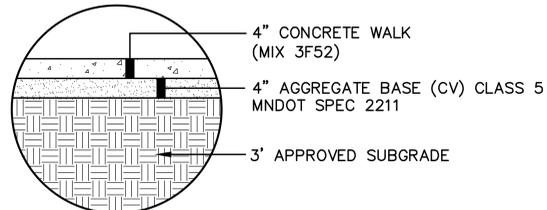
RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN

TYPICAL SECTIONS

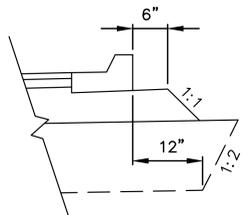
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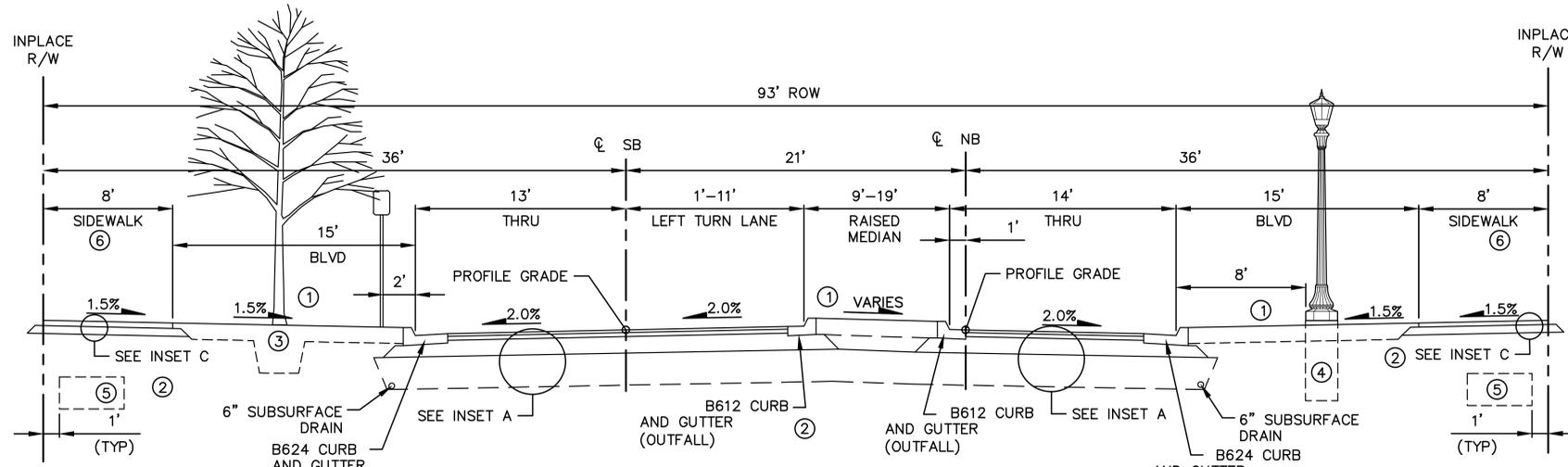
INSET A - PRIMARY ROAD



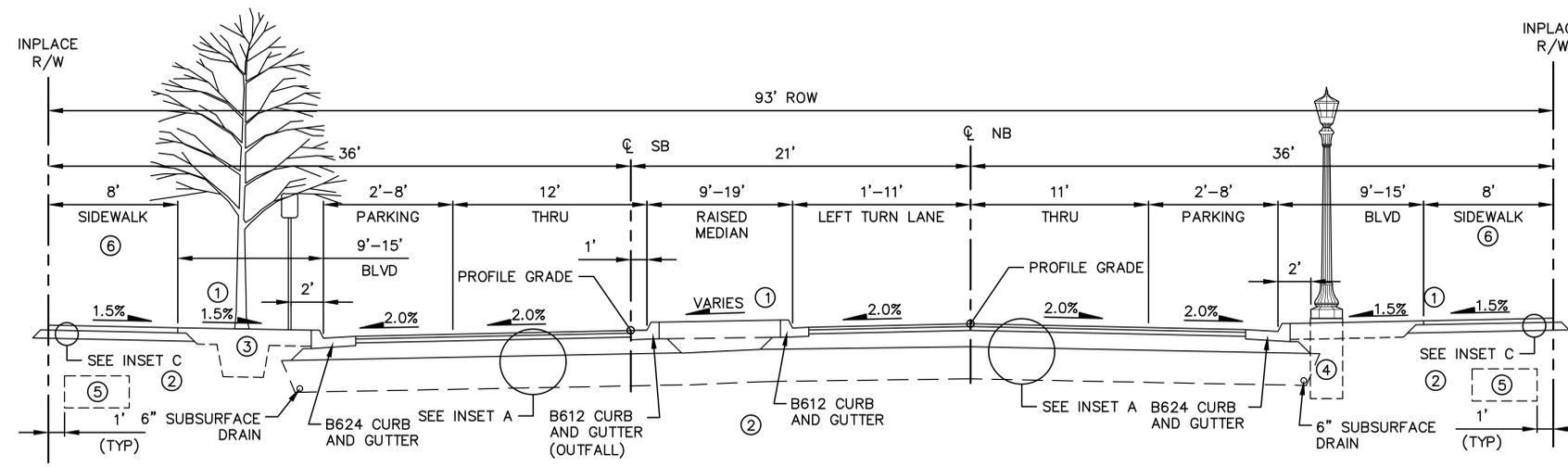
INSET C - 4" CONCRETE SIDEWALK



TYPICAL GRADING DETAIL AT CURBS



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



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

- LEGEND**
- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 8%.
 - ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
 - ③ CENTER TREES IN BOULEVARD OR MEDIAN. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
 - ④ LIGHT BASE DIMENSIONS OF 2' DIAMETER AND 6' DEEP PER CITY STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
 - ⑤ PRIVATE UTILITY CORRIDOR.
 - ⑥ 8' SIDEWALK NORTH OF VILLAGE WAY. 6' SIDEWALK SOUTH OF VILLAGE WAY.

- GENERAL NOTES:**
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 - 3. STREETLIGHT DETAIL AND LOCATION INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING OF STREET LIGHTING TO BE INCLUDED ON LIGHTING PLANS.
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 - 5. UNLESS OTHERWISE SPECIFIED, THE OUTFALL CURB AND GUTTER CROSS SLOPES SHALL BE THE SAME AS THE ADJACENT FINISHED SURFACE.
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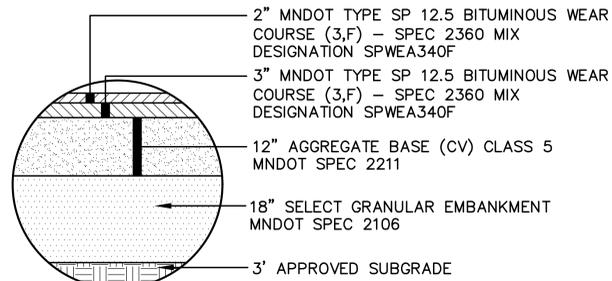
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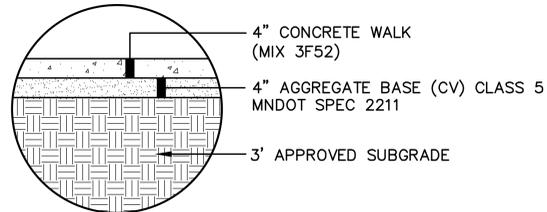


