August 3, 2017

Request for Pricing

Lawn & Snow Contract Services

Which includes:
Lawn maintenance, Irrigation, Snow removal, and Shrub and flower bed maintenance

For (6) zones of properties

For the:
Dakota County CDA
1228 Town Centre Drive
Eagan, MN 55123

Contact:
Vince Markell
Facility Services Manager
Dakota County CDA
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Table of Contents

Information	Page
Cover Sheet	1
Table of Contents	2
Invitation	3
Scope of Services (for all sites except NSP vacant lot sites)	4
• Lawn Maintenance	4
• Rough Cut Areas	6
• Shrub Maintenance	6-7
• Perennial & Flower Beds	7
• Tree Maintenance	8
• Misc. Weeding	8
• Snow Removal	8-11
• Inspection and Calls for Service	10
• Identification	10
• Monthly Reports/Customer Service	11
Scope of Services for NSP vacant lot sites	12
• Lawn Maintenance	12
• Weed Control	13
• Snow Removal	13
• Inspection & Calls for Service	13
• Identification	13
• Monthly Reports/Customer Service	13
General Conditions	14-17
Sample Contract	18-22
List of Violations & Fines	23
Contractor's Qualification Statement	24-25 **Return to CDA**
Proposal form & Alternates	26-38 **Return to CDA**
• Zone 1: Eagan • Zone 2: South St. Paul, West St. Paul, Inver Grove Heights & Mendota Heights • Zone 3: Hastings • Zone 4: Lakeville • Zone 5: Burnsville & Apple Valley • Zone 6: Rosemount & Farmington	
Drawings of Sites	Supplements attached by zone
• Zone 1: Eagan • Zone 2: South St. Paul, West St. Paul, Inver Grove Heights & Mendota Heights • Zone 3: Hastings • Zone 4: Lakeville • Zone 5: Burnsville & Apple Valley • Zone 6: Rosemount & Farmington	

8/3/2017

Invitation-

REQUEST FOR PRICING (RFP)

For Lawn & Snow contract services
(6) zones of properties for the:
Dakota County CDA
1228 Town Centre Drive
Eagan, MN 55123

Qualified contractors are invited to submit a PRICE PROPOSAL for the above noted services.

On site review:	by contractor
Proposal due:	**September 8, 2017 before 10:00 AM (CDT)**
Contract start date:	November 1, 2014
Contract completion:	The contract can be renewed annually for up to 3 years. Year 1: November 1, 2017 - October 31, 2018 Year 2: November 1, 2018 - October 31, 2019 Year 2: November 1, 2019 - October 31, 2020
Contract Award:	Each zone will be awarded separately based on the lowest, qualified bid. Please see the whole RFP for further details.

A bid bond and performance bond is required for project pricing for a zone or zones that sum in excess of $100,000.00 per year. The bond is 5% of your base bid price. A cashier's check (bank check, not a personal check) for 5% of your base bid price is also acceptable in lieu of a bid and performance bond. For uniformity, please submit your proposal on the **Proposal Form** included in this RFP. All costs and alternates must be filled in; incomplete proposals will be rejected. All price proposals must be signed.

The CDA is exempt from the local .25% transit tax and the MN state tax of 6.875%. The CDA will send out an exemption certificate to the awarded contractor.

See the other sections of this RFP for further information and requirements.

The CDA **may** award (1) or more zones to a qualified, low bid contractor. The CDA reserves the right to decide which zones to be awarded, and the number of zones to a contractor. The decisions of an award will be based on providing the best benefit to the CDA.

The CDA encourages contractors to bid on all (6) zones—since this increases the chances of a contractor being awarded a zone. The CDA also reserves the right to reject any bid, or all bids.

Respectfully,

Vince Markell
Facilities Service Manager
office: 651-675-4507
e-mail: vmarkell@dakotacda.state.mn.us

SCOPE OF SERVICES

(For all sites except NSP vacant lot sites)

1. Lawn Maintenance

It is the intent of this section that the Contractor has total responsibility for performing the care and maintenance of the lawn in all awarded sites.

A. Spring Cleanup

- The work is to be completed prior to **May 1**. The work is to proceed after the frost is out of the ground and the turf is able to support contractor's equipment. Contractor is responsible to repair any ruts or damage currently existing or caused by their equipment.
- Remove debris from all walks.
- Remove and dispose of all litter, refuse and debris, which has accumulated during the winter from lawns, shrub beds, walks and all other areas, except parking lots.
- Rake up and dispose of all fallen leaves, branches, twigs and thatched material.
- Sweep, rake or broom all sand and debris from the edges of walks, curbs, roads and shoulders on to paved areas.
- Remove and dispose of all debris pushed onto paved areas

B. Turf Irrigation

- The irrigation system is to be activated at all sites in the zone by **May 15th**, unless otherwise previously approved by the CDA. Spring startup includes adjusting any/all heads. Water should not spray against the building or onto (unintended) paved areas.
- The contractor and the owner's representative will agree to a watering schedule. The contractor shall adjust the time clock at each location as necessary to appropriately maintain the lawn areas and comply with local municipality watering/irrigation regulations. If an area is too wet or too dry the irrigation times are to be adjusted. These types of adjustments are to be included in the base contract price and are not an extra cost.
- The work includes spring startup, repair and blow-out of the system. The contractor is responsible to notify the Owner's representative any time the system needs further adjustment or appropriate maintenance.
- **NOTE** - it is the Dakota County CDA's intent to minimize the lawn irrigation to keep the lawn areas in presentable condition without overwatering (or over fertilizing). The contractor may receive requests to adjust the watering cycle times of the irrigation system.
- Contractor is responsible to exercise care to prevent damage to lawn irrigation equipment and systems. In the event the contractor damages the irrigation system, the contractor is to immediately contact the Facilities Contract Manager, repair the damage and/or to turn off the system so it does not leak the next cycle time.

- The contactor is responsible for the cost to repair any damage they do to the irrigation system

- The following sites have irrigation systems or water shut off valves inside resident units:
    1. Erin Place, 4551 Villa Pkwy #A, Eagan (laundry room)
    2. Parkside, 1421 – 122nd St #12, Burnsville (garage)
    3. Spruce Ponte 7816 Chandler Lane, Inver Grove Heights (mechanical room)
    4. Oliver-Terrace 2300 Terrace Dr., Burnsville (mechanical room)

  The contractor must work with the Facilities Contract Manager to schedule a time to enter these specific locations. A 48 hour notice to the resident is required prior to entry into an occupied unit.

C. Mowing

- Mow the grass a minimum of once every (7) days, unless dry or hot conditions do not warrant mowing. The contractor must request in writing (via e-mail) and must have prior CDA confirmation, if mowing is not warranted within the (7) day period.

- Mowing to start prior to the turf getting more than 5" high, or prior to **May 1**. The first mowing can also assist with the spring clean-up.

- The preferred height of the turf is to be 3" high.

- The mowing blade(s) should be kept sharp and level to the mowing surface.

- The contractor is to maintain the mowing equipment so that the mowing height is even and consistent.

- The mower guard **MUST** be kept in place (down) at all times. Standard mower guards produced by the manufacturer of the mower to be used. Modified or custom guards are not to be used.

- The contractor is responsible to prevent accumulation of lawn clippings. Sweep, vacuum, pickup or blow grass clippings from sidewalks, parking lots hard surface areas, buildings, and air conditioning units.

- Edge trimming--all areas around trees, shrubs, buildings, flower beds, buildings, sidewalks, and curbs will be edged with lawn trimmers after each mowing. The turf edges at the sidewalks and curbs to be trimmed/tapered down to the paving.

D. Fall Clean-up

- Remove and dispose off site of all leaves, litter and debris from lawns, planter beds, curbs and sidewalks. This work may occur more than (1) time per season, and depends on the landscape material and the weather.

E. Precautions

- Care is to be taken to not damage base of trees, shrubs or bushes when mowing or edging. Close mowing/trimming of these areas is prohibited.

- Contractor will be responsible for the cost of replacement of trees, shrubs or bushes damaged by inappropriate mowing or edging.

- The contractor, at their expense, will promptly repair damages to turf or vegetation. The contractor will attempt to vary the mowing pattern to relieve turf stress and wear patterns.

- The contractor will advise the Facilities Contract Manager (via e-mail) of the need for re-seeding or re-sodding of any areas and any potential erosion conditions.

F. Weed Control

- Shrub and Perennial bed Areas: Monitor, and mechanically remove weeds throughout the season. Weeds may also be controlled via spray on herbicide by a certified herbicide applicator. MSDS (SDS) sheets need to be provided prior to use.

- Parking lots and sidewalks: Monitor, and mechanically remove weeds throughout the season.

- The general turf areas are under contract for weed control and fertilization; however **supplemental weed control will be required in the base price of this contract for those areas within 2' of curb edges and paved surfaces**. Weeds should not spill over the curb edge. Also, weeds should not be allowed to grow in the curb/asphalt edge.

2. Rough-cut areas

- The rough cut areas are defined in the drawings or on the Proposal Forms. These areas are to be cut every other week **(every 14 days)** or as agreed with the Facilities Contract Manager. The cutting equipment would need to be designed to perform the rough cut task.

3. Shrub (Bush) Maintenance

It is the intent of this section that the contractor has total responsibility for performing the care and maintenance of the shrubs in all awarded zones.

A. Pruning and trimming

- Pruning and trimming is to be completed one time each month to remove dead branches, dead blooms, and to maintain intended shapes **(May through September).**
- All flowering shrubs will be trimmed after budding/blooming period.
- Hydrangeas to be cut back in the fall at the end of the growing season. Remove debris.

B. Shrub Bed Irrigation

- The contractor and the owner's representative will agree to a watering schedule. The time clock will be adjusted at each location as necessary to appropriately maintain the lawn areas and comply with local municipality regulations. The contractor is responsible to notify the Owner's representative any time the system needs further adjustment for appropriate maintenance.

C. Disease and insect control

- Inspection- the contractor is to complete a monthly inspection of all bushes and shrubs to determine if insect or disease control is needed. Recommendations and a cost per application are to be provided, as a part of the monthly written inspection report, or more often if necessary.

- **No additional work is to proceed until written authorization (via e-mail) is provided by the CDA. MSDS (SDS)** sheets need to be provided prior to use.

- The contractor is responsible to follow all manufacturers, local, state and federal regulations in regard to providing notice in the area of all treated bushes and shrubs that fertilizer and/or weed control products have been used. This includes removal of the notices in a timely manner after they have expired.

- All spraying for disease and insect control will be done only after notifying Facilities Contract Manager (via e-mail).

D. Dead bush and shrub removal
- All dead bushes and shrubs are to be removed and disposed of by this contractor. Replacement is not included as a part of this contract, unless the result of inappropriate maintenance by this contractor. Notify the Facilities Contract Manager (via e-mail) of any shrubs requiring removal and wait for approval before removing any dead items.

E. Weeding and Weed Control
- Planter beds are to be neat and weed free. Weed whipping is not acceptable weed removal. Pull weeds and roots. Chemical treatment with herbicide may be acceptable. If you plan to use chemical treatments for weed control, then submit your plans in writing for CDA approval.
- Remove and dispose of existing weeds from planting beds surrounding bushes and shrubs.

F. Mulching
- Maintain, adjust, move, and tamp mulch in all shrub and perennial beds. Recommend if additional mulch is needed. New mulch is an extra cost.

- Mulch shall be the same as existing mulch at each facility.

G. Overall responsibility
- This contractor is responsible to replace shrubs that are significantly damaged or die due to inappropriate maintenance and care under this contract. It includes damage from pruning, trimming, weed control, disease and pest control, etc.

H. Precautions
- Contractor is responsible to exercise care to prevent damage to flower beds and shrubbery. In the event the contractor damages these materials, the contractor is to immediately contact the Facilities Contract Manager, and will be responsible for the cost of replacement of the damaged plants and shrubs.

4. Perennial and Flower Bed Maintenance

The contractor has total responsibility for the maintenance for perennial and flower beds in all awarded sites.

A. Maintenance of perennial and flower beds
- Inspect the beds weekly.
- Weed every (2) weeks to keep a weed-free appearance.

- Chemical treatment of weeds is acceptable if a containment vessel is used with the attachment. Hand weeding may be required if the weeds are too close to the landscape plant. MSDS (SDS) sheets submittals are required.
- Remove and dispose of all dead perennials and weeds every two weeks.

B. Disease and insect control.
- The contractor is responsible to follow all manufacturers, local, state and federal regulations in regard to providing notice in the area of all treated flowers and perennials that fertilizer and/or weed control products have been used. This includes removal of the notices in a timely manner after they have expired.

C. Fall closeout
- De-head any dead flowering plantings and dispose.

D. Overall responsibility
- This contractor is responsible to replace perennials & flowers that are significantly damaged, or die due to inappropriate maintenance and care under this contract. It includes damage from pruning, trimming, weed control, fertilizer, disease, pest control, and not receiving adequate water etc.

E. Precautions
- Contractor is responsible to exercise care to prevent damage to flower beds and shrubs. In the event the contractor damages these materials, the contractor is to immediately contact the Facilities Contract Manager, and will be responsible for the cost of replacement of the damaged plants and shrubs.

F. Ornamental Grasses
- Leave ornamental grasses blooms (seed heads) in place over the winter. Trim back, remove debris in the spring.

5. Tree Maintenance
- Trees will be pruned to remove dead or broken branches up to a height of ten (10) feet. Dead or broken branches must be trimmed with each mowing. These occasional broken branches will be removed from the site and no additional cost to the CDA.
- Deciduous trees will also be trimmed from the bottom up to ten (10) feet to provide clearance for cars (at parking lots and driveways) and mowers.

6. Miscellaneous Weeding
- The weeds that grow through the sidewalk, paving, curbs, pavers etc. will need to be mechanically pulled, or weed whipped in the base pricing of the contract.

8. Snow Removal
- Snow removal will be done when (1") inch or more of snow has fallen at the site. Snow will be removed from the areas indicated in blue on the site maps.
- All sites will be cleared within six (6) hours of receiving (1) inch of snowfall.
- If snow is expected to continue beyond (2) inches, the contractor must start immediately. All drives will be opened up so vehicles have access in and out of the site, and emergency vehicles can maneuver the site as needed. Additional snow clearing passes may be needed if there is accumulating snow. Our goal is to not have accumulations in excess of (2) inches.

- If clean up is necessary because of a large snowfall (over 6"), then the cleanup will be done within twelve (12) hours of the snowfall. Note that every effort should be made to make clearing passes for large snow events.
- **Priority sites**. These sites should be cleared before all others. These sites have our highest priority and will require the contractor to have cleared the snow by 7:00 A.M. Daily, (7) seven days a week. The work includes the parking lots, sidewalks, mailboxes and trash enclosures.

  The Dakota County CDA Office Building (Eagan)
  The Dakotah (West St. Paul)
  Main Street Manor (Lakeville)
  Valley Ridge (Burnsville)
- Mailboxes and sidewalks at these sites to be cleared within (6) hours of snow.
- Mail boxes will be cleared of snow at all sites.
- The work includes the private and public sidewalks at the sites indicated.
- Fire hydrants will have a three (3) foot radius cleared of snow; fire hydrants must remain clear at all time at all sites—all the way around.
- The main walkway to the front of buildings will be cleared at the time of first plowing.
- If the City plows the public walk, you may benefit from this service, but all walks must be plowed within the (6) hours of receiving (1") of snowfall. All sidewalks that are outer perimeter walks (boulevard walks) will be plowed at each snow fall. These boulevard walks will be the responsibility of the contractor **NOT** the City.
- The CDA may also require snow removal for snow events of less than (1) inch. The CDA will call for the extra service and the contractor will need to have staff on site within two hours of receiving the call to do the clean up. This will be considered an extra charge at the hourly rate.
- At senior sites, contractor must clear main drives, main walk ways and underground ramps. All drives will be opened up so residents have access in and out of the site and emergency vehicles can maneuver the site as needed.
- Card keys that operate the overhead doors to the senior buildings will be provided to the contractor. The contractor should not rely on the caretaker to open the overhead door. The contractor will use the card keys to assist in the removal of snow from the ramp. Push-plow the snow off the garage ramps; do not back drag the snow from the garage ramps.
- Contractor **MUST NOT** use snow plow trucks on any of CDA sidewalks. Snow blowers, small tractors, small equipment or shovels must be used.
- Snowplows must not get any closer than three (3) feet to any parked cars.
- Contractor must work around vehicles in the parking lot including back dragging or extra maneuvers so as to clear the snow within three (3) feet of a car.
- Contractor will be responsible for notifying CDA of cars not being moved.
- Prior to snow removal season, Contractor **MUST** spike/flag each site to show areas to be plowed.
- Individual driveways and sidewalks at the family sites are the responsibility of the resident. Only units marked as handicap units where assistance will be required shall be done.
- Ramps to underground parking at senior buildings must be plowed and **sand/ice melt mix applied at each plowing** to maintain a clear surface that is not slippery. Snow at the overhead doors to be removed. Overhead door activators to be provided by the Dakota County CDA.

- Plowing coordination/clean-up. Clean up of plowing from other services to be included in the base contract such as removing snow from the site driveway (curb cut) after the city plows come through.
- The contractor must provide a plan indicating where snow is expected to be stacked or piled up and have this plan pre-approved by the Facilities Contract Manager.
- We will have an on-going list of vacant units throughout the year, when notified about a unit being vacated the contractor must make sure to clear all walks and drives immediately so they are ready for staff entering these units to work and show to prospective new residents. These charges will not be part of the contract price.

- Precautions: Contractor is responsible to exercise care to prevent damage to the site amenities which may include--sod, curb, site utilities, signage, irrigation, and card readers. In the event the contractor damages these materials, the contractor is to immediately contact the Facilities Contract Manager, and will be responsible for the cost of replacement of the damaged items or areas.

9. Inspection & Calls for Service

- The contractor will complete a monthly inspection and produce a written report. Items needing further attention are to be noted on the inspection report. A correction notice can be sent out to the contractor which will require the correction to be made within (7) calendar days. The contractor is to confirm back via e-mail to the Facilities Contract Manager or representative when the correction is complete.
- The Property Manager, the Assistant Director of Property Management, the Director of Property Management, and the Facilities Service Manager (or designee) may initiate a service call to the contractor. Calls from residents or caretakers may not initiate service calls to the contractor.

10. **Identification**

- All service subcontractors shall have visible identification while on Dakota County CDA sites. The identification shall be a minimum of 3" x 4" size with photo and have subcontractor's name. The text should be a minimum of ¼" high and can be read from 6 feet away. The company name should also be read from 6 feet away. The identification shall be mounted on a lanyard or some other visible method.
- Names on uniforms or jackets are acceptable forms of identification. The employee name and company name must be legible from 6 feet away.
- Subcontractors that do not have proper identification may be asked to leave the site until they have their identification displayed on them. The contractor will not be paid for their work or to re-schedule their work due to not having proper identification. A service contract may be terminated for not complying with this requirement.

11. **Monthly reports**

- For public housing sites, Davis-Bacon payrolls reports are required prior to payment.
- A monthly report that summarizes the services must be provided prior to payment. Services noted shall include but not limited to spring clean-up, weeding, irrigation start up, irrigation repair, shrub trimming, snow clearing, salt/sanding.
- Section 3 reporting. Landscaping, snow removal, and trucking businesses have been identified as being possible Section 3 businesses. A low, qualified Section 3 business may gain consideration for single site awards.

- For business claiming Section 3 status, this requires that at least 30 percent of their workforce are currently Section 3 residents or were Section 3 eligible residents within 3 years of date of first employment.

12. Customer Service

- It is expected/required that all contractor's and/or contractor's employees use proper attire and decorum. This would include refraining from the use of foul language, smoking, or addressing residents while on CDA properties. If any situation arises where a resident is getting agitated, then the contractor should advise resident to contact their Property Manager and/or the Facilities Contract Manager with their concern.

SCOPE OF SERVICES

(For NSP vacant lot sites)

1. Lawn Maintenance

- Mowing to be done as noted on the schedule. The Contractor will adjust mowing height during the growing season with respect to weather conditions with CDA approval. The NSP vacant lots are not irrigated.

- NSP site exception is: **14349-14355 Hayes Rd. Apple Valley**. This is not a vacant lot. It is a 4-plex with two driveways. There is a drawing of this site showing lawn & snow services.

- Paper, debris, and twigs will be picked up prior to each mowing. Please report excessive and repeated amounts of debris to the CDA to determine the cause and remedy the situation.

- Trees on sites with dead or broken branches must be trimmed with each mowing. These occasional broken branches will be removed from the site at no additional cost to the CDA.

- Spring clean up will include removal of leaves and debris from lawn areas and will be completed prior to **May 1st** of each year (dependent on weather).

- All cleanup debris will be removed from site, at no time will any clippings or tree/shrub clippings be dumped on any CDA site.

- Those properties that require weekly mowing that have walks will need to maintain cracks so we have no weeds growing. Contractor must spray round up or cut with a weed whip. Problems with raised or settling walks shall be reported to the CDA so we can take corrective measures.

- Dumping or leaving debris on site may be subject to contract termination.

- Fall clean up will be completed at any time following the final mowing and will include the removal of fallen leaves and debris from lawn areas.

- The CDA may continue to acquire sites throughout the contract period. When notified about a site being added to the list, the contractor must make sure that the lawns are mowed and shrubs trimmed.

- The CDA may dispose of sites throughout the contract period and remove those properties from the contract. Contractor must have separate bids so individual properties may be deleted from contact as needed.

- Property designated as weekly mows will be done weekly along with boulevards. If the city does the boulevard for you, then you benefit, but either way the boulevard is the responsibility of the contractor.

- Ruff cut properties designated as ruff cuts will be mowed every other week during the mowing season.

F. Weed Control

- Shrub and Perennial bed Areas: Monitor, and mechanically remove weeds throughout the season. Weeds may also be controlled via spray on herbicide by a certified herbicide applicator. MSDS (SDS) sheets need to be provided prior to use.

- Parking lots and sidewalks: Monitor, and mechanically remove weeds throughout the season.

- The general turf areas are under contract for weed control and fertilization; however **supplemental weed control will be required in the base price of this contract for those areas within 2' of curb edges and paved surfaces**. Weeds should not spill over the curb edge. Also, weeds should not be allowed to grow in the curb/asphalt edge.

3. **Snow Removal**

- NSP (vacant lot) sites will be cleared within twelve (12) hours of receiving (1") inch of snowfall. All sidewalks that are outer perimeter walks (boulevard walks) will be plowed at each snow fall. These walks will be the responsibility of the contractor. Contractor may wait until all snow has stopped before the clearing of walks (per snowfall).

- NSP (vacant lot) sites require only public sidewalk clearing and fire hydrants. There are no drawings for NSP (vacant lot) sites.

- NSP site exception is: **14349-14355 Hayes Rd. Apple Valley**. This is not a vacant lot. It is a 4-plex with two driveways. There is a drawing of this site showing lawn & snow services

- Fire hydrants will have a three (3) foot radius cleared of snow, and hydrants must remain clear at all times. The contractor is responsible for being aware of fire hydrants located at the sites. The site list has been marked regarding the presence of hydrants; contractors should visit the sites to ensure this information is correct.

- Sidewalks and walkways at all listed sites will be cleaned out within twelve (12) hours of snow.

- Snow blowers, small tractors or shovels shall be used in appropriately sized space.

4. Inspection & Calls for Service

- The contractor will complete a monthly inspection and produce a written report. Items needing further attention are to be noted on the inspection report. A correction notice can be sent out to the contractor which will require the correction to be made within (7) calendar days. The contractor is to confirm back via e-mail to the Facilities Contract Manager or representative when the correction is complete.

- The Property Manager, the Assistant Director of Property Management, the Director of Property Management, and the Facilities Service Manager (or designee) may initiate a service call to the contractor. Calls from residents or caretakers may not initiate service calls to the contractor.

5. Identification

- All service subcontractors shall have visible identification while on Dakota County CDA sites. The identification shall be a minimum of 3"x4" size with photo and have subcontractor's name. The text should be a minimum of ¼" high and can be read from 6 feet away. The company name should also be read from 6 feet away. The identification shall be mounted on a lanyard or some other visible method.

- Names on uniforms or jackets are acceptable forms of identification. The employee name and company name must be legible from 6 feet away.

- Subcontractors that do not have proper identification may be asked to leave the site until they have their identification displayed on them. The contractor will not paid for their work or to re-schedule their work due to not having proper identification. A service contract may be terminated for not complying with this requirement.

6. Monthly reports

- A monthly report that summarizes the services must be provided prior to payment. Services noted shall include but not limited to spring clean-up, weeding, irrigation start up, irrigation repair, shrub trimming, snow clearing, salt/sanding.

- Section 3 reporting. Landscaping, snow removal, and trucking businesses have been identified as being possible Section 3 businesses. A low, qualified Section 3 business may gain consideration for single site award.

7. Customer Service

- It is expected/required that all contractor's and/or contractor's employees use proper attire and decorum. This would include refraining from the use of foul language, smoking, or addressing residents while on CDA properties. If any situation arises where a resident is getting agitated the contractor should advise resident to contact their Property Manager and/or the Facilities Contract Manager with their concern.

GENERAL CONDITIONS OF
CONTRACT WITH THE DAKOTA COUNTY CDA
FOR LABOR AND MATERIALS

INDEPENDENT CONTRACTOR. Contractor is an independent contractor and nothing in this Contract shall be construed to create the relationship of agents, partners, joint venturers, associates, or employer and employee between the CDA and Contractor.

TIMELINESS. Time is of the essence in this Contract. The failure of either party to perform its obligations in a timely manner may be considered by the other party as a material breach.

FORCE MAJEURE. Neither party shall be liable to the other party for any loss or damage resulting from a delay or failure to perform due to unforeseeable acts or events outside the defaulting party's reasonable control, providing the defaulting party gives notice to the other party as soon as possible. Acts and events may include acts of God, acts of terrorism, war, fire, flood, epidemic, acts of civil or military authority, and natural disasters.

LICENSES. At its own expense, Contractor shall procure all licenses, permits or other rights required for the provision of services contemplated by this Contract. Contractor shall inform the CDA of any changes in the above within five (5) days of occurrence.

INDEMNIFICATION. Any and all claims that arise or may arise against Contractor, its agents, servants or employees as a consequence of any act or omission on the part of Contractor or its agents, servants, employees while engaged in the performance of the Contract shall in no way be the obligation or responsibility of the CDA. Contractor shall indemnify, hold harmless and defend the CDA, its officers and employees against any and all liability, loss, costs, damages, expenses, claims or actions, including attorney's fees which the CDA, its officers or employees may hereafter sustain, incur or be required to pay, arising out of or by reason of any act or omission of Contractor, its agents, servants or employees, in the execution, performance, or failure to adequately perform Contractor's obligations pursuant to this Contract.

ASSIGNMENT/SUBCONTRACTING. The Contractor shall not assign or subcontract this Contract without prior written consent of the CDA, in which case Contractor is responsible for the performance of its subcontractors or assignees. Contractor shall follow the requirements of Minn. Stat. § 471.425 (payments to subcontractors), shall require the subcontractor to provide proof of the below-described insurance to the CDA prior to beginning work under this Agreement and shall require the subcontractor to agree in writing to defend, hold harmless and indemnify the CDA from any and all liability arising out of the subcontractor's performance of its duties.

INSURANCE TERMS.

Contractor shall provide to the CDA, prior to or concurrent with the execution of this Contract, certificate(s) of insurance naming Dakota CDA as certificate holder or certified copies of such existing policies of insurance, demonstrating:

☒ General liability coverage of at least $1,500,000 per occurrence and aggregate and **naming Dakota CDA as an additional insured**;

☒ Automobile liability coverage of at least $1,500,000 per occurrence and aggregate and **naming Dakota CDA as an additional insured**;

☒ Workers' compensation coverage or certification of excluded employment from workers' compensation requirements.

Contractor shall pay all retentions and deductibles under such policies of insurance. If Contractor does not have existing coverage(s) or has coverage(s) in limits less than that set out above, Contractor must obtain from the CDA, prior to or concurrent with the execution of this Contract, a waiver of the coverage(s) or agreement to lower coverage limits from the CDA.

BOND FOR G/HVACR CONTRACTORS. In accordance with Minn. Stat. § 326.992, if Contractor will be performing any work having to do with gas, heating, ventilation, cooling, air conditioning, fuel burning or

refrigeration, the Contractor must give bond in the amount of $25,000 to the State of Minnesota for the benefit of persons suffering financial loss by reason of Contractor's failure to comply with the requirements of the State Mechanical Code.

RECORDS/AUDITS. Contractor's bonds, records, documents, papers, accounting procedures and practices, and other evidences relevant to this Contract are subject to the examination, duplication, transcription and audit by the CDA and either the Legislative or State Auditor, pursuant to Minn. Stat. § 16C.05, subd. 5. Such evidences are also subject to review by the Comptroller General of the United States, or a duly authorized representative, if federal funds are used for any work under this Contract. The Contractor agrees to maintain such evidences for a period of six (6) years from the date services or payment were last provided or made or longer if any audit in progress requires a longer retention period.

DATA PRIVACY. For purposes of this Contract all data on individuals collected, created, received, maintained or disseminated shall be administered consistent with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, and the Minnesota Rules implementing the Act now in force or hereafter adopted as well as Federal laws on data privacy, and Contractor must comply with those requirements as if it were a governmental entity. The Contractor will strictly comply with these statutes and rules. All subcontracts shall contain the same or similar data practices compliance requirements.

CONFIDENTIALITY CLAUSE. Contractor acknowledges that the CDA in connection with Contractor's performance of this Agreement may transmit certain private or Confidential Information, as defined in the Minnesota Data Practices Act, to Contractor. Contractor agrees to implement such procedures as are necessary to assure protection of the private and Confidential Information.

COMPLIANCE WITH LAWS/STANDARDS. Contractor shall abide by all Federal, State and local laws; statutes, ordinances, rules and regulations pertaining to this Contract and this Contract shall be construed in accordance with the substantive and procedural laws of the State of Minnesota. All proceedings related to this Contract shall be venued in the county of Dakota, State of Minnesota.

NON-DISCRIMINATION. Contractor agrees that, in the hiring of all labor for the performance of any work under this Contract, it will not, by reason of race, creed, color, sex, national origin, disability, sexual orientation, age, marital status or public assistance status, discriminate against any person who is a citizen of the United States and who qualifies and is available to perform the work to which such employment relates. Contractor agrees to comply with all Federal, State, and local non-discrimination laws and ordinances, in particular the applicable provisions of the Civil Rights Act of 1964, as amended by the Equal Employment Opportunity Act of 1972. When required by law or requested by the CDA, Contractor shall furnish a written affirmative action plan.

CONTRACTOR DEBARMENT, SUSPENSION AND RESPONSIBILITY CERTIFICATION. By signing this Contract the Contractor is certifying that the federal government or the Minnesota Commissioner of Administration has not suspended or debarred the Contractor or its Principals and Employees, based upon Federal Regulation 45 CFR 92.35 and Minn. Stat. §16C.03, subd. 2 respectively. Contractors may be suspended or debarred when it is determined, through a duly authorized hearing process, that they have abused the public trust in a serious manner.

EXPRESS WARRANTIES. Contractor expressly warrants that all goods and products and workmanship provided under this Agreement shall conform to the CDA's specifications as described in this Agreement. Contractor shall replace any non-conforming goods and products and remedy any defects in the work and pay for any damage to other work resulting from the non-conforming work, at its own expense, and pay for any damage to other goods or products resulting from the non-conforming goods or products, that shall appear within a period of TWELVE MONTHS from the date of final acceptance by CDA of the goods or products. Neither the final certificate of payment nor any provision in the contract documents nor partial or entire use of the final products and work by the CDA shall constitute an acceptance of work not done in accordance with the contract documents or relieve Contractor of liability in respect to any express warranties or responsibility for faulty materials or workmanship. The CDA will give notice of observed defects with reasonable promptness.

TERMINATION WITHOUT CAUSE. The CDA upon thirty (30) days written notice to the Contractor may terminate this Contract without cause.

TERMINATION FOR CAUSE. In addition to other specifically stated terms of this Contract or as otherwise provided by law, the following conditions, unless excused shall warrant termination of this Contract for cause:

A. Making material misrepresentations either in the attached exhibits and documents or in any other material provision or condition relied upon in the making of this Contract.

B. Failure to provide services or payment called for by this Contract within the time specified herein or any extension thereof.

C. Failure to perform any other material provision of this Contract.

D. Failure to diligently administer the work so as to endanger performance of the terms of this Contract.

NOTICE. Either party may terminate this Contract for cause by giving seven (7) days written notice of its intent to terminate to the other party unless a different procedure and/or effective date is provided within the specific article or paragraph of this Contract under which the default, failure or termination occurs. Said notice shall specify the circumstances warranting termination of the Contract. The terminating party has the option, but is not required, to provide the other party an opportunity to cure the specified default. If an opportunity to cure is provided, it shall be specifically described in the notice of termination.

DELIVERY OF NOTICE/EFFECTIVE DATE. Notice of termination for cause or without cause shall be made by certified mail or personal delivery to the authorized agent of the other party. Notice is deemed effective upon delivery of the Notice of Termination to the name and address of the person who signs this Contract for each party.

DUTIES OF CONTRACTOR UPON TERMINATION WITH CAUSE OR WITHOUT CAUSE. Upon delivery of the Notice of Termination, and except as otherwise provided, Contractor shall:

A. Discontinue provision of services under this Contract on the date and to the extent specified in the Notice of Termination.

B. Immediately notify all clients who are receiving services pursuant to this Contract.

C. Cancel all orders and subcontracts to the extent that they relate to the performance of services cancelled by the Notice of Termination.

D. Complete performance of such services as shall not have been cancelled by the Notice of Termination.

E. Return all CDA property in their possession within seven (7) days to the extent that it relates to the performance of services cancelled by the Notice of Termination.

F. Submit an invoice for the performance of services prior to the effective date of termination within thirty (30) days of said date.

G. Maintain all records relating to the performance of the Contract as may be required by the CDA or State law.

DUTIES OF CDA UPON TERMINATION OF THE CONTRACT FOR CAUSE OR WITHOUT CAUSE. Upon delivery of the Notice of Termination, and except as otherwise provided, the CDA:

A. Shall make within 30 days of its receipt of Contractor's invoice referenced in paragraph F above, final payment for any services satisfactorily provided up through the date of termination in accordance with the terms of this Contract.

B. Shall not be liable for any services provided after notice of termination, except as stated above or as authorized by the CDA in writing.

EFFECT OF TERMINATION FOR CAUSE OR WITHOUT CAUSE. Termination of this Contract shall not discharge any liability, responsibility or right of any party that arises from the performance of or failure to adequately perform the terms of this Contract prior to the effective date of termination.

TERMINATION BY CDA – LACK OF FUNDING. Notwithstanding any provision of this Contract to the contrary, the CDA may immediately terminate this Contract if it does not obtain funding from the Minnesota Legislature, Minnesota Agencies or other funding source, or if its funding cannot be continued at a level sufficient to allow payment of the amounts due under this Contract. Written notice of termination sent by the

CDA to Contractor by facsimile is sufficient notice under the terms of this Contract. The CDA is not obligated to pay for any services that are provided after written notice of termination for lack of funding. The CDA will not be assessed any penalty or damages if the Contract is terminated due to lack of funding.

