

**Exhibit A**

Ordinance Permit 20220010211

## Exhibit H

### Form of Public Infrastructure Conveyance

## **PUBLIC INFRASTRUCTURE CONVEYANCE**

### **ORDINANCE PERMIT # #20220010211**

This Public Infrastructure Conveyance Agreement ("Agreement") is made and entered into effective February 3, 2022, 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.

- (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

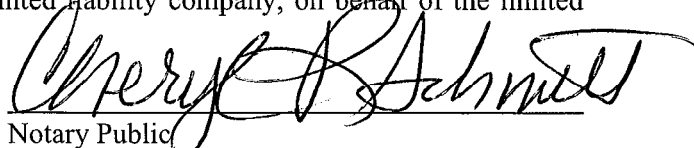
By: 

Name: Maureen Michalski

Its Vice President of Development

STATE OF Minnesota )  
COUNTY OF Hennepin ) ss.

The foregoing instrument was acknowledged before me this 2nd day of November, 2023, by Maureen Michalski VP 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.

  
Notary Public

**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.

Sidewalks

Project Description

20220010211

Permit Number

*Dan Glenz*

44614

7/6/2023

(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** \_\_\_\_\_

## 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:

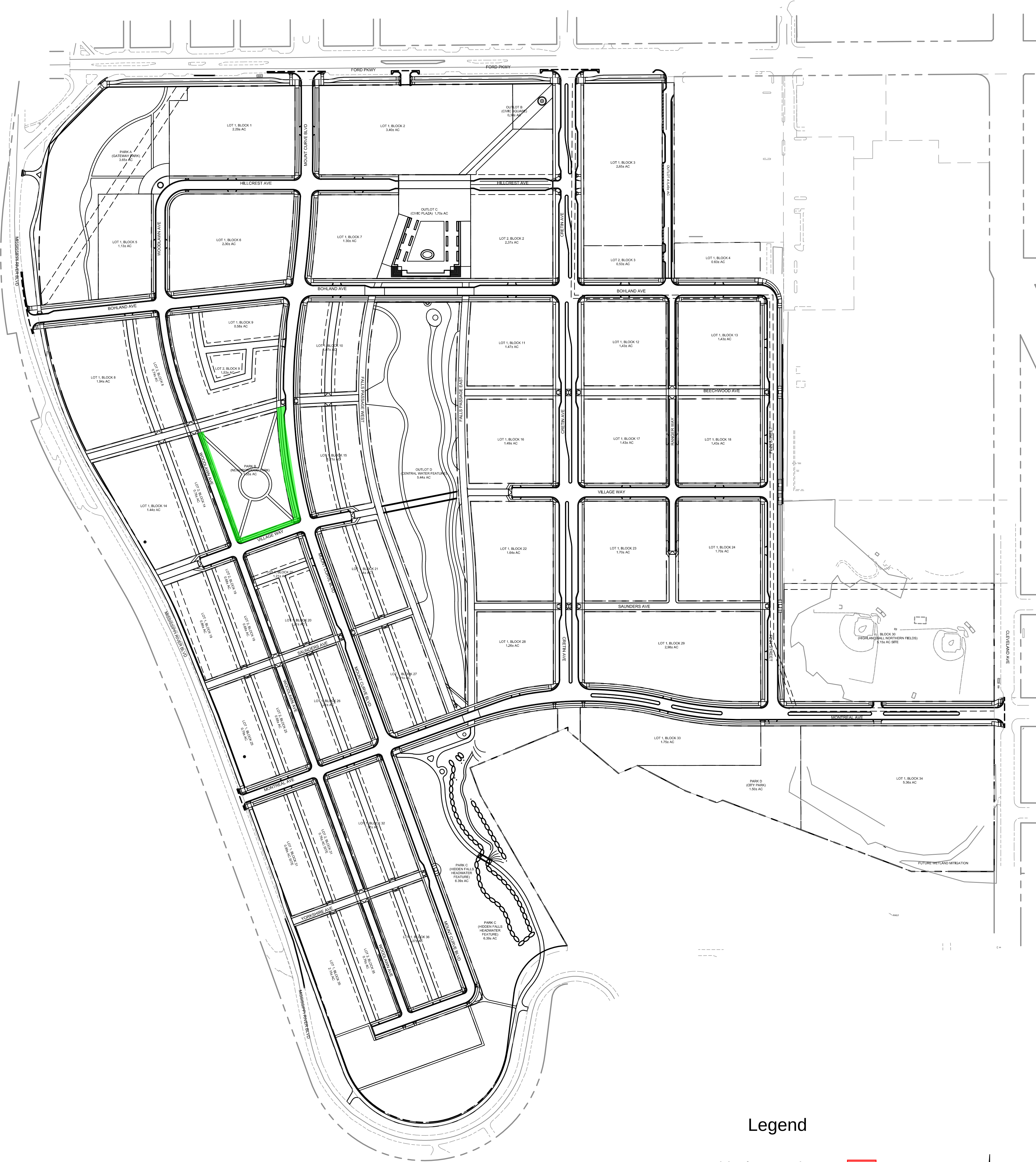
Permit No. \_\_\_\_\_ Council Res. No. \_\_\_\_\_ Permit Date \_\_\_\_\_

Release Authorized by \_\_\_\_\_ Title \_\_\_\_\_



# 2022 Infrastructure Projection Exhibit

## Draft Updated on 1/11/2022

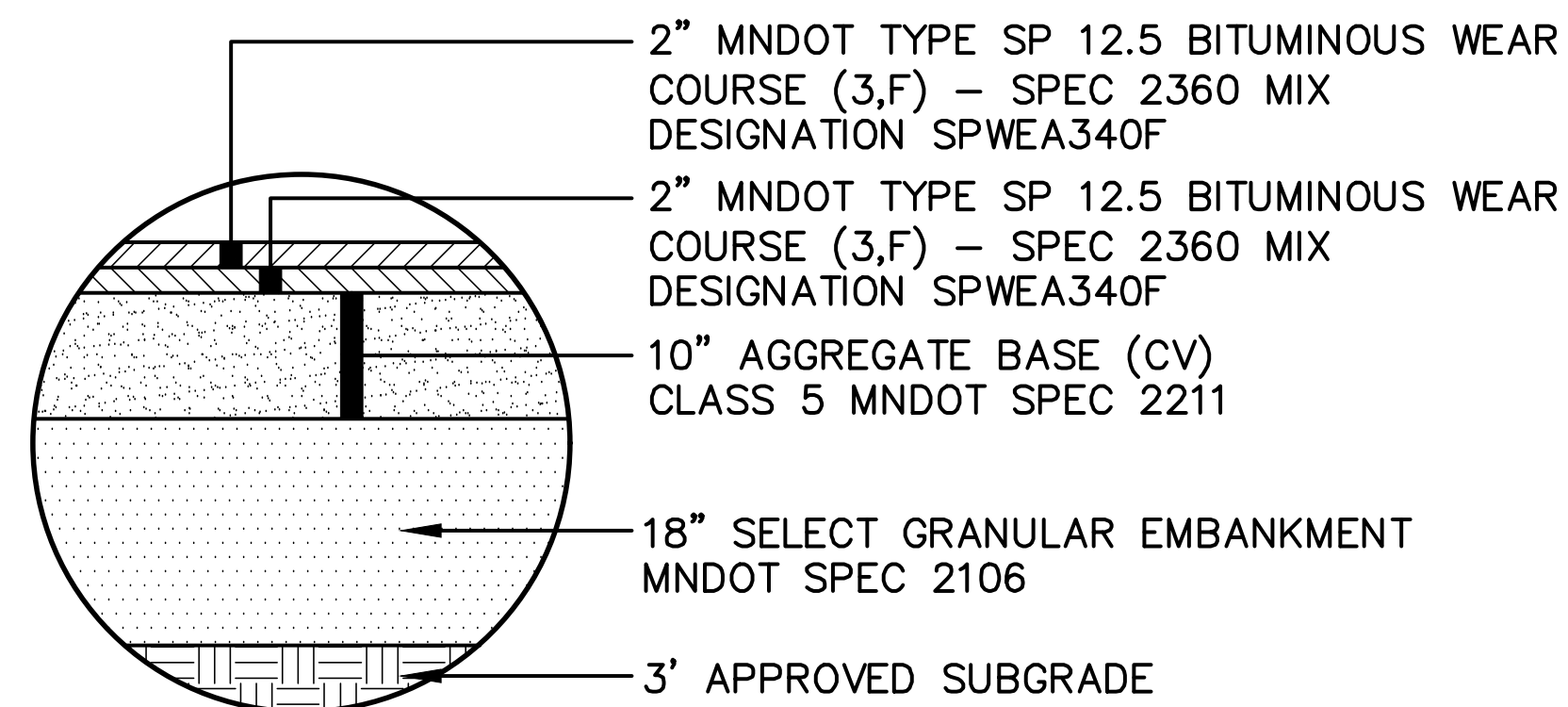


### Legend

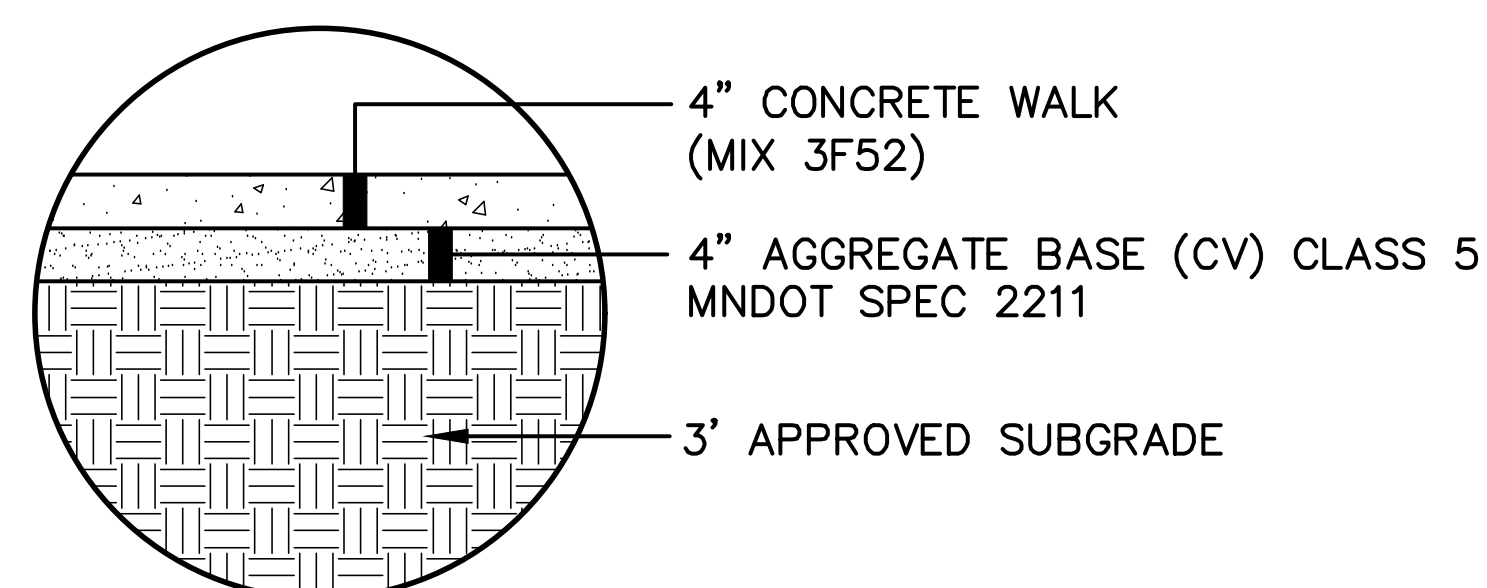
- Vehicular Roadway
- Non-Vehicular Roadway + Boulevard
- ROW Sidewalk, Bike Lane & Boulevard
- Boulevard Trees & Landscape
- Park Space



