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SITE DEVELOPMENT PLANS
FOR
HERMANTOWN INDUSTRIAL

SOUTHWEST CORNER OF MORRIS THOMAS ROAD AND MIDWAY ROAD
HERMANTOWN, ST. LOUIS COUNTY, MINNESOTA, 55810

PROJECT TEAM:

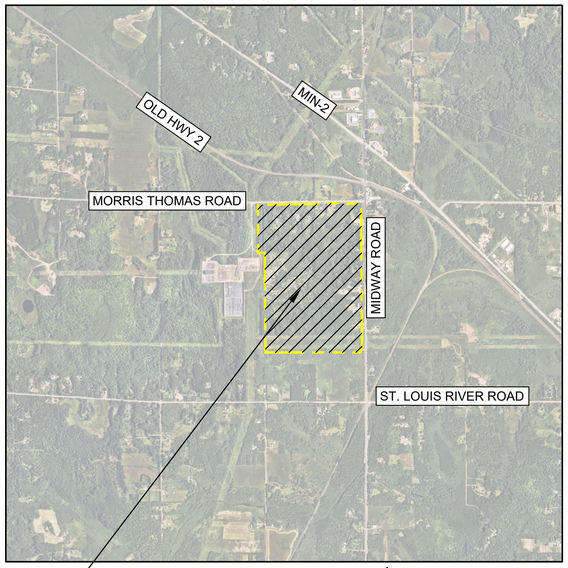
ENGINEER / LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: JASON SCRIMSHAW, P.E.
11995 SINGLETREE LANE, SUITE 225
EDEN PRAIRIE, MN 55344
TELEPHONE (612) 315-1272

OWNER / DEVELOPER
HARMONY GROUP LLC
60 S. 6TH STREET, SUITE 3400
MINNEAPOLIS, MN 55402-4018
TELEPHONE: (612) 334-5017
CONTACT: MARGOT WICKMAN

GEOTECHNICAL ENGINEER
BRAUN INTERTEC CORPORATION
11001 HAMPSHIRE AVENUE S,
MINNEAPOLIS, MN 55438
TELEPHONE: (612) 384-5954
CONTACT: RYAN BENSON, P.E.

SURVEYOR
EGAN, FIELD & NOWAK, INC.
475 OLD HIGHWAY 8 NW, SUITE 200
NEW BRIGHTON, MINNESOTA 55112
TELEPHONE: (612) 466-3300
CONTACT: ERIC A. ROESER



VICINITY
N.T.S.

REFER TO SHEET C001 FOR SHEET LIST TABLE

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A ANSI full bleed D (34.00 x 22.00 Inches) SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

SITE DATA:

TOTAL PARCEL AREA:	234 AC
CURRENT ZONING:	BLM
PROPOSED ZONING:	BLM
PROPOSED USE:	COMMUNICATION SERVICE FACILITY

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 5/8" REBAR W/ EFN CONTROL CAP. NE CORNER OF SITE.
ELEVATION=1275.14 FT

Know what's **below.**
Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
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KHA PROJECT 161333015
DATE 07/31/2026
SCALE AS SHOWN
DESIGNED BY JDS
DRAWN BY KLSC
CHECKED BY BMW

COVER SHEET

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
C000

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C100.3	OVERALL GRADING EXHIBIT
C100.4	OVERALL UTILITY EXHIBIT
C200.0	OVERALL DEMO PLAN
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C200.3	SITE DEMOLITION PLAN
C200.4	SITE DEMOLITION PLAN
C200.5	SITE DEMOLITION PLAN
C200.6	SITE DEMOLITION PLAN
C200.7	SITE DEMOLITION PLAN
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C400.6	SITE DIMENSION PLAN
C400.7	SITE DIMENSION PLAN
C400.8	SITE DIMENSION PLAN
C400.9	SITE DIMENSION PLAN
C400.10	SITE DIMENSION PLAN
C400.11	SITE DIMENSION PLAN
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C500.6	GRADING AND DRAINAGE PLAN
C500.7	GRADING AND DRAINAGE PLAN
C500.8	GRADING AND DRAINAGE PLAN
C500.9	GRADING AND DRAINAGE PLAN
C500.10	GRADING AND DRAINAGE PLAN
C500.11	GRADING AND DRAINAGE PLAN
C500.12	GRADING AND DRAINAGE PLAN
C502.1	POND DETAILS
C502.2	POND DETAILS
C502.3	POND DETAILS
C502.4	POND DETAILS
C502.5	POND DETAILS
C502.6	POND DETAILS
C502.7	POND DETAILS
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L100.1	LANDSCAPE PLAN
L100.2	LANDSCAPE PLAN
L100.3	LANDSCAPE PLAN
L100.4	LANDSCAPE PLAN
L100.5	LANDSCAPE PLAN
L100.6	LANDSCAPE PLAN
L100.7	LANDSCAPE PLAN
L100.8	LANDSCAPE PLAN
L100.9	LANDSCAPE PLAN
L100.10	LANDSCAPE PLAN
L100.11	LANDSCAPE PLAN
L100.12	LANDSCAPE PLAN
L200.0	LANDSCAPE SECTIONS
L500.0	LANDSCAPE NOTES AND DETAILS
L500.1	SEEDING NOTES
L600.0	LANDSCAPE SCHEDULE
L700.0	SEED MIXES

No.	REVISIONS	DATE	BY

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DRAWING INDEX

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE LOCAL JURISDICTION AND STATE DEPARTMENT OF TRANSPORTATION AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
3. PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.
4. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
5. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
13. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
15. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.
16. CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES: PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION, ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES.

THIRD PARTY SUPPLEMENTAL INFORMATION

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED WITHIN SUPPLEMENTAL INFORMATION PROVIDED BY THIRD PARTY CONSULTANTS.

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
   PERFORMED BY: EGAN, FIELD, & NOVAK, INC., ERIC ROESER, P.L.S.
   ADDRESS: 475 OLD HIGHWAY 8 NW, SUITE 200, NEW BRIGHTON, MN 55112
   PHONE: (612) 466-3300
   DATED: 03/05/2025
2. **GEOTECHNICAL EVALUATION REPORT**
   PERFORMED BY: BRAUN INTERTEC CORPORATION, RYAN BENSON, P.E.
   ADDRESS: 11001 HAMPSHIRE AVENUE S, MINNEAPOLIS, MN 55438
   PHONE: (612) 384-5954
   DATED: 12/20/2024
3. **CONSTRUCTION TESTING**
   TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
   - DENSITY TEST REPORTS
   - BACTERIOLOGICAL TESTS OF WATER SYSTEM
   - PRESSURE TEST OF WATER/SEWER
   - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
   - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.
7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:
   - 7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
   - 7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.
   - 7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
   - 7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.
   - 7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.
   - 7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL CITY OR COUNTY SPECIFICATIONS AND STANDARDS, OR THE STATE DOT SPECIFICATIONS AND STANDARDS IF NOT COVERED BY LOCAL CITY OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO STATE DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND STATE DOT SPECIFICATIONS.
17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY & STATE DOT SPECIFICATIONS.
18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GASKETED AND/OR GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 2.0% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.
19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.
21. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.
22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.
23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.
24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.
25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT BUILDING DIMENSIONS, MATERIALS SPECIFICATIONS.
26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.
27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.
28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

No.	REVISIONS	DATE	BY

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KHA PROJECT	161333015
DATE	07/31/2026
SCALE	AS SHOWN
DESIGNED BY	JDS
DRAWN BY	KLSC
CHECKED BY	BMW

GENERAL NOTES

HERMANTOWN INDUSTRIAL
PREPARED

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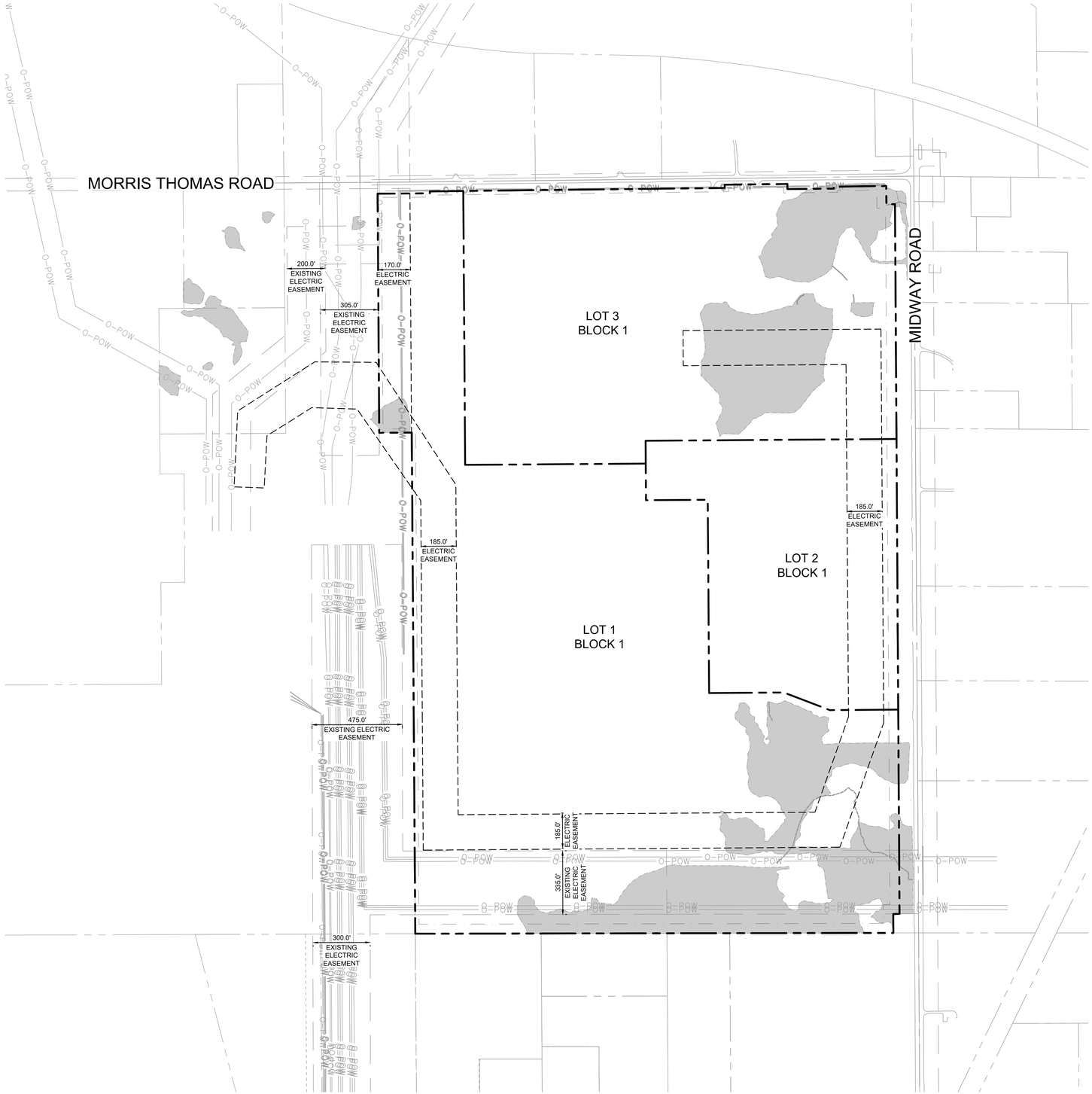

LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED EASEMENT

NORTH

GRAPHIC SCALE IN FEET
0 150 300 600

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PROPOSED LOT CONFIGURATION

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
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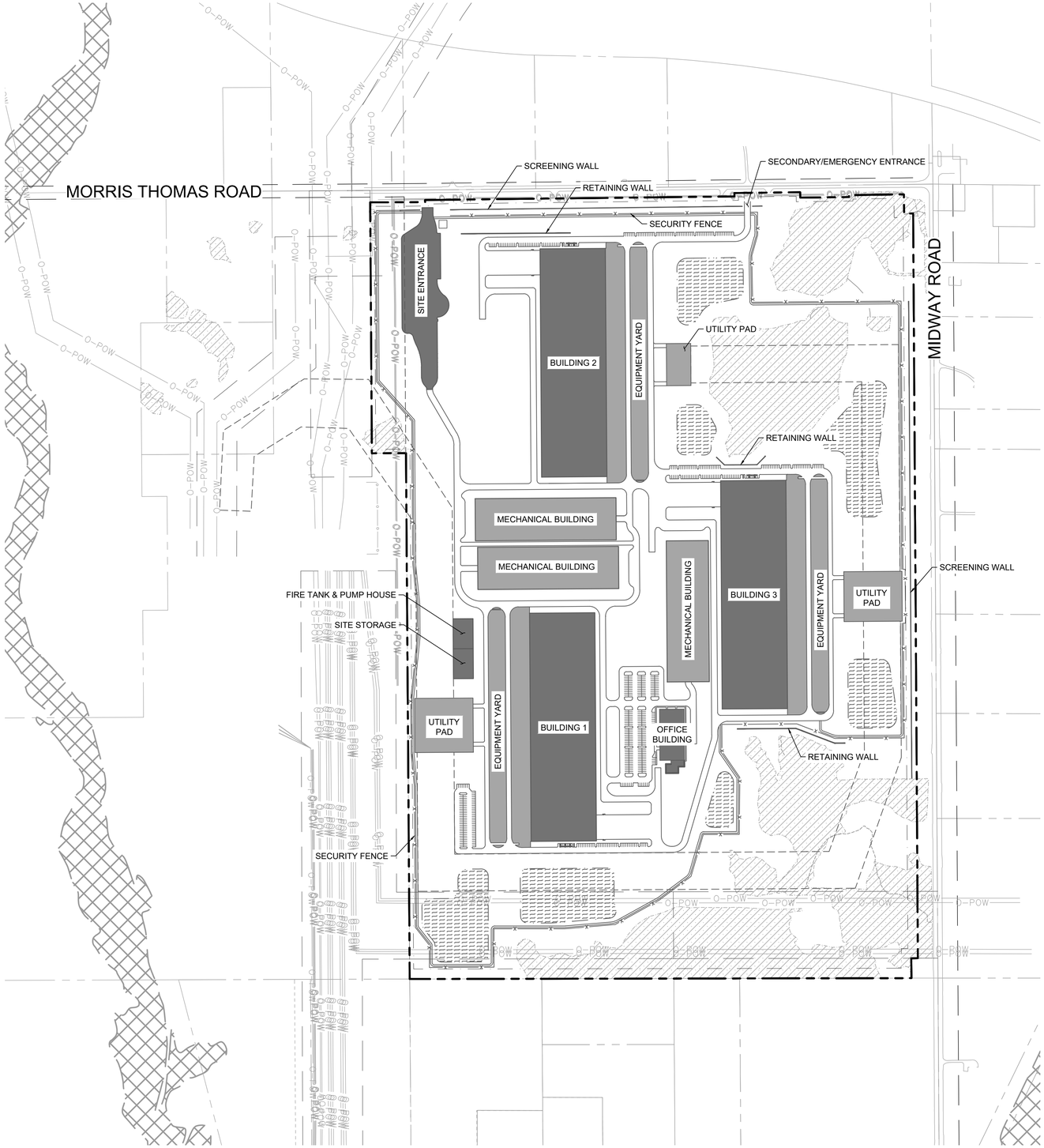

CAUTION! PROPOSED CONSTRUCTION ACTIVITIES ARE LOCATED IN THE VICINITY OF EXISTING MEDIUM AND HIGH VOLTAGE OVERHEAD POWER LINES. EXTREME CAUTION SHALL BE EXERCISED DURING ALL PHASES OF WORK IN THESE AREAS. COORDINATE WITH UTILITY OWNER.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE LINE
- PROPOSED RETAINING WALL
- PROPOSED SCREENING WALL
- PROPOSED CURB AND GUTTER
- WETLAND PROTECTION
- STORM WATER MANAGEMENT
  SEE GRADING PLAN FOR DETAILS

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

NORTH

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0 150 300 600

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KHA PROJECT 161333015
DATE 07/31/2026
SCALE AS SHOWN
DESIGNED BY JDS
DRAWN BY KLSC
CHECKED BY BMW

OVERALL SITE EXHIBIT

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
C100.2

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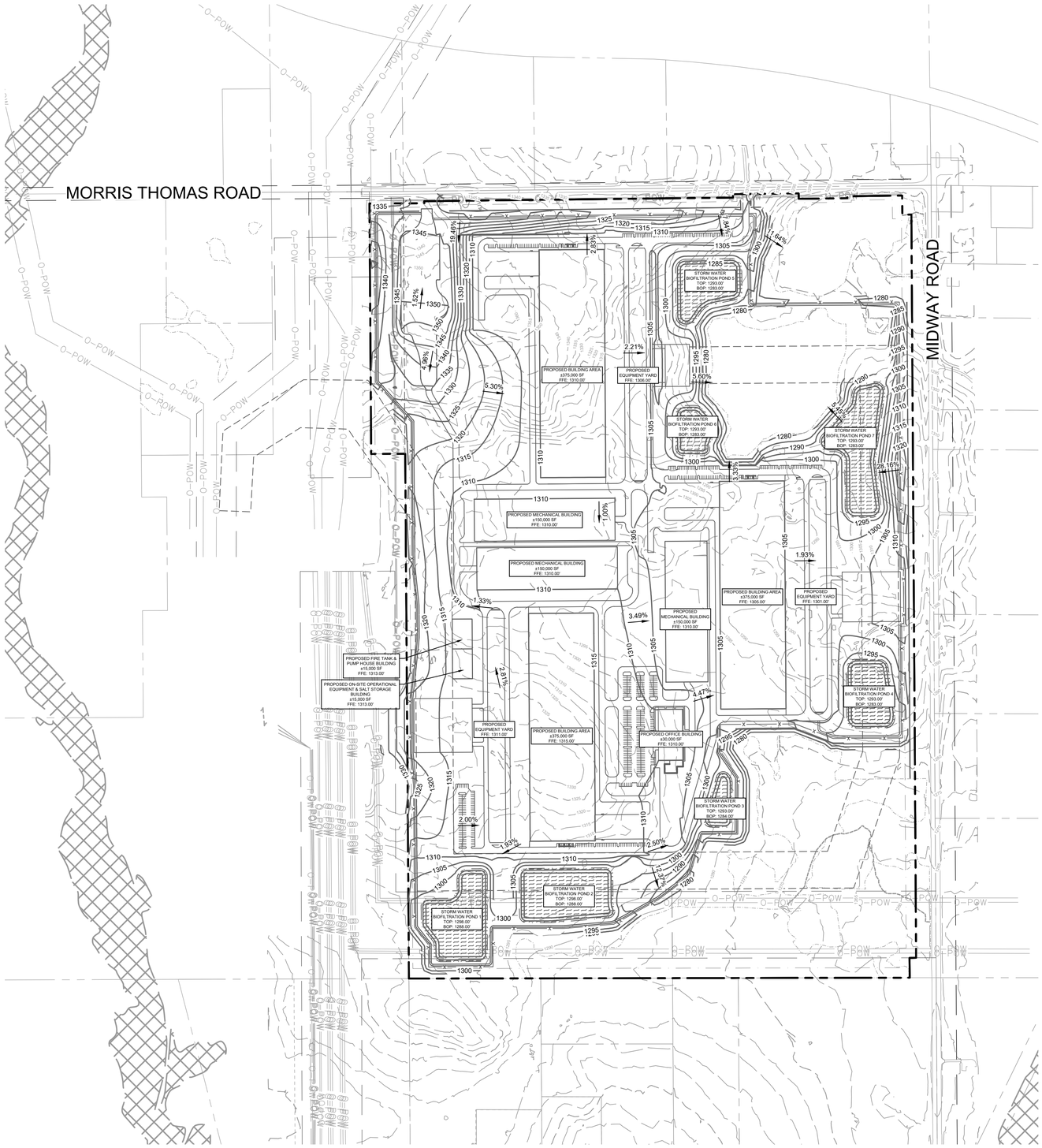

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (928)
- PROPOSED CONTOUR (925)
- PROPOSED RIDGE LINE
- 0.00% PROPOSED GRADE BETWEEN POINTS
- STORM WATER MANAGEMENT AREA

CAUTION! PROPOSED CONSTRUCTION ACTIVITIES ARE LOCATED IN THE VICINITY OF EXISTING MEDIUM AND HIGH VOLTAGE OVERHEAD POWER LINES. EXTREME CAUTION SHALL BE EXERCISED DURING ALL PHASES OF WORK IN THESE AREAS. COORDINATE WITH UTILITY OWNER.

INFILTRATION BMP NOTES

1. TO THE EXTENT PRACTICABLE, LIMIT USE OF HEAVY CONSTRUCTION EQUIPMENT WITHIN THE BOUNDARIES OF THE PROPOSED INFILTRATION BMP. UTILIZE AN EXCAVATOR WITH A TOOTHED BUCKET TO AVOID COMPACTING OR SMEARING OF SOILS.
2. AFTER INITIAL EXCAVATION AND ROUGH GRADING, PROVIDE A MINIMUM OF TWO (2) DOUBLE RING INFILTROMETER TESTS WITHIN THE INFILTRATION AREA AT THE ELEVATION OF THE BASIN BOTTOM. PROVIDE THE RESULTS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO COMPLETING INSTALLATION OF THE BASIN OR UNDERGROUND SYSTEM.
3. IF CLAY SOILS ARE ENCOUNTERED, OVER-EXCAVATE AS NECESSARY TO REACH NATIVE SANDY/SILTY SOIL. BACKFILL THE ADDITIONAL EXCAVATION WITH SUITABLE ENGINEERED FILL MATERIAL.
4. IF NATIVE SUBGRADE SOILS AT THE BOTTOM OF THE PROPOSED INFILTRATION AREA ARE DETERMINED TO NOT BE CONDUCIVE TO THE DESIGN INFILTRATION REQUIREMENTS, REMOVE AND REPLACE THE POORLY INFILTRATION SOILS TO A DEPTH WHERE THE EXISTING NATIVE SUBGRADE SOILS MEET OR EXCEED THE DESIGN INFILTRATION REQUIREMENTS AS REVIEWED BY THE ENGINEER.
5. FINAL EXCAVATION OF THE INFILTRATION AREA AND INSTALLATION OF ANY ENGINEERED SOIL MUST OCCUR IN DRY CONDITIONS TO PREVENT SMEARING AND COMPACTION.
6. REMOVE ANY EXCESS SOILS THAT ENTER THE INFILTRATION BASIN PRIOR TO FINAL STABILIZATION.
7. UPON COMPLETION OF THE INFILTRATION/FILTRATION SYSTEM INSTALLATION AND FINAL STABILIZATION OF THE TRIBUTARY AREA, PROVIDE DOCUMENTATION THAT THE BMP DRAINS DOWN WITHIN 48 HOURS.

GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

RETAINING WALL NOTES

1. RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
2. PLANS SHOW THE HORIZONTAL LOCATION OF THE TOP OF THE WALL AND PROVIDES FINISHED SURFACE ELEVATIONS AT THE TOP AND BOTTOM FACE OF THE WALL ONLY.
3. RETAINING WALL DESIGN PLANS SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE REVIEWING AUTHORITY AND KIMLEY-HORN ENGINEER OF RECORD FOR APPROVAL.
4. RETAINING WALL DESIGNER MUST ACCOUNT FOR DRAINAGE AROUND THE WALL AS SHOWN ON THE GRADING PLAN. SURFACE RUNOFF SHALL NOT BE ALLOWED TO DRAIN OVER THE TOP OF THE WALL.
5. RETAINING WALL MATERIAL AND COLOR SHALL BE SELECTED BY THE OWNER.
6. RETAINING WALL DESIGNER IS RESPONSIBLE FOR OBTAINING GEOTECHNICAL INFORMATION AS NEEDED FOR DESIGN OF THE PROPOSED WALL.

NORTH

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OVERALL GRADING EXHIBIT

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
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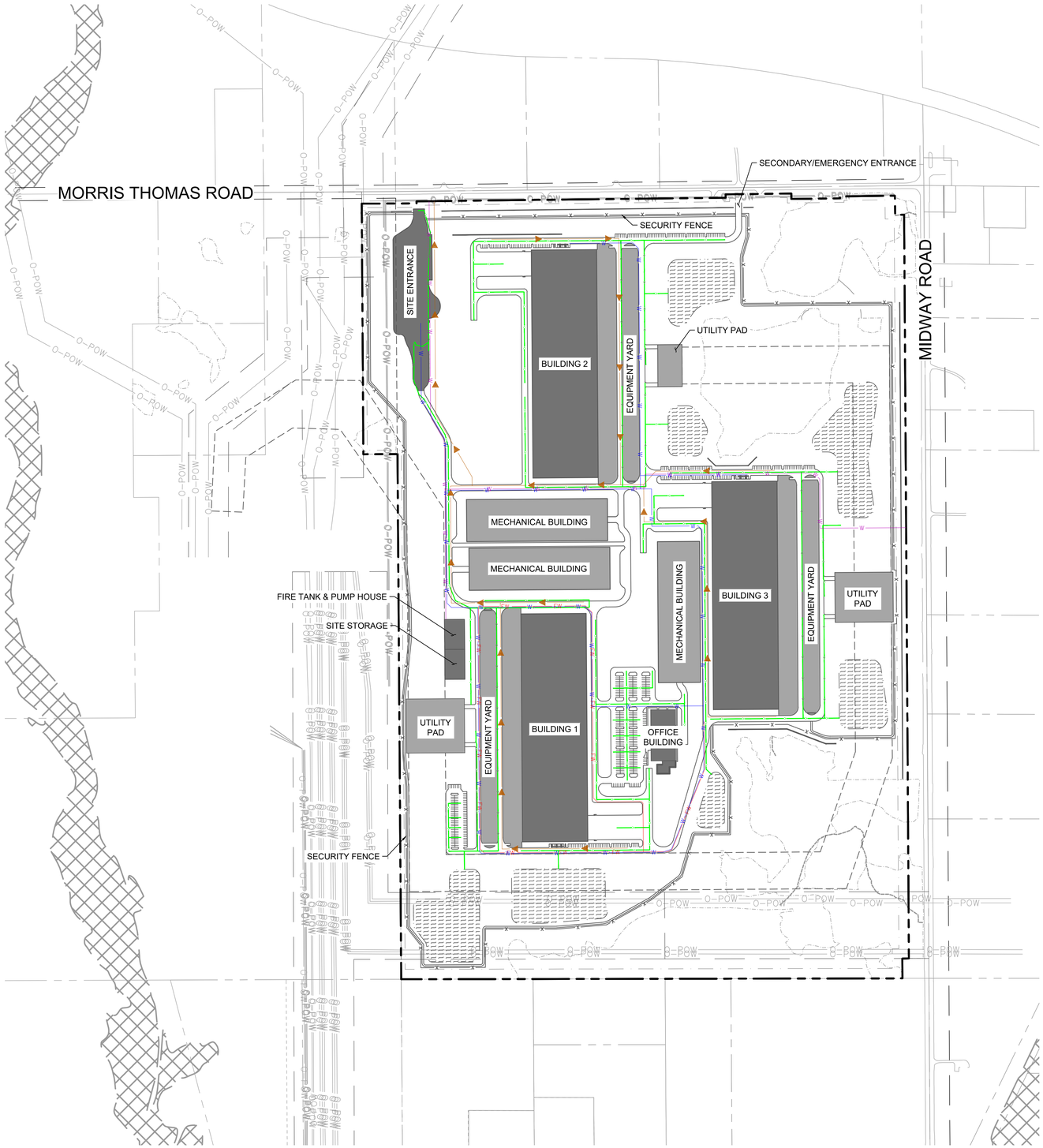

LEGEND

- PROPERTY LINE
- PROPERTY SETBACK
- EXISTING PARCEL LINES
- EXISTING UTILITY EASEMENT
- EXISTING OVERHEAD POWER
- PROPOSED UTILITY EASEMENT
- PROPOSED STORMWATER POND
- PROPOSED FENCE LINE
- PROPOSED WATER MAIN (DOMESTIC)
- PROPOSED WATER MAIN (SUPPLY)
- PROPOSED WATER MAIN (FIRE)
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER

UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH 40: ASTM D-1785, F-714, F-894
   SANITARY SEWER FITTINGS SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH40: ASTM D-2665, F-2794, F-1866
5. WATER MAIN PIPE SHALL BE:
   PVC: ASTM D-1785, D-2241, AWWA C-900
   DUCTILE IRON: AWWA C115
   WATER MAIN FITTINGS SHALL BE:
   PVC: ASTM D-2464, D-2466, D-2467, F-1970, AWWA C-907
   DUCTILE IRON: AWWA C-153, C-110, ASME 316.4
5. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   STORM SEWER FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
8. MAINTAIN A MINIMUM OF 7' COVER ON ALL WATER LINES.
9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
14. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

CAUTION! PROPOSED CONSTRUCTION ACTIVITIES ARE LOCATED IN THE VICINITY OF EXISTING MEDIUM AND HIGH VOLTAGE OVERHEAD POWER LINES. EXTREME CAUTION SHALL BE EXERCISED DURING ALL PHASES OF WORK IN THESE AREAS. COORDINATE WITH UTILITY OWNER.

NORTH

GRAPHIC SCALE IN FEET
0 150 300 600

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KHA PROJECT	161333015
DATE	07/31/2026
SCALE	AS SHOWN
DESIGNED BY	JDS
DRAWN BY	KLSC
CHECKED BY	BMW

OVERALL UTILITY EXHIBIT

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
C100.4

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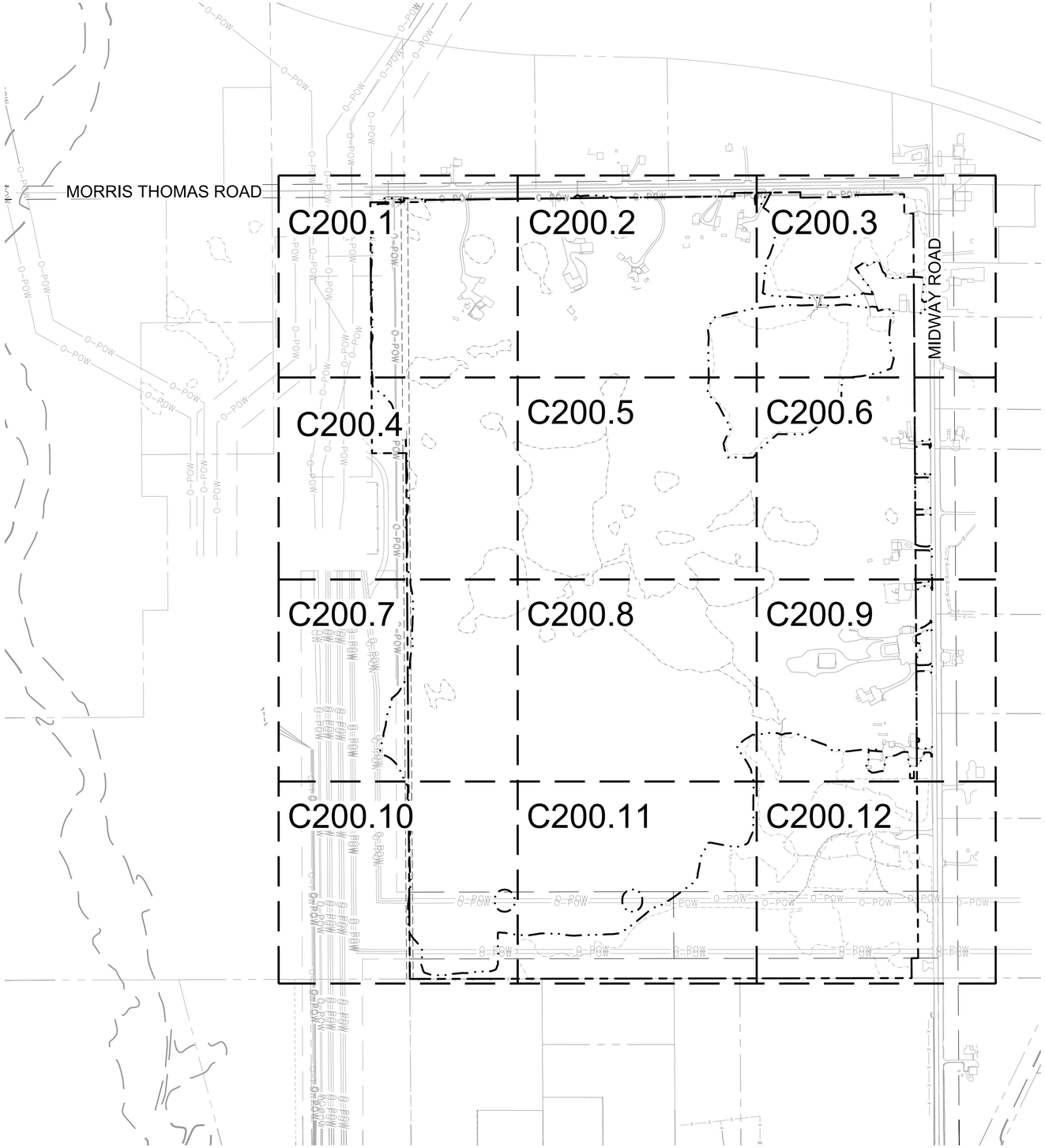

LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- REMOVE GRAVEL
- CLEARING & GRUBBING
- WETLAND PROTECTION
- WETLAND IMPACT
- FULL DEPTH SAWCUT
- REMOVE CONCRETE CURB & GUTTER
- LIMITS OF CONSTRUCTION
- EXISTING UTILITY EASEMENT
- EXISTING OVERHEAD POWER LINE
- EXISTING WIRE FENCE
- EXISTING CHAINLINK FENCE
- EXISTING WOODEN FENCE
- EXISTING J-BARRIER
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GAS METER
- EXISTING NATURAL GAS STRUCTURE
- EXISTING POST INDICATOR VALVE
- EXISTING WELL
- EXISTING AUTOMATIC SPRINKLER
- EXISTING ROOF DRAIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING METAL COVER
- EXISTING VENT
- EXISTING ELECTRICAL METER
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE MANHOLE
- EXISTING CABLE BOX
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING TREE LINE

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PRECEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY, COUNTY, AND STATE DOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY WATER AND FIRE DEPARTMENTS TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
14. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE; ACTIVE DRAINTILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.
16. IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.

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NORTH

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KHA PROJECT	161333015
DATE	07/31/2026
SCALE	AS SHOWN
DESIGNED BY	JDS
DRAWN BY	KLSC
CHECKED BY	BMW

OVERALL DEMO PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
C200.0

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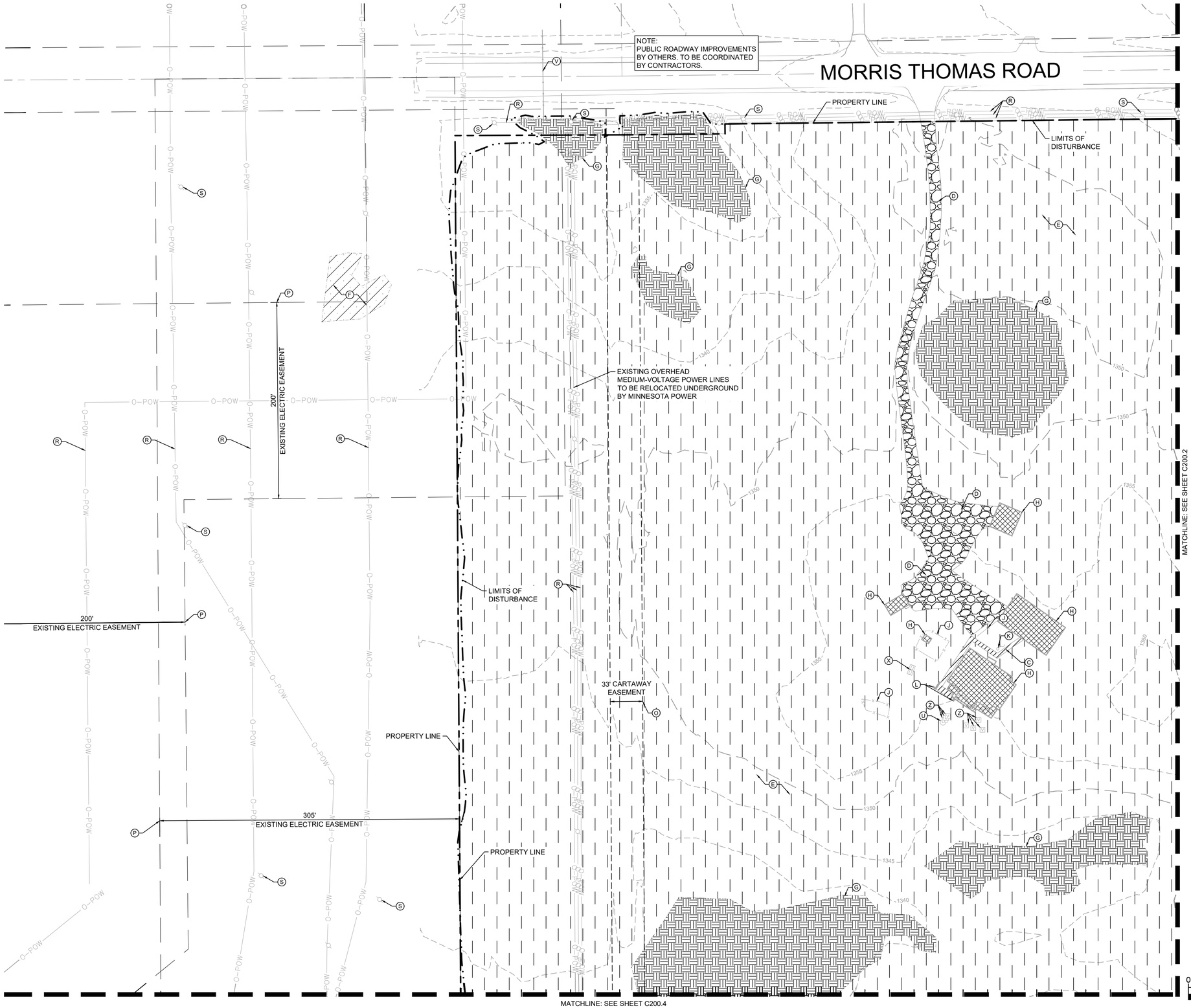

SEE SHEET C200.0 FOR SITE DEMOLITION PLAN NOTES AND LEGEND

KEYNOTE LEGEND

A	SAWCUT EXISTING PAVEMENT
B	REMOVE EXISTING ASPHALT
C	REMOVE EXISTING CONCRETE
D	REMOVE EXISTING GRAVEL
E	CLEARING AND GRUBBING
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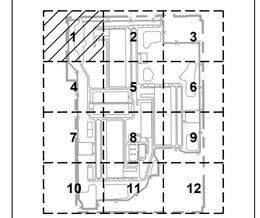
KEY MAP
(NOT TO SCALE)



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KHA PROJECT	161333015
DATE	07/31/2026
SCALE	AS SHOWN
DESIGNED BY	JDS
DRAWN BY	KLSC
CHECKED BY	BMW

SITE DEMOLITION PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN, MN

SHEET NUMBER
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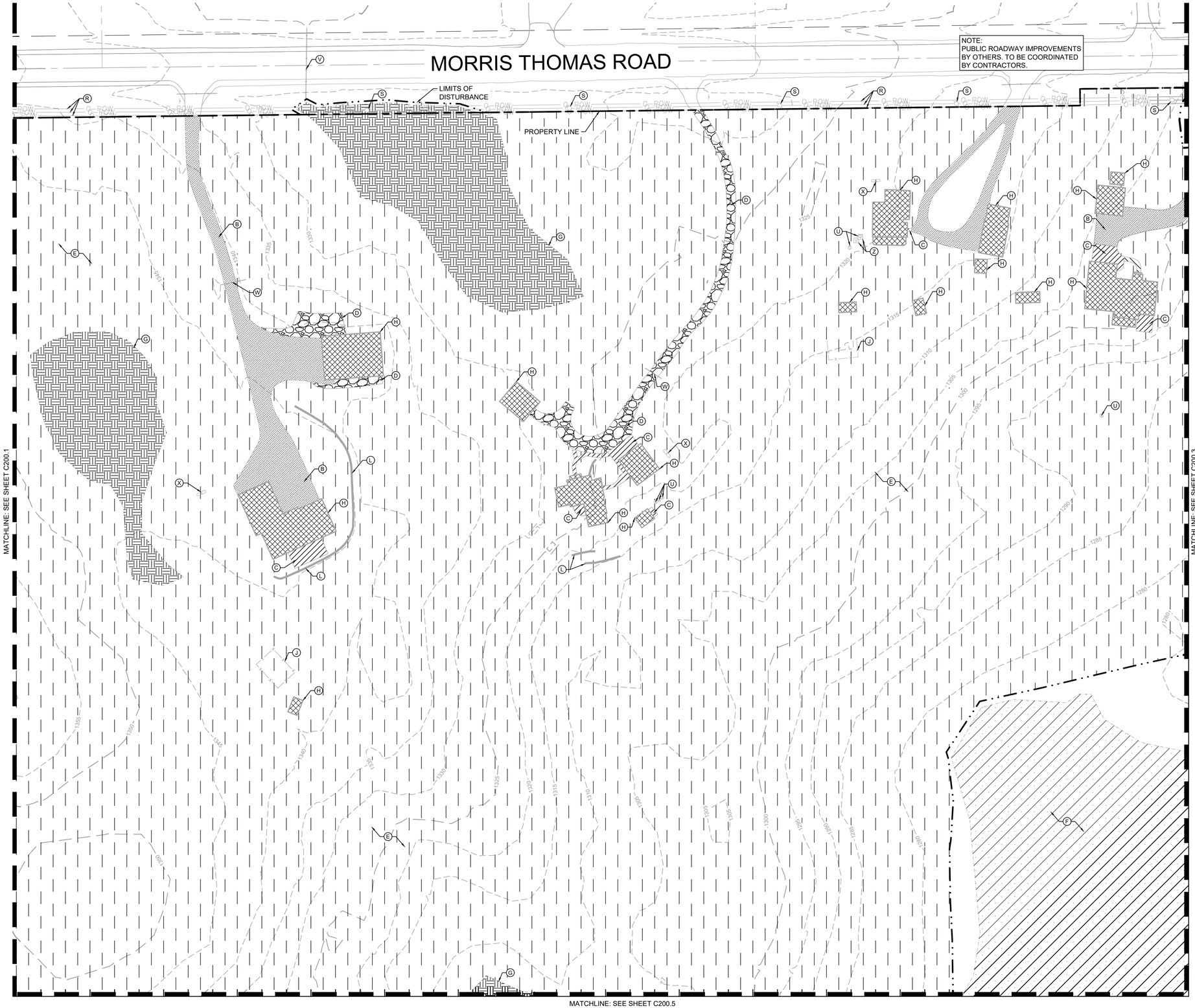

SEE SHEET C200.0 FOR SITE DEMOLITION PLAN NOTES AND LEGEND

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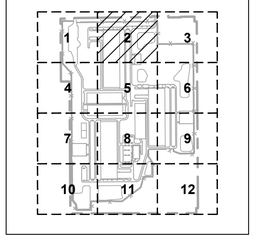

