### Exhibit A

Ordinance Permit 20240020604

# 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; NA Documentation of compliance with all applicable City and non-City requirements including, but not limited to: City Public Works Right-of-Way office, Minnesota Pollution Control Agency, Capitol Region Watershed District, Ramsey-Washington Metro Watershed District. NA Documentation of roadway material test results at compaction of subgrade, grading and base, plant mix design report, insitu strength; ☐ Video provided to the City of all sanitary sewer mains and laterals, storm sewer mains and laterals, and any structural BMP's (pipe galleries, draintile, sediment control structures, weir structures, etc.) installed under any permit; ☐ Sewer Permit drawings provided to the City for paving connections or stubs installed for the purposes of providing service to private development(s). Sewer Permit drawings are in addition to Private Service Lateral Permit Drawings; NA Documentation that Public Works was notified for signal and lighting inspection of pole field layouts (staking), installed conduits and foundations, installed poles and wiring, signal head positioning, and signal phasing/detection verification: NA [ For infrastructure within parks: Documentation that the Parks Department has been notified of completion status; NA ☐ All applicable operation and maintenance manuals provided to Public Works; and ☐ Certificate of Compliance signed by Engineer of Record and provided to the City. RELEASE OF PERMIT: Council Res. No. Permit No.\_\_\_ Permit Date \_\_\_ Release Authorized by\_\_\_\_\_ Title\_\_\_



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

### **Certificate of Compliance**

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

The Heights - Infrastructure Construction - Arlington Ave Sanitary Sewer - OP 20240020604

Project Description

License No. 59517

O2-12-2025

(Signature and License No.)

Date

Bolton and Menk for Saint Paul Port Authority

Organization (Print)



### City of Maplewood 1902 County Road B East Maplewood, MN 55109

Tel: 651-249-2400

http://www.maplewoodmn.gov/ePermits

Permit PW-2024-00195 Number:

Permit Sanitary Sewer Main Line

Type:

Date Issued: 08/08/2024

### **PERMIT**

Applicant
DESIGNING EARTH CONTRACTING
Address:

: 1902 East County Road B

**Property ID:** 142922210

### **Description of Work:**

St Paul connecting to Maplewood for Hillcrest Development project. No fee. This is for record keeping purposes and inspection. Address is St Paul 2200 Larpenteur.

### **FEES**

### Joint project City of St Paul

Payment	Fee	Receipt	Payment	Payment
Date	Description	Number	Method	Amount
				NO FEE

### Total:

#### AGREEMENT AND SWORN STATEMENT

The work for which this permit is issued shall be performed according to: (1) the conditions of this permit; (2) the approved plans and specifications; (3) the applicable City approvals, Ordinances and Codes; and (4) the State Building Code.

This permit is for only the work described and does not grant permission for additional or related work that requires separate permits.

This permit will expire and become null and void if authorized construction is not commenced within 180 days, or if construction is suspended for a period of 180 days at any time after work has commenced. The applicant is responsible for assuring all required inspections are requested in conformance with the State Building Code.

# SAINT PAUL The Most Livable City in America

Signature

Printed Name

### **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.	

City in America				
Type of Permit:		1	Modifications to the original	inal 20240020604 were made at the request
□01 Roadway		of the SPPA. Changes made by DLK 04/02/2025  04 Storm Sewer Collection		
□02 Sidewalk		□05 Storm Sewer	r Treatment	□07 Sanitary Sewer Special
□03 Traffic Appurtenances Incl		□06 Sanitary Sev	ver Collection	□ 08 Retaining Wall
Lighting, EV Infrastructure, S <b>Phase:</b>	<u> </u>	t On From/To and	Adjacent Lots/Blocks):	□09 Bridge
Thase.	Location (Street	i On, 1 rom/10, una	Adjuceni Lois/Biocks).	
Description of Works (Include the	description provi	idad in the namit a	nnlication and all subsequent a	mendments or revisions, which are
hereby incorporated by reference.		iaea in ine permii a	ppiication and all subsequent ar	nenaments of revisions, which are
	-			
Applicant Contact Person:	Contact Person	Title:	Contact Person Telephone:	Contact Person Email:
Applicant Contact I cison.	Contact I cison	Title.	Contact I cison Telephone.	Contact I cison Email.
P. 10			D 14	
Bond Co.:			Bond Amount:	Bond No.:
Insurance Co.:			Insurance Certificate No.:	
Permit Conditions:				
This permit is issued with the st	ipulation that the	e work of the peri	mittee and related agents, en	nployees and contractors shall conform
in all respects to the City of	Saint Paul Depar	rtment of Public	Works Ordinance Permit Pro	ocess Document and the Department of
0 11		v		for display at the site referred to herein
			does not authorize or allow	v for interference with the work of any
Contract made or to be made wi	in the City of Sat	т Раш.		
	THIS PERM	IIT MAY BE	REVOKED AT ANY T	ГІМЕ
			OF PUBLIC WORKS	
A PERMIT FOR THE ABOVE	E DESCRIBED CO	ONSTRUCTION	IS AUTHORIZED BY:	
David Kuebler,	D F			
vavia / weover,	Τ. U.			

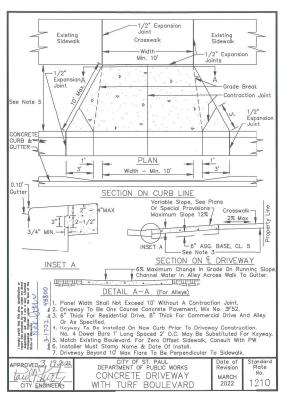
PERMIT NUMBER\_\_\_\_\_

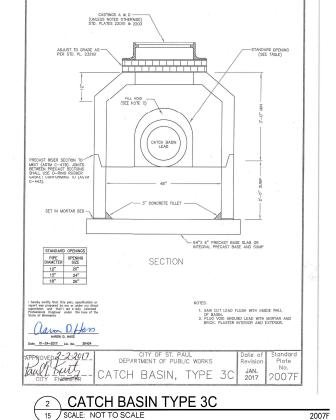
Date

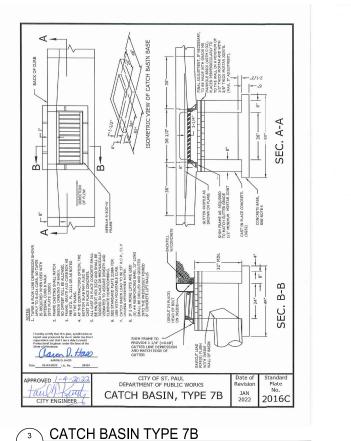
Title

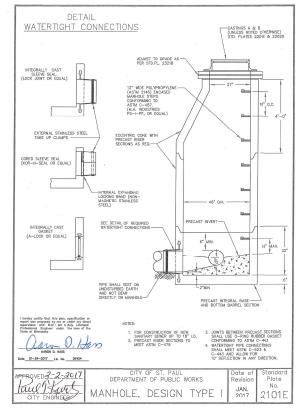
# ITEMS TO BE COMPLETED PRIOR TO ACCEPTANCE OF INFRASTRUCTURE AND RELEASE OF PERMIT

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.); Need CAD for stubs ☐ Full compliance with project Quality Management Plan or other document(s) governing quality management and quality assurance; ☐ Documentation of compliance with all applicable City and non-City requirements including, but not limited to: City Public Works Right-of-Way office, Minnesota Pollution Control Agency, Capitol Region Watershed District, Ramsey-Washington Metro Watershed District. NA Documentation of roadway material test results at compaction of subgrade, grading and base, plant mix design report, insitu strength; ☐ Video provided to the City of all sanitary sewer mains and laterals, storm sewer mains and laterals, and any structural BMP's (pipe galleries, draintile, sediment control structures, weir structures, etc.) installed under any permit; ☐ Sewer Permit drawings provided to the City for paving connections or stubs installed for the purposes of providing service to private development(s). Sewer Permit drawings are in addition to Private Service Lateral Permit Drawings; NA Documentation that Public Works was notified for signal and lighting inspection of pole field layouts (staking), installed conduits and foundations, installed poles and wiring, signal head positioning, and signal phasing/detection verification: NA For infrastructure within parks: Documentation that the Parks Department has been notified of completion status; NA All applicable operation and maintenance manuals provided to Public Works; and ☐ Certificate of Compliance signed by Engineer of Record and provided to the City. RELEASE OF PERMIT: Council Res. No. Permit No.\_\_\_ Permit Date \_\_\_ Title\_\_\_ Release Authorized by\_\_\_\_\_











, SPECIFICATION, OR UNDER MY M A DULY I HEREBY CERTIFY THAT THIS PLAN, SI OR REPORT WAS PREPARED BY ME OI DRECT SUDERVISION AND THATI AM. LICENSED PROFESSIONAL ENGINEER LAWS OF THE STATE OF MINNESOTA.