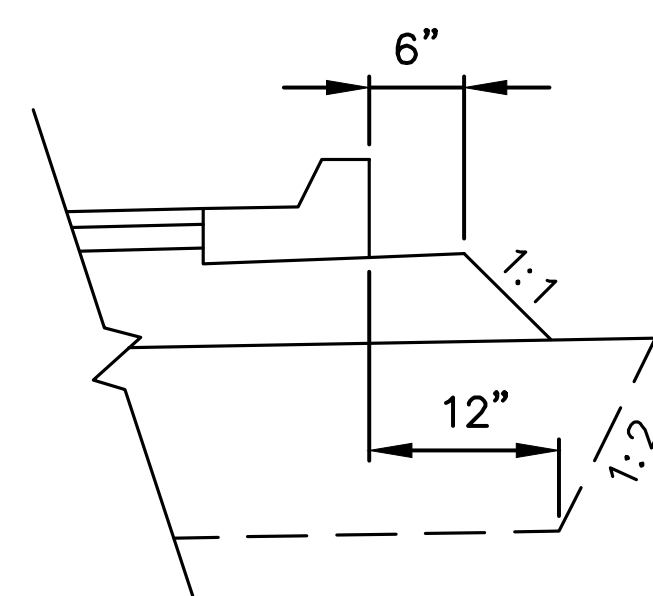




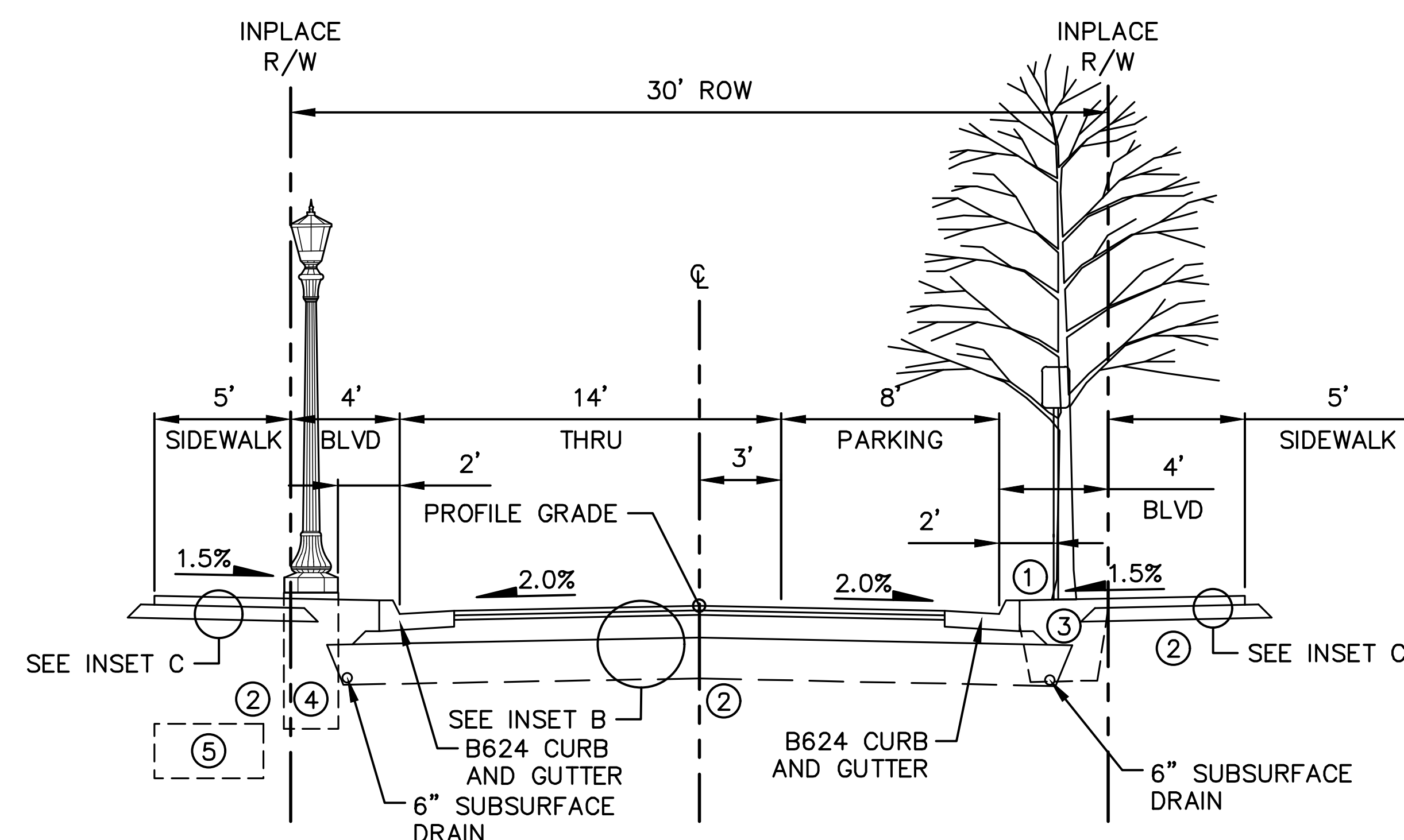
INSET B – SECONDARY ROAD



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**

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

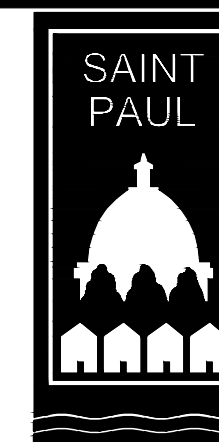
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*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

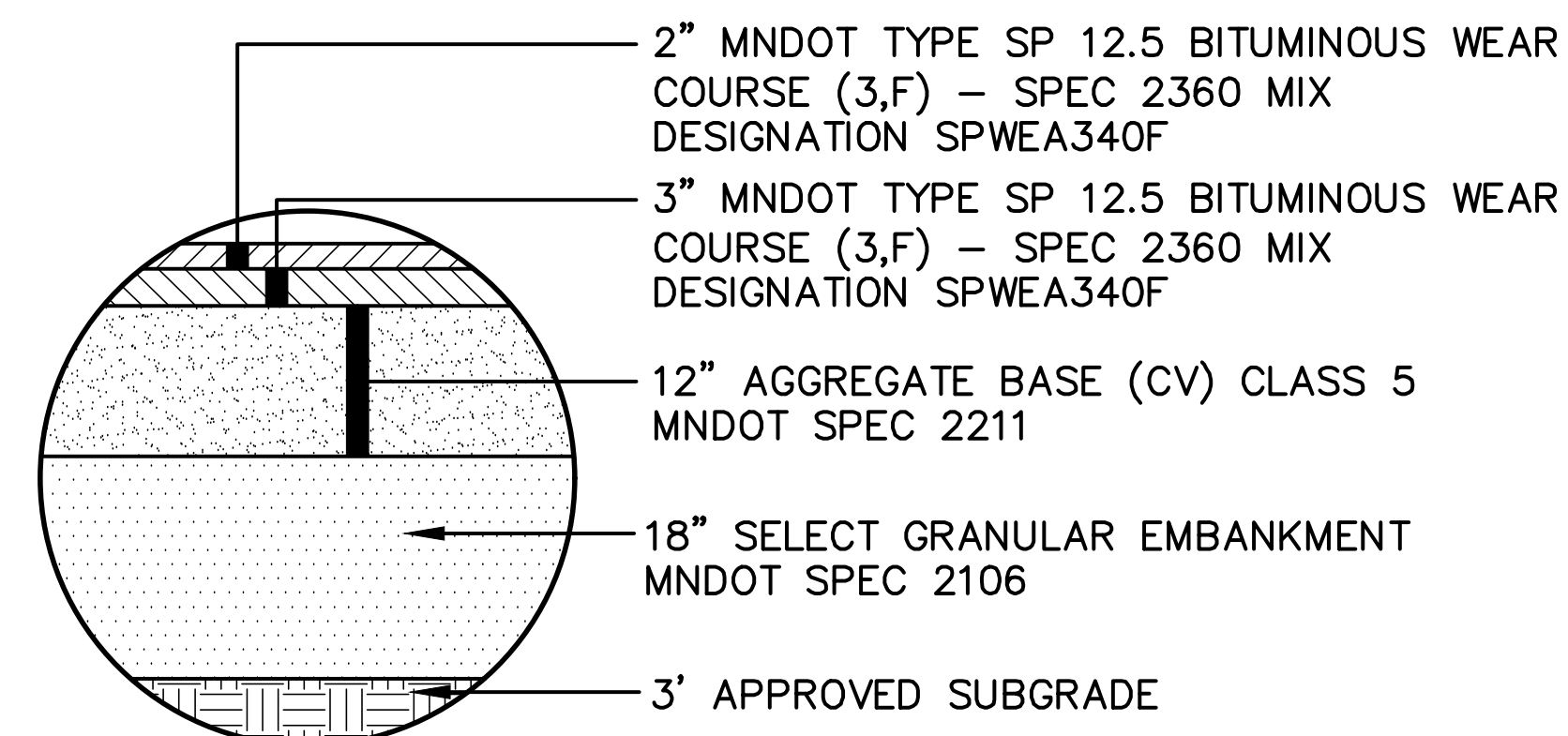
TYPICAL SECTIONS

SHEET NO.

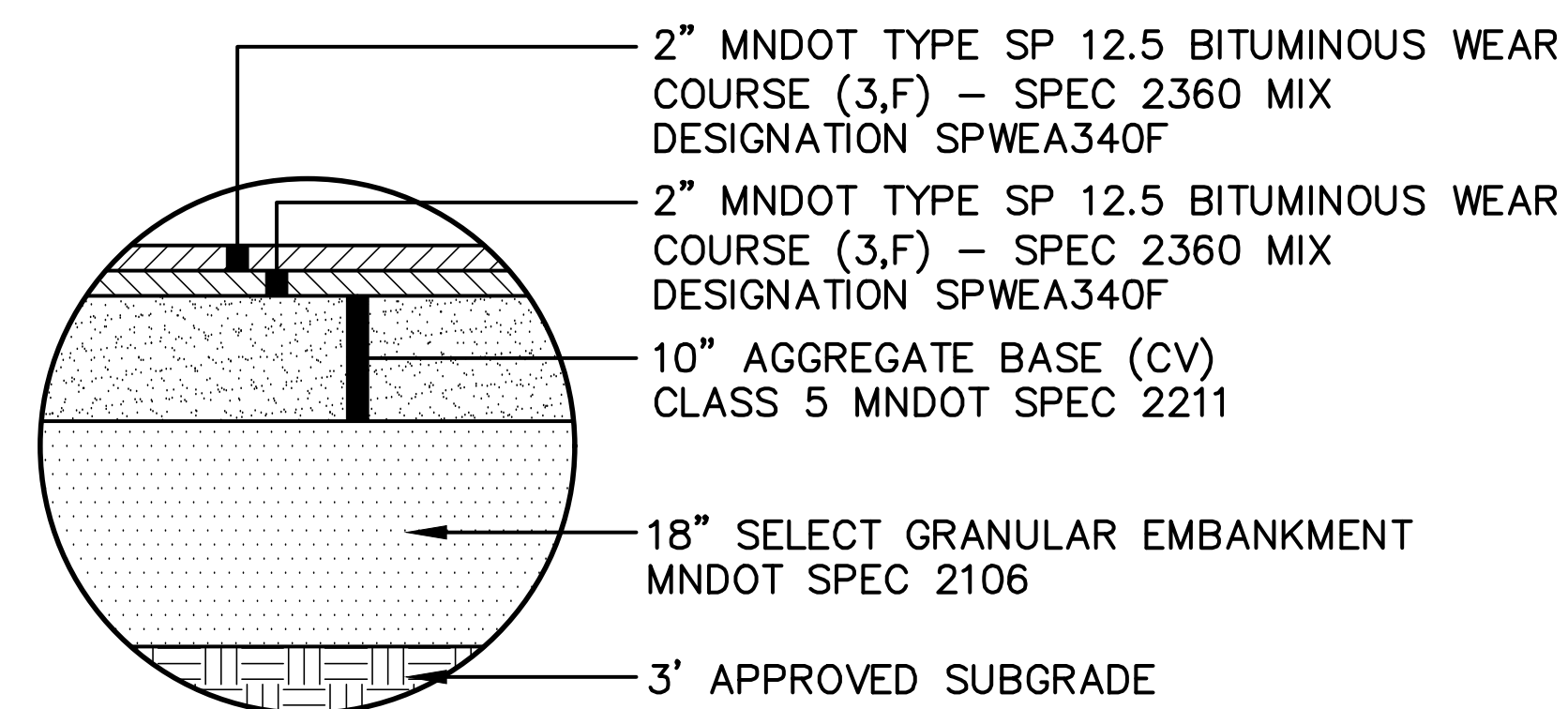
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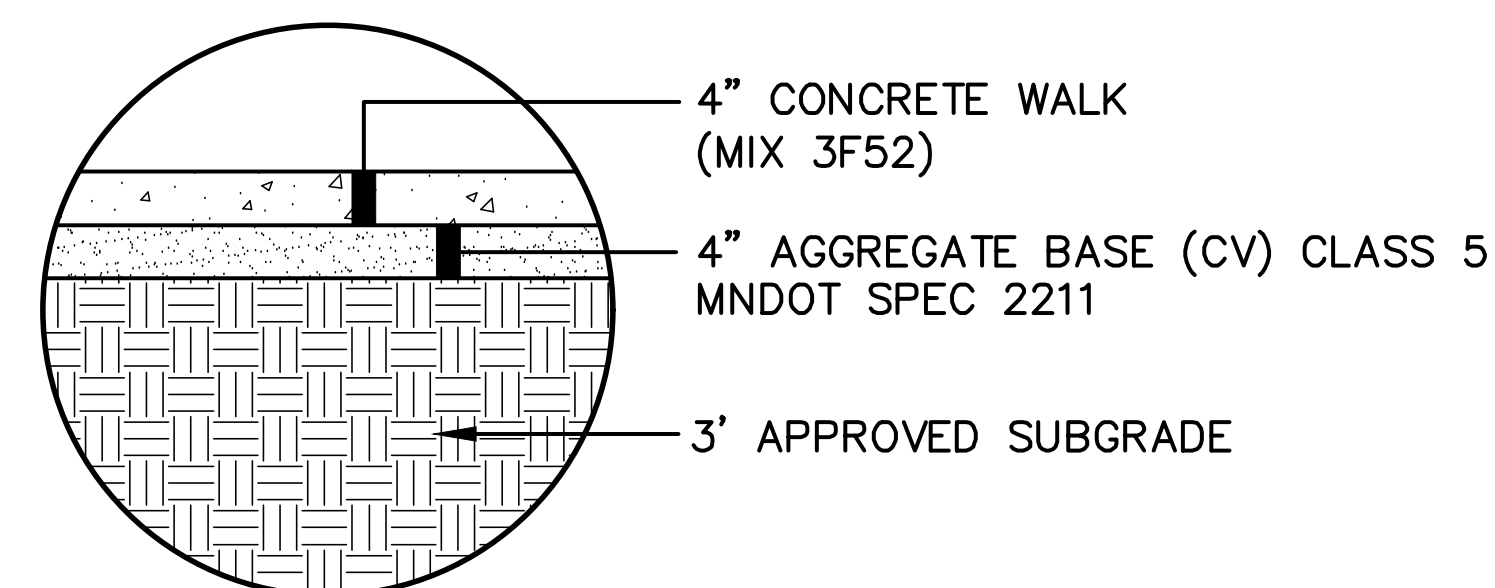




