

FEASIBILITY REPORT FOR HAMPSHIRE ESTATES STREET IMPROVEMENTS

WHICH INCLUDES IMPROVEMENTS TO:

ABBEY WAY, CANTON COURT, HAMPSHIRE COURT,
HAMPSHIRE DRIVE, HAVERTON CIRCLE, HAVERTON ROAD,
MENDOTA HEIGHTS ROAD, MORSON CIRCLE, PARK LANE, POND
CIRCLE EAST, POND CIRCLE WEST, & WINTHROP COURT

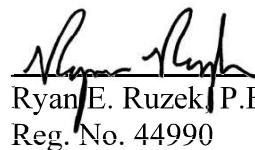
CITY PROJECT #202506

November 12, 2025

City of
Mendota Heights



I hereby certify that this Feasibility Report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.



Ryan E. Ruzek, P.E.
Reg. No. 44990

November 12, 2025
Date

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INTRODUCTION

Authorization

The preparation of this report was authorized by the Mendota Heights City Council by adopting Resolution 2024-55 at the October 1, 2024, City Council meeting. This project has been designated as City Project No. 202506. The improvements to Abbey Way, Canton Court, Hampshire Court, Hampshire Drive, Haverton Circle, Haverton Road, Morson Circle, Park Lane, Pond Circle East, Pond Circle West, and Winthrop Court are entirely located in Section 36, Township 28, Range 23.

Scope

This report evaluates the feasibility of street rehabilitation for the urban sections of Abbey Way, Canton Court, Hampshire Court, Hampshire Drive, Haverton Circle, Haverton Road, Morson Circle, Park Lane, Pond Circle East, Pond Circle West, and Winthrop Court. It also addresses a proposed trail extension and intersection improvements along Mendota Heights Road. Engineer's opinions of probable construction costs for these improvements are provided, along with recommended project funding strategies.

Location

The proposed street rehabilitation area is shown in Appendix A.

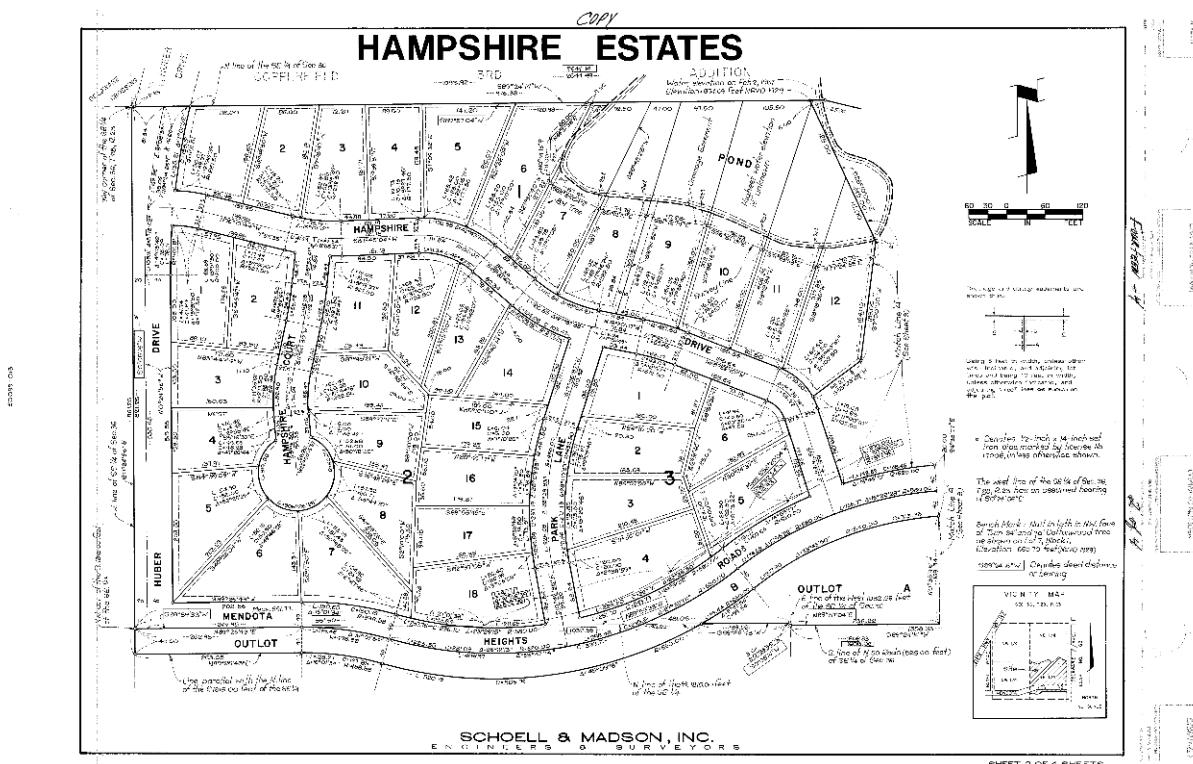
Resident Input

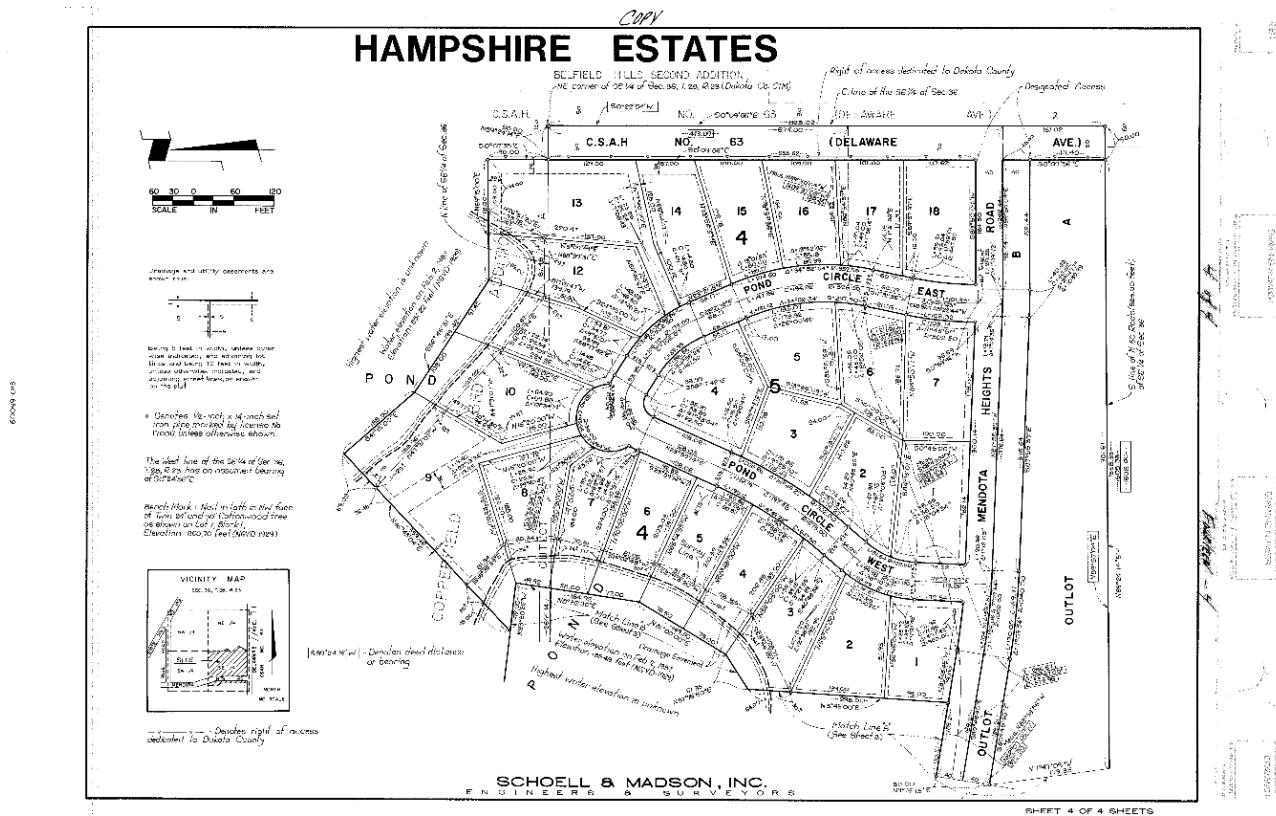
An informational letter and questionnaire were sent to the one-hundred-twenty-six (126) residential properties located within the proposed project area on November 7, 2024, to inform them of the project. Sixty-nine (69) of the questionnaires were returned, for a 55% return rate. The two key issues that were asked in the questionnaire were drainage and traffic/pedestrian related issues. The letter, questionnaire, summarized responses spreadsheet and individual resident responses are shown in Appendix B.

EXISTING CONDITIONS

Hampshire Estates Plat & Existing Conditions

Hampshire Court, Hampshire Drive, Park Lane, Pond Circle East, and Pond Circle West were platted as part of the Hampshire Estates development and constructed in 1988 under City project number 8706. Roadways within this development have not received significant rehabilitation or reconstruction since their original construction and will be thirty-eight (38) years in age at the time of rehabilitation.







Hampshire Court 02 (3/31/2021)



Hampshire Drive 01 (3/31/2021)



Hampshire Drive 02 (3/31/2021)



Park Lane 01 (3/31/2021)



Park Lane 02 (3/31/2021)



Pond Circle East 01 (3/31/2021)



Pond Circle East 02 (3/31/2021)



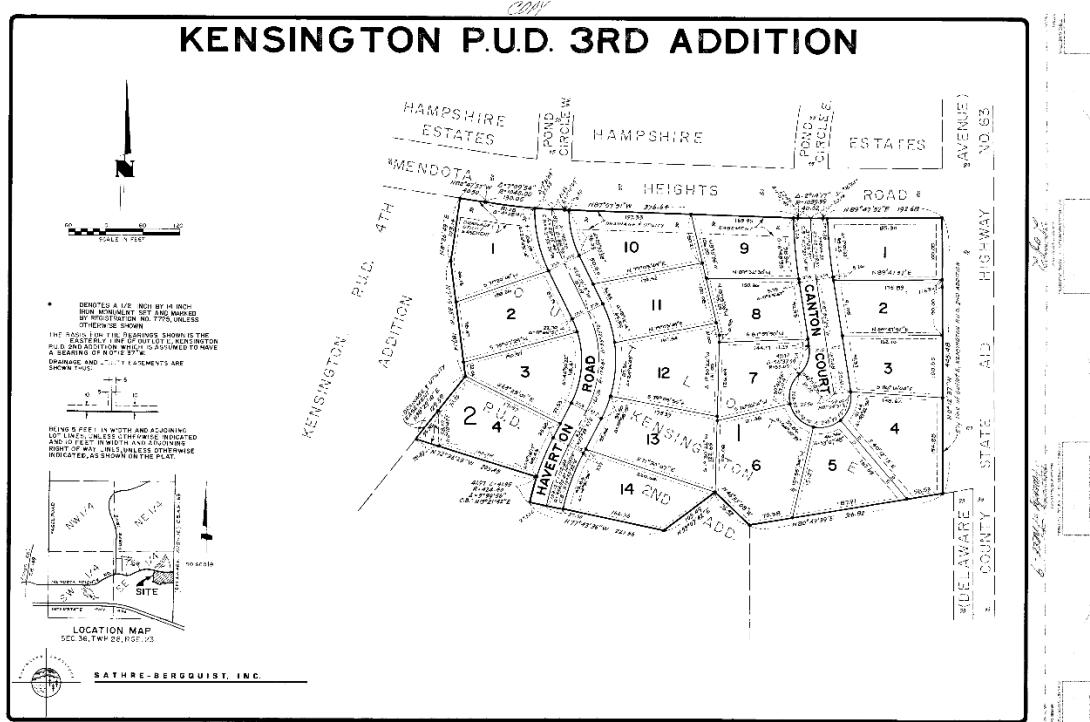
Pond Circle West 01 (3/31/2021)



Pond Circle West 02 (3/31/2021)

Kensington P.U.D. 3rd Addition Plat & Existing Conditions

Haverton Road (North) and Canton Court were platted as part of the Kensington P.U.D. 3rd Addition and constructed in 1992 under City project number 8917B. Roadways within this development have not received significant rehabilitation or reconstruction since their original construction and will be thirty-four (34) years in age at the time of rehabilitation.





Haverton Road (North) 01 (3/31/2021)



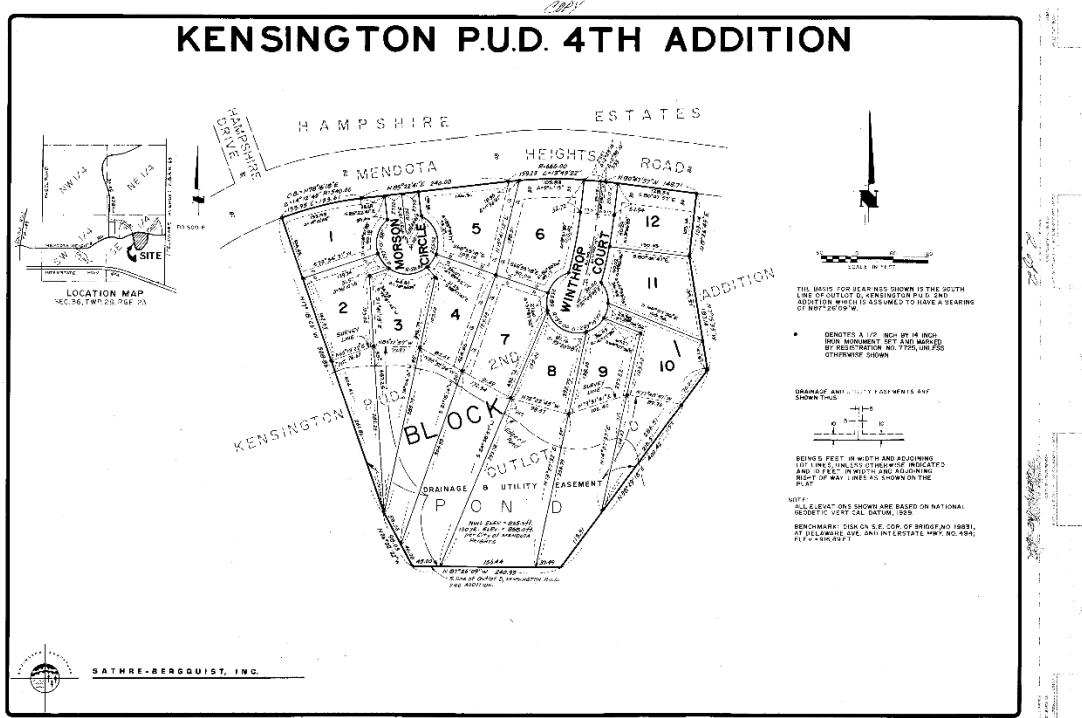
Haverton Road (North) 02 (3/31/2021)



Canton Court 01 (3/31/2021)

Kensington P.U.D. 4th Addition Plat & Existing Conditions

Morson Circle and Winthrop Court were platted as part of the Kensington P.U.D. 4th Addition and constructed in 1992 under City project number 8917A. Roadways within this development have not received significant rehabilitation or reconstruction since their original construction and will be thirty-four (34) years in age at the time of rehabilitation.