CHECK BY:

JMT

SCALE: AS SHOWN PLAN BY:

PJM

**STANDARD DETAILS** 

2101E

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

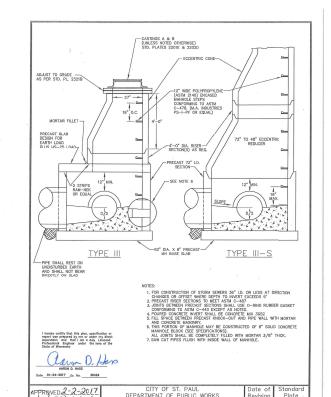
Saint Paul Port Authority 400 Wabasha Street North Suite 240

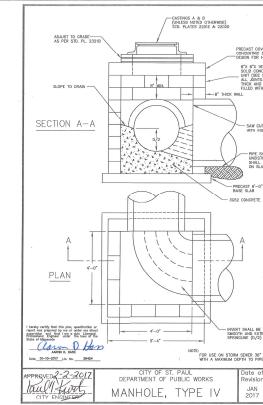
St Paul, Minnesota 55102 Phone 612-224-5686

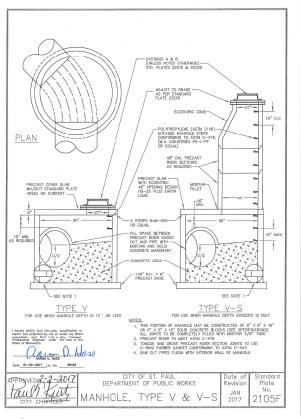
2105F

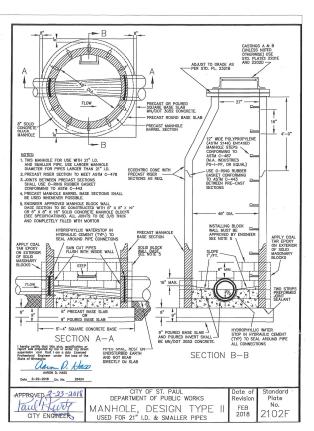
WSB PROJECT NO. 013987-000

CONCRETE DRIVEWAY WITH TURF BOULEVARD

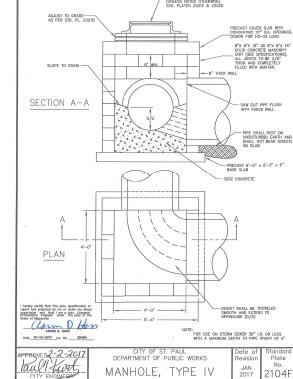












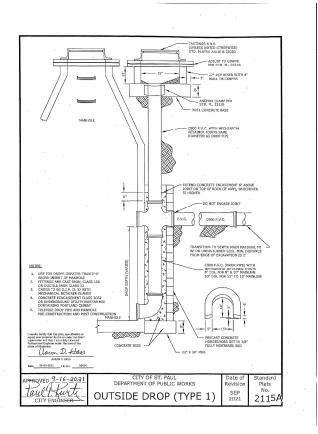
MANHOLE, TYPE IV

MANHCLE, TYPE III & III-S

MANHOLE, TYPE V & V-S 2104F

2016C

NOTE: ALL CITY OF ST. PAUL STANDARD PLATES AND SPECIFICATIONS (LATEST EDITION) ARE APPLICABLE TO THIS PROJECT WHETHER SHOWN OR NOT SHOWN HEREIN.

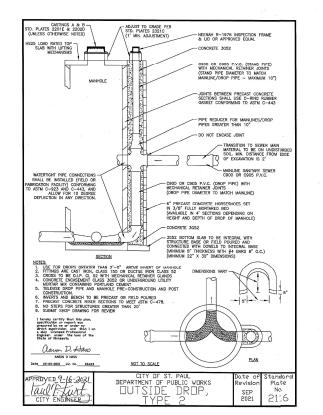


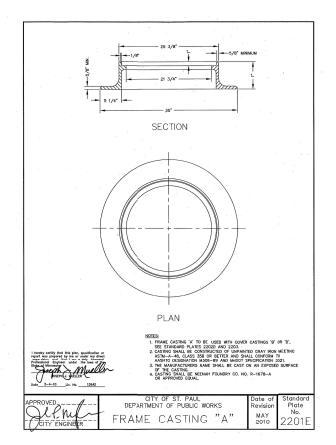
DEPARTMENT OF PUBLIC WORKS

COVER CASTING "D"

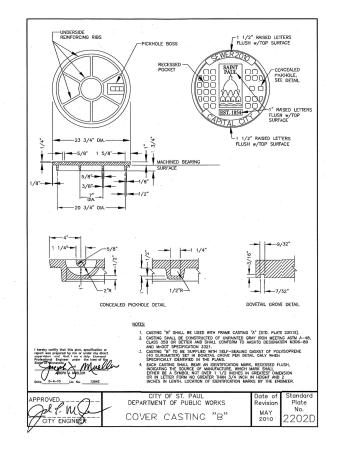
**COVER CASTING "D"** 

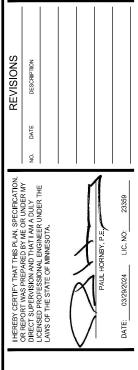
16 SCALE: NOT TO SCALE





FRAME CASTING "A"





CHECK BY:

JMT

SCALE: AS SHOWN PLAN BY:

PJM

**STANDARD DETAILS** 

2202D

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

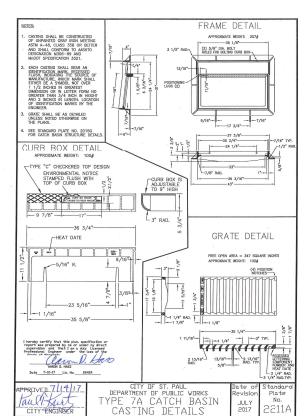
Saint Paul Port Authority 400 Wabasha Street North Suite 240 St Paul, Minnesota 55102 Phone 612-224-5686

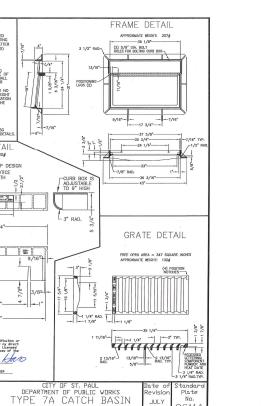
WSB PROJECT NO. 013987-000

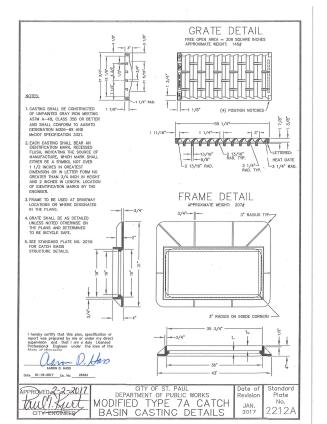
OUTSIDE DROP (TYPE 1) OUTSIDE DROP, TYPE 2