DAMAGES FOR BREACH/SET-OFF. Notwithstanding any other provision of this Contract to the contrary, upon breach of this Contract by Contractor the CDA may withhold final payment due Contractor for purposes of set-off until such time as the exact amount of damages due is determined.

MODIFICATIONS. Any alterations, variations, modifications, or waivers of the provisions of this Contract shall only be valid when they have been reduced to writing and signed by the authorized representatives of the parties.

WAGE WITHHOLDING TAX. Pursuant to Minn. Stat. §290.97, Dakota CDA shall make final payment to Contractor only upon satisfactory showing that contractor and any subcontractors have complied with the provisions of Minn. Stat. §290.92 with respect to withholding taxes, penalties, or interest arising from this contract. A certificate by the commissioner of revenue (Minnesota Department of Revenue Form IC-134, entitled "Withholding Affidavit for Contractors") shall satisfy this requirement with respect to the contractor or subcontractor. Form IC-134 Form and Instructions are found at http://www.taxes.state.mn.us/forms/ic134.pdf.

SUBMITTAL-PRICE BREAKDOWN PER PROPERTY PER EACH YEAR OF THE CONTRACT. The contractor who is awarded the contract will be required to provide a price break down for each property. Cost breakdown to be received in less than (2) weeks after executing the contract.

PAYMENT. Payment shall be made according to monthly Billings. All invoices submitted for payment will be processed within 30 days, as long as all necessary documentation is provided. Invoices shall list unit address, and shall provide a cost breakdown of square footage and any additional labor or material charges.

DATA PRIVACY. All rules and regulations set forth in the Minnesota Government Data Privacy Act [coded as Minnesota Statutes, Chapter 13, Sections 13.01 through 13.99], particularly those rules and regulations which address information about persons receiving assistance from the CDA and/or the location of CDA assisted housing, shall be complied with.

CHANGES IN THE WORK. Costs related to a change shall be direct costs. All indirect costs shall be included in the contractors overhead. Overhead (including general conditions) and profit related to a change shall be limited to 10% of the net cost of work by the contractor and 10% of the cost of work by sub-contractors. Sub-contractors markup is similarly limited. Contractor and subcontractor shall provide itemized substantiating data to permit evaluation of costs.

DECLARATION OF INDEMNIFICATION. The contractor shall indemnify and hold harmless the owner and their agents and employees from and against all claims, damages, losses and expenses including attorney's fees arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or expense: a) is attributable to bodily injury, sickness, disease or death or to injury or to destruction of tangible property – other than work itself – including the loss of use resulting there from: and b) is caused in whole or in part by any negligent act or omission of the contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. In any and all claims against the owner or any of their agents or employees, by any employees of the contractor, any subcontractor or anyone directly or indirectly employed by any of them or anyone whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited by any limitation on the amount of type of damages, compensation or benefits payable by or for the contractor or any subcontractor under worker's compensation acts, disability benefit acts or other employee benefit acts.

Sample Only

AGREEMENT FOR NON-PROFESSIONAL SERVICES

Under this Agreement, dated the __ day of _____ , 200__, _____ ("Contractor") and the Dakota County Community Development Agency ("CDA") agree that:

Article 1 – SCOPE OF WORK. Contractor shall furnish all supervision, labor, materials, machinery, tools, equipment and services, including transportation services, and perform and complete all work in an efficient and workmanlike manner for all senior building owned by the CDA in accordance with the Contract Documents specified in Article 3 below.

Article 2 - CONTRACT PRICE.

a. Payment Terms. Fill in the terms here.

Article 3 – CONTRACT DOCUMENTS. The Contract Documents consist of:

a. This Agreement and all documents and laws referenced in it;
b. Contractor's signed bid;
c. CDA's bid specification;
d. Dakota County Housing and Redevelopment Authority's Statement of Procurement Policy, August 8, 2000; and
e. CDA's signed acknowledgement for issuance of master key.

Article 4 – PAYMENT BOND. If the Contract Price is $100,000 or more, Contractor shall at its own cost provide the CDA with payment bond pursuant to Minn. Stat. § 574.26

Article 5 - INSURANCE.

a. Coverages. The contractor shall at its expense carry not less than:
   i. 1,500,000.00 In Commercial General Liability Insurance.
   ii. 1,500,000.00 In Automobile Liability Insurance.
   iii Contractor shall purchase insurance to protect itself from claims under workers' compensation, disability benefit and other similar employee benefit acts that are applicable to the work to be performed.
b. Additional Insured. Contractor shall name CDA as an additional insured on its commercial general liability policy, and that additional-insured coverage shall be primary and non-contributory with respect to any other insurance or self-insurance which may be maintained by the CDA.
c. Certificates of Insurance. Before beginning work under this Agreement, and annually after that until all work under this Agreement is completed, Contractor shall furnish to the CDA a certificate or certificates of insurance demonstrating the required coverage.
d. Failure to Insure. The failure to carry the required insurance coverage, or to furnish the required certificate or certificates of insurance, shall be a material breach of this Agreement.

Article 6 - HOLD HARMLESS AND INDEMNITY. Contractor shall hold harmless, defend, and indemnify the CDA from all claims for personal injury or property damage arising out of Contractor's work under this Agreement. This obligation shall include attorney's fees and other legal costs.

Article 7 – EQUAL OPPORTUNITY. Contractor agrees to comply with all local, state, and federal equal employment opportunity laws and ordinances as they pertain to unlawful discrimination on account of race,

color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability or age.

Article 8 – PROTECTION FROM LIENS. Contractor shall not permit any mechanic's liens to be filed against the CDA's property. If any lien is filed against the CDA's property, Contractor shall cause it to be discharged within twenty (20) days after the date of the actual notice to Contractor of the filing of the lien. If Contractor fails to discharge the lien within the twenty (20) days, the CDA may discharge it by paying the amount claimed to be due or by procuring the discharge of the lien in court. Any amount paid by the CDA to discharge the lien(s) and all other reasonable expenses, including attorney's fees and interest at the rate of 18% per annum shall be paid by Contractor to the CDA.

Article 9 – CHANGES. Any changes to this Agreement must be in writing and signed by both Contractor and the CDA.

Article 10 –WRITTEN NOTICE OF CLAIMS REQUIRED. Claims by the Contractor or the CDA must be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later. Claims must be initiated by written notice to the party against whom the claim is being made. Pending final resolution of the Claim, the Contractor must proceed with the work of the contract and the CDA shall continue to make payments in accordance with the Contract Documents.

Article 11 – CONFLICT OF INTEREST. Neither Contractor nor any of Contractor's employees or subcontractors are employees of the CDA or have any financial interest in the Agreement.

Article 12 – STATEMENT OF PROCUREMENT POLICY. This Agreement shall comply with the CDA's Statement of Procurement Policy, including but not limited to compliance with the following provisions required by section V(C) of the Procurement Policy:

a. Termination for Cause
   The CDA may terminate the Agreement if Contractor:
   i. Persistently or repeatedly fails to supply enough properly skilled workers or proper materials;
   ii. Fails to pay subcontractors for materials or labor in accordance with the respective agreements between Contractor and its subcontractors;
   iii. Persistently disregards laws, ordinances, rules, regulations, or orders of a public authority having jurisdiction; or
   iv. Otherwise is guilty of a material breach of the Contract Documents.
   When any of these reasons exist, the CDA may, without prejudice to any other rights or remedies it may have, and after giving seven days' written notice to Contractor and Contractor's surety, if any, terminate employment of Contractor and may, subject to any prior rights of the surety:

   i. Take possession of the site and all materials, equipment, tools and construction equipment and machinery on the site owned by Contractor;
   ii. Accept assignment of subcontracts;
   iii. Finish the work by whatever reasonable method the CDA deems expedient. On Contractor's request, the CDA shall furnish a costs incurred in finishing the work.

   When the CDA terminates the Agreement for cause, Contractor shall not be entitled to receive further payment until the work is finished. If the unpaid balance of the Contract Price exceeds the costs of

finishing the work, the excess shall be paid to Contractor. If the costs of finishing the work exceed the unpaid balance, Contractor shall pay the difference to the CDA.

If, after termination for cause, it is determined that Contractor was not in default of its obligations under this Agreement, the rights and obligations of the parties will be the same as if the termination was for the CDA's convenience.

b. Termination for Convenience

The CDA may, at any time, terminate the Agreement for the CDA's convenience and without cause. Upon written notice from the CDA that the Agreement is being terminated for convenience, Contractor shall:

i. Cease operations as directed by the CDA in its written notice;
ii. Take actions necessary, or that the CDA may direct, for the protection and preservation of Contractor's work;
iii. Except for work to be performed before the effective date of termination stated in the written notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

If the CDA terminates the Agreement for convenience, Contractor shall be entitled to payment for work executed and costs incurred by reason of the termination, but shall not be entitled to overhead and profit on the work not executed.

c. Equal Employment Opportunity

If the Contract Price exceeds $10,000 and the Agreement's scope of work involves construction, Contractor shall comply with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity" as amended by Executive order 11375 of October 13, 1967, and as supplemented in Department of Labor Regulations (41CFR chapter 60).

d. Anti-Kickback Act

If the Agreement's scope of work involves construction or repair, Contractor and its subcontractors shall comply with the Copeland "Anti-Kickback" Act (18 U.S.C.874) as supplemented by Department of Labor Regulations (29 CFR part 3).

e. Davis-Bacon Provisions of the United States Housing Act of 1937,

If the Contract Price exceeds $2,000 and the Agreement's scope of work involves construction, Contractor shall comply with the Davis-Bacon Act (40 U.S.C. 276a to 276a-7) as supplemented by Department of Labor Regulations (29 CFR part 5 when required by Federal grant program legislation.

f. Contract Work Hours and Safety Standards Act, reporting requirements,

If the Contract Price exceeds $2,000 and the Agreement's scope of work requires Contractor to employ mechanics or laborers, Contractor shall comply with sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S. C. 327-330) as supplemented by Department of Labor Regulations (29 CFR part 5).

g. Reporting Requirements

The CDA shall notify Contractor of any reporting requirements of any federal, state, or local governmental entities arising out of the Agreement and the contractor shall comply with such reporting requirements.

h. Patent rights
The CDA shall notify Contractor in writing of requirements and regulations pertaining to patent rights with respect to any discovery or invention that arises or is developed in the course of or under the Agreement.

i. Rights in Data,
The CDA shall notify Contractor of requirements and regulations pertaining to copyright and rights in data that arise or are developed in the course of or under the Agreement.

j. Access to Books, Documents, Papers and Records of the Contractor
The CDA and, when relevant, the Federal agency and Comptroller General of the United States or their authorized representatives, shall have access to all of Contractor's books, documents, papers, and records that are directly pertinent to the Agreement for the purpose of making audit, examination, excerpts and transcriptions.

k. Retention of Required Records
Contractor shall retain all payroll records and other records required by any federal, state, or local governmental entity for three years after the CDA makes final payment under the Agreement and all other pending matters are closed.

l. Clean Air Act,
Contracts, subcontracts, and sub grants in excess of $100,000 must comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C.1857 (h)), sections 508 of the Clean Air Act (33 U.S.C. 1368), Executive order 11738, and Environmental Protection Agency Regulations (40 CFR part 15).

m. Energy Efficiency Standards,
Contractor shall comply with mandatory standards and policies relating to energy efficiency that are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

Article 13 - FAIR HOUSING POLICY AND INDEMNIFICATION:

a. Contractor acknowledges that the CDA is a housing provider that complies with and operates within the requirements of federal, state and local fair housing law. The CDA does not discriminate against any person on the basis of race, color, religion, sex, handicap, familial status, or national origin.

b. Sexual harassment is a form of discrimination that violates fair housing law. The CDA does not tolerate sexual harassment of residents or employees.

c. Contractor shall comply with all federal, state and local fair housing laws.

d. Contractor shall INDEMNIFY, defend and hold harmless the CDA, its owners and managers, and their respective partners, directors, officers, employees, servants, agents, representatives, and affiliates against any injuries, costs, and expenses (including, without limitation, all attorney's fees) caused by Contractor's acts or omissions in violation of applicable federal, state or local fair housing law.

e. Any act or omission of Contractor in violation of federal, state and local fair housing laws shall be a material breach of this Agreement.

Article 14 – Data Privacy

"All rules and regulations set forth in the Minnesota Government Data Practices Act (coded as Minnesota Statutes, Chapter 13, sections 13.01 through 13.99), particularly those rules and regulations which address information about persons receiving assistance from the CDA and/or the location of CDA assisted housing, shall be complied with"

Acceptance by Dakota County CDA	Acceptance by Contractor
_____	_____
(Signature of CDA Representative)	(Signature of Contractor)
Tony Schertler	_____
(Name Printed)	(Name Printed)
_____	_____
(Date)	(Date)
Executive Director	_____
(Title)	(Title)
1228 Town Centre Drive	_____
(Address)	(Address)
Eagan, Minnesota 55123	_____
(City, State)	(City, State)

List of Violations & Fines

Below is a list of lawn and snow contract violations. Two or more violations to a site (in the course of a year) may result in the loss of that site from your contract. If two or more sites are deducted from your inventory, then the contract may be terminated.

Violation	Fine
Mower guard not in place during mowing	Deduct $100.00/site/time + cost of damages
Damages to property that are not reported	Deduct $100.00/site/time + cost of damages
Not marking a site's curb layout	Deduct $300
Missing weekly mowing service to a site	Deduct $100 + ¼ of the price per site per month
Snow removal started after 6 hour service window	Deduct ¼ of the price per site per month
Missed accessible parking space or ramp	Deduct $300
Missed sand/salt on Senior building ramp	Deduct $100.00/site/time
Not using the overhead door operators to clear the Senior ramps	Deduct $100

CONTRACTOR'S QUALIFICATION STATEMENT

SUBMITTED BY_____ CORPORATION_____

ADDRESS_____ PARTNERSHIP_____

_____ _____

PRINCIPAL OFFICE_____ INDIVIDUAL_____

PHONE_____ OTHER_____

(NOTE: Attach separate sheets as necessary)

1. How many years has your organization been in business?

2. How many years has your organization been in business under its present Business name?

3: If a corporation answer the following:

   Date of incorporation:

   State of incorporation:

   President's name:

   Vice-President's name:

   Secretary's name:

   Treasurer's name:

4. If individual or partnership, answer the following:

   Date of organization:

   Name and address of all partners:

5. We normally perform _____% of the work with our own forces;

6. Have you ever failed to complete any work awarded to you? If so, note when Where, and why:

7. List the construction experience of the principal individuals of your organization:

8. List your principal subcontractors:

9. List your principal suppliers:

10. List your bank references:

11. List three completed projects who may be contacted as references, type or work address, phone number and contact name.

    a.

    b.

    c.

12. List insurance requirements

    Name of insurance company:

    Name of insurance agent:

    Agents phone number:

13. Are you licensed by the State of Minnesota?

    List other licenses held:

I certify that the above is true and complete and I authorize the Dakota County CDA to verify any information on this statement.

Signature_____ Date_____

Submit this form as part of bid response.

COLOR KEY

Unit contained within a development that requires contractor to shovel sidewalk/driveway

Lawn Care

NSP/Vacant Land Properties

Clear Snow

Bid Amount

PROPOSAL FORM

Zone 1: Eagan

Forward to:
Dakota County CDA (Attn: Vince Markell)
1228 Town Centre Drive
Eagan, Minnesota 55123

					Fill in pricing (below-toned)					
Property Name	**Address**	**City**	**Type**	**Units**	**Year 1**		**Year 2**		**Year 3**	
					Lawn	**Snow**	**Lawn**	**Snow**	**Lawn**	**Snow**
Oakwoods of Eagan	2065 Park Center Drive	Eagan	Senior	65						
Oakwoods East	2061 Park Center Drive	Eagan	Senior	55						
Erin Place	4551 Villa Pkwy #F - various addresses	Eagan	Family	34						
Erin Place	4552 D Villa Drive	Eagan	Family / RA	1	inc		inc		inc	
Oak Ridge	1613-1671 Oak Ridge Circle	Eagan	Family	42						
Oak Ridge	1641 Oak Ridge Circle	Eagan	Family / RA	1	inc		inc		inc	
Oak Ridge	1644 Oak Ridge Circle	Eagan	Family / RA	1	inc		inc		inc	
Duplex	4680 Nicols Road	Eagan	Public Housing	2		n/a		n/a		n/a
Lakeside Pointe	1200 Town Centre Drive	Eagan	Senior	60						
O'Leary Manor	1220 Town Centre Drive	Eagan	Senior	65						
Lincoln Place	1997 Gold Trail	Eagan	Youth	25						
CDA Office Building	1228 Town Centre Drive	Eagan	Office							
Duplex	1361-1363 Easter Lane	Eagan	Public Housing	2		n/a		n/a		n/a
Riverview Ridge	3160-3214 Riverview Ridge Ave.	Eagan	Family	27						
Riverview Ridge	3162 Riverview Ridge	Eagan	Family / RA	1	inc		inc		inc	
Duplex	3808 A&B Lodestone Ln.	Eagan	Public Housing	2	n/a		n/a		n/a	
Northwood	Oak & Maple Street	Eagan	Family	47						
Northwood	1128 Oak Street	Eagan	Family / RA	1	inc		inc		inc	
Lakeshore	1302-1444 Shoreline Drive	Eagan	Family	50						
			SUBTOTAL							

See attached site drawings

ZONE TOTAL

PROPOSAL FORM

Zone 2: South St. Paul, W. St. Paul, Inver Grove Heights, Mendota Heights

Forward to:
Dakota County CDA (Attn: Vince Markell)
1228 Town Centre Drive
Eagan, Minnesota 55123

					Fill in pricing (below-toned)					
					Year 1		Year 2		Year 3	
Property Name	**Address**	**City**	**Type**	**Units**	**Lawn**	**Snow**	**Lawn**	**Snow**	**Lawn**	**Snow**
River Heights	1720 Thompson Ave.	South St. Paul	Senior	54						
Dakotah Heights	337 - 15th Ave N	South St. Paul	Senior	56						
Thompson Heights	1350 Thompson Ave.	South St. Paul	Senior	60						
Thompson Hts 5 lots	1350 Thompson Ave.	South St. Paul	NSP (5 lots remain)	0						
Haskell Court	140 E. Haskell	West St. Paul	Senior	42						
Colleen Loney Manor	1675 Livingston Ave	West St. Paul	Public Housing	80						
The Dakotah	900 S Robert Street	West St. Paul	Senior	59						
Spruce Pointe	7801 - 7873 Chandler Lane	Inver Grove Heig	Family	24						
Lafayette Townhomes	4900 Bongard Way	Inver Grove Heig	Family	30						
Carmen Court	5825 Carmen Ave.	Inver Grove Heig	Senior	51						
Cahill Commons	5840 Cahill Avenue	Inver Grove Heig	Senior	60						
Hillside Gables	2400-2448 Lexington Ave.	Mendota Heights	Family	24						
Parkview Plaza	730 South Plaza Drive	Mendota Heights	Senior	65						
Village Commons	720 Linden Street	Mendota Heights	Senior	60						
Inver Hills	8350-8389 Bravo Way	Inver Grove Heig	Family	24						
Hillcrest Pointe	9170 Cahill Avenue	Inver Grove Heig	Senior	60						
			SUBTOTAL							

SEE ATTACHED DRAWINGS

CONTINUE TO PAGE 2

NSP Vacant Properties

					Fill in pricing (below-toned)					
					Year 1		Year 2		Year 3	
Property	Address	City	Type	Mowing	Lawn	Snow	Lawn	Snow	Lawn	Snow
Vacant Lot	6319 Concord Blvd	IGH	Redevelopment	Rough Cut						
Vacant Lot	6325 Concord Blvd	IGH	Redevelopment	Rough Cut						
Vacant Lot	6331 Concord Blvd	IGH	Redevelopment	Rough Cut						
Vacant Lot	6341 Concord Blvd	IGH	Redevelopment	Rough Cut						
Vacant Lot	6345 Concord Blvd	IGH	Redevelopment	Rough Cut						
Vacant Lot	6357 Concord Blvd (double lot)	IGH	Redevelopment	Rough Cut						
Vacant Lot	6369 Concord Blvd	IGH	Redevelopment	Rough Cut						
Vacant Lot	6375 Concord Blvd	IGH	Redevelopment	Rough Cut						
Vacant Lot	no address (corner lot)	IGH	Redevelopment	Rough Cut						
Vacant Lot	6380 Dilley Ave E	IGH	Redevelopment	Rough Cut						
Vacant Lot	745 - 5th Ave	SSP	NSP	Weekly						
Vacant Lot	1410 Evans Street	SSP	NSP	Rough Cut						
Vacant Lot	879 Robert Street	WSP	TIF	Weekly						
Vacant Lot	885 Robert Street	WSP	TIF	Weekly						
Vacant Lot	889 Robert Street	WSP	TIF	Weekly						
Vacant Lot	891 Robert Street	WSP	TIF	Weekly						
Vacant Lot	893 Robert Street	WSP	TIF	Weekly						
Vacant Lot	XXX Robert Street	WSP	TIF	Weekly						
Vacant Lot	919 Robert Street	WSP	TIF	Weekly						
Vacant Lot	924 Robert Steet	WSP	TIF	Weekly						
Vacant Lot	XXX Robert Street	WSP	TIF	Weekly						
Vacant Lot	925 Robert Street	WSP	TIF	Weekly						
Vacant Lot	933 Robert Street	WSP	TIF	Weekly						
Vacant Lot	935 Robert Street	WSP	TIF	Weekly						
Vacant Lot	938 Robert Street	WSP	TIF	Weekly						
Vacant Lot	939 Robert Street	WSP	TIF	Weekly						
Vacant Lot	940 Robert Street	WSP	TIF	Weekly						
Vacant Lot	125 Haskell Street	WSP	TIF	Rough Cut						
Vacant Lot	941 Gorman Avenue	WSP	NSP	Weekly						
Vacant Lot	966 Gorman Avenue	WSP	NSP	Weekly						
Vacant Lot	1065 Gorman Avenue	WSP	NSP	Weekly						
Vacant Lot	1079 Humboldt Ave	WSP	NSP	Weekly						
			SUBTOTAL							

ZONE TOTAL

PROPOSAL FORM

Zone 3: Hastings

Forward to:
Dakota County CDA (Attn: Vince Markell)
1228 Town Centre Drive
Eagan, Minnesota 55123

					Fill in pricing (below-toned)					
					Year 1		Year 2		Year 3	
Property	**Address**	**City**	**Type**	**Units**	**Lawn**	**Snow**	**Lawn**	**Snow**	**Lawn**	**Snow**
Pleasant Ridge	1324-1348 No. Frontage R	Hastings	Family	31						
Marketplace	1601-1699 So. Frontage R	Hastings	Family	28						
West Village	1725 - 1789 So. Frontage	Hastings	Family	21						
West Village	1765 So. Frontage Rd.	Hastings	Family/RA	1	inc.		inc.		inc.	
Mississippi Terr	301 Ramsey Street	Hastings	Senior	40						
Rivertown Court	1791 South Frontage Rd.	Hastings	Senior	63						
4-plex	610 Pleasant Dr.	Hastings	Public Hous	4						
4-plex	650 Pleasant Dr.	Hastings	Public Hous	4						
			SUBTOTAL							

See attached site drawings

NSP Vacant Properties

					Fill in pricing (below-toned)					
					Year 1		Year 2		Year 3	
Property	**Address**	**City**	**Type**	**Mowing**	**Lawn**	**Snow**	**Lawn**	**Snow**	**Lawn**	**Snow**
Vacant Lot	415 - 5th Street W	Hastings	NSP	Weekly						
			SUBTOTAL							

ZONE TOTAL

PROPOSAL FORM

Zone 4: **Lakeville**

Forward to:
Dakota County CDA (Attn: Vince Markell)
1228 Town Centre Drive
Eagan, Minnesota 55123

					Fill in pricing (below-toned)					
					Year 1		Year 2		Year 3	
Property	**Address**	**City**	**Type**	**Units**	**Lawn**	**Snow**	**Lawn**	**Snow**	**Lawn**	**Snow**
Cedar Valley	17326-17358 Glacier Way	LKV	Family	30						
Country Lane	7754-7870 210th Street West	LKV	Family	29						
Country Lane	7794 - 210th Street West	LKV	Family/RA	1	inc		inc		inc	
Prairie Crossing	20336 Icefall Trail	LKV	Family	40						
Keystone Crossing	Keystone Avenue	LKV	Family	34						
Winsor Plaza	20827 Howland Ave.	LKV	Senior	64						
Main Street Manor*	8725-209th Street	LKV	Senior	51						
Crossroads Commons	17725 Glasgow Avenue	LKV	Senior	87						
Argonne Hills	17688 Junelle Path	LKV	Senior	62						
Townhomes	20008-20022 Ideal Way	LKV	PH	8						
Meadowlark	20904-20997 Holiday Ave.	LKV	Family	40						
Duplex	16870 & 16884 Glencoe Ave.	LKV	PH	2						
Duplex	7502 & 7510 U. 167th St.	LKV	PH	2						
			SUBTOTAL							

* Main Street Manor has commercial lease space at this location
See attached site drawings

NSP Vacant Properties

					Fill in pricing (below-toned)					
					Year 1		Year 2		Year 3	
Property	**Address**	**City**	**Type**	**Mowing**	**Lawn**	**Snow**	**Lawn**	**Snow**	**Lawn**	**Snow**
Vacant Lot	8770 - 210th Street	Lakeville	NSP	Weekly						
			SUBTOTAL							

ZONE TOTAL

PROPOSAL FORM

Forward to:
Dakota County CDA (Attn: Vince Markell)
1228 Town Centre Drive, Eagan MN 55123

Zone 5: **Burnsville & Apple Valley**

					Fill in pricing (below-toned)					
					Year 1		Year 2		Year 3	
Property	**Address**	**City**	**Type**	**Units**	**Lawn**	**Snow**	**Lawn**	**Snow**	**Lawn**	**Snow**
Eagle Ridge Place	12600 Eagle Ridge Drive	Burnsville	Senior	60						
Park Ridge Place	330 E. Burnsville Parkway	Burnsville	Senior	66						
Parkside	1401-1441 122nd Street	Burnsville	Family	22						
Heart of the City	129 E. Travelers Trail	Burnsville	Family	34						
Townhomes	12908-12916 Oliver Avenue	Burnsville	Public Housing	10						
Townhomes	2300-2310 Terrace Drive	Burnsville	Public Housing	6						
Townhomes	2231-2237 Old County Road 3	Burnsville	Public Housing	4						
Townhomes	13801-13831 Portland Ave.	Burnsville	Public Housing	16						
Townhome	13819 Portland Ave.	Burnsville	PH/RA	1	inc.		inc.		inc.	
Townhomes	14151-14181 Portland Ave.	Burnsville	Public Housing	16						
Glenbrook	12525-12639 Glenbrook Way	Apple Valley	Family	39						
Glenbrook	12615 Glenbrook Way	Apple Valley	Family / RA	1	inc.		inc		inc	
Chasewood	7260-7310 W. 155th Street	Apple Valley	Family	27						
Orchard Square	7375 157th Street West	Apple Valley	Senior	50						
Cortland Square	7385-157th Street West	Apple Valley	Senior	60						
Cobblestone Square	15848 Emperor Ave	Apple Valley	Senior	60						
Quarryview	15366-15476 Emblem Way	Apple Valley	Family	45						
Quarryview	15458 Emblem Way	Apple Valley	Family/RA	1	inc.		inc.		inc.	
Glazier Townhomes	14631-14659 Glazier Avenue	Apple Valley	Public Housing	15						
McKay Manor	7630 - 7660 142nd Street	Apple Valley	Public Housing	16						
4-plex	14321 & 14325 Hayes Road 8272 & 8276 143rd Street	Apple Valley	Public Housing	4						
			SUBTOTAL							

Separate Contract / Owned by CDA / Managed by PHS / Invoice PHS

Valley Ridge	1921 Burnsville Parkway	Burnsville	Senior	140						

NSP Vacant Properties

					Fill in pricing (below-toned)					
					Year 1		Year 2		Year 3	
Property	**Address**	**City**	**Type**	**Mowing**	**Lawn**	**Snow**	**Lawn**	**Snow**	**Lawn**	**Snow**
PID: 010340028020	Founders & Galaxie	Apple Valley	Redevelopment	Rough Cut						
PID: 018175000011	Founders & Galaxie	Apple Valley	Redevelopment	Rough Cut						
4-plex	14349 - 14355 Hayes Road	Apple Valley	NSP	Weekly						
			SUBTOTAL							

See attached site drawings

ZONE TOTAL

PROPOSAL FORM

Zone 6: **Rosemount & Farmington**

Forward to:
Dakota County CDA (Attn: Vince Markell)
1228 Town Centre Drive
Eagan, Minnesota 55123

					Fill in pricing (below-toned)					
					Year 1		Year 2		Year 3	
Property	**Address**	**City**	**Type**	**Units**	**Lawn**	**Snow**	**Lawn**	**Snow**	**Lawn**	**Snow**
Carbury Hills	13430 - 13591 Carbury Wa	Rosemount	Family	32						
Cameo Place	3101 Lower 147th Street	Rosemount	Senior	44						
Cambrian Commons	14736 Camrbian Avenue	Rosemount	Senior	60						
SFH	3220 Lower 150th	Rosemount	Public Hsg	1						
Townhomes	14580-14602 Biscayne Ave	Rosemount	Public Hsg	12						
Townhomes	14590 Biscayne Avenue	Rosemount	Family/RA	1	inc.		inc.		inc.	
Townhomes	2470-2484 145th Street	Rosemount	Public Hsg	8						
Twin Ponds	22250 - 22298 Twin Ponds	Farmington	Family	25						
Twin Ponds II	22298-223xx Twin Ponds C	Farmington	Family	26						
Twin Ponds II	22298 Twin Ponds Circle	Farmington	Family/RA	1	inc.		inc		inc	
Vermillion River Crsg	21400 Dushane Pkwy.	Farmington	Senior	66						
			SUBTOTAL							

** see attached site drawings

NSP Vacant Properties

					Fill in pricing (below-toned)					
					Year 1		Year 2		Year 3	
Property	**Address**	**City**	**Type**	**Mowing**	**Lawn**	**Snow**	**Lawn**	**Snow**	**Lawn**	**Snow**
Vacant Lot	401 Main Street (2 lots)	Farmington	NSP	Weekly						
Vacant Lot	617 - 3rd Street	Farmington	NSP	Weekly						
Vacant Lot	4940 - 204th Street	Farmington	NSP	Weekly						
Vacant Lot	621 Elm Street	Farmington	NSP	Weekly						
6 Vacant Lots	3300,3308,3316,3324,	Farmington	Redevelop	Weekly						
	3332,3340 - 223rd Street		SUBTOTAL							

ZONE TOTAL

PROPOSAL FORM

Forward to:
Dakota County CDA (Attn: Vince Markell)
1228 Town Centre Drive
Eagan, Minnesota 55123

A. The undersigned, having carefully examined the Project Manual prepared by The Dakota County CDA for the following work: **lawn maintenance and snow removal (Dakota CDA), Minnesota,** and having examined the site and being familiar with the local conditions affecting the cost of the Work, hereby proposes to furnish all labor, material, equipment, tools, transportation, taxes and services necessary to complete the Work in accordance with the proposed Contract Documents for the following sums:

See attached Proposal Forms 1-6.

Zone 1: **Eagan**
Zone 2: **South St. Paul, W. St. Paul, Inver Grove Heights, Mendota Heights**
Zone 3: **Hastings**
Zone 4: **Lakeville**
Zone 5: **Burnsville & Apple Valley**
Zone 6: **Rosemount & Farmington**

Alternates (must be filled out to be a completed/valid Proposal Form). Do not include the following in the base price proposal:

1. Provide a price for one time additional single lot plowing/clean-up per site (such as when there were cars that were not moved at the time of plowing).

	Year 1	Year 2	Year 3
Add	$_____	$_____	$_____

2. Provide a price for one time single site sand/salt (**calcium chloride**) on the parking lot/drive areas.

	Year 1	Year 2	Year 3
Add	$_____	$_____	$_____

3. Provide a price for one time single site sand/salt (**magnesium chloride**) on the parking lot/drive areas.

	Year 1	Year 2	Year 3
Add	$_____	$_____	$_____

PROPOSAL FORM (continued)

4. Provide a price for requested (extra) services inc. equipment such as plow truck and labor.

	Year 1	Year 2	Year 3
Add	$_____/hour	$_____/hour	$_____/hour

5. Provide a price for requested (extra) landscape services inc. equipment mower and labor

	Year 1	Year 2	Year 3
Add	$_____/hour	$_____/hour	$_____/hour

6. Provide a price for 10 cy of **single** shredded mulch (for planting beds) inc. delivery and installation

	Year 1	Year 2	Year 3
Add	$_____	$_____	$_____

7. Provide a price for 10 cy of **double** shredded mulch (for playground areas) inc. delivery and installation

	Year 1	Year 2	Year 3
Add	$_____	$_____	$_____

If the base price proposal plus the total of all alternates exceed $100,000.00 a Bid Guarantee is required for the up to (2) zones of the highest value. Alternates do not factor into the Bid Guarantee.

B. GENERAL

1. Accompanying this proposal is bid security in the form of a _____ in the amount of
(cashier's check or bond)

$_____. The bid security noted above includes the combination total of the base bid plus the total of all alternates.
(dollar amount)

PROPOSAL FORM (continued)

The undersigned agrees that if this proposal is accepted and the undersigned refuses to enter into a Contract with the CDA on the terms stated in this Bid or fails to furnish satisfactory Performance and Payment Bonds in accordance with the Bidding Documents, this bid security shall be forfeited to the CDA, not as a penalty, but as liquidated damages.

2. The undersigned agrees, if awarded the Contract, to enter into a Contract with the CDA and will execute the Agreement and furnish satisfactory Performance and Payments Bonds in accordance with the Bidding Documents.

3. The undersigned agrees that this proposal may not be withdrawn for a period of (60) calendar days immediately following the date of receipt of bids. It is understood that the CDA reserves the right to reject any or all bids, to waive any informality or irregularity in any bid received and to accept any alternate in any order or combination.

4. Addenda Nos. _____ have been received and incorporated in this Bid.

5. The Estimated cost of all materials related to this project inc. sales tax is $_____

6. The Estimated cost of labor related to this project is $_____

7. The Estimated cost of Permits, Overhead, Profit, etc. is $_____

8. I have reviewed the site conditions, the project manual/requirements, and required submittals in providing the costs for the noted services:

   Legal Name of Person, Firm or Organization _____

   Name _____

   Address _____

   By_____Title _____ (Officer or Owner)
   (signature)

Submit this form as part of bid response

Oak Ridge Townhomes

Eagan, Minnesota

Dakota County Real Estate Inquiry

Data Updated 9/2/2011.