Morson Circle 01 (3/31/2021)



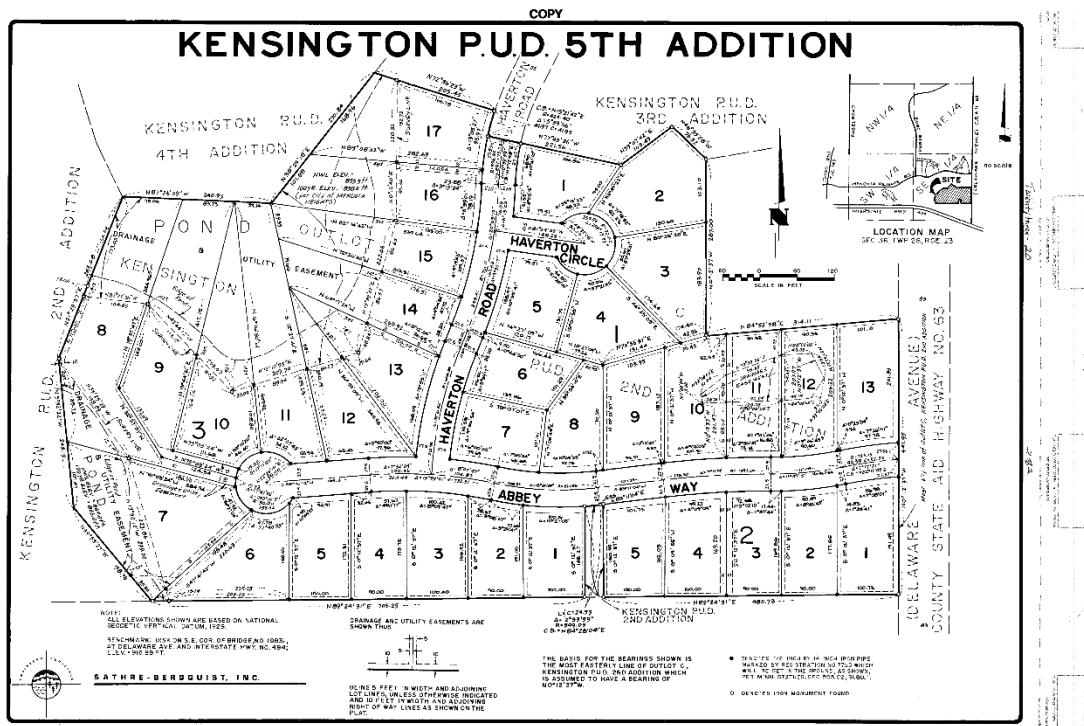
Morson Circle 02 (3/31/2021)



Winthrop Court 01 (3/31/2021)

Kensington P.U.D. 5th Addition Plat & Existing Conditions

Haverton Road (South), Haverton Circle, and Abbey Way were platted as part of the Kensington P.U.D. 5th Addition and constructed in 1993 under City project number 8917C. Roadways within this development have not received significant rehabilitation or reconstruction since their original construction and will be thirty-three (33) years in age at the time of rehabilitation.





Haverton Road (South) 01 (3/31/2021)



Haverton Road (South) 02 (3/31/2021)



Haverton Circle 01 (3/31/2021)



Haverton Circle 02 (3/31/2021)



Abbey Way 01 (3/31/2021)

Right-Of-Way & Roadway Assessment

The existing urban street sections for Abbey Way, Canton Court, Hampshire Court, Hampshire Drive, Haverton Circle, Haverton Road, Morson Circle, Park Lane, Pond Circle East, Pond Circle West and Winthrop Court include concrete curb and gutter, storm sewer, sanitary sewer, and water main.

The platted right-of-ways are 55 feet wide. The existing roadway width measures 32.67 – 33.00 feet, from face of curb to face of curb. All streets included were constructed with a pavement section consisting of a 3.5" bituminous surface over a 6" class-5 aggregate base.

Abbey Way, Canton Court, Hampshire Court, Hampshire Drive, Haverton Circle, Haverton Road, Morson Circle, Park Lane, Pond Circle East, Pond Circle West and Winthrop Court currently have a failing bituminous surface and are in significantly poor condition. These streets are nearing, or at, the end of their useful life, as confirmed by the geotechnical investigation, and the cost of maintenance and repairs continues to rise. Overlaying or seal coating is no longer a viable option, and these roadways no longer meet the City's minimum design standards. Continuing to repair them is no longer cost-effective. The composite PCI for these roadways falls within the rehabilitation range and is below the range for preventative maintenance improvements.

Based on the severity level of the pavement's distresses & the extent of alligator & fatigue cracking present, a rehabilitation of Abbey Way, Canton Court, Hampshire Court, Hampshire Drive, Haverton Circle, Haverton Road, Morson Circle, Park Lane, Pond Circle East, Pond Circle West and Winthrop Court is recommended by our pavement management system and geotechnical investigation. Street rehabilitation will consist of reclaiming the existing bituminous roadway and then placement of a new bituminous surface over the reclaimed pavement material.

Pavement cores have been obtained for these streets that verify the existing street cross-section and that the material will be suitable for pavement reclamation.

Braun Intertec (Braun) performed a geotechnical evaluation of the existing roadway to develop recommendations for the pavement rehabilitation method. As part of the evaluation, Braun collected nine soil borings and eighteen pavement cores, accompanied by Ground Penetrating Radar (GPR) data, throughout the project area. A summary of the soil borings and pavement cores is provided in Appendix F.

Storm Water Management Assessment

The storm water for Abbey Way, Canton Court, Hampshire Court, Hampshire Drive, Haverton Circle, Haverton Road, Morson Circle, Park Lane, Pond Circle East, Pond Circle West, and Winthrop Court drains into an existing storm sewer system, including four neighborhood ponds.

The existing storm sewer on Abbey Way, Haverton Circle, and Haverton Road drains west to Kensington Pond. The storm sewer on Canton Court, Morson Circle, Pond Circle West, and Winthrop Court drains north into the Mendota Heights Road storm sewer, which ultimately discharges to Hagstrom-King Pond. The storm sewer on Hampshire Drive (East) and Park Lane drains north to Watersedge Pond, while the storm sewer on Hampshire Court and Hampshire Drive (West) drains west to the Huber Drive storm sewer before discharging north into Lower Copperfield Pond. The storm sewer on Pond Circle East drains north to Fieldstone Pond.

The existing neighborhood ponds generally drain from south to north. The Kensington Pond and the Hampshire Pond drain north and east, respectively, into the Hagstrom-King Pond.

Hagstrom-King Pond drains northeast into the Fieldstone Pond. The Fieldstone Pond drains northwest into the Lower Copperfield Pond. Lower Copperfield Pond drains northwest into the Upper Copperfield Pond. The Upper Copperfield Pond drains north into Friendly Hills Marsh.

The proposed project falls entirely within the Lower Mississippi River Watershed District.

Abbey Way, Canton Court, Hampshire Court, Hampshire Drive, Haverton Circle, Haverton Road, Morson Circle, Park Lane, Pond Circle East, Pond Circle West and Winthrop Court have existing storm sewer. As part of rehabilitation, all storm sewer manhole castings shall be reset. This includes replacing all concrete rings with High Density Poly-Ethylene (HDPE) rings and infiltration protection installation to minimize future maintenance needs. The storm sewer pipe is currently in good condition, with no need for replacement.

Water Main Assessment

St. Paul Regional Water Services (SPRWS) has recommended maintenance operations for the ductile iron water main pipe on Abbey Way, Canton Court, Hampshire Court, Hampshire Drive, Haverton Circle, Haverton Road, Morson Circle, Park Lane, Pond Circle East, Pond Circle West, and Winthrop Court. Maintenance operations shall include, but not be limited to, select fire hydrant and gate valve replacement, and installation of sacrificial anode cathodic protection.

Sanitary Sewer Assessment

The sanitary sewer located within the limits of the project site was cleaned and televised as part of Mendota Heights City Project MH202004 in 2020 on Abbey Way, Canton Court, Hampshire Court, Hampshire Drive, Haverton Circle, Haverton Road, Morson Circle, Park Lane, Pond Circle East, Pond Circle West, and Winthrop Court. Eight-inch polyvinyl chloride (PVC) and ten-inch Ductile Iron (DI) sewer pipes are located throughout the project area. Overall, the pipes throughout the proposed project site are in good condition with very few instances of infiltration. Instances of infiltration are typically located near the pipe to manhole connections. As part of the rehabilitation project, all sanitary manhole castings shall be reset. This includes replacing all concrete rings and infiltration protection installation. This project does not include replacing any of the existing sanitary sewer lines.

Pedestrian Trails and Pedestrian Ramps

The trail along the south side of Mendota Heights Road was originally constructed in 1989 under Project No. 8519. The 8-foot-wide bituminous trail was built with a cross-section consisting of a 1.5-inch bituminous surface over a 6-inch aggregate base. As part of the Kensington 3rd and 4th Additions, pedestrian crosswalks were installed at the new residential streets of Canton Court, Haverton Road, Morson Circle, and Winthrop Court. In 2012, the trail received a 1.5-inch bituminous overlay under City Project No. 201011, and concrete pedestrian ramps were constructed to meet ADA requirements at that time. However, under current ADA standards, all pedestrian ramps within the project area are now considered out of compliance.

Private Utilities

Xcel Energy owns and operates privately-owned gas and electric services. Arvig, CenturyLink/Lumen, Comcast, and Cogent own and operate communications including, but not limited to, cable television, telephone, and fiber optic within the project limits.

PROPOSED IMPROVEMENTS

Roadway Rehabilitation

Abbey Way, Canton Court, Hampshire Court, Hampshire Drive, Haverton Circle, Haverton Road, Morson Circle, Park Lane, Pond Circle East, Pond Circle West, and Winthrop Court

The rehabilitation of Abbey Way, Canton Court, Hampshire Court, Hampshire Drive, Haverton Circle, Haverton Road, Morson Circle, Park Lane, Pond Circle East, Pond Circle West, and Winthrop Court require a 7-ton street design to meet the City's Street Rehabilitation Policy. Proposed improvements for these streets will include the reclamation of the existing bituminous roadway and the placing of a 2.5" bituminous base course and a 1.5" bituminous wear course over the reclaimed pavement material. By using the reclaimed pavement material as a base, there is a cost savings and structural benefit to using the recycled material versus importing a new aggregate base material. This method should rehabilitate the streets to like new condition and provide a 20–30-year pavement life which can be further extended with proper preventative

maintenance. See Appendix A for project area. See Appendix C for the rehabilitation typical section supported by recommendations provided by Braun through the Geotechnical Evaluation.

Any damaged concrete curb and gutter along these streets will also be replaced as part of the roadway restoration. Driveways that may be disturbed due to the street rehabilitation will be replaced in kind based on disturbance limits. Disturbed boulevard areas will be restored with topsoil and sod.

The existing right-of-way is 55 feet wide with an additional 10 feet drainage and utility easement beyond the right-of-way throughout the project. No additional right-of-ways acquisitions are anticipated with this project.

Intersection Improvements

Intersection improvements are being considered at Mendota Heights Road and Pond Circle West/Haverton Road to address speeding concerns. During the design phase, traffic data will be collected over a 48-hour period to evaluate vehicle speeds and determine the appropriate design response. If speeding is confirmed to be a concern, a bump-out may be installed on Mendota Heights Road at this intersection to help reduce driver comfort and lower travel speeds.

The location is being considered based on the existing roadway geometry, as this stretch of Mendota Heights Road is relatively straight and contributes to higher speeds. A bump-out would also help mitigate speeding originating from County Road 63 (Delaware Avenue) to the east and reduce pedestrian crossing distances at Mendota Heights Road, supporting the proposed trail connection described in the “Trail and Pedestrian Crossing Improvements” section of this report.

Water Main

As previously identified, SPRWS has recommended maintenance operations for the existing ductile iron water main pipe on Abbey Way, Canton Court, Hampshire Court, Hampshire Drive, Haverton Circle, Haverton Road, Morson Circle, Park Lane, Pond Circle East, Pond Circle West, and Winthrop Court. This includes fire hydrant inspections and/or replacements, gate valve replacement, and cathodic protection installed throughout the project to prolong the life of the existing ductile iron pipe.

Storm Sewer

As previously noted, the overall storm sewer system is in satisfactory condition. However, drainage deficiencies have been identified that require improvements. At the cul-de-sac intersection of Pond Circle East and Pond Circle West, additional storm sewer will be extended to improve drainage. At the intersections of Morson Court/Mendota Heights Road and Winthrop Court/Mendota Heights Road, the existing catch basins and storm sewer will be relocated to both improve intersection drainage and accommodate ADA-compliant pedestrian ramp improvements along Mendota Heights Road. Stormwater pond outlet pipes identified as failing at Hagstrom-King Pond will be removed, replaced, and regraded.

All remaining storm sewer castings within the project area will be reset to proper grade, including HDPE ring replacement.

To further enhance stormwater quality, installation of three (3) sump manholes are proposed at existing catch basin or manhole locations upstream of stormwater pond outlets.

Additional stormwater improvements and best management practices, including rain gardens, may also be considered on a case-by-case basis depending on homeowner interest and design feasibility following the Informational Meeting with impacted residents.