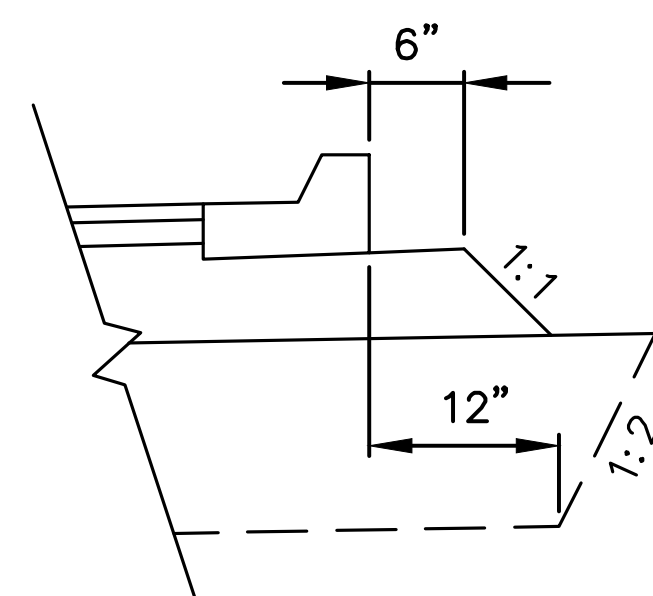
INSET A – PRIMARY ROAD



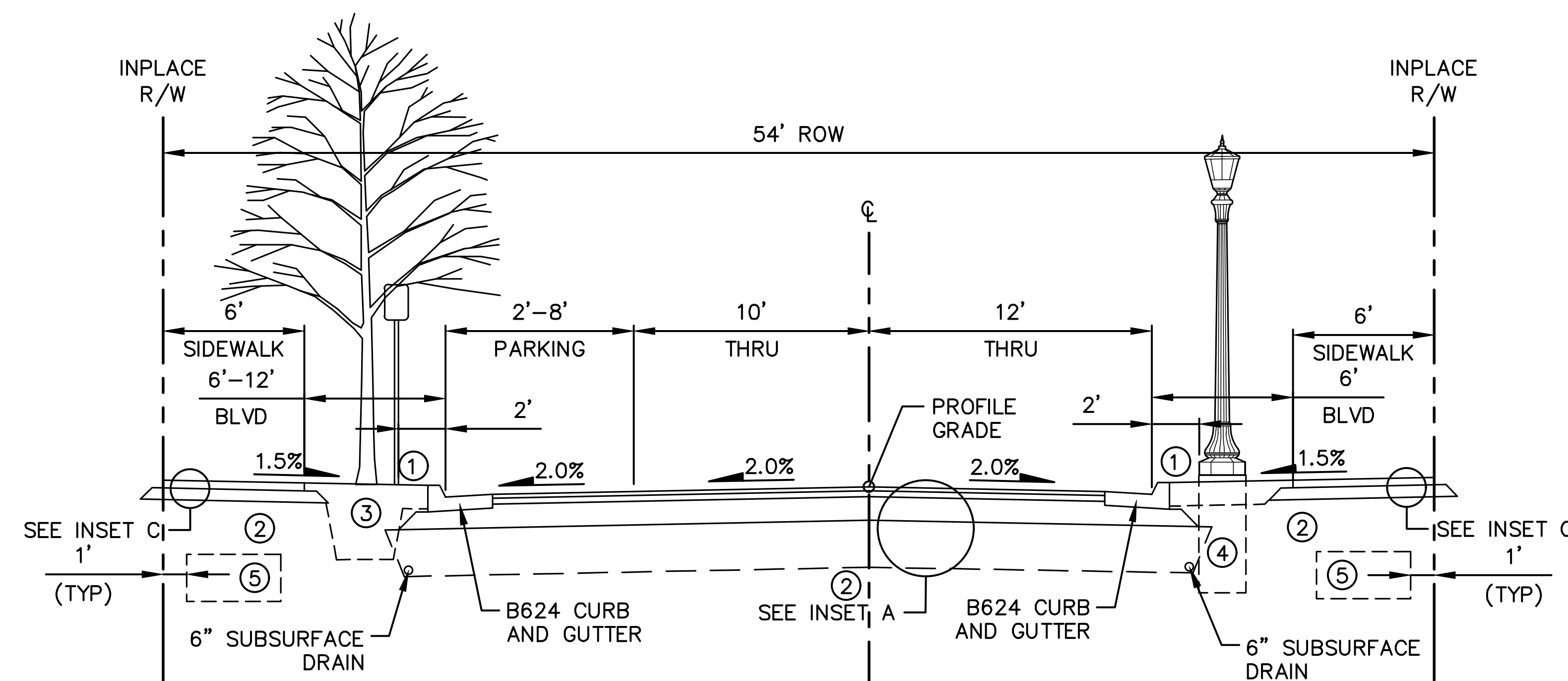
INSET B – SECONDARY ROAD



INSET C – 4" CONCRETE SIDEWALK

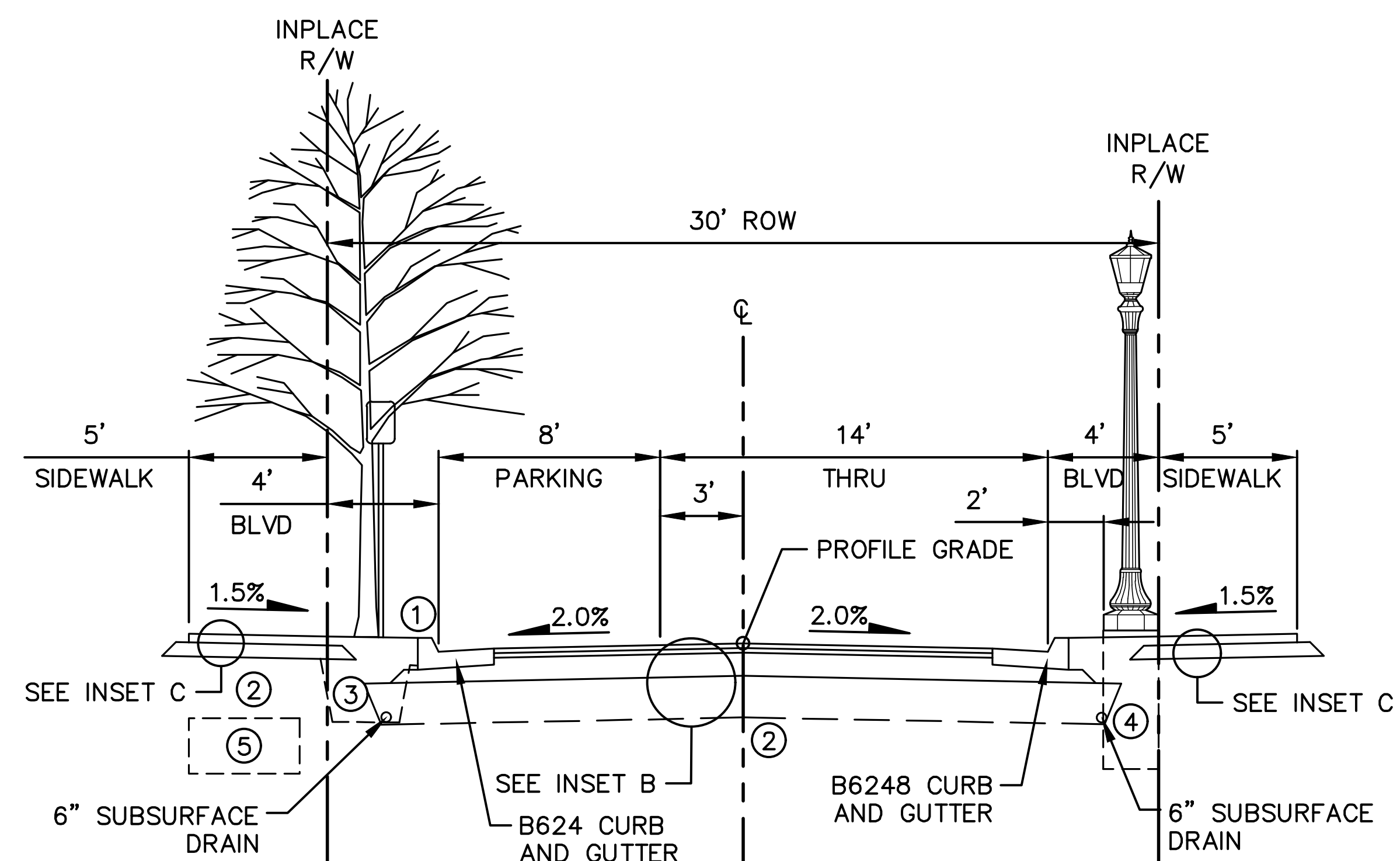


TYPICAL GRADING DETAIL AT CURBS



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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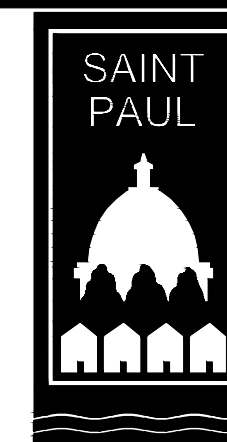
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*Gregory S. Brown*

GREGORY S. BROWN, PE

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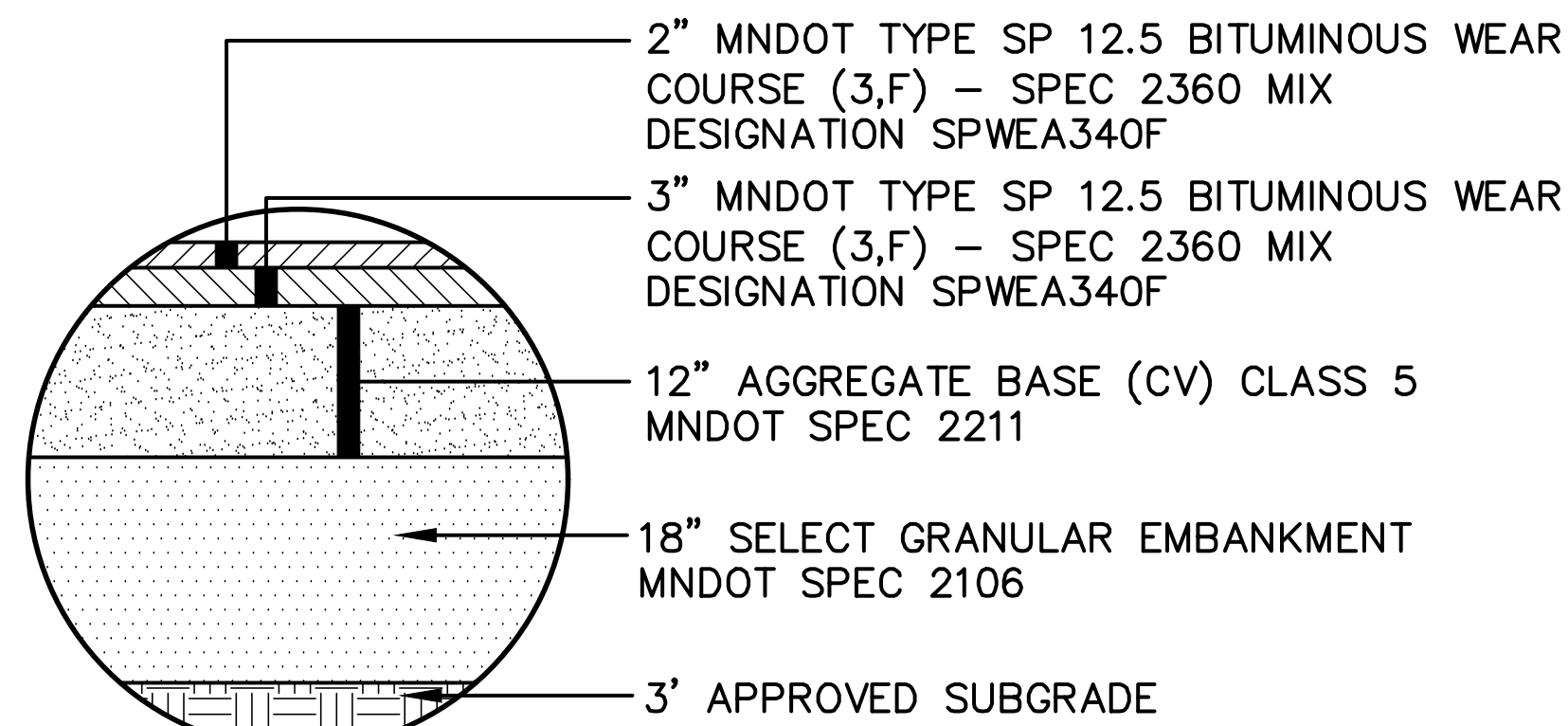
TYPICAL SECTIONS

SHEET NO.