New Try Our New Property Information Program

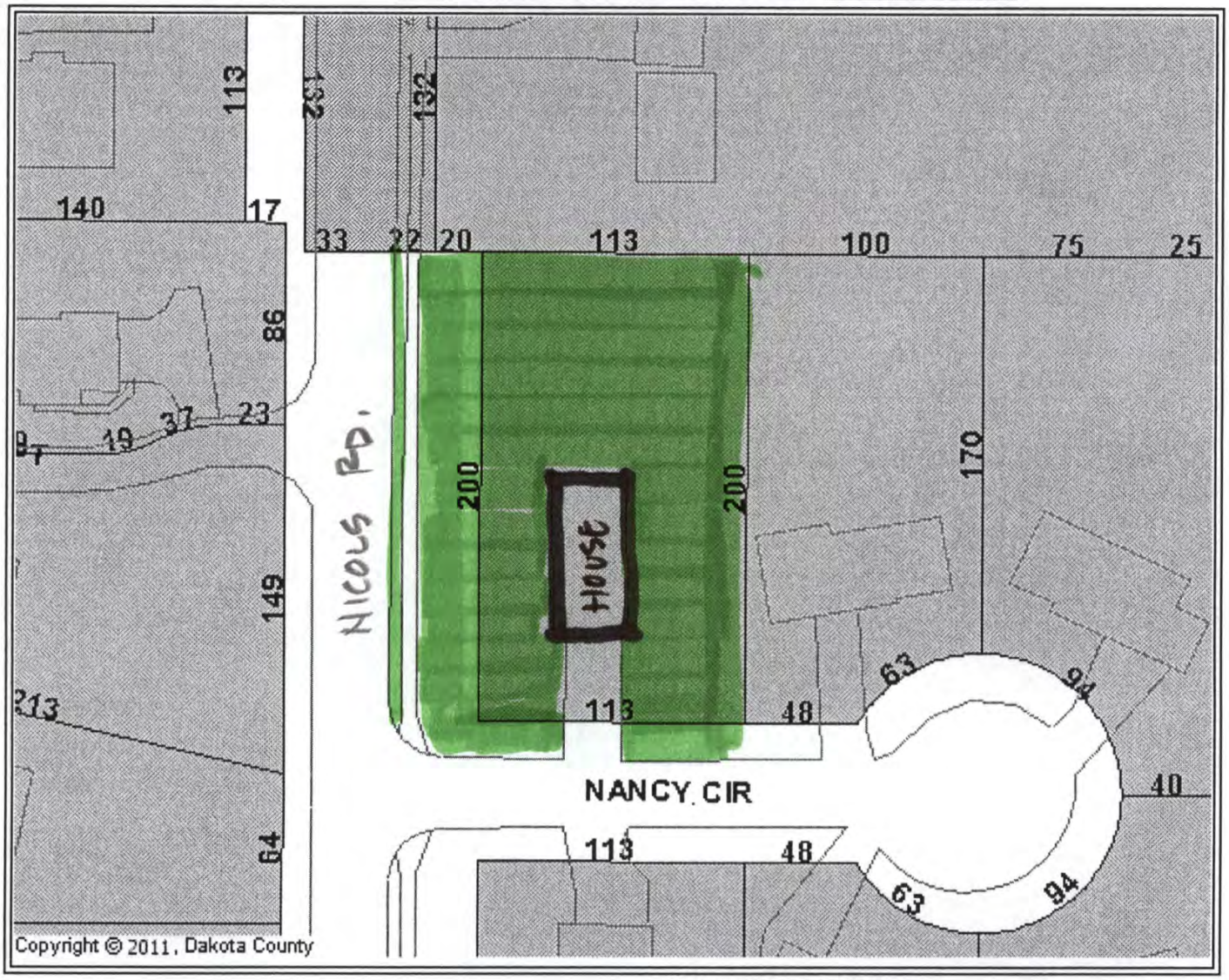
Need Help? What's New?

Map navigation

Select option and click on map:

(•) Zoom In ( ) Zoom Out ( ) Pan ( ) Identify

Show Full County Map | Small Map



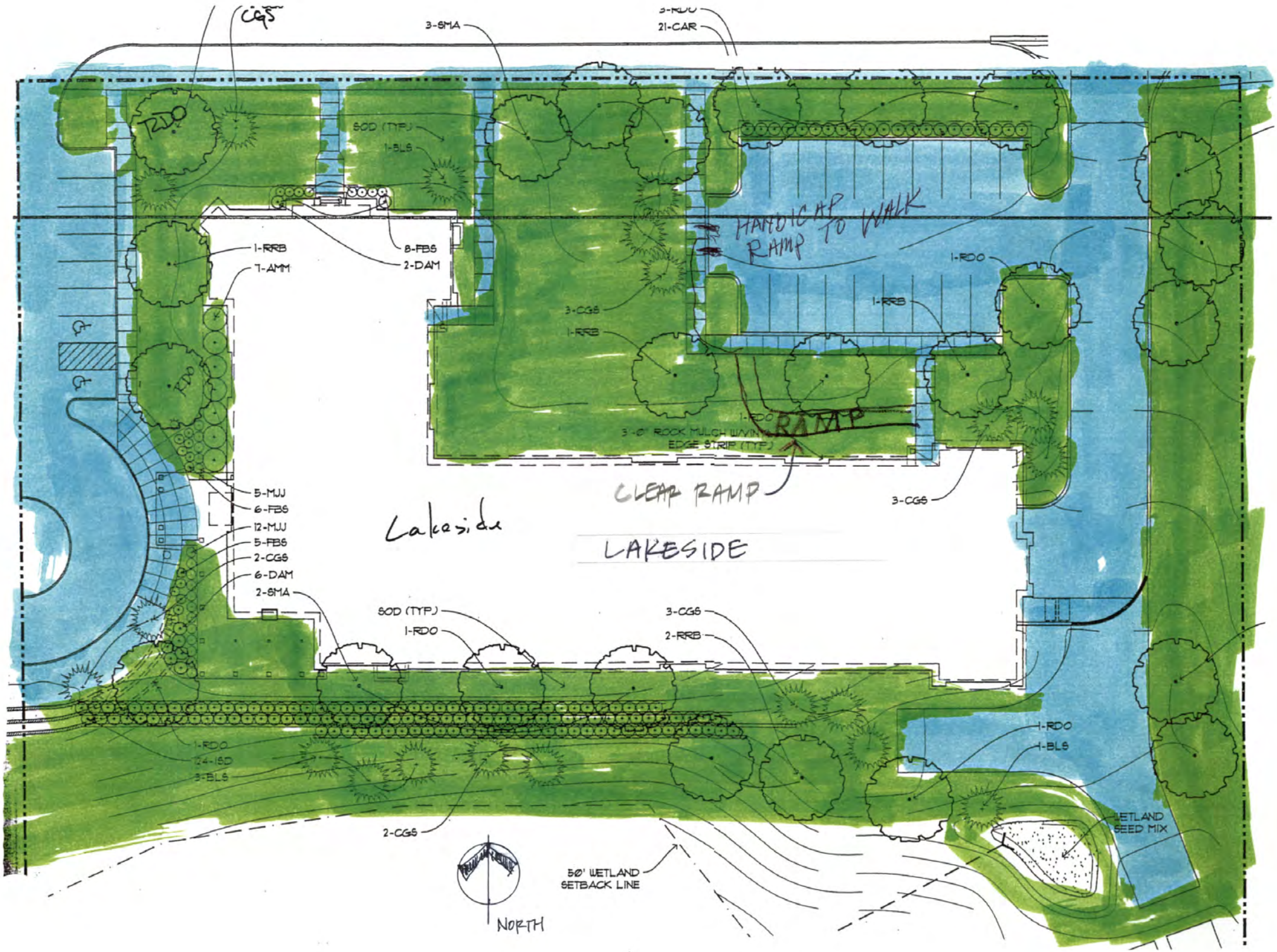
PLEASE READ DISCLAIMER

This application was developed by the Dakota County Office of GIS
in cooperation with Assessing Services and the Property Taxation & Records Departments

Dakota COUNTY

Click on the Dakota County Logo above to return to the home page

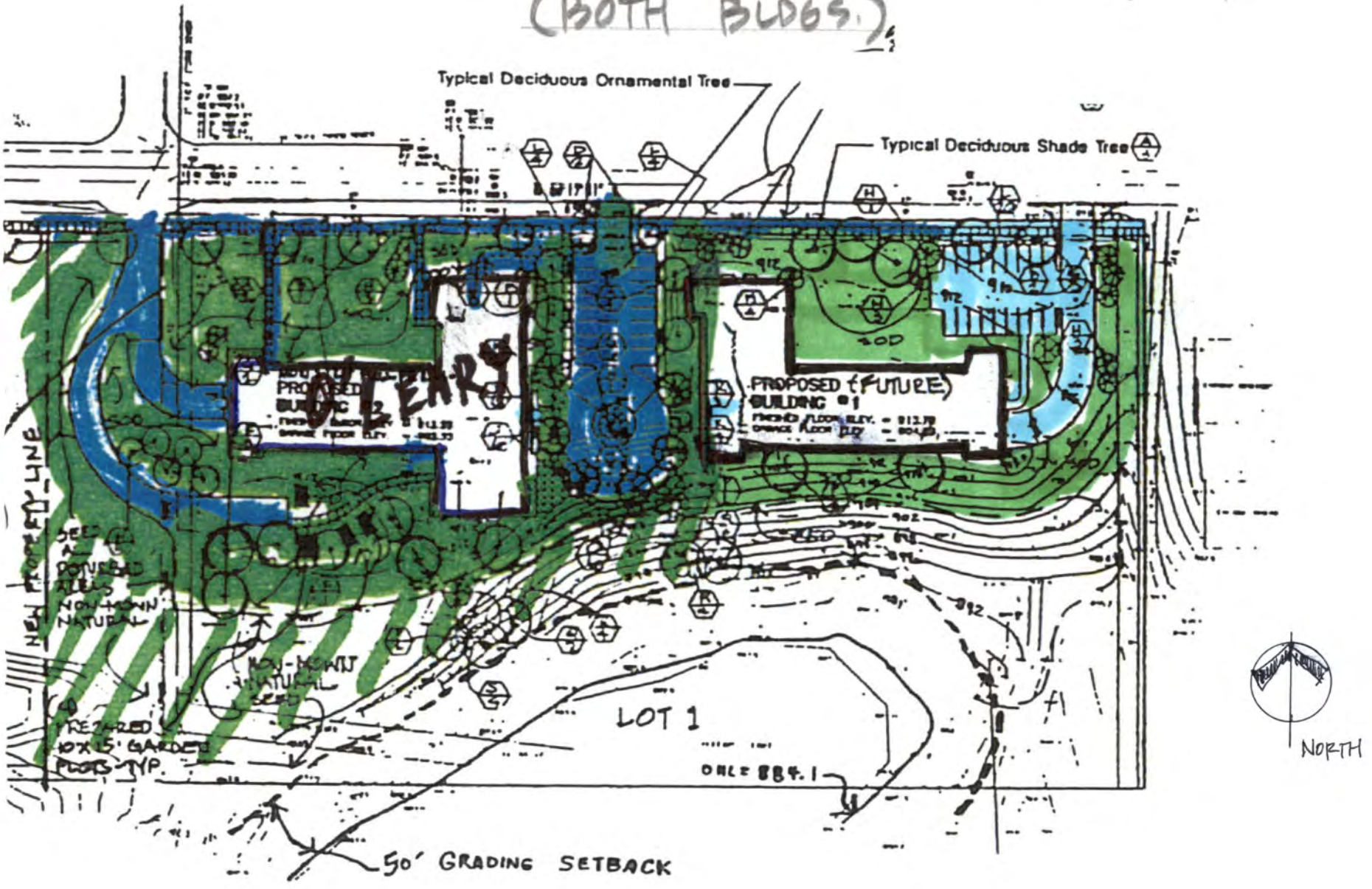
PUBLIC HOUSING
4680 NICOLS RD.
EAGAN, MN


CGS
3-SMA
21-CAR
RDO
SOD (TYP.)
1-BLS
HANDICAP RAMP TO WALK
1-RRB
8-FBS
2-DAM
7-AMM
1-RDO
3-CGS
1-RRB
1-RDO
RAMP
3'-0" ROCK MULCH WITH EDGE STRIP (TYP.)
CLEAR RAMP
3-CGS
5-MJJ
6-FBS
12-MJJ
5-FBS
2-CGS
6-DAM
2-SMA
Lakeside
LAKESIDE
SOD (TYP.)
1-RDO
3-CGS
2-RRB
1-RDO
24-ISD
3-BLS
1-RDO
1-BLS
WETLAND SEED MIX
2-CGS
50' WETLAND SETBACK LINE
NORTH

O'LEARY

LAKESIDE POINT

SNOW REMOVAL & ENTRY WALK
(BOTH BLDGS.)



LINCOLN PLACE
1997 GOLD TRAIL
EAGAN, MN

PLANTINGS

Deciduous Overstory Trees - 2.5" BB
- Hackberry, *Celtis occidentalis*, Qty. 7
- Green Ash, *Fraxinus pennsylvanica 'Patmore'*, Qty. 11
- Red Oak, *Quercus rubrum*, Qty. 11

Ornamental Trees - 1.5" BB
- Donald Wyman Crabapple, *Malus 'Donald Wyman'*, QTY. 6
- Prairiefire Crabapple, Malus ' *Prairiefire*, Qty. 8
- Autumn Brilliance Serviceberry, *Amelanclar x grandiflora 'Autumn Brilliance'*, Qty 4
- Pin Cherry, *Prunus pennsylvanica*, Qty. 5

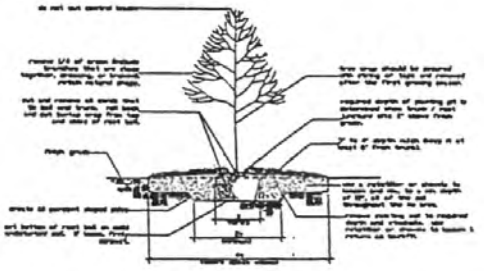
Conifers - 6' BB
- Scotch Pine, *Pinus sylvestris*, Qty. 12

Shrubs - #2, #5 Container
- Fritschiana Spirea, *Spirea fritschiana*, Qty. 194
- Henry Hudson Rose, *Rosa rugosa 'Henry Hudson'*, Qty. 43
- American Cranberry Vibumum, *Vibumum trilobum'*, Qty. 18
- Grey Dogwood, *Cornus racemosa*, Qty. 37
- Spreading Juniper, *Juniperus sabina 'Scandia'*, Qty. 40
- Rugosa Rose, *Rosa rugosa sp.*, Qty 16
- Emerald Mound Honeysuckle, *Lonicera x xylosteum 'Emerald Mound'*, Qty. 56

Perennials / Groundcovers - #1 Container
- Heavy Metal Switch Grass, *Panicum virgatum 'Heavy Metal'*, Qty. 25
- Black-eyed Susans, *Rudbeckia 'Goldsturm'*, Qty. 35
- Daylily, *Hemerocallis 'Stella de Oro'*, Qty. 425 ***
- Baja Daylily, *Hemerocallis 'Baja'*, Qty. 425 ***
- Sieboldiana Hosta, *Hosta sieboldiana*, Qty. 22
- Goat's Beard, *Aruncus dioicus*, Qty. 10
- Lilyturf, *Liriope spicata*, Qty. 225

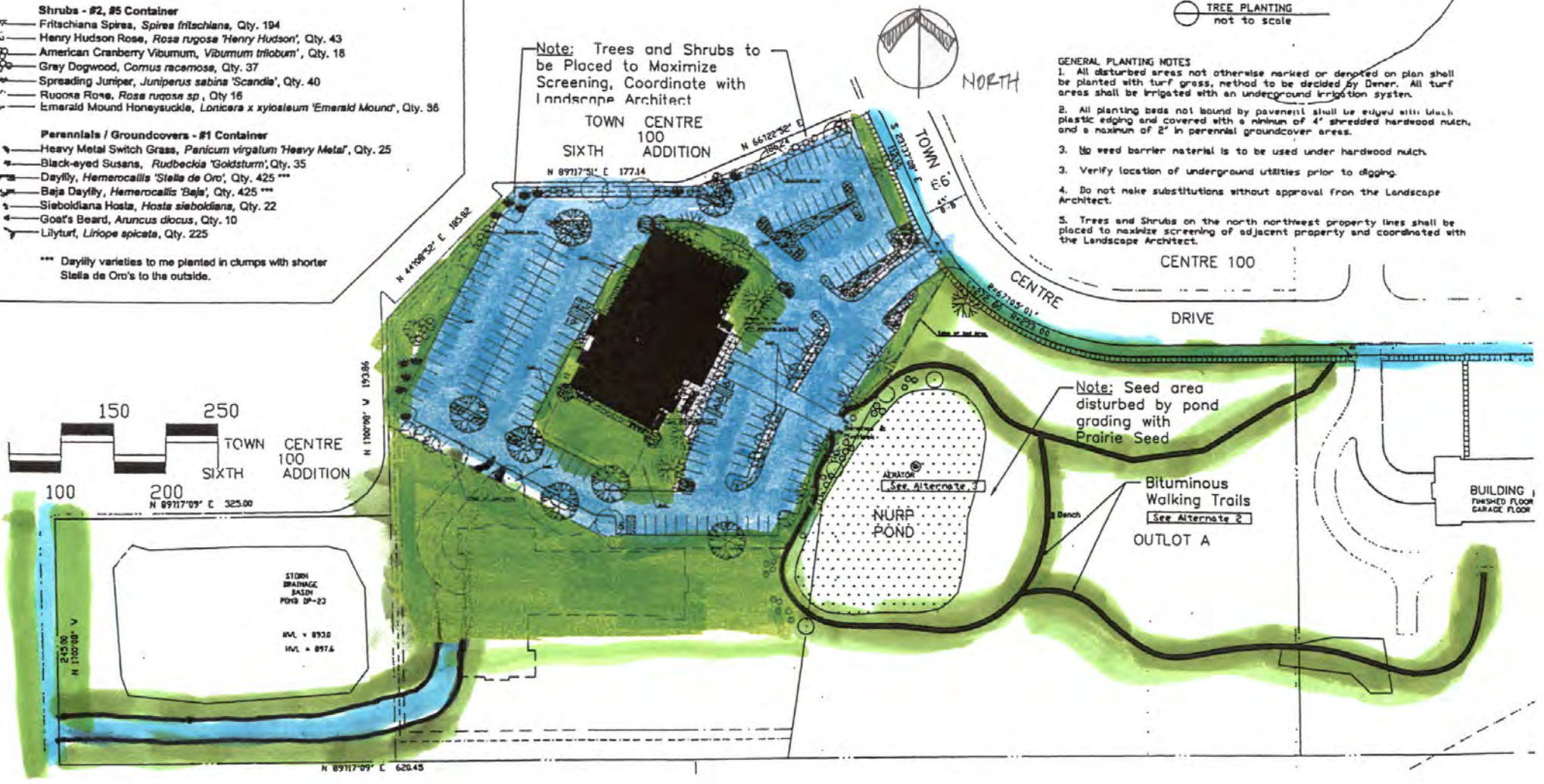
*** Daylily varieties to me planted in clumps with shorter Stella de Oro's to the outside.

CDA OFFICE BUILDING
1228 TOWN CENTRE DR.
EAGAN, MN



TREE PLANTING
not to scale

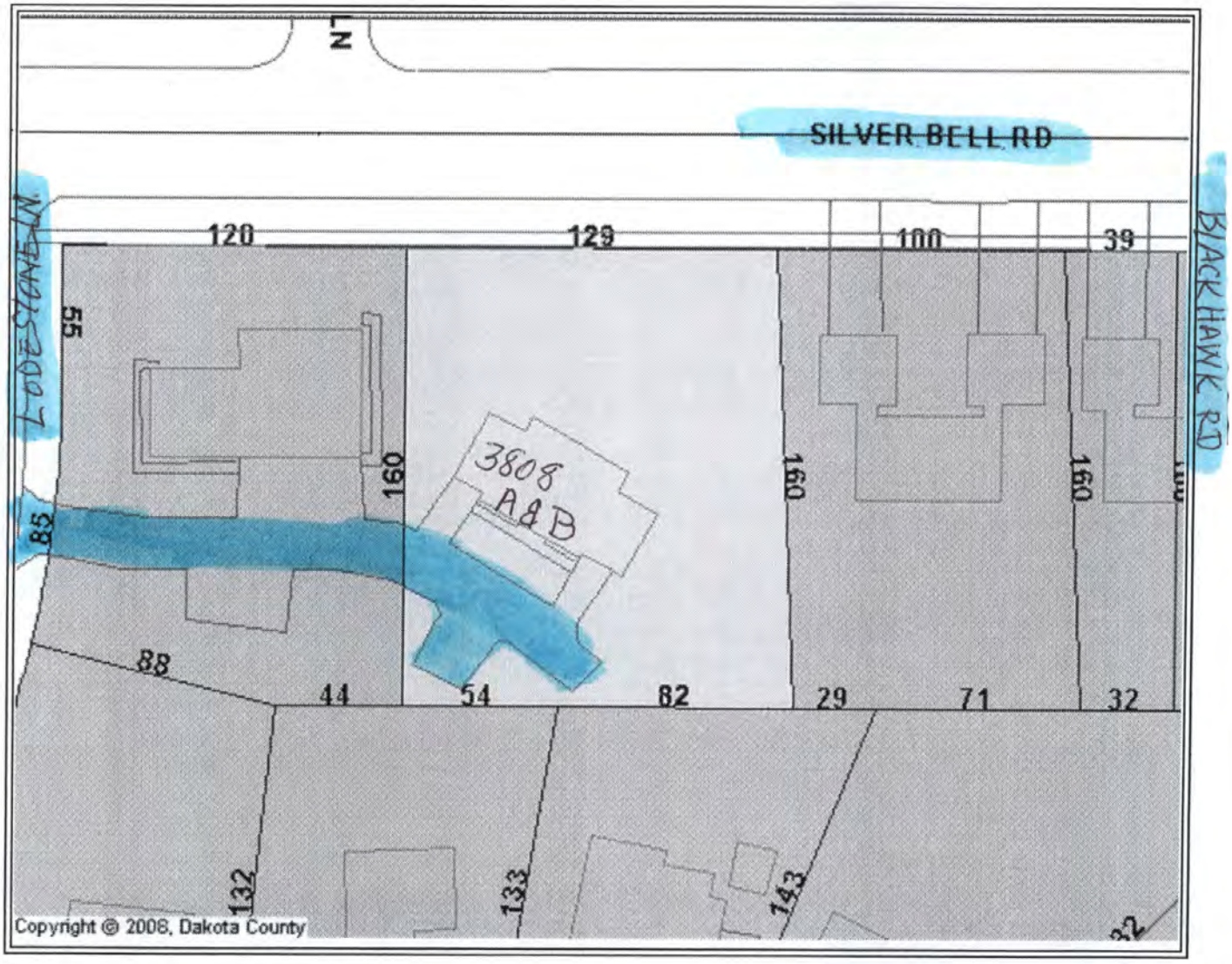
GENERAL PLANTING NOTES
1. All disturbed areas not otherwise marked or denoted on plan shall be planted with turf grass, method to be decided by Owner. All turf areas shall be irrigated with an underground irrigation system.
2. All planting beds not bound by pavement shall be edged with black plastic edging and covered with a minimum of 4" shredded hardwood mulch, and a maximum of 2" in perennial groundcover areas.
3. No weed barrier material is to be used under hardwood mulch.
3. Verify location of underground utilities prior to digging.
4. Do not make substitutions without approval from the Landscape Architect.
5. Trees and Shrubs on the north northwest property lines shall be placed to maximize screening of adjacent property and coordinated with the Landscape Architect.



PUBLIC HOUSING
1361 & 1363 EASTER LN.
EAGAN, MN

NORTH

WEST FACING STAIRS TO BE CLEARED (TYP.) 3 THUS.
CLEARS WALKS TO THE FRONT STOOP (TYP.)
EAST FACING STAIRS NOT TO BE CLEARED. 2 THUS
8.29.2014
RIVERVIEW RIDGE
3160 - 3214 RIVERVIEW
EAGAN, MN
NORTH
PROPERTY LINE
EASEMENT LINE
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
OFFICE
"NO PARKING, FIRE LANE" SIGN, EVERY 100', TYP.
STOP SIGN
MAILBOX, SEE RR 0.10
MONUMENT SIGN, SEE RR 0.10
BACK PATIOS, SEE ARCH. TYP.
GAZEBO AND PICNIC TABLES, SEE RR 0.10
BASKETBALL AREA, SEE RR 0.10
BENCH, SEE RR 0.10
TOT LOT, SEE RR 0.10
RAINGARDEN, SEE CIVIL
CONC. WALK, TYP.
BACK PATIOS, SEE ARCH, TYP
DEAD WOOD REMOVAL AREA, SEE L2.0
PED RAMP W/ DETECTABLE WARNING STRIP
5' CONC. WALK
EASEMENT LINE
PROPERTY LINE



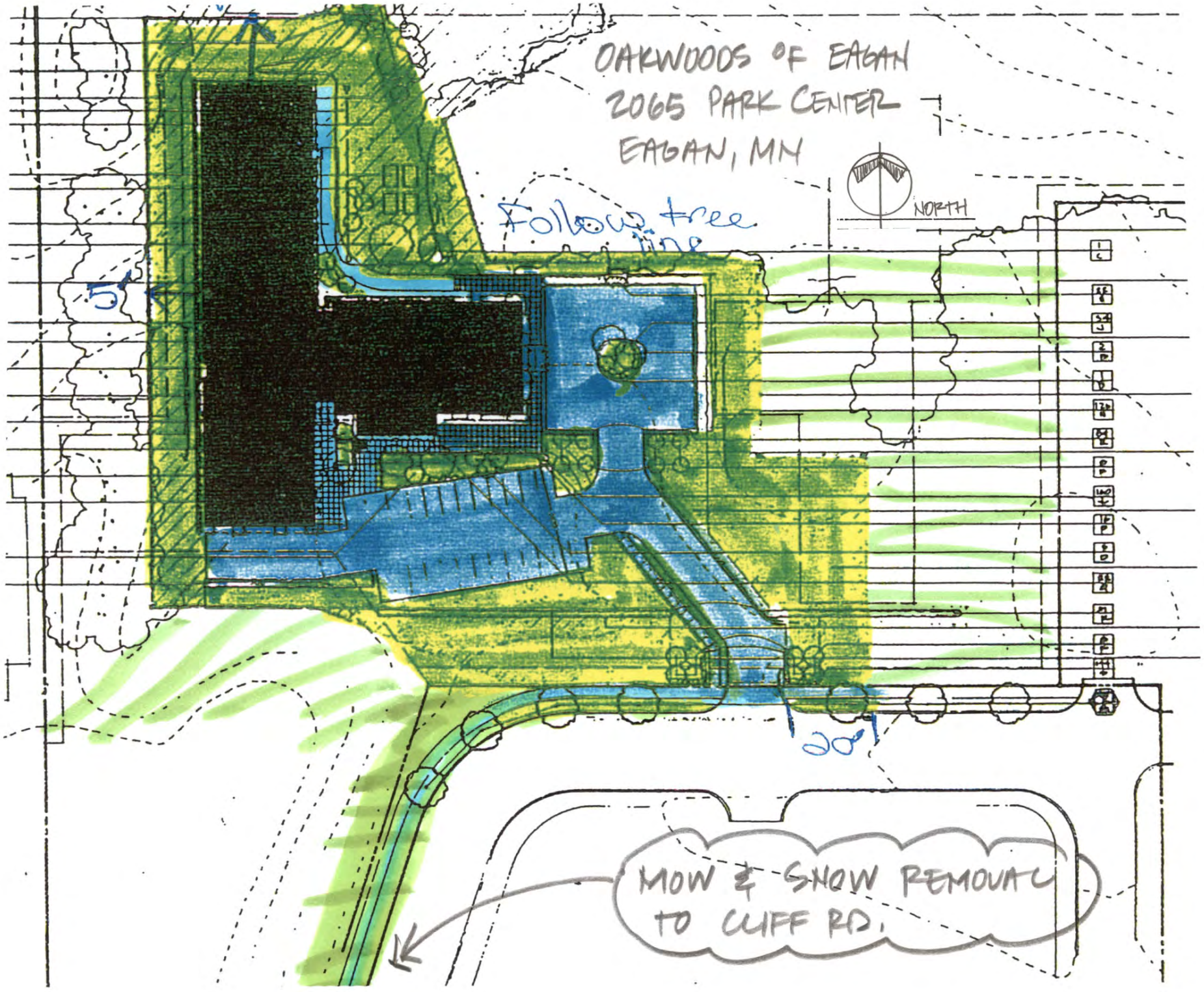
PIN: 10-16712-031-01 Owner: DAKOTA COUNTY CDA Address: 3808 LODESTONE LN City: EAGAN, MN 55122	2008 Est. Value (Payable 2009): 2007 Taxable Value (Payable 2008): $0 Payable 2008 Tax: $0.00 Total Acreage: 0.49 Year Built: 1976