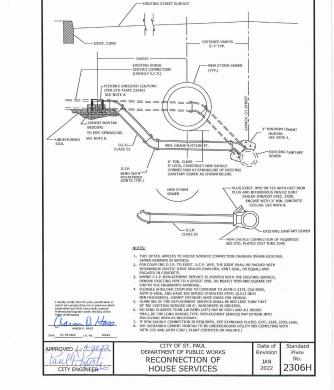
OPENINGS IN COVER TO BE ALIGNED RADIALL

2203









COVER CASTING "B"

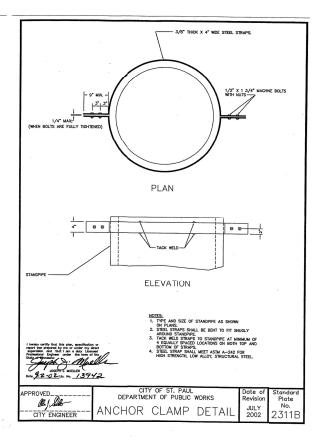
7 MODIFIED 7A CATCH BASIN CASTING

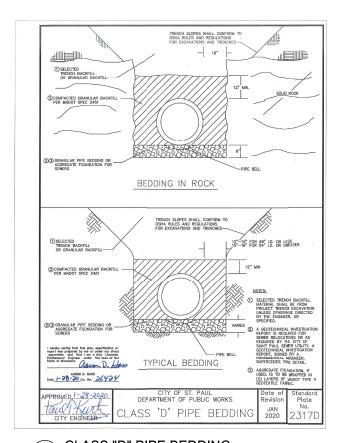
**TYPE 7A CATCH BASIN CASTING** 16 SCALE: NOT TO SCALE

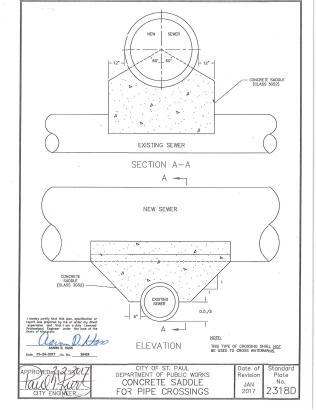
NOTE: ALL CITY OF ST. PAUL STANDARD PLATES AND SPECIFICATIONS (LATEST EDITION) ARE APPLICABLE TO THIS PROJECT WHETHER SHOWN OR NOT SHOWN HEREIN.