Park, Trail, and Pedestrian Crossing Improvements

As part of the Hampshire Estates Street Improvements project, thirteen (13) existing pedestrian ramps are proposed to be replaced to meet current ADA standards. In addition, five (5) new pedestrian ramps will be installed along the north right-of-way of Mendota Heights Road as part of the proposed trail connection through Hagstrom King Park between Hampshire Drive and Pond Circle West. The pedestrian crossing at Mendota Heights Road and the Hagstrom King Park entrance will also be reviewed to include a pedestrian ramp on the north side of Mendota Heights Road. A new pedestrian crossing of Mendota Heights Road is proposed at Pond Circle West. An existing pedestrian ramp located on Huber Drive, adjacent to the project limits, will be evaluated for removal as the existing crossing is not supported by a trail or sidewalk connection.

Further improvements include widening the existing six (6) foot Hagstrom King Park trail, which connects Hagstrom King Park to Watersedge Terrace, to an eight (8) foot trail meeting current City standards. The trail alignment will also be straightened to improve pedestrian safety and enhance winter maintenance operations by the Public Works Department.

The Hagstrom-King Park parking lot, originally constructed in 1990, is proposed to receive a 2-inch mill and overlay to extend the life of the existing bituminous pavement. Following resurfacing, the parking lot will be restriped to restore parking layout and markings.

Private Utilities

At the time of this feasibility report, no privately-owned utility companies have indicated they will be making improvements to their distribution networks in conjunction with the proposed street improvements for the Hampshire Estates Street Improvement project. All privately-owned utility companies shall be invited to a pre-project utility meeting to further discuss existing and proposed conditions along with potential improvements.

Funding

Per the City's Street Rehabilitation and Reconstruction Policy, it is proposed that the benefiting property owners will be assessed for the street rehabilitation. The property tax levy fund will be used to finance the City's portion of the street rehabilitation. Trail improvements and intersection modifications along Mendota Heights Road will be financed through Municipal State Aid (MSA) funds. Storm sewer, sanitary sewer, and water main improvements will be funded through their respective utility accounts.

Feasibility

From an engineering standpoint, this project is necessary, cost-effective, feasible and can be accomplished as proposed.

FUNDING SOURCES AND SPECIAL ASSESSMENTS

Estimated Project Costs

The following costs were prepared based upon an Engineers Opinion of Estimated Costs (Appendix D) and are subject to change, depending on the final design of the project, soil conditions, bids received, and actual work performed.

Project Total	Total Estimated Costs
Street Improvements	\$1,256,029.95
Indirect Costs for Street Improvements (20%)*	\$251,205.99
Total Costs for Street Improvements	\$1,507,235.94
Municipal State Aid (MSA) Improvements	\$132,655.79
Indirect MSA Improvements (20%)*	\$26,531.16
Total Costs for MSA Improvements	\$159,186.94
Park & Trail Improvements	\$141,939.77
Indirect Costs Park & Trail Improvements (20%)*	\$28,387.95
Total Costs for Trail Improvements	\$170,327.72
Storm Sewer Improvements	\$394,259.31
Water Improvements	\$73,850.70
Sanitary Improvements	\$30,486.23
Total Cost for Utility Improvements	\$498,596.23
Saint Paul Regional Water Service Watermain Replacement	\$168,128.79
Indirect Costs for SPRWS (15%)	\$25,219.32
Total Cost for SPRWS Improvements	\$193,348.10
Total Improvement Cost	\$2,197,350.52
Total Indirect Costs for City*	\$331,344.42
Total Cost	\$2,528,694.94
Rounded Total Cost	\$2,528,700

*Indirect costs include legal, engineering, administration, and finance

Proposed Estimated Assessments

The area proposed to be assessed is every lot, piece, and parcel within the city limits benefiting from said improvement, whether abutting or not, within the following described areas:

Abbey Way, Canton Court, Hampshire Court, Hampshire Drive, Haverton Circle, Haverton Road, Morson Circle, Park Lane, Pond Circle East, Pond Circle West, and Winthrop Court

Specific property descriptions included in the above-described area, but not inclusive, are as follows:

Hampshire Estates and Kensington PUD Additions Three (3), Four (4), and Five (5)

The roadway improvement costs can be assessed on a unit basis to the benefiting properties as per the Street Rehabilitation and Reconstruction Policy adopted by the City council on June 16, 1992. The following section discusses the assessment distribution for the street improvements based on the City's policy.

The estimated total assessable amount for the project is based on specially assessing 50% of the street rehabilitation costs including but not limited to mobilization, traffic control, bituminous removal/reclamation, bituminous base course, bituminous wear course, tack coat, curb and gutter, casting adjustments, and appurtenant work. The preliminary assessment roll listing the assessable parcels is provided in Appendix E.

ASSESSMENT CALCULATIONS – STREET REHABILITATION

Assessment Calculation	Total
Total Project Cost	\$2,528,694.94
Assessable Amount	\$1,507,235.94
Assessment Amount (50% of Assessable Amount)	\$753,606.00
Total Units	126
Unit Assessment (Assessment amount/ Total Units)	\$5,981.00
Proposed Unit Assessment Amount	\$5,981.00

The proposed unit assessments for the street rehabilitation are capped at 50% of the assessable cost per the City's Street Rehabilitation Policy. Staff are estimating the proposed assessment to the benefiting properties at \$5,981.00/unit.

Funding Sources

The project is proposed to be financed by special assessments, municipal bonds, Saint Paul Regional Water Services (SPRWS) funds, Municipal State Aid (MSA) funds, and various utility funds. Final cost participation will be determined as the project is designed and further updated following the competitive bidding process. The following table summarizes the anticipated cost participation for each funding source.

Funding Source	Project Total
Municipal Levy	\$753,629.94
Park Fund (Municipal Levy)	\$170,327.72
Total Municipal Levy	\$923,957.66
Municipal State Aid Funds (Roadway & Trail)	\$159,186.94
Residential Assessments (50%)	\$753,606.00
Utility Fund - Storm Sewer	\$394,259.31
Utility Fund - Sanitary	\$73,850.70
Utility Fund - Water	\$30,486.23
Saint Paul Regional Water Services	\$193,348.10
Total	\$2,528,694.94

With a total estimated project cost of \$2,528,694.94 and an estimated bond issue of \$1,677,563.66, the assessed amount of \$753,600.00 would be equivalent to 44.9% of the total bond issue. Minnesota Statutes Chapter 429 Special Assessment Bond Issue requires that a minimum of 20% of the total bond issue amount be recovered through special assessments.

PROPOSED PROJECT SCHEDULE

The following project schedule outlines an approach to completing the assessable project in 2026:

ACTIVITY	DATE
Accept Feasibility Study/Call for Public Hearing	November 18, 2025
Hold Informational Meeting	Early December, 2025
Conduct Public Hearing/Accept Project/Order Plans and Specifications	December 16, 2025
Approve Plans and Specifications/Order Advertisements for Bids	March 3, 2026
Accept Bids/Award Contract	April 7, 2026
Construction Timeframe	May to October 2026
Authorize Amount to be Assessed/Schedule Assessment Hearing	September 2026
Conduct Assessment Hearing/Adopt Assessment Roll	October 2026

CONCLUSION

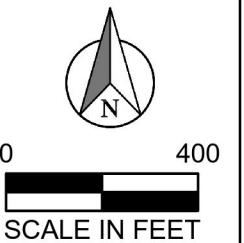
The proposed improvements are necessary, cost effective, and feasible from an engineering standpoint and should be made as proposed.

The total estimated cost of the recommended improvements is \$2,528,694.94. A portion of this project is proposed to be assessed to the benefiting property owners and the remainder through other previously identified funding sources.

APPENDIX A:
Proposed Project Area & Assessed Properties

APPENDIX A
Hampshire Estates Street Improvements
2026 Project Area & Assessed Properties

Date: 11/7/2025



APPENDIX B:

Questionnaire Responses

QUESTIONNAIRE RESPONSES

CITY OF MENDOTA HEIGHTS

PROJECT: Hampshire Estates Street Improvements

PROJECT #: 202506

Questionnaire Date: 11/7/2024

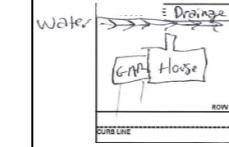
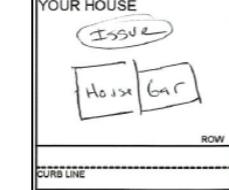
Questionnaire Due Date: 11/30/2024

Questionnaires Sent Out: 126

Questionnaires Returned: 69

Percent Returned: 55%



General Information		Drainage and Erosion Issues										Rain Gardens			Private Underground Utilities			Tree Issues		Traffic Issues		Other Issues/Access Needs/Delivery Schedules									
Address	Returned Survey	Aware of any drainage issues within project area? (1)		After big storms, spring melt, after any rain or melting, all the time		Experience drainage or erosion issues on private property? (2)		After big storms, spring melt, after any rain or melting, all the time		Map	Describe specific drainage or erosion problems in your neighborhood:		Do you have any of the following? (3)			If feasible, would you like a rain garden in your yard? (4)		Irrigation Sys. in ROW? (5)		Pet Containment Sys. in ROW? (6)		Other Private Utilities in ROW? (7)		Do you have a trees in the ROW you would like removed? (8)		Does your neighborhood have any pedestrian or traffic issues? (9)		Describe traffic issue concern in your neighborhood:		Describe other issues or concerns in your neighborhood. (10)	
		Yes	No	Yes	No	Yes	No	Yes	No		Basement drain tile	Sump Pump	None	Yes	No	Maybe	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No					
502 Abbey Way	1	1			1							1			1						1	1		1			Tree on east side of home. 3-4 dead trees from Emerald Ash Bore along Delaware Ave				
510 Abbey Way	1	1		All	1		All				Delaware runoff between 502-518 Abbey Way to pond. Tons of water because of no curbs on Delaware. It is small stream in spring.	1	1		1		1		1		1		1		Cars are driving fast off of Delaware and no sidewalks. Lots of bikers & pedestrians use Abbey Wat to stay off Delaware as long as possible if crossing Delaware Ave bridge to Vikings Lake area. The whole neighborhood agrees it is a major issue.	The speed of many cars on Abbey Wat is too fast. Big construction trucks doing work on Delaware often park on Abbey Way which further beats up our road.					
514 Abbey Way	1	1			1		Any rain				In our backyard we have ponding	1	1		1		1	1	1		1	1	1								
515 Abbey Way	1	1			1						In our backyard we have ponding	1	1		1		1		1		1		1		1	Sprinkler heads about 1' from curb					
519 Abbey Way	1	1			1						Our yard has been completely landscaped and drainage is A+	1	1		1		1		1		1		1			We simply would like minimal disturbance. For us, if it works, don't fix it!					
525 Abbey Way	1	1			1							1	1		1		1		1		1		1								
526 Abbey Way	1	1			1								1		1		1		1		1		1			I would be very interested to know where the idea that this neighborhood is in need of this project comes from. I've never seen an issue on my street or any surrounding street that I travel on daily. Respectfully said, it seems as though this "rehabilitation project" is the city's way of finding something to do. I see no need whatsoever for this. Thank you.					
533 Abbey Way	1	1			1		Any rain				Downhill runoff - sump run anytime it rains. Can't keep soil in backyard.	1			1		1		1		1		1								
538 Abbey Way	1	1	In Spring	1	Big storms						Sewer clogs w/ ice, snow melt backs up snow and ice in front of our house. We are being more diligent about making sure drain is clean but the ice melt is hard to combat. Water rushes down from the houses/backyards to our east.	1			1		1		1		1		1								
542 Abbey Way	1	1			1							1		1		1		1		1		1									
543 Abbey Way	1	1			1							1	1		1		1		1		1		1		Where Abbey meets Delaware. It's gotten worse with the new developments. The trees N & S side of intersection on W side of Delaware make turning N onto Delaware really hazardous at times.						
551 Abbey Way	1	1			1							1		1		1		1		1		1									
559 Abbey Way	1	1			1							1		1		1		1		1		1									