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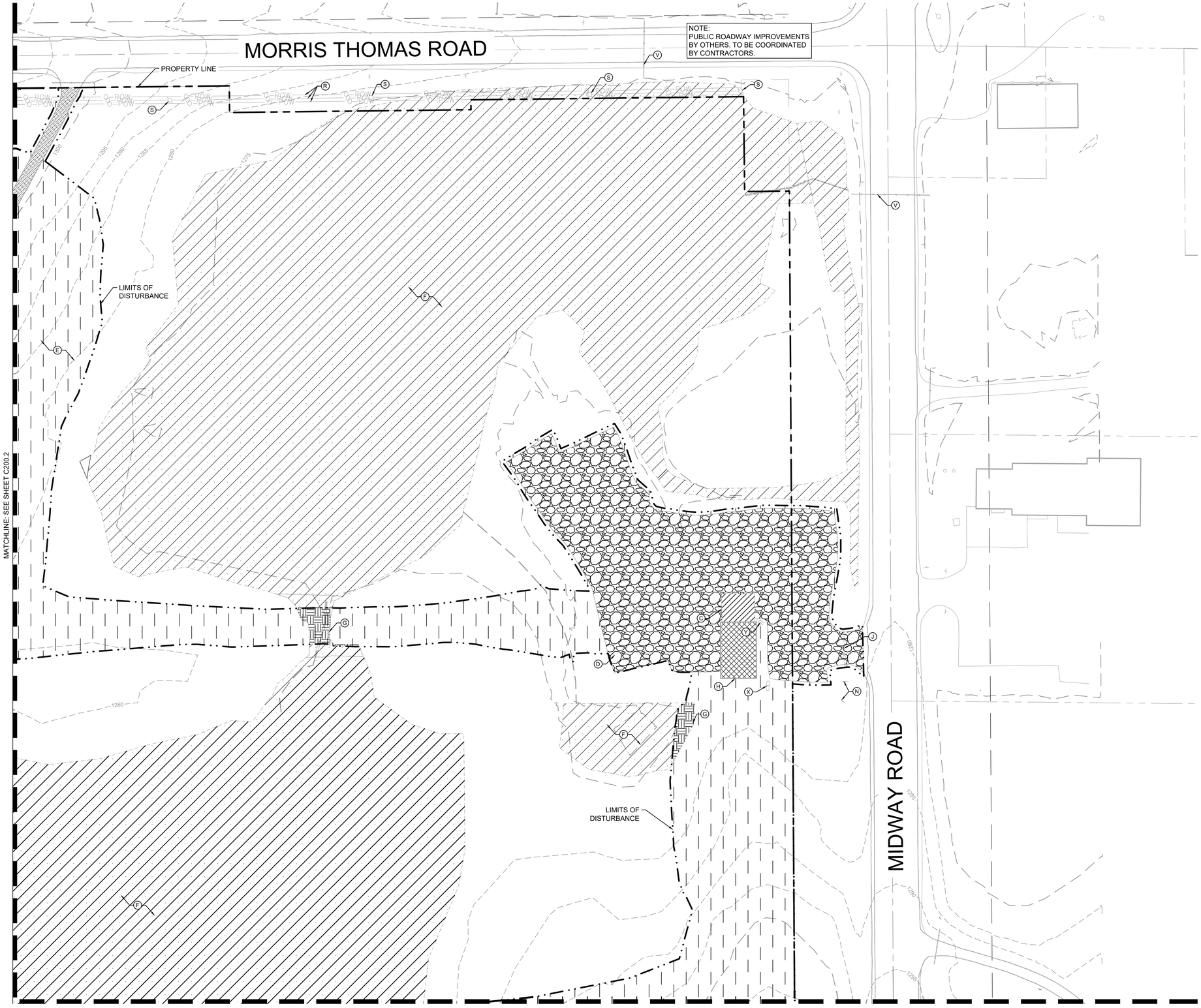
KHA PROJECT	161333015
DATE	07/31/2026
SCALE	AS SHOWN
DESIGNED BY	JDS
DRAWN BY	KLSC
CHECKED BY	BMW

SITE DEMOLITION PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
C200.2



SEE SHEET C200.0 FOR SITE DEMOLITION PLAN NOTES AND LEGEND

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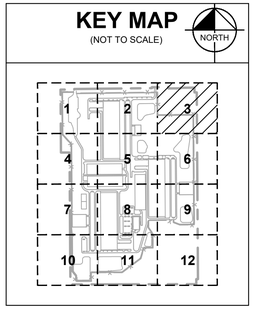

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SITE DEMOLITION PLAN

HERMANTOWN INDUSTRIAL
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HARMONY GROUP LLC
HERMANTOWN MN

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MATCHLINE: SEE SHEET C200.1

200' EXISTING ELECTRIC EASEMENT

305' EXISTING ELECTRIC EASEMENT

LIMITS OF DISTURBANCE

PROPERTY LINE

EXISTING OVERHEAD MEDIUM-VOLTAGE POWER LINES TO BE RELOCATED UNDERGROUND BY MINNESOTA POWER

33' CARTAWAY EASEMENT

EXISTING ARROWHEAD SUBSTATION

475' EXISTING ELECTRIC EASEMENT

MATCHLINE: SEE SHEET C200.5

MATCHLINE: SEE SHEET C200.7

SEE SHEET C200.0 FOR SITE DEMOLITION PLAN NOTES AND LEGEND

KEYNOTE LEGEND

A	SAWCUT EXISTING PAVEMENT
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KEY MAP
(NOT TO SCALE)

NORTH

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

NORTH

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SITE DEMOLITION PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
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HERMANTOWN MN

SHEET NUMBER
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MATCHLINE: SEE SHEET C200.4

MATCHLINE: SEE SHEET C200.2

MATCHLINE: SEE SHEET C200.6

MATCHLINE: SEE SHEET C200.8

SEE SHEET C200.0 FOR SITE DEMOLITION PLAN NOTES AND LEGEND

KEYNOTE LEGEND

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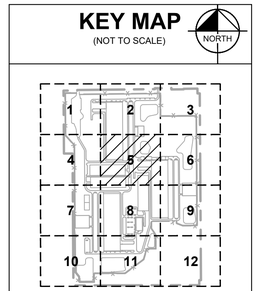
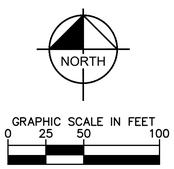
Q	PROTECT EXISTING VEGETATION
R	PROTECT EXISTING POWER LINE
S	PROTECT EXISTING UTILITY POLE & GUY WIRES
T	REMOVE EXISTING WATER LINE / HYDRANT / VALVE
U	REMOVE EXISTING SANITARY SEWER LINE / STRUCTURE
V	PROTECT EXISTING STORMWATER LINE / STRUCTURE
W	REMOVE EXISTING STORMWATER LINE / STRUCTURE
X	REMOVE EXISTING NATURAL GAS LINE / STRUCTURE
Y	REMOVE EXISTING ELECTRICAL LINE / EQUIPMENT
Z	EXISTING VENT
AA	EXISTING WELL TO BE SEALED AND REMOVED IN ACCORDANCE WITH MDH REQUIREMENTS

KEY MAP
(NOT TO SCALE)





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PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 161330015
DATE 07/31/2026
SCALE AS SHOWN
DESIGNED BY JDS
DRAWN BY KLSC
CHECKED BY BMW

SITE DEMOLITION PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
C200.5

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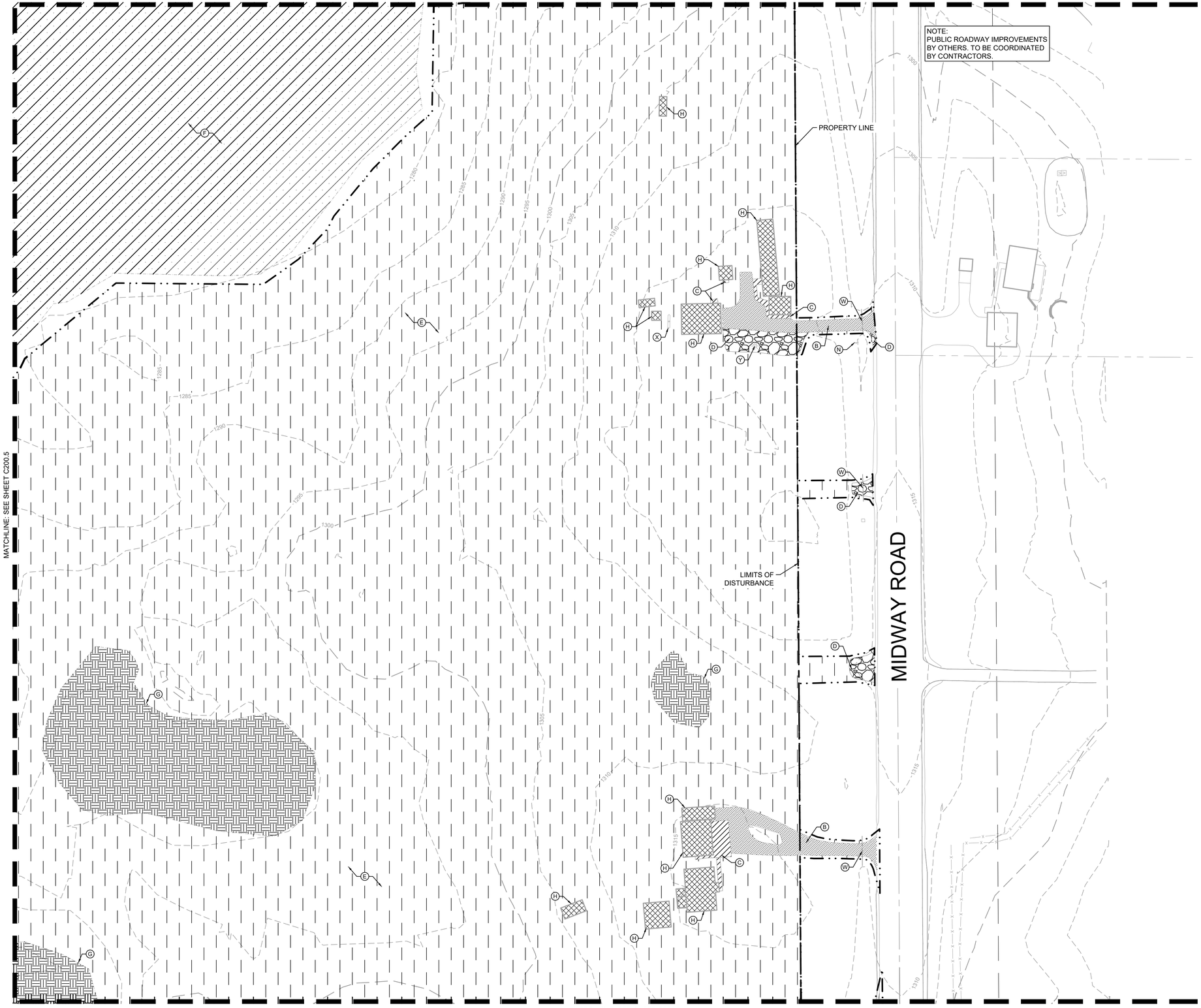
MATCHLINE: SEE SHEET C200.5

MATCHLINE: SEE SHEET C200.3



MATCHLINE: SEE SHEET C200.9

SEE SHEET C200.0 FOR SITE DEMOLITION PLAN NOTES AND LEGEND

KEYNOTE LEGEND

A	SAWCUT EXISTING PAVEMENT
B	REMOVE EXISTING ASPHALT
C	REMOVE EXISTING CONCRETE
D	REMOVE EXISTING GRAVEL
E	CLEARING AND GRUBBING
F	PROTECT EXISTING WETLAND
G	WETLAND IMPACT
H	REMOVE EXISTING BUILDING / STRUCTURE
I	PROTECT EXISTING FENCE
J	REMOVE EXISTING FENCE
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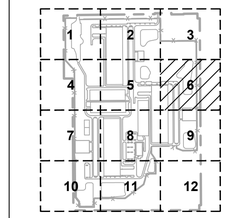

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KHA PROJECT 161333015
DATE 07/31/2026
SCALE AS SHOWN
DESIGNED BY JDS
DRAWN BY KLSC
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SITE DEMOLITION PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
C200.6

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SEE SHEET C200.0 FOR SITE DEMOLITION PLAN NOTES AND LEGEND

KEYNOTE LEGEND

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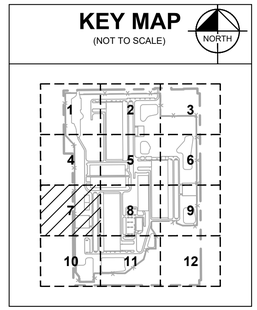

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SITE DEMOLITION PLAN

HERMANTOWN INDUSTRIAL
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HERMANTOWN MN

SHEET NUMBER
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MATCHLINE: SEE SHEET C200.5

MATCHLINE: SEE SHEET C200.7

MATCHLINE: SEE SHEET C200.9

MATCHLINE: SEE SHEET C200.11

SEE SHEET C200.0 FOR SITE DEMOLITION PLAN NOTES AND LEGEND

KEYNOTE LEGEND

A	SAWCUT EXISTING PAVEMENT
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LIMITS OF DISTURBANCE

KEY MAP
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NORTH

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

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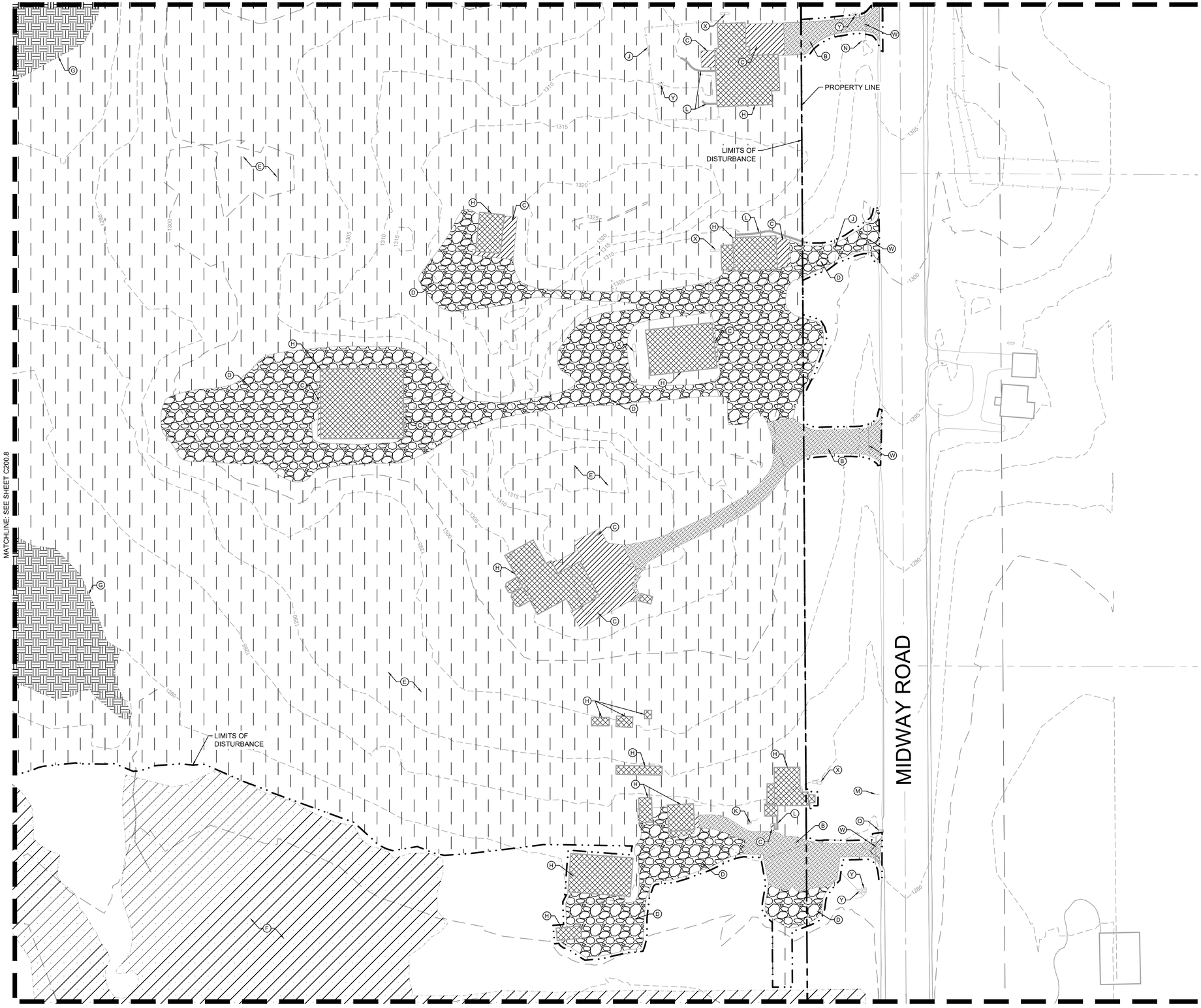
MATCHLINE: SEE SHEET C200.8

MATCHLINE: SEE SHEET C200.6



MATCHLINE: SEE SHEET C200.12

SEE SHEET C200.0 FOR SITE DEMOLITION PLAN NOTES AND LEGEND

KEYNOTE LEGEND

A	SAWCUT EXISTING PAVEMENT
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KEY MAP

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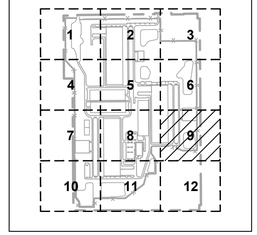

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KHA PROJECT 161333015
DATE 07/31/2026
SCALE AS SHOWN
DESIGNED BY JDS
DRAWN BY KLSC
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SITE DEMOLITION PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
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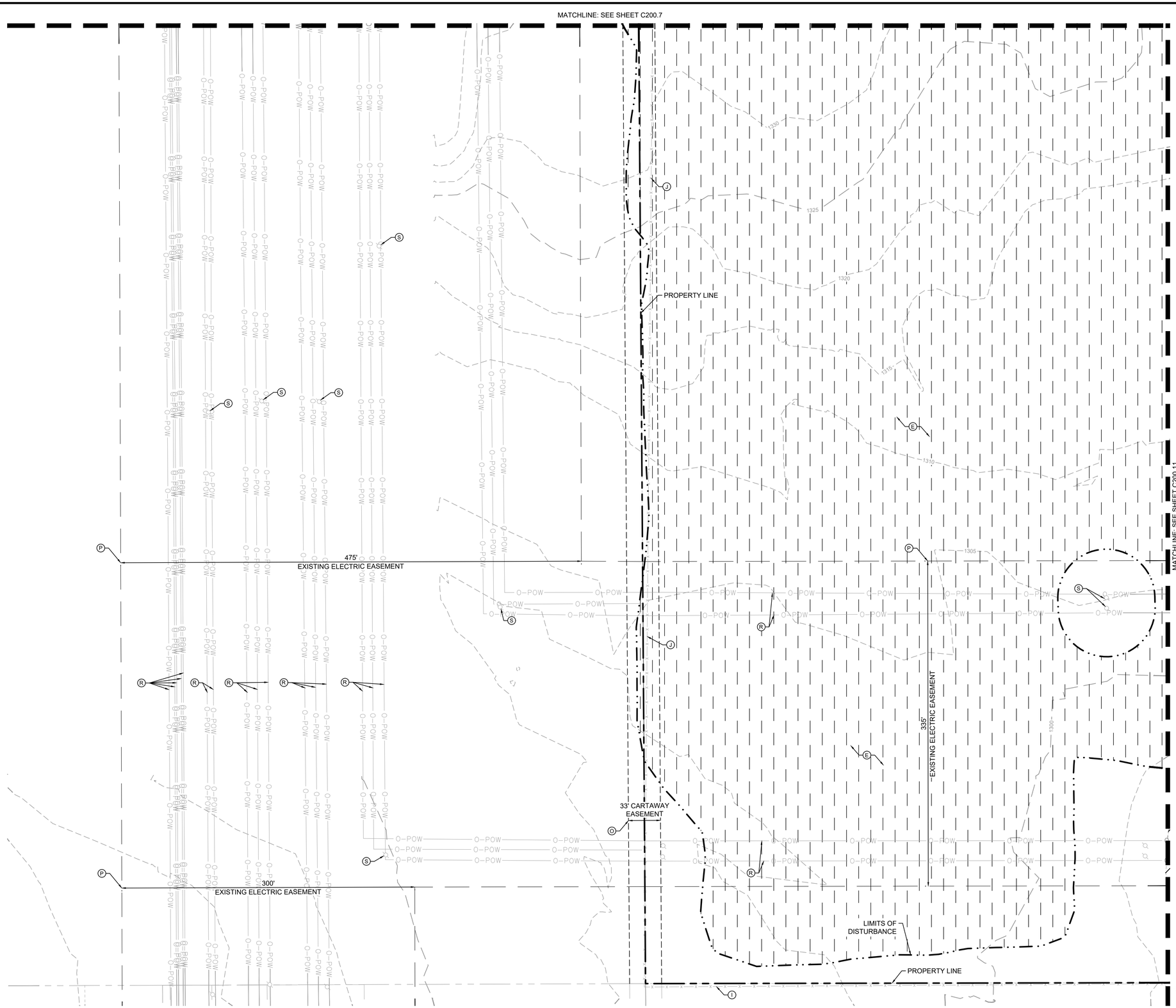

SEE SHEET C200.0 FOR SITE DEMOLITION PLAN NOTES AND LEGEND

KEYNOTE LEGEND

- (A) SAWCUT EXISTING PAVEMENT
- (B) REMOVE EXISTING ASPHALT
- (C) REMOVE EXISTING CONCRETE
- (D) REMOVE EXISTING GRAVEL
- (E) CLEARING AND GRUBBING
- (F) PROTECT EXISTING WETLAND
- (G) WETLAND IMPACT
- (H) REMOVE EXISTING BUILDING / STRUCTURE
- (I) PROTECT EXISTING FENCE
- (J) REMOVE EXISTING FENCE
- (K) REMOVE EXISTING FLAG POLE
- (L) REMOVE EXISTING RETAINING WALL
- (M) PROTECT EXISTING SIGN
- (N) REMOVE EXISTING SIGN
- (O) EXISTING CARTWAY EASEMENT TO BE VACATED
- (P) PROTECT EXISTING HV EASEMENT
- (Q) PROTECT EXISTING VEGETATION
- (R) PROTECT EXISTING POWER LINE
- (S) PROTECT EXISTING UTILITY POLE & GUY WIRES
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- (W) REMOVE EXISTING STORMWATER LINE / STRUCTURE
- (X) REMOVE EXISTING NATURAL GAS LINE / STRUCTURE
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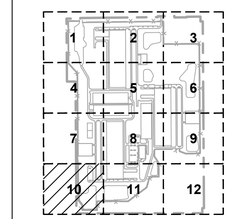
- (Z) EXISTING VENT
- (AA) EXISTING WELL TO BE SEALED AND REMOVED IN ACCORDANCE WITH MDH REQUIREMENTS

KEY MAP
(NOT TO SCALE)