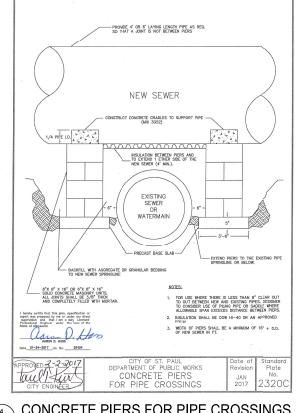
2211A

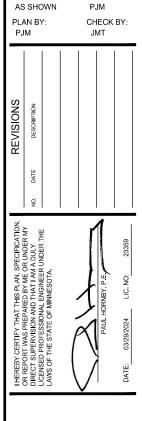
RECONNECTION OF HOUSE SERVICES













17 SCALE: NOT TO SCALE

CLASS "D" PIPE BEDDING

CONCRETE SADDLE FOR PIPE CROSSINGS

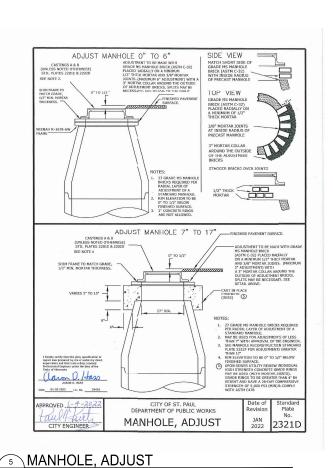
CONCRETE PIERS FOR PIPE CROSSINGS

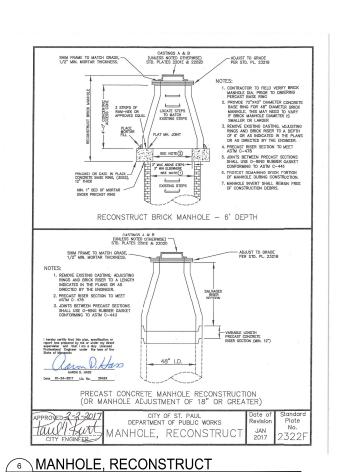
### **STANDARD DETAILS**

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

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

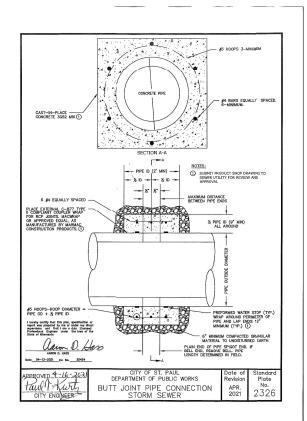
WSB PROJECT NO. 013987-000



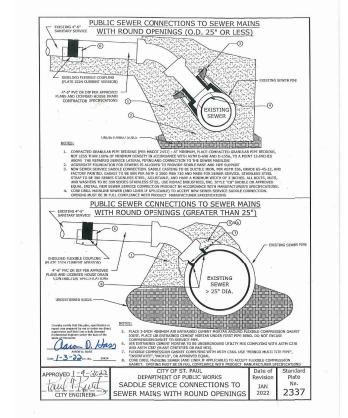


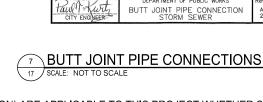
17 SCALE: NOT TO SCALE

2321F



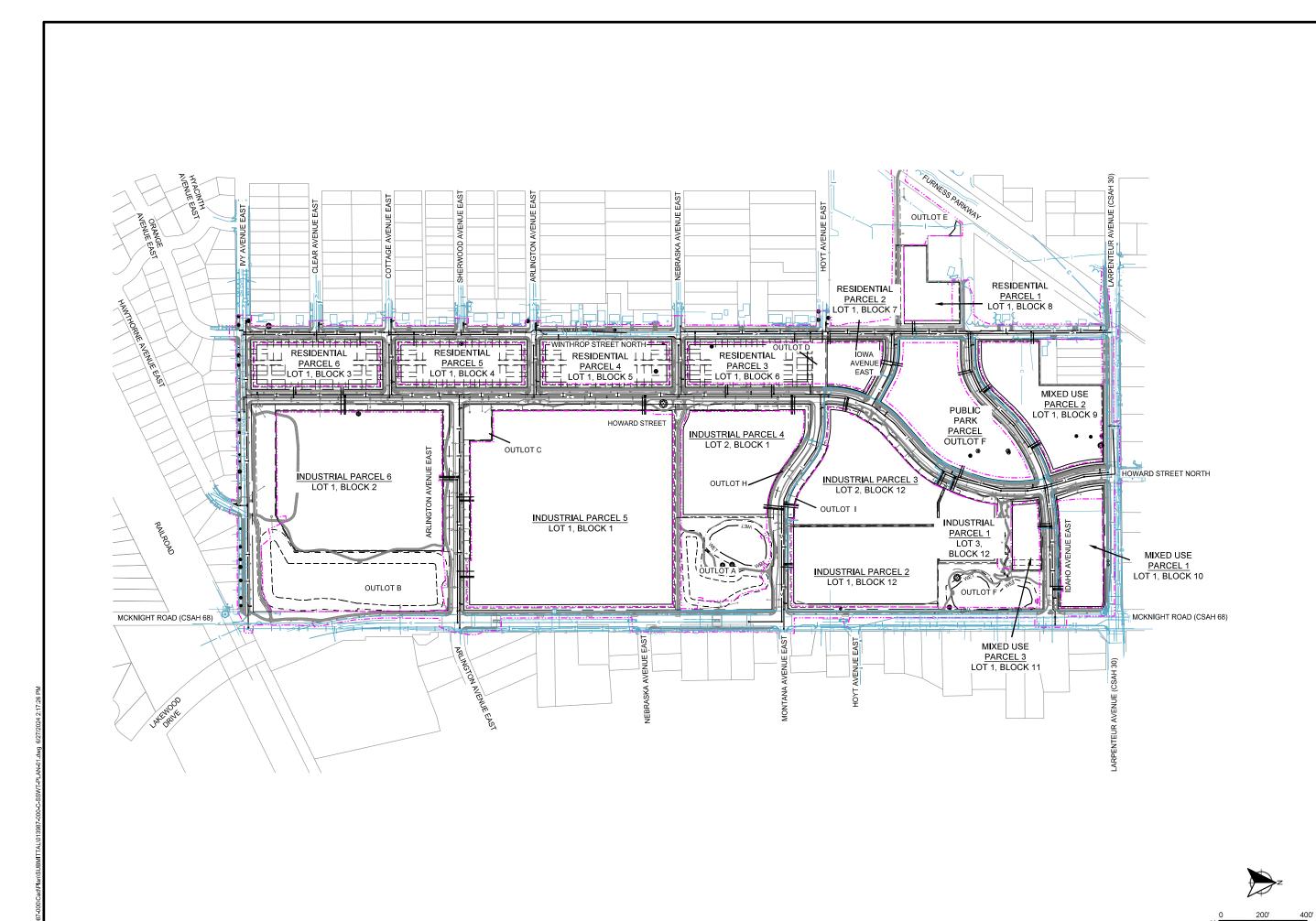
2326





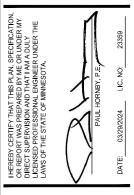
2322F

2317D





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



OVERALL SANITARY SEWER AND WATERMAIN CONSTRUCTION

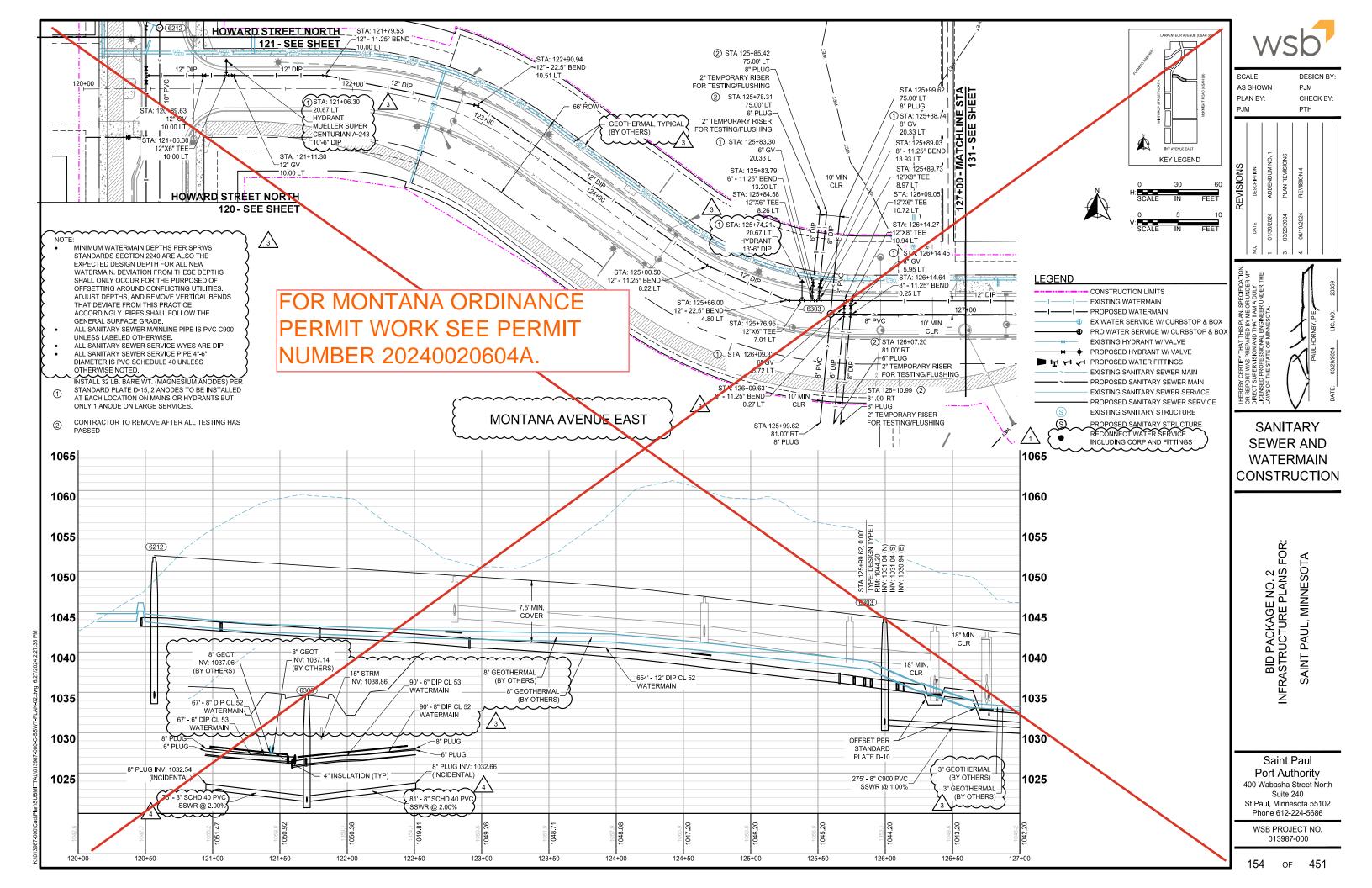
> BID PACKAGE NO. 2 INFRASTRUCTURE PLANS FOR: SAINT PAUL, MINNESOTA

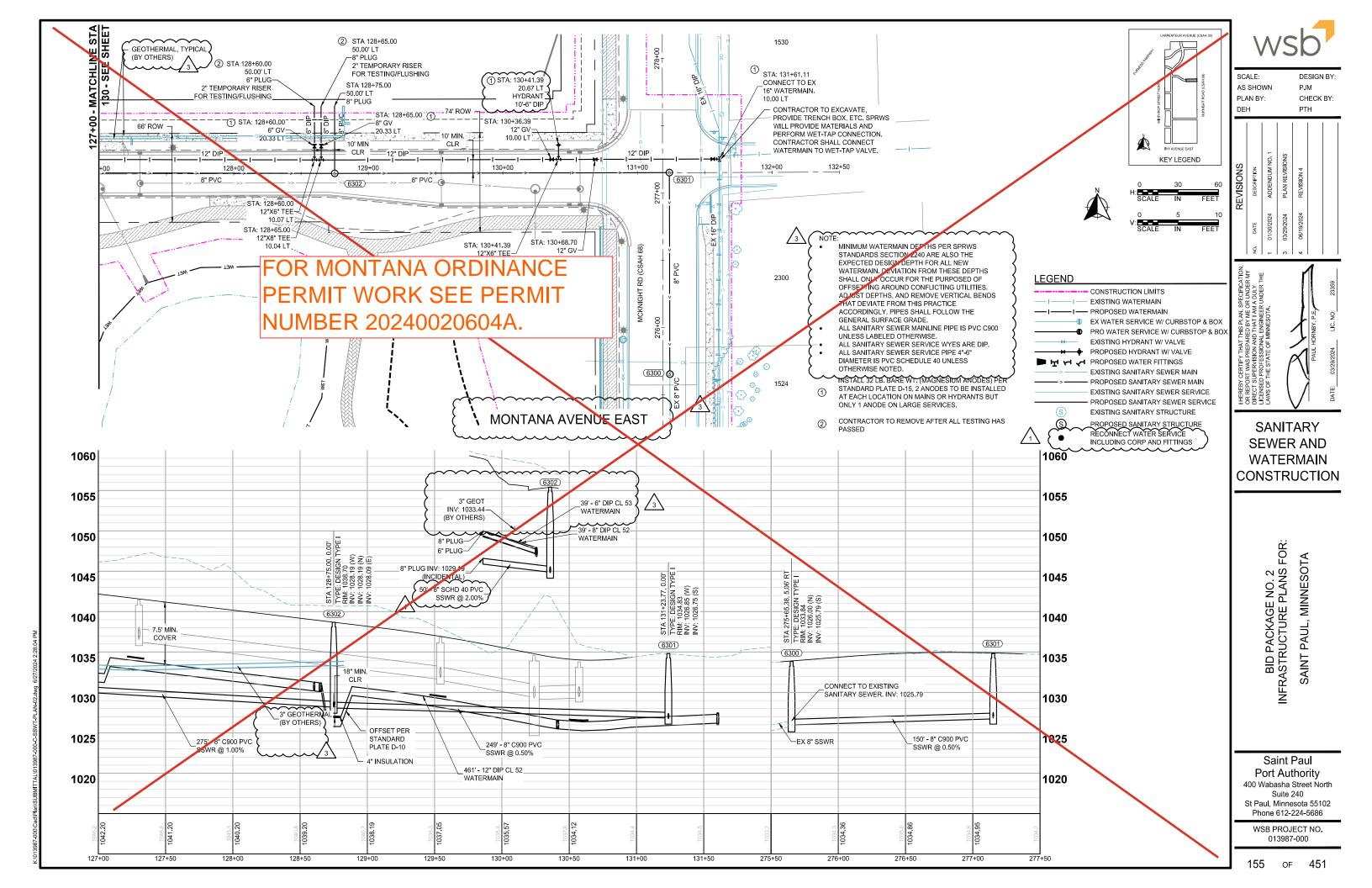
Saint Paul Port Authority 400 Wabasha Street North Suite 240

