

Exhibit A

Ordinance Permit 20240020401A



CITY OF ST PAUL

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

ORDINANCE PERMIT

OFFICE USE ONLY

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

Type of Permit:

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

Separation of Cottage requested by SPPA for purposes of acceptance

<input type="checkbox"/> 01 Roadway	<input type="checkbox"/> 04 Storm Sewer Collection	<input type="checkbox"/> 07 Sanitary Sewer Special
<input type="checkbox"/> 02 Sidewalk	<input type="checkbox"/> 05 Storm Sewer Treatment	<input type="checkbox"/> 08 Retaining Wall
<input type="checkbox"/> 03 Traffic Appurtenances Including Signals, Lighting, ETC. 06 Sanitary Sewer Collection	<input type="checkbox"/> 09 Bridge	

Phase:

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

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

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

Bond Co.;

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

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

A PERMIT FOR THE ABOVE DESCRIBED CONSTRUCTION IS AUTHORIZED BY:

David Kuebler, P. E.

Signature

Title

Date

Printed Name

PERMIT NUMBER _____ A

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

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

- Corrective (punch list) work completed:

Punch list to be completed as part of roadway ordinance permit,
or other OP if roadway OP not applicable:
DLK 06/19/2025
- Original reproducible CAD and PDF as-built plans, signed by the Engineer of Record, provided to Public Works; Submittal of final copies of Metropolitan Council Environmental Services and MN Pollution Control Agency Permits (Sewer Extension, SAC Determination, etc.);
- Full compliance with project Quality Management Plan or other document(s) governing quality management and quality assurance;
- Documentation of compliance with all applicable City and non-City requirements including, but not limited to: City Public Works Right-of-Way office, Minnesota Pollution Control Agency, Capitol Region Watershed District, Ramsey-Washington Metro Watershed District.

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

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

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

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

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

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

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

RELEASE OF PERMIT:

Permit No. _____ A

Council Res. No. _____

Permit Date _____

Release Authorized by _____

Title _____



Certificate of Compliance

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

The Heights -Cottage Ave. Manhole 5018 through Manhole 5014 and all associated catch basins. - OP 7A
20240020401A

Project Description

License No. 59517

03-19-2025

(Signature and License No.)

Date

Bolton and Menk for Saint Paul Port Authority

Organization (Print)

THE HEIGHTS SITE REDEVELOPMENT

(AKA HILLCREST GOLF COURSE)

ORDINANCE PERMIT 07A

20240020401A

AS-BUILTS

2200 Larpenteur Avenue East, St. Paul, Minnesota

WSB Project Number 013987-000

Issue Date (09-23-2024; 100% PLAN REVISION 6 (CITY REVIEW COMMENTS))



PROJECT LOCATION MAP

1 SCALE: NOT TO SCALE

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

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


ASHLEIGH K. ROSA
LICENSE #: 59517

5-30-2025

DATE

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 WATER MAIN CONSTRUCTION
165-203	STORM SEWER CONSTRUCTION
204-235	STREET CONSTRUCTION
236-248	TRAIL CONSTRUCTION PLAN
249-260	INTERSECTION DETAILS
261-290	PEDESTRIAN RAMP PLAN
291-312	STREET LIGHTING PLAN
313-323	TRAFFIC CONTROL PLANS
324-347	SIGNING AND STRIPING PLANS
348	TEMPORARY SEDIMENT CONTROL PLAN & DETAILS
349-369	EROSION CONTROL PLAN & DETAILS
370-373	STORM WATER POLLUTION PREVENTION PLAN
374-435	CROSS SECTIONS
436-448	LANDSCAPE AMENITY PLAN (L300-L305, L310-L316)
449	TREE PROTECTION DETAILS (L501)
450-451	LANDSCAPE AMENITY DETAILS (L601 - L602)

THIS PLAN SET CONTAINS 451 SHEETS

6

DESIGN VEHICLE

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

MIXED-USE

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

DESIGN DESIGNATION (ARLINGTON, HOWARD, IDAHO, MONTANA)

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

DESIGN SPEED NOT ACHIEVED AT:

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

DESIGN DESIGNATION (LOCAL / RESIDENTIAL STREETS)

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

DESIGN SPEED NOT ACHIEVED AT:

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

DESIGN DESIGNATION TRAIL

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

wsb

SCALE: AS SHOWN

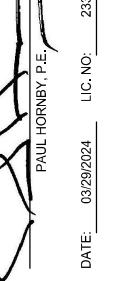
DESIGN BY:

PLAN BY: PJM

CHECK BY: PTH JMT

REVISIONS

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


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

INFRASTRUCTURE PLANS FOR:
THE HEIGHTS
SAINT PAUL, MINNESOTA

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

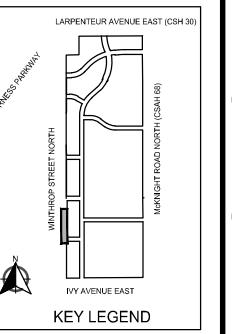
WSB PROJECT NO.
013987-000

1 OF 451

REVISIONS

NO. DATE DESCRIPTION

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



REVISIONS

DESCRIPTION
NO. DATE
3 03/15/2024 PLAN REVISIONS
6 09/23/2024 100% PLAN COMMENTS

5-30-2025

DATE

PAUL HORNBY, P.E.

LIC. NO. 23359

DATE: 03/29/2024

LIC. NO. 23359

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

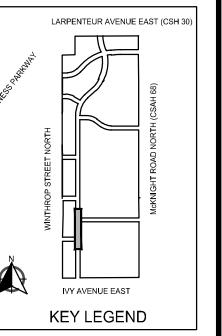
ASHLEIGH K. ROSA

LICENCE #: 59517

DATE: 03/29/2024

LIC. NO. 23359

DATE: 03/29/2024



REVISIONS	
0	SCALE IN FEET
30	DESCRIPTION
60	ADDITION NO. 1
0	01/30/2024
5	REVISION 5
10	100% PLAN COMMENTS
3	03/29/2024
5	06/26/2024
6	09/23/2024