QUESTIONNAIRE RESPONSES

CITY OF MENDOTA HEIGHTS

PROJECT: Hampshire Estates Street Improvements
PROJECT #: 202506

Questionnaire Date: 11/7/2024
Questionnaire Due Date: 11/30/2024

Questionnaires Sent Out: 126
Questionnaires Returned: 69
Percent Returned: 55%



General Information		Drainage and Erosion Issues										Rain Gardens			Private Underground Utilities			Tree Issues		Traffic Issues		Other Issues/Access Needs/Delivery Schedules	
Address	Returned Survey	Aware of any drainage issues within project area? (1)	After big storms, spring melt, after any rain or melting, all the time	Experience drainage or erosion issues on private property? (2)	After big storms, spring melt, after any rain or melting, all the time	Map	Describe specific drainage or erosion problems in your neighborhood:	Do you have any of the following? (3)			If feasible, would you like a rain garden in your yard? (4)			Irrigation Sys. in ROW? (5)	Pet Containment Sys. in ROW? (6)	Other Private Utilities in ROW? (7)	Do you have a trees in the ROW you would like removed? (8)	Does your neighborhood have any pedestrian or traffic issues? (9)	Describe traffic issue concern in your neighborhood:	Describe other issues or concerns in your neighborhood. (10)			
		Yes	No	Yes	No		Basement drain tile	Sump Pump	None	Yes	No	Maybe	Yes	No	Yes	No	Yes	No	Yes	No			
2451 Canton Court	1	1		1	Any rain		Lots of sitting water in backyard. The hill area by sidewalk has lots of erosion. I added dirt 3 years ago but still bad. Slope area hard to mow due to erosion.	1	1		1		1	1	1	1	1	1	Speeding on Mendota Hts road is bad. Traffic is bad during mornings and afternoons. Many close accidents on Mendota Hts Rd and Delaware intersection. We wish there was streetlights on Mendota Hts Rd.	Water in backyard is very bad for neighbors. Would like city permission to plant trees on boulevard between trail and Mendota Hts Rd for shade, noise, etc or at least an insect garden.			
2454 Canton Court	1	1		1				1	1		1		1	1	1	1	1	1					
2471 Canton Court	1	1		1				1	1		1		1	1	1	1	1	1					
2484 Canton Court	1	1		1	Big storms & in spring		The negative slope up to Delaware causes drainage issues in backyard during heavy rain/melting events.	1	1		1		1	1	1	1	1	1					
2456 Hampshire Court	1	1		1						1	1	1	1	1	1	1	1	1	No posted school zone by middle school	Please consider street lights. After 5pm, it is dangerous to walk.			
2459 Hampshire Court	1	1		1						1	1	1	1	1	1	1	1	1	A trail connection from Hampshire Dr to Hagstrom King Park is needed. It should be located adjacent to 605 Hampshire Dr to prevent young children from having to enter the park from the busy Mendota Hts Rd.	A sidewalk connection is needed on Huber Dr across from 649 Hampshire Dr. There is a pedestrian crosswalk and access ramp at this location but no sidewalk. Dozens of children from the neighborhoods use this crossing to get to school but it becomes inaccessible in winter due to lack of sidewalk.			
2468 Hampshire Court	1	1		1						1		1	1	1	1	1	1	1		It would be worth considering if Mendota Hts should have street lights. Having street lights would add immeasurably to the quality of life in our suburb as well as the safety and security of it.			
2471 Hampshire Court	1	1	After big rain storms and in spring	1			Street fell through last spring			1	1	1	1	1	1	1	1	1	Would like a sidewalk from Hampshire Drive to Hagstrom King Park				
2472 Hampshire Court	1	1		1				1		1	1	1	1	1	1	1	1	1					
605 Hampshire Drive	1	1		1						1	1	1	1	1	1	1	1	1	Everyone uses driveway to get to Hagstrom King Park instead of up to MH Rd and down the path. Its insane there is no path connection to Hampshire Dr from the main path. Kids should not have to go through my yard for safety concerns.	Our road is not in disrepair. I see no reason to redo our street at all right now.			
613 Hampshire Drive	1	1		1				1		1	1	1	1	1	1	1	1	1					
617 Hampshire Drive	1	1		1					1	1	1	1	1	1	1	1	1	1					
621 Hampshire Drive	1	1		1				1		1	1	1	1	1	1	1	1	1					
625 Hampshire Drive	1	1		1					1	1	1	1	1	1	1	1	1	1					
629 Hampshire Drive	1	1		1						1	1	1	1	1	1	1	1	1					
637 Hampshire Drive	1	1		1						1		1	1	1	1	1	1	1					
641 Hampshire Drive	1	1		1						1		1	1	1	1	1	1	1	Interested in tree removal and rain garden				
645 Hampshire Drive	1	1		1						1		1	1	1	1	1	1	1					
648 Hampshire Drive	1	1		1						1		1	1	1	1	1	1	1					
649 Hampshire Drive	1	1		1				1		1	1	1	1	1	1	1	1	1	Sometimes people speed down Huber Dr but not frequently.	I don't think the pavement quality on Hampshire Dr is bad. I think Decorah Ln should be a higher priority.			
2530 Haverton Circle	1	1		1						1	1	1	1	1	1	1	1	1					

QUESTIONNAIRE RESPONSES

CITY OF MENDOTA HEIGHTS

PROJECT: Hampshire Estates Street Improvements

PROJECT #: 202506

Questionnaire Date: 11/7/2024

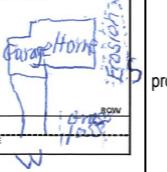
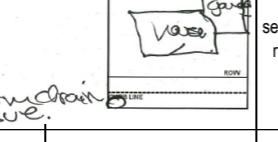
Questionnaire Due Date: 11/30/2024

Questionnaires Sent Out: 126

Questionnaires Returned: 69

Questionnaires Returned: 65
Percent Returned: 55%



General Information		Drainage and Erosion Issues										Rain Gardens			Private Underground Utilities			Tree Issues		Traffic Issues				Other Issues/Access Needs/Delivery Schedules		
Address	Returned Survey	Aware of any drainage issues within project area? (1)		After big storms, spring melt, after any rain or melting, all the time		Experience drainage or erosion issues on private property? (2)		After big storms, spring melt, after any rain or melting, all the time		Map	Describe specific drainage or erosion problems in your neighborhood:	Do you have any of the following? (3)			If feasible, would you like a rain garden in your yard? (4)			Irrigation Sys. in ROW? (5)	Pet Containment Sys. in ROW? (6)	Other Private Utilities in ROW? (7)	Do you have any trees in the ROW you would like removed? (8)		Does your neighborhood have any pedestrian or traffic issues? (9)	Describe traffic issue concern in your neighborhood:	Describe other issues or concerns in your neighborhood. (10)	
		Yes	No	Yes	No	Yes	No	Yes	No			Basement drain tile	Sump Pump	None	Yes	No	Maybe				Yes	No				
2453 Haverton Road	1	1			1							1	1		1		1		1		1	1		Children crossing Mendota Hts Rd before/after school bus pickup/dropoff. At intersections of Pond Cir W and Haverton Rd. Better crosswalk markings or fluorescent people crossing signage would help.	Should consider some alternatives to grass strip between path and street on Mendota Hts Rd. Like options for pollinator garden strips that owners would opt in to maintain.	
2456 Haverton Road	1	1			1		Any rain		In swale area along south property line between ours and neighbors home.			1	1		1		1		1		1		1	1	Occasional higher speed by vehicles on Haverton Rd. Especially concerning as we live at the corner of Haverton and Mendota Hts Rd.	Recent issue to note would be marked erosion and lots of grass in the south side right of way area in our front yard resulting from the dry fall of the year even with watering.
2463 Haverton Road	1	1			1							1	1		1		1		1		1	1				
2466 Haverton Road	1	1			1							1	1		1		1		1		1	1		Limited lighting at corners and crosswalks		
2473 Haverton Road	1	1			1							1		1		1		1		1	1	1				
2476 Haverton Road	1	1			1							1	1		1		1		1		1	1		Is the assessment all due at once or can it be spread out over a number of months/years?		
2485 Haverton Road	1	1	In Spring		1		Big storms & in spring		Some winters there have been icing problem in the storm sewer drain near us. Our sump runs frequently during these times.			1	1		1		1		1		1					
2496 Haverton Road	1	1			1							1	1		1		1		1		1	1		Question of timing-is our road going to be torn up for what period of time?		
2509 Haverton Road	1	1	In Spring		1							1			1		1		1		1	1				
2523 Haverton Road	1	1			1							1			1		1		1		1	1				
2547 Haverton Road	1	1			1							1	1		1		1		1		1	1				
2452 Morson Circle	1	1			1							1		1		1		1		1	1	1		Street lights on city sidewalks would be reasonable.		
2453 Morson Circle	1	1			1							1	1		1		1		1		1	1		A stop or yield sign should be placed by Morson Circle - much traffic with children in summer, spring, fall		
2463 Morson Circle	1	1			1							1		1		1		1		1	1	1				
2470 Morson Circle	1	1			1							1		1		1		1		1	1	1		Pet containment not operational		
2454 Park Lane	1	1			1							1	1		1		1		1		1	1		Hampshire Dr from Huber to Mendota Hts Rd, drivers fly through there. We have 15+ children playing in our neighborhood and its quite concerning.		
2455 Park Lane	1	1			1							1			1		1		1		1	1				
2466 Park Lane	1	1			1							1			1		1		1		1	1		We really are not interested in this project and if we had a vote it would be no.		
2472 Park Lane	1	1			1							1		1		1		1		1	1	1		We are NOT in favor of these improvement		

QUESTIONNAIRE RESPONSES

CITY OF MENDOTA HEIGHTS

PROJECT: Hampshire Estates Street Improvements

PROJECT #: 202506

Questionnaire Date: 11/7/2024

Questionnaire Due Date: 11/30/2024

Questionnaires Sent Out: 126

Questionnaires Returned: 69

Percent Returned: 55%



General Information		Address	Drainage and Erosion Issues								Rain Gardens			Private Underground Utilities			Tree Issues		Traffic Issues		Other Issues/Access Needs/Delivery Schedules		
Returned Survey	Aware of any drainage issues within project area? (1)		After big storms, spring melt, after any rain or melting, all the time		Experience drainage or erosion issues on private property? (2)		After big storms, spring melt, after any rain or melting, all the time		Map	Describe specific drainage or erosion problems in your neighborhood:	Do you have any of the following? (3)			If feasible, would you like a rain garden in your yard? (4)			Irrigation Sys. in ROW? (5)	Pet Containment Sys. in ROW? (6)	Other Private Utilities in ROW? (7)	Do you have a trees in the ROW you would like removed? (8)	Does your neighborhood have any pedestrian or traffic issues? (9)	Describe traffic issue concern in your neighborhood:	Describe other issues or concerns in your neighborhood. (10)
			Yes	No	Yes	No	Yes	No			Basement drain tile	Sump Pump	None	Yes	No	Maybe							
2452 Pond Circle E	1	1	Big storms	1		Water pools in gutters at edge of property against curb and remains for extended periods of time.		1	1	1	1	1	1	1	1	1	1	1	1	Crossing Mendota Hts Rd from Pond Circle E or W - traffic comes off of Delaware fast.			
2458 Pond Circle E	1	1	All	1		Most low spot in the drainage systems are in areas other than the storm sewer entrance. Ice dam across driveway entrance.		1	1	1	1	1	1	1	1	1	1	1	Speeding traffic at the intersections of Mendota Hts Rd and Haverton as well as Canton Ct. For safety reasons, walkers in the area need pedestrian crosswalk control at the intersections.	My driveway has a right hand curve on the W side resulting in vehicles backing over the curb down to the street and damaging the sprinkler head near curb. Requesting removal of the curve.			
2471 Pond Circle E	1	1	Any rain	1		Near the storm sewer drain between 2471 & 2481		1	1	1	1	1	1	1	1	1	1	1	1	New road/Mill & overlay needed. Asphalt crumbling, ponding issues create slip - fall hazards in many areas.			
2474 Pond Circle E	1	1	Any rain and spring	1		Last house before sewer so length of street slopes my way but also the width. In the winter, ice can form several feet out from my driveway.		1	1	1	1	1	1	1	1	1	1	1	Pond Cir is used as turn around for walkers/bikers on Mendota Hts Rd. Additionally, many residents walk MH road. A crosswalk minimally on E side should be added.				
2480 Pond Circle E	1																		I would request the City consider installing a sidewalk on the North side of Mendota Hts Rd between Delaware and Hagstrom or at last a crosswalk at Pond Cir W.				
2492 Pond Circle E	1	1	All	1		Accumulates by curb in front of house - N side of driveway		1	1	1	1	1	1	1	1	1	1	1	1	Not really but would support a crosswalk from Pond Cir W across Mendota Hts Rd.	Would not support a sidewalk on north side of MH Rd.		
2493 Pond Circle E	1	1	Any rain	1		Water collects in low spot on street in front of house.		1	1	1	1	1	1	1	1	1	1	1	1	Traffic on MHs Rd is heaving and people are speeding. A crosswalk at Pond Circle W that crosses MH Rd would be helpful - a sidewalk on the N side of MH Rd up to park would be even better.			
2461 Pond Circle W	1	1	All	1		Standing water in front of 2461 Pond Cir W after any rain, snow/ice melt. Obstructs mail boxes and is slip hazard/		1	1	1	1	1	1	1	1	1	1	1	1	Sidewalk or path on N side of Mendota Hts Rd would provide safe access to Hagstrom King Park from Pond Cir. A crosswalk at Pond Cir E or W would help, but traffic often traveling fast on Mendota Hts Rd. Especially Westbound vehicles accelerating after turning off Delaware.			

QUESTIONNAIRE RESPONSES

CITY OF MENDOTA HEIGHTS

PROJECT: Hampshire Estates Street Improvements

PROJECT #: 202506

Questionnaire Date: 11/7/2024

Questionnaire Due Date: 11/30/2024

Questionnaires Sent Out: 126

Questionnaires Returned: 69

Percent Returned: 55%



General Information		Returned Survey	Drainage and Erosion Issues										Rain Gardens			Private Underground Utilities			Tree Issues		Traffic Issues		Other Issues/Access Needs/Delivery Schedules	
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			Yes	No	Yes			Basement drain tile	Sump Pump	None	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No		
2467 Pond Circle W	1	1	All	1			Low area with standing water near mailboxes and hydrant between 2467 and 2461 houses.	1			1		1		1		1		1		It would be much safer to have a crosswalk where Pond Circle W meets Mendota Hts Rd to access path system. It would be even better to also have a path installed on N side of Mendota Hts Rd.	The trees for removal are located around the green electric box in the city RoW. We would be open to the removal of all of them during this project.		
2478 Pond Circle W	1	1		1							1		1		1		1		1		1			
2496 Pond Circle W	1	1		1							1		1		1		1		1		1			
2497 Pond Circle W	1	1		1							1		1		1		1		1		1		On Mendota Heights Road	
2464 Winthrop Court	1	1		1							1	1		1	1		1		1		1		Crosswalk from Winthrop Ct to Hagstrom King Park	
2467 Winthrop Court	1	1		1							1		1		1		1		1		1			
2470 Winthrop Court	1	1		1							1		1		1		1		1		1			
2476 Winthrop Court	1	1		1							1		1		1		1		1		1			
Returned	69	13	55		10	58		30	45	10	10	57	1	46	19	7	60	5	61	10	58	20	46	

Percent of Returned Responses* 100% 19% 80% 14% 84% 0%

Percent of Questionnaires Sent Out* 55% 10% 44% 8% 46% 0%

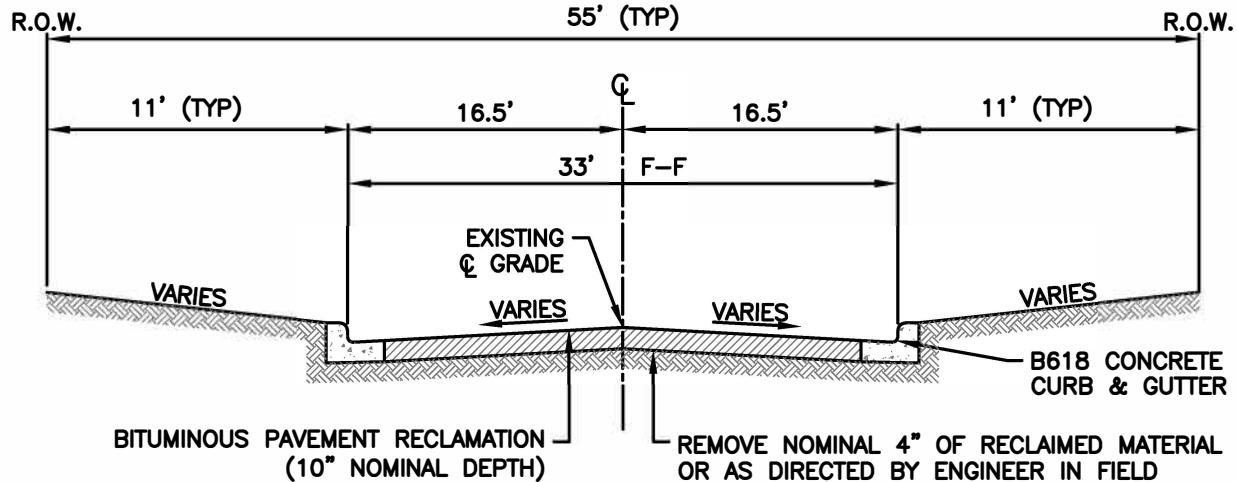
* Percentages are based on responses of returned questionnaires and may not equal 100% if questions were not answered on questionnaire.