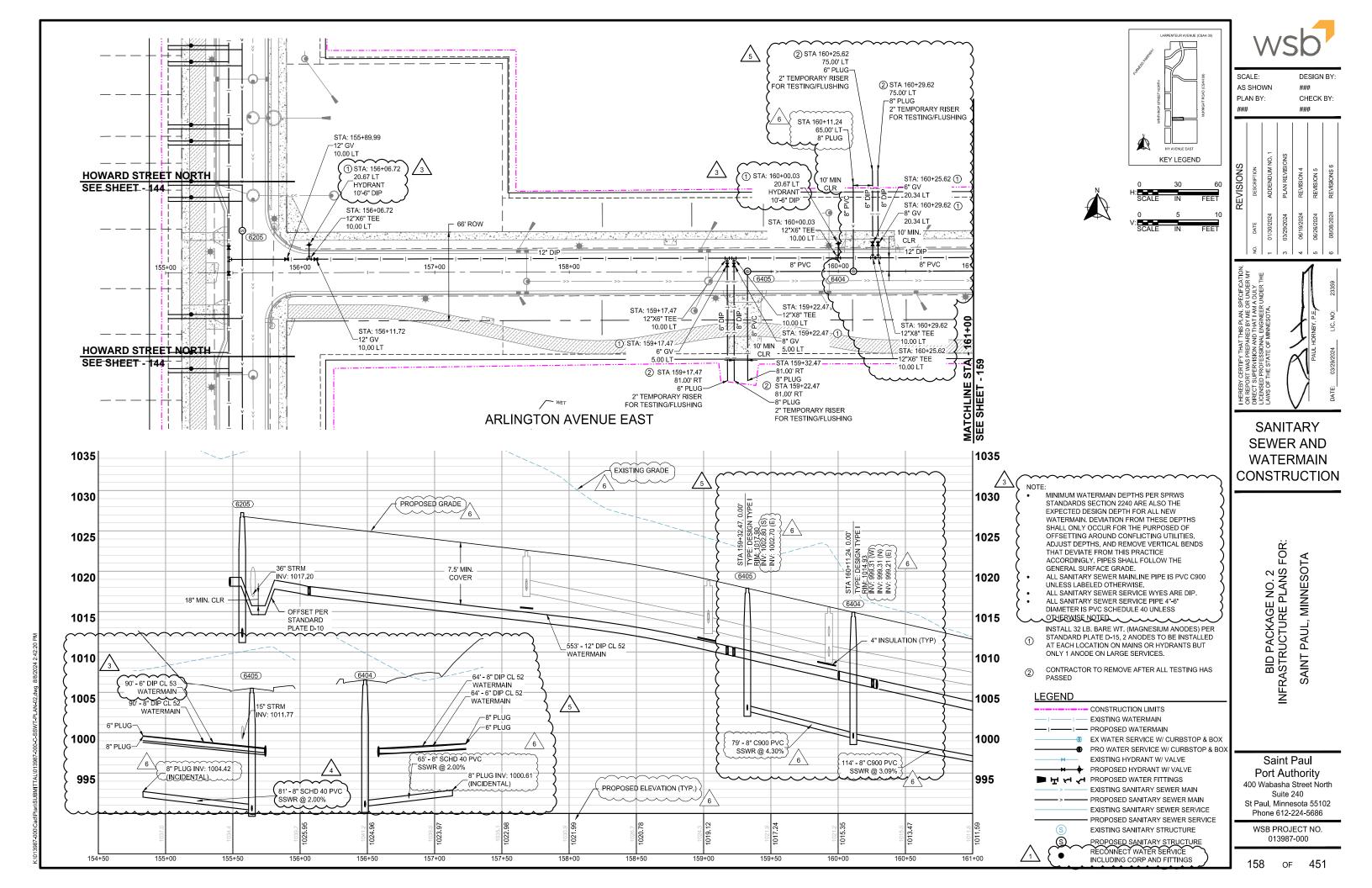
Suite 240 St Paul, Minnesota 55102 Phone 612-224-5686