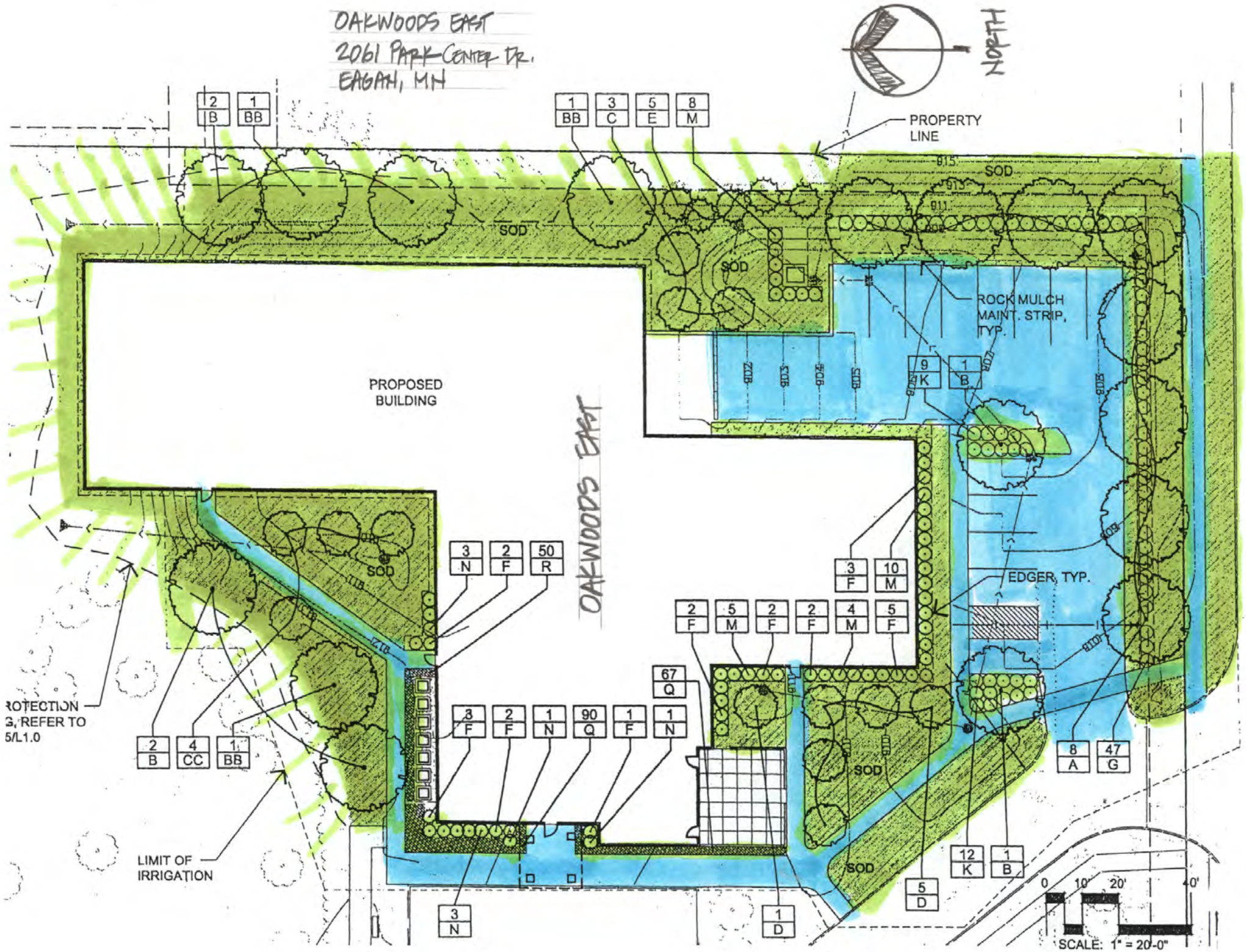
3808 LODESTONE LN. 'A' & 'B'
EAGAN, MN

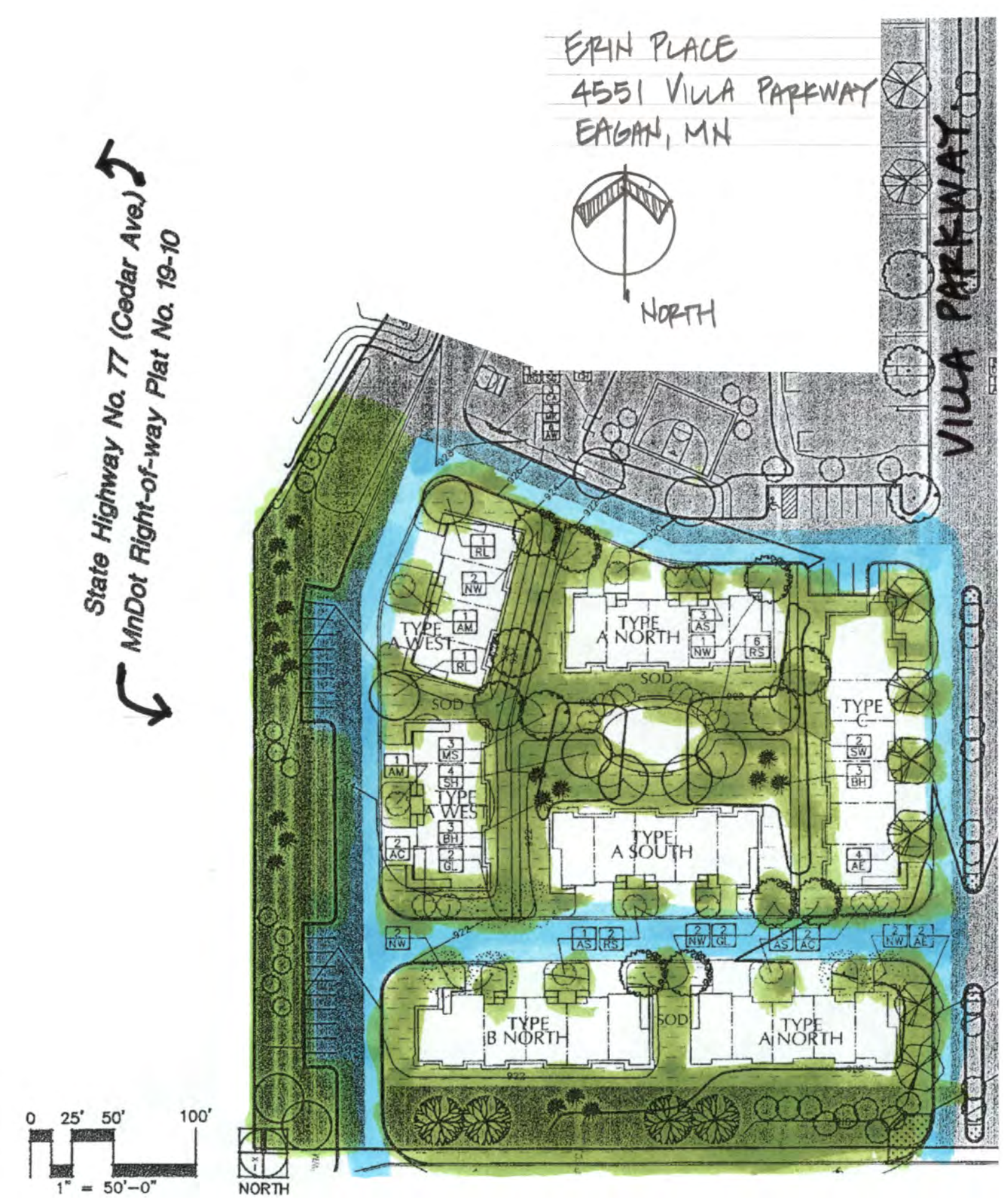
NORTH

CLEAR PRIVATE ROAD & OVERFLOW PARKING

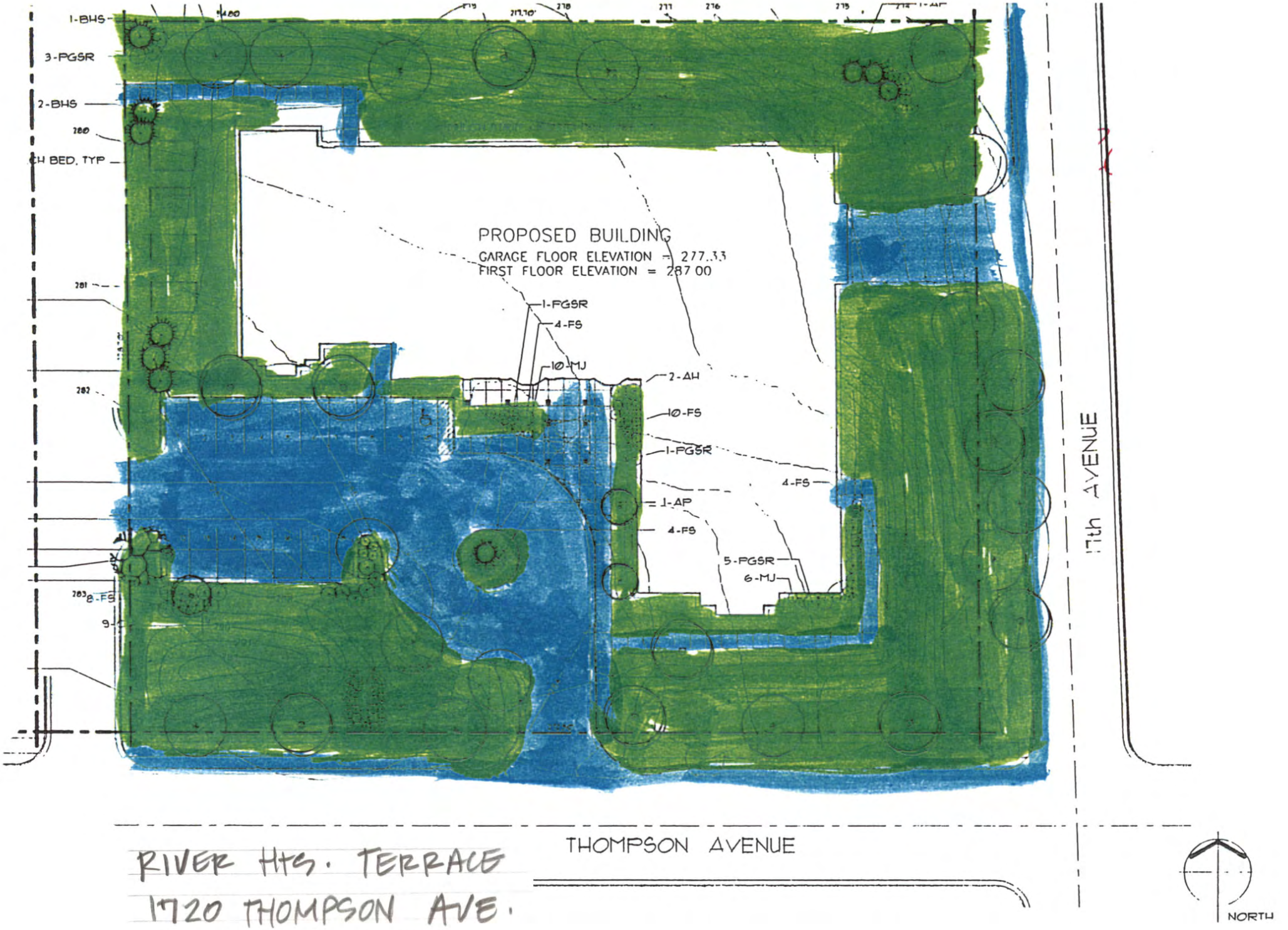
8·12·14
NORTHWOODS
OAK & MAPLE ST.
EAGAN, MN
NORTH
NORTHWOOD PKWY.
CLEAR SIDEWALK
COUNTY STATE AID HIGHWAY NO. 43
(LEXINGTON AVENUE)
PROPERTY LINE
SETBACK LINE
EASEMENT LINE
5-UNIT BUILDING 3
6-UNIT BUILDING 4
4-UNIT BUILDING 2
5-UNIT BUILDING 1
5-UNIT BUILDING 5
6-UNIT BUILDING 6
6-UNIT BUILDING 7
4-UNIT BUILDING 8
5-UNIT BUILDING 9
ACCESS
OFFICE
MAIL BOX
DIRECTION SIGN
PROJECT SIGN
GAZEBO
TOT LOT
FENCE, SEE 4/L5.0
RETAINING WALL, SEE CIVIL, TYP.
LEGEND
EXISTING SIGNIFICANT TREE TO BE PRESERVED
EXISTING SIGN


OAKWOODS OF EAGAN
2065 PARK CENTER
EAGAN, MN
NORTH
Follow tree line
5'
20'
MOW & SNOW REMOVAL TO CLIFF RD.

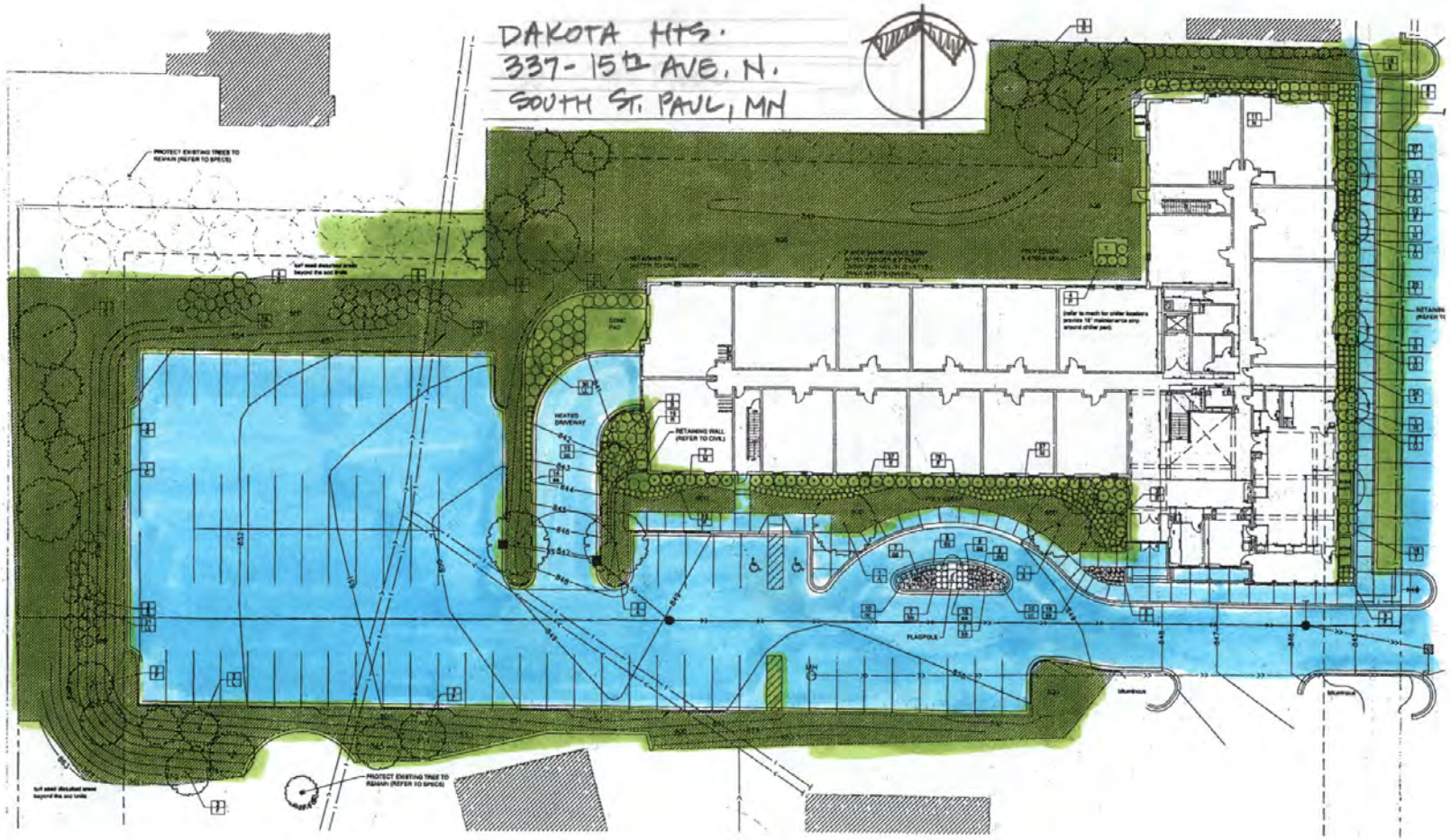

OAKWOODS EAST
2061 PARK CENTER DR.
EAGAN, MN
NORTH
PROPERTY LINE
SOD
ROCK MULCH MAINT. STRIP, TYP.
PROPOSED BUILDING
OAKWOODS EAST
EDGER, TYP.
LIMIT OF IRRIGATION
SCALE: 1" = 20'-0"
0
10'
20'
40'


ERIN PLACE
4551 VILLA PARKWAY
EAGAN, MN
NORTH
VILLA PARKWAY
State Highway No. 77 (Cedar Ave.)
MnDot Right-of-way Plat No. 19-10
TYPE A WEST
TYPE A NORTH
TYPE A WEST
TYPE A SOUTH
TYPE C
TYPE B NORTH
TYPE A NORTH
SOD
0 25' 50' 100'
1" = 50'-0"
NORTH

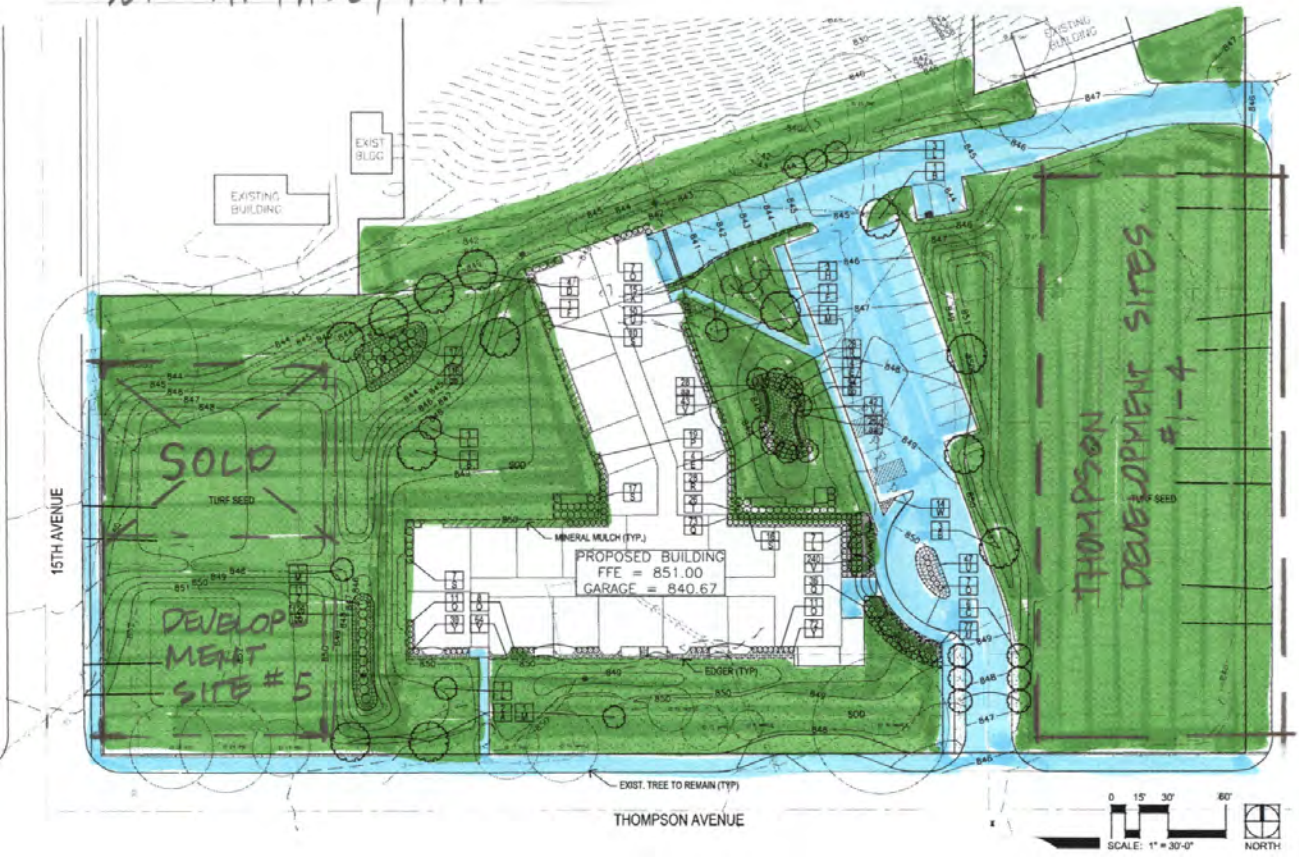
LAKESHORE TOWNHOMES
NEAR JURDY RD &
HIGH SITE DR.
EAGAN, MN



RIVER HTS. TERRACE
1720 THOMPSON AVE.
SOUTH ST. PAUL, MN


DAKOTA HTS.
337 - 15th AVE. N.
SOUTH ST. PAUL, MN
PROTECT EXISTING TREES TO REMAIN (REFER TO SPECS)
HEATED DRIVEWAY
RETAINING WALL (REFER TO CIVIL)
FLAGPOLE
PROTECT EXISTING TREE TO REMAIN (REFER TO SPECS)

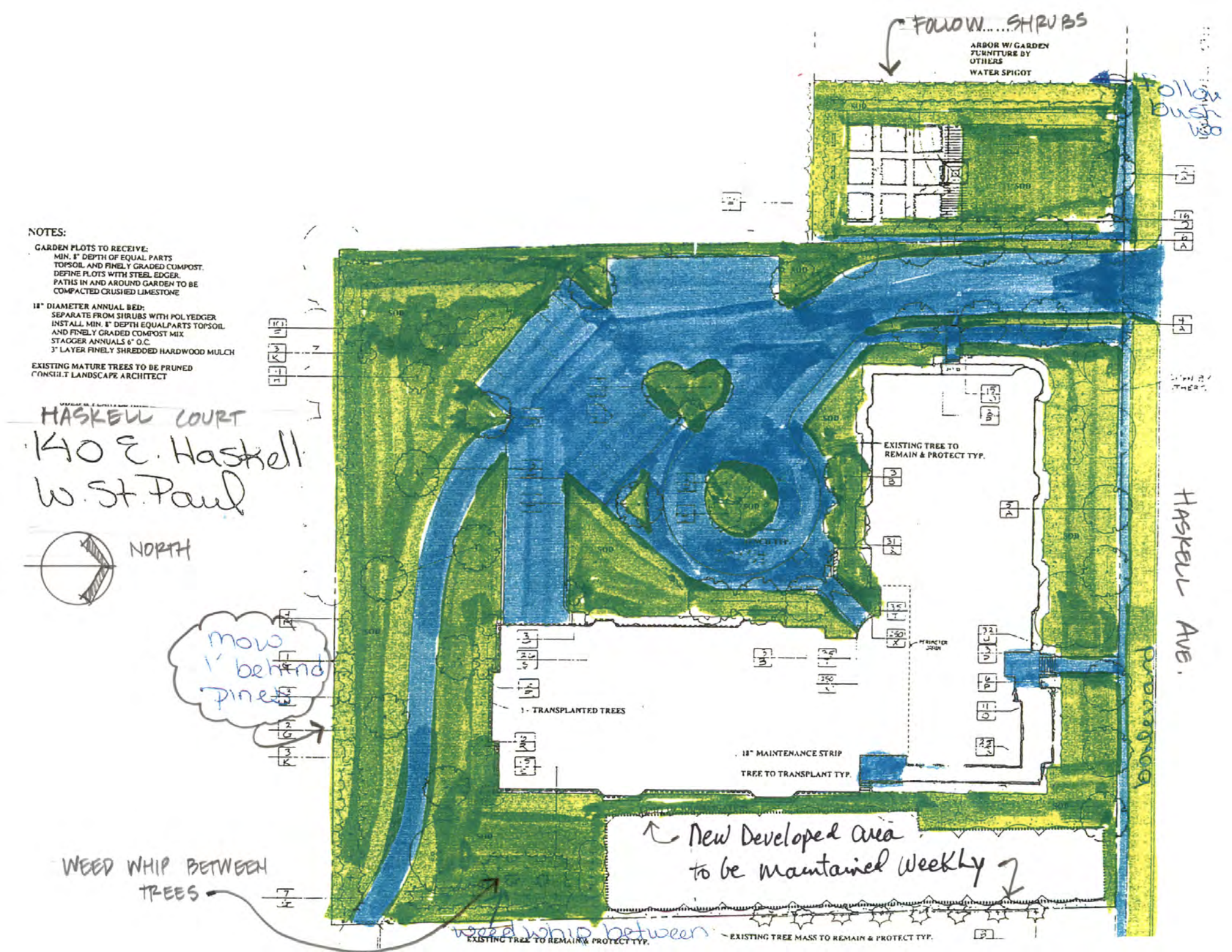
THOMPSON HTS. & DEVELOPMENT SITES.
SO. ST. PAUL, MN

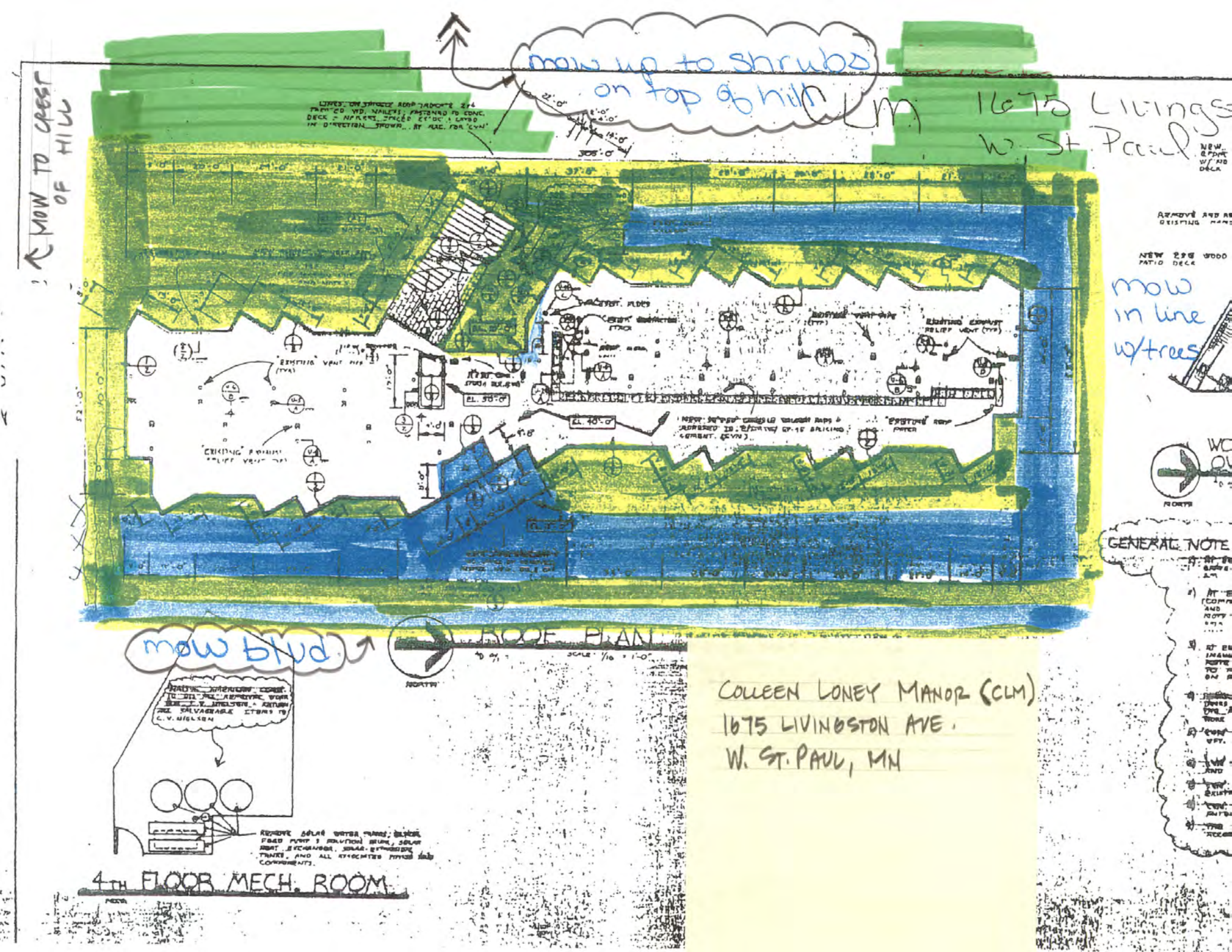


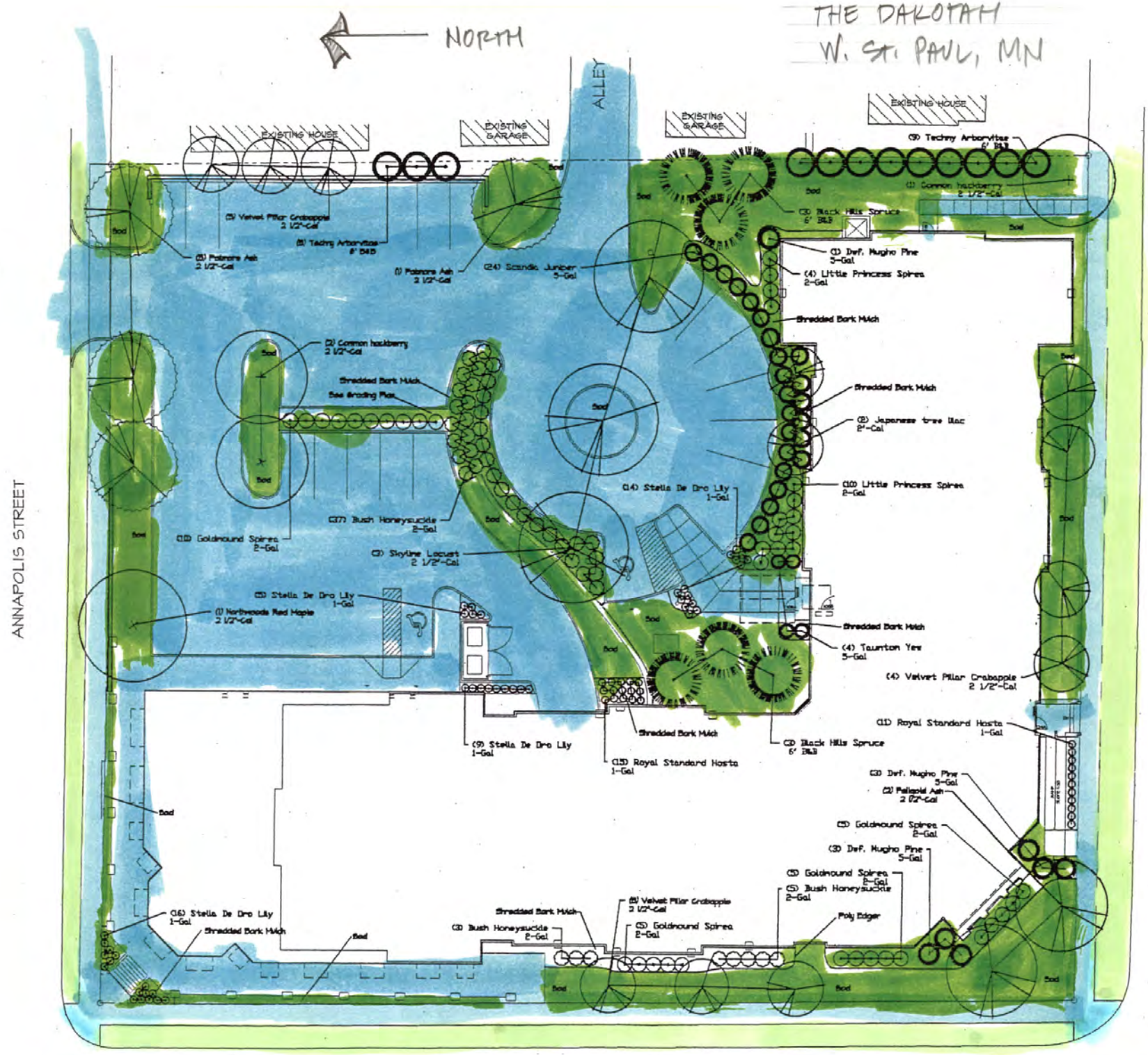
Thompson Heights Single Family Lots, SSP

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

Map Scale
1 inch = 100 feet
6/28/2017


FOLLOW.....SHRUBS
ARBOR W/ GARDEN FURNITURE BY OTHERS
WATER SPIGOT
NOTES:
GARDEN PLOTS TO RECEIVE:
MIN. 8" DEPTH OF EQUAL PARTS TOPSOIL AND FINELY GRADED CUMPOST.
DEFINE PLOTS WITH STEEL EDGER.
PATHS IN AND AROUND GARDEN TO BE COMPACTED CRUSHED LIMESTONE
18" DIAMETER ANNUAL BED:
SEPARATE FROM SHRUBS WITH POLYEDGER
INSTALL MIN. 8" DEPTH EQUALPARTS TOPSOIL AND FINELY GRADED COMPOST MIX
STAGGER ANNUALS 6" O.C.
3" LAYER FINELY SHREDDED HARDWOOD MULCH
EXISTING MATURE TREES TO BE PRUNED CONSULT LANDSCAPE ARCHITECT
HASKELL COURT
140 E. Haskell
W. St. Paul
NORTH
mow 1' behind pines
EXISTING TREE TO REMAIN & PROTECT TYP.
3 - TRANSPLANTED TREES
18" MAINTENANCE STRIP
TREE TO TRANSPLANT TYP.
HASKELL AVE.
New Developed area to be maintained Weekly
WEED WHIP BETWEEN TREES
weed whip between
EXISTING TREE TO REMAIN & PROTECT TYP.
EXISTING TREE MASS TO REMAIN & PROTECT TYP.

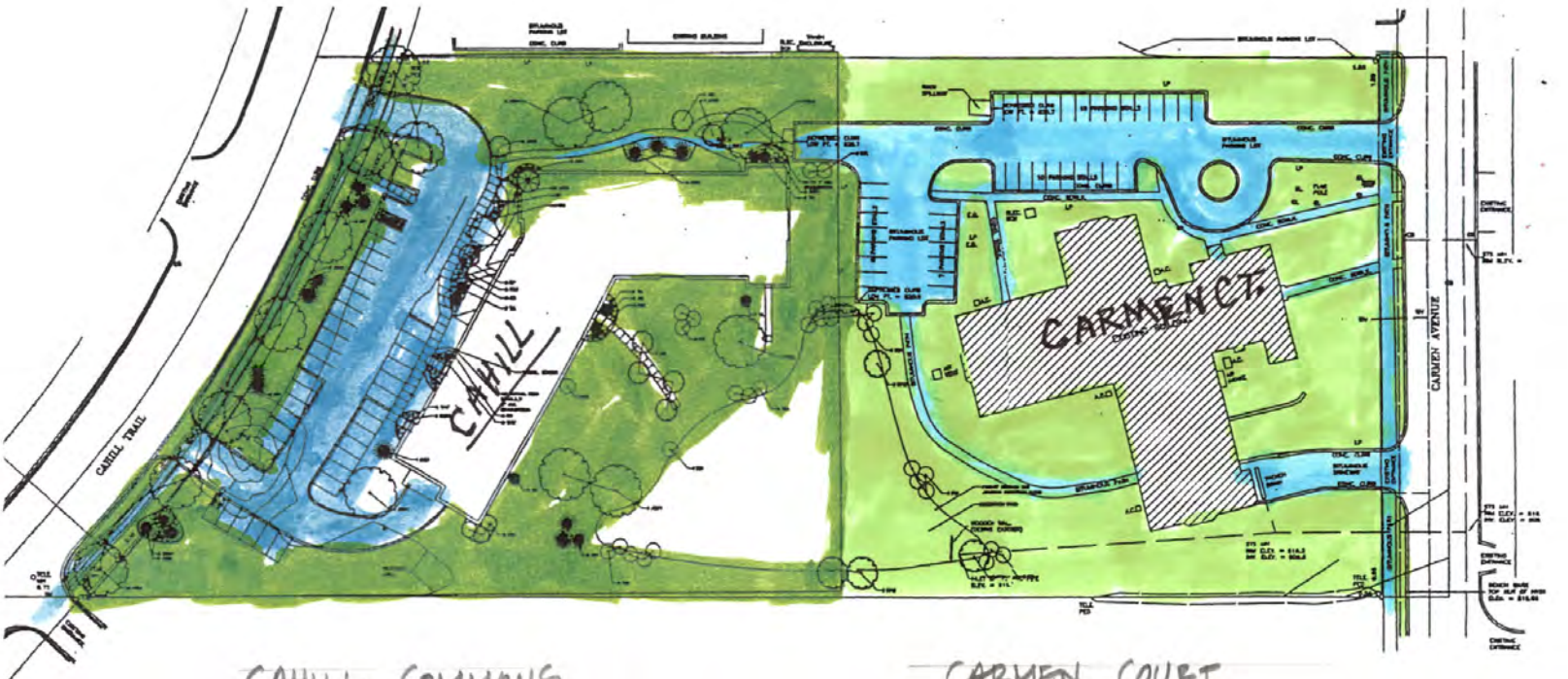

mow up to shrubs on top of hill
1675 Livings
W. St. Paul
MOW TO CREST OF HILL
mow in line w/trees
mow blvd
ROOF PLAN
4TH FLOOR MECH. ROOM
GENERAL NOTE
COLLEEN LONEY MANOR (CLM)
1675 LIVINGSTON AVE.
W. ST. PAUL, MN


THE DAKOTAH
W. ST. PAUL, MN
NORTH
ALLEY
EXISTING HOUSE
EXISTING GARAGE
EXISTING GARAGE
EXISTING HOUSE
ANNAPOLIS STREET
HURLEY STREET
(9) Techny Arborvitae 6' B&B
(1) Common Hackberry 2 1/2"-Cal
(2) Black Hills Spruce 6' B&B
(3) Velvet Pillar Crabapple 2 1/2"-Cal
(5) Techny Arborvitae 6' B&B
(5) Patmore Ash 2 1/2"-Cal
(1) Patmore Ash 2 1/2"-Cal
(24) Scandic Juniper 5-Gal
(1) Def. Mugho Pine 5-Gal
(4) Little Princess Spirea 2-Gal
Shredded Bark Mulch
(2) Common Hackberry 2 1/2"-Cal
Shredded Bark Mulch
See Grading Plan
Shredded Bark Mulch
(2) Japanese tree lilac 2'-Cal
(14) Stella De Oro Lily 1-Gal
(10) Little Princess Spirea 2-Gal
(17) Bush Honeysuckle 2-Gal
(10) Goldmound Spirea 2-Gal
(2) Skyline Locust 2 1/2"-Cal
(5) Stella De Oro Lily 1-Gal
(1) Northwoods Red Maple 2 1/2"-Cal
Shredded Bark Mulch
(4) Taunton Yew 5-Gal
(4) Velvet Pillar Crabapple 2 1/2"-Cal
(11) Royal Standard Hosta 1-Gal
(9) Stella De Oro Lily 1-Gal
(15) Royal Standard Hosta 1-Gal
Shredded Bark Mulch
(2) Black Hills Spruce 6' B&B
(3) Def. Mugho Pine 5-Gal
(2) Patmore Ash 2 1/2"-Cal
(5) Goldmound Spirea 2-Gal
(3) Def. Mugho Pine 5-Gal
(5) Goldmound Spirea 2-Gal
(5) Bush Honeysuckle 2-Gal
Poly Edger
(16) Stella De Oro Lily 1-Gal
Shredded Bark Mulch
Shredded Bark Mulch
(3) Bush Honeysuckle 2-Gal
(3) Velvet Pillar Crabapple 2 1/2"-Cal
(5) Goldmound Spirea 2-Gal
Sod

SPRUCE POINT
7801 - 7873 CHANDLER LN.
INVER GROVE HEIGHTS, MN

LAFAYETTE TOWN HOMES
4900 BONGARD WAY
INVER GROVE HEIGHTS, MN
(30 UNITS)