43% 65% 14% 14% 83% 1% 67% 28% 10% 87% 7% 88% 14% 84% 29% 67%

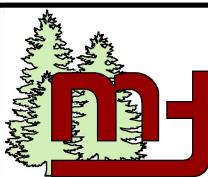
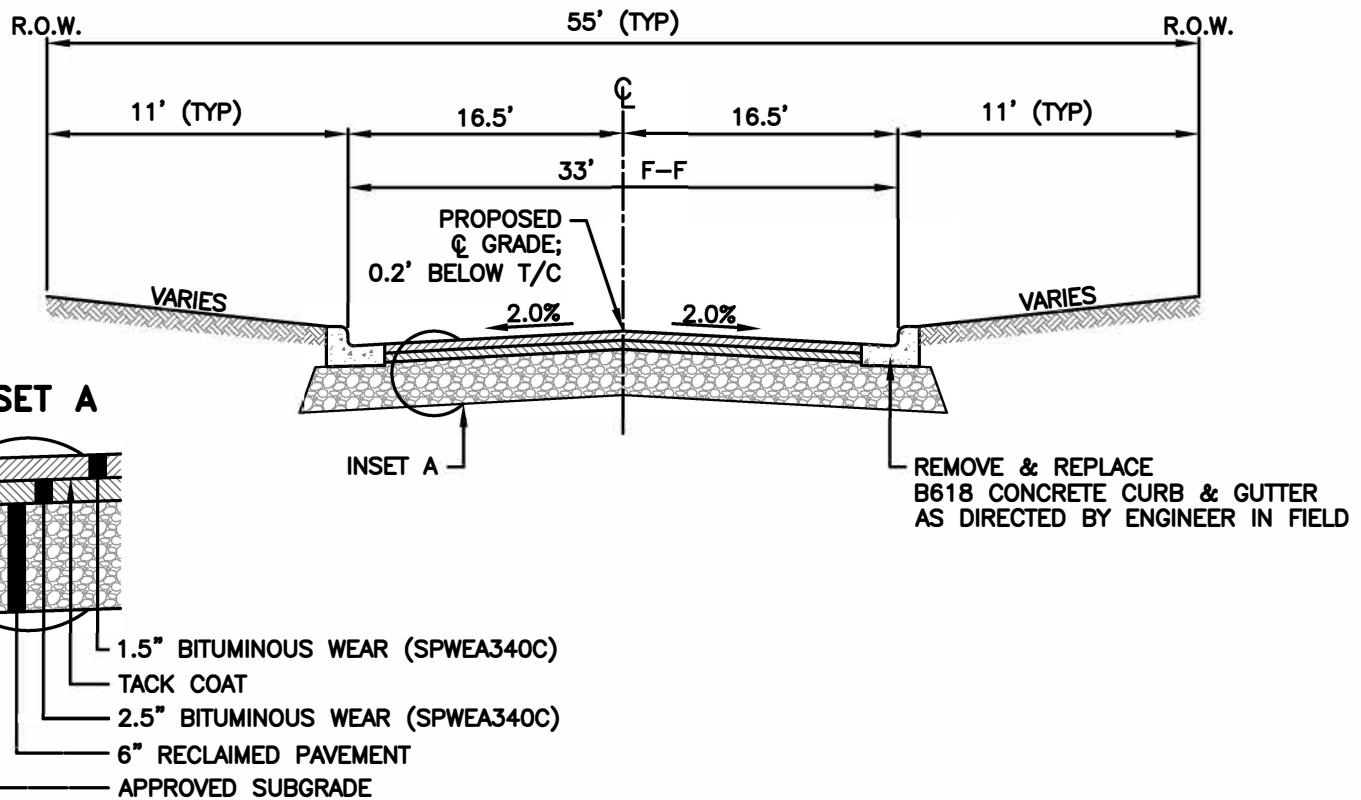
24% 36% 8% 8% 45% 1% 37% 15% 6% 48% 4% 48% 8% 46% 16% 37%

APPENDIX C:
Rehabilitation Typical Section

EXISTING TYPICAL SECTION



PROPOSED TYPICAL SECTION



City of
Mendota
Heights

APPENDIX C
STREET REHABILITATION
TYPICAL SECTION

DETAIL #
1

APPENDIX D:
Engineers Opinion of Estimated Costs

ENGINEERS OPINION OF ESTIMATED COSTS



CITY OF MENDOTA HEIGHTS

PROJECT: Hampshire Estates Street Improvements
(Hampshire Estates, Kensington PUD 3rd Add., Kensington PUD 4th Add., Kensington PUD 5th Add.)

PROJECT #: MH202506

Date: 11/12/2025

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED UNIT PRICE	ROADWAY REHABILITATION (LOCAL FUNDS)	CURB REMOVALS (LOCAL FUNDS)	TRAIL IMPROVEMENTS (LOCAL FUNDS)	TRAIL IMPROVEMENTS (MSA FUNDS)	SANITARY SEWER (UTILITY FUNDS)	STORM SEWER (UTILITY FUNDS)	WATER MAIN (CITY) (UTILITY FUNDS)	WATER MAIN (SPRWS FUNDS)								
SCHEDULE 'A' - STREET REHABILITATION																					
1	2021.501	MOBILIZATION	L.S.	1.00	\$69,000.00	0.30	\$20,700.00	0.20	\$13,800.00	0.10	\$6,900.00	0.06	\$4,140.00	0.04	\$2,760.00	0.10	\$6,900.00	0.10	\$6,900.00		
2	2101.502	CLEARING AND GRUBBING 4" AND LARGER DIAMETER	TREE	10.00	\$1,075.00	7.00	\$7,525.00			3.00	\$3,225.00										
3	2101.502	TREE TRIMMING	Each	10.00	\$532.50	5.00	\$2,662.50			5.00	\$2,662.50										
4	2104.503	REMOVE CONCRETE CURB AND GUTTER - B618	L.F.	5,935.00	\$5.30			3215.00	\$17,038.35	138.00	\$731.35	690.00	\$3,656.75			1272.00	\$6,741.14		620.00	\$3,285.78	
5	2104.503	REMOVE CONCRETE CURB AND GUTTER - B624	L.F.	130.00	\$5.83					30.00	\$174.89	100.00	\$582.96								
6	2104.503	REMOVE STORM SEWER PIPE (12"-15" RCP)	L.F.	225.00	\$70.90											225.00	\$15,951.86				
7	2104.503	REMOVE STORM SEWER PIPE (21" RCP)	L.F.	16.00	\$70.90											16.00	\$1,134.35				
8	2104.503	REMOVE STORM SEWER PIPE (27" RCP)	L.F.	16.00	\$1,151.67											16.00	\$18,426.74				
9	2104.503	REMOVE STORM SEWER STRUCTURE (2x 2'x3' CBs + 2x 48" CBMHs)	Each	8.00	\$2,000.00											8.00	\$16,000.00				
10	2104.503	SAWING CONCRETE DRIVEWAY	L.F.	286.00	\$5.00	166.00	\$830.00												120.00	\$600.00	
11	2104.503	SAWING BITUMINOUS DRIVEWAY	L.F.	645.00	\$3.00	495.00	\$1,485.00									30.00	\$90.00		120.00	\$360.00	
12	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	L.F.	1,328.00	\$3.00	1000.00	\$3,000.00			147.00	\$441.00	181.00	\$543.00								
13	2104.504	REMOVE BITUMINOUS TRAIL PAVEMENT	S.Y.	389.44	\$1.50					389.44	\$584.16										
14	2104.504	REMOVE CONCRETE TRAIL PAVEMENT	S.Y.	101.00	\$15.09					73.00	\$1,101.67	28.00	\$422.56								
15	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	S.Y.	402.00	\$17.38	286.00	\$4,970.17												116.00	\$2,015.87	
16	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S.Y.	1,061.00	\$11.37	774.00	\$8,797.34												287.00	\$3,262.06	
17	2104.518	SALVAGE BRICK PAVERS	S.F.	600.00	\$9.30	400.00	\$3,718.58												200.00	\$1,859.28	
18	2106.507	EXCAVATION - COMMON	C.Y.	4,209.70	\$19.75	2960.10	\$58,461.98			289.30	\$5,713.68	347.60	\$6,865.10				25.30	\$499.68		587.40	\$11,601.16
19	2106.507	EXCAVATION - SUBGRADE	C.Y.	2,018.00	\$25.00	2018.00	\$50,450.00														
20	2108.504	GEOTEXTILE FABRIC, TYPE 5	S.Y.	6,659.40	\$2.00	6659.40	\$13,318.80														
21	2123.510	ADA COMPLIANCE SUPERVISOR	L.S.	1.00	\$1,750.00	0.40	\$700.00	0.20	\$350.00	0.25	\$437.50	0.15	\$262.50								
22	2123.510	COMMON LABOR	HR	10.00	\$91.00	10.00	\$910.00														
23	2123.510	DOZER WITH OPERATOR	HR	10.00	\$202.50	10.00	\$2,025.00														
24	2123.510	2 CU YD FRONT END LOADER WITH OPERATOR	HR	10.00	\$187.50	10.00	\$1,875.00														
25	2123.510	SKID STEER (BOBCAT) WITH OPERATOR	HR	10.00	\$160.00	10.00	\$1,600.00														
26	2123.510	BACK HOE WITH OPERATOR	HR	10.00	\$240.00	10.00	\$2,400.00														
27	2123.510	STREET SWEEPER (WITH PICKUP BROOM)	HR	20.00	\$125.00	20.00	\$2,500.00														
28	2215.504	BITUMINOUS TRAIL PAVEMENT RECLAMATION (6" NOMINAL DEPTH)	S.Y.	300.00	\$33.14					300.00	\$9,940.80										
29	2215.504	BITUMINOUS STREET PAVEMENT RECLAMATION (8" NOMINAL DEPTH)	S.Y.	24,217.00	\$4.47	24217.00	\$108,194.64														
30	2215.509	AGGREGATE BASE CLASS 5 (RECYCLED, ON-SITE), IN PLACE (P)	TON	2,434.00	\$28.00	1613.00	\$45,164.00			497.00	\$13,916.00	324.00	\$9,072.00								
31	2215.509	1 1/2" SCREENED CLEAN ROCK	TON	302.00	\$43.00	242.00	\$10,406.00									60.00	\$2,580.00				
32	2232.504	MILL BITUMINOUS SURFACE (1.5" NOMINAL DEPTH) (PRIOR TO WEAR COURSE)	S.Y.	443.00	\$9.00	334.00	\$3,006.00			49.00	\$441.00	60.00	\$540.00								
33	2360.504	3" TYPE SPWEA240B WEARING COURSE FOR TRAILS	S.Y.	1,628.00	\$28.25					996.00	\$28,137.00	632.00	\$17,854.00								
34	2360.504	3" TYPE SPWEA240B WEARING COURSE FOR DRIVEWAYS	S.Y.	1,061.00	\$25.00	774.00	\$19,350.00												287.00	\$7,175.00	
35	2360.509	TYPE SPWEA340C WEARING COURSE, IN-PLACE (BASE LIFT = 2.5") (WEAR LIFT = 1.5")	TON	5,993.90	\$85.00	5993.90	\$509,481.50														
36	2451.507	GRANULAR BACKFILL (CV)	C.Y.	1,137.40	\$20.00	440.00	\$8,800.00									110.00	\$2,200.00		587.40	\$11,748.00	
37	2502.501	IRRIGATION SYSTEM REPAIR	Each	95.00	\$375.00			67.00	\$25,125.00	2.00	\$750.00	8.00	\$3,000.00			7.00	\$2,625.00		11.00	\$4,125.00	
38	2503.503	4" PVC STORM SEWER PIPE DRAIN	L.F.	160.00	\$65.99											160.00	\$10,558.78				
39	2503.503	12" RCP STORM SEWER DESIGN 3006 CLASS V	L.F.	369.00	\$75.03											369.00	\$27,685.44				
40	2503.503	15" RCP STORM SEWER DESIGN 3006 CLASS V	L.F.	58.00	\$65.99											58.00	\$3,827.56				
41	2503.503	18" RCP STORM SEWER DESIGN 3006 CLASS V	L.F.	16.00	\$65.99											16.00	\$1,055.88				
42	2503.503	21" RCP STORM SEWER DESIGN 3006 CLASS V	L.F.	16.00	\$65.99											16.00	\$1,055.88				
43	2503.503	27" RCP STORM SEWER DESIGN 3006 CLASS V	L.F.</td																		

ENGINEERS OPINION OF ESTIMATED COSTS



CITY OF MENDOTA HEIGHTS

PROJECT: Hampshire Estates Street Improvements
 (Hampshire Estates, Kensington PUD 3rd Add., Kensington PUD 4th Add., Kensington PUD 5th Add.)
 PROJECT #: MH202506