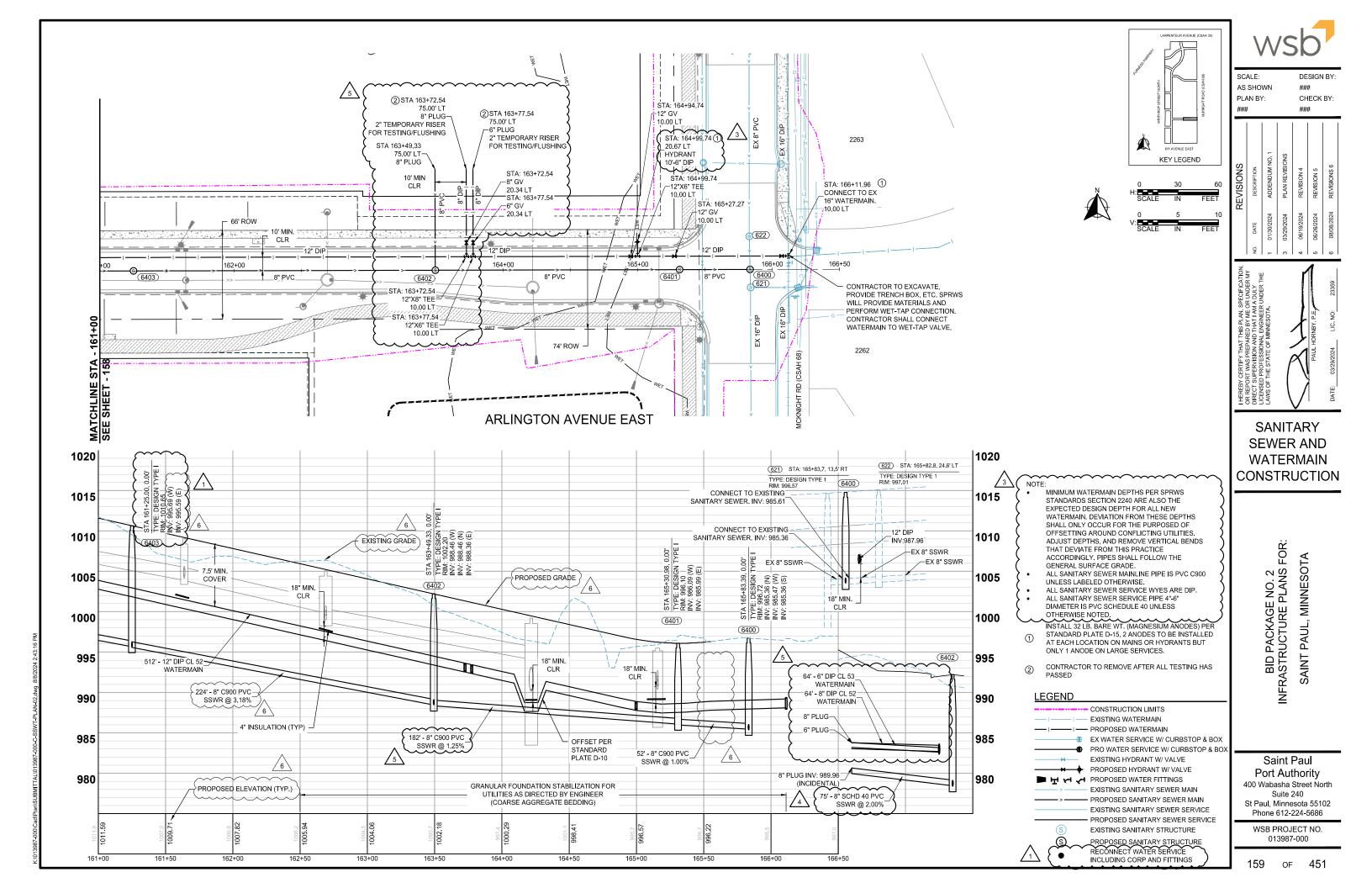
WSB PROJECT NO. 013987-000

135 OF 451









### THE HEIGHTS SITE REDEVELOPMENT

(AKA HILLCREST GOLF COURSE)

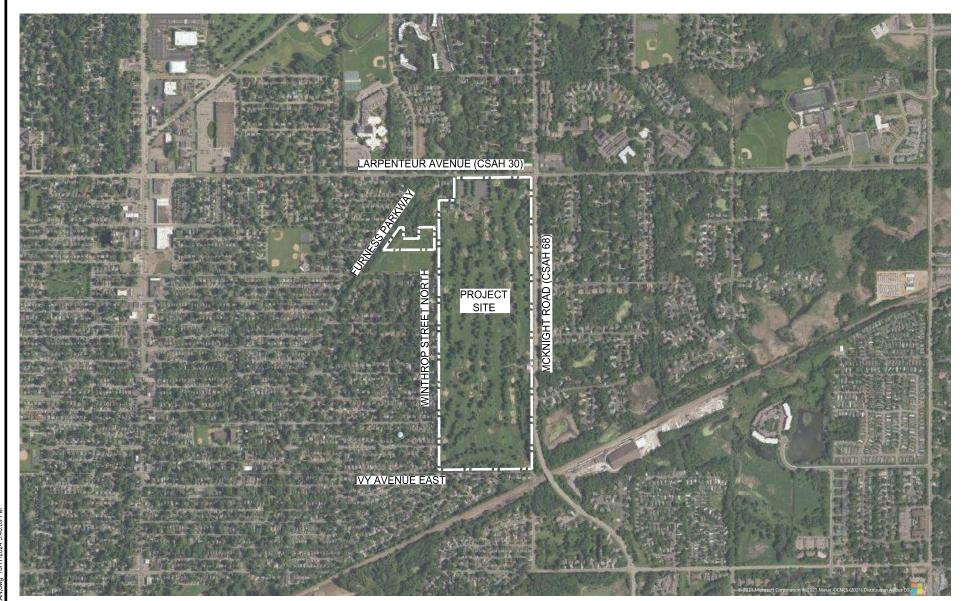
### **ORDINANCE PERMIT 09**

2200 Larpenteur Avenue East, St. Paul, Minnesota

20240020604 **AS-BUILTS** 

WSB Project Number ..... Issue Date ....

....013987-000 A PLAN REVISION 6 (CITY REVIEW COMMENTS) 6







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

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

6-25-2025

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

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

### THIS PLAN SET CONTAINS 451 SHEETS

DESIGN VEHICLE	ACCOMODATION VEHICLE
Р	S-BUS-40
P	S-BUS-40
	P P P P P P

MIXED-USE			
LIGHT INOUSTRIAL STREET	OESIGN VEHICLE	ACCOMOOATION VEHICLE	
HOWARD ST. N.	SU-30	WB-40	
IDAHO AVE. E.	SU-30	WB-40	
MONTANA AVE. E.	WB-40	WB-62	

WB-40

DESIGN DESIGNATION (ARLINGTON, HOWARD, IDAHO, MONTANA)

WB-62

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

DESIGN SPEED NOT ACHIEVED AT:

ARLINGTON AVE. E.

FUNCTIONAL CLASSIFICATION: NO. OF TRAFFIC LANES: NO. OF PARKING LANES: SHOULDER WIDTH: STRUCTURAL DESIGN STRENGTH:

DESIGN DESIGNATION (LOCAL / RESIDENTIAL STREETS)

R VALUE PRESENT ADT (2025) PROJECTED ADT (2045) ESALS
DESIGN SPEED
BASED ON:
HEIGHT OF EYE
HEIGHT OF OBJECT 150,000 25 MPH STOPPING SIGHT DISTANCE

DESIGN SPEED NOT ACHIEVED AT:

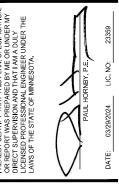
FUNCTIONAL CLASSIFICATION: NO. OF TRAFFIC LANES: NO. OF PARKING LANES: SHOULDER WIDTH: STRUCTURAL DESIGN STRENGTH:

**DESIGN DESIGNATION TRAIL** 

DESIGN SPEED <u>20</u> MPH BASED ON STOPPING SIGHT DISTANCE HEIGHT OF EYE <u>4.5</u> HEIGHT OF OBJECT <u>0.0</u>

AS SHOWN

PLAN BY: CHECK BY PTH JMT



TITLE SHEET

INFRASTRUCTURE PLANS FOR: THE HEIGHTS SAINT PAUL, MINNESOTA

Saint Paul Port Authority

400 Wabasha Street North Suite 240 St Paul, Minnesota 55102

Phone 612-224-5686 WSB PROJECT NO. 013987-000

of 451



AS SHOWN PJM PLAN BY: CHECK BY: PTH

REVISIONS



**OVERALL** SANITARY SEWER AND WATERMAIN CONSTRUCTION

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

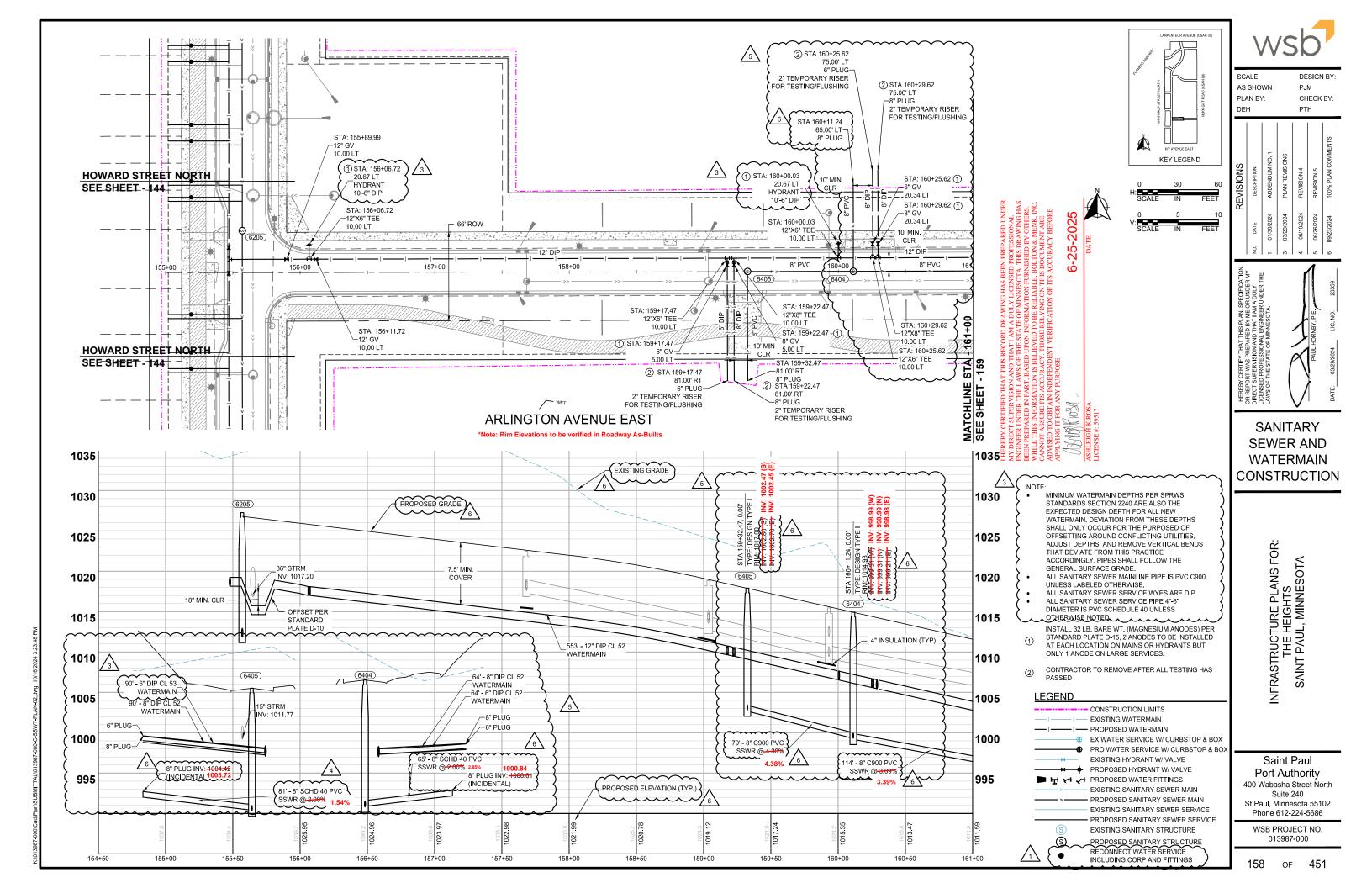
Saint Paul Port Authority 400 Wabasha Street North Suite 240

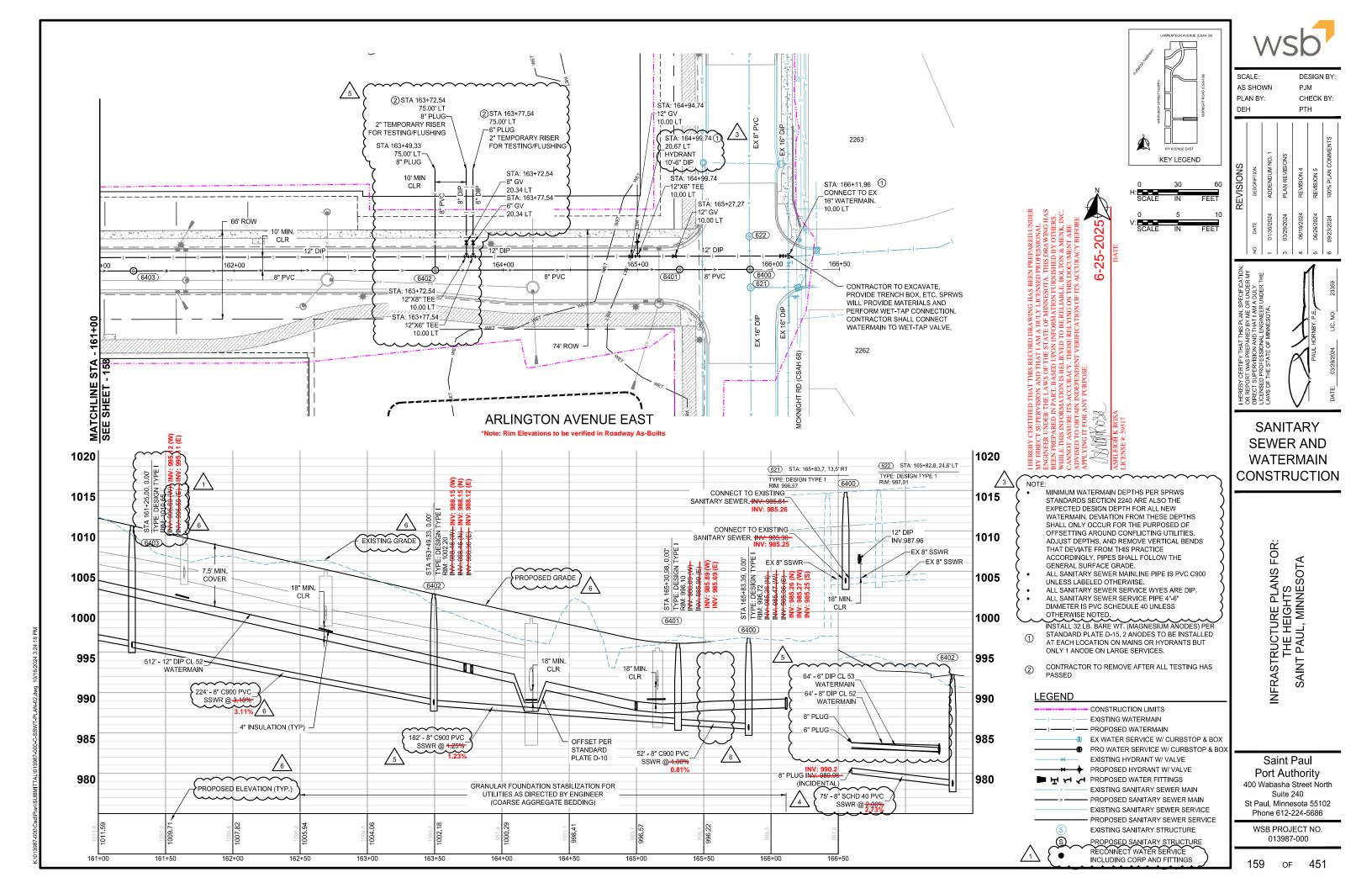
St Paul, Minnesota 55102 Phone 612-224-5686