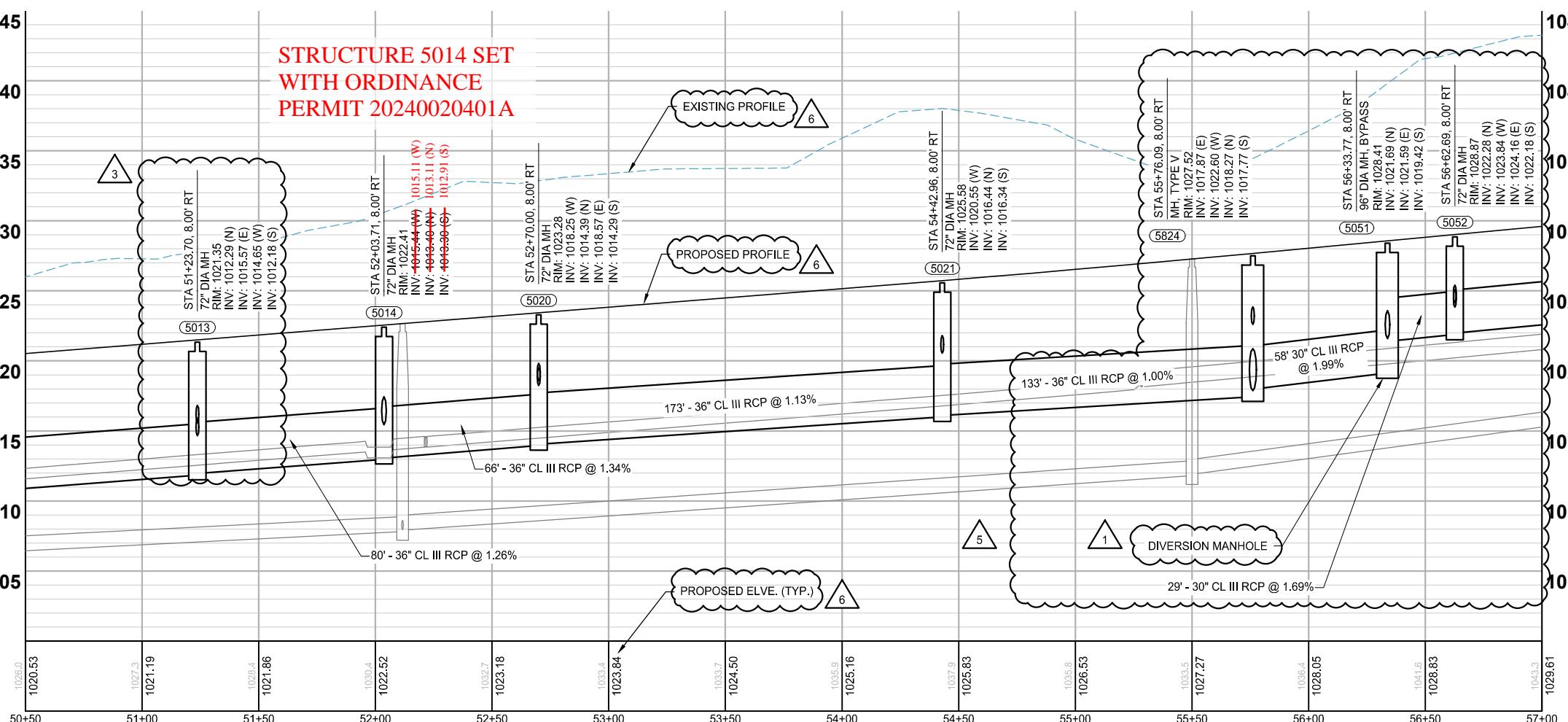
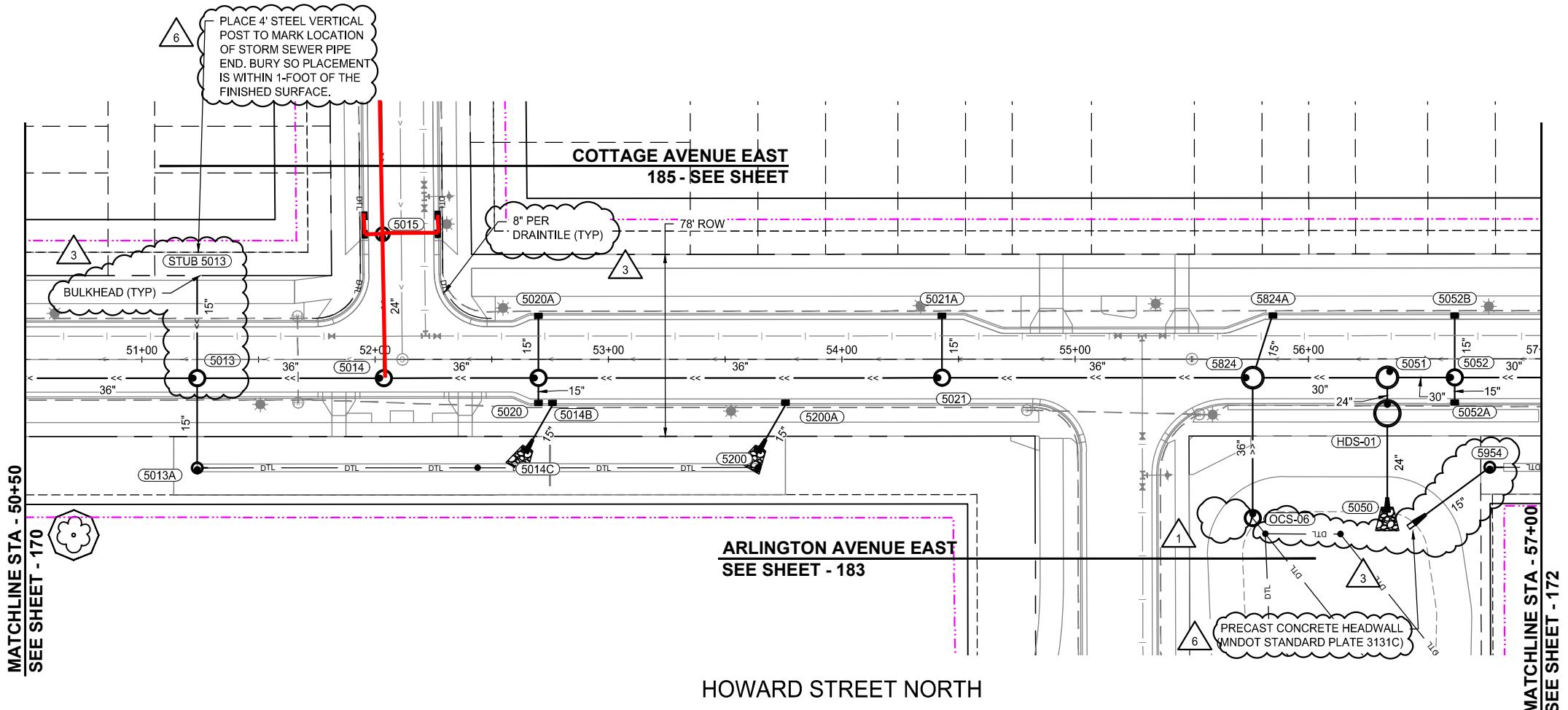
STORM SEWER CONSTRUCTION

I HEREBY CERTIFY THAT THIS RECORD DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. THIS DRAWING HAS BEEN PREPARED 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.