Date: 11/12/2025

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	ENGINEER'S ESTIMATED QUANTITY	ENGINEER'S ESTIMATED UNIT PRICE	ROADWAY REHABILITATION (LOCAL FUNDS)	CURB REMOVALS (LOCAL FUNDS)	TRAIL IMPROVEMENTS (LOCAL FUNDS)	TRAIL IMPROVEMENTS (MSA FUNDS)	SANITARY SEWER (UTILITY FUNDS)	STORM SEWER (UTILITY FUNDS)	WATER MAIN (CITY) (UTILITY FUNDS)	WATER MAIN (SPRWS FUNDS)									
SCHEDULE 'A' - STREET REHABILITATION																						
61	2521.518	6" CONCRETE WALK (PEDESTRIAN RAMPS, LANDINGS, & TRANSITION PANELS)	S.Y.	472.00	\$84.89			339.00	\$28,777.01	133.00	\$11,290.09											
62	2521.518	TRUNCATED DOME PANEL	S.F.	300.00	\$71.36			48.00	\$3,425.21	252.00	\$17,982.36											
63	2531.503	CONCRETE CURB & GUTTER DESIGN B618 (HAND FORMED)	L.F.	5,935.00	\$29.13		3215.00	\$93,638.95	138.00	\$4,019.34	690.00	\$20,096.69		1272.00	\$37,047.81	620.00	\$18,057.90					
64	2531.503	CONCRETE CURB & GUTTER DESIGN B624 (HAND FORMED)	L.F.	130.00	\$34.95			30.00	\$1,048.52	100.00	\$3,495.08											
65	2531.503	CONCRETE CURB & GUTTER DESIGN VALLEY GUTTER (3FT) (HAND FORMED)	S.Y.	154.00	\$82.50		154.00	\$12,705.00														
66	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	S.Y.	402.00	\$83.00	286.00	\$23,738.00							116.00	\$9,628.00							
67	2540.618	INSTALL SALVAGED PAVER DRIVEWAY	S.F.	600.00	\$18.38	400.00	\$7,353.00							200.00	\$3,676.50							
68	2564.502	TEMPORARY TRAFFIC CONTROL	L.S.	1.00	\$8,000.00	0.30	\$2,400.00	0.20	\$1,600.00	0.10	\$800.00	0.06	\$480.00	0.04	\$320.00	0.10	\$800.00	0.10	\$800.00			
69	2564.502	INSTALL SIGN POST	Each	21.00	\$65.00	15.00	\$975.00				6.00	\$390.00										
70	2564.502	INSTALL SIGN TYPE C	Each	34.00	\$52.50	10.00	\$525.00				24.00	\$1,260.00										
71	2564.502	INSTALL SIGN TYPE SPECIAL	Each	30.00	\$52.50	30.00	\$1,575.00															
72	2564.518	SIGN TYPE C	S.F.	246.00	\$28.50	90.00	\$2,665.00				156.00	\$4,446.00										
73	2564.518	SIGN TYPE SPECIAL	S.F.	260.00	\$32.00	260.00	\$8,320.00															
74	2573.501	EROSION CONTROL SUPERVISOR	L.S.	1.00	\$8,500.00	0.40	\$3,400.00	0.10	\$850.00	0.20	\$1,700.00	0.10	\$850.00			0.20	\$1,700.00					
75	2573.501	STABILIZED CONSTRUCTION EXIT(S)	L.S.	1.00	\$3,925.00	0.30	\$1,177.50	0.20	\$785.00	0.10	\$392.50	0.06	\$235.50	0.04	\$157.00	0.10	\$392.50	0.10	\$392.50			
76	2573.502	STORM DRAIN INLET PROTECTION DURING CONSTRUCTION	Each	54	\$85.01									54.00	\$4,590.27							
77	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	L.F.	3,415	\$3.65					1697.00	\$6,194.05	1510.00	\$5,511.50			208.00	\$759.20					
78	2574.507	SELECT TOPSOIL BORROW (LV)	C.Y.	352	\$50.17			177.10	\$8,884.30	39.60	\$1,986.55	30.80	\$1,545.10			70.40	\$3,531.65		34.10	\$1,710.64		
79	2574.508	FERTILIZER TYPE 3	LB.	95	\$1.83					29.81	\$54.45	65.12	\$118.96									
80	2575.508	SEED MIXTURE 25-151	LB.	95	\$7.51					29.81	\$223.97	65.12	\$489.26									
81	2575.508	HYDROLYC STABILIZED FIBER MATRIX	LB.	1,452	\$2.15					462.00	\$993.80	990.00	\$2,129.56									
82	2575.508	SODDING TYPE LAWN	S.Y.	1,873	\$16.02			1179.20	\$18,890.79						466.40	\$7,471.72		227.70	\$3,647.75			
83	2575.523	APPLICATION OF WATER FOR TURF, AFTER 30 DAYS	MG	100	\$60.60			63.00	\$3,818.01						25.00	\$1,515.09		12.00	\$727.24			
84	2582.503	12" SOLID LINE WHITE-EPOXY	L.F.	615	\$12.36					345.00	\$4,264.20	270.00	\$3,337.20									
85	2582.503	4" SOLID LINE WHITE-EPOXY	L.F.	230	\$8.16									230.00	\$1,876.80							
CONSTRUCTION SUBTOTAL COSTS					\$1,997,591.38			\$944,360.01		\$197,485.40		\$129,036.15		\$120,596.17		\$67,137.00		\$358,417.55		\$27,714.75		\$152,844.35
+ 10% CONTINGENCY					\$199,759.14			\$94,436.00		\$19,748.54		\$12,903.62		\$12,059.62		\$6,713.70		\$35,841.76		\$2,771.48		\$15,284.44
CONSTRUCTION TOTAL COSTS					\$2,197,350.52			\$1,038,796.01		\$217,233.94		\$141,939.77		\$132,655.79		\$73,850.70		\$394,259.31		\$30,486.23		\$168,128.79
20% INDIRECT CITY COSTS					\$306,125.10			\$207,759.20		\$43,446.79		\$28,387.95		\$26,531.16								
15% INDIRECT SPRWS COSTS					\$25,219.32																	\$25,219.32
PROJECT TOTAL COSTS					\$2,528,694.94			\$1,246,555.21		\$260,680.73		\$170,327.72		\$159,186.94		\$73,850.70		\$394,259.31		\$30,486.23		\$193,348.10

APPENDIX E:
Preliminary Assessment Roll

City of Mendota Heights - DRAFT Assessment Roll
Hampshire Estates Street Improvements
Project# 202506

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
27-31800-01-010	ADAM & KIMBERLY SMITH 649 HAMPSHIRE DR MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	1, 1	Street Rehab- 10 years	\$5,981.00
649 HAMPSHIRE DR					
27-31800-01-021	EILEEN MARY TSTE WILKIN TIMOTHY PAUL TSTE WILKIN 645 HAMPSHIRE DR MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	2, 1	Street Rehab- 10 years	\$5,981.00
645 HAMPSHIRE DR					
27-31800-01-031	HEATHER STEFANSKI 641 HAMPSHIRE DR MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	3, 1	Street Rehab- 10 years	\$5,981.00
641 HAMPSHIRE DR					
27-31800-01-040	BRIAN N MOLINARO 637 HAMPSHIRE DR MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	4, 1	Street Rehab- 10 years	\$5,981.00
637 HAMPSHIRE DR					
27-31800-01-050	NATHAN & ANASTASIA NEWMAN 633 HAMPSHIRE DR MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	5, 1	Street Rehab- 10 years	\$5,981.00
633 HAMPSHIRE DR					
27-31800-01-060	JORGE TSTE LEON 629 HAMPSHIRE DR MENDOTA HEIGHTS MN 55120-1935	HAMPSHIRE ESTATES	6, 1	Street Rehab- 10 years	\$5,981.00
629 HAMPSHIRE DR					

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
27-31800-01-070	THOMAS J & MARY J SMITH 625 HAMPSHIRE DR SAINT PAUL MN 55120-1935	HAMPSHIRE ESTATES	7, 1	Street Rehab- 10 years	\$5,981.00
27-31800-01-080	HUNTER NIELSEN ASHLEY NIELSEN 621 HAMPSHIRE DR MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	8, 1	Street Rehab- 10 years	\$5,981.00
27-31800-01-090	JOSEPH P & MARGARET MANSUR 617 HAMPSHIRE DR MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	9, 1	Street Rehab- 10 years	\$5,981.00
27-31800-01-100	ABBY L SLAGLE DANIEL C SLAGLE 613 HAMPSHIRE DR MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	10, 1	Street Rehab- 10 years	\$5,981.00
27-31800-01-110	JEFFERY JACOB & KRISTIN MARIE GUNIA 609 HAMPSHIRE DR MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	11, 1	Street Rehab- 10 years	\$5,981.00
27-31800-01-120	TYLER A & KATHRYN WILSEY 605 HAMPSHIRE DR MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	12, 1	Street Rehab- 10 years	\$5,981.00
27-31800-02-010	JOHN F & CATHIE STEINER 648 HAMPSHIRE DR SAINT PAUL MN 55120-1934	HAMPSHIRE ESTATES	1, 2	Street Rehab- 10 years	\$5,981.00

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
27-31800-02-020	ADRIAN D & SARAH B WALTZ 642 HAMPSHIRE DR MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	2, 2	Street Rehab- 10 years	\$5,981.00
27-31800-02-030	BRUCE LONG TSTE BOBBITT SIGNE ANDENAS TSTE BOBBITT 2455 HAMPSHIRE CT MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	3, 2	Street Rehab- 10 years	\$5,981.00
27-31800-02-040	DANIEL SHERER 2459 HAMPSHIRE CT MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	4, 2	Street Rehab- 10 years	\$5,981.00
27-31800-02-050	CHRISTOPHER J TSCHIDA CYNTHIA S TSCHIDA 2465 HAMPSHIRE CT MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	5, 2	Street Rehab- 10 years	\$5,981.00
27-31800-02-060	NICOLE A FOCKE ALEX T FOCKE 2471 HAMPSHIRE CT MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	6, 2	Street Rehab- 10 years	\$5,981.00
27-31800-02-070	JAMES R & M KATHLEEN WOODS 2472 HAMPSHIRE CT SAINT PAUL MN 55120-1900	HAMPSHIRE ESTATES	7, 2	Street Rehab- 10 years	\$5,981.00
27-31800-02-080	RICHARD B AND DIANA ODEA 2468 HAMPSHIRE CT SAINT PAUL MN 55120-1900	HAMPSHIRE ESTATES	8, 2	Street Rehab- 10 years	\$5,981.00

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27-31800-02-090	MICHELE F KVIKSTAD CHRISTOPHER J KVIKSTAD	HAMPSHIRE ESTATES	9, 2	Street Rehab- 10 years	\$5,981.00
2462 HAMPSHIRE CT	2462 HAMPSHIRE CT MENDOTA HEIGHTS MN 55120-1900				
27-31800-02-100	FREDERICK VEINFURT KELLY VEINFURT	HAMPSHIRE ESTATES	10, 2	Street Rehab- 10 years	\$5,981.00
2456 HAMPSHIRE CT	2456 HAMPSHIRE CT MENDOTA HEIGHTS MN 55120				
27-31800-02-110	RUBENS D MODELLI TANYA M MODELLI	HAMPSHIRE ESTATES	11, 2	Street Rehab- 10 years	\$5,981.00
636 HAMPSHIRE DR	636 HAMPSHIRE DR MENDOTA HEIGHTS MN 55120				
27-31800-02-120	ERIN KEYS JUSTINE SEIDEL	HAMPSHIRE ESTATES	12, 2	Street Rehab- 10 years	\$5,981.00
632 HAMPSHIRE DR	632 HAMPSHIRE DR MENDOTA HEIGHTS MN 55120				
27-31800-02-130	KEVIN P & DIANNE M DORLE	HAMPSHIRE ESTATES	13, 2	Street Rehab- 10 years	\$5,981.00
626 HAMPSHIRE DR	626 HAMPSHIRE DR SAINT PAUL MN 55120-1933				
27-31800-02-140	MELISSA KOUKKARI TSTE RIDLEY	HAMPSHIRE ESTATES	14, 2	Street Rehab- 10 years	\$5,981.00
620 HAMPSHIRE DR	620 HAMPSHIRE DR MENDOTA HEIGHTS MN 55120				
27-31800-02-150	ANDREW C & BROOKE E NORDBY	HAMPSHIRE ESTATES	15, 2	Street Rehab- 10 years	\$5,981.00
2455 PARK LN	2455 PARK LN MENDOTA HEIGHTS MN 55120				

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
27-31800-02-160	THOMAS J & GINA GERGEN 2461 PARK LN MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	16, 2	Street Rehab- 10 years	\$5,981.00
2461 PARK LN					
27-31800-02-170	BRIAN MICHAEL HAMMEL 2467 PARK LN MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	17, 2	Street Rehab- 10 years	\$5,981.00
2467 PARK LN					
27-31800-02-180	DAVID M BLOOMQUIST SUZANNE R BLOOMQUIST 2473 PARK LN MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	18, 2	Street Rehab- 10 years	\$5,981.00
2473 PARK LN					
27-31800-03-010	DAVID J & APRYL BIELEJESKI 2454 PARK LN MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	1, 3	Street Rehab- 10 years	\$5,981.00
2454 PARK LN					
27-31800-03-020	LAUREN RYAN DANIEL RYAN 2460 PARK LN MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	2, 3	Street Rehab- 10 years	\$5,981.00
2460 PARK LN					
27-31800-03-030	MARK W & KELLY E BOLAND 2466 PARK LN MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	3, 3	Street Rehab- 10 years	\$5,981.00
2466 PARK LN					
27-31800-03-040	JOSHUA R & ANDREA E BEYERLEIN 2472 PARK LN MENDOTA HEIGHTS MN 55120-1936	HAMPSHIRE ESTATES	4, 3	Street Rehab- 10 years	\$5,981.00
2472 PARK LN					