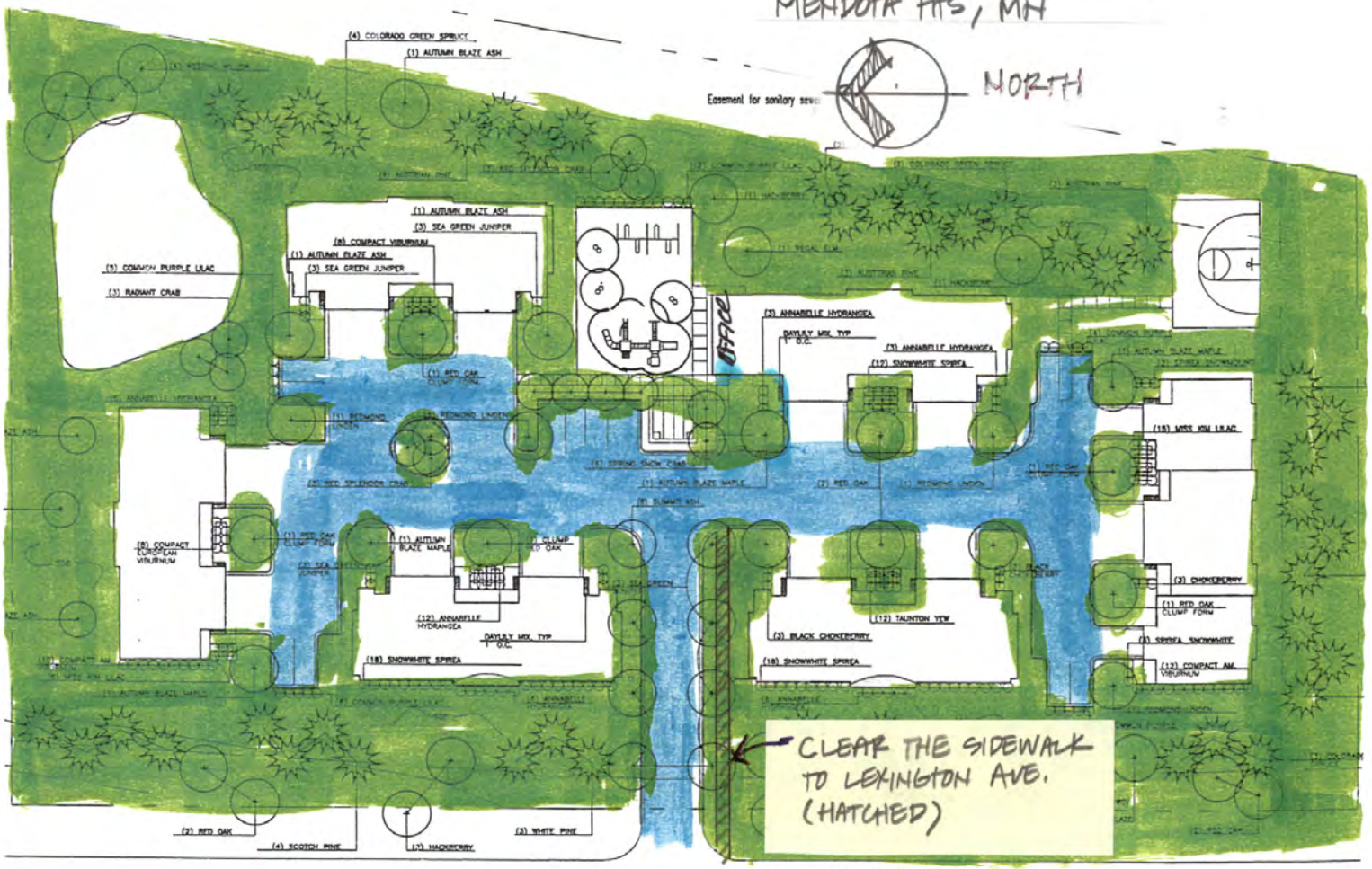
NORTH

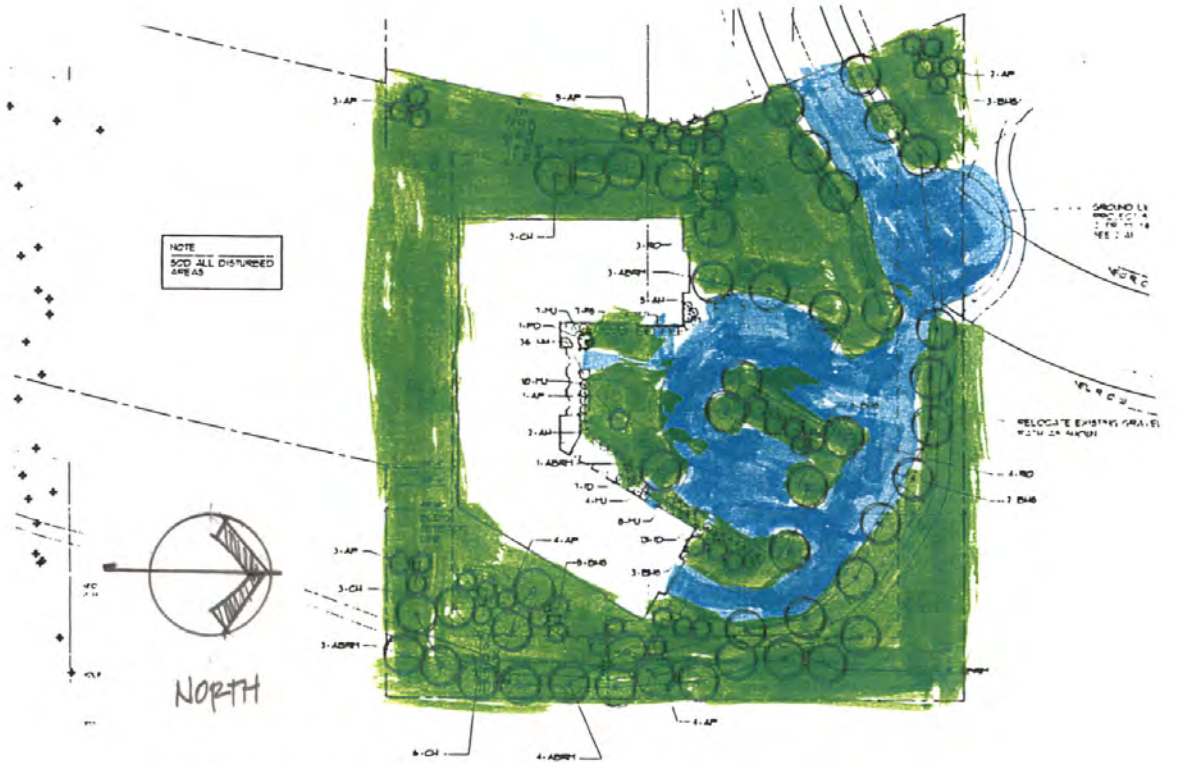


CAHILL COMMONS
5840 CAHILL AVE.
INVER GROVE HTS, MN

CARMEN COURT
5825 CARMEN CT.
INVER GROVE HTS, MN

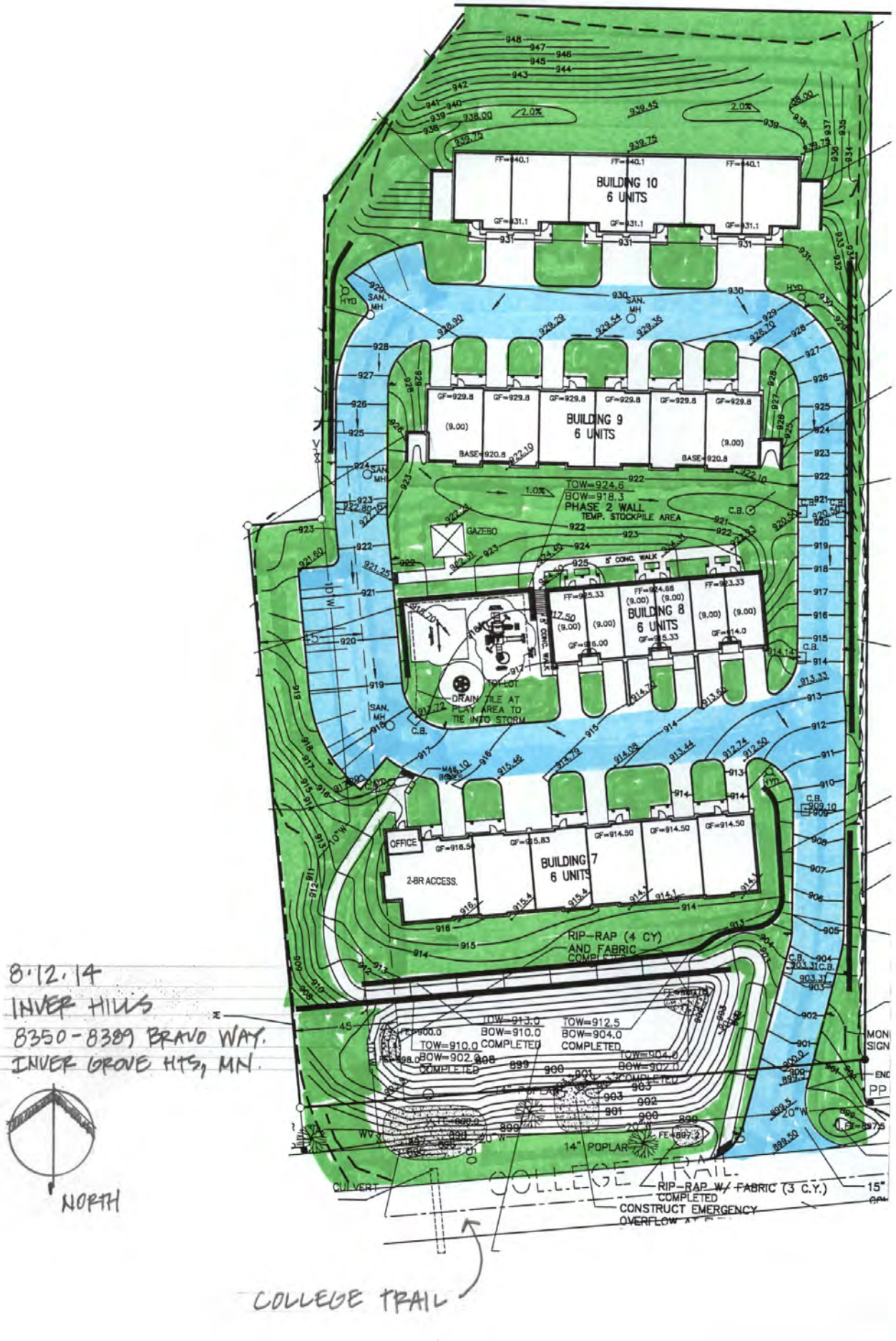
HILLSIDE GABLES
2400 - 2488 LEXINGTON AVE.
MENDOTA HTS, MN



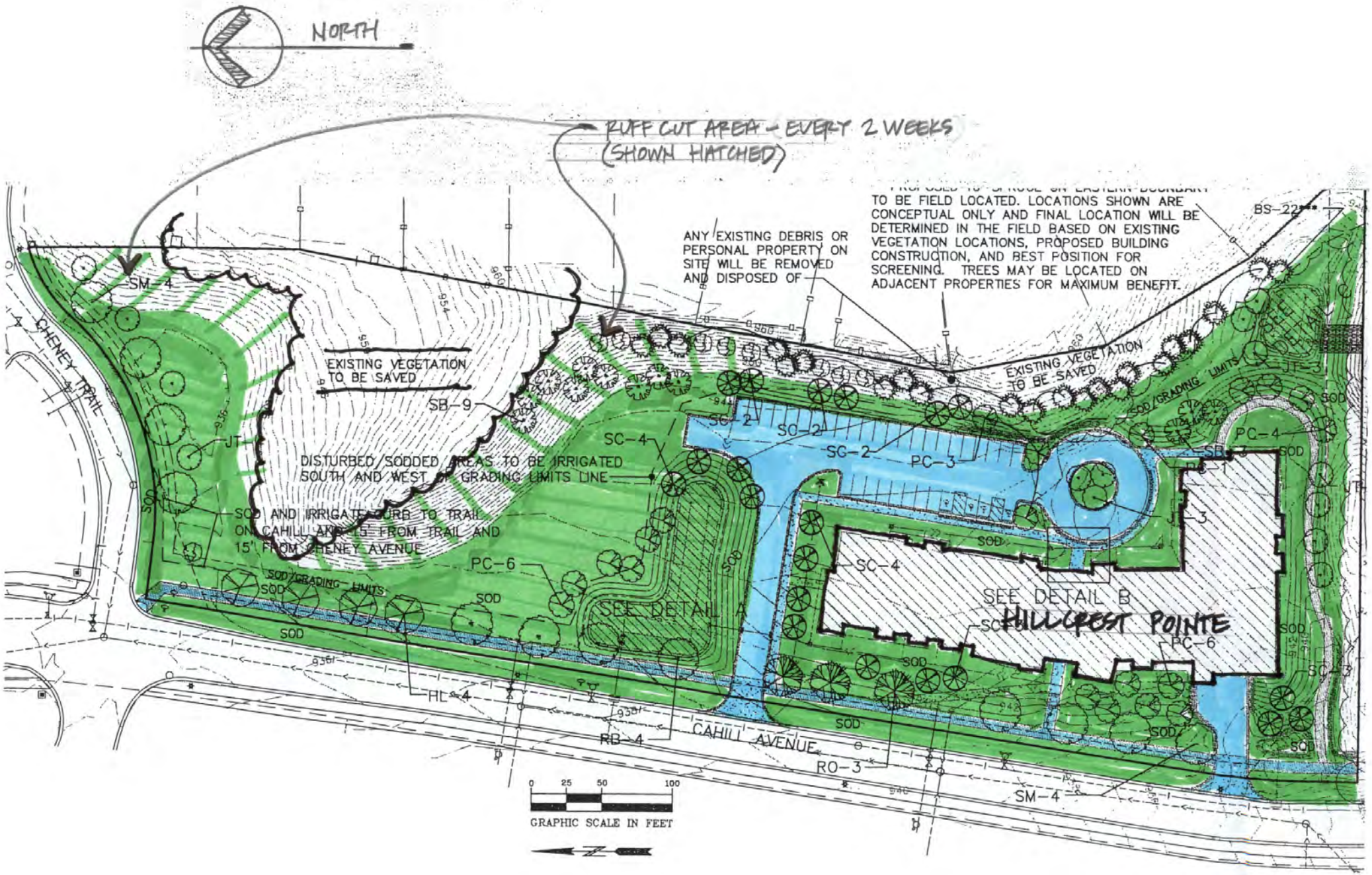


PARKVIEW PLAZA
730 SOUTH PLAZA DR.
MENDOTA HEIGHTS, MN

VILLAGE COMMONS
720 LINDEN ST.
MENDOTA HTS, MN.
NORTH
VILLAGE
COMMONS
SOD
4" WIDE ROCK MAINTENANCE STRIP TYP.
MONUMENT SIGN REFER TO ARCH. SHTS.
EDGER
SOD TO BIT. TRAIL
NORTH POND NWL = 868.0
WETLAND SEED MIX MNDOT 25 B REFER TO SPEC.


BUILDING 10
6 UNITS
BUILDING 9
6 UNITS
BUILDING 8
6 UNITS
BUILDING 7
6 UNITS
PHASE 2 WALL
TEMP. STOCKPILE AREA
GAZEBO
5' CONC. WALK
DRAIN TILE AT PLAY AREA TO TIE INTO STORM
OFFICE
2-BR ACCESS.
RIP-RAP (4 CY) AND FABRIC
RIP-RAP W/ FABRIC (3 C.Y.)
CONSTRUCT EMERGENCY OVERFLOW
14" POPLAR
COLLEGE TRAIL
CULVERT
SAN. MH
HYD
C.B.
8.12.14
INVER HILLS
8350-8389 BRAVO WAY.
INVER GROVE HTS, MN.
NORTH
COLLEGE TRAIL

HILLCREST POINTE
CHENEY TRAIL & CAHILL AVE.
INVER GROVE HEIGHTS, MN



NSP & 1

Development

Sites

Concord Properties, IGH

June 28, 2017

1:1,200

0 55 110 220 ft

0 15 30 60 m

Property Information

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

745 - 5th Avenue, South St. Paul

July 26, 2017

1:1,028

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Lot Dimensions

Tax Parcels

Parcels

Tax Parcel

Dedicated Right of Way

Water

Multi-owner Parcel

Water in Tax Parcel

Right of Way Easement

Pending New

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guarenteed. This is not a legal document and should not be substituted for a title search, appraisal, survey or for zoning verification.

1410 Evans Street, South St. Paul

July 26, 2017

1:1,028

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

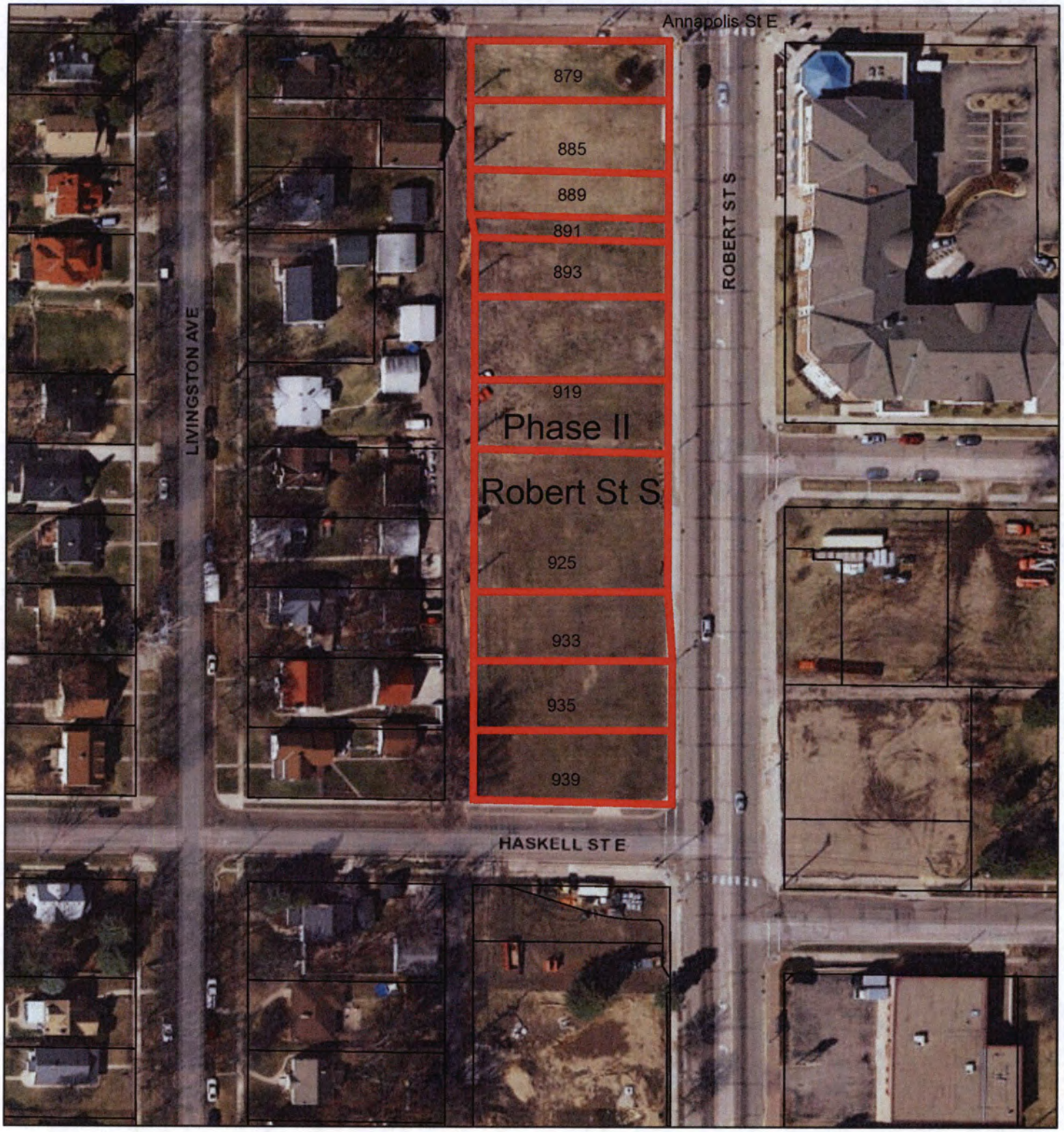
- Lot Dimensions
- Tax Parcels

Parcels

- Tax Parcel
- Dedicated Right of Way
- Water
- Multi-owner Parcel
- Water in Tax Parcel
- Right of Way Easement
- Pending New

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guarenteed. This is not a legal document and should not be substituted for a title search, appraisal, survey or for zoning verification.

879-933 Robert Street S, WSP



June 19, 2017

1:1,200

0 55 110 220 ft

0 15 30 60 m

Property Information

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

924-940 Robert St,, 125 Haskell, WSP

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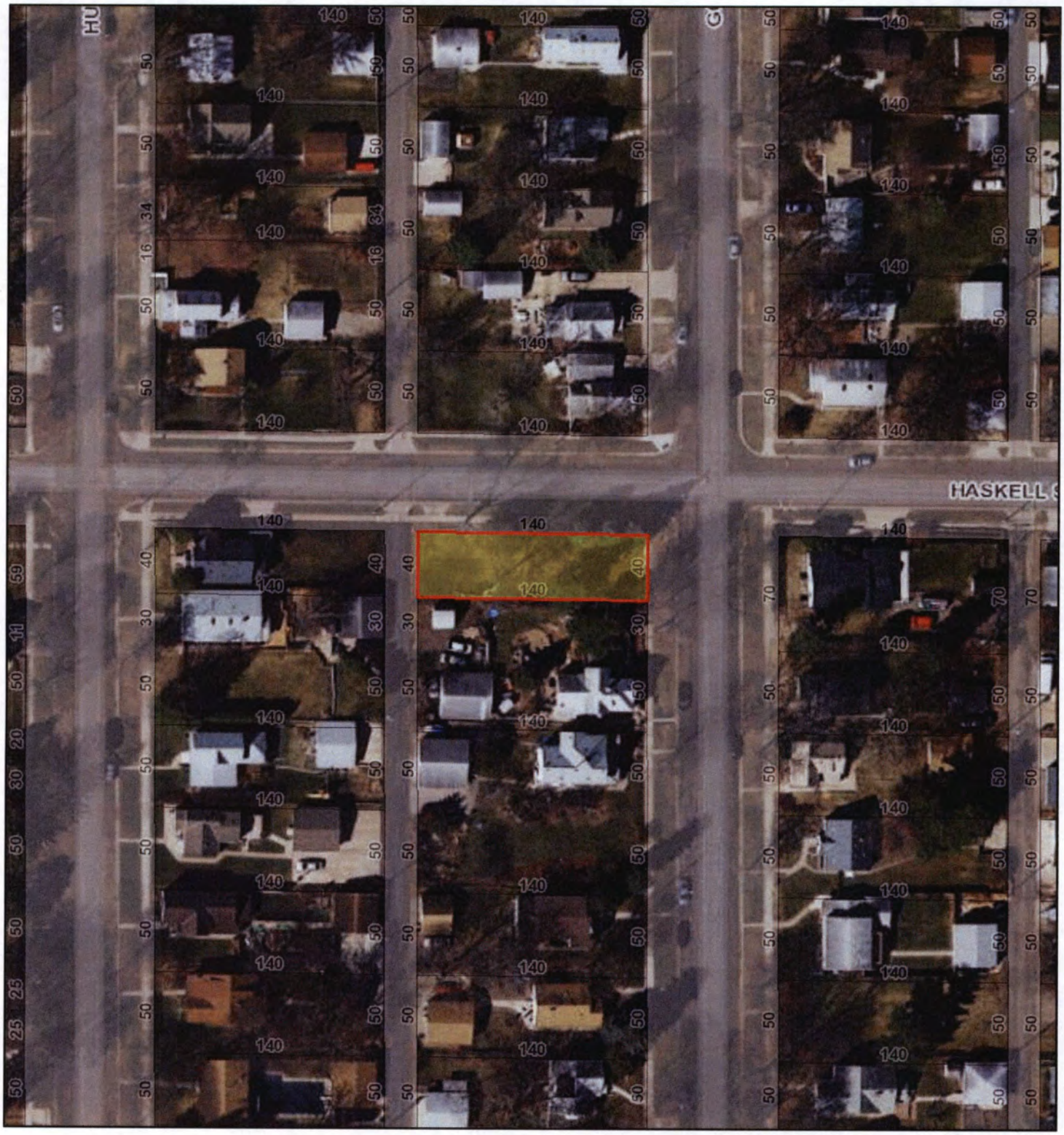
Map Scale
1 inch = 50 feet
6/28/2017

941 Gorman Avenue, West St. Paul



July 26, 2017

1:1,028

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

- Lot Dimensions
- Tax Parcels

Parcels

- Tax Parcel
- Dedicated Right of Way
- Water
- Multi-owner Parcel
- Water in Tax Parcel
- Right of Way Easement
- Pending New

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guarenteed. This is not a legal document and should not be substituted for a title search, appraisal, survey or for zoning verification.

966 Gorman Ave, West St. Paul

Dakota County

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Map Scale
1 inch = 50 feet
7/7/2017

1065 Gorman Ave, West St. Paul

Dakota County

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Map Scale
1 inch = 50 feet
7/7/2017

1079 Humboldt Ave, West St. Paul

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Map Scale
1 inch = 50 feet
7/7/2017

PLEASANT RIDGE
1324 - 1348 NO. FRONTAGE RD.
HASTINGS, MN

CLEAR PUBLIC SIDEWALK

WESTVIEW DRIVE

PLEASANT DRIVE

CLEAR FIRE LANE
(HATCHED)

THIS ROAD
"NORTH FRONTAGE RD"
TO BE CLEARED TO
THE SERVICE ROAD

CLEAR PUBLIC SIDEWALK (TYP.)

MARKET PLACE

← SOUTH FRONTAGE RD. →

Hastings Family Housing II

Hastings, MN
Washington County

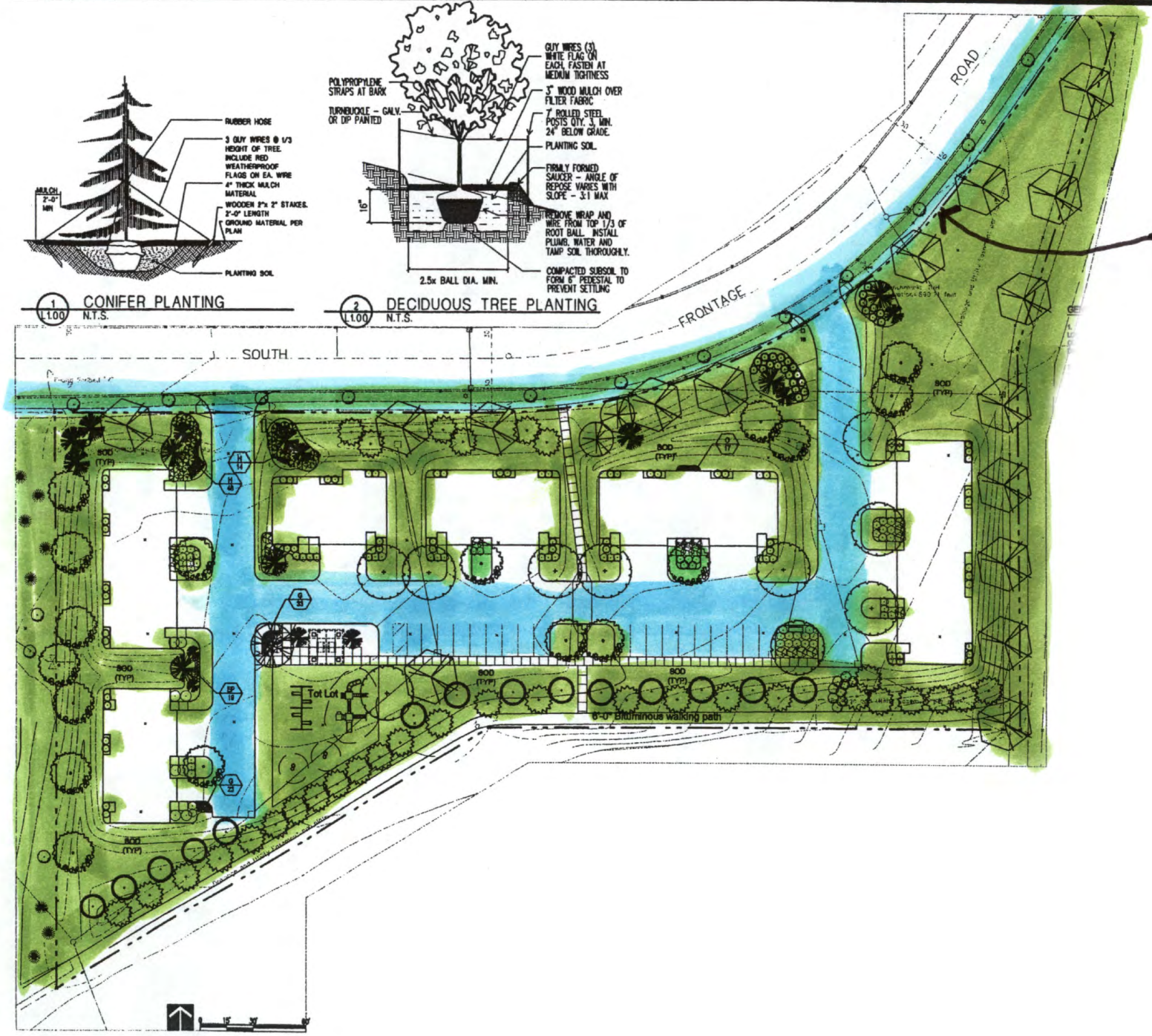
URS

Preliminary Landscape Plan

WEST Village Hastings

1 L1.00 CONIFER PLANTING N.T.S.

2 L1.00 DECIDUOUS TREE PLANTING N.T.S.



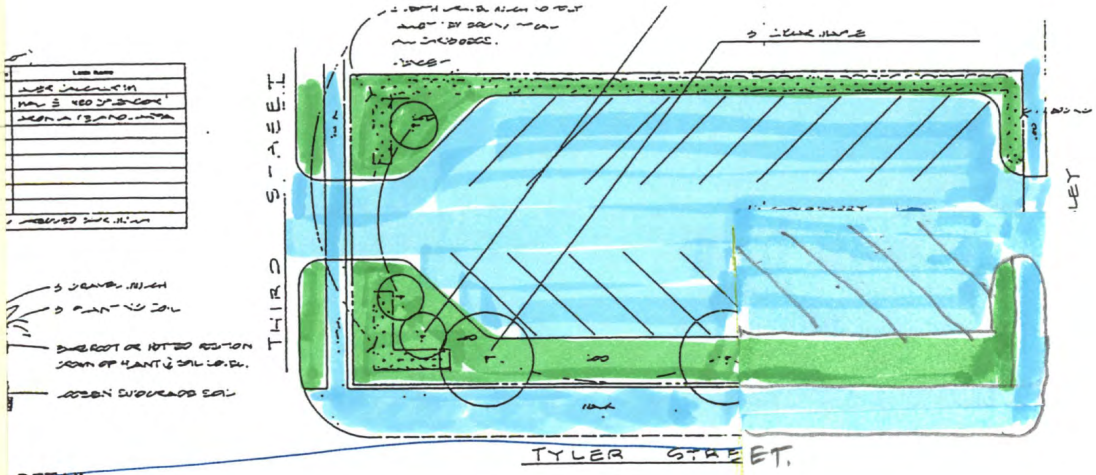
CLEAR PUBLIC SIDEWALK (TYP.)

WARNING:

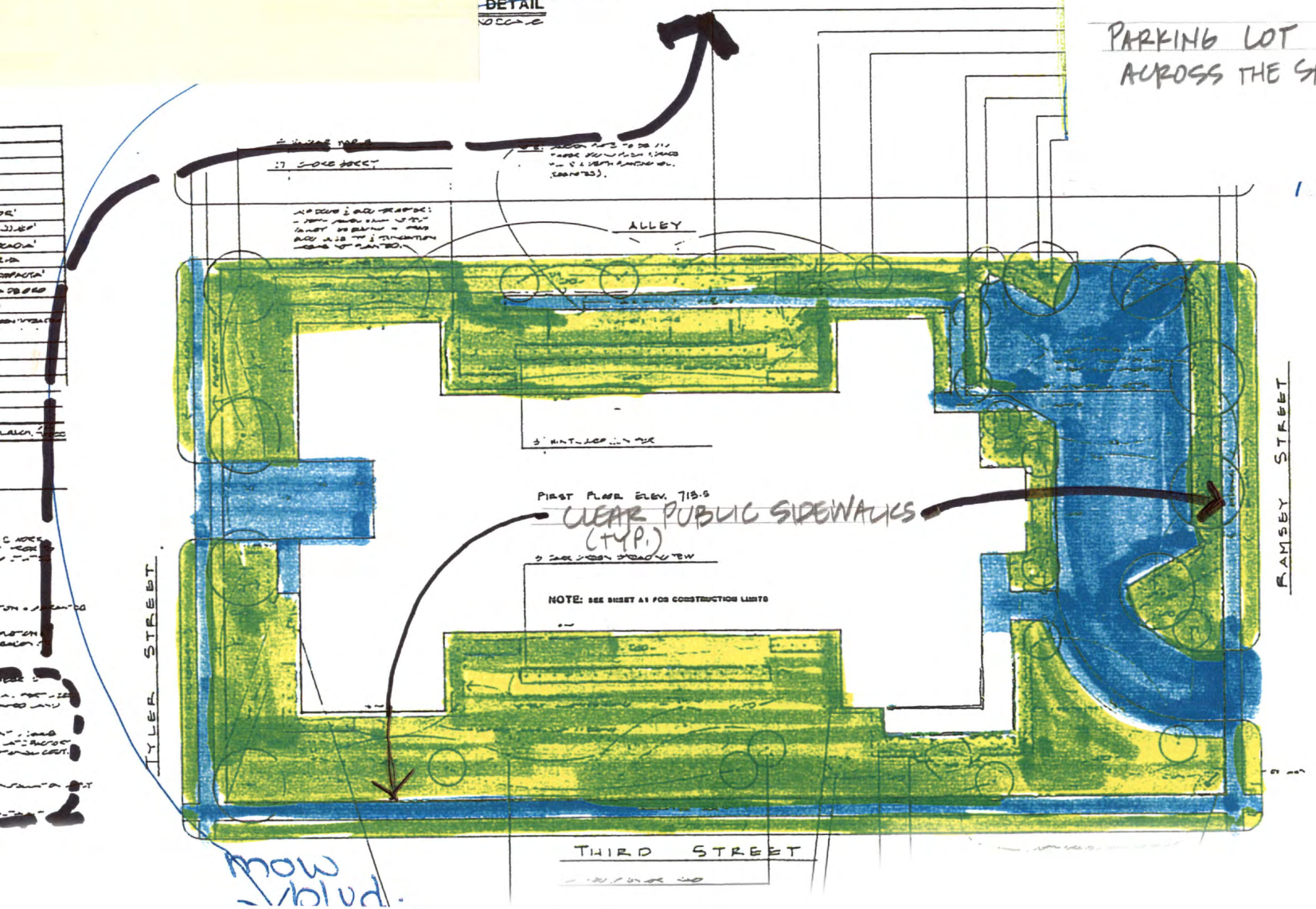
MISSISSIPPI TERRACE
301 RAMSEY ST.
HASTINGS, MN

NORTH

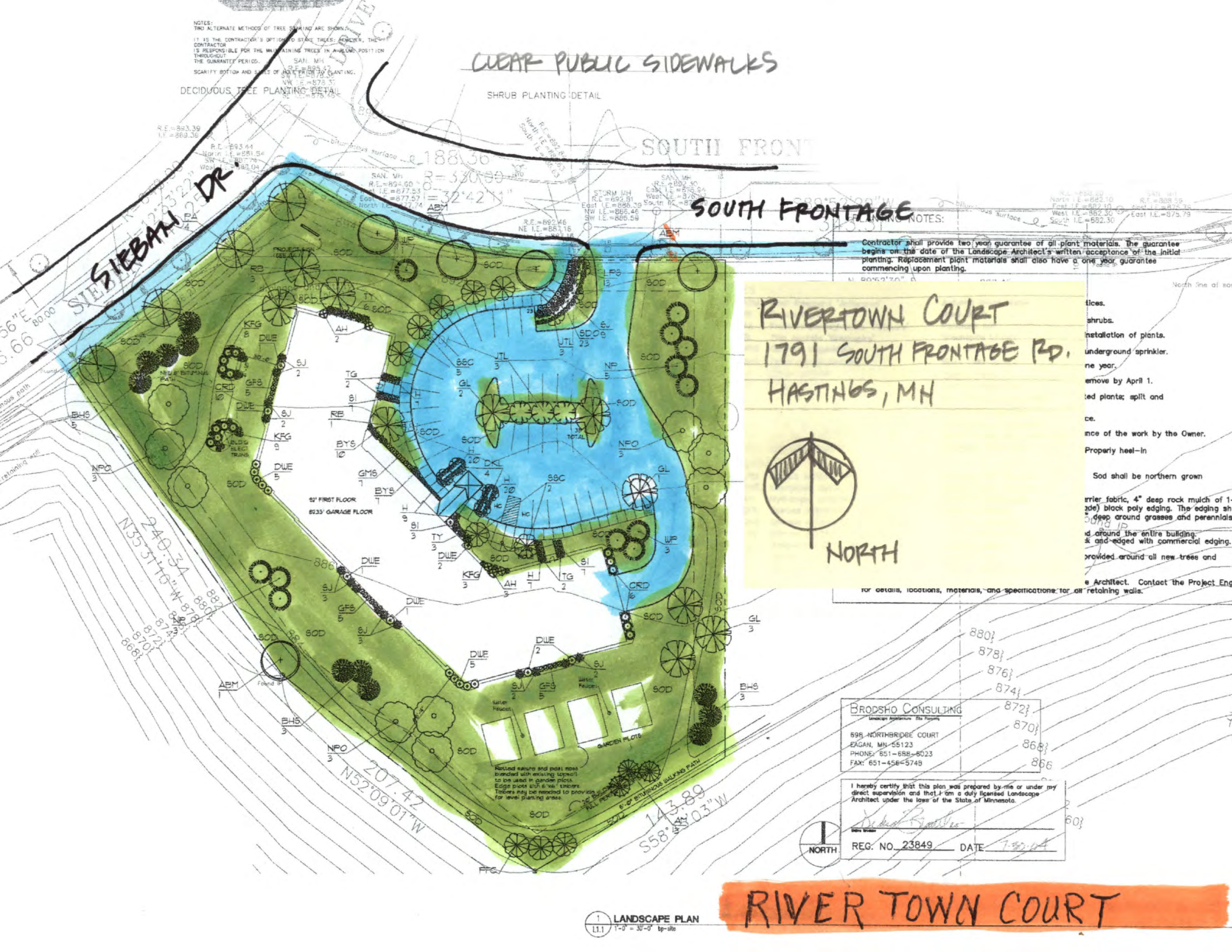
HASTINGS



PARKING LOT ACROSS THE STREET.



mow blvd.