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN
TYPICAL SECTIONS

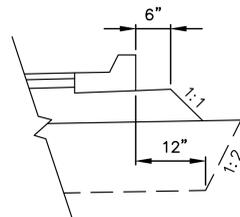
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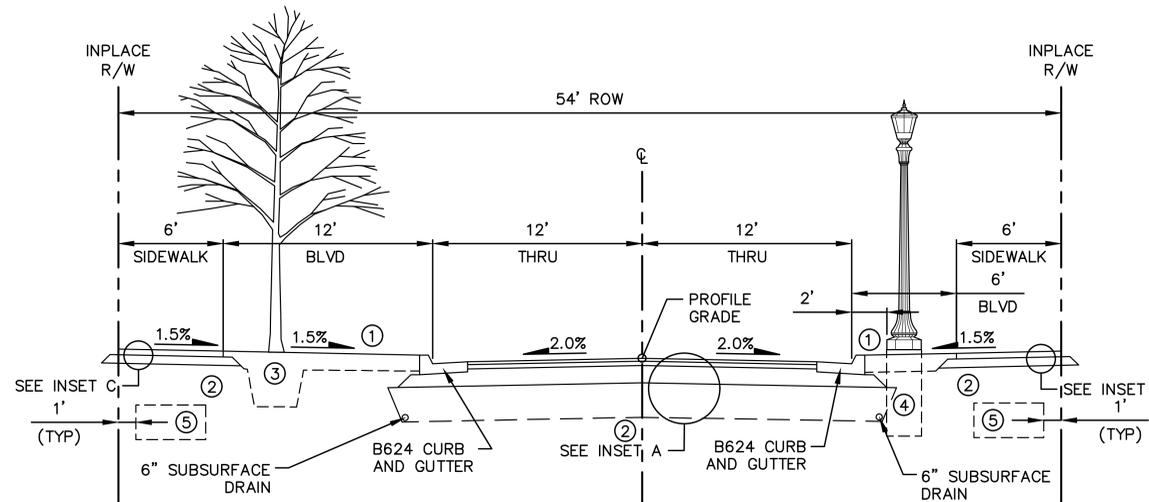
INSET A - PRIMARY ROAD



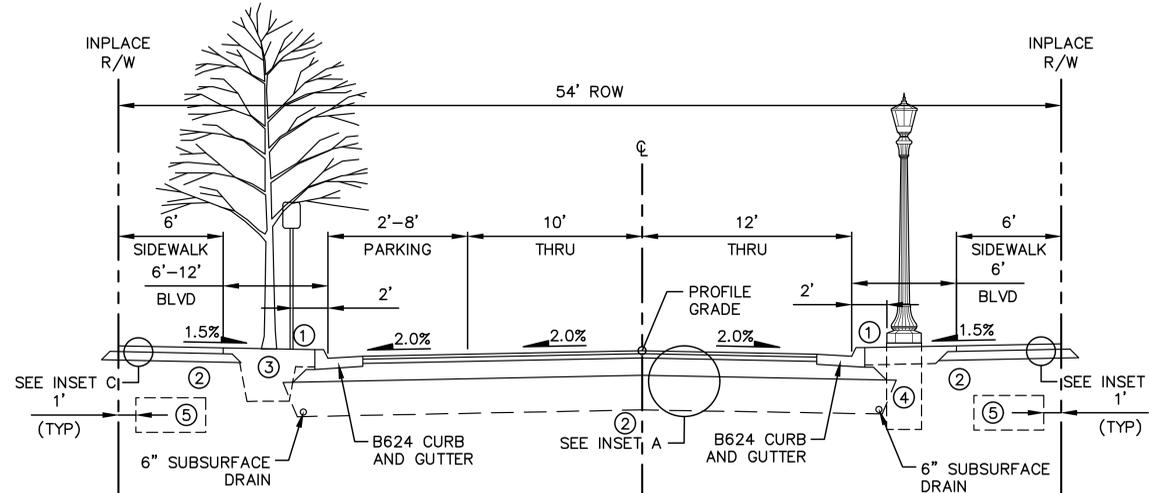
INSET C - 4" CONCRETE SIDEWALK



TYPICAL GRADING DETAIL AT CURBS



MOUNT CURVE BOULEVARD
BEGINNING OF ROAD TO MONTREAL AVENUE
(STA. 52+30 - STA. 52+79)



MOUNT CURVE BOULEVARD
BEGINNING OF ROAD TO MONTREAL AVENUE
(STA. 45+50 - STA. 52+30)
(STA. 52+79 - STA. 56+52)

LEGEND

- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 8%.
- ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- ③ CENTER TREES IN BOULEVARD. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
- ④ LIGHT BASE DIMENSIONS OF 2' DIAMETER AND 6' DEEP PER MNDOT STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
- ⑤ PRIVATE UTILITY CORRIDOR.

GENERAL NOTES:

- 1. BOULEVARD TREES AND STREETLIGHT TO ALTERNATE THE LENGTH OF THE STREET.
- 2. TREE DETAILS INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING AND SPECIES OF BOULEVARD TREES TO BE INCLUDED ON LANDSCAPE PLANS.
- 3. STREETLIGHT DETAIL AND LOCATION INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING OF STREET LIGHTING TO BE INCLUDED ON LIGHTING PLANS.
- 4. CITY STANDARD 12" OF TOPSOIL AND SEED/SOD.
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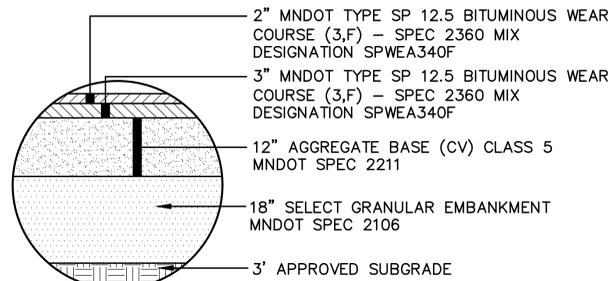
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FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

TYPICAL SECTIONS

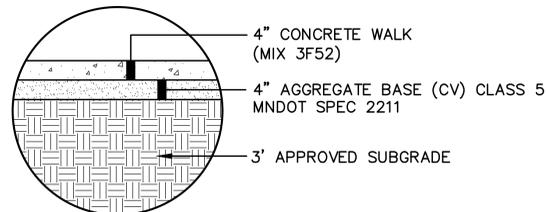
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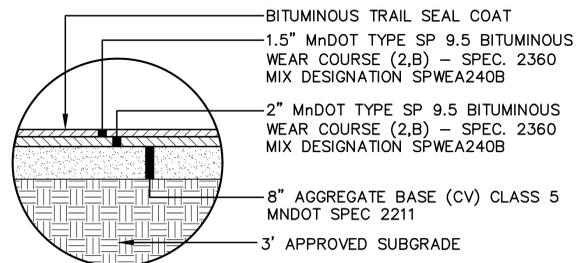
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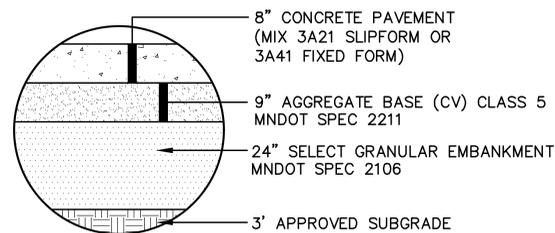
INSET A – PRIMARY ROAD