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
27-31800-03-050	RONACHAI & ORAPAT SIVATANPISIT 600 HAMPSHIRE DR SAINT PAUL MN 55120-1932	HAMPSHIRE ESTATES	5, 3	Street Rehab- 10 years	\$5,981.00
27-31800-03-060	PATRICK & MOLLIE WRIGHT 608 HAMPSHIRE DR MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	6, 3	Street Rehab- 10 years	\$5,981.00
27-31800-04-010	DALE G & MARGARET C EBERHARDT 2497 POND CIR W SAINT PAUL MN 55120-1938	HAMPSHIRE ESTATES	1, 4	Street Rehab- 10 years	\$5,981.00
27-31800-04-020	DUANE C & CARMEL M SKAR 2491 POND CIR W SAINT PAUL MN 55120-1938	HAMPSHIRE ESTATES	2, 4	Street Rehab- 10 years	\$5,981.00
27-31800-04-030	WILLIAM J & BEVERLY KRANZ 2485 POND CIR W SAINT PAUL MN 55120-1938	HAMPSHIRE ESTATES	3, 4	Street Rehab- 10 years	\$5,981.00
27-31800-04-040	JASON EARL & GINA MARIE GRAY 2479 POND CIR W MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	4, 4	Street Rehab- 10 years	\$5,981.00
27-31800-04-050	SCOTT R & JULIE M KARLEN 2473 POND CIR W MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	5, 4	Street Rehab- 10 years	\$5,981.00

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
27-31800-04-060	ERIK M & JENNY R KLUZNICK 2467 POND CIR W MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	6, 4	Street Rehab- 10 years	\$5,981.00
2467 POND CIR W					
27-31800-04-070	SCOTT NELSON KATHRYN HOLT 2461 POND CIR W MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	7, 4	Street Rehab- 10 years	\$5,981.00
2461 POND CIR W					
27-31800-04-080	MITCHELL & MEGGAN OLDHAM 2455 POND CIR W MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	8, 4	Street Rehab- 10 years	\$5,981.00
2455 POND CIR W					
27-31800-04-090	GARY M & PAIGE R HAGSTROM 2449 POND CIR W SAINT PAUL MN 55120-1938	HAMPSHIRE ESTATES	9, 4	Street Rehab- 10 years	\$5,981.00
2449 POND CIR W					
27-31800-04-100	ERIK K IVERSON SARAH LYNN JAGER IVERSON 2452 POND CIR E MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	10, 4	Street Rehab- 10 years	\$5,981.00
2452 POND CIR E					
27-31800-04-110	JAMES H & BEVERLY J NEUHARTH 2458 POND CIR E SAINT PAUL MN 55120-1940	HAMPSHIRE ESTATES	11, 4	Street Rehab- 10 years	\$5,981.00
2458 POND CIR E					
27-31800-04-120	BILLIE C S & JOSEPH F TSTES SLATER 2464 POND CIR E MENDOTA HEIGHTS MN 55120-1940	HAMPSHIRE ESTATES	12, 4	Street Rehab- 10 years	\$5,981.00
2464 POND CIR E					

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
27-31800-04-130	RYAN DANIEL KESSLER 2470 POND CIR E MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	13, 4	Street Rehab- 10 years	\$5,981.00
27-31800-04-140	MARIE LYNN TSTE MATYKIEWICZ 2474 POND CIR E MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	14, 4	Street Rehab- 10 years	\$5,981.00
27-31800-04-150	PETER L GREGORY CARISSA M GREGORY 2480 POND CIR E SAINT PAUL MN 55120	HAMPSHIRE ESTATES	15, 4	Street Rehab- 10 years	\$5,981.00
27-31800-04-160	COURTNEY STEITZ ANDREW STEITZ 2488 POND CIR E MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	16, 4	Street Rehab- 10 years	\$5,981.00
27-31800-04-170	LAWRENCE D & DEBORAH MORSE 2492 POND CIRCLE E SAINT PAUL MN 55120-1940	HAMPSHIRE ESTATES	17, 4	Street Rehab- 10 years	\$5,981.00
27-31800-04-180	ON THE HILL PROPERTIES LLC 2498 POND CIR E 2821 CRATER CT BURNSVILLE MN 55337	HAMPSHIRE ESTATES	18, 4	Street Rehab- 10 years	\$5,981.00
27-31800-05-010	PAUL G & ANNE T TSTES WELLE 2496 POND CIR W MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	1, 5	Street Rehab- 10 years	\$5,981.00

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
27-31800-05-020	MARICIA R MAZANEC 2486 POND CIR W MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	2, 5	Street Rehab- 10 years	\$5,981.00
2486 POND CIR W					
27-31800-05-030	DORI TSTE DENELLE 2478 POND CIR W MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	3, 5	Street Rehab- 10 years	\$5,981.00
2478 POND CIR W					
27-31800-05-040	DEVIN & SARA CREURER 2471 POND CIR E MENDOTA HEIGHTS MN 55120	HAMPSHIRE ESTATES	4, 5	Street Rehab- 10 years	\$5,981.00
2471 POND CIR E					
27-31800-05-050	MARK S & LISA S LERMAN 2481 POND CIR E SAINT PAUL MN 55120-1941	HAMPSHIRE ESTATES	5, 5	Street Rehab- 10 years	\$5,981.00
2481 POND CIR E					
27-31800-05-060	LAURA J HANSON JOHN P KOENEN 2493 POND CIR E SAINT PAUL MN 55120-1941	HAMPSHIRE ESTATES	6, 5	Street Rehab- 10 years	\$5,981.00
2493 POND CIR E					
27-31800-05-070	TAYLOR SW JEFFRIES JARED M JEFFRIES 2499 POND CIR E SAINT PAUL MN 55120	HAMPSHIRE ESTATES	7, 5	Street Rehab- 10 years	\$5,981.00
2499 POND CIR E					
27-41602-01-010	CARA S TSTE NGUYEN DEION D TSTE NGUYEN 2454 CANTON CT MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 3RD ADD	1, 1	Street Rehab- 10 years	\$5,981.00
2454 CANTON CT					

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
27-41602-01-020	MARIO & GLORIA DEEB REYES 2464 CANTON CT SAINT PAUL MN 55120-1735	KENSINGTON PUD 3RD ADD	2, 1	Street Rehab- 10 years	\$5,981.00
2464 CANTON CT					
27-41602-01-030	DARREN L & KERI M HEUTMAKER 2474 CANTON CT MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 3RD ADD	3, 1	Street Rehab- 10 years	\$5,981.00
2474 CANTON CT					
27-41602-01-040	ANDREW J & AMANDA C DUERR 2484 CANTON CT MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 3RD ADD	4, 1	Street Rehab- 10 years	\$5,981.00
2484 CANTON CT					
27-41602-01-050	PETER ARTHUR DECRANS 2494 CANTON CT MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 3RD ADD	5, 1	Street Rehab- 10 years	\$5,981.00
2494 CANTON CT					
27-41602-01-060	MATTHEW WIER 2491 CANTON CT MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 3RD ADD	6, 1	Street Rehab- 10 years	\$5,981.00
2491 CANTON CT					
27-41602-01-070	OWENS HOLDINGS INC 1 GRIEVE GLEN LN SUNFISH LAKE MN 55118	KENSINGTON PUD 3RD ADD	7, 1	Street Rehab- 10 years	\$5,981.00
2471 CANTON CT					
27-41602-01-080	AARON J GESMER RACHEL L GERMER 2461 CANTON CT MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 3RD ADD	8, 1	Street Rehab- 10 years	\$5,981.00
2461 CANTON CT					

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
27-41602-01-090	DUSTIN R & SARAH B NIDES 2451 CANTON CT MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 3RD ADD	9, 1	Street Rehab- 10 years	\$5,981.00
2451 CANTON CT					
27-41602-01-100	STEPHEN R & NANCY A MCDONNELL 2456 HAVERTON RD MENDOTA HEIGHTS MN 55120-1730	KENSINGTON PUD 3RD ADD	10, 1	Street Rehab- 10 years	\$5,981.00
2456 HAVERTON RD					
27-41602-01-110	DARYL D & DAWN E FRETT 2466 HAVERTON RD MENDOTA HEIGHTS MN 55120-1730	KENSINGTON PUD 3RD ADD	11, 1	Street Rehab- 10 years	\$5,981.00
2466 HAVERTON RD					
27-41602-01-120	JOHN HENRY & LYDIA MARIE LODOEN 2476 HAVERTON RD MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 3RD ADD	12, 1	Street Rehab- 10 years	\$5,981.00
2476 HAVERTON RD					
27-41602-01-130	JAMES B & JANE E JEFFREY 2486 HAVERTON RD SAINT PAUL MN 55120-1730	KENSINGTON PUD 3RD ADD	13, 1	Street Rehab- 10 years	\$5,981.00
2486 HAVERTON RD					
27-41602-01-140	PATRICK J & SARAH T MURPHY 2496 HAVERTON RD MENDOTA HEIGHTS MN 55120-1730	KENSINGTON PUD 3RD ADD	14, 1	Street Rehab- 10 years	\$5,981.00
2496 HAVERTON RD					
27-41602-02-010	ED J & JEAN A GETZ 2453 HAVERTON RD SAINT PAUL MN 55120-1729	KENSINGTON PUD 3RD ADD	1, 2	Street Rehab- 10 years	\$5,981.00
2453 HAVERTON RD					

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
27-41602-02-020	LEON H & JEANNE E H DILL 2463 HAVERTON RD SAINT PAUL MN 55120-1729	KENSINGTON PUD 3RD ADD	2, 2	Street Rehab- 10 years	\$5,981.00
2463 HAVERTON RD					
27-41602-02-030	LOIS J L TSTE BLOOMBERG PAUL TSTE BLOOMBERG 2473 HAVERTON RD MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 3RD ADD	3, 2	Street Rehab- 10 years	\$5,981.00
2473 HAVERTON RD					
27-41602-02-040	J MATTHEW GEISER KATHLEEN JOHNSON GEISER 2485 HAVERTON RD MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 3RD ADD	4, 2	Street Rehab- 10 years	\$5,981.00
2485 HAVERTON RD					
27-41603-01-010	DAVID A TSTE NYGAARD JANE M TSTE NYGAARD 2453 MORSON CIR SAINT PAUL MN 55120-1711	KENSINGTON PUD 4TH ADD	1, 1	Street Rehab- 10 years	\$5,981.00
2453 MORSON CIR					
27-41603-01-020	LINDA M DOMAN 2463 MORSON CIR MENDOTA HEIGHTS MN 55120-1711	KENSINGTON PUD 4TH ADD	2, 1	Street Rehab- 10 years	\$5,981.00
2463 MORSON CIR					
27-41603-01-030	JOHN J & ELAINE J LIBERACKI 2470 MORSON CIR SAINT PAUL MN 55120-1711	KENSINGTON PUD 4TH ADD	3, 1	Street Rehab- 10 years	\$5,981.00
2470 MORSON CIR					
27-41603-01-040	DAVID M & CLAIRE P SMITH 2460 MORSON CIR SAINT PAUL MN 55120-1711	KENSINGTON PUD 4TH ADD	4, 1	Street Rehab- 10 years	\$5,981.00
2460 MORSON CIR					

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
27-41603-01-050	PATRICIA J MILUN 2452 MORSON CIR MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 4TH ADD	5, 1	Street Rehab- 10 years	\$5,981.00
2452 MORSON CIR					
27-41603-01-060	JEFFREY HUFF CARMEN HUFF 2459 WINTHROP CT MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 4TH ADD	6, 1	Street Rehab- 10 years	\$5,981.00
2459 WINTHROP CT					
27-41603-01-070	DAVID FORSBERG REBECCA PEZDEK 2467 WINTHROP CT MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 4TH ADD	7, 1	Street Rehab- 10 years	\$5,981.00
2467 WINTHROP CT					
27-41603-01-080	KARIN STEIN OBOYLE 2473 WINTHROP CT SAINT PAUL MN 55120-1707	KENSINGTON PUD 4TH ADD	8, 1	Street Rehab- 10 years	\$5,981.00
2473 WINTHROP CT					
27-41603-01-090	MARK TSTE PERGOLI GAYLE TSTE CRABTREE-PERGOLI 2476 WINTHROP CT MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 4TH ADD	9, 1	Street Rehab- 10 years	\$5,981.00
2476 WINTHROP CT					
27-41603-01-100	LISA MARIE SCHAEFER 2470 WINTHROP CT MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 4TH ADD	10, 1	Street Rehab- 10 years	\$5,981.00
2470 WINTHROP CT					
27-41603-01-110	BENJAMIN DAVID BERRY ANNA CHRISTINE BEERY 2464 WINTHROP CT MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 4TH ADD	11, 1	Street Rehab- 10 years	\$5,981.00
2464 WINTHROP CT					

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
27-41603-01-120	JAMES M & DEANN L DOLAN 2454 WINTHROP CT SAINT PAUL MN 55120-1707	KENSINGTON PUD 4TH ADD	12, 1	Street Rehab- 10 years	\$5,981.00
27-41604-01-010	CAROL JACKOMINO JAMIE OXLEY 2506 HAVERTON CIR MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	1, 1	Street Rehab- 10 years	\$5,981.00
27-41604-01-020	RACHEL LEA JOHNSTON 2512 HAVERTON CIR MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	2, 1	Street Rehab- 10 years	\$5,981.00
27-41604-01-030	HAI ANH TSTE PHAN HOA THI TSTE BUI 2522 HAVERTON CIR MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	3, 1	Street Rehab- 10 years	\$5,981.00
27-41604-01-040	BRUCE L CARTER DENISE M DENARDI 2530 HAVERTON CIR SAINT PAUL MN 55120-1731	KENSINGTON PUD 5TH ADD	4, 1	Street Rehab- 10 years	\$5,981.00
27-41604-01-050	TERRIE & CHRISTIE J AMUNDSON 2538 HAVERTON CIR MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	5, 1	Street Rehab- 10 years	\$5,981.00
27-41604-01-060	MICHAEL F & MOLLY B DEVOY 2546 HAVERTON RD MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	6, 1	Street Rehab- 10 years	\$5,981.00