CLEAR PUBLIC SIDEWALKS
SIEBALI DR
SOUTH FRONTAGE
SOUTH FRONT
DECIDUOUS TREE PLANTING DETAIL
SHRUB PLANTING DETAIL
PLANTING NOTES:
Contractor shall provide two year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.
RIVERTOWN COURT
1791 SOUTH FRONTAGE RD.
HASTINGS, MN
NORTH
52' FIRST FLOOR
8233' GARAGE FLOOR
GARDEN PLOTS
BRODSHO CONSULTING
Landscape Architecture Site Planning
698 NORTHBRIDGE COURT
EAGAN, MN 55123
PHONE: 651-688-8023
FAX: 651-456-5748
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.
REG. NO. 23849 DATE
NORTH
1 LANDSCAPE PLAN
L1.1 1"-0" = 30'-0" bp-site
RIVER TOWN COURT

H

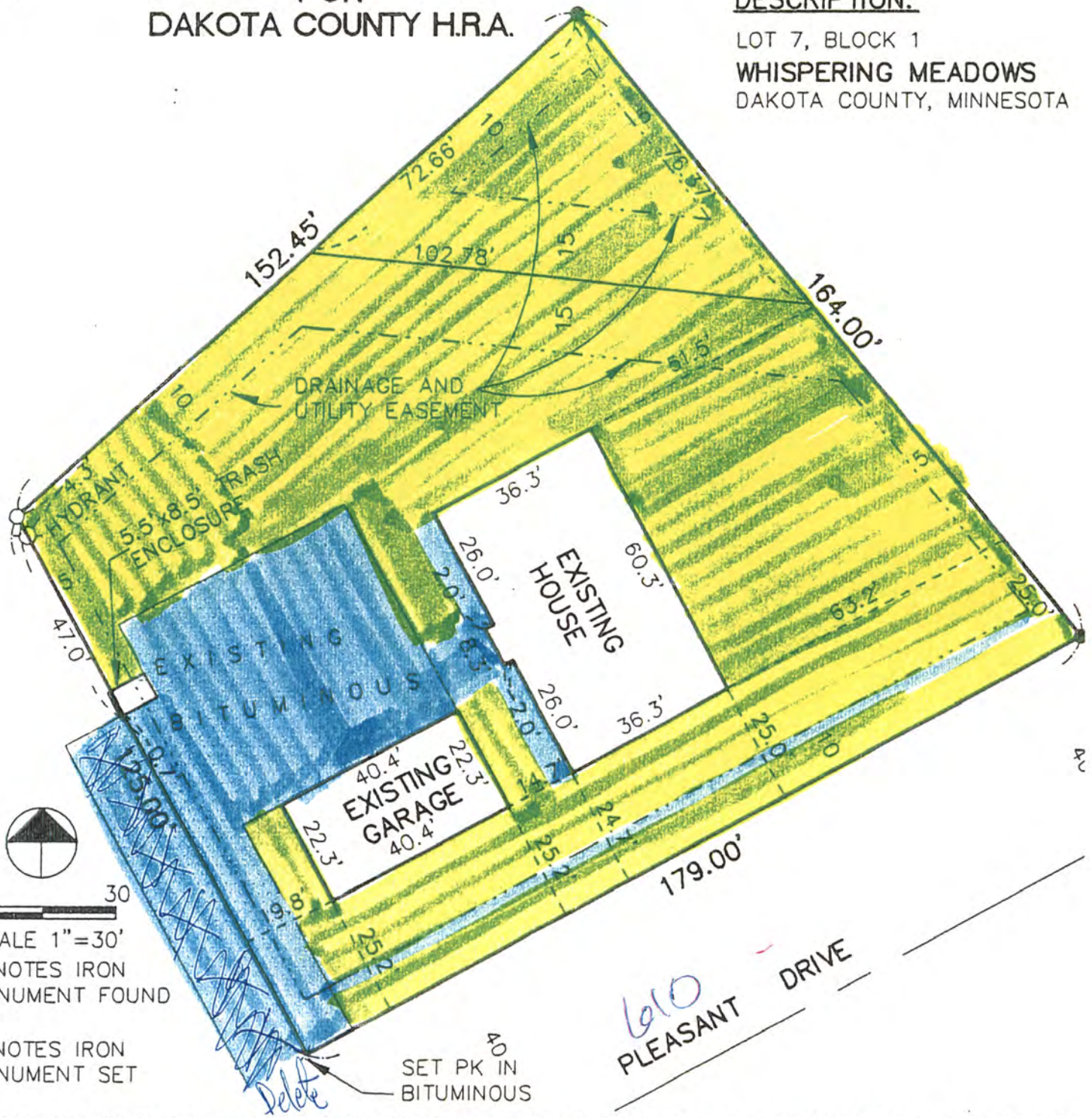
Land Surveying & Engineering, Inc.

9800 SHELLARD PARKWAY MINNEAPOLIS, MINNESOTA (612) 541-5684
1326 ENERGY PARK DRIVE ST. PAUL, MINNESOTA (612) 644-4389

CERTIFICATE OF SURVEY FOR DAKOTA COUNTY H.R.A.

DESCRIPTION:

LOT 7, BLOCK 1
WHISPERING MEADOWS
DAKOTA COUNTY, MINNESOTA



WE HEREBY CERIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY OF THE BOUNDARIES OF THE LAND DESCRIBED ABOVE AND THE LOCATION OF ALL BUILDINGS THEREON, AND ALL VISIBLE ENCROACHMENTS, IF ANY, FROM OR ON SAID LAND, THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

AS SURVEYED BY ME THIS 18TH DAY OF MAY 1994.

BY: Leonard G Ilarski MINNESOTA REGISTRATION NO. 15479

Job No. 530-021.43
Book 68 Page 31-33
Sec. 29 T. 115N R. 17W

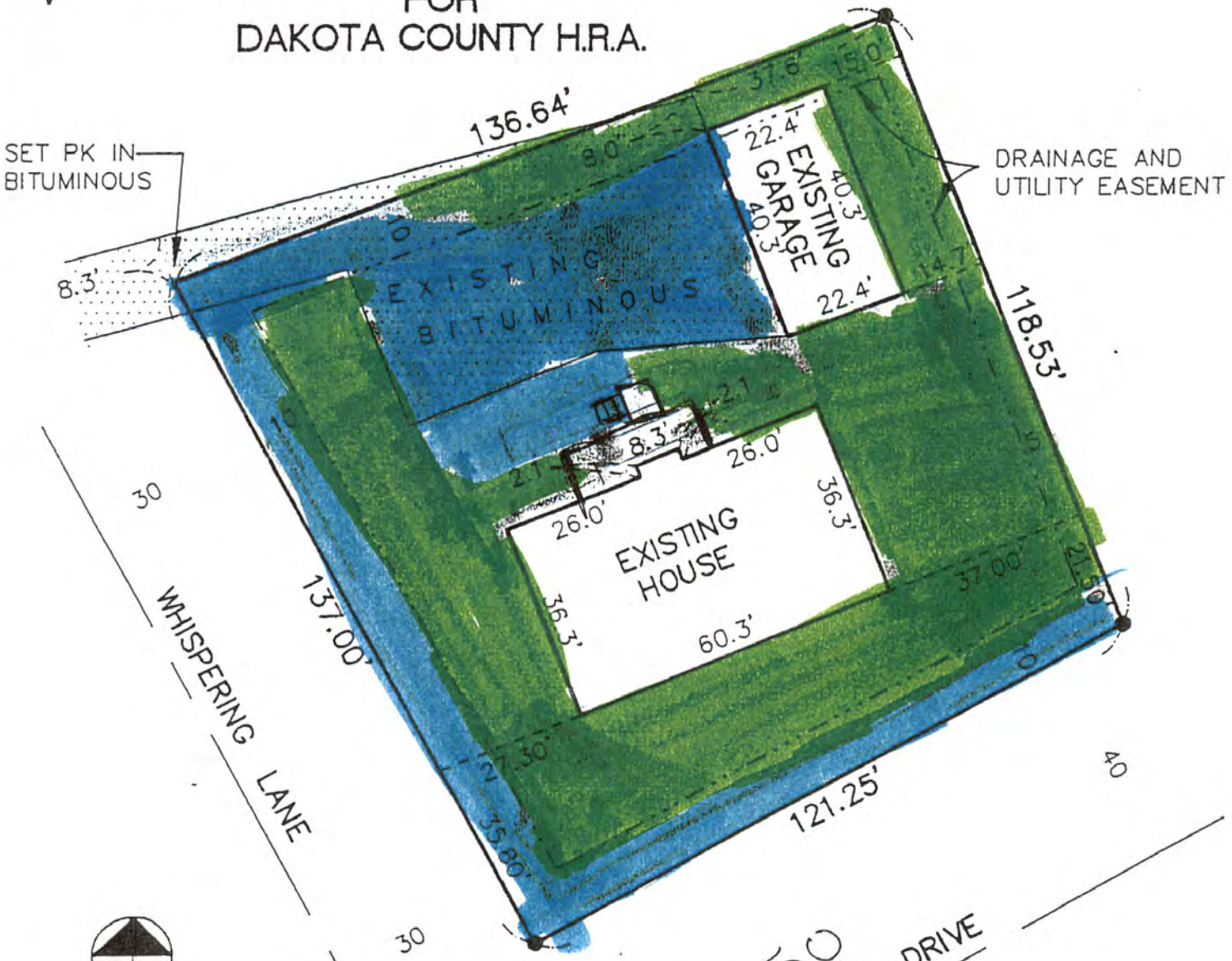
530-021

Land Surveying & Engineering, Inc.

9800 SHELLARD PARKWAY MINNEAPOLIS, MINNESOTA (612) 541-5684
1326 ENERGY PARK DRIVE ST. PAUL, MINNESOTA (612) 644-4389

G

CERTIFICATE OF SURVEY
FOR
DAKOTA COUNTY H.R.A.



0 30

SCALE 1"=30'

● DENOTES IRON MONUMENT FOUND

○ DENOTES IRON MONUMENT SET

DESCRIPTION:

LOT 3, BLOCK 1
WHISPERING MEADOWS
DAKOTA COUNTY, MINNESOTA

I HEREBY CERIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY OF THE BOUNDARIES OF THE D DESCRIBED ABOVE AND THE LOCATION OF ALL BUILDINGS THEREON, AND ALL VISIBLE ENCROACHMENTS, IF ANY, OR ON SAID LAND, THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

VEYED BY ME THIS 18TH DAY OF MAY 1994

Leonard Cislaski MINNESOTA REGISTRATION NO 15479

Job No. 530-021.43
Book 68 Page 31-33
Sec. 29 T. 115N R. 17W

415 5th St W, Hastings

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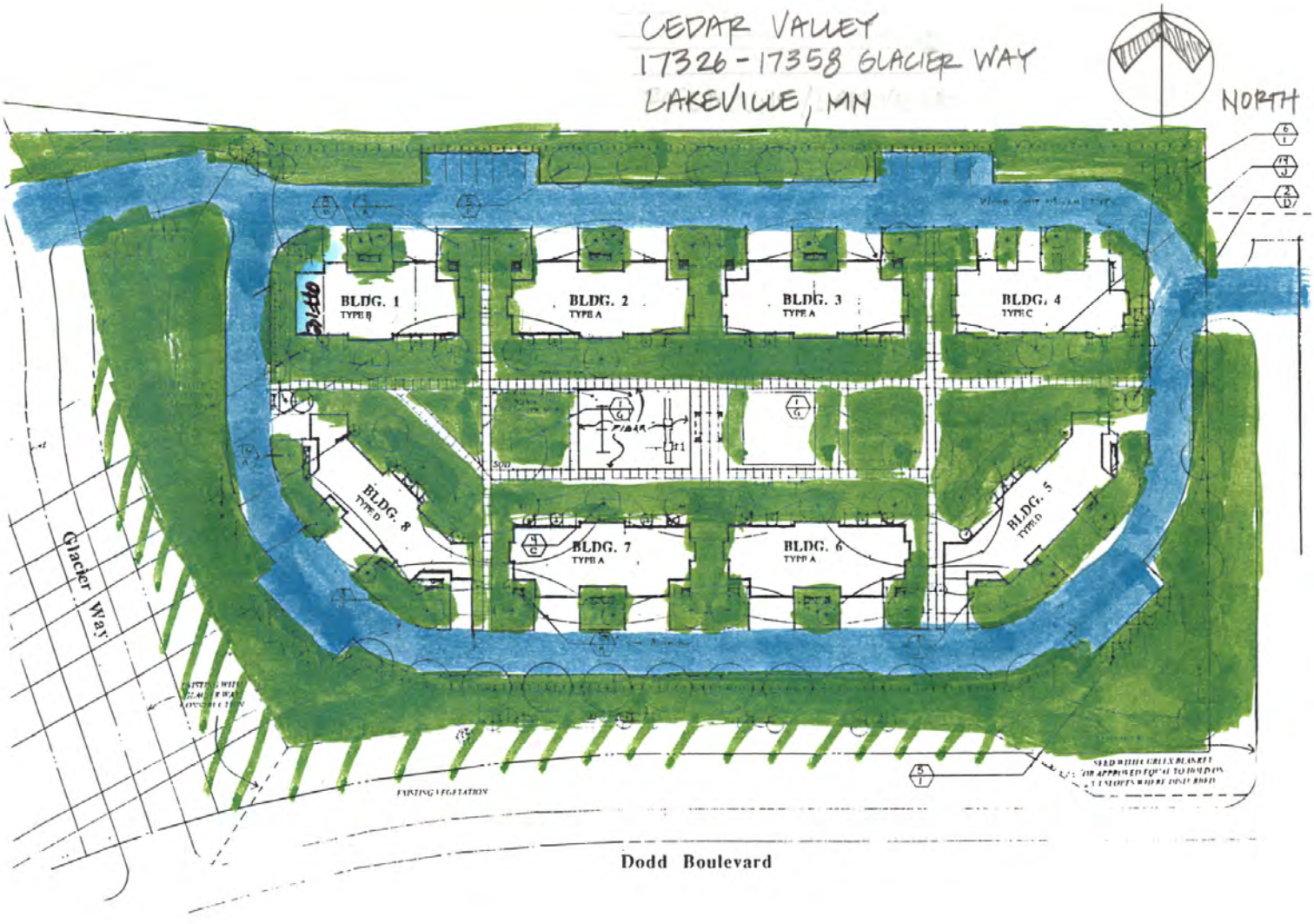
Map Scale
1 inch = 50 feet
7/7/2017

CEDAR VALLEY
17326 - 17358 GLACIER WAY
LAKEVILLE, MN



COUNTRY LANE
7754 - 7870 210th ST. W.
LAKEVILLE, MN

NORTH

RAILROAD
SOO LINE
MH
MH
Bldg. 1
Bldg. 2
Bldg. 3
Bldg. 4
Bldg. 5
Bldg. 6
Bldg. 7
Bldg. 8
SOD & IRRIGATE ALL AREAS WITHIN PROPERTY LINES THAT ARE NOT PAVEMENT, BUILDING OR SHRUB BEDS, TYP. ENTIRE SITE
SOD & IRRIGATE ALL AREAS TO BACK OF STREET CURB AND GUTTER AND THAT ARE NOT PAVEMENT, BUILDING OR SHRUB BEDS, TYP. ENTIRE SITE
SOD & IRRIGATE R.O.W. AREA. PLACE ALL HEADS AND PIPING ON CDA PROPERTY AND PROVIDE COVERAGE OF R.O.W.
SOD & IRRIGATE ALL AREAS TO BACK OF STREET CURB AND GUTTER AND THAT ARE NOT PAVEMENT, BUILDING OR SHRUB BEDS, TYP. ENTIRE SITE
RELOCATED TREE - 17 (SEE SHT. C-4)
RELOCATED TREE - 18 (SEE SHT. C-4)
SOD & IRRIGATE R.O.W. AREA. PLACE ALL HEADS AND PIPING ON CDA PROPERTY AND PROVIDE COVERAGE OF R.O.W.
P.P.
FENCE
P.P.
FENCE
HOUSE
HOUSE
HOUSE
203RD STREET WEST
Centerline of driveway to match centerline of existing street.
New Access with new curb apron
IBERIA AVE.
PRAIRIE CROSSING
20340 ICEFALL TRAIL
LAKEVILLE, MN
NORTH

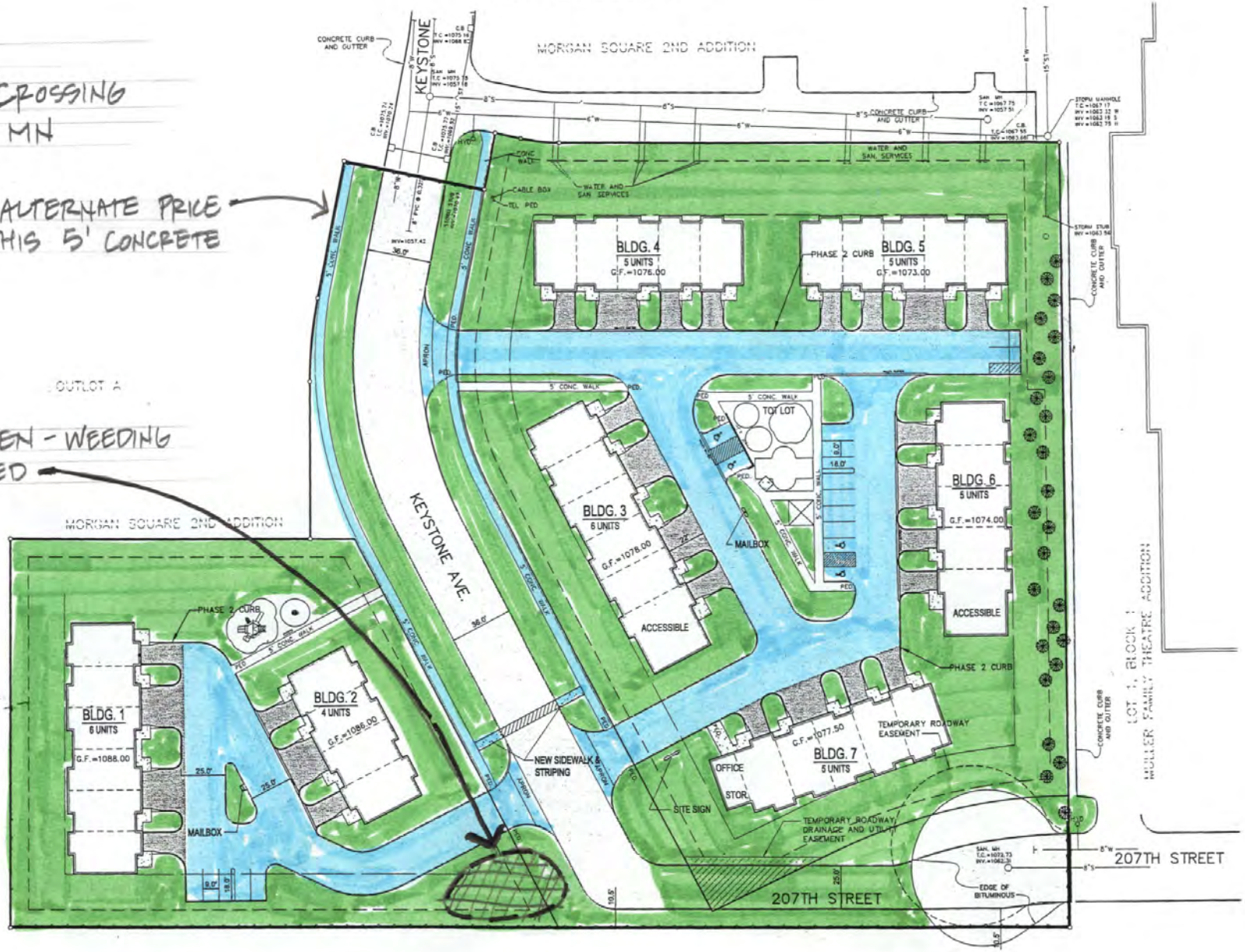
KEYSTONE CROSSING TOWNHOMES
SITE PLAN – PHASE 2
LAKEVILLE, MN

8.30.2016
KEYSTONE CROSSING
LAKEVILLE, MN

PROVIDE AN ALTERNATE PRICE TO CLEAR THIS 5' CONCRETE WALK.

OUTLOT A

RAIN GARDEN - WEEDING REQUIRED



WINSOR PLAZA
20827 HOWLAND AVE.
LAKEVILLE, MN

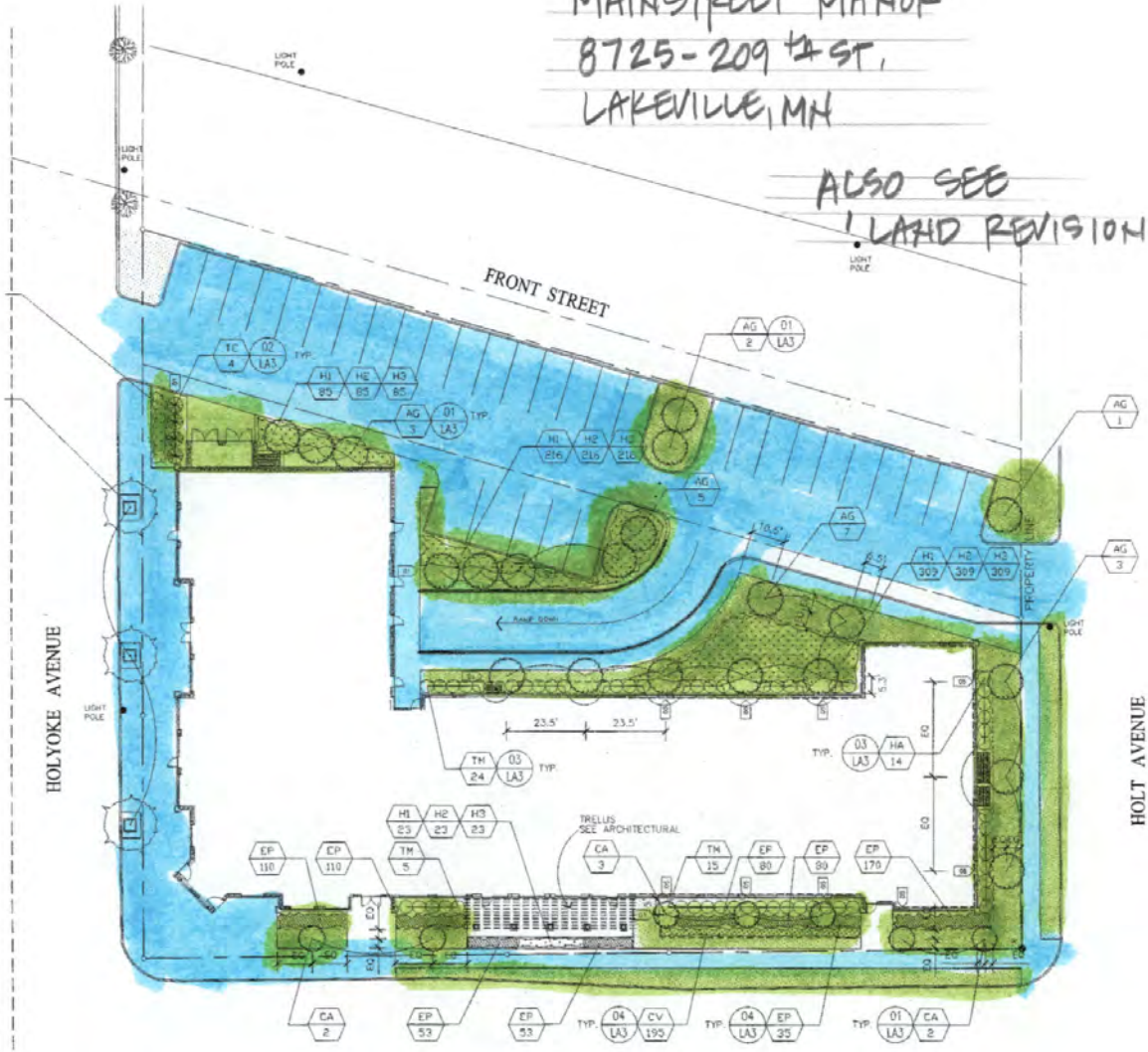
NORTH

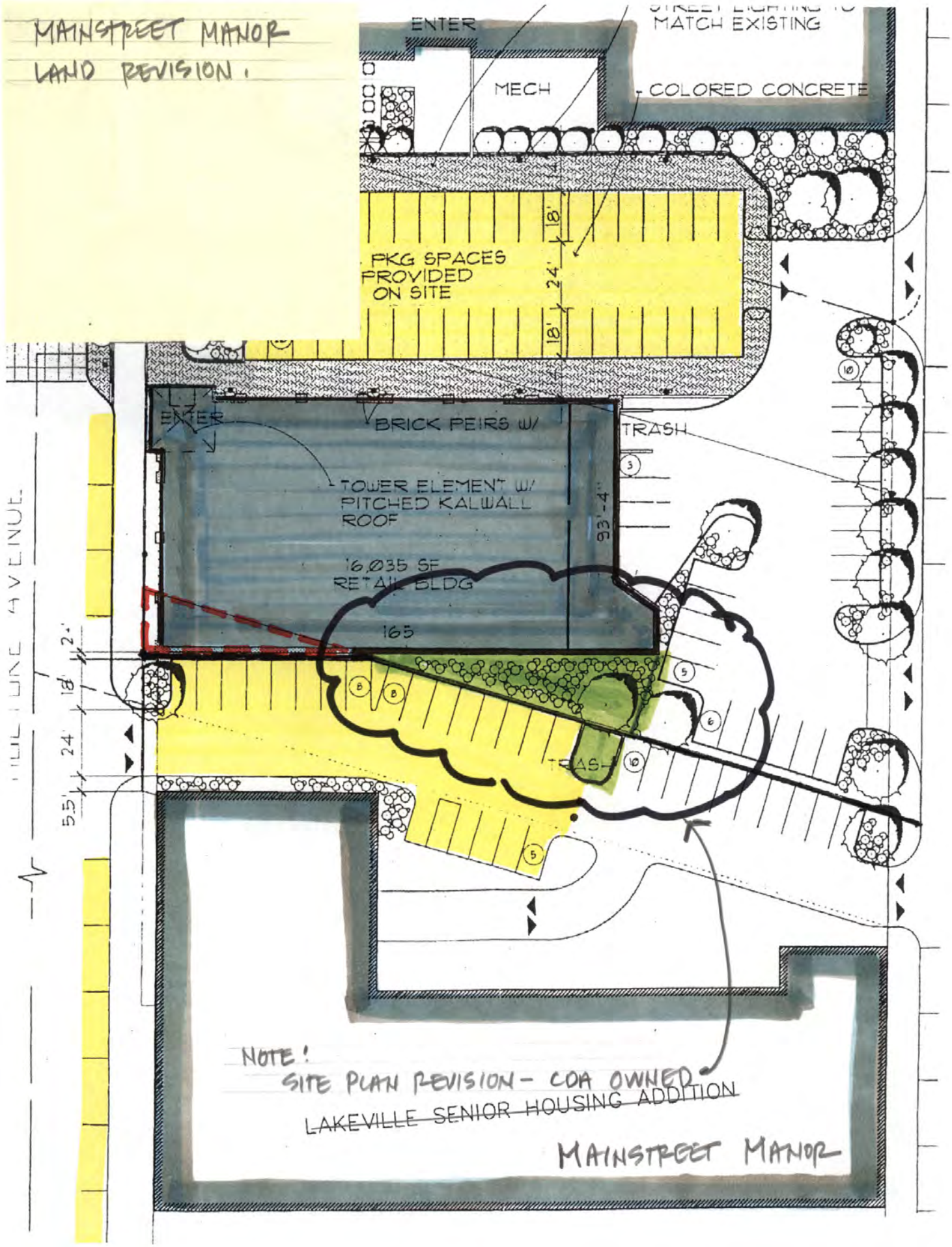
↑ HOWLAND AVE. ↓

20827 HOWLAND AVE
LAKEVILLE

MAINSTREET MANOR
8725 - 209 ½ ST.
LAKEVILLE, MN

ALSO SEE
'LAND REVISION'




MAINSTREET MANOR
LAND REVISION.
ENTER
MECH
MATCH EXISTING
COLORED CONCRETE
PKG SPACES PROVIDED ON SITE
18'
24'
18'
BRICK PEIRS W/
TOWER ELEMENT W/ PITCHED KALWALL ROOF
TRASH
93'-4"
16,035 SF RETAIL BLDG
165
TRASH
55'
NOTE!
SITE PLAN REVISION - COA OWNED
LAKEVILLE SENIOR HOUSING ADDITION
MAINSTREET MANOR

CROSSROADS
LAKEVILLE, MN

RAIN GARDEN
(DASHED)
CLEAR PATH
RAIN GARDEN
(DASHED)
JUNELLE PATH
7·27·2017
ARGONNE HILLS
17688 JUNELLE PATH
LAKEVILLE, MN
NORTH

IDEAL WAY TOWNHOMES
20008 - 20022 IDEAL WAY
LAKEVILLE, MN
NORTH
A
B
A
B
A
B
A
3-250
3-197
3-197
1-174
1-333
3-197
2-333
3-197
1-174
1-333
3-175
1-120
20008-20022 Ideal Way, Lakeville

MEADOWLARK
20904 - 20997
HOLIDAY AVE.
LAKEVILLE, MN
NORTH
HOUSE
HOUSE
HOUSE
LOT 1
SORENSON'S ADDITION
2
3
4
GARAGE
BUILDING
OFFICE
PUBLIC STREET
PRIVATE DRIVE
Bldg.1
Bldg.2
Bldg.3
Bldg.4
Bldg.5
Bldg.6
Bldg.7
Bldg.8
CONC. STOOP, TYP.
A.C. AREAS, TYP.
SOD
ADD ALT 1:
RAINGARDEN
POINT OF CONNECTION FOR IRRIGATION SYSTEM CONTROLLER SHALL BE LOCATED IN BUILDING UTILITY ROOM.
POINT OF CONNECTION FOR IRRIGATION SYSTEM
BIORETENTION BASIN
POND
POND EDGE: SEED BASIN SLOPES. EXTEND SEEDING 2.0' BELOW AND 4.0' ABOVE THE H.W.L.; REFER TO CIVIL FOR EROSION CONTROL
CONC. WALK
RAILRO
BITUM PARI
CLEAR SIDEWALK
SCALE IN F
0
40

Dakota County Real Estate Inquiry

Data Updated 7/17/2008.

