

Exhibit J

Illustration of Base Public Infrastructure

[See attached.]

Exhibit Illustration of Base Public Infrastructure

Right-of-Way, Civic Square, Central Stormwater Utility, Parks (Outlot A & F) and Off-Site Improvements, and Aboveground Stormwater Treatment

10/28/2019



LEGEND

- | | |
|-----------------|---|
| PROPOSED | PROPERTY BOUNDARY |
| --- | CURB |
| --- | EASEMENT LINE |
| --- | EASEMENT AREA |
| --- | BITUMINOUS - TRAIL |
| --- | BITUMINOUS - ALLEY |
| --- | CONCRETE |
| --- | HIGH QUALITY FINISH MATERIAL (PAVERS, ETC.) |
| --- | NORMAL WATER LEVEL |
| --- | HIGH WATER LEVEL |
| --- | PERMANENT POOL PONDING |
| --- | FILTRATION MEDIA |
| --- | RETAINING WALL |
| --- | BEDROCK WALL |



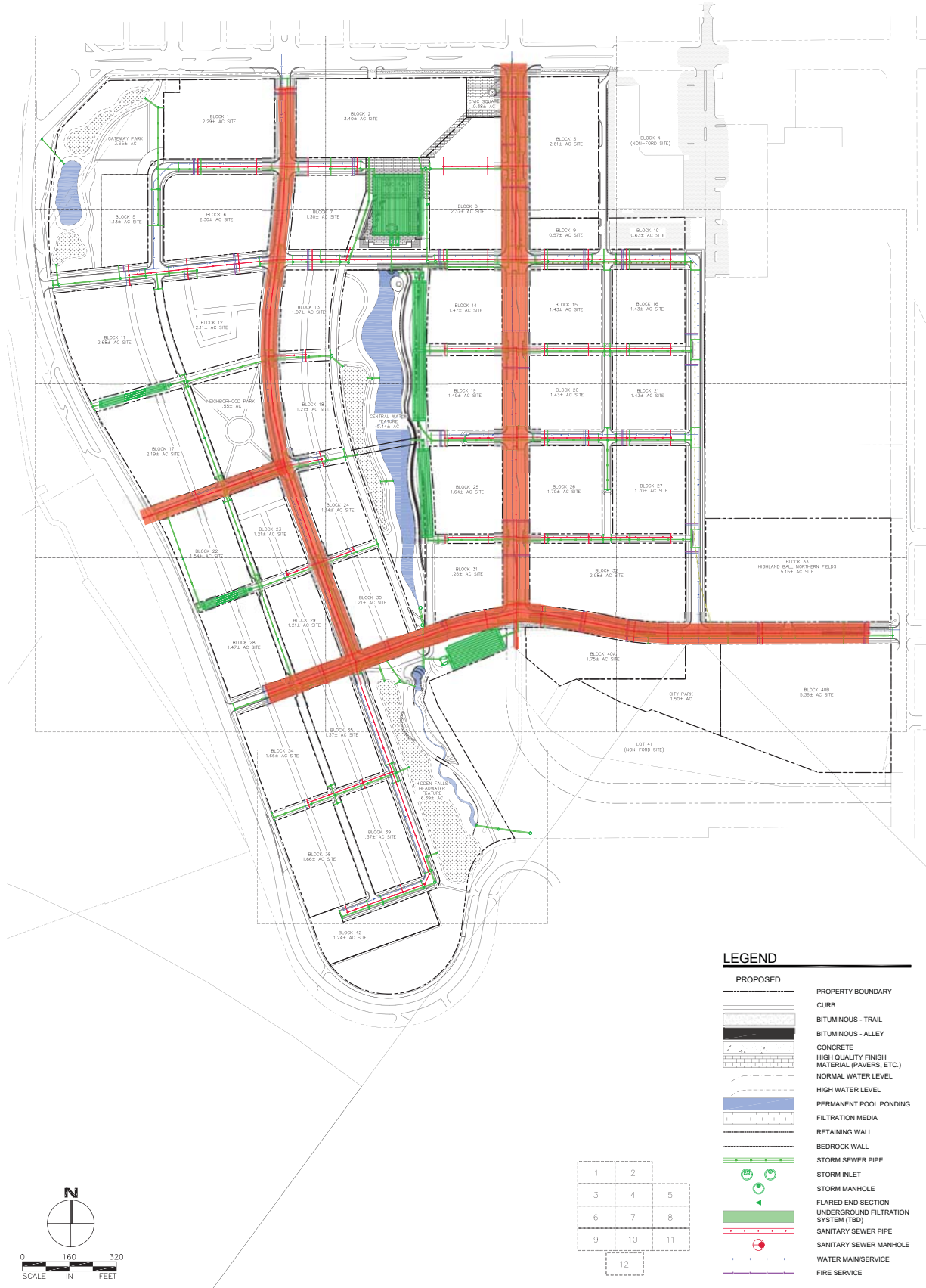
0 160 320
SCALE IN FEET

6/02/2020

Exhibit — Illustration of Base Public Infrastructure Sanitary Sewer System