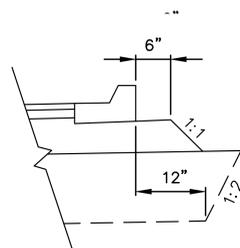
INSET C – 4" CONCRETE SIDEWALK



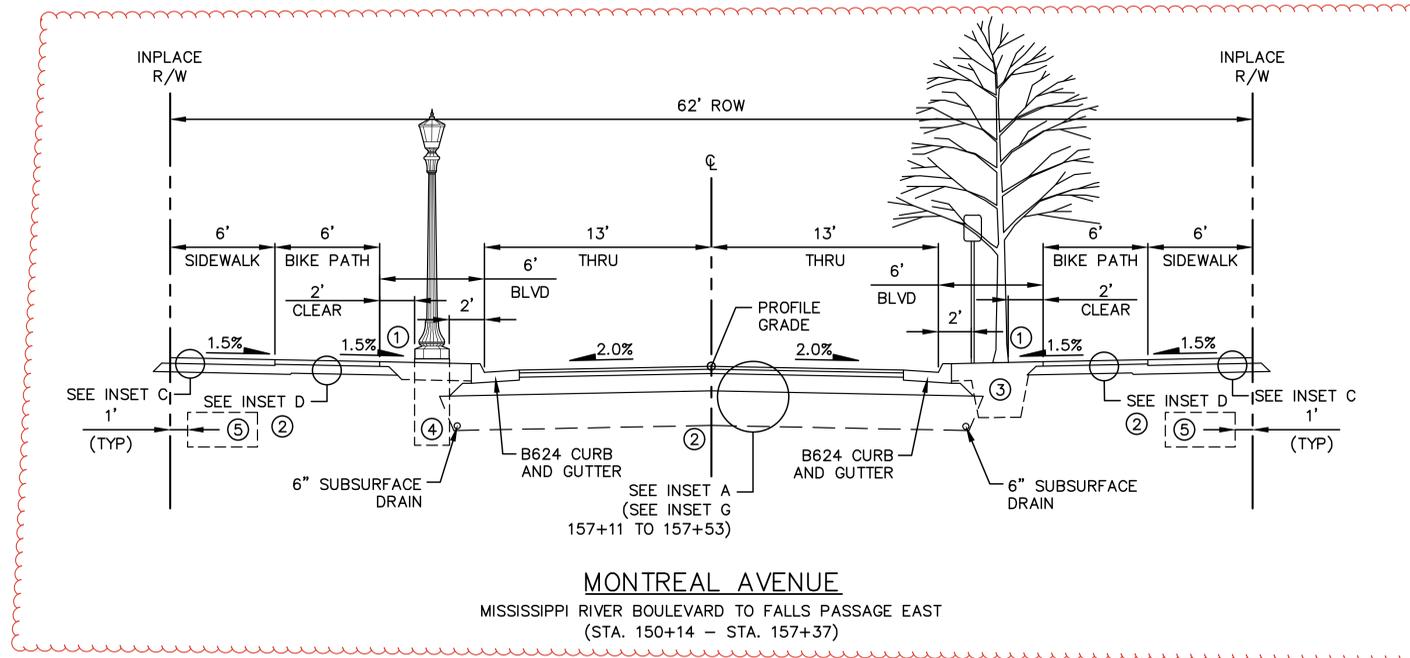
INSET D – BITUMINOUS TRAIL



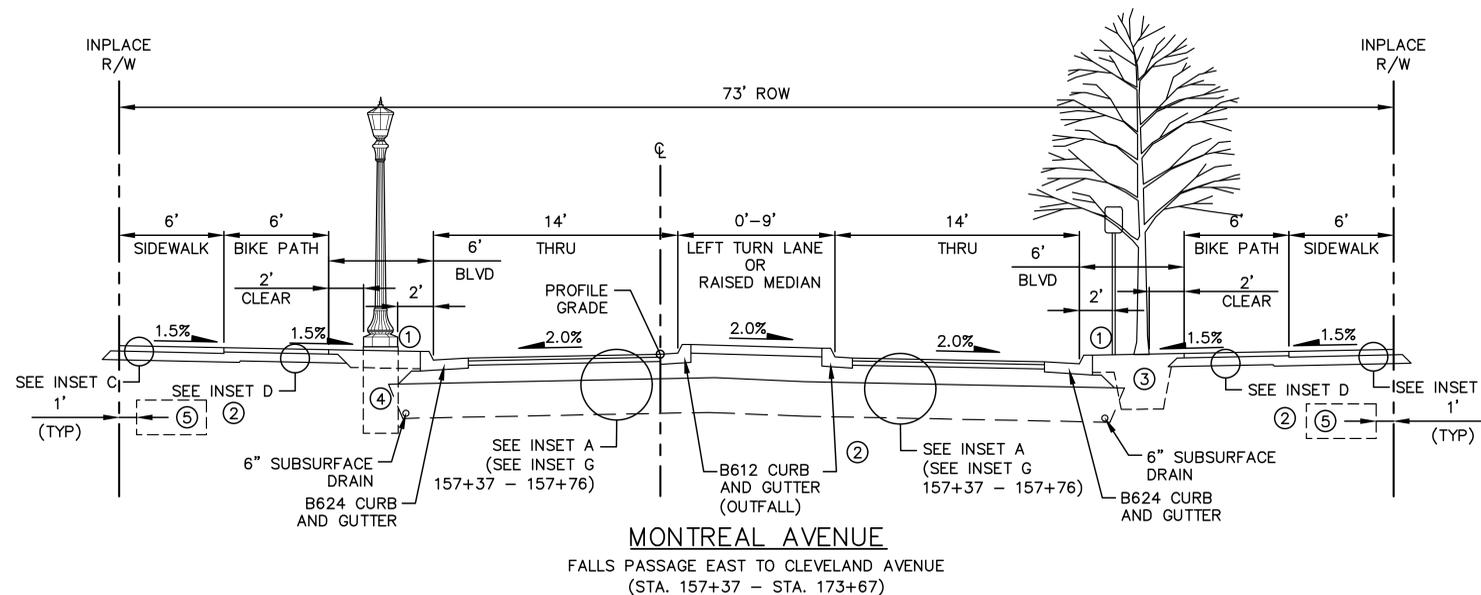
INSET G – 8" CONCRETE PAVEMENT



TYPICAL GRADING DETAIL AT CURBS



MONTREAL AVENUE
MISSISSIPPI RIVER BOULEVARD TO FALLS PASSAGE EAST
(STA. 150+14 – STA. 157+37)



MONTREAL AVENUE
FALLS PASSAGE EAST TO CLEVELAND AVENUE
(STA. 157+37 – STA. 173+67)

LEGEND

- ① BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 3.3%. PROPOSED SWALE BOTTOM TO BE 1 FOOT LOWER THAN EDGE OF PAVEMENT GRADE.
- ② EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- ③ CENTER TREES IN BOULEVARD OR BACK SLOPE OF SWALE. MINIMUM OF 300 CF OF TOPSOIL REQUIRED FOR TREE ROOT ZONE (TOPSOIL SHALL DISPLACE ROADWAY MATERIALS).
- ④ LIGHT BASE DIMENSIONS OF 2' DIAMETER AND 6' DEEP PER MNDOT STANDARD PLATE 8127E. TOP OF FOUNDATION TO BE 3" ABOVE BLVD GRADE.
- ⑤ PRIVATE UTILITY CORRIDOR.

GENERAL NOTES:

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- 2. TREE DETAILS INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING AND SPECIES OF BOULEVARD TREES TO BE INCLUDED ON LANDSCAPE PLANS.
- 3. STREETLIGHT DETAIL AND LOCATION INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING OF STREET LIGHTING TO BE INCLUDED ON LIGHTING PLANS.
- 4. CITY STANDARD 12" OF TOPSOIL AND SEED/SOD.
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- 6. TACK COAT TO BE APPLIED BETWEEN BITUMINOUS PAVEMENT LIFTS.
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RYAN



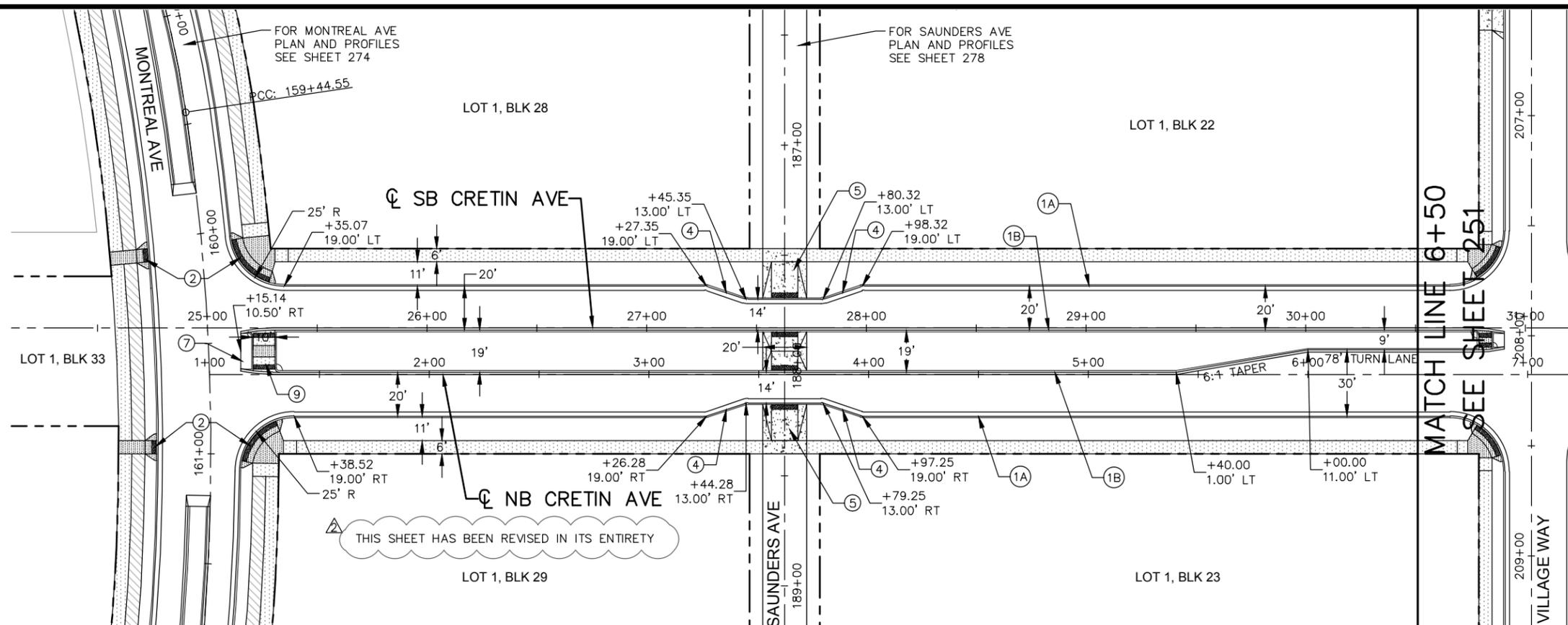
RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

TYPICAL SECTIONS

SHEET NO.