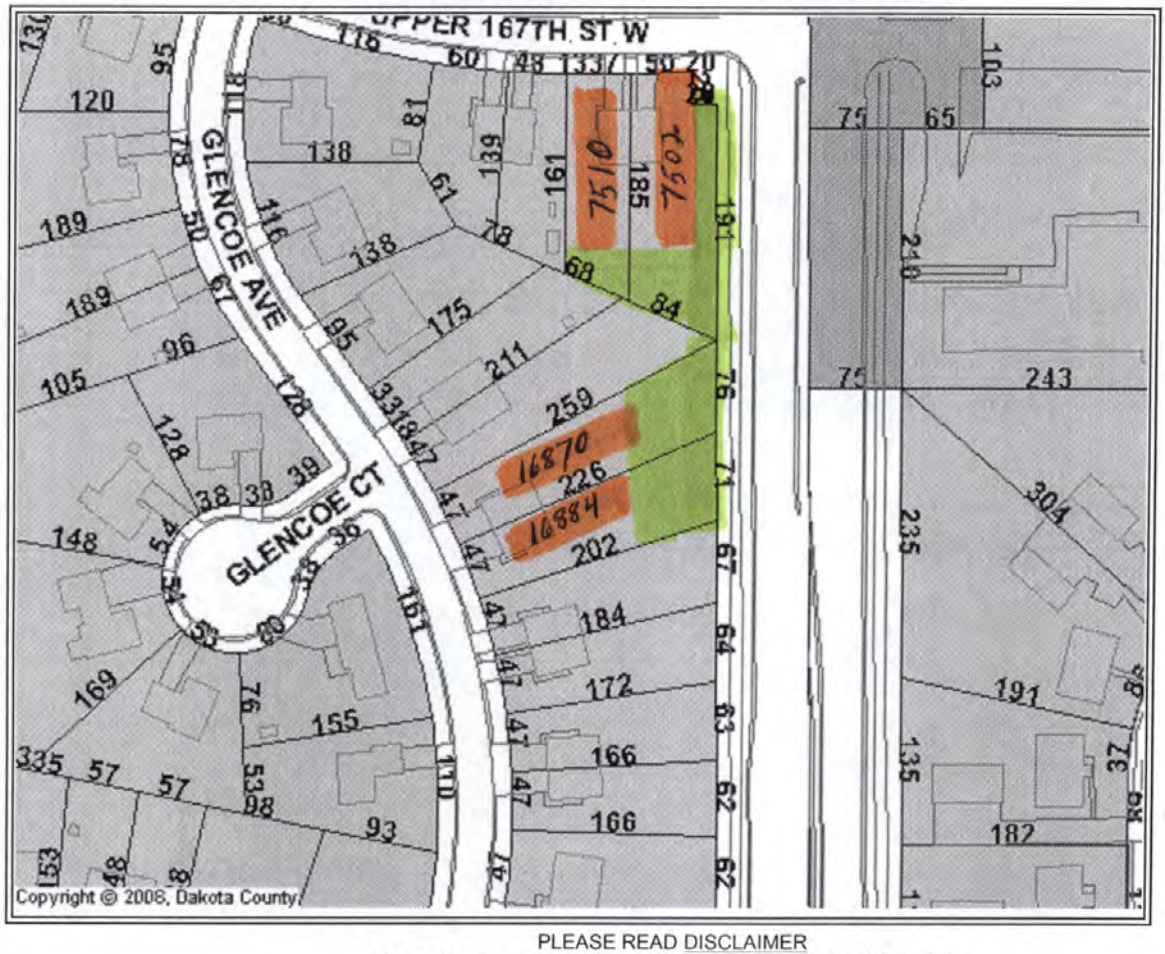
Need Help? What's New?

Map navigation

Select option and click on map:

Zoom In | Zoom Out | Pan | Identify

Show Full County Map | Small Map



PLEASE READ DISCLAIMER

This application was developed by the Dakota County Office of GIS
in cooperation with Assessing Services and the Property Taxation & Records Departments

Dakota COUNTY

Click on the Dakota County Logo above to return to the home page

16870-84 GLENCOE
7502-10 UPPER 167th ST.

NORTH

8770 210th St, Lakeville

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Map Scale
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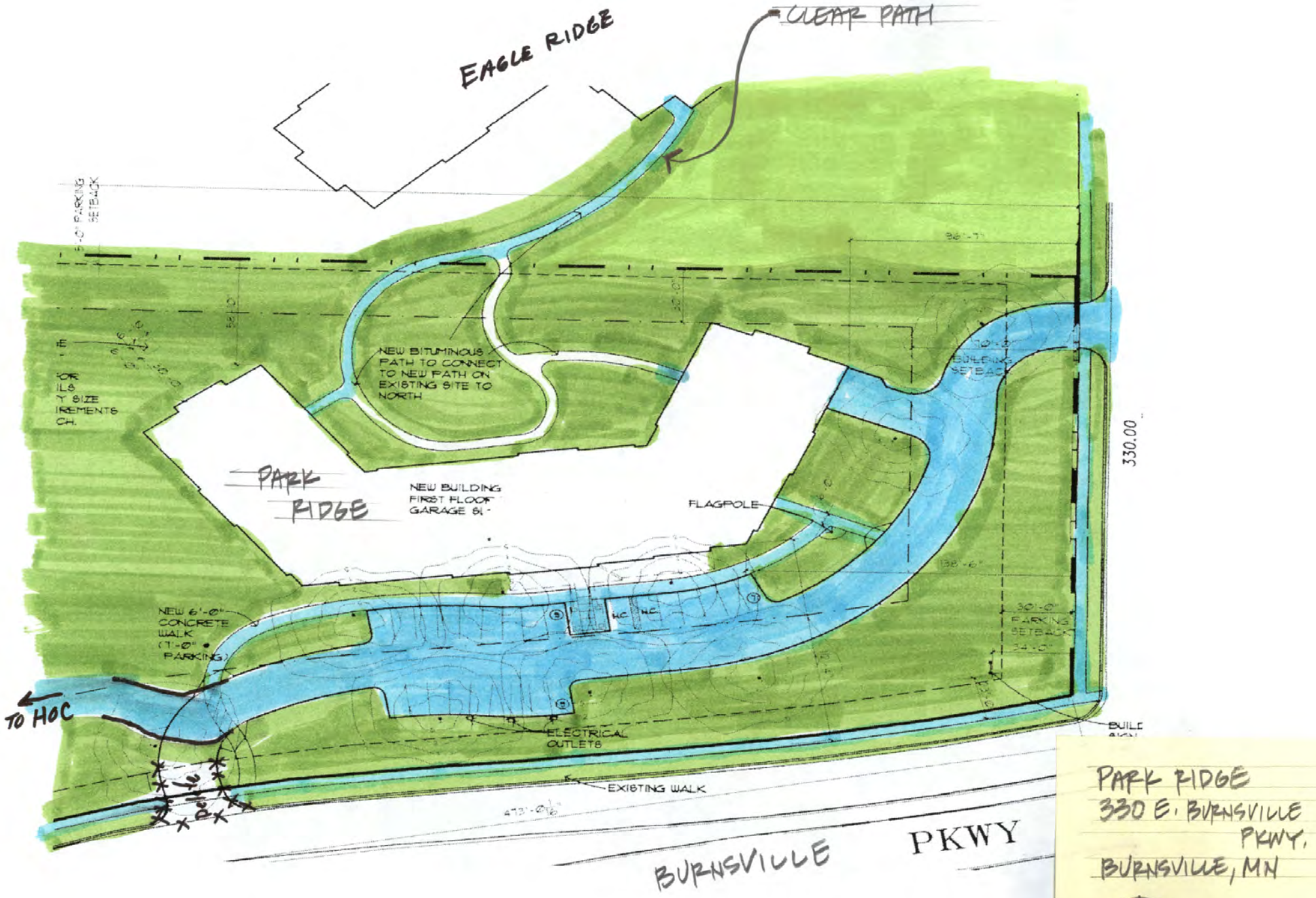
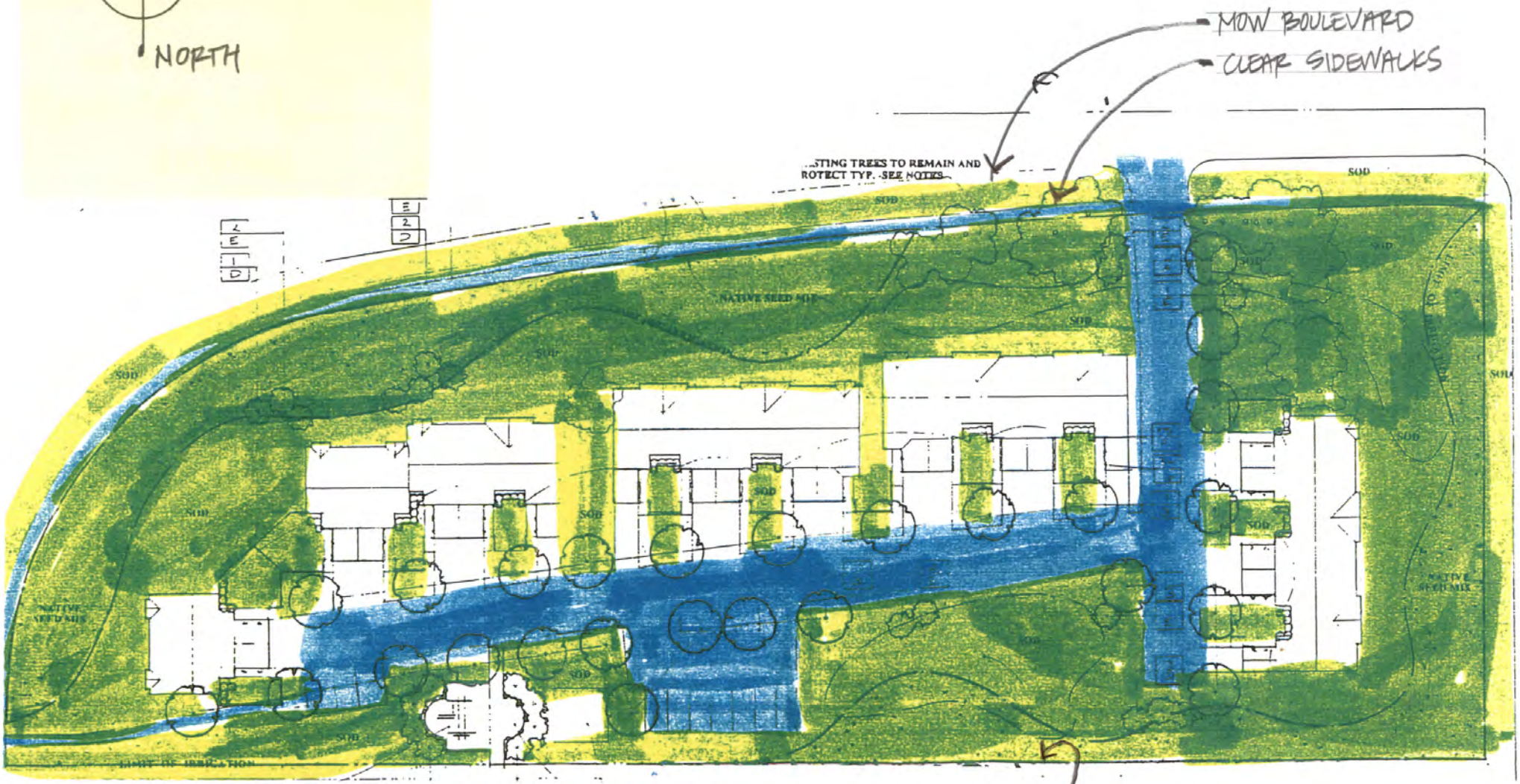
6/29/2017

EAGLE RIDGE
12600 EAGLE RIDGE PWKY.
BURNSVILLE, MN


EAGLE RIDGE
CLEAR PATH
NEW BITUMINOUS PATH TO CONNECT TO NEW PATH ON EXISTING SITE TO NORTH
PARK RIDGE
NEW BUILDING FIRST FLOOR GARAGE 61'-
FLAGPOLE
NEW 6'-0" CONCRETE WALK (7'-0" PARKING)
TO HOC
ELECTRICAL OUTLETS
EXISTING WALK
330.00
BURNSVILLE PKWY
PARK RIDGE
330 E. BURNSVILLE PKWY.
BURNSVILLE, MN
NORTH

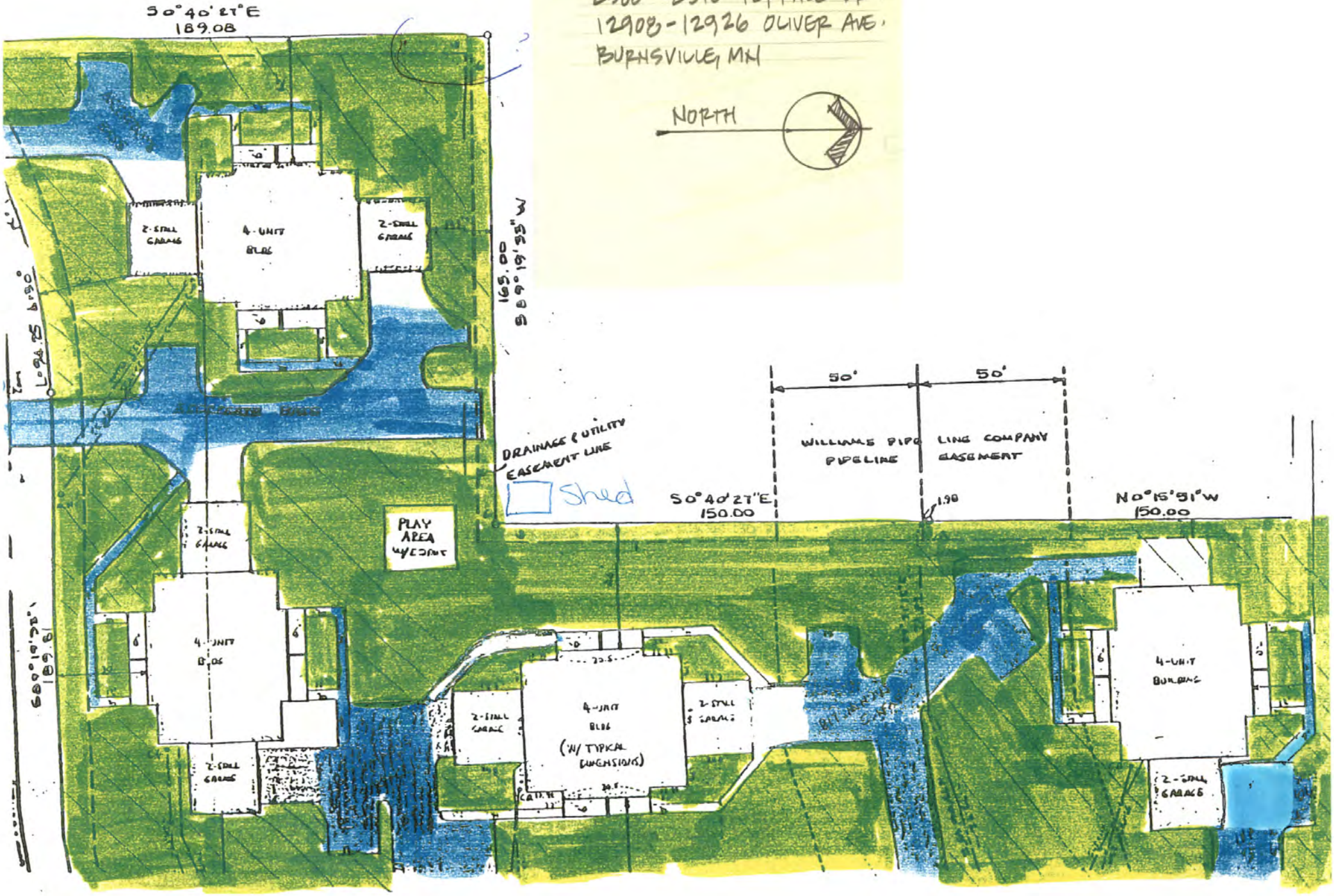
PARKSIDE TOWNHOMES
1401 - 1422 - 122ND ST.
BURNSVILLE, MN

NORTH



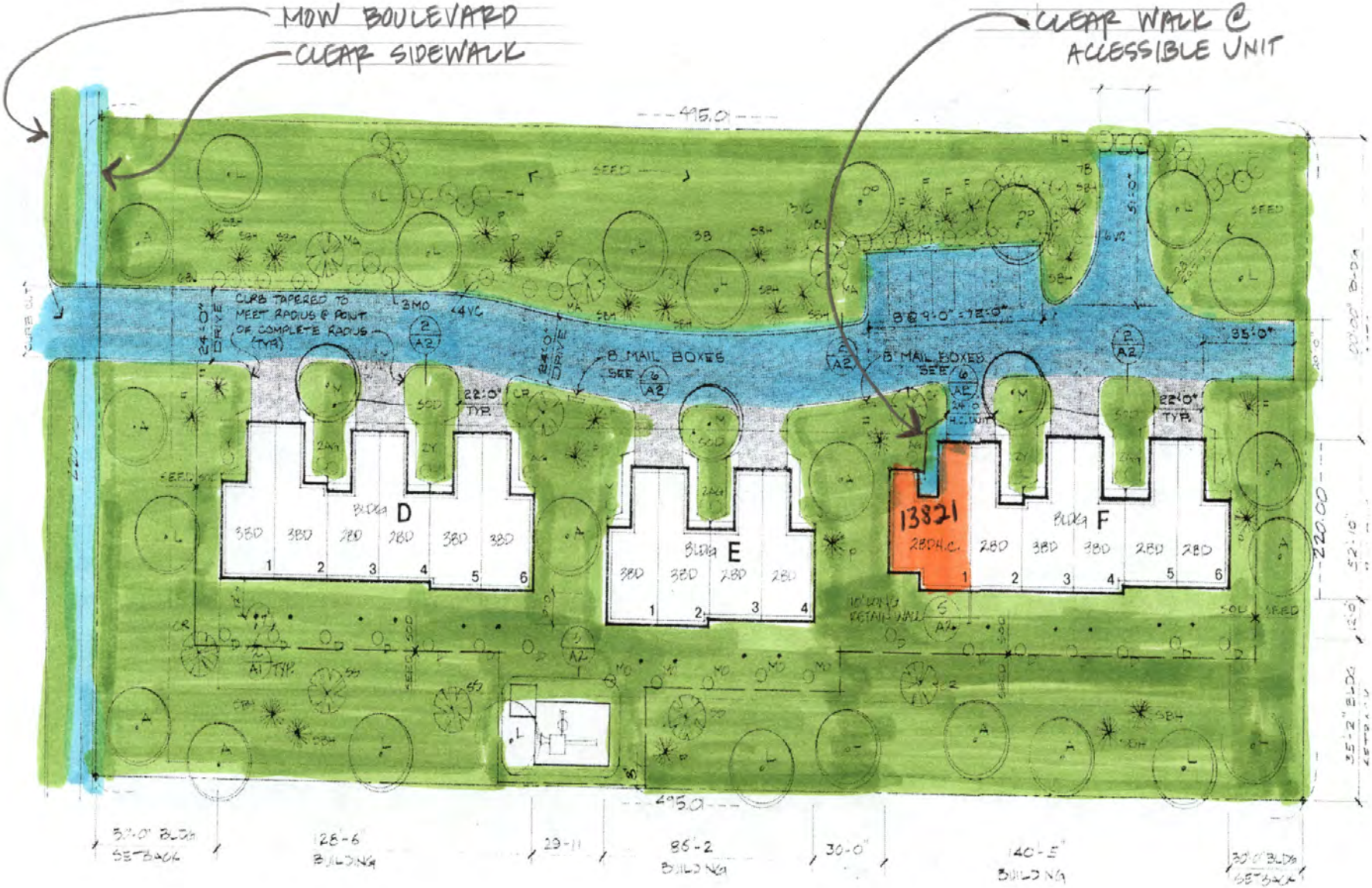
HEART OF THE CITY
129 E. TRAVELERS TRAIL
BURNSVILLE, MN

OLIVER - TERRACE
2300 - 2310 TERRACE DR.
12908 - 12926 OLIVER AVE.
BURNSVILLE, MN



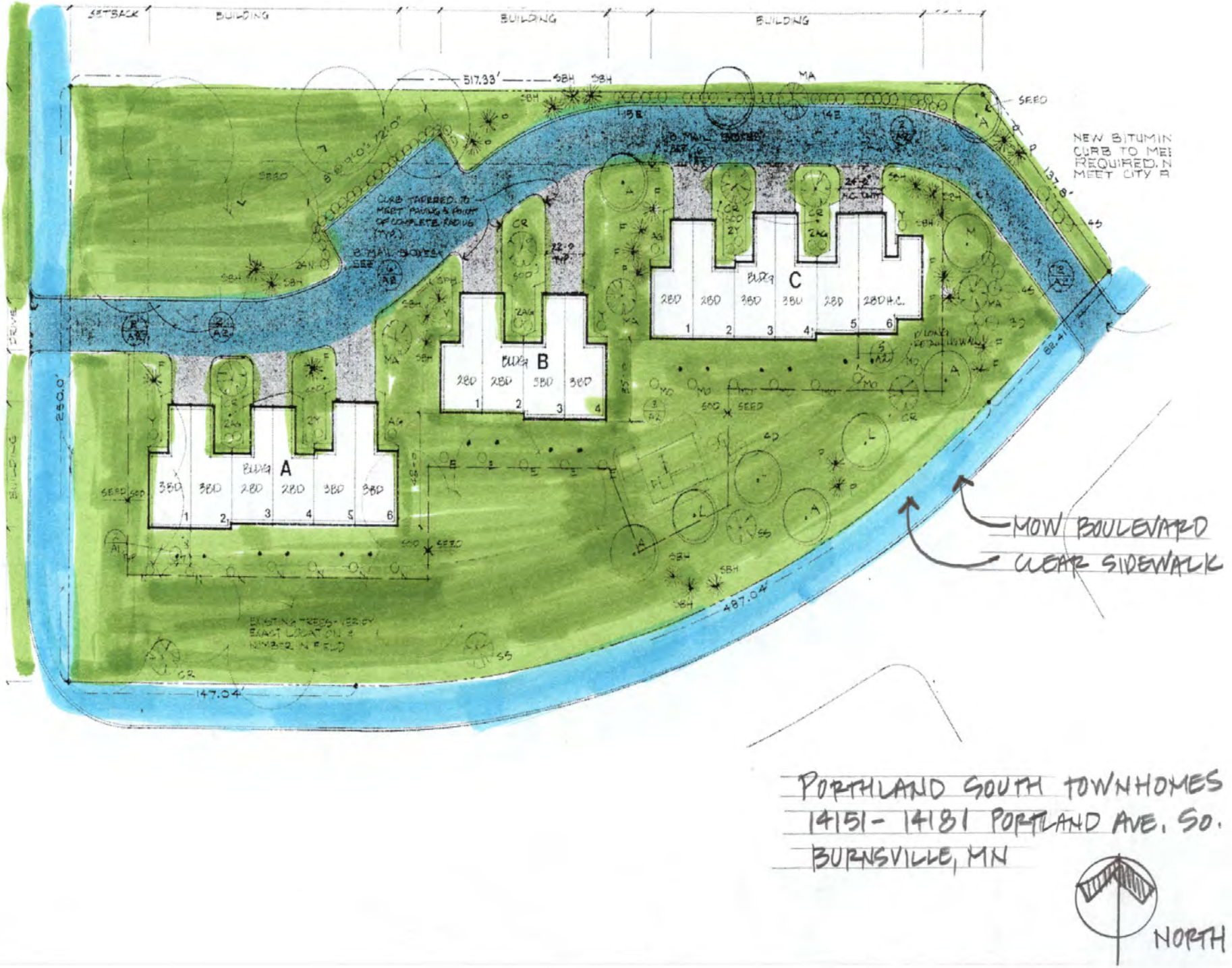
CTY. RD. 34 TOWNHOMES
2231-2237 OLD CTY. RD 34
BURNSVILLE, MN

NORTH



13801 - 13831 Portland Ave So.
Burnsville

NORTH



PORTLAND SOUTH TOWNHOMES
14151 - 14181 PORTLAND AVE. SO.
BURNSVILLE, MN

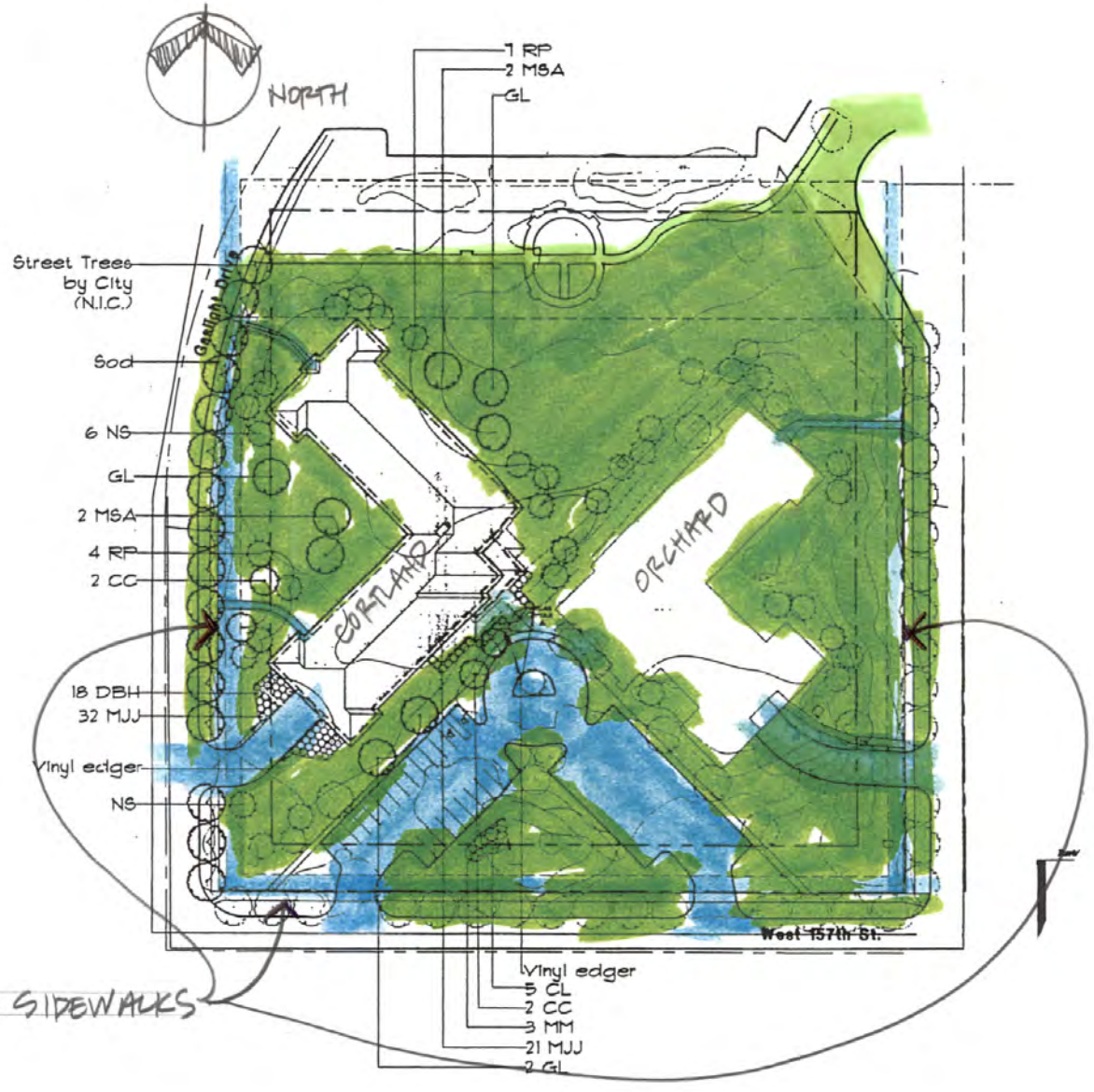
GLENBROOK
12525 - 12639
GLENBROOKE LN.
APPLE VALLEY, MN

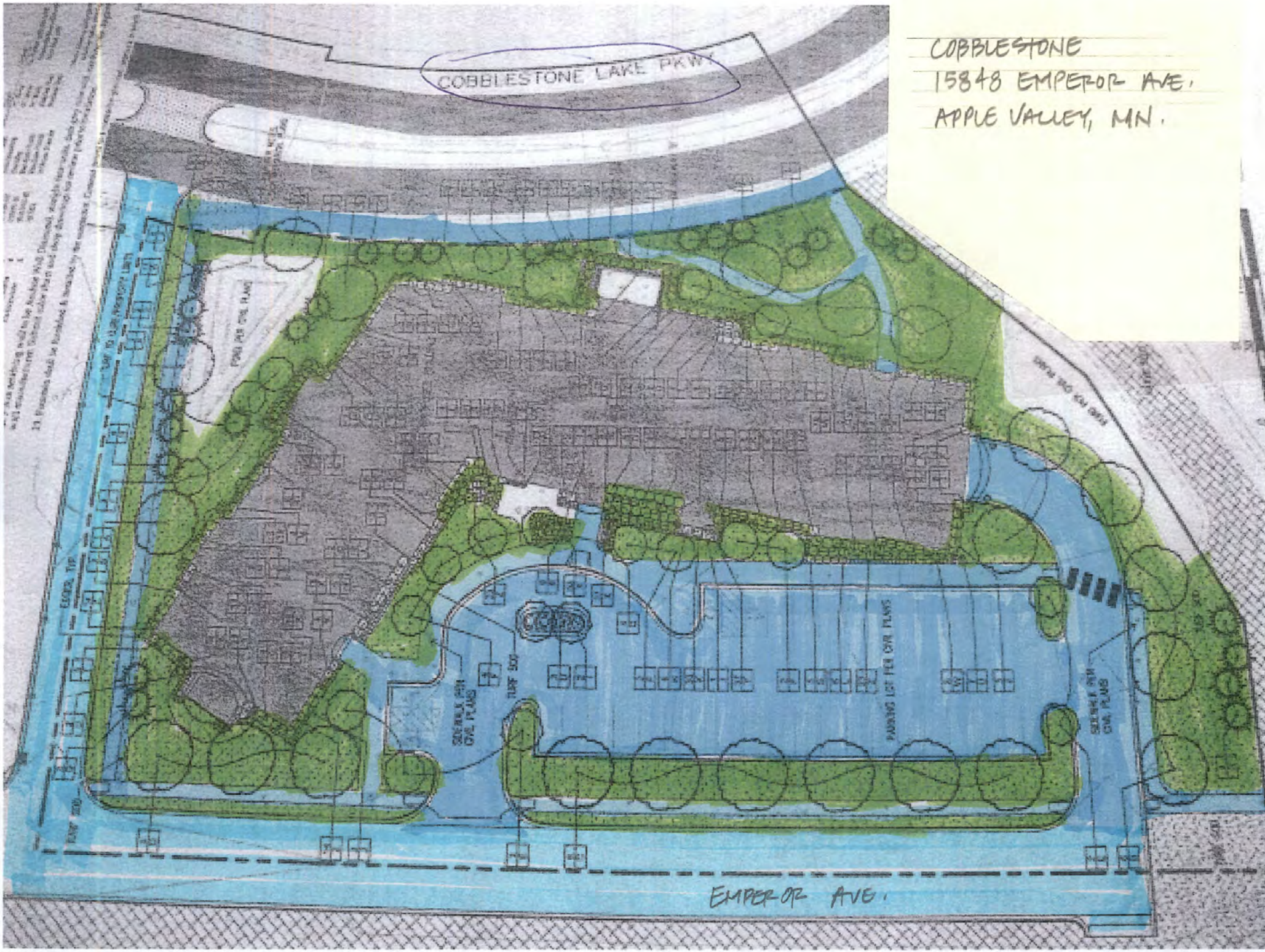
CLEAR SIDEWALKS

MOW AREA BETWEEN ORCHARD & CHASEWOOD ON WEEKLY BASIS

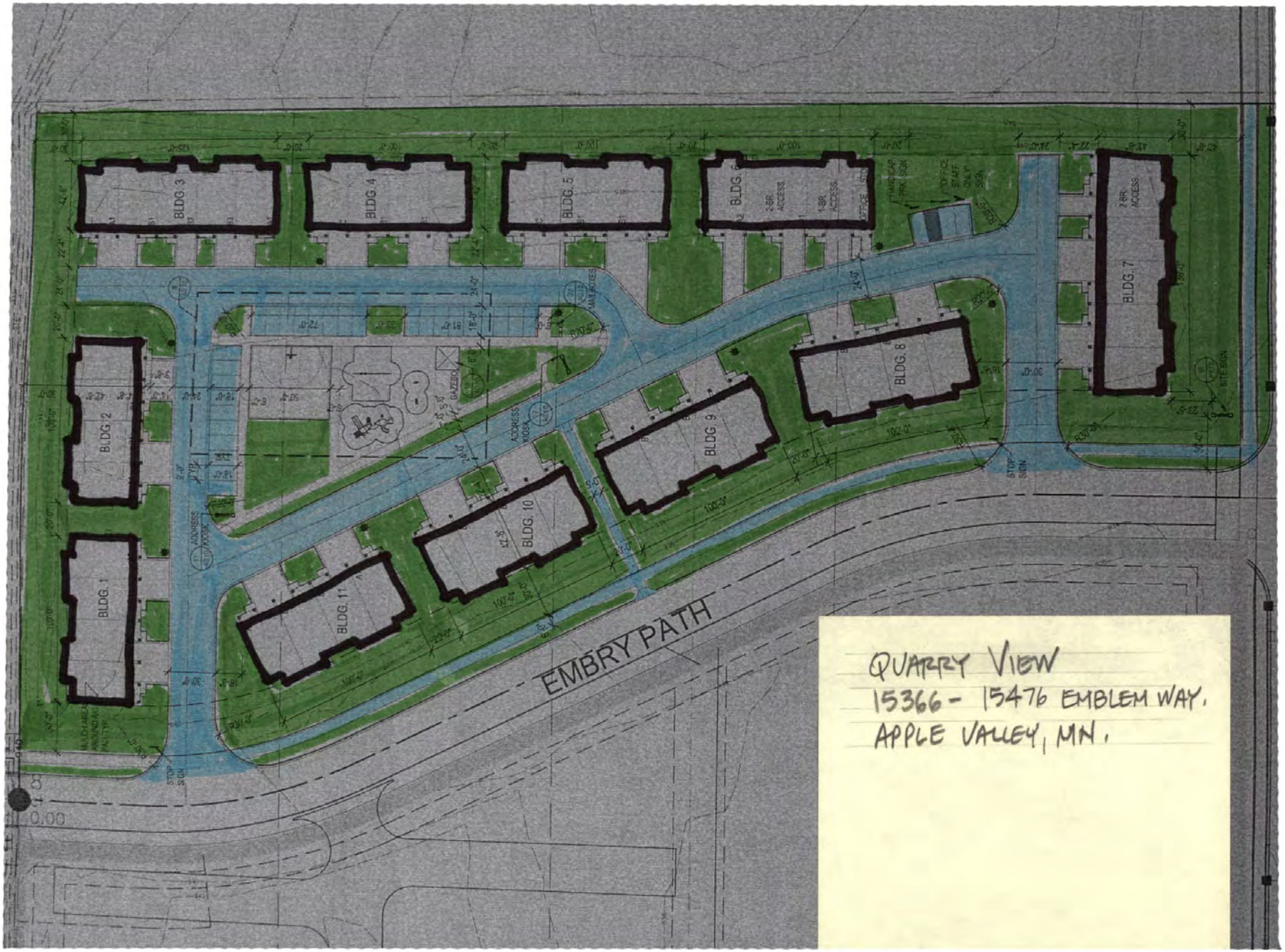
CHASEWOOD TOWNHOMES
7252 - 7300 - 155th St,
APPLE VALLEY, MN