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KHA PROJECT 161333015
DATE 07/31/2026
SCALE AS SHOWN
DESIGNED BY JDS
DRAWN BY KLSC
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SITE DEMOLITION PLAN

HERMANTOWN INDUSTRIAL
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HERMANTOWN MN

SHEET NUMBER
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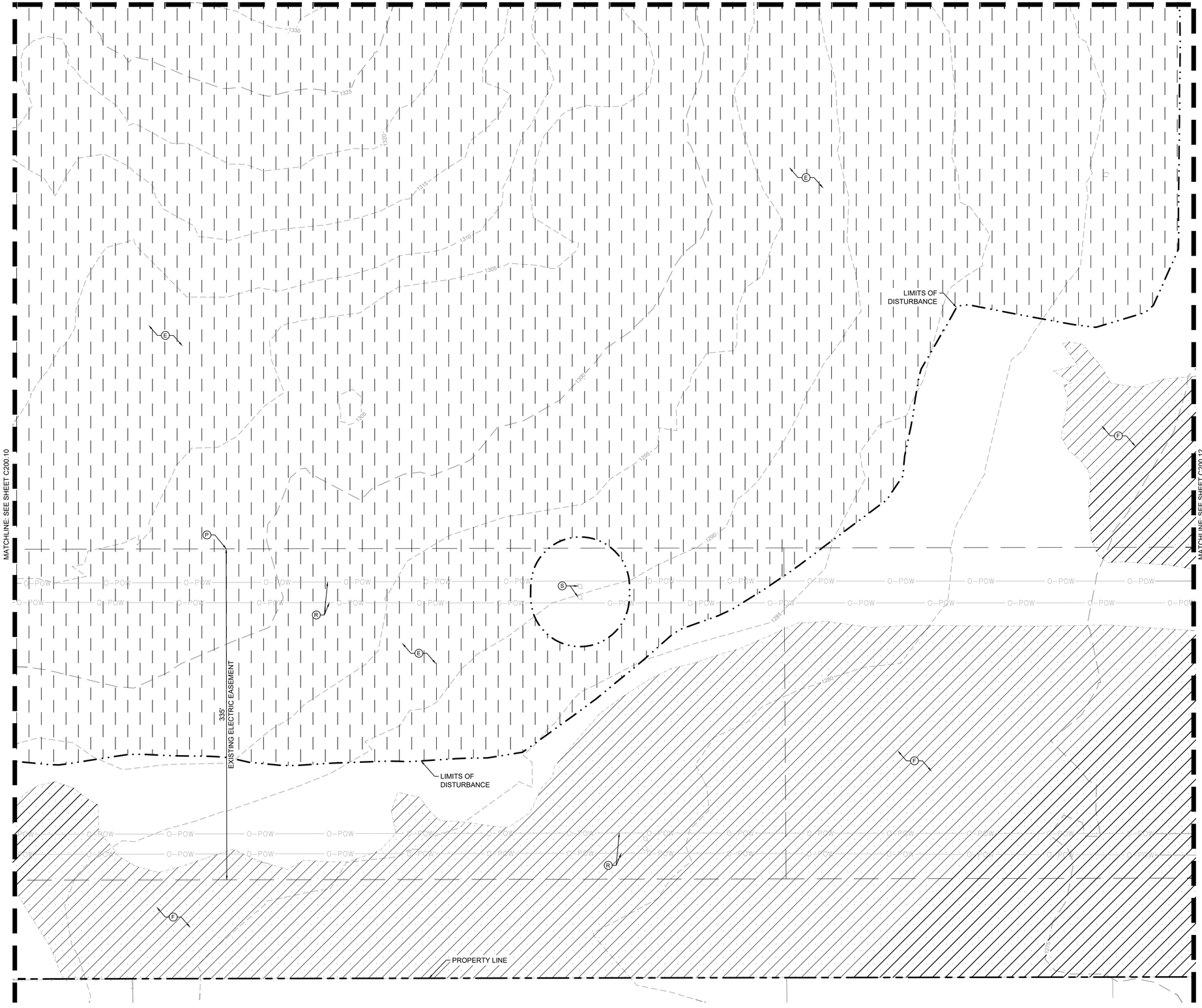

SEE SHEET C200.0 FOR SITE DEMOLITION PLAN NOTES AND LEGEND

KEYNOTE LEGEND

A	SAWCUT EXISTING PAVEMENT
B	REMOVE EXISTING ASPHALT
C	REMOVE EXISTING CONCRETE
D	REMOVE EXISTING GRAVEL
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F	PROTECT EXISTING WETLAND
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KEY MAP
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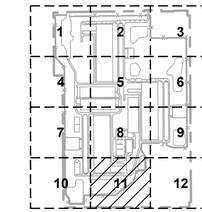

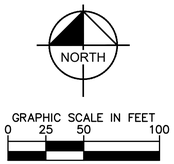

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SITE DEMOLITION PLAN

HERMANTOWN INDUSTRIAL
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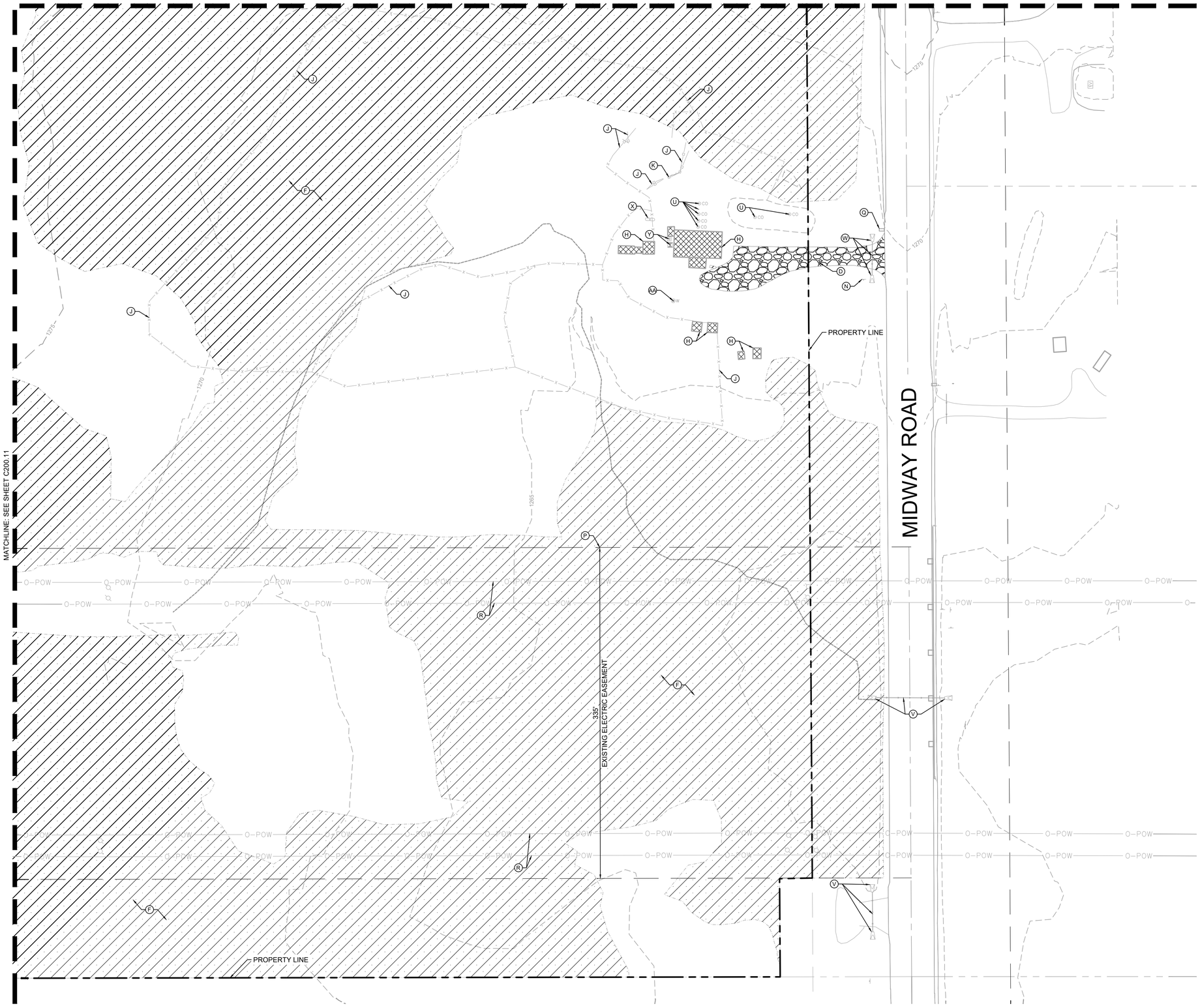
MATCHLINE: SEE SHEET C200.9



SEE SHEET C200.0 FOR SITE DEMOLITION PLAN NOTES AND LEGEND

KEYNOTE LEGEND

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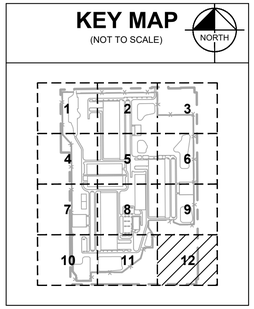

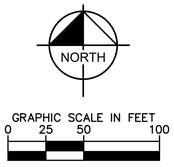

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HERMANTOWN MN

SHEET NUMBER
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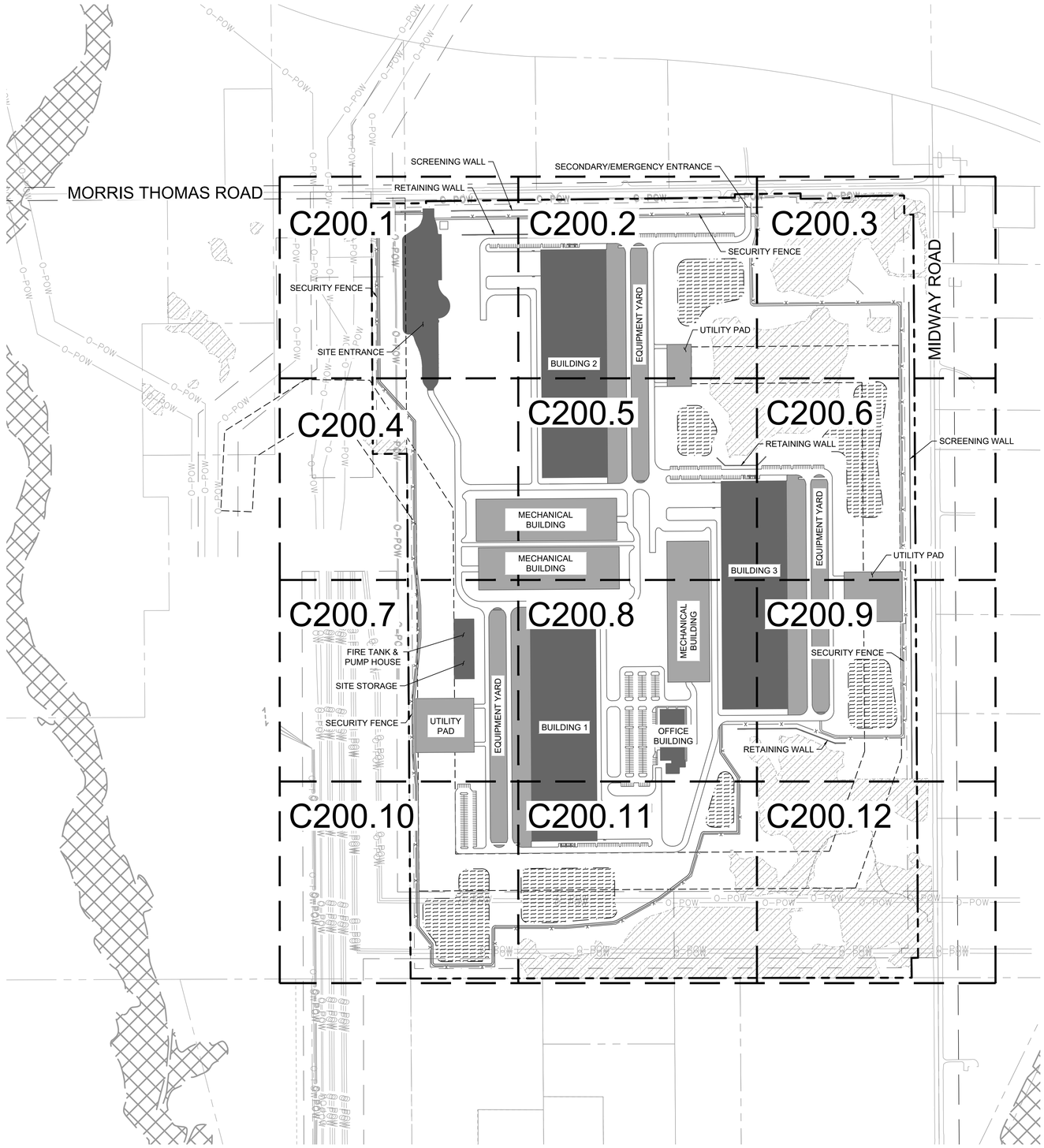

CAUTION! PROPOSED CONSTRUCTION ACTIVITIES ARE LOCATED IN THE VICINITY OF EXISTING MEDIUM AND HIGH VOLTAGE OVERHEAD POWER LINES. EXTREME CAUTION SHALL BE EXERCISED DURING ALL PHASES OF WORK IN THESE AREAS. COORDINATE WITH UTILITY OWNER.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED SECURITY FENCE
- PROPOSED RETAINING WALL
- PROPOSED SCREENING WALL
- PROPOSED CURB AND GUTTER
- WETLAND PRESERVATION
- STORM WATER MANAGEMENT (SEE GRADING PLAN FOR DETAILS)

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 18-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

PROPERTY SUMMARY

TOTAL PROPERTY AREA	234 ± AC
WETLANDS IN PROPERTY	52 ± AC

SITE DATA

EXISTING ZONING	BLM
PROPOSED LAND USE	COMMUNICATION SERVICE FACILITY
MINIMUM BUILDING SETBACKS	FRONT = 20' SIDE = 20' REAR = 20' SIDE/REAR ADJACENT TO RESIDENTIAL = 50'
PRINCIPAL USE BUILDINGS	
DATA CENTER 1	±375,000 SF
DATA CENTER 2	±375,000 SF
DATA CENTER 3	±375,000 SF
ACCESSORY USE BUILDINGS	
OFFICE BUILDING	±30,000 SF
MECHANICAL BUILDING 1	±150,000 SF
MECHANICAL BUILDING 2	±150,000 SF
MECHANICAL BUILDING 3	±150,000 SF
FIRE TANK & PUMP HOUSE	±15,000 SF
OPERATIONS & MAINTENANCE BUILDING	± 15,000 SF

DIMENSIONAL STANDARDS

DIMENSION TYPE	REQUIREMENT	PROPOSED
MINIMUM LOT AREA	NONE	± 33.18 AC
MINIMUM LOT WIDTH	100'	280'
MINIMUM DEPTH OF FRONT YARD (FROM R.O.W.)	20' OR AS SPECIFIED	20'
MINIMUM DEPTH OF CORNER YARD (FROM R.O.W.)	20' OR AS SPECIFIED	20'
MINIMUM SIDE YARD SETBACK - GENERALLY	20' OR AS SPECIFIED	50'
MINIMUM SIDE YARD SETBACK - ADJACENT TO RESIDENTIAL	50' OR AS SPECIFIED	
MINIMUM REAR YARD SETBACK - GENERALLY	20' OR AS SPECIFIED	50'
MINIMUM REAR YARD SETBACK - ADJACENT TO RESIDENTIAL	50' OR AS SPECIFIED	
MAXIMUM BUILDING HEIGHT	80'	36'

DRAINAGE SUMMARY

TOTAL DRAINAGE AREA	234 ± AC
PROPOSED IMPERVIOUS AREA	79.1 ± AC
PROPOSED PERVIOUS AREA	154.9 ± AC

PARKING SUMMARY

REQUIRED PARKING - OFFICE 1 SPACE PER 250 SQ. FT. OF FLOOR SPACE	963 SPACES	PROVIDED PARKING - OFFICE	232 SPACES
REQUIRED PARKING - WAREHOUSE THE LESSER OF 1 SPACE PER 1,500 SQ. FT. OF FLOOR SPACE, OR 1 FOR EACH EMPLOYEE ON THE MAXIMUM WORKING SHIFT	613 SPACES	PROVIDED PARKING - WAREHOUSE	338 SPACES
REQUIRED PARKING (OFFICE) - ACCESSIBLE	20 SPACES	PROVIDED PARKING (OFFICE) - ACCESSIBLE	20 SPACES
REQUIRED PARKING (WAREHOUSE) - ACCESSIBLE	13 SPACES	PROVIDED PARKING (WAREHOUSE) - ACCESSIBLE	13 SPACES
TOTAL REQUIRED PARKING*	1,576 SPACES	TOTAL PROVIDED PARKING	570 SPACES

* PER SECTION 535.09.1 OF THE CITY OF HERMANTOWN LAND USE REGULATIONS, UPON DETERMINATION BY THE CITY COUNCIL BASED ON VERIFIABLE INFORMATION PERTAINING TO PARKING DEMAND, THE OFF-STREET PARKING REQUIREMENTS OF THIS SECTION MAY BE REVISED UPWARD OR DOWNWARD AS PART OF A SPECIAL USE PERMIT APPLICATION.

NORTH

GRAPHIC SCALE IN FEET
0 150 300 600

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KHA PROJECT 161333015
DATE 07/31/2026
SCALE AS SHOWN
DESIGNED BY JDS
DRAWN BY KLSC
CHECKED BY BMW

OVERALL SITE PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
C400.0

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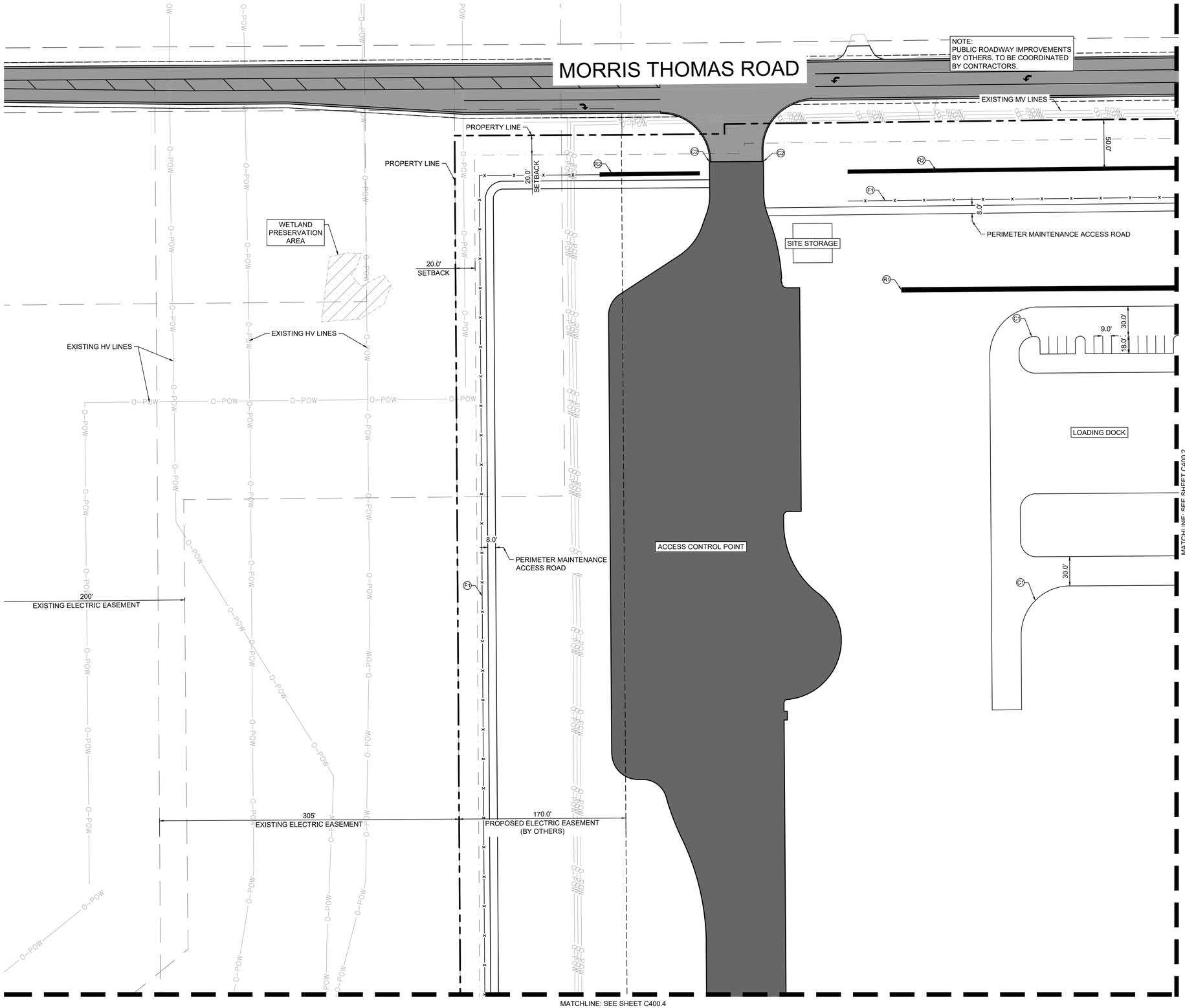


SEE SHEET C400.0 FOR SITE PLAN NOTES AND LEGEND

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- (C1) CONCRETE CURB & GUTTER
- (C2) MATCH EXISTING CURB AND GUTTER - REFER TO ROADWAY PLAN

SITE FIXTURES

- (F1) SECURITY FENCE

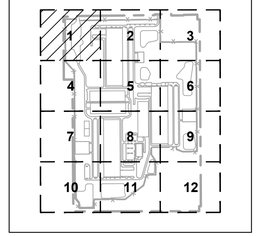
PAVEMENT MARKINGS

- (P1) ACCESSIBLE PARKING AREA

REFERENCE NOTES

- (R1) RETAINING WALL - REFER TO GRADING PLAN
- (R2) SCREENING WALL

KEY MAP
(NOT TO SCALE)



NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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KHA PROJECT	161333015
DATE	07/31/2026
SCALE	AS SHOWN
DESIGNED BY	JDS
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SITE DIMENSION PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN, MN

SHEET NUMBER
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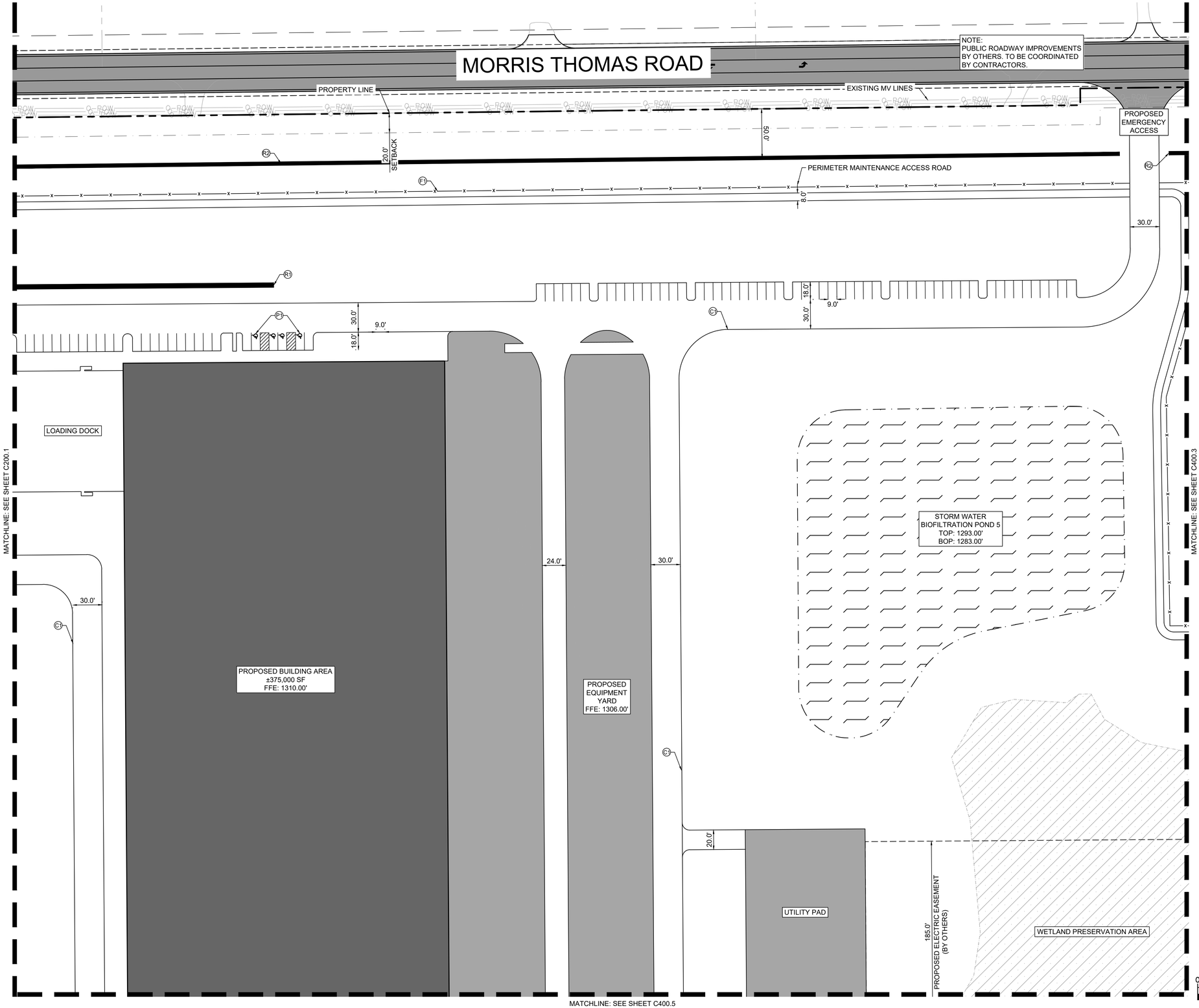


SEE SHEET C400.0 FOR SITE PLAN NOTES AND LEGEND

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- C1 CONCRETE CURB & GUTTER
- C2 MATCH EXISTING CURB AND GUTTER - REFER TO ROADWAY PLAN

SITE FIXTURES

- F1 SECURITY FENCE

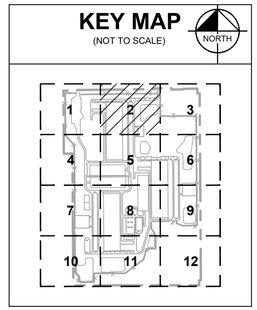
PAVEMENT MARKINGS

- P1 ACCESSIBLE PARKING AREA

REFERENCE NOTES

- R1 RETAINING WALL - REFER TO GRADING PLAN
- R2 SCREENING WALL

KEY MAP (NOT TO SCALE)



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SITE DIMENSION PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
C400.2

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MATCHLINE: SEE SHEET C200.2

MORRIS THOMAS ROAD

NOTE:
PUBLIC ROADWAY IMPROVEMENTS BY OTHERS. TO BE COORDINATED BY CONTRACTORS.

PROPERTY LINE

EXISTING MV LINES

ROW

20.0'
SETBACK

R2

WETLAND PRESERVATION AREA

50.0'
SETBACK

PROPERTY LINE

MIDWAY ROAD

F1

PERIMETER MAINTENANCE ACCESS ROAD

8.0'

WETLAND PRESERVATION AREA

185.0'
PROPOSED ELECTRIC EASEMENT
(BY OTHERS)

50.0'
SETBACK

PROPERTY LINE

MATCHLINE: SEE SHEET C400.6

SEE SHEET C400.0 FOR SITE PLAN NOTES AND LEGEND

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- C1 CONCRETE CURB & GUTTER
- C2 MATCH EXISTING CURB AND GUTTER - REFER TO ROADWAY PLAN

SITE FIXTURES

- F1 SECURITY FENCE

PAVEMENT MARKINGS

- P1 ACCESSIBLE PARKING AREA

REFERENCE NOTES

- R1 RETAINING WALL - REFER TO GRADING PLAN
- R2 SCREENING WALL

KEY MAP
(NOT TO SCALE)

NORTH

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

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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SITE DIMENSION PLAN

HERMANTOWN INDUSTRIAL
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HERMANTOWN MN

SHEET NUMBER
C400.3

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MATCHLINE: SEE SHEET C400.1

305'
EXISTING ELECTRIC EASEMENT

200'
EXISTING ELECTRIC EASEMENT

195.0'
PROPOSED ELECTRIC EASEMENT
(BY OTHERS)

170.0'
PROPOSED ELECTRIC EASEMENT
(BY OTHERS)

PROPERTY LINE

20.0'
SETBACK

WETLAND
PRESERVATION
AREA

8.0'

PERIMETER MAINTENANCE
ACCESS ROAD

211.0'
PROPOSED ELECTRIC EASEMENT
(BY OTHERS)

EXISTING HV LINES

EXISTING HV LINE

EXISTING MV LINES

EXISTING ARROWHEAD
SUBSTATION

185.0'
PROPOSED ELECTRIC EASEMENT
(BY OTHERS)

475'
EXISTING ELECTRIC EASEMENT

MATCHLINE: SEE SHEET C400.7

C1

30.0'

MATCHLINE: SEE SHEET C400.5

C1

30.0'

37.0'

54.0'

PROPOSED
MECHANICAL BUILDING
±150,000 SF
FFE: 1310.00'

20.0'

30.0'

C1

PROPOSED
MECHANICAL BUILDING
±150,000 SF
FFE: 1310.00'

F1

KEY MAP
(NOT TO SCALE)

NORTH

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

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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SEE SHEET C400.0 FOR SITE PLAN NOTES AND LEGEND

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- (C1) CONCRETE CURB & GUTTER
- (C2) MATCH EXISTING CURB AND GUTTER - REFER TO ROADWAY PLAN

SITE FIXTURES

- (F1) SECURITY FENCE

PAVEMENT MARKINGS

- (P1) ACCESSIBLE PARKING AREA

REFERENCE NOTES

- (R1) RETAINING WALL - REFER TO GRADING PLAN
- (R2) SCREENING WALL

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SITE DIMENSION PLAN

HERMANTOWN INDUSTRIAL
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HERMANTOWN MN

SHEET NUMBER
C400.4

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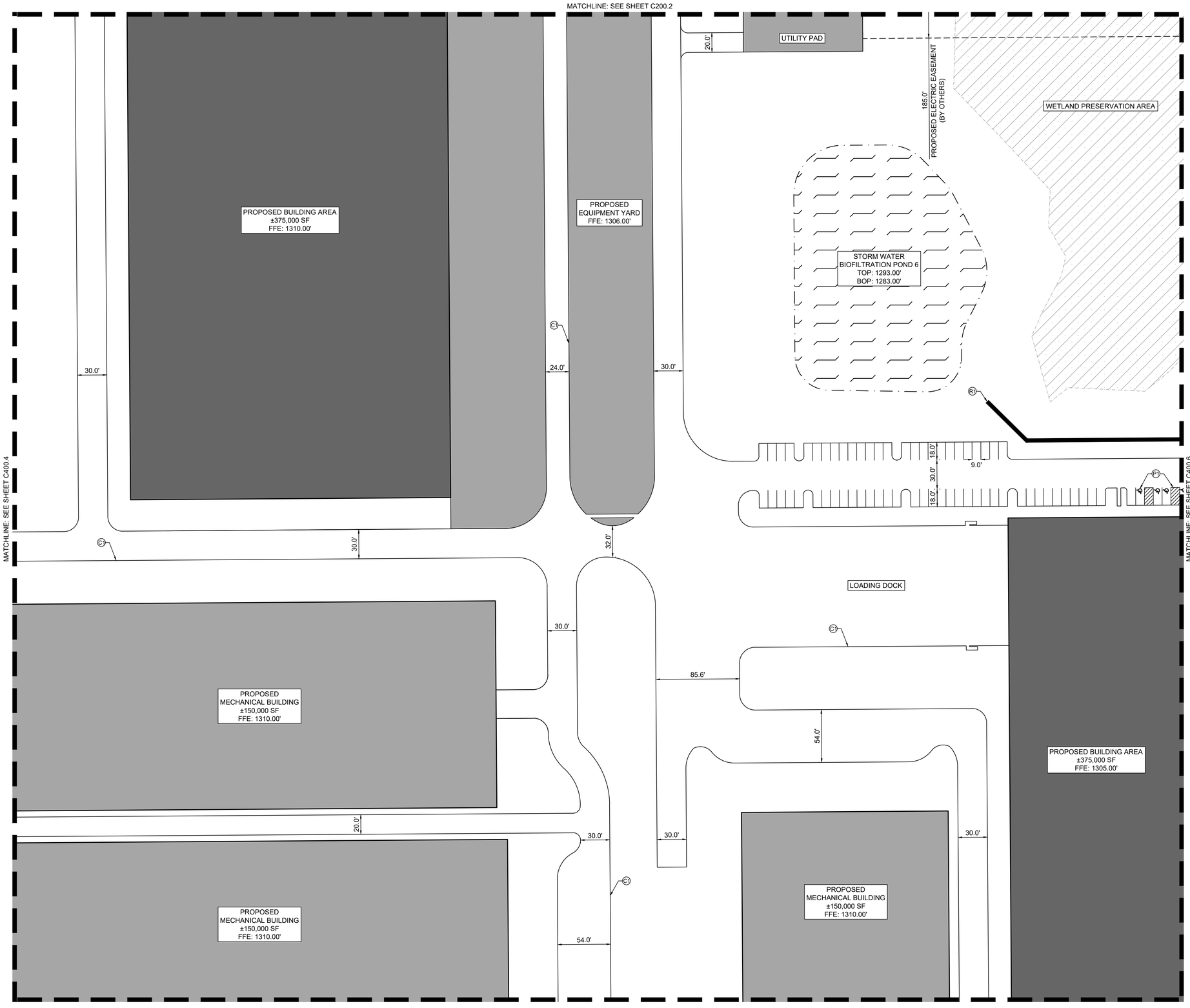


SEE SHEET C400.0 FOR SITE PLAN NOTES AND LEGEND

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- (C1) CONCRETE CURB & GUTTER
- (C2) MATCH EXISTING CURB AND GUTTER - REFER TO ROADWAY PLAN

SITE FIXTURES

- (F1) SECURITY FENCE

PAVEMENT MARKINGS

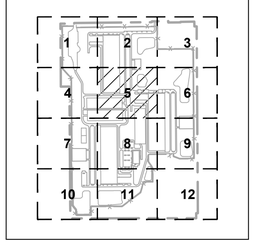
- (P1) ACCESSIBLE PARKING AREA

REFERENCE NOTES

- (R1) RETAINING WALL - REFER TO GRADING PLAN
- (R2) SCREENING WALL

KEY MAP

(NOT TO SCALE)



NORTH

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SITE DIMENSION PLAN

HERMANTOWN INDUSTRIAL
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SHEET NUMBER
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MATCHLINE: SEE SHEET C400.5

MATCHLINE: SEE SHEET C200.3

WETLAND PRESERVATION AREA

185.0'
PROPOSED ELECTRIC EASEMENT
(BY OTHERS)

STORM WATER
BIOFILTRATION POND 7
TOP: 1293.00'
BOP: 1283.00'

NOTE:
PUBLIC ROADWAY IMPROVEMENTS BY OTHERS. TO BE COORDINATED BY CONTRACTORS.

R1

R2

9.0'

18.0'

30.0'

C1

24.0'

22.0'

C2

PROPERTY LINE

50.0'
SETBACK

MIDWAY ROAD

F1

PROPOSED BUILDING AREA
±375,000 SF
FFE: 1305.00'

PROPOSED
EQUIPMENT
YARD
FFE: 1301.00'

PERIMETER MAINTENANCE
ACCESS ROAD

8.0'

185.0'
PROPOSED ELECTRIC EASEMENT
(BY OTHERS)

20.0'

UTILITY PAD

MATCHLINE: SEE SHEET C400.9

SEE SHEET C400.0 FOR SITE PLAN NOTES AND LEGEND

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- C1 CONCRETE CURB & GUTTER
- C2 MATCH EXISTING CURB AND GUTTER - REFER TO ROADWAY PLAN

SITE FIXTURES

- F1 SECURITY FENCE

PAVEMENT MARKINGS

- P1 ACCESSIBLE PARKING AREA

REFERENCE NOTES

- R1 RETAINING WALL - REFER TO GRADING PLAN
- R2 SCREENING WALL

KEY MAP

(NOT TO SCALE)

NORTH

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

NORTH

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KHA PROJECT
161333015

DATE
07/31/2026

SCALE AS SHOWN
DESIGNED BY JDS
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SITE DIMENSION PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
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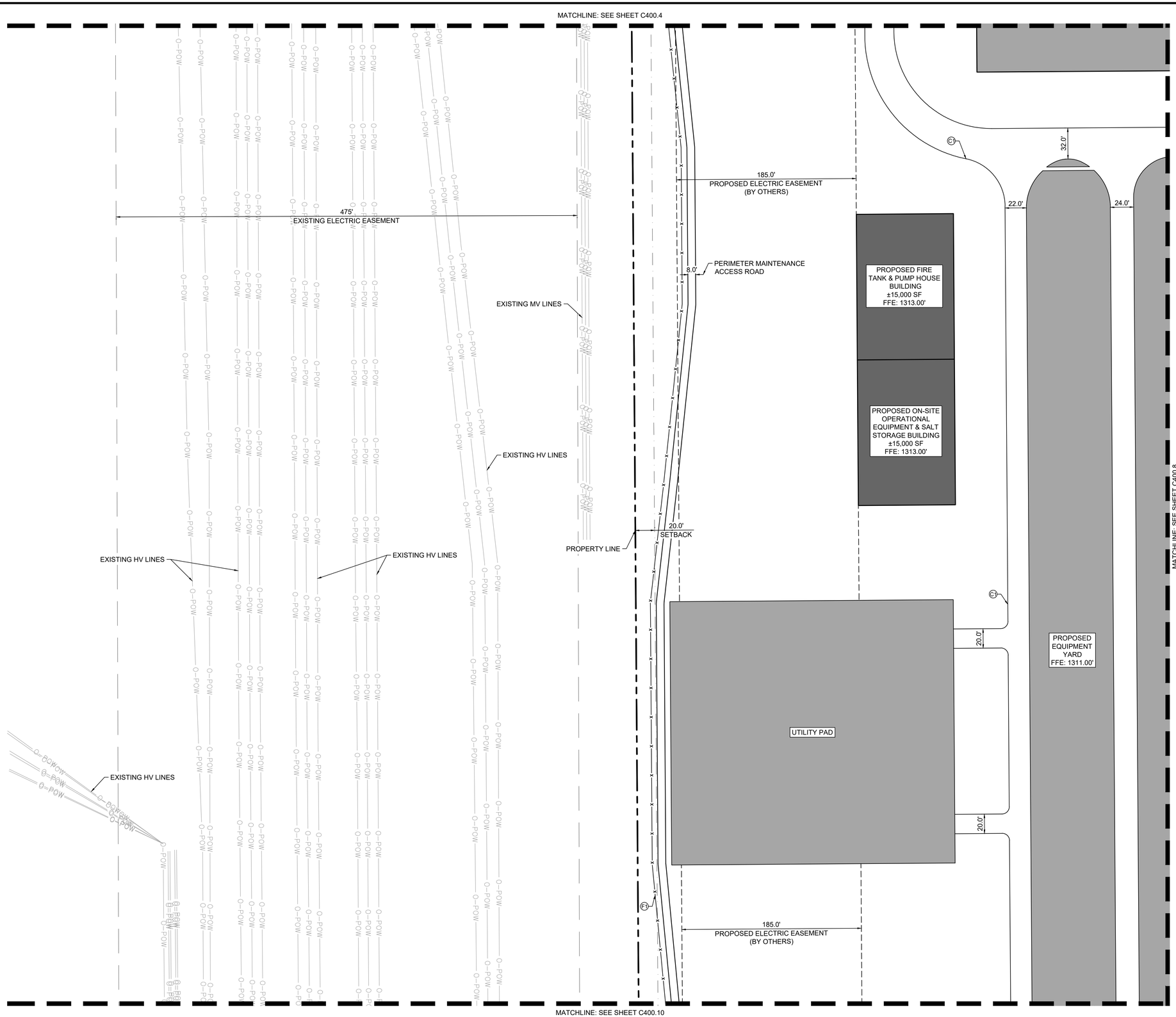


SEE SHEET C400.0 FOR SITE PLAN NOTES AND LEGEND

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- C1 CONCRETE CURB & GUTTER
- C2 MATCH EXISTING CURB AND GUTTER - REFER TO ROADWAY PLAN

SITE FIXTURES

- F1 SECURITY FENCE

PAVEMENT MARKINGS

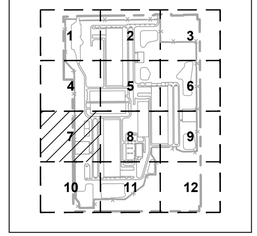
- P1 ACCESSIBLE PARKING AREA

REFERENCE NOTES

- R1 RETAINING WALL - REFER TO GRADING PLAN
- R2 SCREENING WALL

KEY MAP

(NOT TO SCALE)



NORTH

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SITE DIMENSION PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
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MATCHLINE: SEE SHEET C400.5

MATCHLINE: SEE SHEET C400.7

MATCHLINE: SEE SHEET C400.9

MATCHLINE: SEE SHEET C400.11

PROPOSED BUILDING AREA
±375,000 SF
FFE: 1315.00'

PROPOSED
MECHANICAL BUILDING
±150,000 SF
FFE: 1310.00'

PROPOSED BUILDING AREA
±375,000 SF
FFE: 1305.00'

PROPOSED OFFICE BUILDING
±36,000 SF
FFE: 1310.00'

PERIMETER MAINTENANCE
ACCESS ROAD

30.0' 61.9' 30.0' 40.0' 26.0' 40.0' 30.0' 18.0'

26.0' 26.0' 26.0' 26.0'

9.0' 42.0' 9.0'

32.5' 32.5' 26.0' 30.0' 30.0'

8.0'

SEE SHEET C400.0 FOR SITE PLAN NOTES AND LEGEND

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- C1 CONCRETE CURB & GUTTER
- C2 MATCH EXISTING CURB AND GUTTER - REFER TO ROADWAY PLAN

SITE FIXTURES

- F1 SECURITY FENCE

PAVEMENT MARKINGS

- P1 ACCESSIBLE PARKING AREA

REFERENCE NOTES

- R1 RETAINING WALL - REFER TO GRADING PLAN
- R2 SCREENING WALL

KEY MAP

(NOT TO SCALE)

NORTH

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

NORTH

GRAPHIC SCALE IN FEET
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SITE DIMENSION PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
C400.8

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MATCHLINE: SEE SHEET C400.8

MATCHLINE: SEE SHEET C400.6

PROPOSED BUILDING AREA
±375,000 SF
FFE: 1305.00'

PROPOSED EQUIPMENT YARD
FFE: 1301.00'

UTILITY PAD

20.0'

8.0'

PERIMETER MAINTENANCE ACCESS ROAD

185.0'
PROPOSED ELECTRIC EASEMENT
(BY OTHERS)

STORM WATER
BIOFILTRATION POND 4
TOP: 1293.00'
BOP: 1283.00'

24.0'

22.0'

30.0'

50.0'
SETBACK

PROPERTY LINE

MIDWAY ROAD

WETLAND PRESERVATION AREA

MATCHLINE: SEE SHEET C400.12

SEE SHEET C400.0 FOR SITE PLAN NOTES AND LEGEND

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- C1 CONCRETE CURB & GUTTER
- C2 MATCH EXISTING CURB AND GUTTER - REFER TO ROADWAY PLAN

SITE FIXTURES

- F1 SECURITY FENCE

PAVEMENT MARKINGS

- P1 ACCESSIBLE PARKING AREA

REFERENCE NOTES

- R1 RETAINING WALL - REFER TO GRADING PLAN
- R2 SCREENING WALL

KEY MAP

(NOT TO SCALE)