14

522



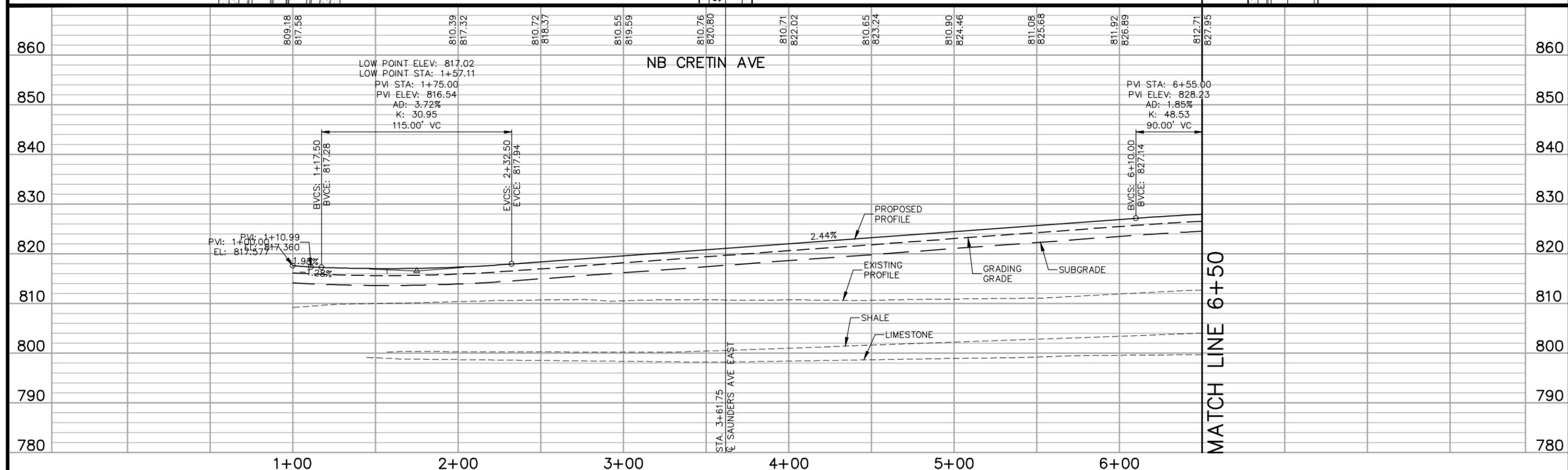
LEGEND

- ① CONCRETE CURB AND GUTTER
 - A - B624
 - B - B612 OUTFALL
 - C - B612 MODIFIED (SEE SHEET 247 ST. PAUL STD. PLATE 3106A)
- ② PEDESTRIAN CURB RAMP
- ③ CONCRETE HEADER JOINTS (SEE DETAIL SHEET 247)
- ④ PARKING LANE 3:1 TAPER
- ⑤ SHARED USE PATH PEDESTRIAN RAMP (SEE DETAIL ON SHEET 248)
- ⑥ CONCRETE DRIVEWAY TYPE 6 (SEE DETAIL ON SHEET 248)
- ⑦ CONCRETE MEDIAN NOSE (SEE SEE DETAIL SHEET 249)
- ⑧ ALLEY APRON (SEE SHEET 249)
- ⑨ MEDIAN REFUGE (SEE SHEET 249)

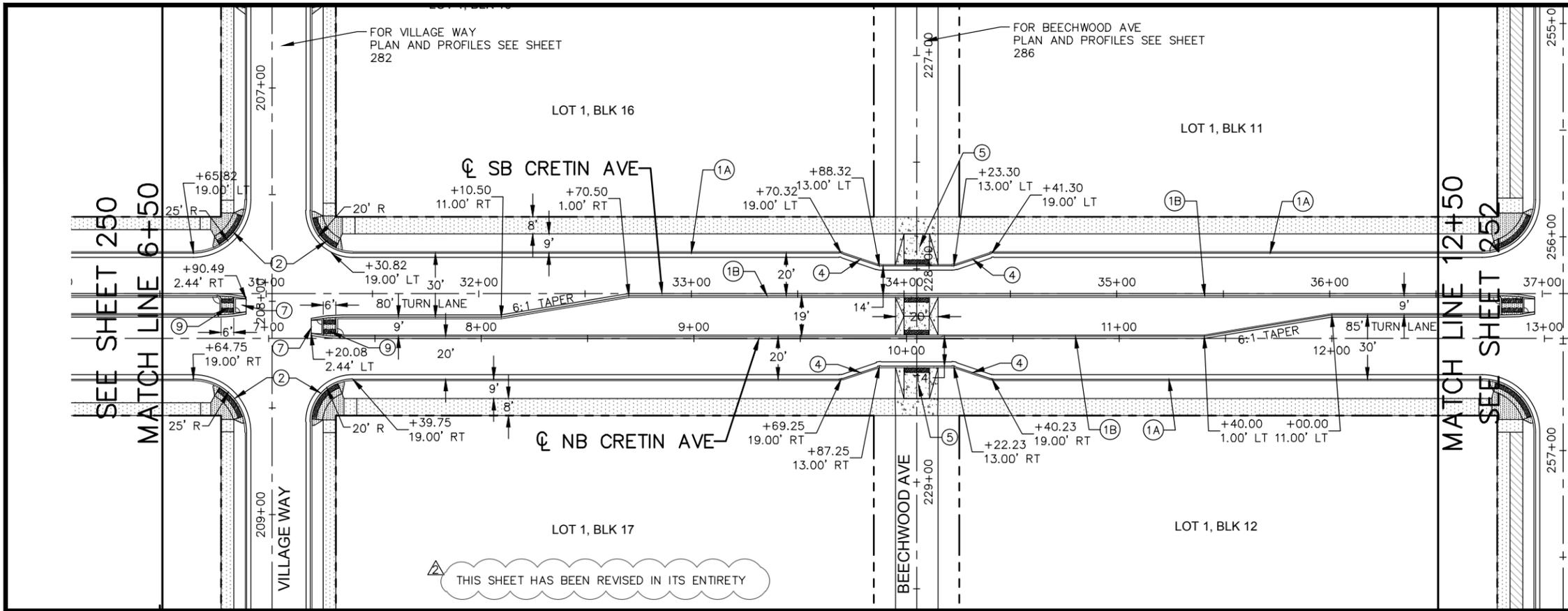
NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SEE TYPICAL SECTIONS FOR LANE, TRAIL AND SIDEWALK DIMENSIONS

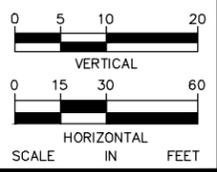
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 IN FEET