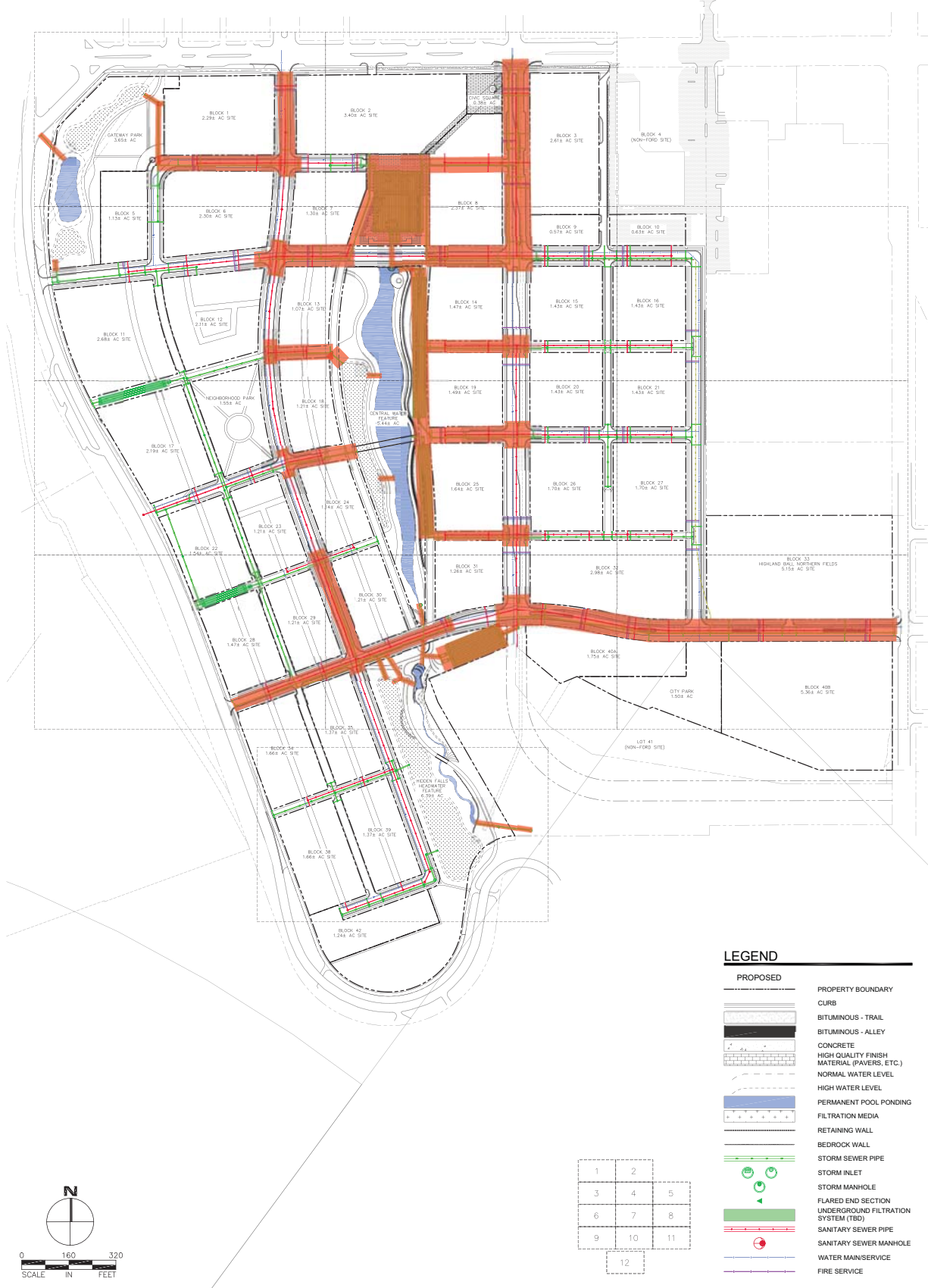
RYAN

FORD SITE - ST. PAUL, MN



UTILITY PLAN

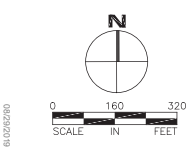
Exhibit — Illustration of Base Public Infrastructure Storm Sewer Conveyance System & Underground Stormwater Treatment



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- CURB
- BITUMINOUS - TRAIL
- BITUMINOUS - ALLEY
- CONCRETE
- HIGH QUALITY FINISH MATERIAL (PAVERS, ETC.)
- NORMAL WATER LEVEL
- HIGH WATER LEVEL
- PERMANENT POOL PONDING
- FILTRATION MEDIA
- RETAINING WALL
- BEDROCK WALL
- STORM SEWER PIPE
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION UNDERGROUND FILTRATION SYSTEM (TBD)
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER MAIN/SERVICE
- FIRE SERVICE



1	2	
3	4	5
6	7	8
9	10	11
	12	

Exhibit — Illustration of Base Public Infrastructure Water Main System