NORTH

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

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT
161333015

DATE
07/31/2026

SCALE AS SHOWN
DESIGNED BY JDS
DRAWN BY KLSC
CHECKED BY BMW

SITE DIMENSION PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
C400.9

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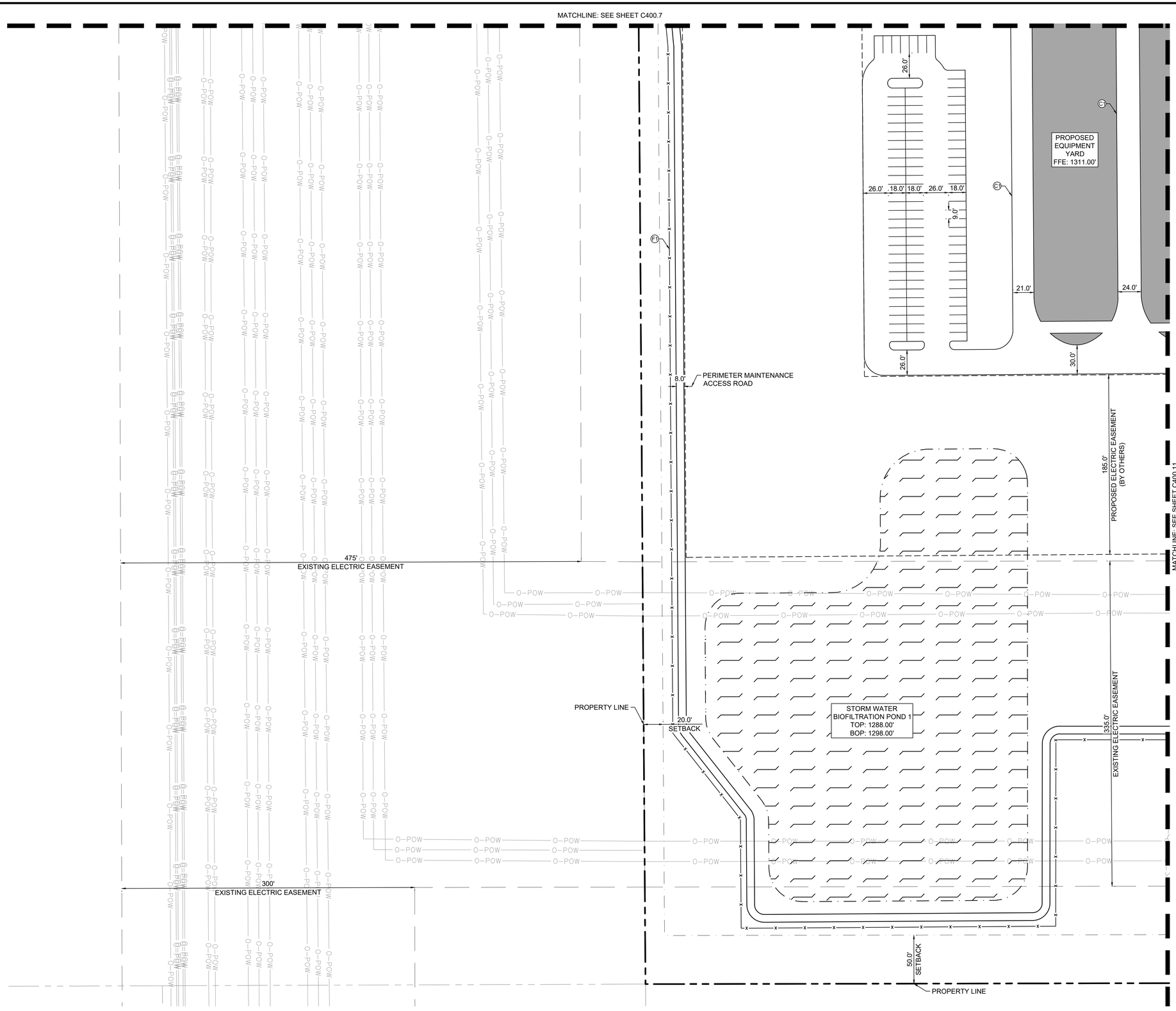


SEE SHEET C400.0 FOR SITE PLAN NOTES AND LEGEND

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- (C1) CONCRETE CURB & GUTTER
- (C2) MATCH EXISTING CURB AND GUTTER - REFER TO ROADWAY PLAN

SITE FIXTURES

- (F1) SECURITY FENCE

PAVEMENT MARKINGS

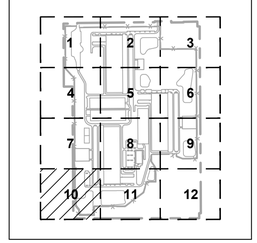
- (P1) ACCESSIBLE PARKING AREA

REFERENCE NOTES

- (R1) RETAINING WALL - REFER TO GRADING PLAN
- (R2) SCREENING WALL

KEY MAP

(NOT TO SCALE)



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DRAWN BY KLSC
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SITE DIMENSION PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
C400.10

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MATCHLINE: SEE SHEET C400.10

MATCHLINE: SEE SHEET C400.8

MATCHLINE: SEE SHEET C400.12

PROPOSED BUILDING AREA
±375,000 SF
FFE: 1315.00'

LOADING DOCK

32.0'

30.0'

30.0'

50.0'

30.0'

18.0'

9.0'

30.0'

STORM WATER
BIOFILTRATION POND 3
TOP: 1293.00'
BOP: 1284.00'

8.0'

PERIMETER MAINTENANCE ACCESS ROAD

195.0'
PROPOSED ELECTRIC EASEMENT
(BY OTHERS)

WETLAND PRESERVATION AREA

STORM WATER
BIOFILTRATION POND 2
TOP: 1288.00'
BOP: 1298.00'

335.0'
EXISTING ELECTRIC EASEMENT

WETLAND PRESERVATION AREA

50.0'
SETBACK

PROPERTY LINE

C1 C2 F1 R1 R2

SEE SHEET C400.0 FOR SITE PLAN NOTES AND LEGEND

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- C1 CONCRETE CURB & GUTTER
- C2 MATCH EXISTING CURB AND GUTTER - REFER TO ROADWAY PLAN

SITE FIXTURES

- F1 SECURITY FENCE

PAVEMENT MARKINGS

- P1 ACCESSIBLE PARKING AREA

REFERENCE NOTES

- R1 RETAINING WALL - REFER TO GRADING PLAN
- R2 SCREENING WALL

KEY MAP
(NOT TO SCALE)

NORTH

1 2 3
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SITE DIMENSION PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
C400.11

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MATCHLINE: SEE SHEET C400.11

MATCHLINE: SEE SHEET C400.9

SEE SHEET C400.0 FOR SITE PLAN NOTES AND LEGEND

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- C1 CONCRETE CURB & GUTTER
- C2 MATCH EXISTING CURB AND GUTTER - REFER TO ROADWAY PLAN

SITE FIXTURES

- F1 SECURITY FENCE

PAVEMENT MARKINGS

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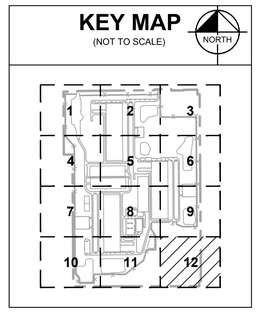

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SITE DIMENSION PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN, MN

SHEET NUMBER
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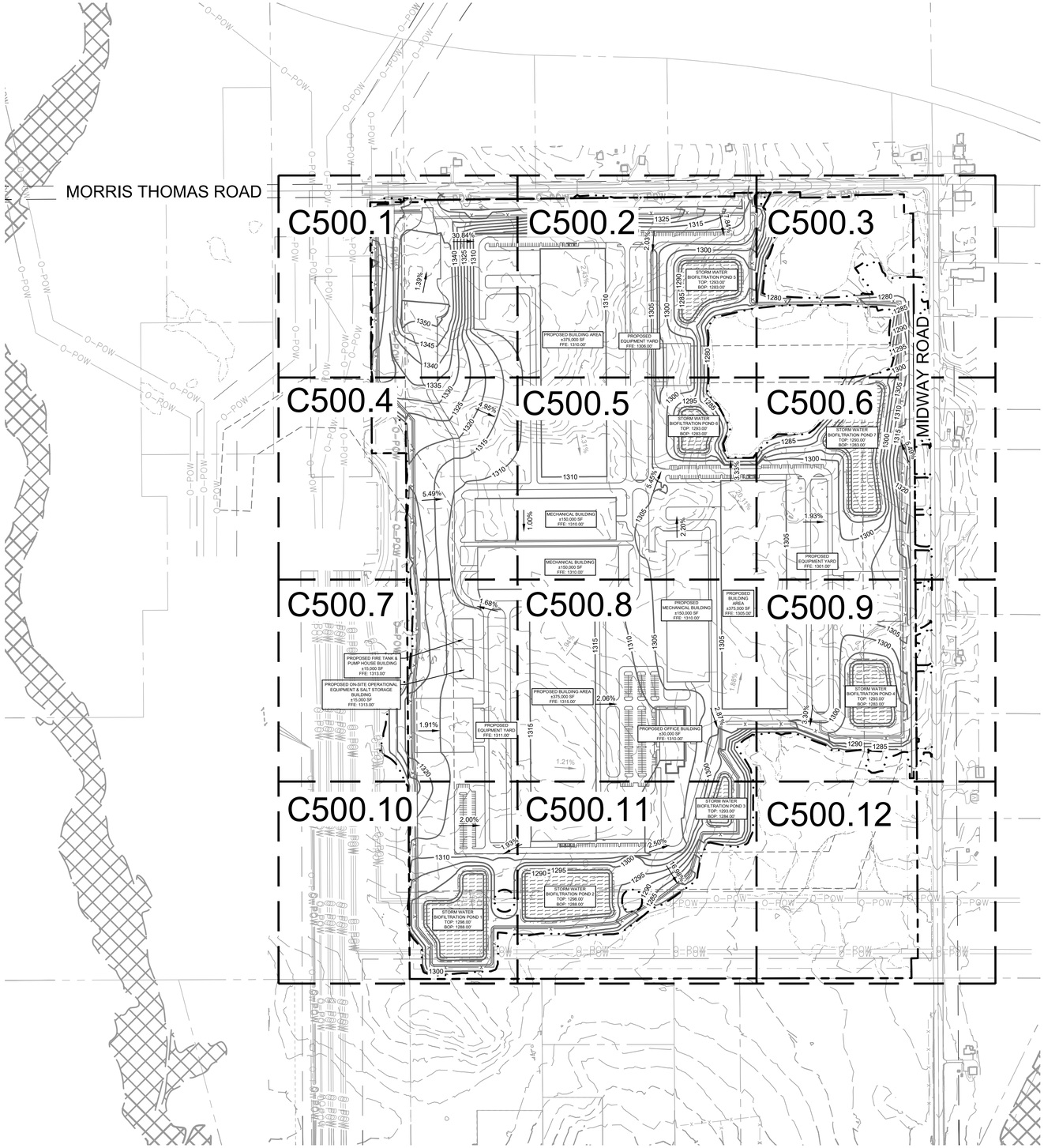

LEGEND

- PROPERTY LINE
- 928 EXISTING CONTOUR
- 925 PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- 0.00% PROPOSED GRADE BETWEEN POINTS
- STORM WATER MANAGEMENT AREA

CAUTION! PROPOSED CONSTRUCTION ACTIVITIES ARE LOCATED IN THE VICINITY OF EXISTING MEDIUM AND HIGH VOLTAGE OVERHEAD POWER LINES. EXTREME CAUTION SHALL BE EXERCISED DURING ALL PHASES OF WORK IN THESE AREAS. COORDINATE WITH UTILITY OWNER.

INFILTRATION BMP NOTES

1. TO THE EXTENT PRACTICABLE, LIMIT USE OF HEAVY CONSTRUCTION EQUIPMENT WITHIN THE BOUNDARIES OF THE PROPOSED INFILTRATION BMP. UTILIZE AN EXCAVATOR WITH A TOOTHED BUCKET TO AVOID COMPACTING OR SMEARING OF SOILS.
2. AFTER INITIAL EXCAVATION AND ROUGH GRADING, PROVIDE A MINIMUM OF TWO (2) DOUBLE RING INFILTROMETER TESTS WITHIN THE INFILTRATION AREA AT THE ELEVATION OF THE BASIN BOTTOM. PROVIDE THE RESULTS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO COMPLETING INSTALLATION OF THE BASIN OR UNDERGROUND SYSTEM.
3. IF CLAY SOILS ARE ENCOUNTERED, OVER-EXCAVATE AS NECESSARY TO REACH NATIVE SANDY/SILTY SOIL. BACKFILL THE ADDITIONAL EXCAVATION WITH SUITABLE ENGINEERED FILL MATERIAL.
4. IF NATIVE SUBGRADE SOILS AT THE BOTTOM OF THE PROPOSED INFILTRATION AREA ARE DETERMINED TO NOT BE CONDUCIVE TO THE DESIGN INFILTRATION REQUIREMENTS, REMOVE AND REPLACE THE POORLY INFILTRATION SOILS TO A DEPTH WHERE THE EXISTING NATIVE SUBGRADE SOILS MEET OR EXCEED THE DESIGN INFILTRATION REQUIREMENTS AS REVIEWED BY THE ENGINEER.
5. FINAL EXCAVATION OF THE INFILTRATION AREA AND INSTALLATION OF ANY ENGINEERED SOIL MUST OCCUR IN DRY CONDITIONS TO PREVENT SMEARING AND COMPACTION.
6. REMOVE ANY EXCESS SOILS THAT ENTER THE INFILTRATION BASIN PRIOR TO FINAL STABILIZATION.
7. UPON COMPLETION OF THE INFILTRATION/FILTRATION SYSTEM INSTALLATION AND FINAL STABILIZATION OF THE TRIBUTARY AREA, PROVIDE DOCUMENTATION THAT THE BMP DRAINS DOWN WITHIN 48 HOURS.

GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

RETAINING WALL NOTES

1. RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
2. PLANS SHOW THE HORIZONTAL LOCATION OF THE TOP OF THE WALL AND PROVIDES FINISHED SURFACE ELEVATIONS AT THE TOP AND BOTTOM FACE OF THE WALL ONLY.
3. RETAINING WALL DESIGN PLANS SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE REVIEWING AUTHORITY AND KIMLEY-HORN ENGINEER OF RECORD FOR APPROVAL.
4. RETAINING WALL DESIGNER MUST ACCOUNT FOR DRAINAGE AROUND THE WALL AS SHOWN ON THE GRADING PLAN. SURFACE RUNOFF SHALL NOT BE ALLOWED TO DRAIN OVER THE TOP OF THE WALL.
5. RETAINING WALL MATERIAL AND COLOR SHALL BE SELECTED BY THE OWNER.
6. RETAINING WALL DESIGNER IS RESPONSIBLE FOR OBTAINING GEOTECHNICAL INFORMATION AS NEEDED FOR DESIGN OF THE PROPOSED WALL.

NORTH

GRAPHIC SCALE IN FEET
0 150 300 600

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KHA PROJECT	161333015
DATE	07/31/2026
SCALE	AS SHOWN
DESIGNED BY	JDS
DRAWN BY	KLSC
CHECKED BY	BMW

OVERALL GRADING PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MINNESOTA

SHEET NUMBER
C500.0

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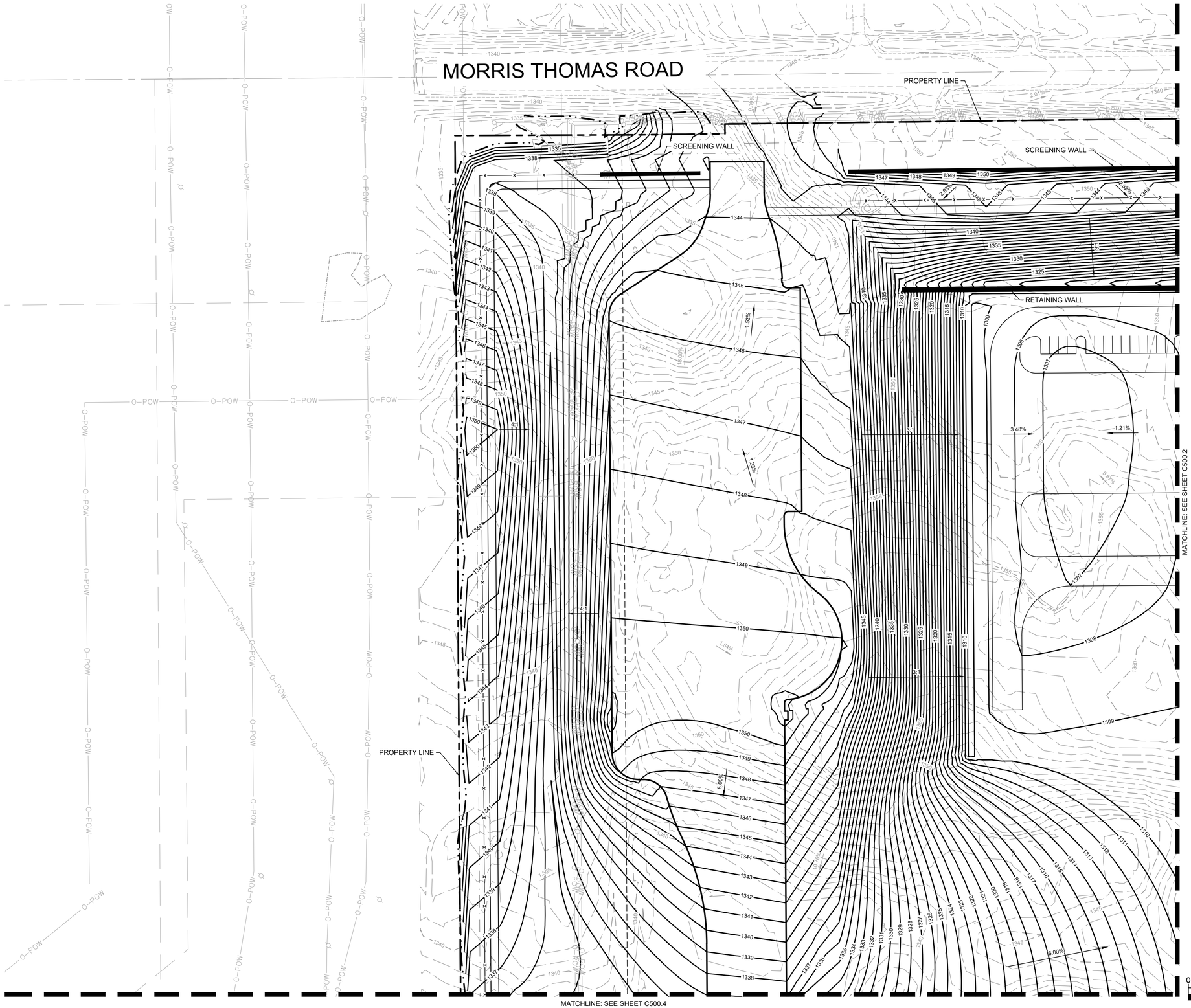
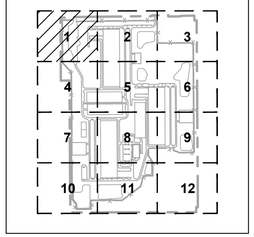
SEE SHEET C500.0 FOR GRADING PLAN NOTES AND LEGEND



KEY MAP
(NOT TO SCALE)



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GRADING AND DRAINAGE PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MINNESOTA

SHEET NUMBER
500.1

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SEE SHEET C500.0 FOR GRADING PLAN NOTES AND LEGEND

MORRIS THOMAS ROAD

PROPERTY LINE

SCREENING WALL

PROPOSED EMERGENCY ACCESS

SCREENING WALL

RETAINING WALL

MATCHLINE: SEE SHEET C500.1

MATCHLINE: SEE SHEET C500.3

LOADING DOCK

PROPOSED BUILDING AREA
±375,000 SF
FFE: 1310.00'

PROPOSED EQUIPMENT YARD
FFE: 1306.00'

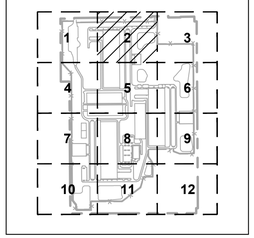
STORM WATER BIOFILTRATION POND 5
TOP: 1293.00'
BOP: 1283.00'

UTILITY PAD

EXISTING WETLAND TO BE PROTECTED

MATCHLINE: SEE SHEET C500.5

KEY MAP
(NOT TO SCALE)



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GRADING AND DRAINAGE PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MINNESOTA

SHEET NUMBER
C500.2

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MATCHLINE: SEE SHEET C500.2

SEE SHEET C500.0 FOR GRADING PLAN NOTES AND LEGEND

MORRIS THOMAS ROAD

MIDWAY ROAD

PROPERTY LINE

SCREENING WALL

EXISTING WETLAND TO BE PROTECTED

±15' BERM

MATCHLINE: SEE SHEET C500.6

KEY MAP
(NOT TO SCALE)

NORTH

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

NORTH

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GRADING AND DRAINAGE PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MINNESOTA

SHEET NUMBER
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MATCHLINE: SEE SHEET C500.1

SEE SHEET C500.0 FOR GRADING PLAN NOTES AND LEGEND

EXISTING WETLAND TO BE PROTECTED

EXISTING ARROWHEAD SUBSTATION

PROPERTY LINE

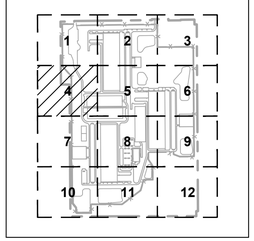
PROPOSED MECHANICAL BUILDING
±150,000 SF
FFE: 1310.00'

PROPOSED MECHANICAL BUILDING
±150,000 SF
FFE: 1310.00'

MATCHLINE: SEE SHEET C500.5

MATCHLINE: SEE SHEET C500.7

KEY MAP
(NOT TO SCALE)



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GRADING AND DRAINAGE PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MINNESOTA

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MATCHLINE: SEE SHEET C500.4

MATCHLINE: SEE SHEET C500.2

MATCHLINE: SEE SHEET C500.6

MATCHLINE: SEE SHEET C500.8

SEE SHEET C500.0 FOR GRADING PLAN NOTES AND LEGEND

PROPOSED BUILDING AREA
±375,000 SF
FFE: 1310.00'