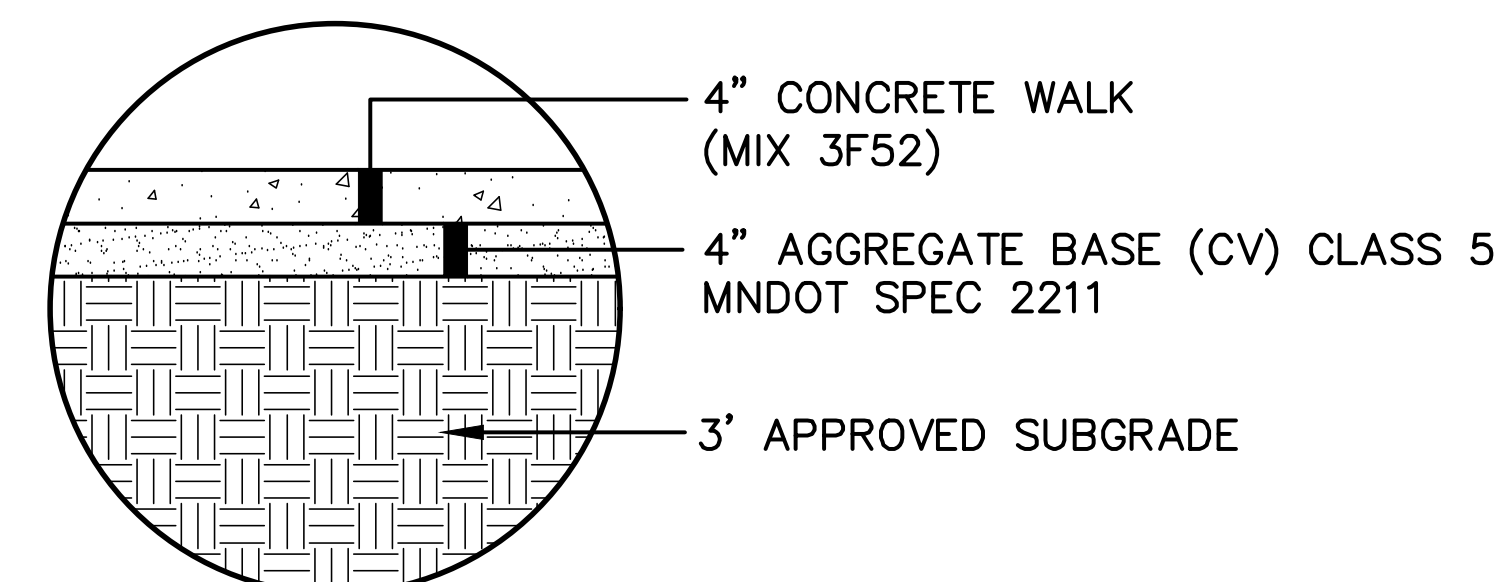
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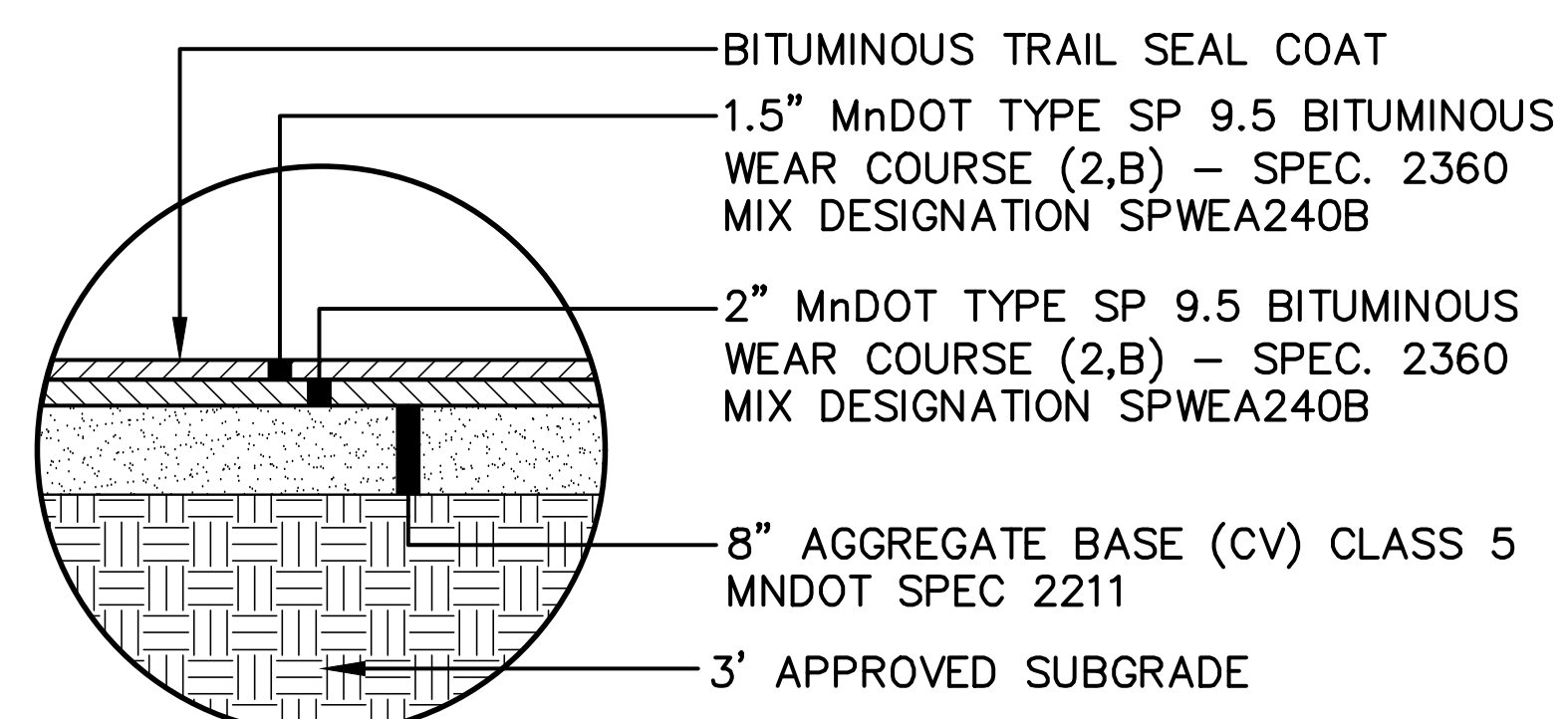