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
27-41604-01-070	STEVEN P LARSEN 533 ABBEY WAY SAINT PAUL MN 55120-1734	KENSINGTON PUD 5TH ADD	7, 1	Street Rehab- 10 years	\$5,981.00
525 ABBEY WAY					
27-41604-01-080	SUSAN M & LOREN J TAPLE 525 ABBEY WAY MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	8, 1	Street Rehab- 10 years	\$5,981.00
519 ABBEY WAY					
27-41604-01-090	JEROME J TSTE WIND SUSAN K TSTE WIND 519 ABBEY WAY MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	9, 1	Street Rehab- 10 years	\$5,981.00
515 ABBEY WAY					
27-41604-01-100	JAMES G & ROSELYN B TSTES BUSSCHER 515 ABBEY WAY MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	10, 1	Street Rehab- 10 years	\$5,981.00
511 ABBEY WAY					
27-41604-01-110	CHIEV KU 511 ABBEY WAY MENDOTA HEIGHTS MN 55120-1734	KENSINGTON PUD 5TH ADD	11, 1	Street Rehab- 10 years	\$5,981.00
507 ABBEY WAY					
27-41604-01-120	MARK J & SHEILA K SCHWIRTZ 507 ABBEY WAY MENDOTA HEIGHTS MN 55120-1734	KENSINGTON PUD 5TH ADD	12, 1	Street Rehab- 10 years	\$5,981.00
503 ABBEY WAY					
27-41604-01-130	JOHN D & VANESSA D HOWARD 503 ABBEY WAY SAINT PAUL MN 55120-1734	KENSINGTON PUD 5TH ADD	13, 1	Street Rehab- 10 years	\$5,981.00

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
27-41604-02-010	SAMUEL LEWIS LACY JAMIE LOUISE LACY 502 ABBEY WAY MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	1, 2	Street Rehab- 10 years	\$5,981.00
27-41604-02-020	THOMAS & SHARIANNE MAYER 506 ABBEY WAY MENDOTA HEIGHTS MN 55120-1734	KENSINGTON PUD 5TH ADD	2, 2	Street Rehab- 10 years	\$5,981.00
27-41604-02-030	CHARLES & BRIANA CARLSON 510 ABBEY WAY MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	3, 2	Street Rehab- 10 years	\$5,981.00
27-41604-02-040	TIMOTHY M & DEBORAH FALLON 514 ABBEY WAY MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	4, 2	Street Rehab- 10 years	\$5,981.00
27-41604-02-050	MICHAEL & JESSICA JOYCE 518 ABBEY WAY MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	5, 2	Street Rehab- 10 years	\$5,981.00
27-41604-03-010	NANCY W TSTE MELLIN 526 ABBEY WAY MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	1, 3	Street Rehab- 10 years	\$5,981.00
27-41604-03-020	KIP K & SHELLY M KINZER 530 ABBEY WAY SAINT PAUL MN 55120-1734	KENSINGTON PUD 5TH ADD	2, 3	Street Rehab- 10 years	\$5,981.00

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
27-41604-03-030	JOHN N & VIRGINIA M BISANZ 534 ABBEY WAY MENDOTA HEIGHTS MN 55120-1734	KENSINGTON PUD 5TH ADD	3, 3	Street Rehab- 10 years	\$5,981.00
27-41604-03-040	ANNETTE HENKEL 538 ABBEY WAY MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	4, 3	Street Rehab- 10 years	\$5,981.00
27-41604-03-050	DANIEL JOHN & LISA M GRAY 542 ABBEY WAY SAINT PAUL MN 55120-1734	KENSINGTON PUD 5TH ADD	5, 3	Street Rehab- 10 years	\$5,981.00
27-41604-03-060	RONALD S & SHERRY L TSTES BROOKS 546 ABBEY WAY MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	6, 3	Street Rehab- 10 years	\$5,981.00
27-41604-03-070	THOMAS E POOLE NANCY R DELANGHE POOLE 550 ABBEY WAY MENDOTA HEIGHTS MN 55120-1734	KENSINGTON PUD 5TH ADD	7, 3	Street Rehab- 10 years	\$5,981.00
27-41604-03-080	MARY E POOLE 559 ABBEY WAY MENDOTA HEIGHTS MN 55120-1734	KENSINGTON PUD 5TH ADD	8, 3	Street Rehab- 10 years	\$5,981.00
27-41604-03-090	MARK E TSTE SUTICH SUSAN L TSTE HOLMAN-SUTICH 555 ABBEY WAY MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	9, 3	Street Rehab- 10 years	\$5,981.00

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
27-41604-03-100	PATRICK K SIENKO LORRIE L JOHNSON SIENKO 551 ABBEY WAY SAINT PAUL MN 55120-1734	KENSINGTON PUD 5TH ADD	10, 3	Street Rehab- 10 years	\$5,981.00
551 ABBEY WAY					
27-41604-03-110	SIERRA CALDARA KENNETH II TATE 524 W VILLAGE LN BOISE ID 83702	KENSINGTON PUD 5TH ADD	11, 3	Street Rehab- 10 years	\$5,981.00
547 ABBEY WAY					
27-41604-03-120	MATTHEW T TSTE COLLINS ANNY M WOO TSTE COLLINS 543 ABBEY WAY MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	12, 3	Street Rehab- 10 years	\$5,981.00
543 ABBEY WAY					
27-41604-03-130	JEFFREY ROBERT GEDDES 2547 HAVERTON RD MENDOTA HEIGHTS MN 55118	KENSINGTON PUD 5TH ADD	13, 3	Street Rehab- 10 years	\$5,981.00
2547 HAVERTON RD					
27-41604-03-140	MIGHTY RIVER PROPERTIES LLC 2535 HAVERTON RD MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	14, 3	Street Rehab- 10 years	\$5,981.00
2535 HAVERTON RD					
27-41604-03-150	RICHARD J & MARY C LAVIGNE 2523 HAVERTON RD MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	15, 3	Street Rehab- 10 years	\$5,981.00
2523 HAVERTON RD					
27-41604-03-160	JEFFREY J & JERENE A SMITH 2509 HAVERTON RD SAINT PAUL MN 55120-1733	KENSINGTON PUD 5TH ADD	16, 3	Street Rehab- 10 years	\$5,981.00
2509 HAVERTON RD					

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
27-41604-03-170	PAUL A & MELISSA M RAFFERTY 2497 HAVERTON RD MENDOTA HEIGHTS MN 55120	KENSINGTON PUD 5TH ADD	17, 3	Street Rehab- 10 years	\$5,981.00
2497 HAVERTON RD					

<u>Parcel ID and Site Address</u>	<u>Owner and Address</u>	<u>Legal</u>	<u>Lot and Block</u>	<u>Improvement</u>	<u>Assessment Amount</u>
Number of Properties:			Total Assessment		

126

APPENDIX F:

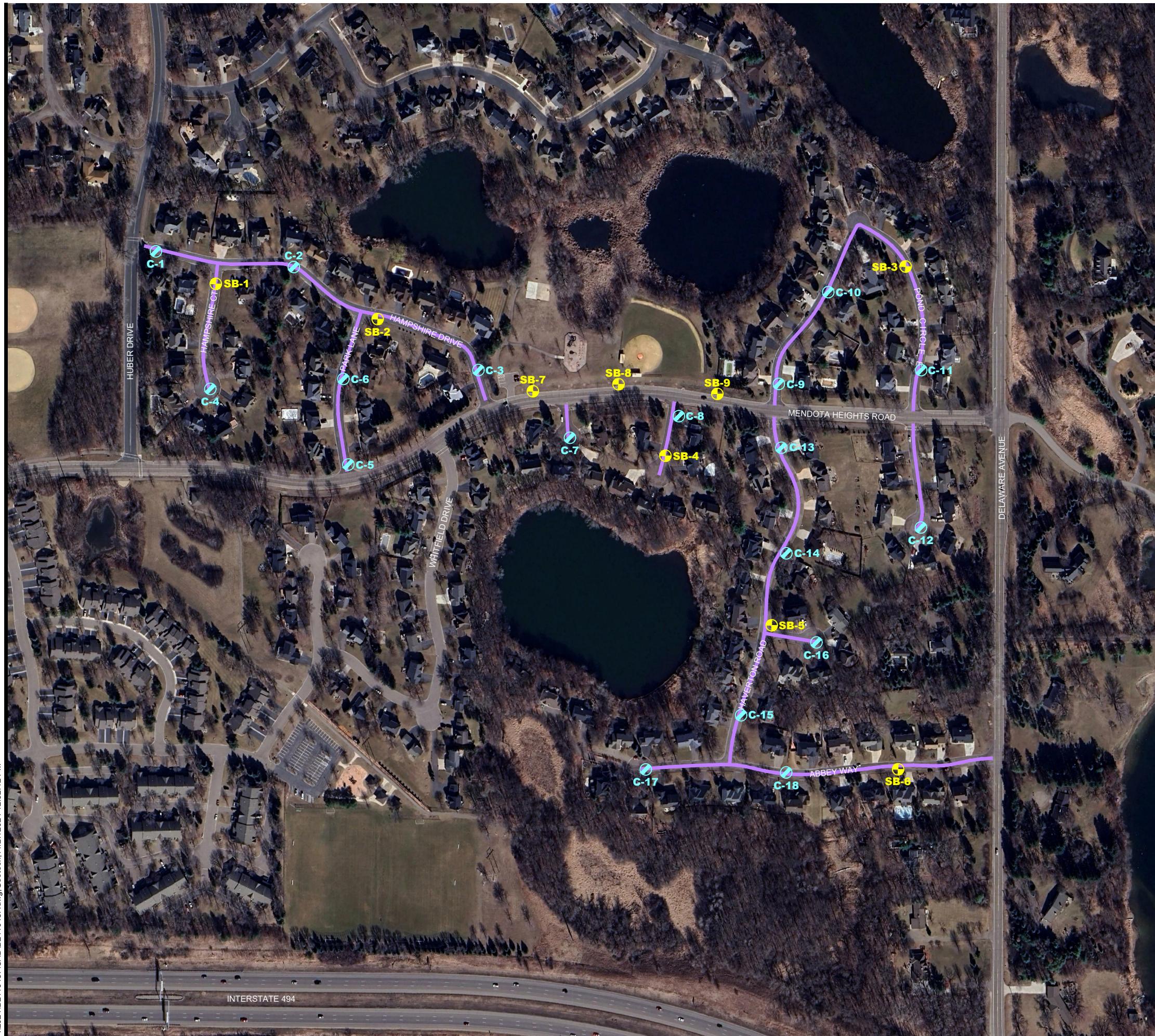
Geotechnical Evaluation Summary

SOIL BORINGS

Strata	Soil Type - ASTM Classification	Range of Penetration Resistances	Commentary and Details
Pavement Section (Borings SB-1 to SB-6)	---	---	<ul style="list-style-type: none"> Bituminous thickness vary between 2 and 3 inches, averaging about 2.5 inches Apparent aggregate base thickness varies between 4 and 8 inches, averaging about 6.7 inches
Topsoil Fill (Borings SB-7 to SB-9)	---	---	<ul style="list-style-type: none"> Encountered in borings SB-7 to SB-9, at proposed new trail location Topsoil thickness varied from about 7 to 13 inches
Fill	SP-SM, SM, SC, CL	4 to 19 BPF	<ul style="list-style-type: none"> Encountered below the pavement section and topsoil fill in Borings SB-1 and SB- through SB-9, varying in thickness from approximately 3 to 11 feet Soils are brown, dark brown, and tan in color Moisture condition is generally moist to wet Variable amounts of gravel
Alluvium	SP, SP-SM, SM, CL	2 to 16 BPF	<ul style="list-style-type: none"> Encountered in Borings SB-1, SB-3, SB-8, and SB-9 and extended to termination depths of 11 to 14.5 feet Soils are brown, dark gray, and gray in color Moisture condition is generally moist to wet Trace organics noted at a depth of 10 feet in Boring SB-3, at a depth of 6 feet in Boring SB-8, and at a depth of 4 feet in Boring SB-9 Consistency of cohesive material is soft to stiff; relative density of cohesionless material is loose to medium dense
Glacial Deposits	SP, SP-SM, SM	8 to 26 BPF	<ul style="list-style-type: none"> Encountered in Borings SB-2, SB-3, SB-4, SB-5, and SB-7, and extending to the termination depths of 11 feet Soils are brown in color Moisture condition is generally moist to wet Relative density is loose to medium dense

PAVEMENT CORES

Roadway	Core	Bituminous Thickness (inches)	Apparent Aggregate Base Thickness (inches)	Core Condition Notes
Hampshire Drive	C-1	3	6	Low severity stripping in bottom 1"
	C-2	3.5	3.5	Low severity stripping in bottom 0.5"
	C-3	3.25	7.75	Low severity stripping in bottom half
Hampshire Court	C-4	2.75	6.25	Low severity stripping in bottom half
Park Lane	C-5	3.75	5.25	Low severity stripping in bottom half
	C-6	3.75	3.5	Low severity stripping in bottom half
Morson Circle	C-7	3.75	7.25	Core separated at top 0.5"
Winthrop Court	C-8	4	10	Core separated at top 0.5", low severity stripping in bottom half
Pond Circle	C-9	4.5	3.5	Debonding in top 0.5", low severity stripping in bottom half
	C-10	3.5	4	Debonding in top 0.5", low severity stripping in bottom half
	C-11	4	5	Core crumbled below 2.5", low to severe stripping throughout
Canton Court	C-12	4	4.5	Good condition
Haverton Road	C-13	4.75	7.75	Core separated at 0.75", low to moderate severity stripping throughout
	C-14	4.5	7.5	Low severity stripping in bottom 1"
	C-15	3	5.5	Low severity stripping in bottom half
Haverton Circle	C-16	4	8	Low to severe stripping in bottom half
Abbey Way	C-17	4	8	Debonding in top 0.5", low to moderate severity stripping throughout
	C-18	5	5	Core separated at top 0.75", core crumbled below 4", low to severe stripping throughout



Drawing Information

Project No:
B2410487

Drawing No:
B2410487

Drawn By: JAG
Date Drawn: 11/4/24
Checked By: HO
Last Modified: 11/27/24

Project Information

Hampshire Estates
Pavement Improvements

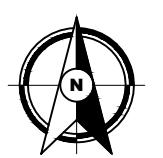
Various Hampshire
Estates Streets

Mendota Heights,
Minnesota

● DENOTES APPROXIMATE LOCATION OF
STANDARD PENETRATION TEST BORING

● DENOTES APPROXIMATE LOCATION OF
PAVEMENT CORE AND HAND AUGER BORING

— DENOTES APPROXIMATE EXTENT OF
GPR TESTING



150' 0 300'
SCALE: 1" = 300'

**Soil Boring
Location Sketch**