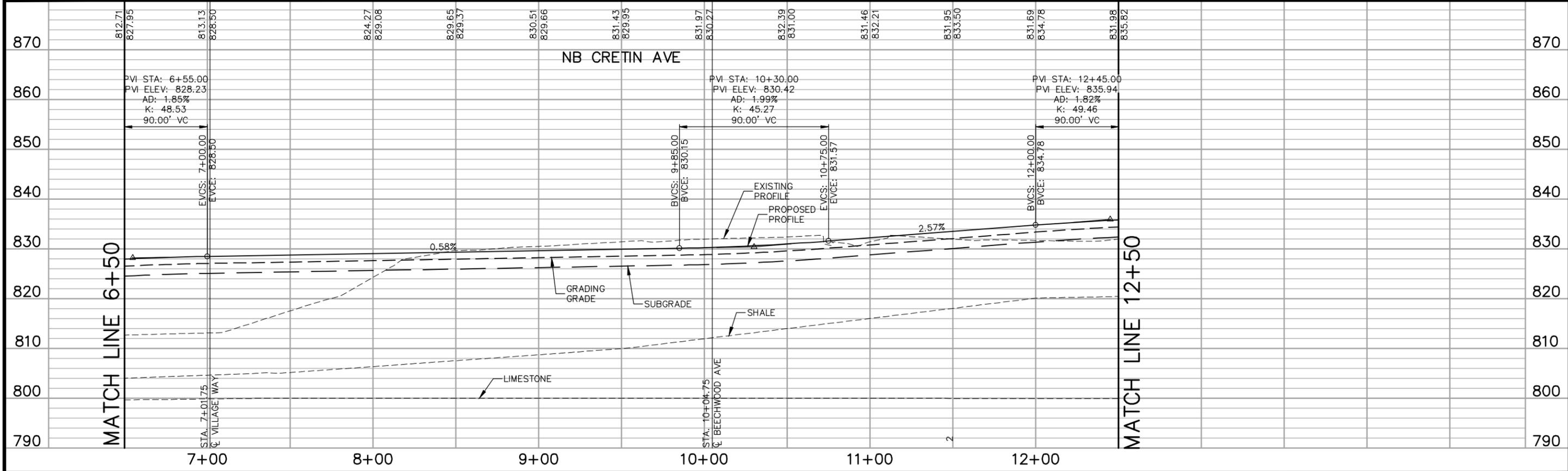
No.	Date	Revisions	App.	DRAWING NAME Ford Plan/Profile NS	<p>767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-645-4197 WWW.KIMLEY-HORN.COM</p>	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.			RYAN COMPANIES US, INC.	SHEET NO.	
2	7/1/20	BULLETIN #2	GSB	DESIGNED BY: R/JG		<p>GREGORY S. BROWN, PE DATE: 05/27/20 MN LIC. NO. 22814</p>			FORD SITE REDEVELOPMENT CITY OF ST PAUL, MINNESOTA FINAL SITE PLAN	NB CRETIN AVE STREET PLAN AND PROFILE STA. 0+00 TO STA. 6+50	250
				DRAWN BY: R/JG							
				CHECKED BY: GSB							
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- LEGEND**
- ① CONCRETE CURB AND GUTTER
 - A - B624
 - B - B612 OUTFALL
 - C - B612 MODIFIED (SEE SHEET 247 ST. PAUL STD. PLATE 3106A)
 - ② PEDESTRIAN CURB RAMP
 - ③ CONCRETE HEADER JOINTS (SEE DETAIL SHEET 247)
 - ④ PARKING LANE 3:1 TAPER
 - ⑤ SHARED USE PATH PEDESTRIAN RAMP (SEE DETAIL ON SHEET 248)
 - ⑥ CONCRETE DRIVEWAY TYPE 6 (SEE DETAIL ON SHEET 248)
 - ⑦ CONCRETE MEDIAN NOSE (SEE DETAIL SHEET 249)
 - ⑧ ALLEY APRON (SEE SHEET 249)
 - ⑨ MEDIAN REFUGE (SEE SHEET 249)
- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. SEE TYPICAL SECTIONS FOR LANE, TRAIL AND SIDEWALK DIMENSIONS



THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY



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

DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	05/27/20
PROJECT NO.	160640016

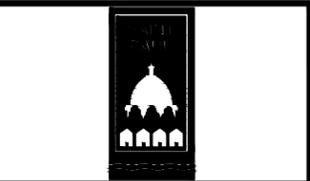
Kimley»Horn

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

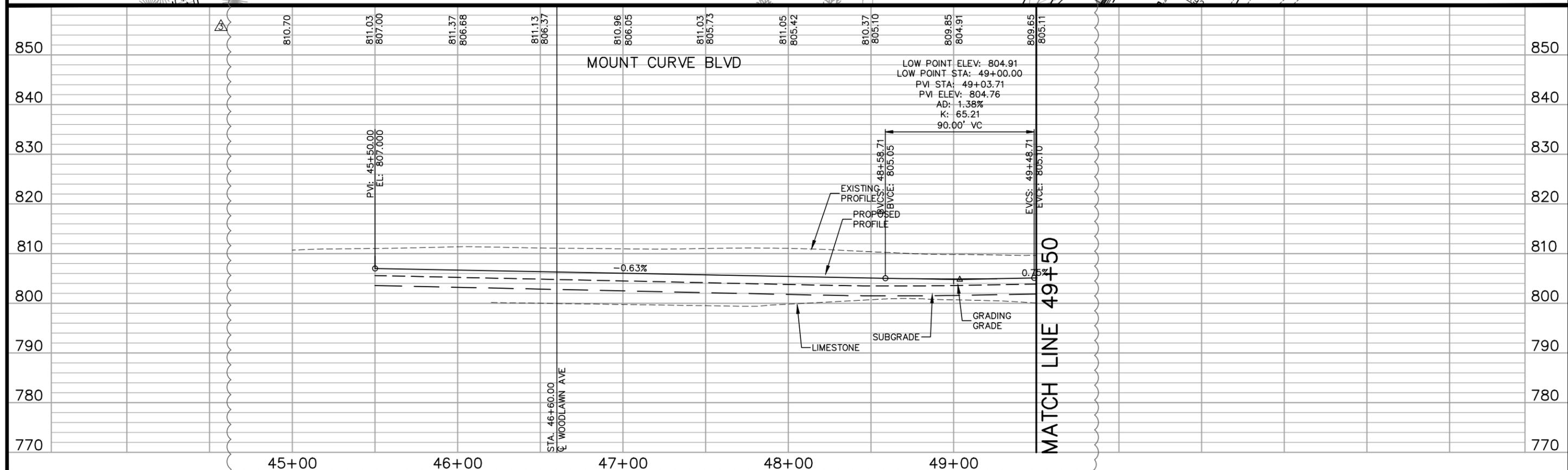
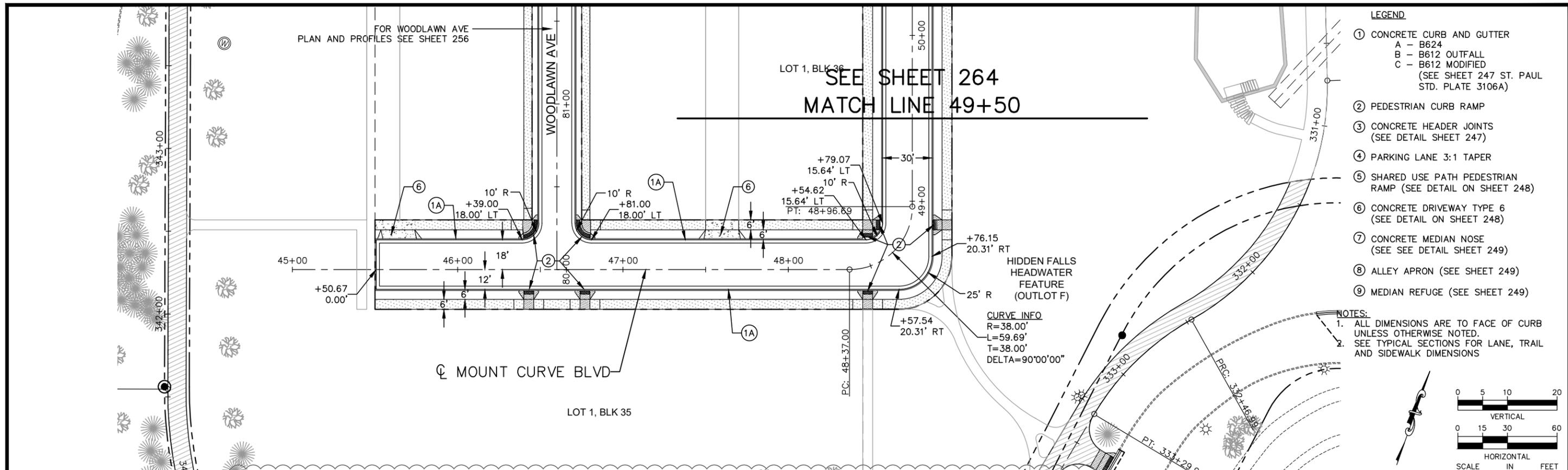


RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN

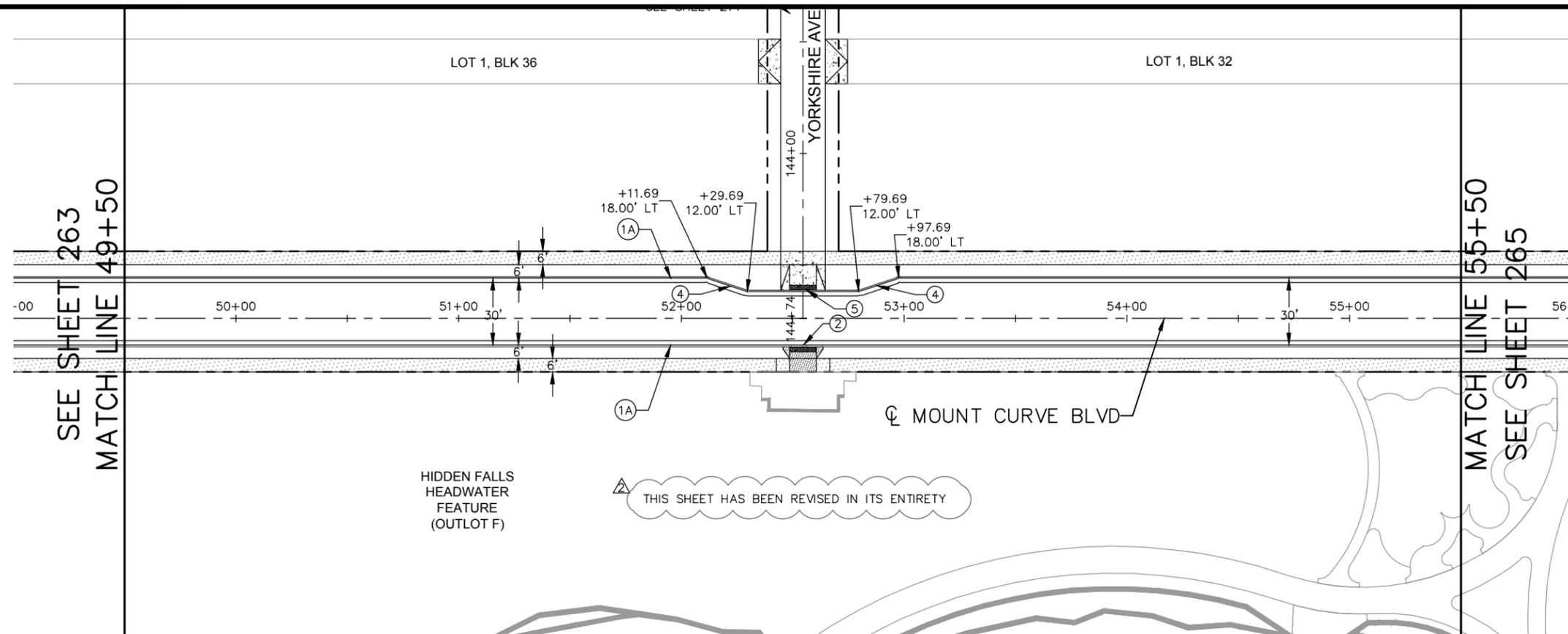
NB CRETIN AVE
 STREET PLAN AND PROFILE
 STA. 6+50 TO STA. 12+50

SHEET NO.
251

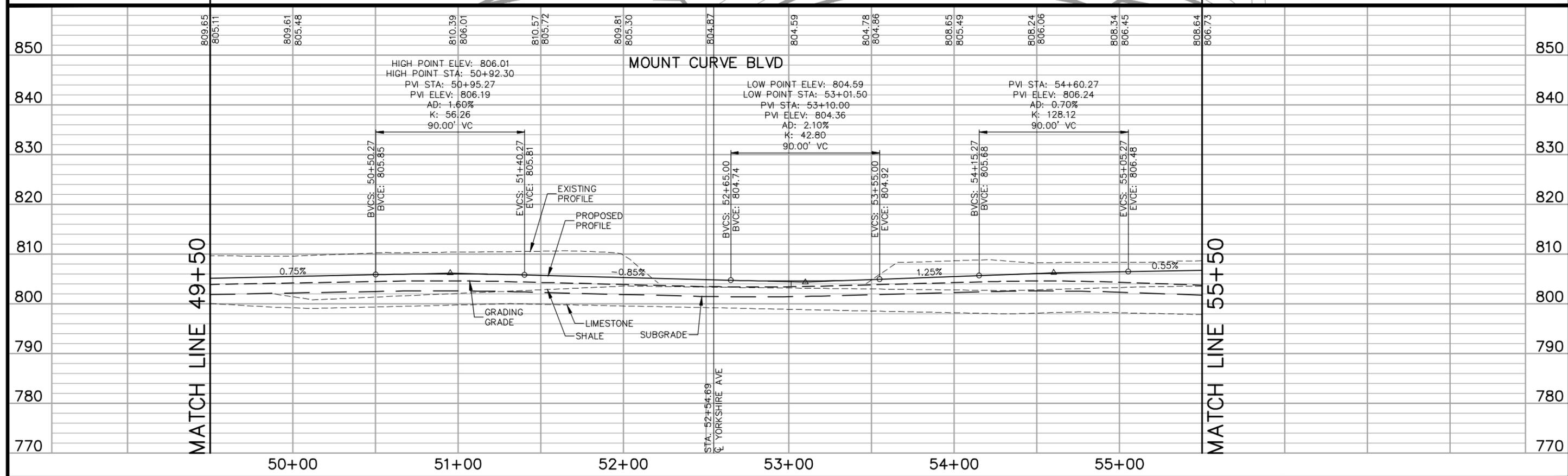
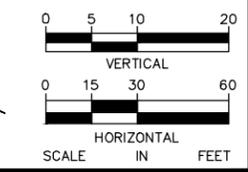
522



No.	Date	Revisions	App.	DRAWING NAME Ford Plan/Profile NS	 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-645-4197 WWW.KIMLEY-HORN.COM	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. GREGORY S. BROWN, PE DATE: 05/27/20 MN LIC. NO. 22814			RYAN COMPANIES US, INC. FORD SITE REDEVELOPMENT CITY OF ST PAUL, MINNESOTA PRELIMINARY SITE PLAN	SHEET NO. 263
2	7/1/20	BULLETIN #2	GSB	DESIGNED BY: R/JG					MOUNT CURVE BLVD STREET PLAN AND PROFILE STA. 45+00 TO STA. 49+50	522
3	8/10/20	BULLETIN #3	GSB	DRAWN BY: R/JG						
				CHECKED BY: GSB						
				DATE: 05/27/20						
				PROJECT NO. 160640016						



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

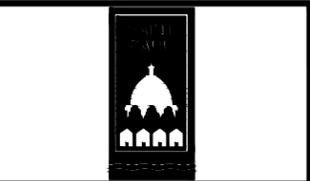
DRAWING NAME Ford PlanProfile NS	
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	05/27/20
PROJECT NO.	160640016

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Gregory S. Brown
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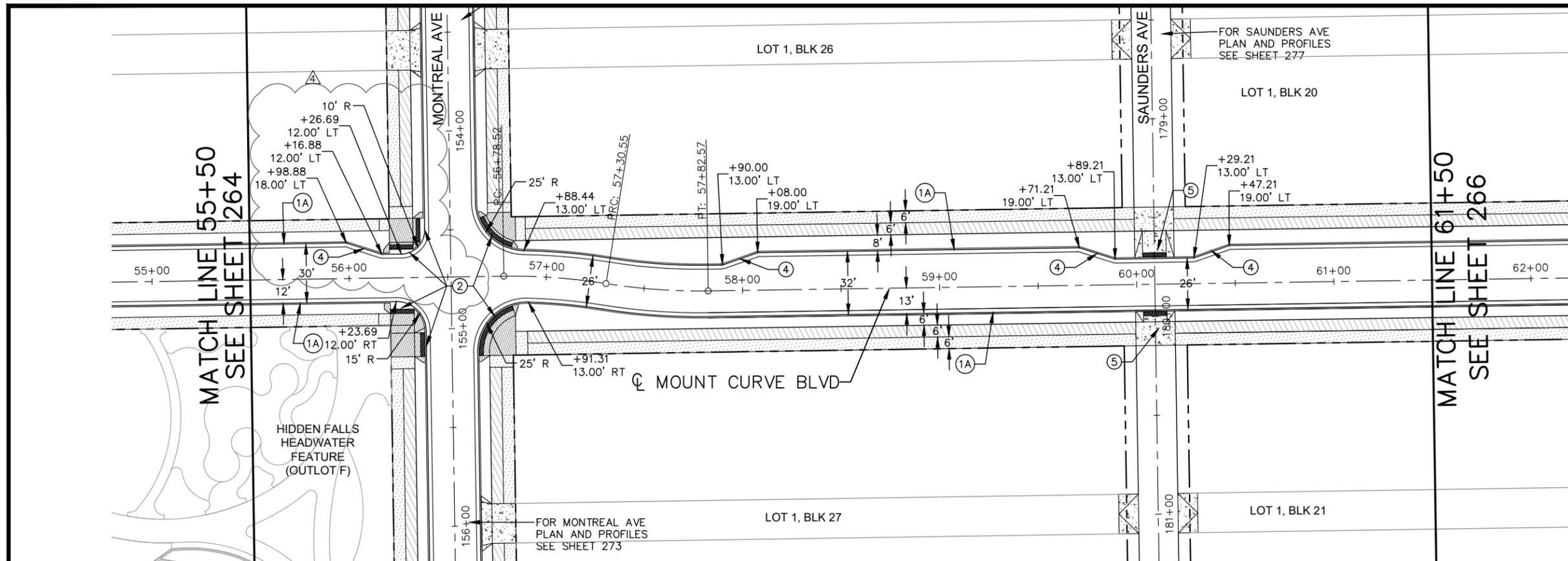


RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN

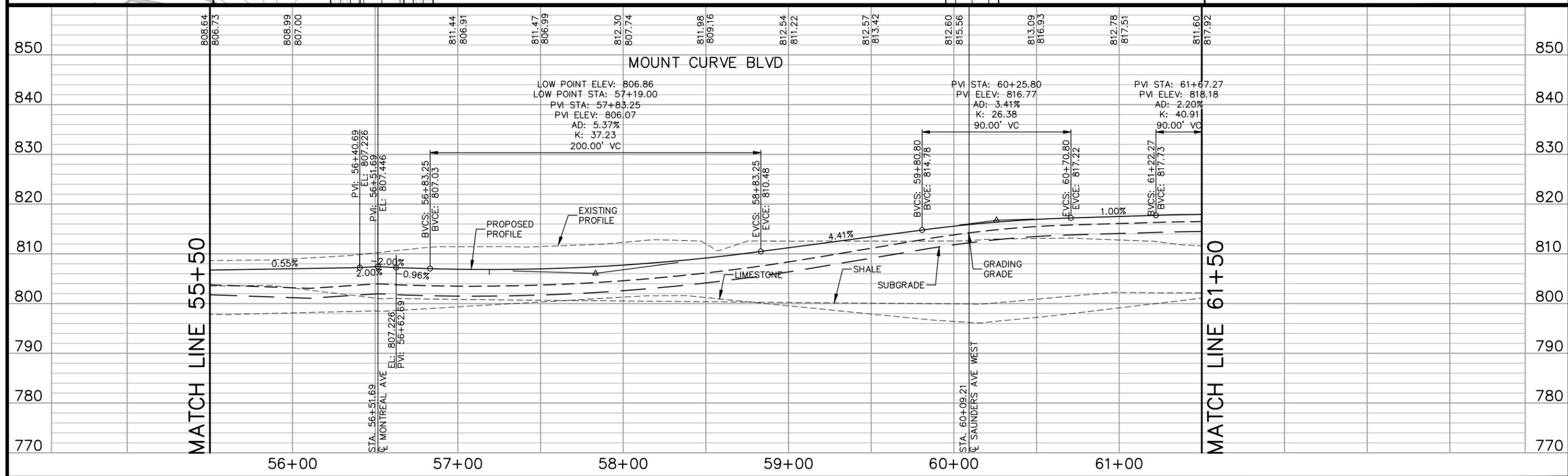
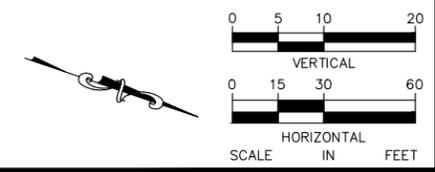
MOUNT CURVE BLVD
 STREET PLAN AND PROFILE
 STA. 49+50 TO STA. 55+50

SHEET NO.
264

522



- LEGEND**
- ① CONCRETE CURB AND GUTTER
 - A - B624
 - B - B612 OUTFALL
 - C - B612 MODIFIED (SEE SHEET 247 ST. PAUL STD. PLATE 3106A)
 - ② PEDESTRIAN CURB RAMP
 - ③ CONCRETE HEADER JOINTS (SEE DETAIL SHEET 247)
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No.	Date	Revisions	App.	DRAWING NAME
2	7/1/20	BULLETIN #2	GSB	Ford Plan/Profile NS
4	9/2/20	BULLETIN #4	GSB	

DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	05/27/20
PROJECT NO.	160640016

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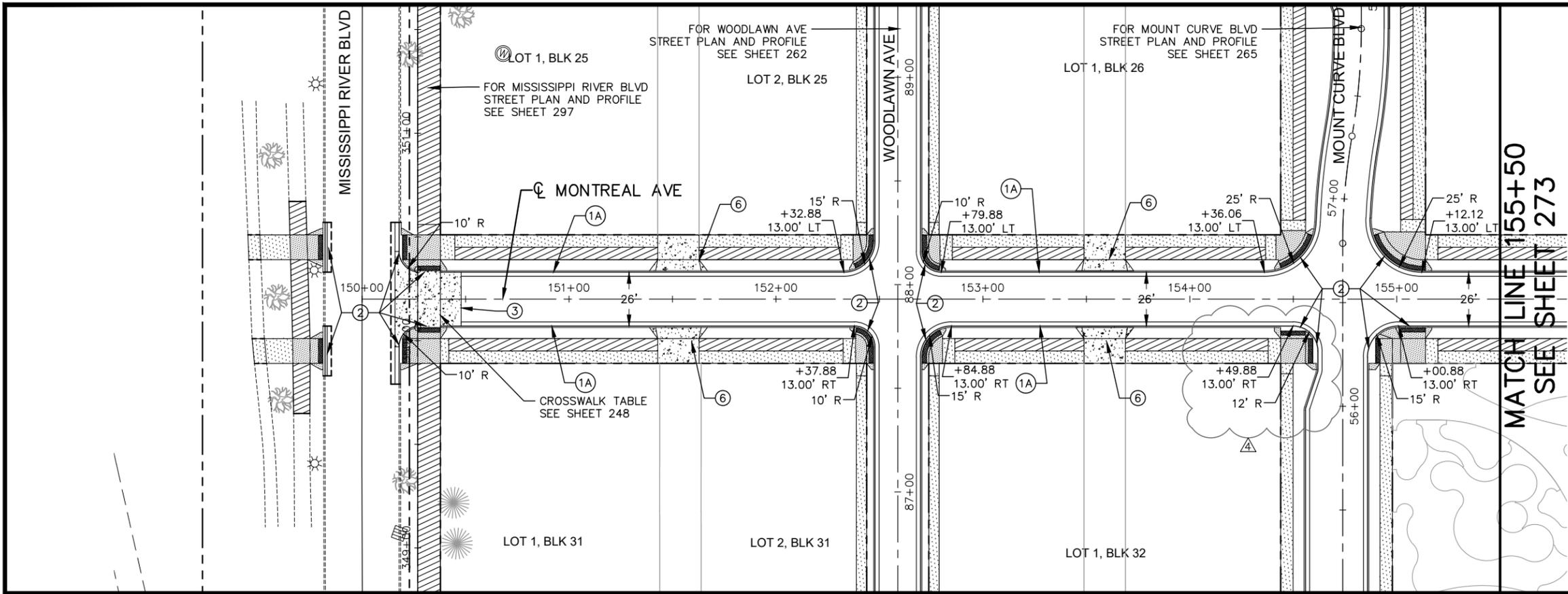


RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 PRELIMINARY SITE PLAN

MOUNT CURVE BLVD
 STREET PLAN AND PROFILE
 STA. 55+50 TO STA. 61+50

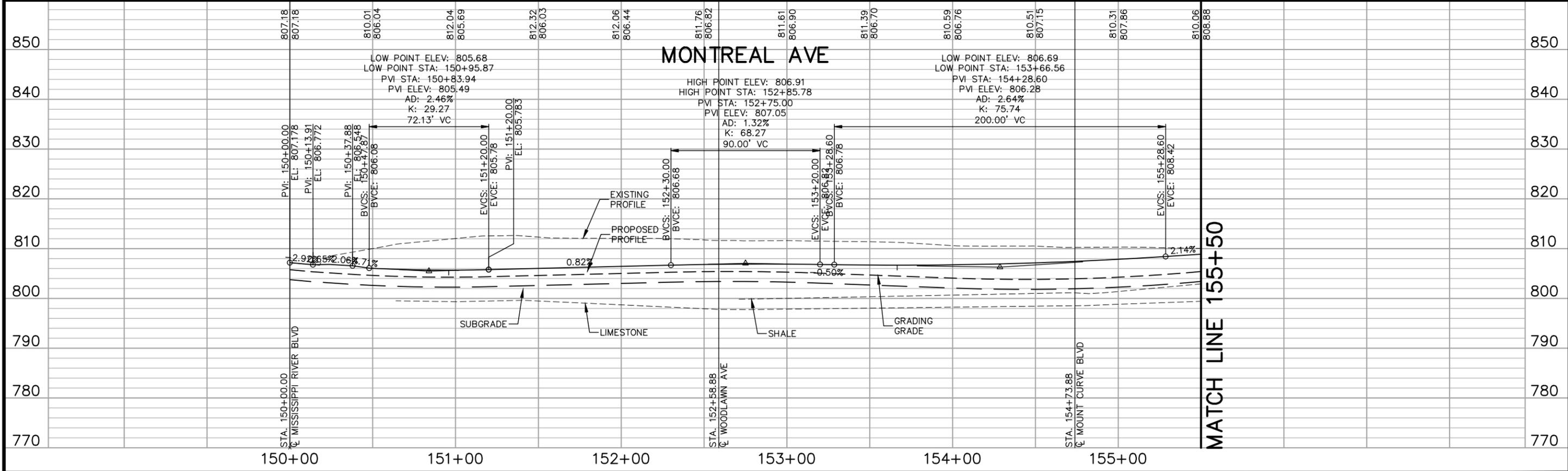
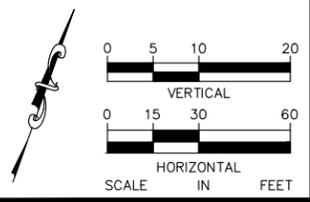
SHEET NO.
265

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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No.	Date	Revisions	App.
2	7/1/20	BULLETIN #2	GSB
4	9/2/20	BULLETIN #4	GSB

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

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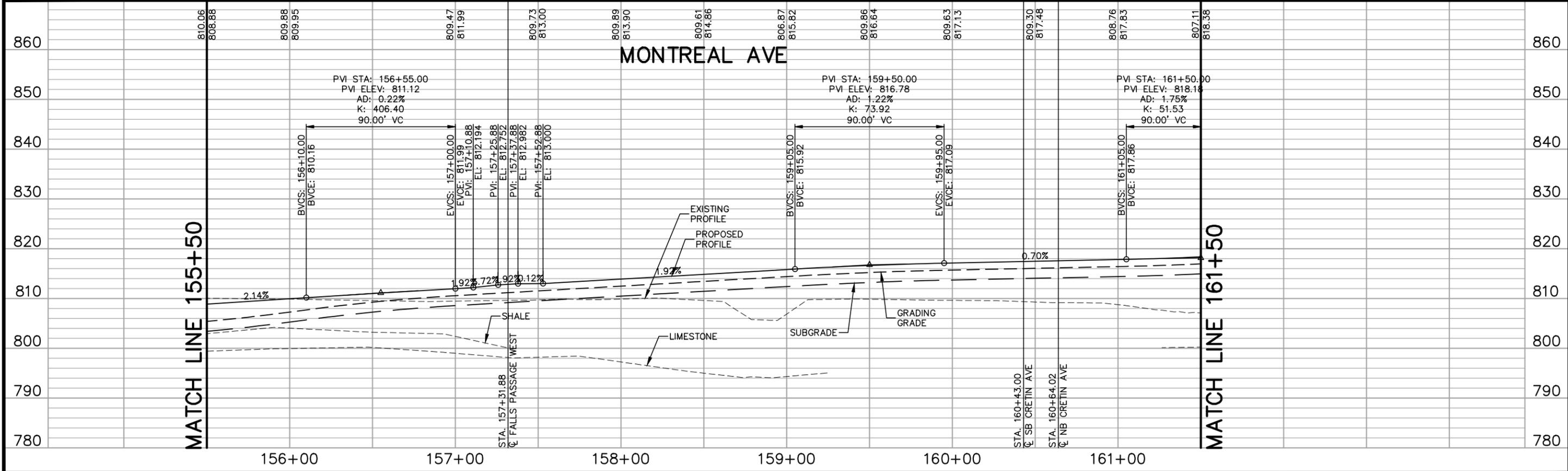
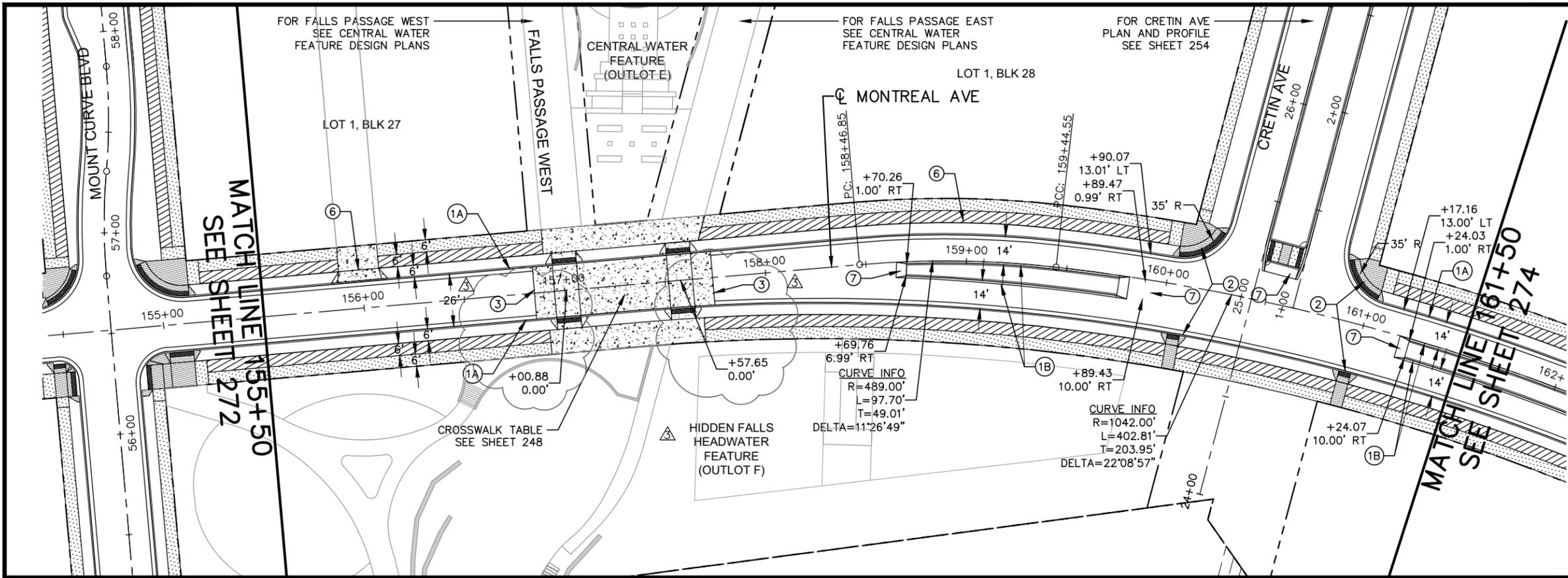


RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST. PAUL, MINNESOTA
 PRELIMINARY SITE PLAN

MONTREAL AVE
 STREET PLAN AND PROFILE
 STA. 150+00 TO STA. 155+50

SHEET NO.
272

522



No.	Date	Revisions	App.	DRAWING NAME
2	7/1/20	BULLETIN #2	GSB	Ford PlanProfile EW.dwg
3	8/10/20	BULLETIN #3	GSB	
				DESIGNED BY: RJG
				DRAWN BY: RJG
				CHECKED BY: GSB
				DATE: 05/27/20
				PROJECT NO. 160640016

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FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
PRELIMINARY SITE PLAN

MONTREAL AVE
STREET PLAN AND PROFILE
STA. 155+50 TO STA. 161+50

SHEET NO.
273

522