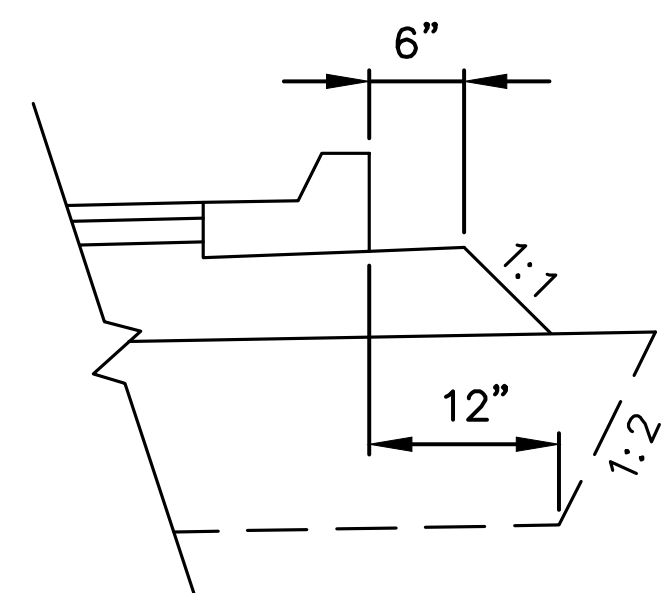
INSET A – PRIMARY ROAD



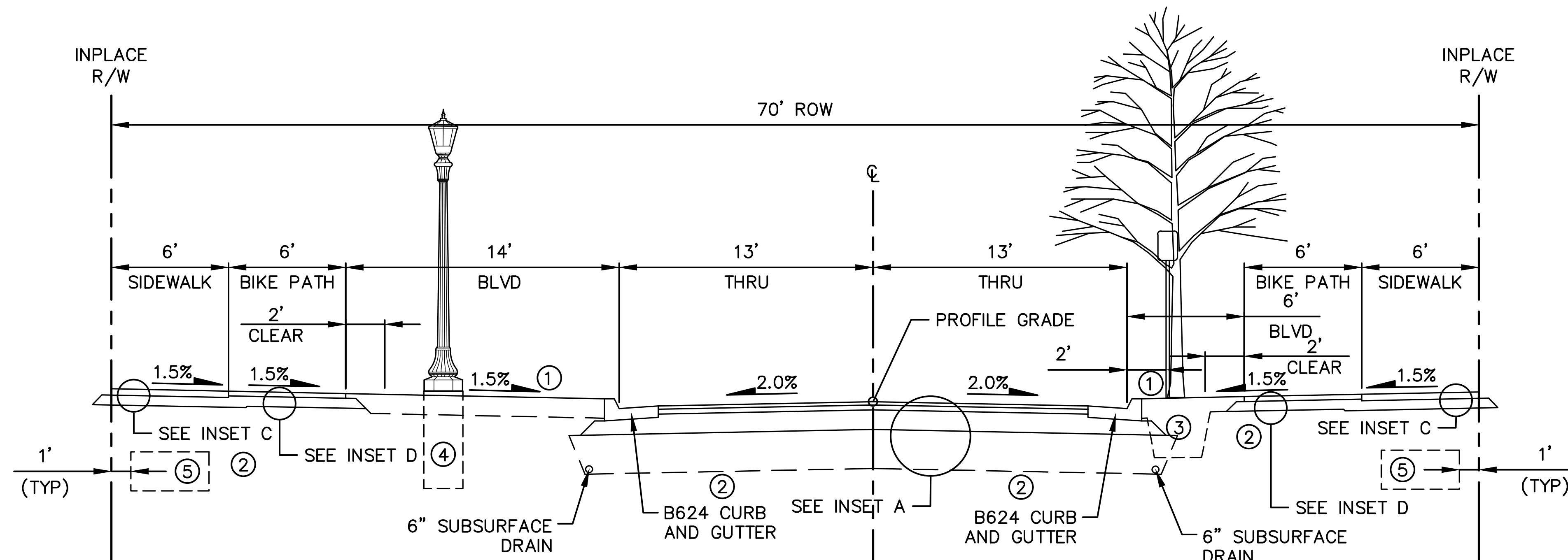
INSET C – 4" CONCRETE SIDEWALK



INSET D – BITUMINOUS TRAIL

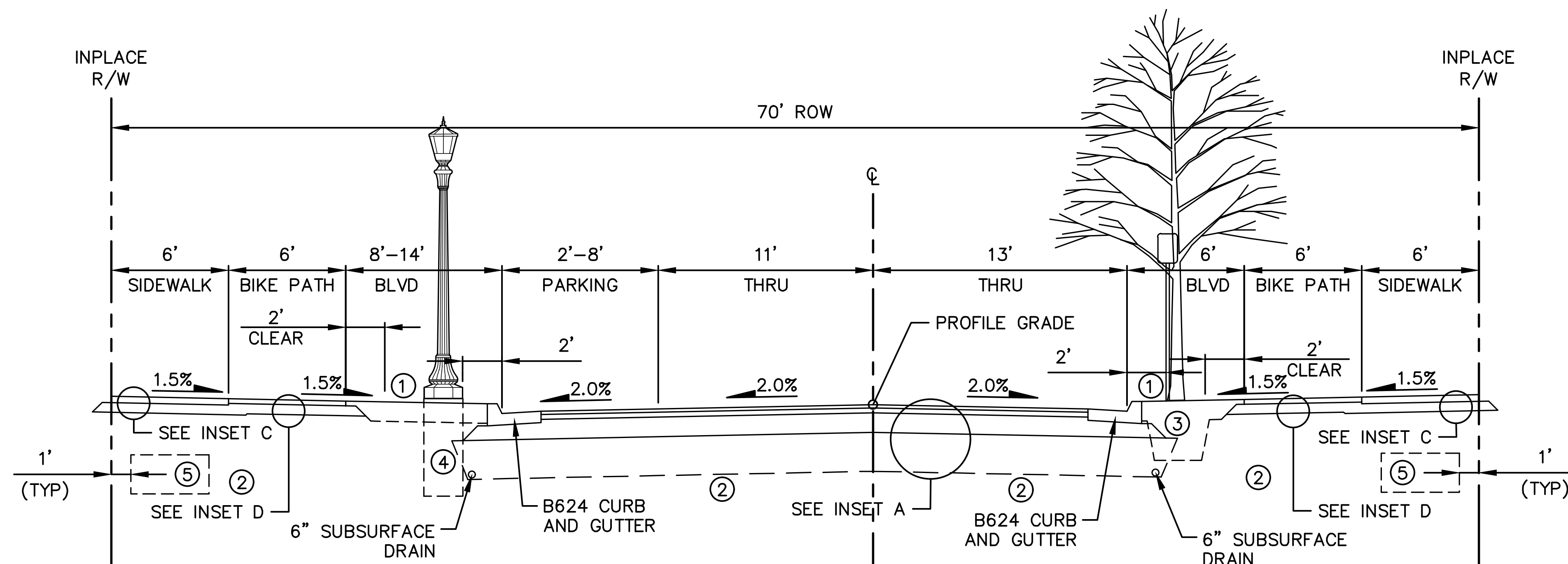


TYPICAL GRADING DETAIL AT CURBS



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

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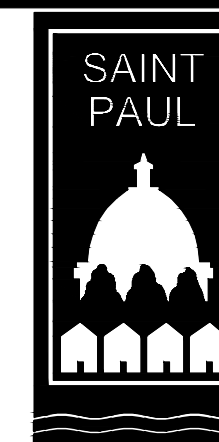
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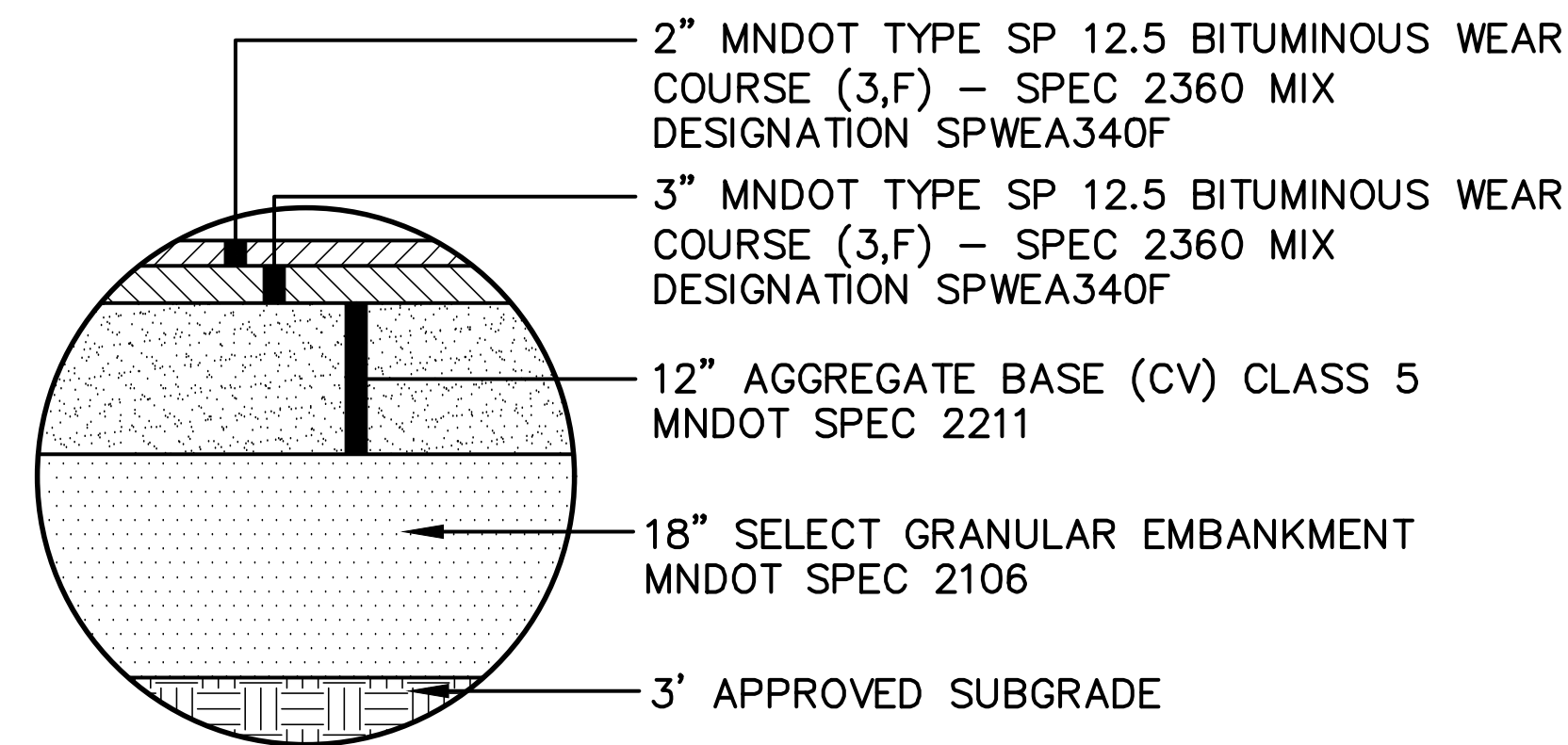
TYPICAL SECTIONS

SHEET NO.

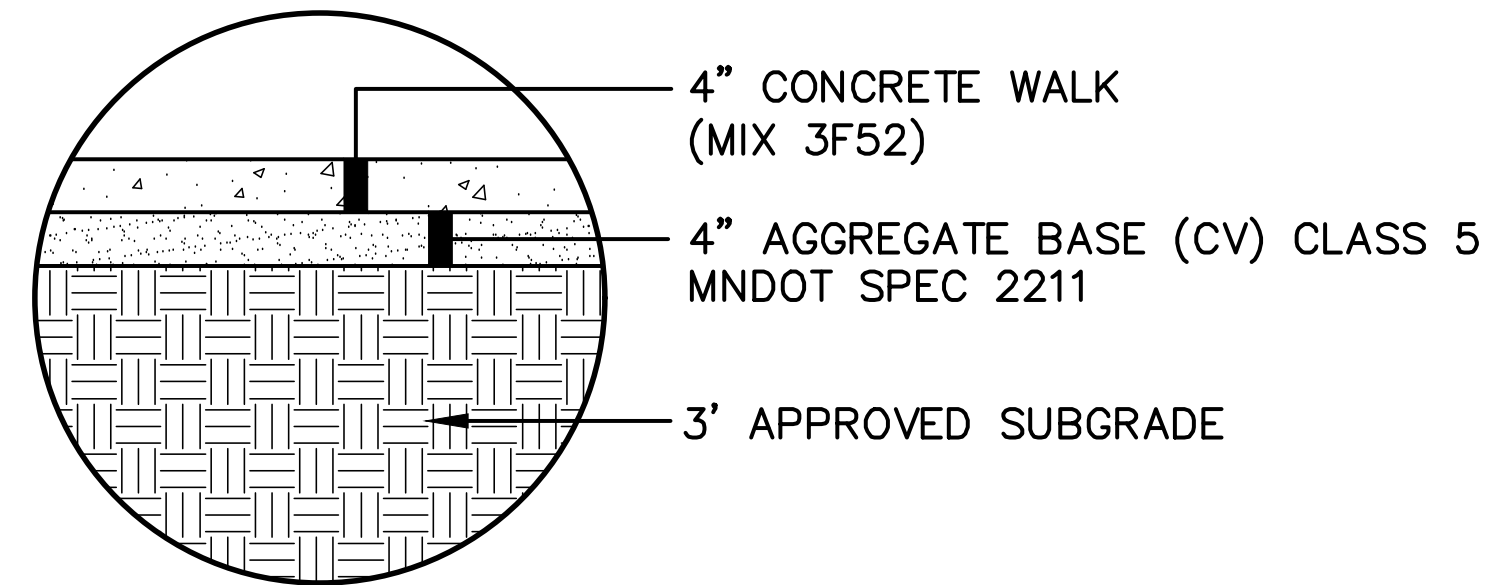
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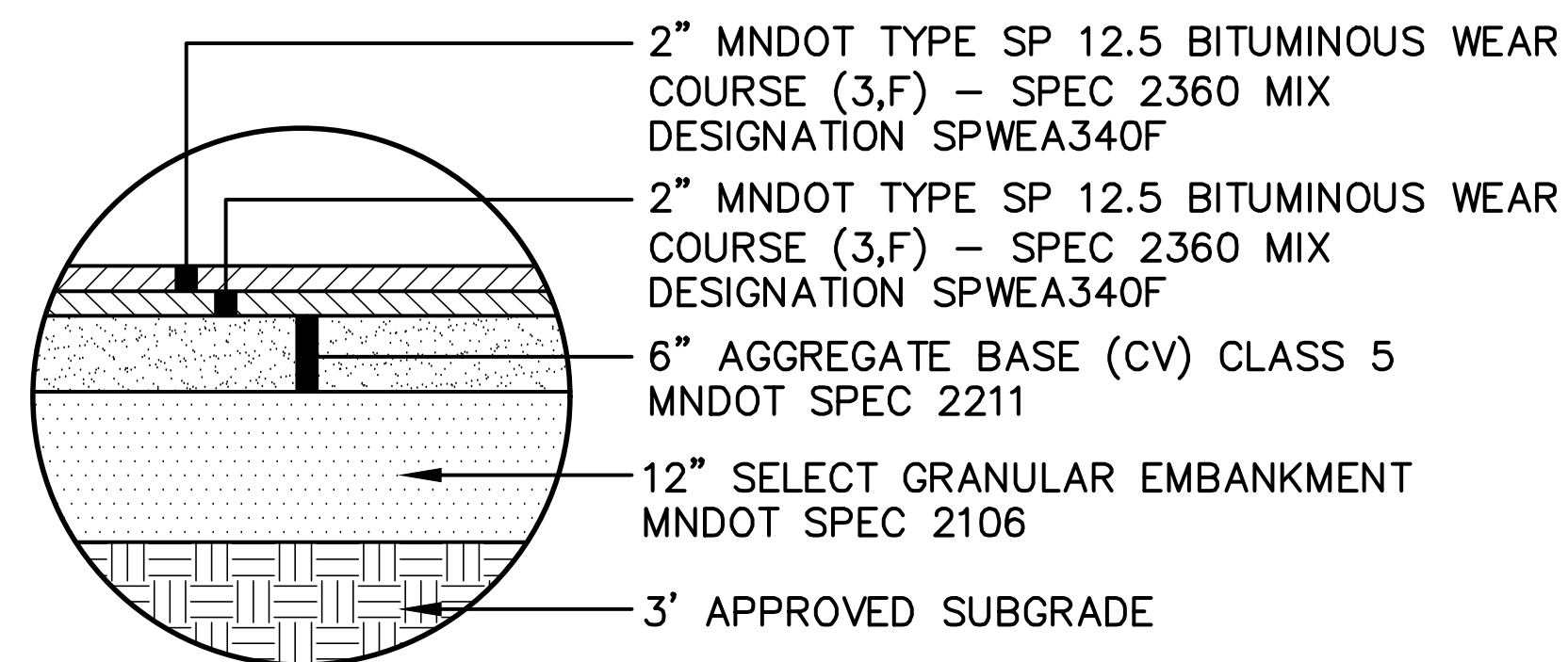