STRUCTURE 5014 SET
WITH ORDINANCE
PERMIT 20240020401A

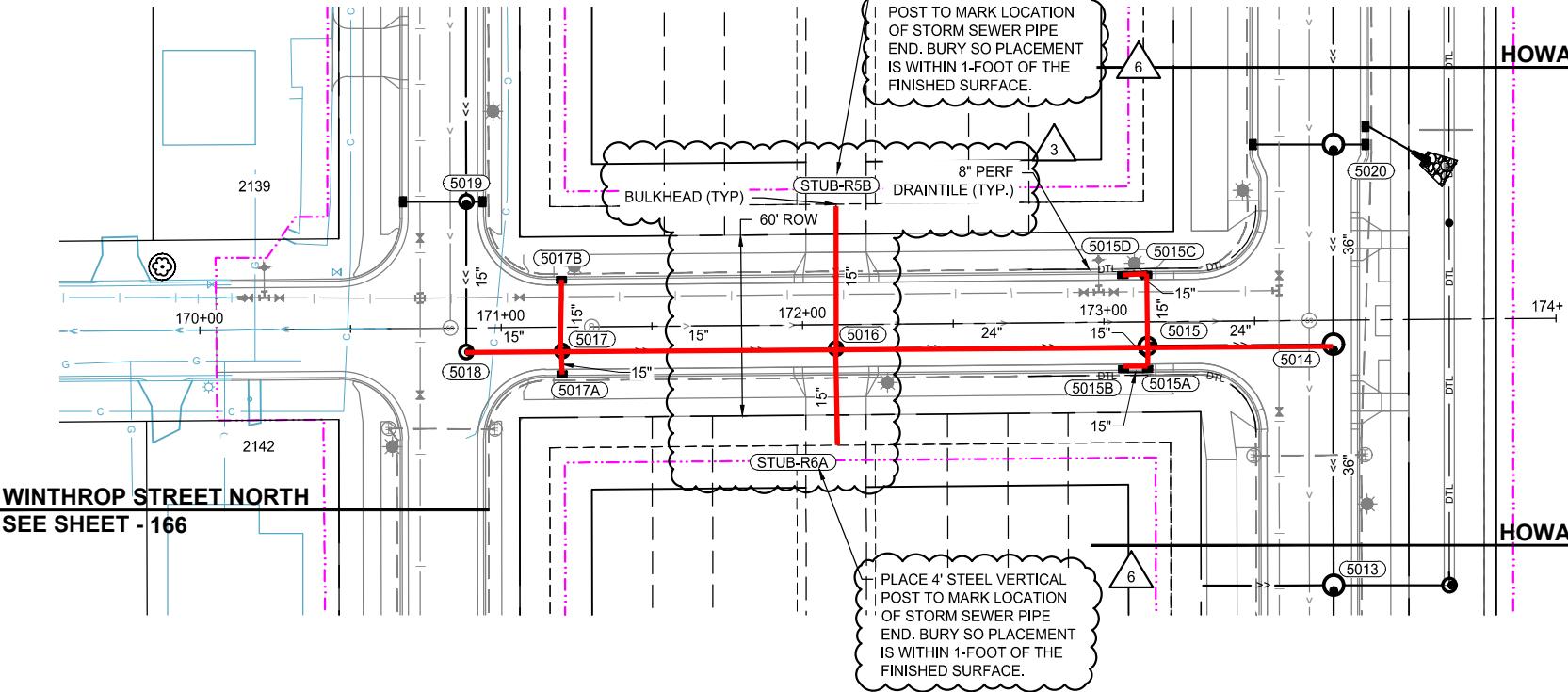
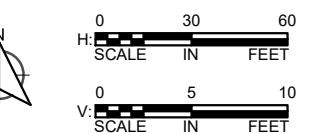
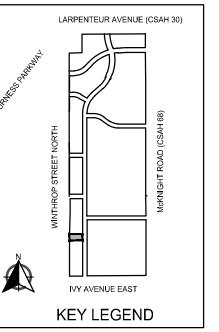
ASHLEIGH K ROSA
LICENCE #: 59517

INFRASTRUCTURE PLANS FOR:
THE HEIGHTS
SAINT PAUL, MINNESOTA



LEGEND

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

WINTHROP STREET NORTH
 SEE SHEET - 167

 HOWARD STREET NORTH
 171 - SEE SHEET


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

DATE

PAUL HORNBY, P.E.