CORTLAND & ORCHARD
7385 & 7575 - 157th ST. W.
APPLE VALLEY, MN

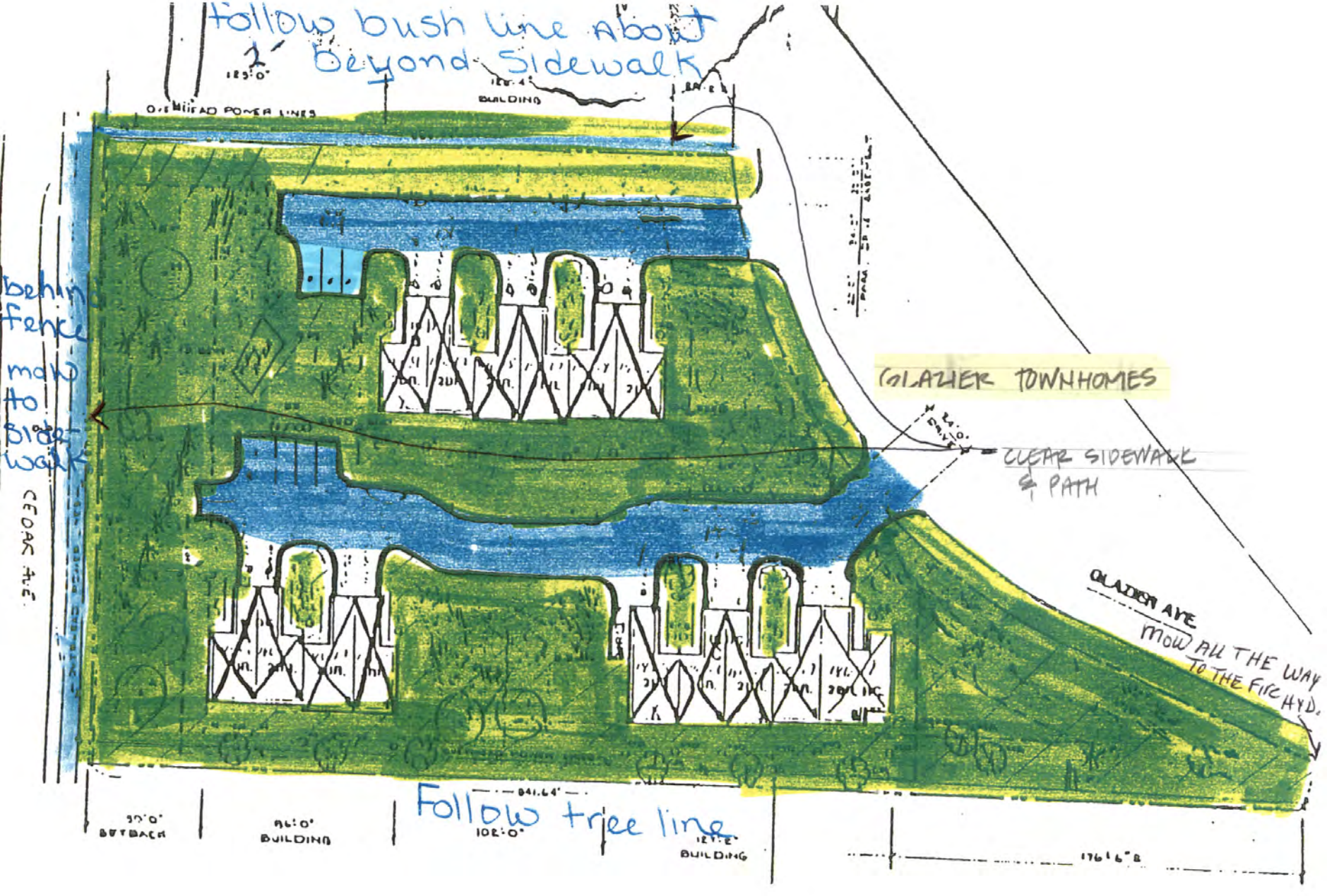


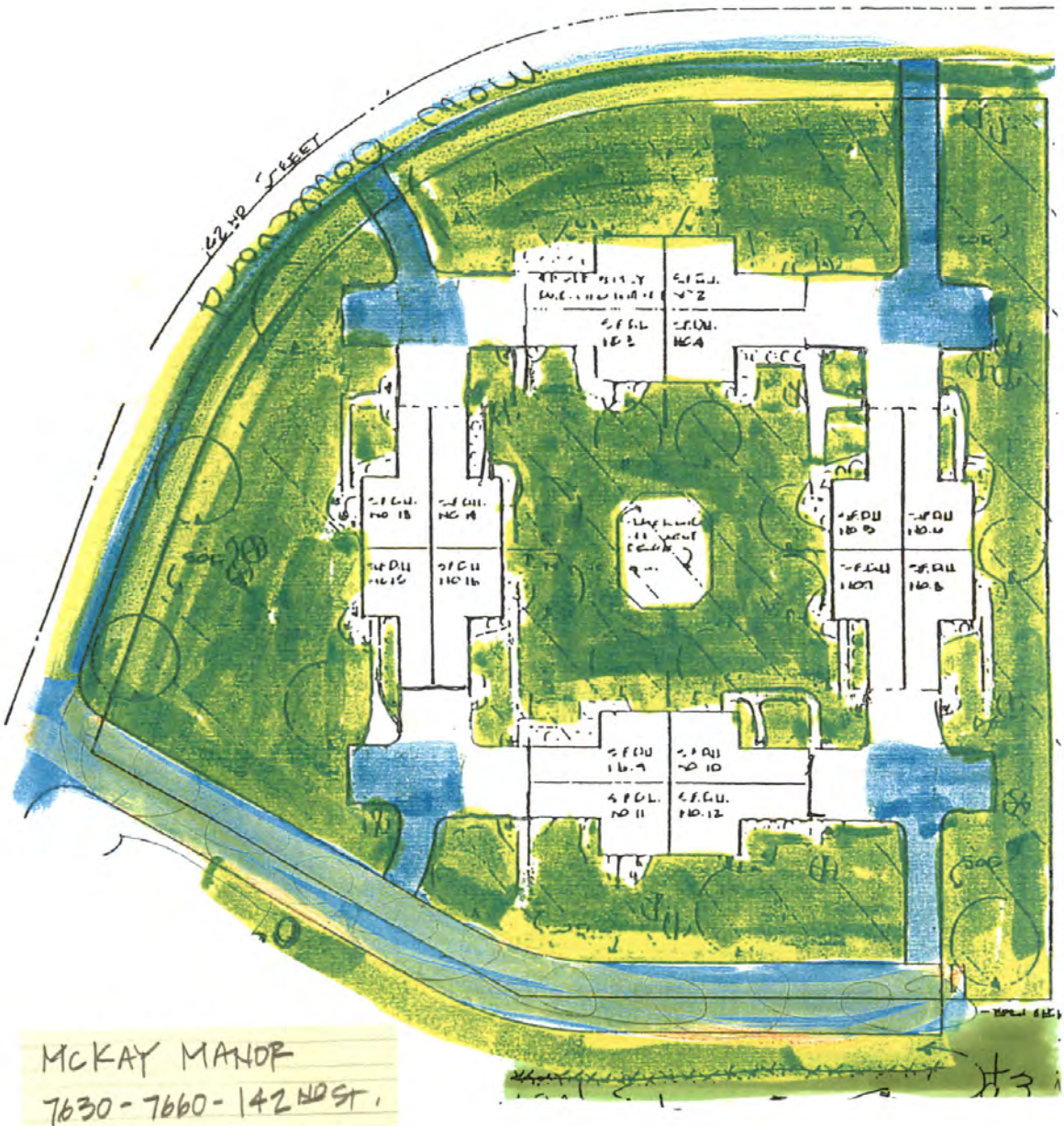


COBBLESTONE
15848 EMPEROR AVE.
APPLE VALLEY, MN.



QUARRY VIEW
15366 - 15476 EMBLEM WAY.
APPLE VALLEY, MN.


follow bush line about 1' Beyond Sidewalk
OVERHEAD POWER LINES
BUILDING
behind fence mow to bldg walk
GLACIER TOWNHOMES
CLEAR SIDEWALK & PATH
GLACIER AVE
MOW ALL THE WAY TO THE FIRE HYD.
CEDAR AVE.
Follow tree line
30'-0" SETBACK
BUILDING
BUILDING



McKAY MANOR
7630 - 7660 - 142ND ST.
APPLE VALLEY, MN

NORTH

PUBLIC HOUSING 4-PLEX
14321 & 14325 HAYES RD
& 8272 & 8276 - 143RD ST
APPLE VALLEY, MN

LAWN & SNOW CONTRACT SERVICES.

VALLEY RIDGE SITE
BURNSVILLE PARKWAY & COUNTY RD. 5
BURNSVILLE, MN

NORTH

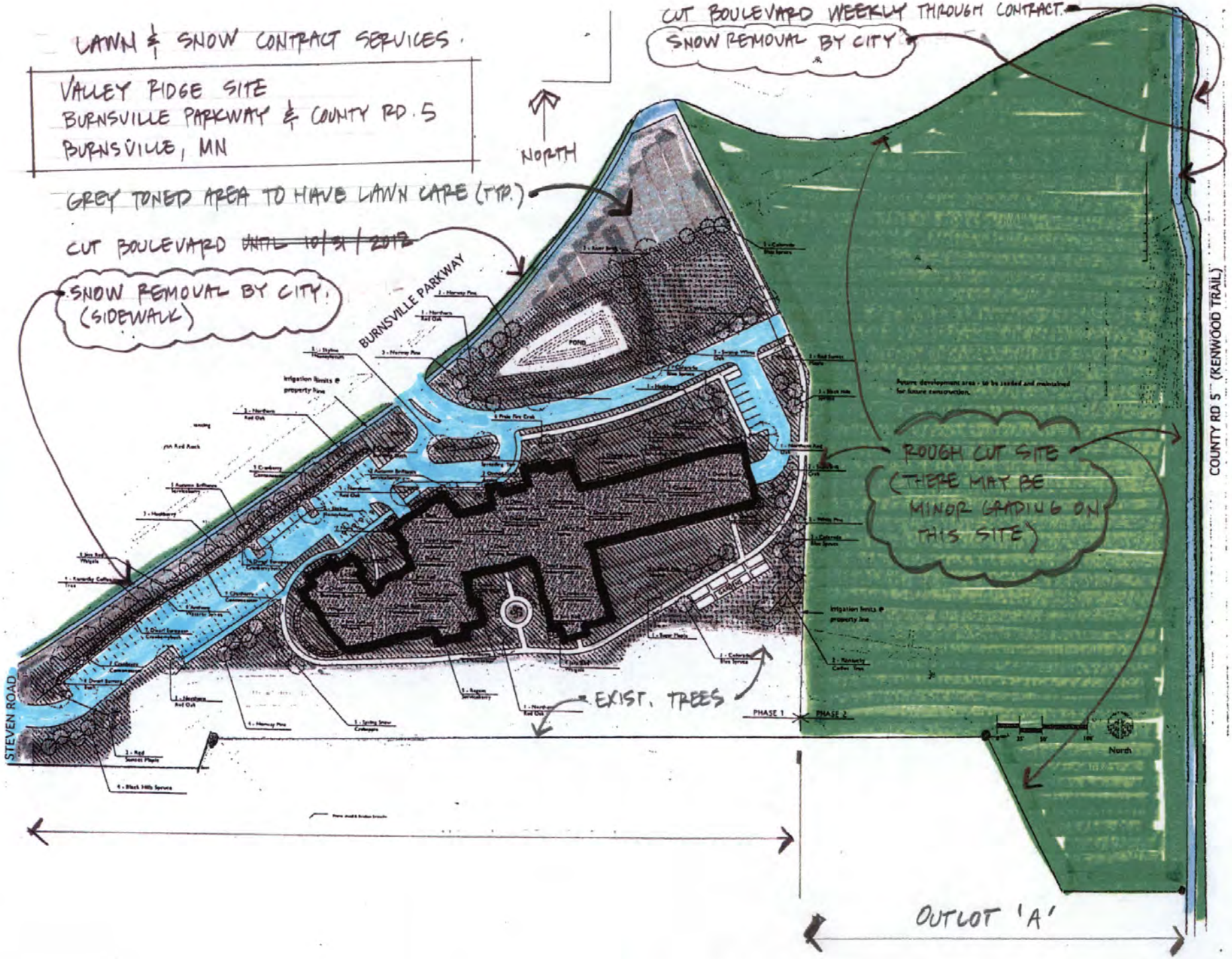
GREY TONED AREA TO HAVE LAWN CARE (TYP.)

CUT BOULEVARD ~~UNTIL 10/31/2012~~

SNOW REMOVAL BY CITY (SIDEWALK)

CUT BOULEVARD WEEKLY THROUGH CONTRACT.

SNOW REMOVAL BY CITY



Founders Circle, Apple Valley

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Map Scale
1 inch = 200 feet
6/29/2017

4-PLEX
14349, 51, 53, 55 HAYES RD.
APPLE VALLEY, MN

NORTH

4-Plex at Hayes Road & 143rd St W, Apple Valley

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Map Scale
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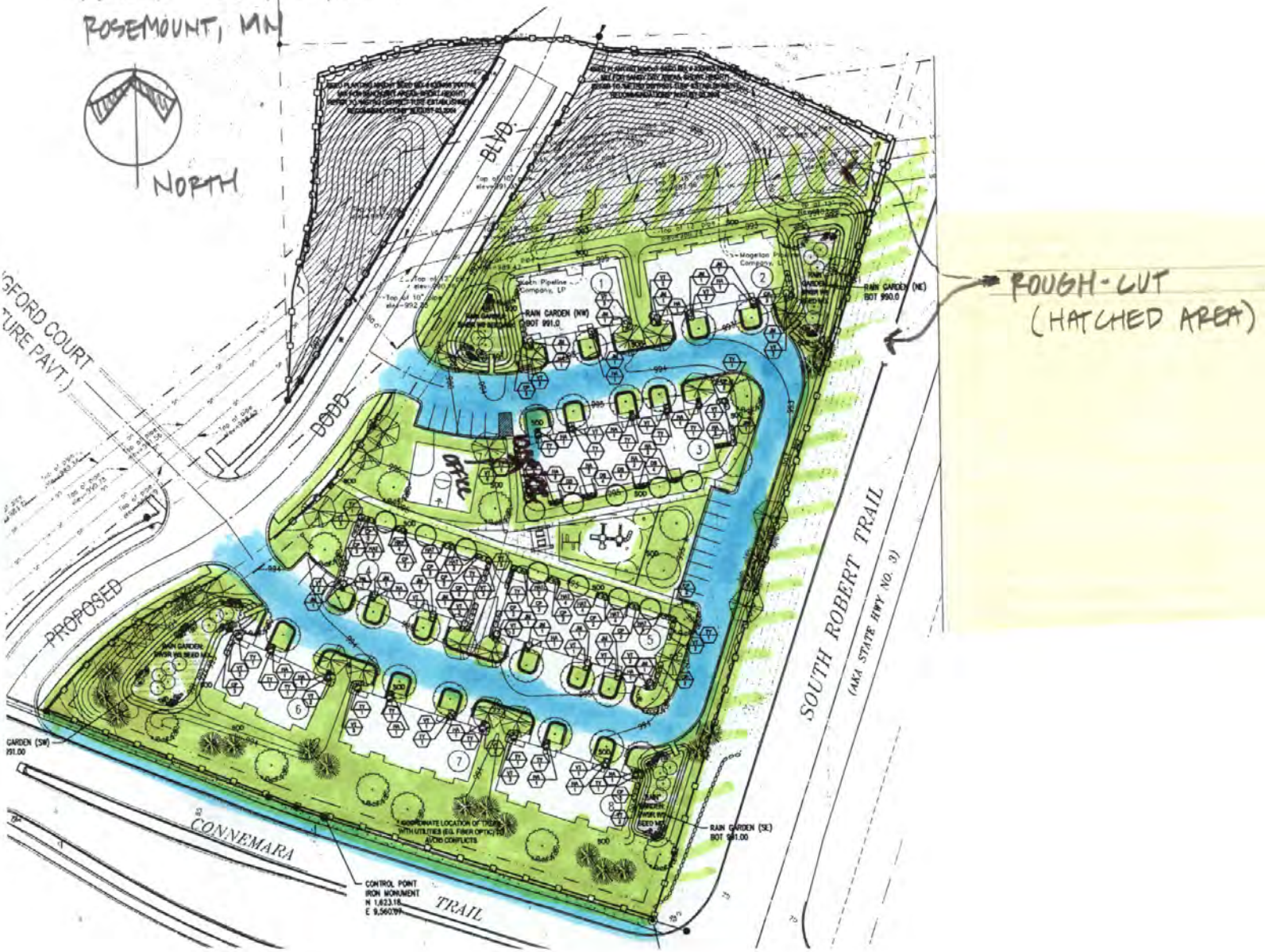
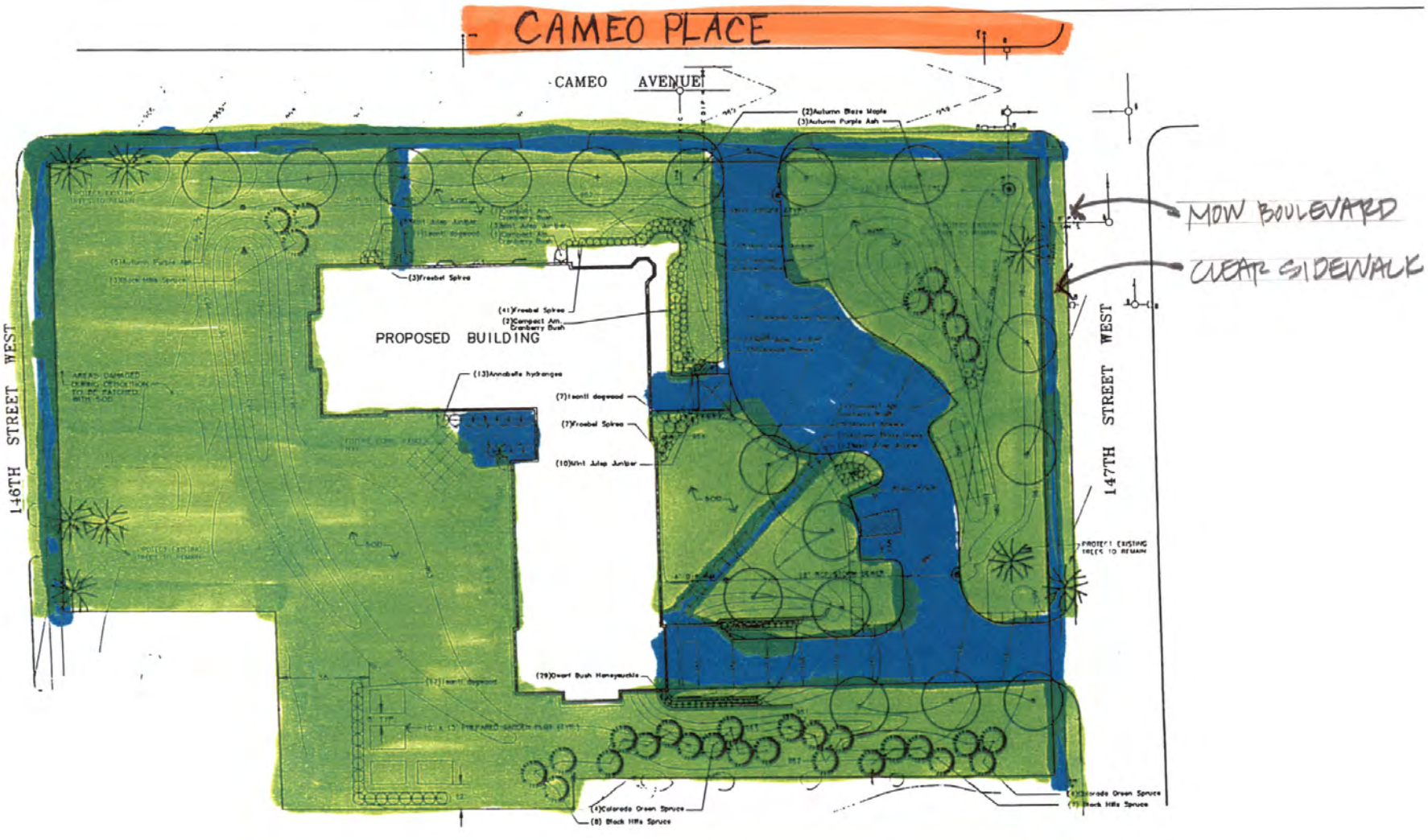
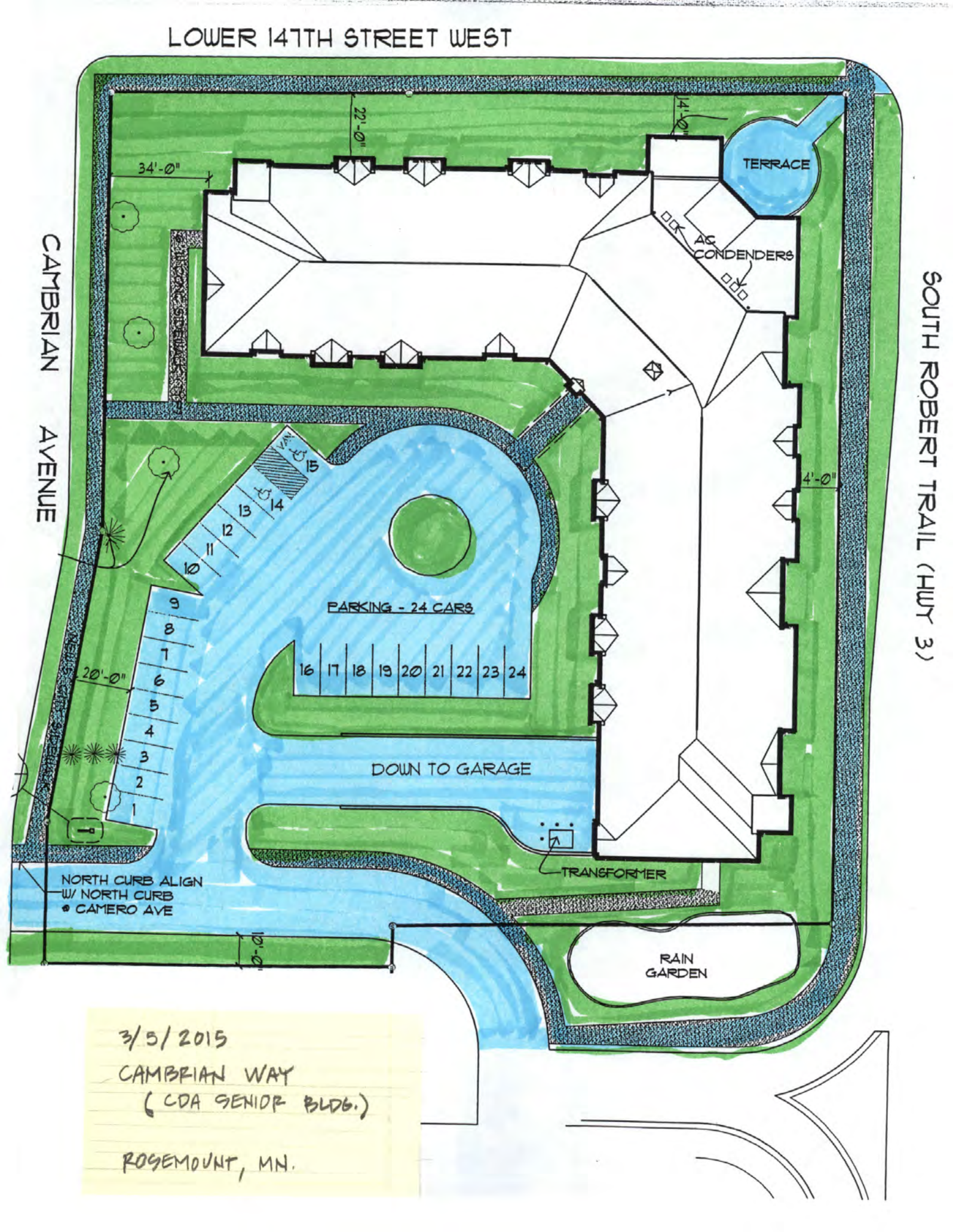
7/10/2017

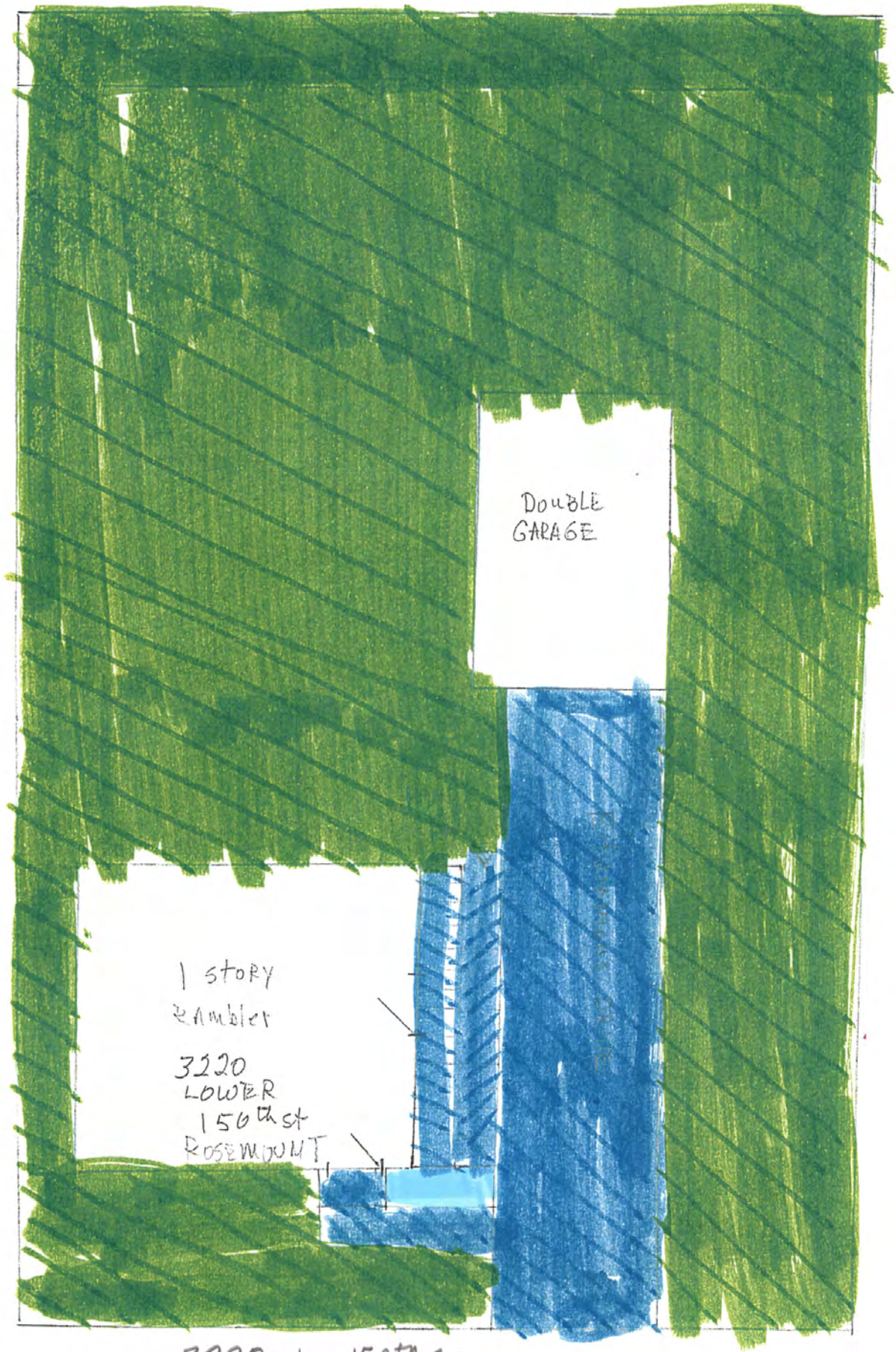
CARBURY HILLS
13430 - 13591 CARBURY WAY
ROSEMOUNT, MN



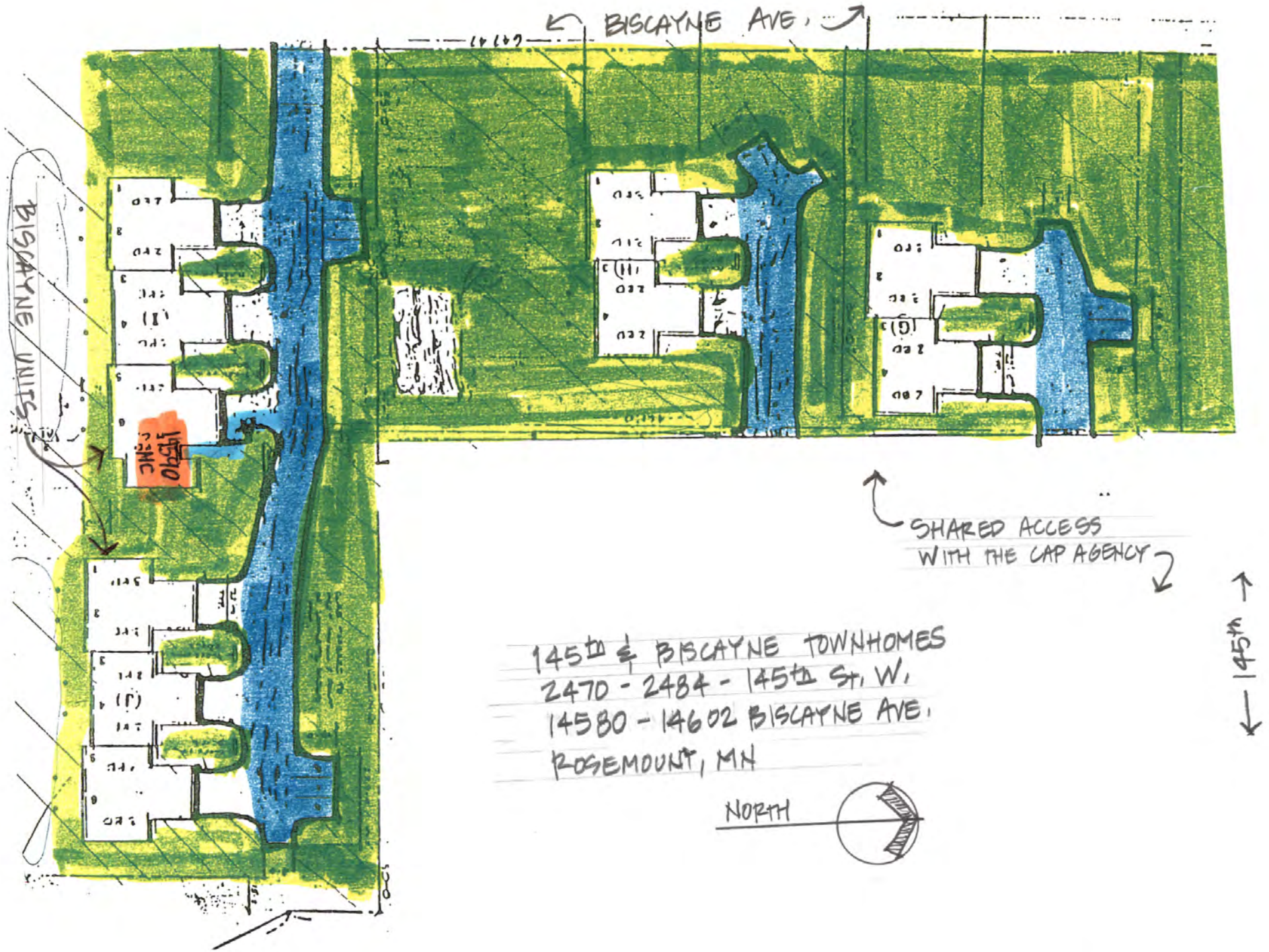
ROUGH-CUT
(HATCHED AREA)


CAMEO PLACE
CAMEO AVENUE
MOW BOULEVARD
CLEAR SIDEWALK
PROPOSED BUILDING
146TH STREET WEST
147TH STREET WEST
(2)Autumn Blaze Maple
(3)Autumn Purple Ash
(3)Froebel Spirea
(4)Froebel Spirea
(7)Compact Am. Cranberry Bush
(13)Annabelle hydrangea
(7)Ionti dogwood
(7)Froebel Spirea
(10)Mint Julep Juniper
(29)Dwarf Bush Honeysuckle
(4)Colorado Green Spruce
(8) Black Hills Spruce
PROTECT EXISTING TREES TO REMAIN


LOWER 147TH STREET WEST
CAMBRIAN AVENUE
SOUTH ROBERT TRAIL (HWY 3)
22'-0"
14'-0"
34'-0"
TERRACE
AC CONDENDERS
4'-0"
PARKING - 24 CARS
16 17 18 19 20 21 22 23 24
15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
20'-0"
DOWN TO GARAGE
TRANSFORMER
NORTH CURB ALIGN W/ NORTH CURB @ CAMERO AVE
10'-0"
RAIN GARDEN
3/5/2015
CAMBRIAN WAY
(CDA SENIOR BLDG.)
ROSEMOUNT, MN.



3220 - L. 150TH ST.
ROSEMOUNT, MN


BISCAYNE AVE.
BISCAYNE UNITS
SHARED ACCESS
WITH THE CAP AGENCY
145TH ST.
145th & BISCAYNE TOWNHOMES
2470 - 2484 - 145th St. W.
14580 - 14602 BISCAYNE AVE.
ROSEMOUNT, MN
NORTH

TWIN PONDS
(PHASE 1 & PHASE 2)
22250 - 22298 + TWIN POND CIRCLE
FARMINGTON, MN.

TWIN PONDS I
25 UNITS

TWIN PONDS II
26 UNITS.

(3 CAL) SHRUBS & PERENNIALS AT FRONT ENTRIES SHALL HAVE MULCH, 4" DEPTH MIN. - TYP.

4'x4' MULCH AREA AT A.C. UNIT (TYP) EXACT LOCATION TO BE DETERMINED IN THE FIELD.

4" TOPSOIL & SOD - TYP

INSTALL SILT FENCE
INSTALL STOP SIGN AT DRIVE ENTRANCE
42' D ARCH
CONSTRUCT ROCK CONSTR. ENTANCE
48' ST
PUBLIC 36' ST
CROWN DRIVE
B612 CURB
BITUMINOUS PAVEMENT
PED. RAMP
SNOW PILE AREA
6 FT. CONC. WALK
PROPOSED CONC. WALKS SHOWN AS HATCHED (TYP)
ROOF DRAINAGE PIPING
6"PVC
CONC. WALK/STAIR
INSTALL NEW 6" PVC SEWER SERVICE TO EXIST. 6" SAN STUB. INV.=906.2(FIELD VERIFY)
PROPOSED BUILDING FLOOR EL. 915.60
6"S
8"W
IRRIGATION CONNECTION POINT (SEE SHT M1.0b)
15 FT. CONC. WALK
DUSHANE PARKWAY
0.50%
1.0%
18"ST
B612 CURB
C.B.
INSTALL SILT FENCE
LOT 1 BLOCK 1
BITUMINOUS PAVEMENT
LANDSCAPE ISLAND
CONC. VALLEY GUTTER
BIT. GRADE TO MATCH CONC.
42"ST
BASE FLOOR EL. 905.26
4'x4' CONC. SPLASH BLOCK FOR SUBMERSIBLE PUMP DISCHARGE AND 5 C.Y. OF CLASS III RIP-RAP
21"ST
EXISTING CONC. WALK
SPRUCE STREET
15"ST
16"W
VERMILLION
21400 DUSHANE PKWY.
FARMINGTON, MN
NORTH

401 Main Street, Farmington

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Map Scale
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7/7/2017

617 3rd Street, Farmington

Dakota County

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4940 204th St, Farmington

Dakota County

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7/7/2017

621 Elm St, Farmington

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7/7/2017

Farmington Vacant Parcels

Dakota County

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7/7/2017

TWIN PONDS
DEVELOPMENT SITES