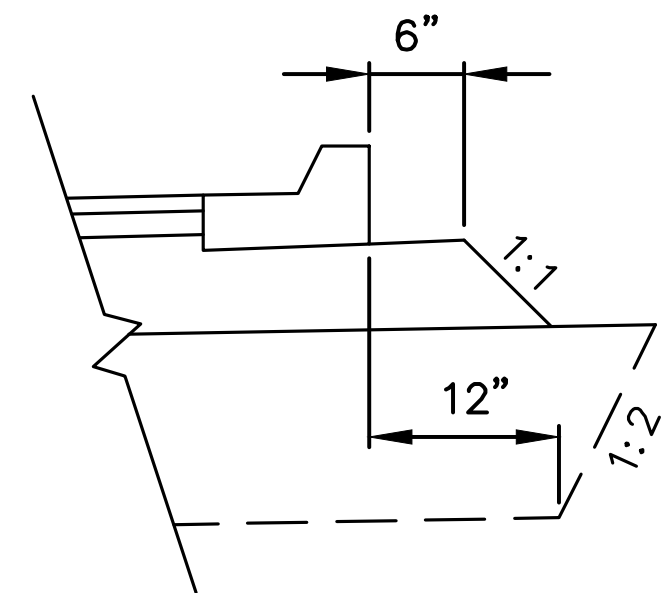
INSET A – PRIMARY ROAD



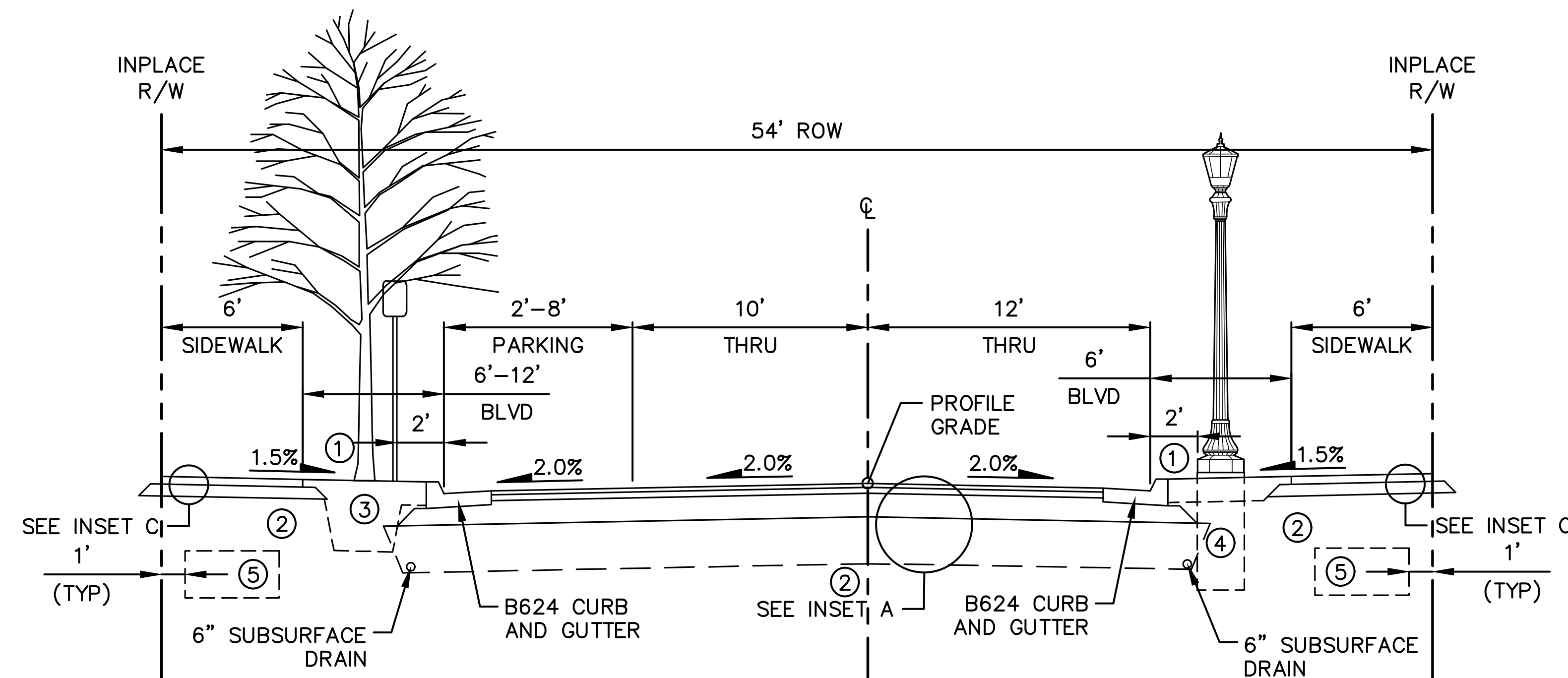
INSET C – 4" CONCRETE SIDEWALK



INSET E – SHARED PATH

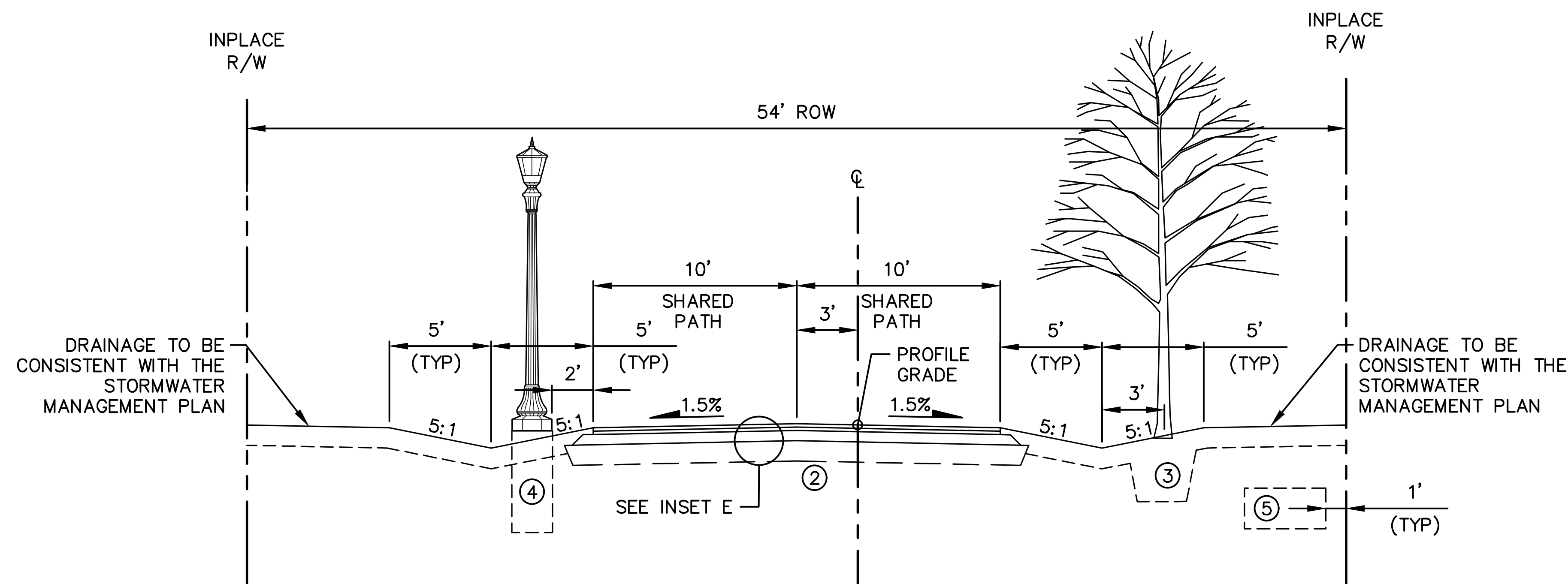


TYPICAL GRADING DETAIL AT CURBS



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

- BOULEVARD CROSS SLOPE MAY VARY FROM 0.5% TO 33%. PROPOSED SWALE BOTTOM TO BE 1 FOOT LOWER THAN EDGE OF PAVEMENT GRADE.
- EXCAVATE AND DISPOSE OF SHALE OR CONSTRUCTION DEBRIS ENCOUNTERED WITHIN 3 FEET OF FINISHED GRADE.
- 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).
- 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:

- BOULEVARD TREES AND STREETLIGHT TO ALTERNATE THE LENGTH OF THE STREET.
- TREE DETAILS INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING AND SPECIES OF BOULEVARD TREES TO BE INCLUDED ON LANDSCAPE PLANS.
- STREETLIGHT DETAIL AND LOCATION INCLUDED FOR GENERAL INFORMATION AND COMMENT. SPACING OF STREET LIGHTING TO BE INCLUDED ON LIGHTING PLANS.
- CITY STANDARD 12" OF TOPSOIL AND SEED/SOD.
- UNLESS OTHERWISE SPECIFIED, THE OUTFALL CURB AND GUTTER CROSS SLOPES SHALL BE THE SAME AS THE ADJACENT FINISHED SURFACE.
- TACK COAT TO BE APPLIED BETWEEN BITUMINOUS PAVEMENT LIFTS.
- 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

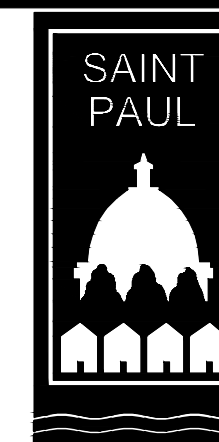
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*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

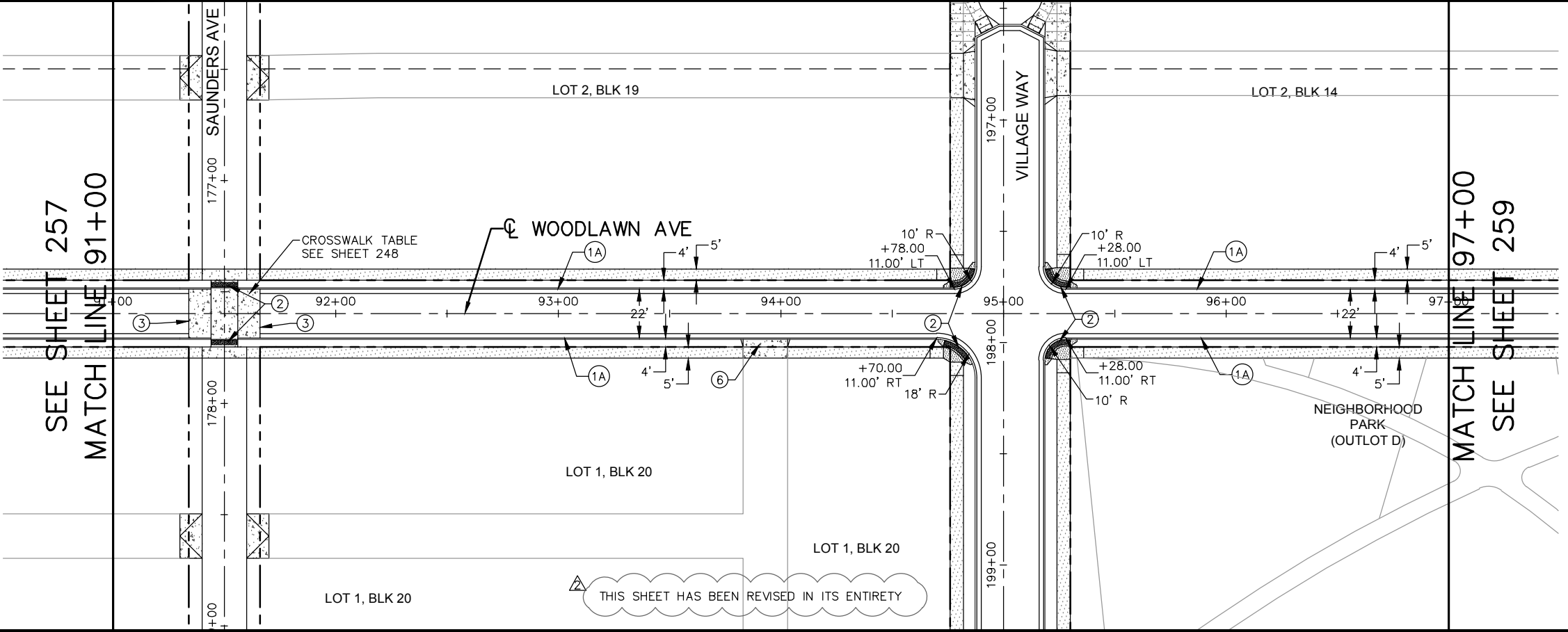
TYPICAL SECTIONS

SHEET NO.

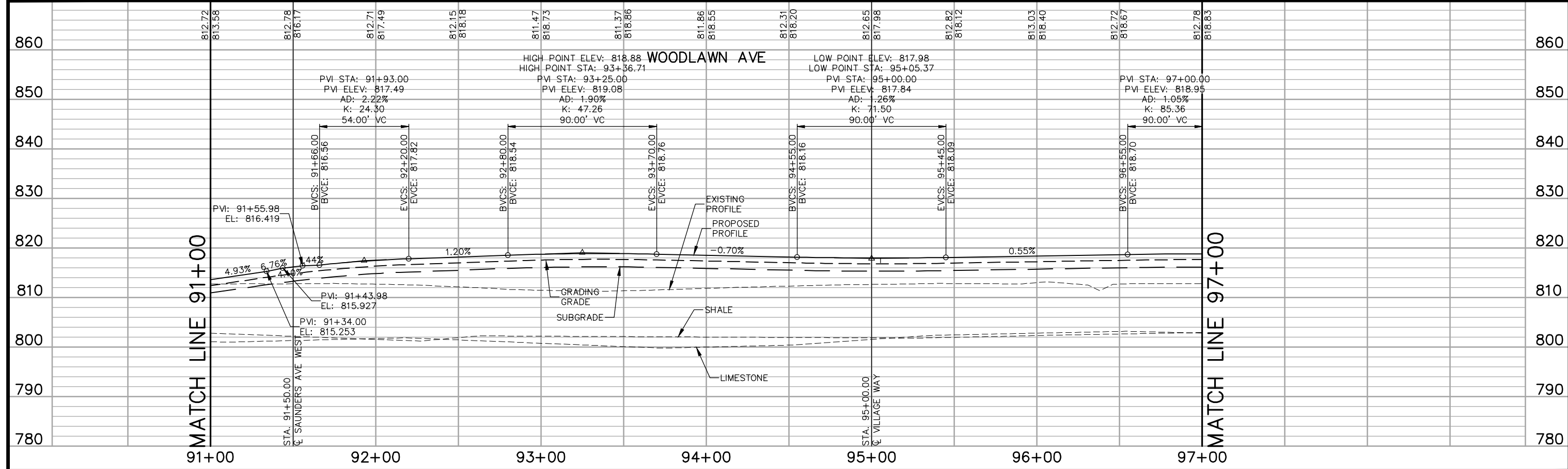
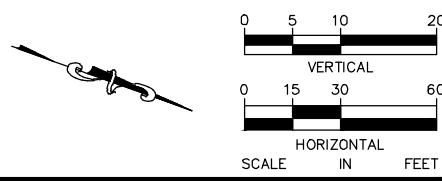
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522