PROPOSED EQUIPMENT YARD
FFE: 1306.00'

UTILITY PAD

EXISTING WETLAND TO BE PROTECTED

STORM WATER BIOFILTRATION POND 6
TOP: 1293.00'
BOP: 1283.00'

RETAINING WALL

LOADING DOCK

PROPOSED MECHANICAL BUILDING
±150,000 SF
FFE: 1310.00'

PROPOSED MECHANICAL BUILDING
±150,000 SF
FFE: 1310.00'

PROPOSED MECHANICAL BUILDING
±375,000 SF
FFE: 1305.00'

PROPOSED MECHANICAL BUILDING
±150,000 SF
FFE: 1310.00'

KEY MAP
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NORTH

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CHECKED BY BMW

GRADING AND DRAINAGE PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MINNESOTA

SHEET NUMBER
500.5

MATCHLINE: SEE SHEET C500.3

SEE SHEET C500.0 FOR GRADING PLAN NOTES AND LEGEND

EXISTING WETLAND TO BE PROTECTED

STORM WATER BIOFILTRATION POND 7
TOP: 1293.00'
BOP: 1283.00'

RETAINING WALL

SCREENING WALL

PROPERTY LINE

MIDWAY ROAD

PROPOSED BUILDING AREA
±375,000 SF
FFE: 1305.00'

PROPOSED EQUIPMENT YARD
FFE: 1301.00'

UTILITY PAD

MATCHLINE: SEE SHEET C500.5

MATCHLINE: SEE SHEET C500.9

KEY MAP
(NOT TO SCALE)

NORTH

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

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

811
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11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 161333015
DATE 07/31/2026
SCALE AS SHOWN
DESIGNED BY JDS
DRAWN BY KLSC
CHECKED BY BMW

GRADING AND DRAINAGE PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MINNESOTA

SHEET NUMBER
500.6

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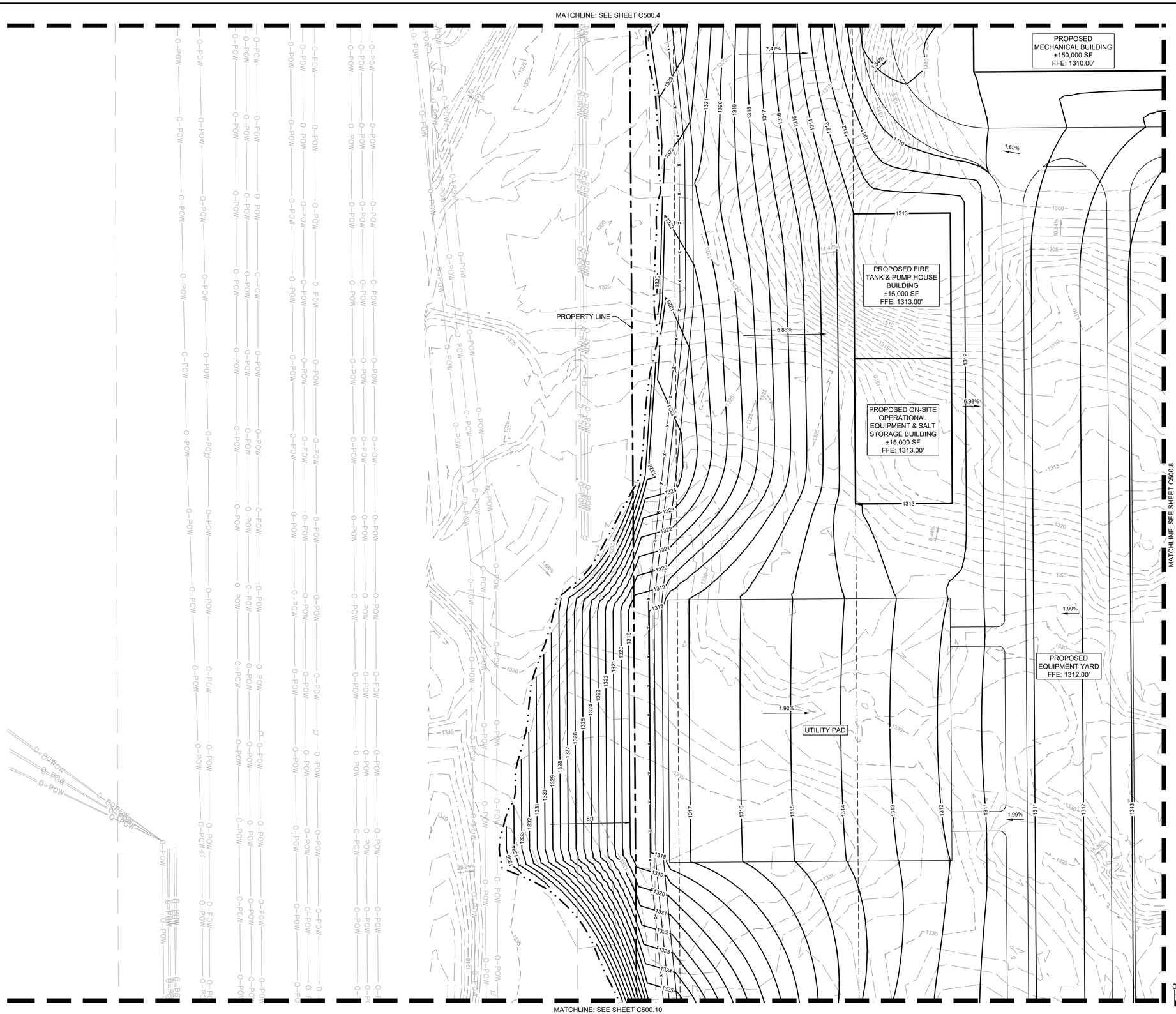
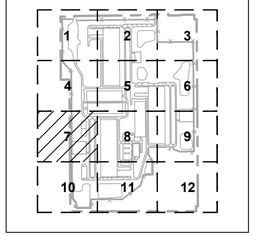


SEE SHEET C500.0 FOR GRADING PLAN NOTES AND LEGEND

KEY MAP
(NOT TO SCALE)



NORTH

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HERMANTOWN INDUSTRIAL
PREPARED FOR
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HERMANTOWN MINNESOTA

SHEET NUMBER
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MATCHLINE: SEE SHEET C500.5

SEE SHEET C500.0 FOR GRADING PLAN NOTES AND LEGEND

PROPOSED MECHANICAL BUILDING
±150,000 SF
FFE: 1310.00'

PROPOSED MECHANICAL BUILDING
±150,000 SF
FFE: 1310.00'

PROPOSED BUILDING AREA
±375,000 SF
FFE: 1305.00'

PROPOSED BUILDING AREA
±375,000 SF
FFE: 1315.00'

PROPOSED OFFICE BUILDING
±30,000 SF
FFE: 1310.00'

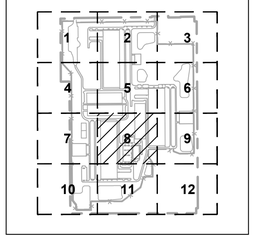
RETAINING WALL

MATCHLINE: SEE SHEET C500.7

MATCHLINE: SEE SHEET C500.9

MATCHLINE: SEE SHEET C500.11

KEY MAP
(NOT TO SCALE)



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GRADING AND DRAINAGE PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MINNESOTA

SHEET NUMBER
500.8

MATCHLINE: SEE SHEET C500.6

SEE SHEET C500.0 FOR GRADING PLAN NOTES AND LEGEND

PROPOSED BUILDING AREA
±375,000 SF
FFE: 1305.00'

PROPOSED EQUIPMENT YARD
FFE: 1301.00'

UTILITY PAD

SCREENING WALL

STORM WATER BIOFILTRATION POND 4
TOP: 1293.00'
BOP: 1283.00'

RETAINING WALL

EXISTING WETLAND TO BE PROTECTED

PROPERTY LINE

MIDWAY ROAD

MATCHLINE: SEE SHEET C500.8

MATCHLINE: SEE SHEET C500.12

KEY MAP
(NOT TO SCALE)

NORTH

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

NORTH

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GRADING AND DRAINAGE PLAN

HERMANTOWN INDUSTRIAL
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HERMANTOWN MINNESOTA

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MATCHLINE: SEE SHEET C500.7

SEE SHEET C500.0 FOR GRADING PLAN NOTES AND LEGEND

PROPERTY LINE

PROPOSED EQUIPMENT YARD FFE: 1311.00'

STORM WATER BIOFILTRATION POND 1
TOP: 1288.00'
BOP: 1298.00'

MATCHLINE: SEE SHEET C500.11

PROPERTY LINE

KEY MAP
(NOT TO SCALE)

NORTH

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

NORTH

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GRADING AND DRAINAGE PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MINNESOTA

SHEET NUMBER
500.10

MATCHLINE: SEE SHEET C500.8

SEE SHEET C500.0 FOR GRADING PLAN NOTES AND LEGEND

PROPOSED BUILDING AREA
±375,000 SF
FFE: 1315.00'

LOADING DOCK

STORM WATER
BIOFILTRATION POND 3
TOP: 1293.00'
BOP: 1284.00'

STORM WATER
BIOFILTRATION POND 2
TOP: 1288.00'
BOP: 1298.00'

EXISTING WETLAND TO BE PROTECTED

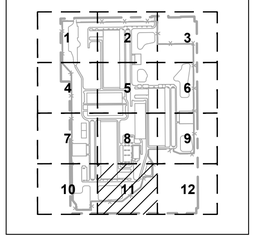
EXISTING WETLAND TO BE PROTECTED

PROPERTY LINE

MATCHLINE: SEE SHEET C500.10

MATCHLINE: SEE SHEET C500.12

KEY MAP
(NOT TO SCALE)



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HERMANTOWN INDUSTRIAL
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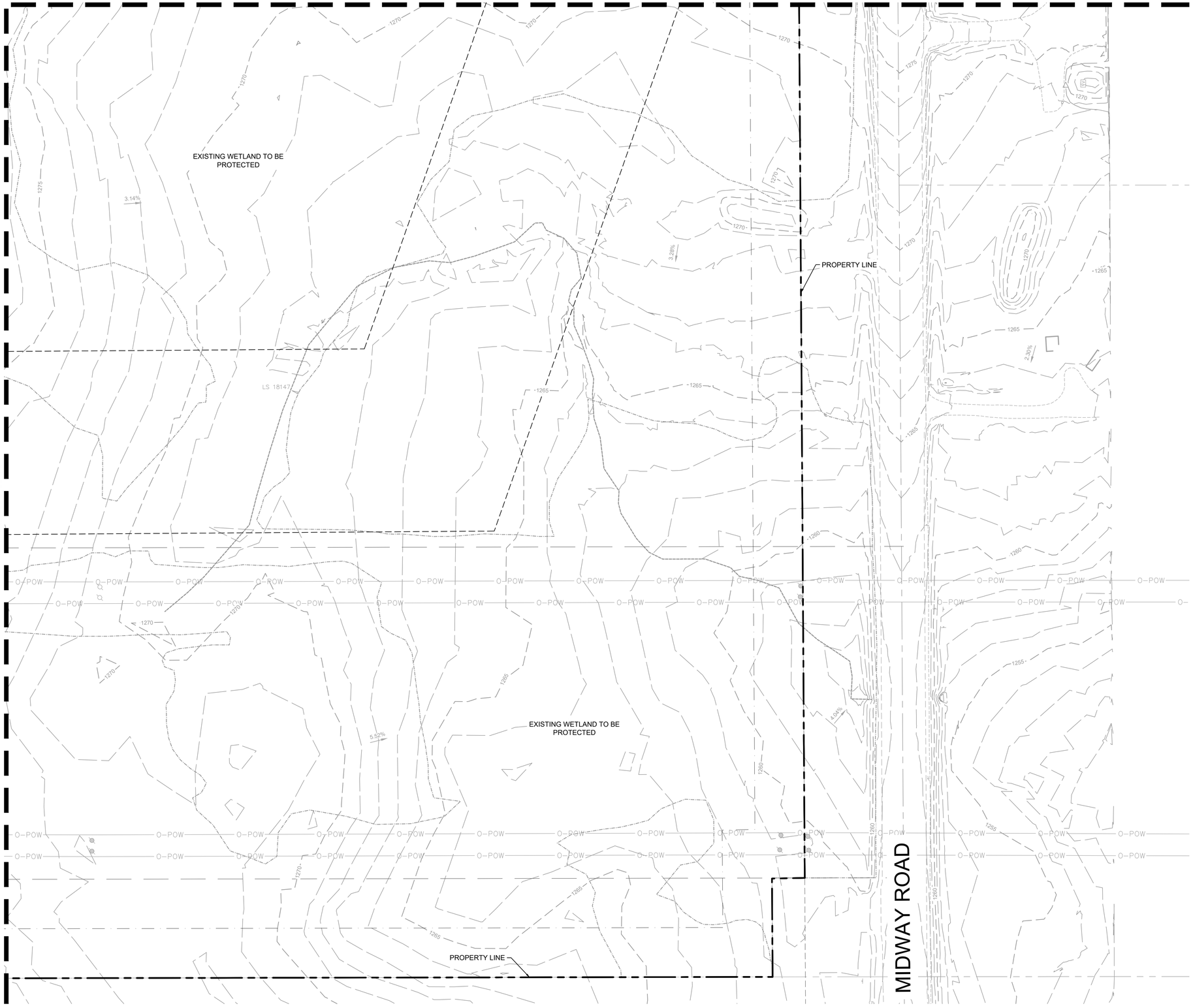
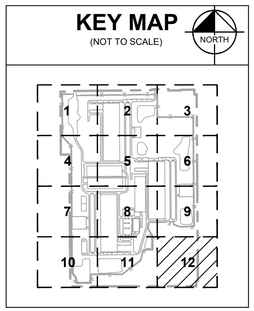
MATCHLINE: SEE SHEET C500.11

MATCHLINE: SEE SHEET C500.9

SEE SHEET C500.0 FOR GRADING PLAN NOTES AND LEGEND



KEY MAP (NOT TO SCALE)



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GRADING AND DRAINAGE PLAN

HERMANTOWN INDUSTRIAL
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HARMONY GROUP LLC
HERMANTOWN MINNESOTA

SHEET NUMBER
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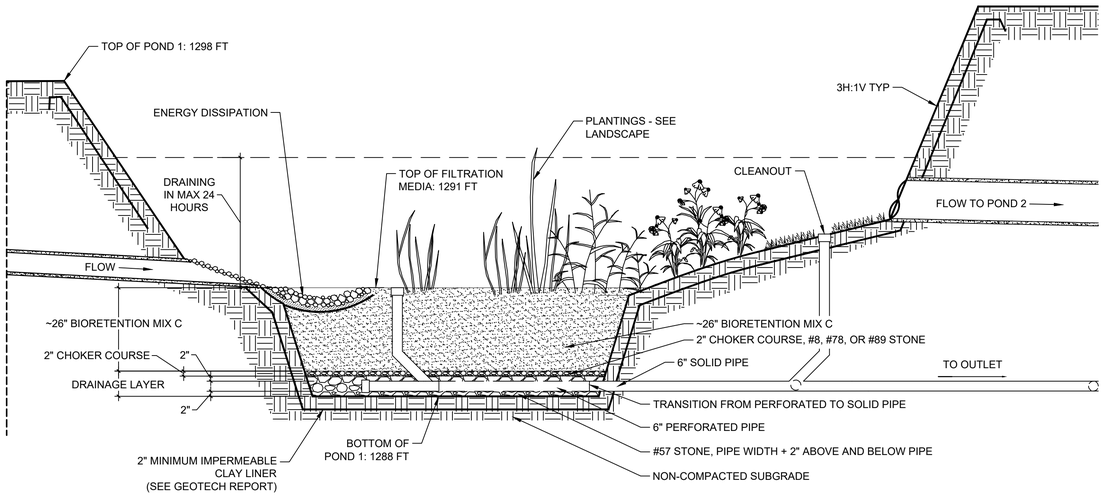
STORMWATER BIOFILTRATION POND 1



*NOTES:

- NOT TO SCALE
- STORMWATER CONVEYANCE AND TREATMENT IS SCHEMATIC AND WILL BE FURTHER REFINED
- IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION
- MAINTAIN 18"-24" OF SOIL COVER OVER THE IMPERMEABLE CLAY LINER. THIS DEPTH IS REQUIRED TO PROVIDE ADEQUATE PLAN ANCHORAGE AND PROTECT THE LINER FROM MECHANICAL DAMAGE
- BIORETENTION MIX C AS SPECIFIED BY THE MINNESOTA STORMWATER MANUAL SHOULD BE USED. VARIATIONS MUST BE CONFIRMED WITH ENGINEER.

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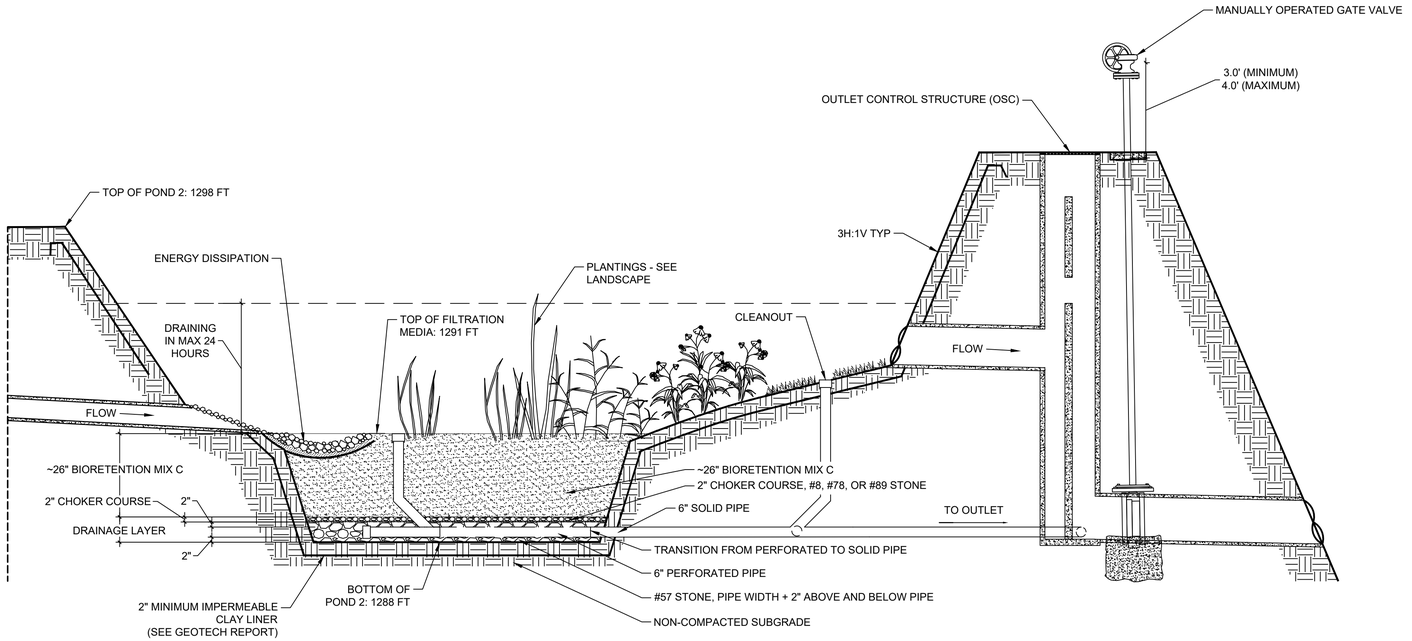
POND DETAILS

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
C502.1

STORMWATER BIOFILTRATION POND 2



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SHEET NUMBER
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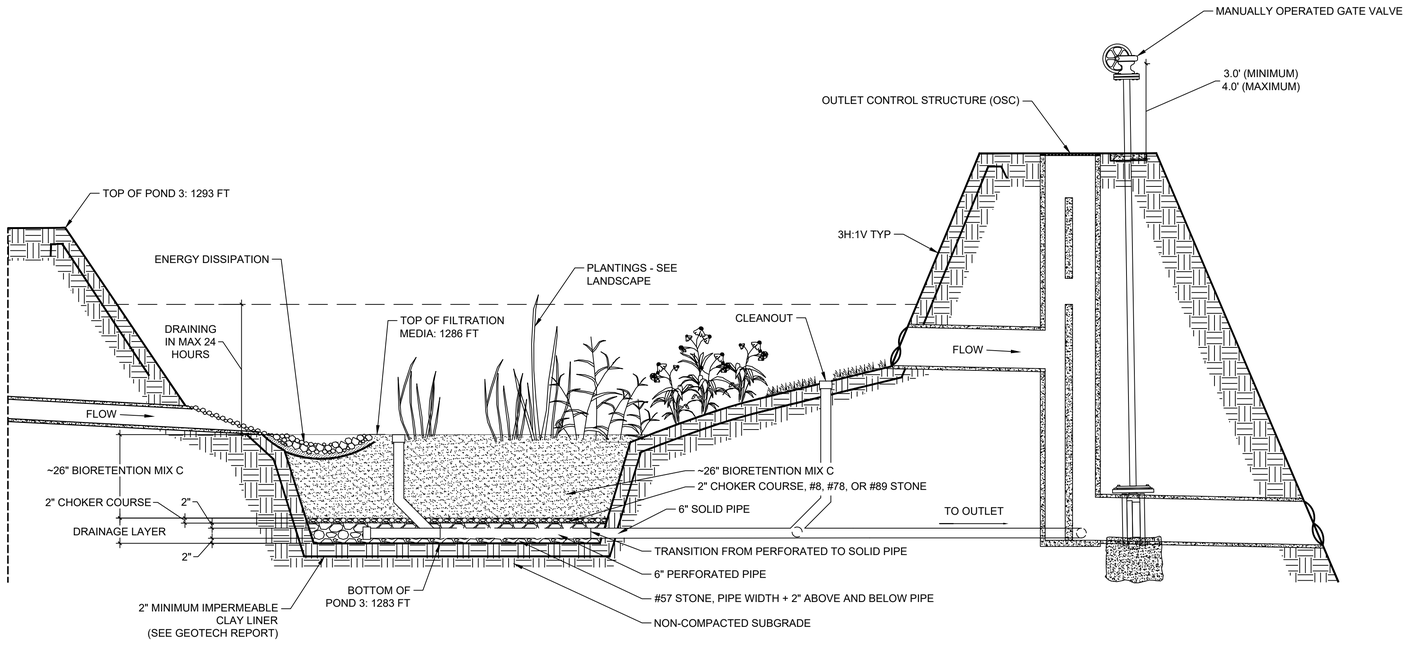
STORMWATER BIOFILTRATION POND 3