LIC. NO. 23359

DATE 03/29/2024

DATE

PAUL HORNBY, P.E.

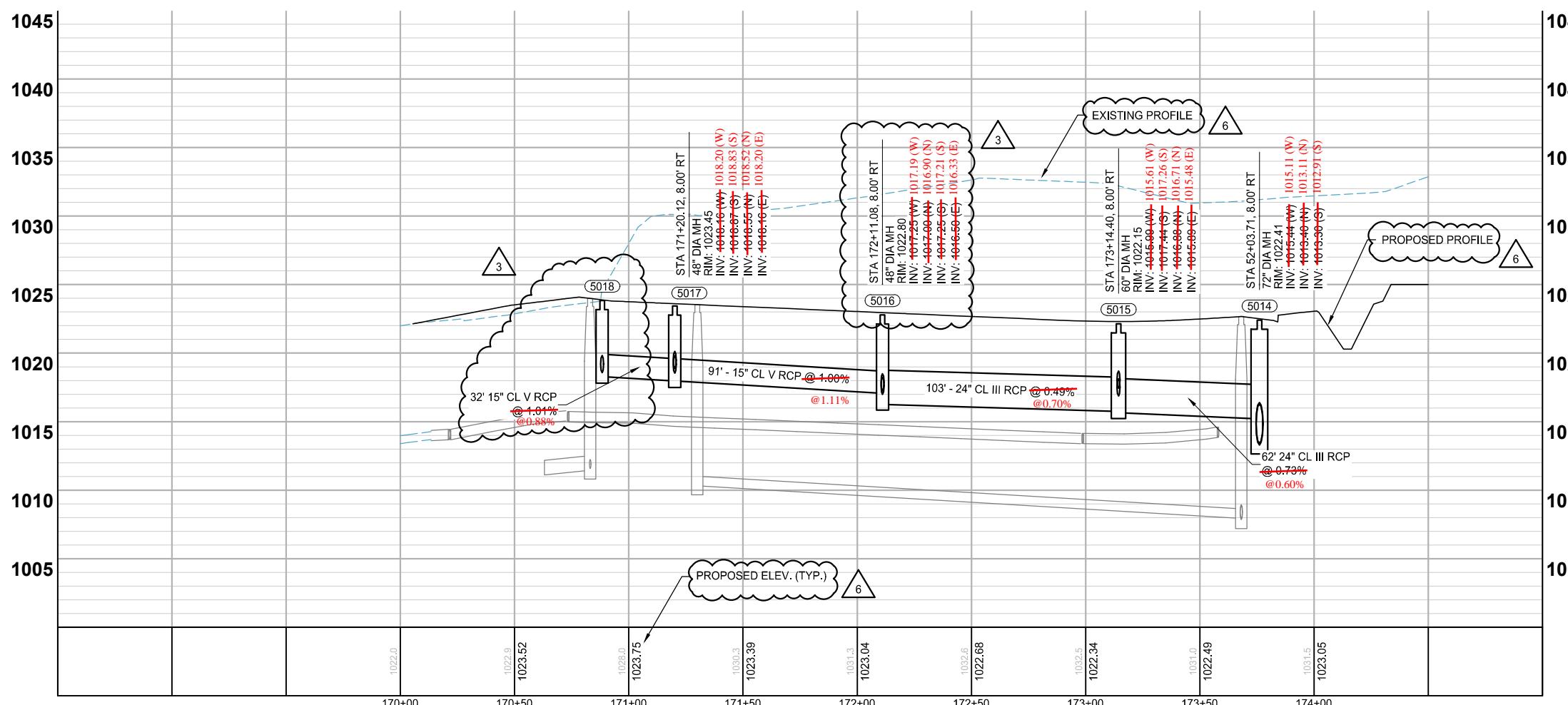
LIC. NO. 23359

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5-30-2025

 ASHLEIGH K ROSA
 LICENSE #: 59517

COTTAGE AVENUE EAST

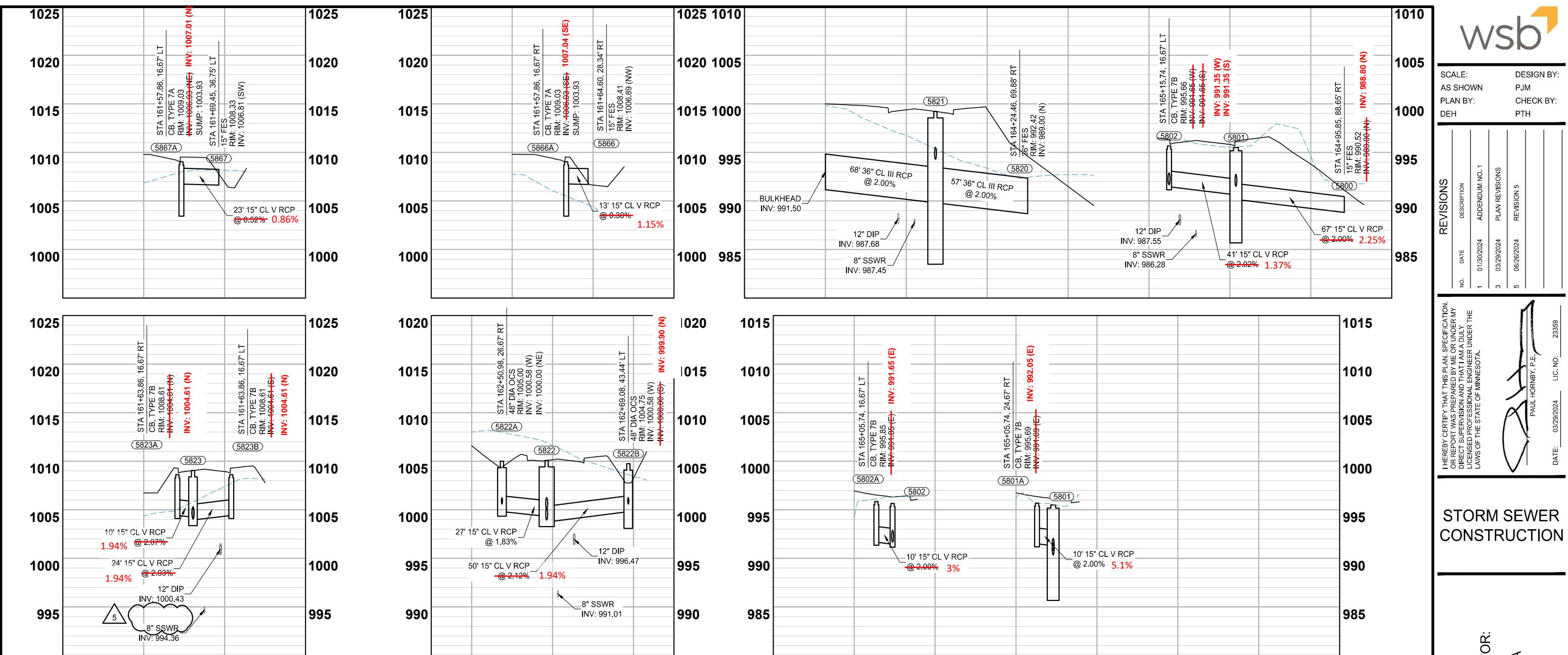


LEGEND

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

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



**STRUCTURES INCLUDED
IN ORDINANCE PERMIT
20240020401A**

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5-30-2025

ASHLEIGH K ROSA
LICENSE #: 59517

K:\013987-000\Cad\Plan\SUBMITTAL\013987-000-C-STRM-PLAN-XING.dwg 10/16/2024 4:11:39 PM

INFRASTRUCTURE PLANS FOR: THE HEIGHTS SAINT PAUL, MINNESOTA

ORM SEWER INSTRUCTION

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

DATE:	DESIGN BY:		
OWN	PJM		
BY:	CHECK BY:		
	PTH		
<hr/>			
DOCUMENT NO.:			
REV. NO.	DATE	ADDENDUM NO. 1	PLAN REVISIONS
1	01/30/2024		
3	03/29/2024		
5	06/26/2024	REVISION 5	
<hr/>			

**Saint Paul
Port Authority**
10 Wabasha Street North
Suite 240
Saint Paul, Minnesota 55102

Phone 612-224-5666

WSB PROJECT NO.
013987.000

02 OF 451