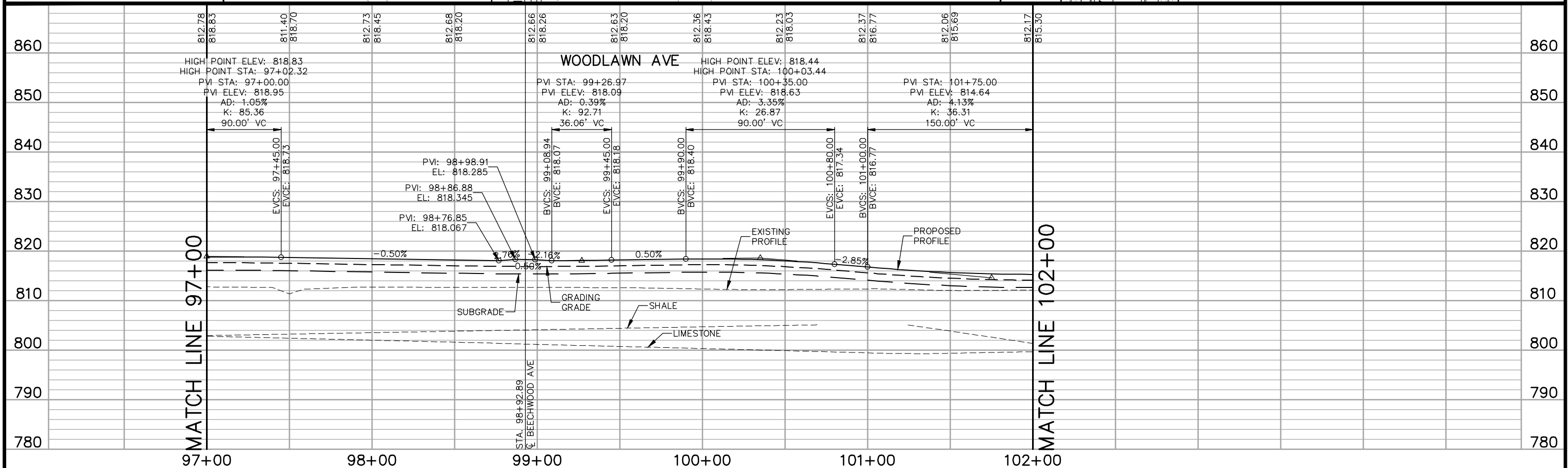
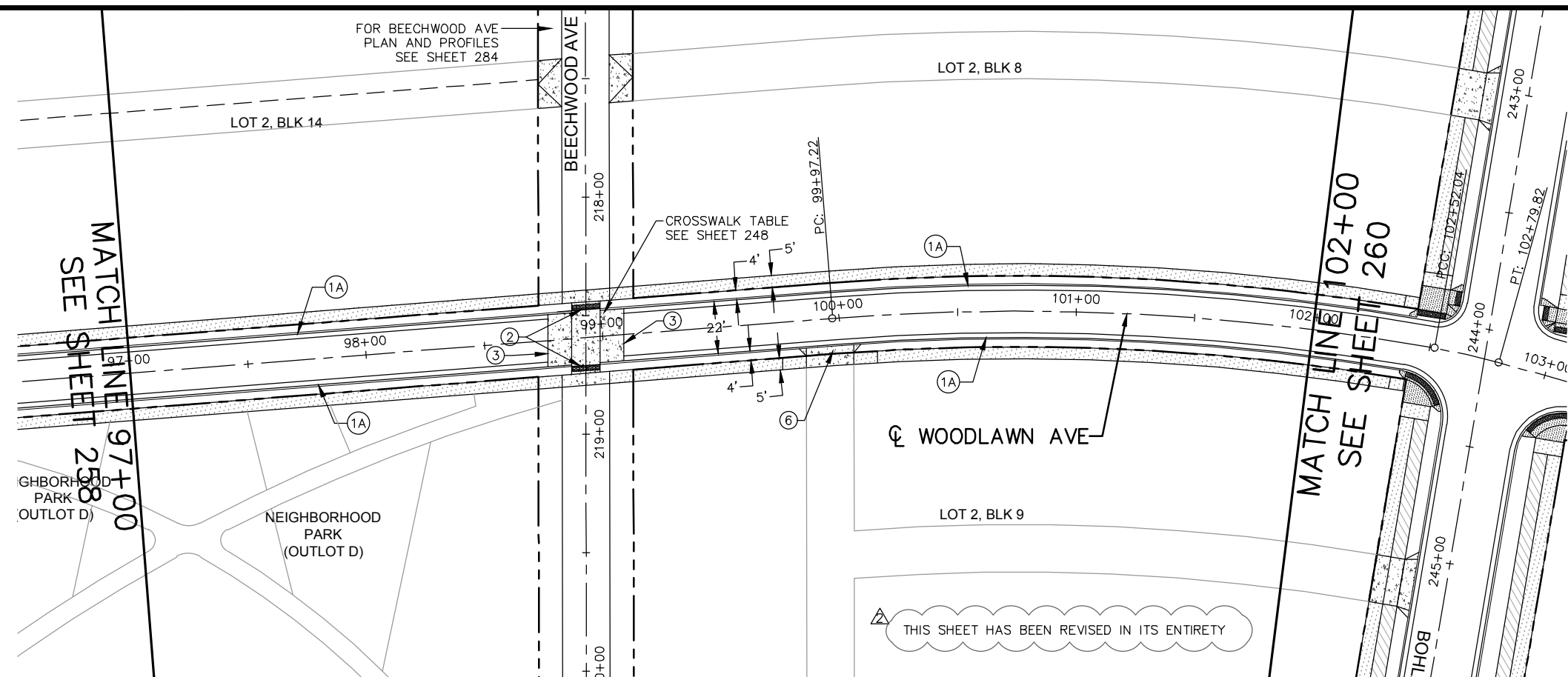


- LEGEND**
- ① CONCRETE CURB AND GUTTER
    - A - B624
    - B - B612 OUTFALL
    - C - B612 MODIFIED (SEE SHEET 247 ST. PAUL STD. PLATE 3106A)
  - ② PEDESTRIAN CURB RAMP
  - ③ CONCRETE HEADER JOINTS (SEE DETAIL SHEET 247)
  - ④ PARKING LANE 3:1 TAPER
  - ⑤ SHARED USE PATH PEDESTRIAN RAMP (SEE DETAIL 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



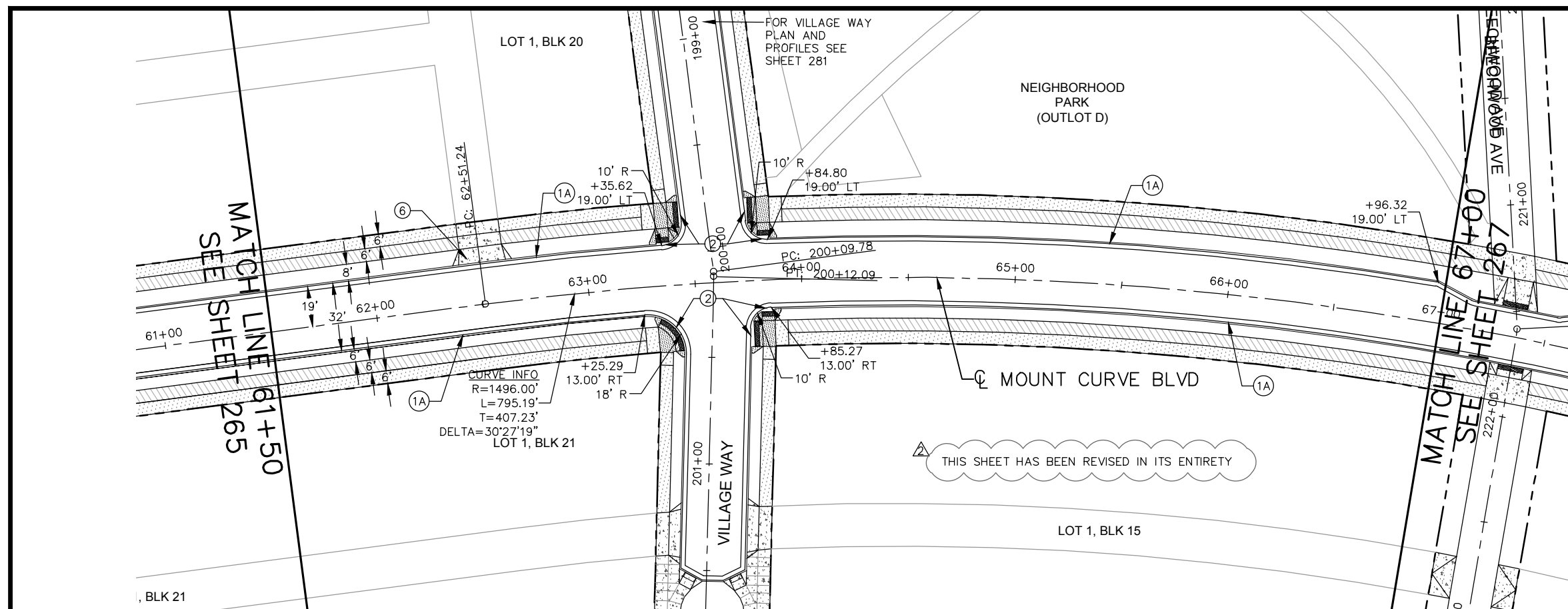
|     |        |             |      |                                      |                                                                                                    |                                                                                                                                                                                                                                                                                                              |  |  |                                                                                                     |                                           |
|-----|--------|-------------|------|--------------------------------------|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-----------------------------------------------------------------------------------------------------|-------------------------------------------|
| No. | Date   | Revisions   | App. | DRAWING NAME<br>Ford Plan/Profile NS | <br>767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114<br>PHONE: 651-645-4197<br>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.</p> <p><i>Gregory S. Brown</i><br/>GREGORY S. BROWN, PE<br/>DATE: 05/27/20 MN LIC. NO. 22814</p> |  |  | RYAN COMPANIES US, INC.<br>FORD SITE REDEVELOPMENT<br>CITY OF ST PAUL, MINNESOTA<br>FINAL SITE PLAN | SHEET NO.<br><b>258</b><br><br><b>522</b> |
| 2   | 7/1/20 | BULLETIN #2 | GSB  | DESIGNED BY: RJG                     |                                                                                                    |                                                                                                                                                                                                                                                                                                              |  |  |                                                                                                     |                                           |
|     |        |             |      | DRAWN BY: RJG                        |                                                                                                    |                                                                                                                                                                                                                                                                                                              |  |  |                                                                                                     |                                           |
|     |        |             |      | CHECKED BY: GSB                      |                                                                                                    |                                                                                                                                                                                                                                                                                                              |  |  |                                                                                                     |                                           |
|     |        |             |      | DATE: 05/27/20                       |                                                                                                    |                                                                                                                                                                                                                                                                                                              |  |  |                                                                                                     |                                           |
|     |        |             |      | PROJECT NO. 160640016                |                                                                                                    |                                                                                                                                                                                                                                                                                                              |  |  | WOODLAWN AVE<br>STREET PLAN AND PROFILE<br>STA. 91+00 TO STA. 97+00                                 |                                           |





|     |        |             |      |                                     |                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                       |                                                                                       |                                                                                                                                                                                             |                                        |
|-----|--------|-------------|------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| No. | Date   | Revisions   | App. | DRAWING NAME<br>Ford PlanProfile NS |  <p>767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114<br/>PHONE: 651-645-4197<br/>WWW.KIMLEY-HORN.COM</p> | <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.</p>  <p>GREGORY S. BROWN, PE</p> <p>DATE: 05/27/20 MN LIC. NO. 22814</p> |  |  | <p>RYAN COMPANIES US, INC.<br/>FORD SITE REDEVELOPMENT<br/>CITY OF ST PAUL, MINNESOTA<br/>FINAL SITE PLAN</p> <p>WOODLAWN AVE<br/>STREET PLAN AND PROFILE<br/>STA. 97+00 TO STA. 102+00</p> | <p>SHEET NO.</p> <p>259</p> <p>522</p> |
| 2   | 7/1/20 | BULLETIN #2 | GSB  | DESIGNED BY: RJG                    |                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                       |                                                                                       |                                                                                                                                                                                             |                                        |
|     |        |             |      | DRAWN BY: RJG                       |                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                       |                                                                                       |                                                                                                                                                                                             |                                        |
|     |        |             |      | CHECKED BY: GSB                     |                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                       |                                                                                       |                                                                                                                                                                                             |                                        |
|     |        |             |      | DATE: 05/27/20                      |                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                       |                                                                                       |                                                                                                                                                                                             |                                        |
|     |        |             |      | PROJECT NO. 160640016               |                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                       |                                                                                       |                                                                                                                                                                                             |                                        |

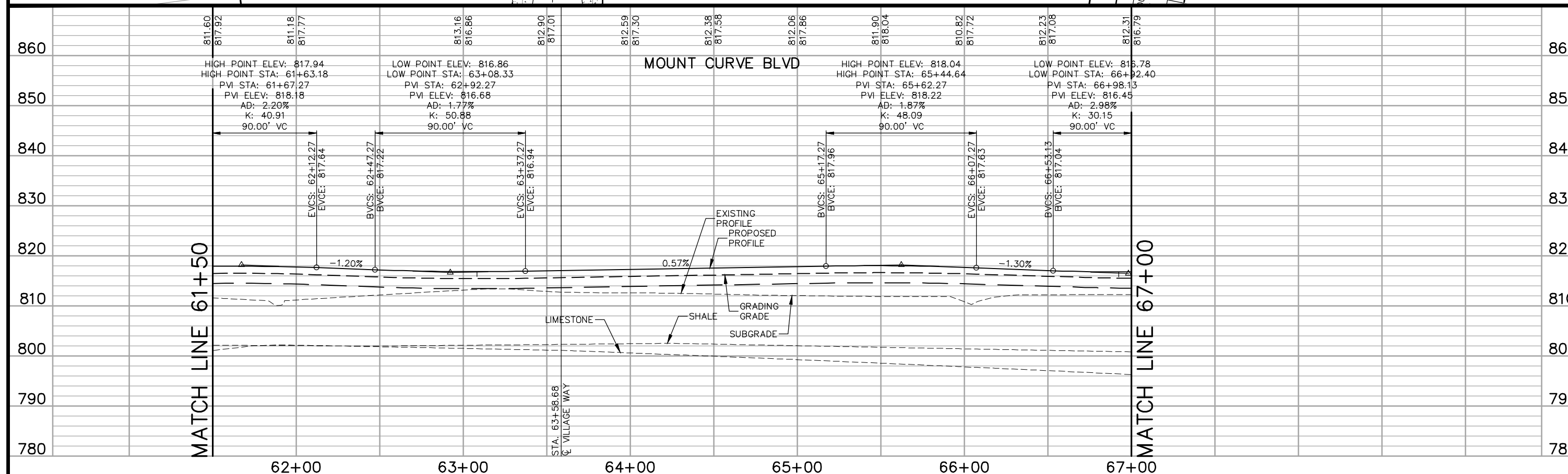
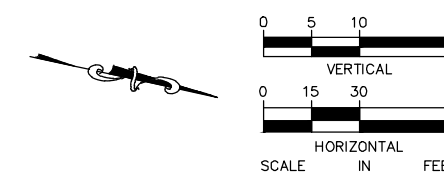