WSB PROJECT NO. 013987-000

of **451** 

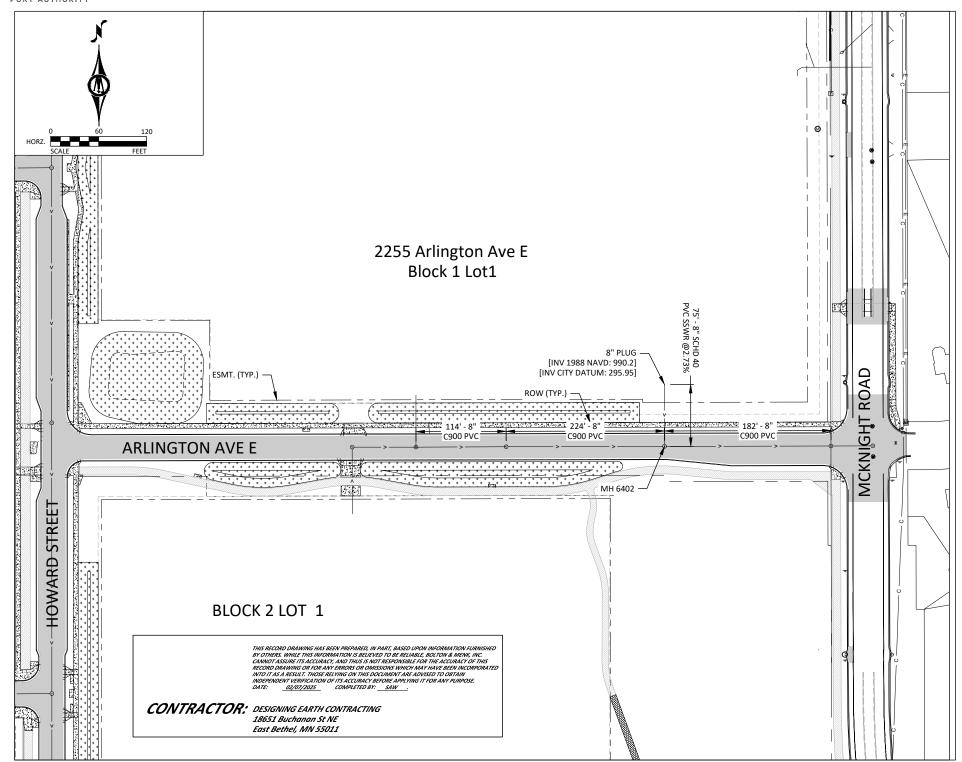
135



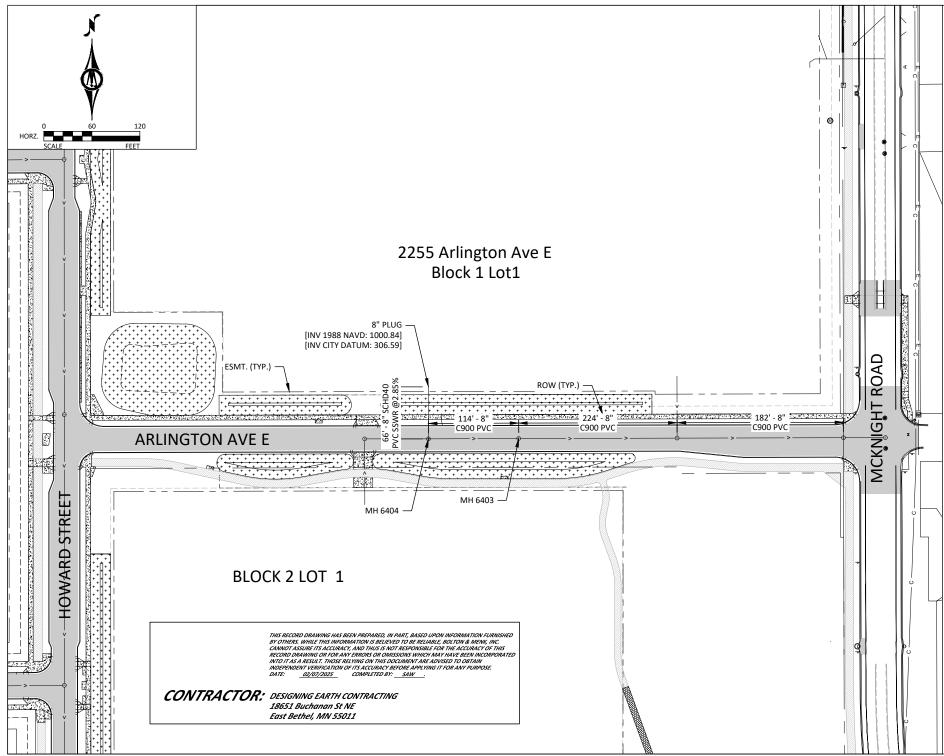




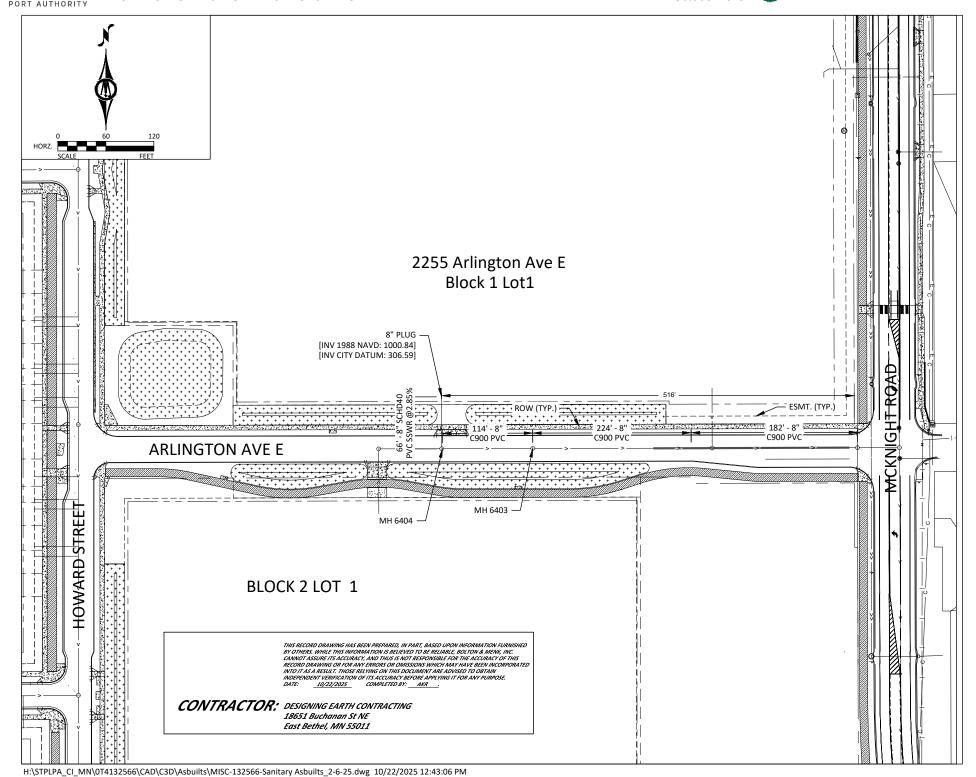
ST. PAUL PORT ATHORITY - CITY OF ST. PAUL



ST. PAUL PORT ATHORITY - CITY OF ST. PAUL

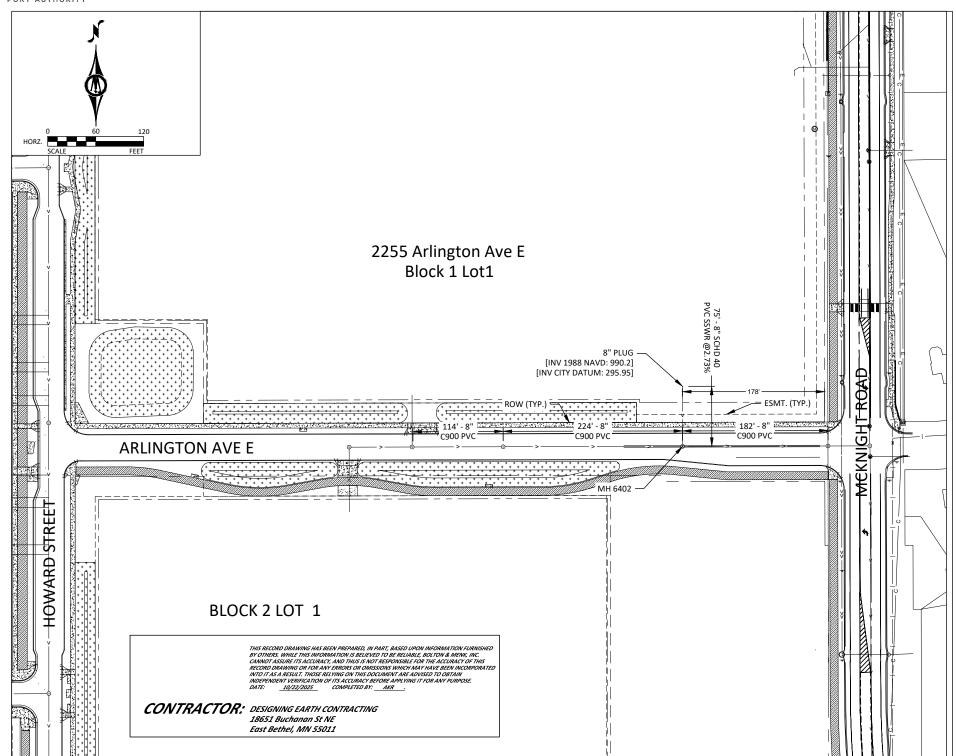


ST. PAUL PORT AUTHORITY - CITY OF ST. PAUL





ST. PAUL PORT AUTHORITY - CITY OF ST. PAUL



ST. PAUL PORT AUTHORITY - CITY OF ST. PAUL