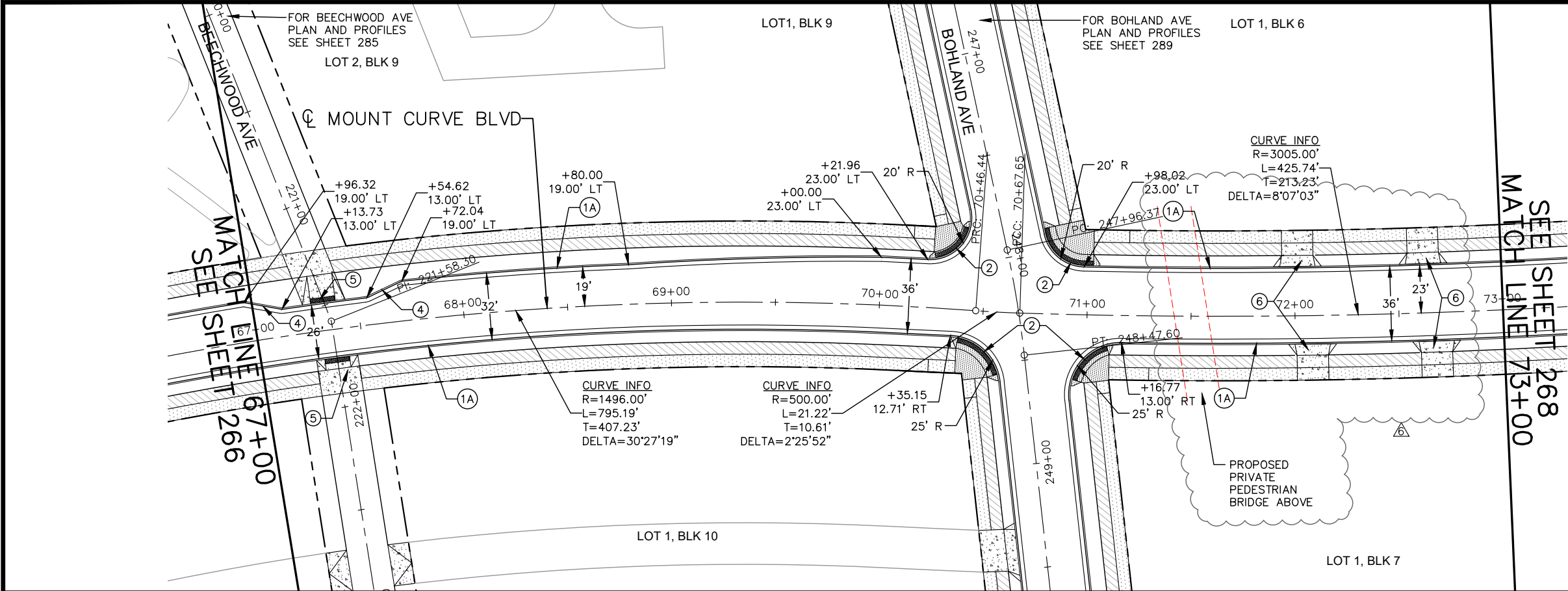
- LEGEND
- ① CONCRETE CURB AND GUTTER
    - A - B624
    - B - B612 OUTFALL
    - C - B612 MODIFIED(SEE SHEET 247 ST. PAUL  
STD. PLATE 3106A)
  - ② PEDESTRIAN CURB RAMP
  - ③ CONCRETE HEADER JOINTS  
(SEE DETAIL SHEET 247)
  - ④ PARKING LANE 3:1 TAPER
  - ⑤ SHARED USE PATH PEDESTRIAN  
RAMP (SEE DETAIL 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:

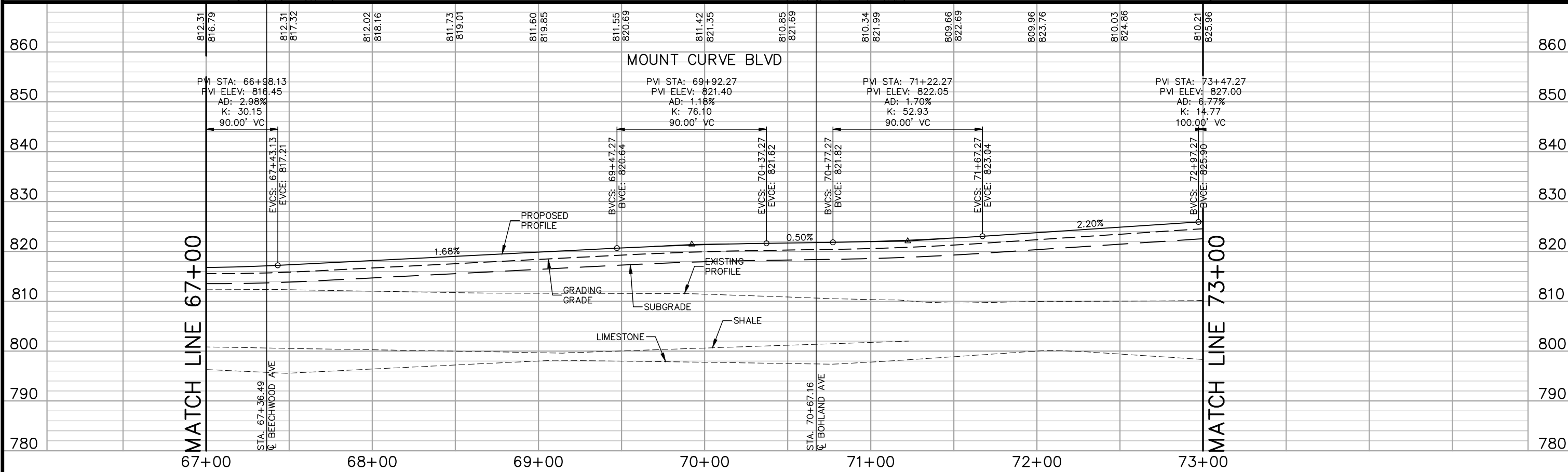
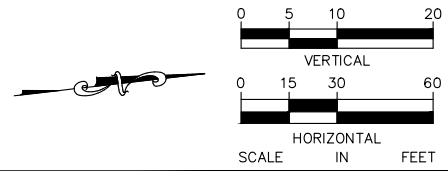
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SEE TYPICAL SECTIONS FOR LANE, TRAIL AND SIDEWALK DIMENSIONS



|     |        |             |      |                                     |                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                               |                                                                                       |                                                                                       |                                                                                                                                                                                                |                                     |
|-----|--------|-------------|------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| No. | Date   | Revisions   | App. | DRAWING NAME<br>Ford PlanProfile NS |  <p>767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114<br/>PHONE: 651-645-4197<br/>WWW.KIMLEY-HORN.COM</p> | <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.</p> <p><br/>GREGORY S. BROWN, PE</p> <p>DATE: 05/27/20 MN LIC. NO. 22814</p> |  |  | <p>RYAN COMPANIES US, INC.<br/>FORD SITE REDEVELOPMENT<br/>CITY OF ST PAUL, MINNESOTA<br/>FINAL SITE PLAN</p> <p>MOUNT CURVE BLVD<br/>STREET PLAN AND PROFILE<br/>STA. 61+50 TO STA. 67+00</p> | <p>SHEET NO.<br/>266</p> <p>522</p> |
| 2   | 7/1/20 | BULLETIN #2 | GSB  | DESIGNED BY: RJG                    |                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                               |                                                                                       |                                                                                       |                                                                                                                                                                                                |                                     |
|     |        |             |      | DRAWN BY: RJG                       |                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                               |                                                                                       |                                                                                       |                                                                                                                                                                                                |                                     |
|     |        |             |      | 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
  - 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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GREGORY S. BROWN, PE  
DATE: 4/2/21 MN LIC. NO. 22814

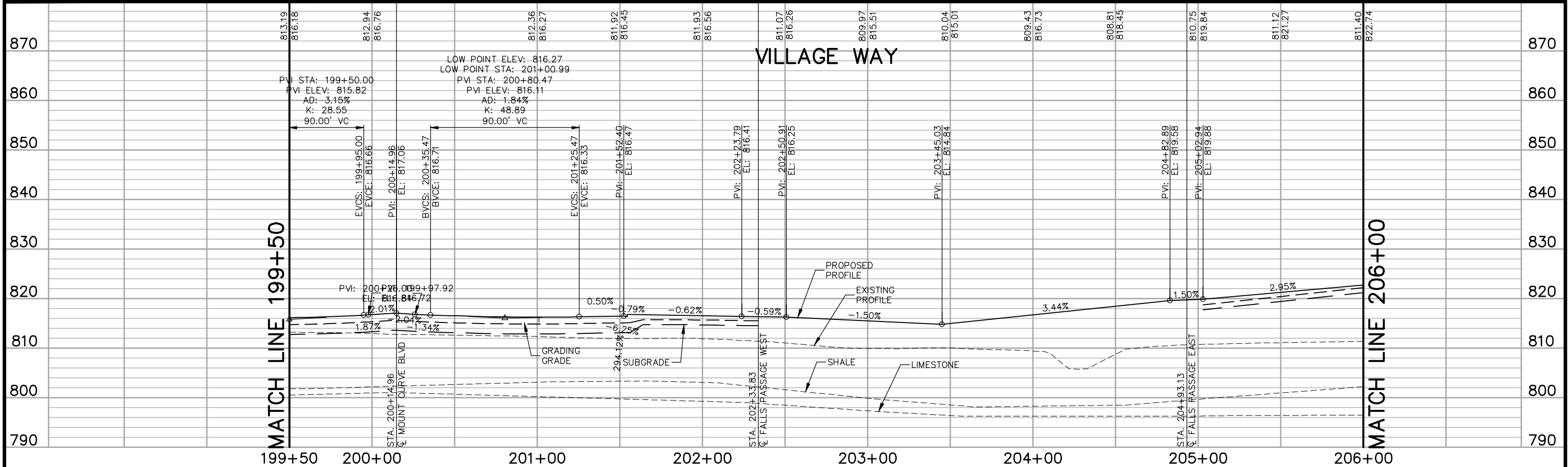
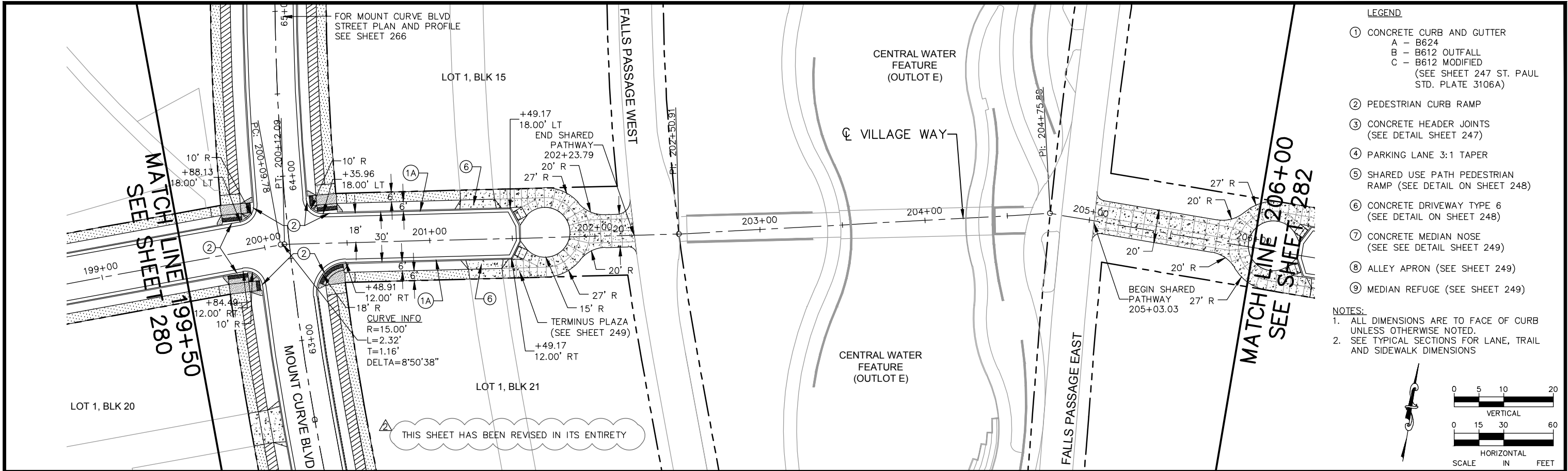
**RYAN COMPANIES US, INC.**  
FORD SITE REDEVELOPMENT  
CITY OF ST PAUL, MINNESOTA  
FINAL SITE PLAN

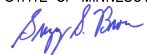
MOUNT CURVE BLVD  
STREET PLAN AND PROFILE  
STA. 67+00 TO STA. 73+00

|           |     |
|-----------|-----|
| SHEET NO. | 267 |
|           | 522 |







| No. | Date   | Revisions   | App. | DRAWING NAME            |           | 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.<br><br><br>GREGORY S. BROWN, PE<br>DATE: 05/27/20 MN LIC. NO. 22814 |  |  | RYAN COMPANIES US, INC.<br>FORD SITE REDEVELOPMENT<br>CITY OF ST PAUL, MINNESOTA<br>FINAL SITE PLAN<br><br>VILLAGE WAY<br>STREET PLAN AND PROFILE<br>STA. 199+50 TO STA. 206+00 | SHEET NO. |
|-----|--------|-------------|------|-------------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 2   | 7/1/20 | BULLETIN #2 | GSB  | Ford PlanProfile EW.dwg |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                       |                                                                                       |                                                                                                                                                                                 | 281       |
|     |        |             |      | DESIGNED BY: RJG        |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                       |                                                                                       |                                                                                                                                                                                 |           |
|     |        |             |      | DRAWN BY: RJG           |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                       |                                                                                       |                                                                                                                                                                                 |           |
|     |        |             |      | CHECKED BY: GSB         |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                       |                                                                                       |                                                                                                                                                                                 |           |
|     |        |             |      | DATE: 05/27/20          |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                       |                                                                                       |                                                                                                                                                                                 |           |
|     |        |             |      | PROJECT NO. 160640016   | 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114<br>PHONE: 651-645-4197<br>WWW.KIMLEY-HORN.COM |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                       |                                                                                       |                                                                                                                                                                                 | 522       |