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DESIGNED BY	JDS
DRAWN BY	KLSC
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POND DETAILS

HERMANTOWN INDUSTRIAL
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HERMANTOWN MN

SHEET NUMBER
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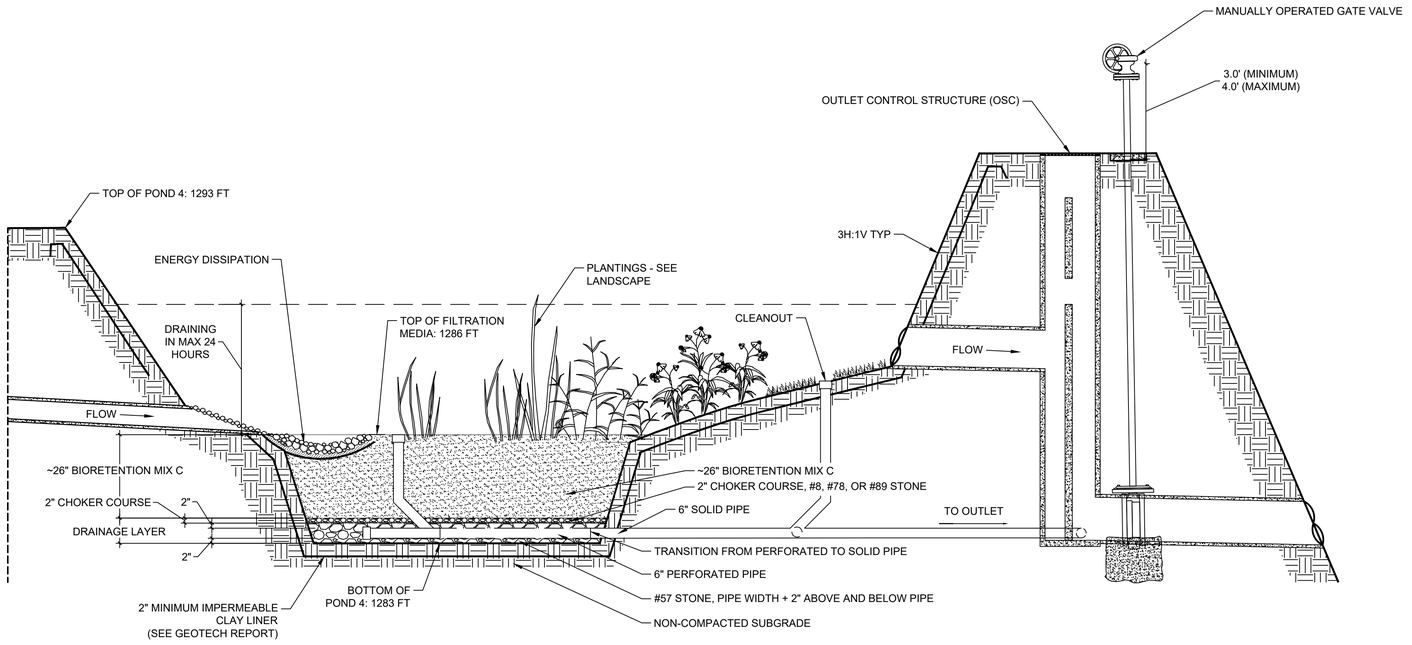
STORMWATER BIOFILTRATION POND 4



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KHA PROJECT	161333015
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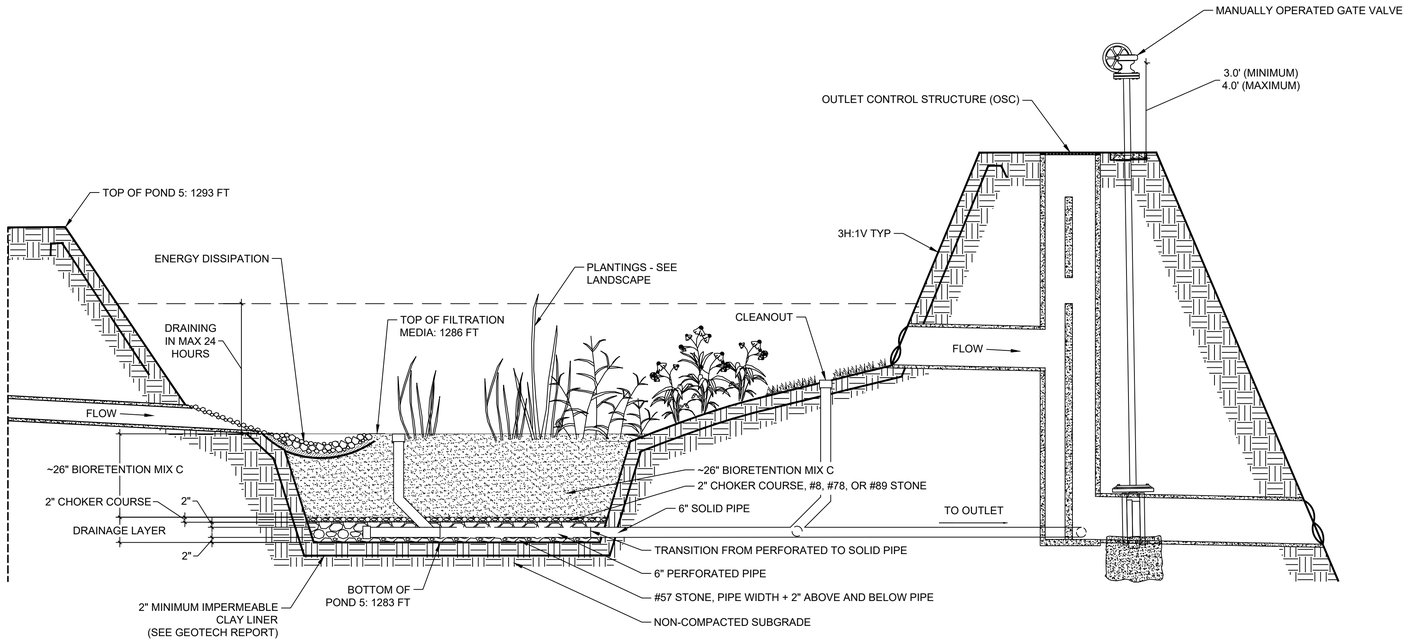
POND DETAILS

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
C502.4

STORMWATER BIOFILTRATION POND 5



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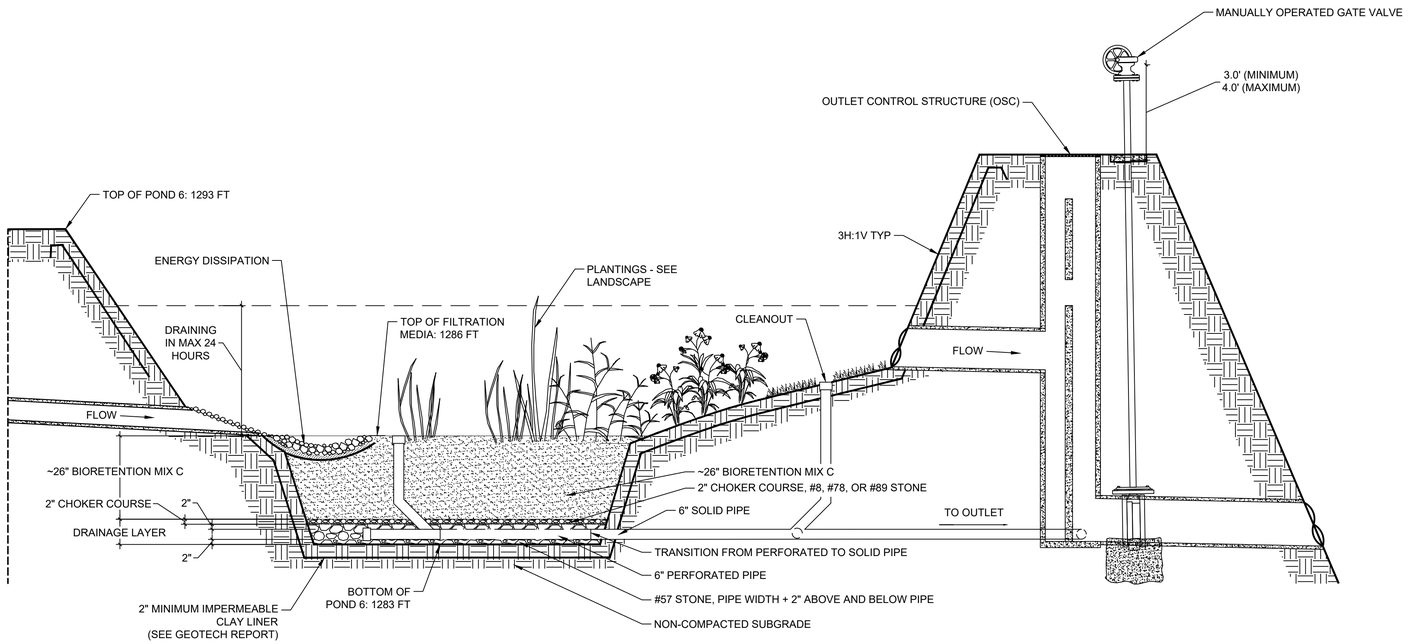
POND DETAILS

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
C502.5

STORMWATER BIOFILTRATION POND 6



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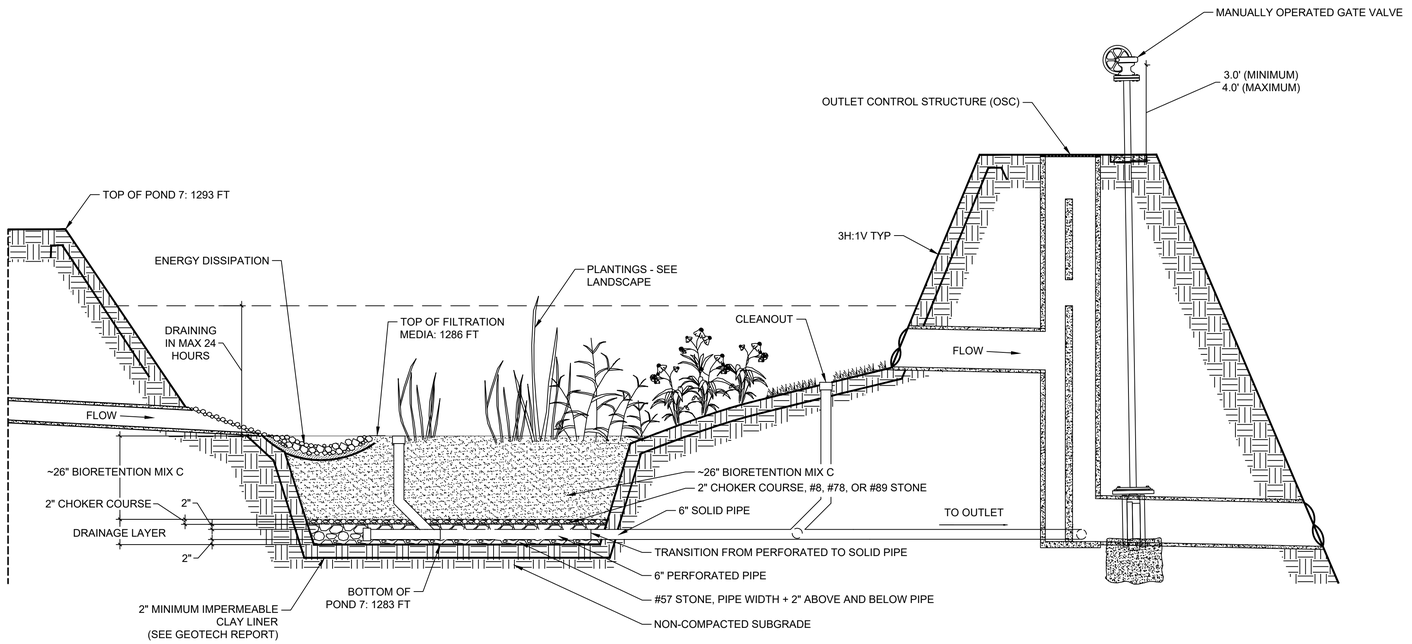
POND DETAILS

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
C502.6

STORMWATER BIOFILTRATION POND 7



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- BIORETENTION MIX C AS SPECIFIED BY THE MINNESOTA STORMWATER MANUAL SHOULD BE USED. VARIATIONS MUST BE CONFIRMED WITH ENGINEER.

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Kimley»Horn
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11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 161333015
DATE 07/31/2026
SCALE AS SHOWN
DESIGNED BY JDS
DRAWN BY KLSC
CHECKED BY BMW

POND DETAILS

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
C502.7

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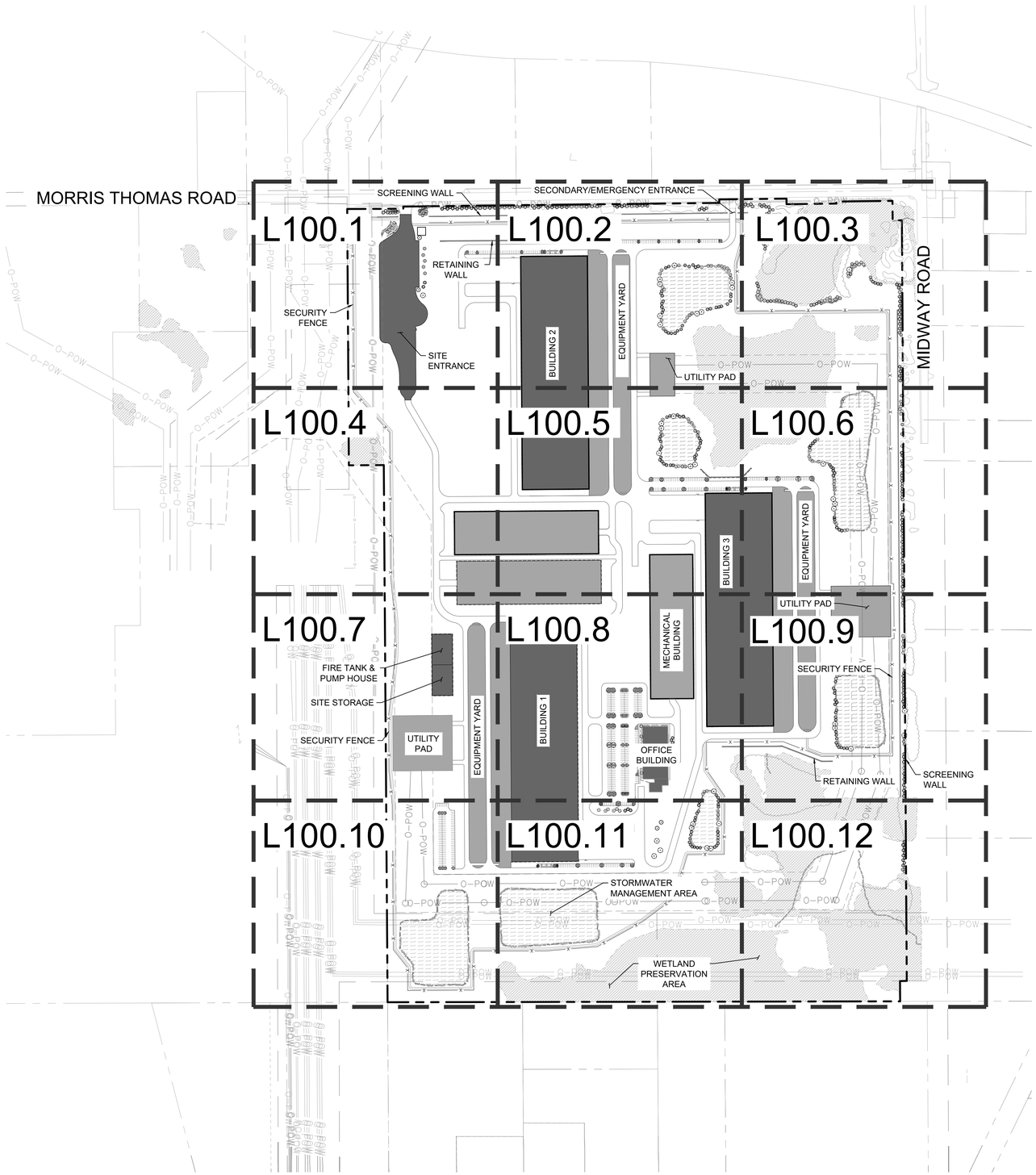

CAUTION! PROPOSED CONSTRUCTION ACTIVITIES ARE LOCATED IN THE VICINITY OF EXISTING MEDIUM AND HIGH VOLTAGE OVERHEAD POWER LINES. EXTREME CAUTION SHALL BE EXERCISED DURING ALL PHASES OF WORK IN THESE AREAS. COORDINATE WITH UTILITY OWNER.

LANDSCAPE SUMMARY

SCREENING REQUIREMENTS

REQUIRED:	ALL TRASH, LOADING, AND STORAGE AREAS TO BE FULLY SCREENED FROM THE PUBLIC RIGHT-OF-WAY
PROVIDED:	ALL TRASH, LOADING, AND STORAGE AREAS FULLY SCREENED FROM THE PUBLIC RIGHT-OF-WAY

BUFFER REQUIREMENTS

REQUIRED:	ALL ABUTTING RESIDENTIAL PROPERTIES TO BE BUFFERED
PROVIDED:	ALL ABUTTING RESIDENTIAL PROPERTIES BUFFERED

NORTH

GRAPHIC SCALE IN FEET
0 150 300 600

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OVERALL LANDSCAPE PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
L100.0

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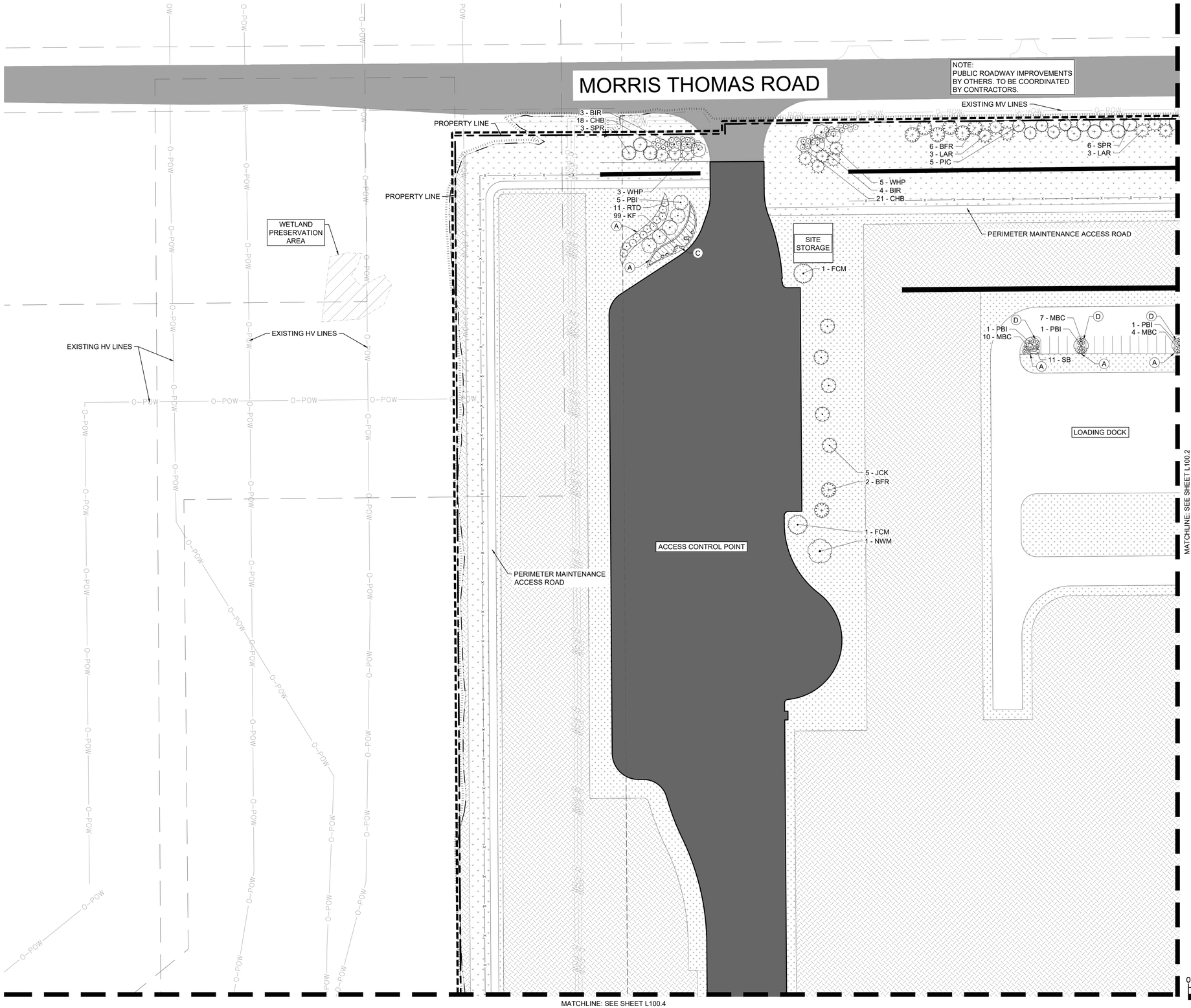


LANDSCAPE LEGEND / KEYNOTES

- (A) EDGER (TYP.)
- (B) ROCK MULCH (TYP.)
- (C) BOULDER (TYP.)
- (D) HARDWOOD MULCH (TYP.)
- (E) EXISTING TREE / VEGETATION TO REMAIN
- APPROXIMATE LIMITS OF SEEDING/ SEEDING ALL DISTURBED AREAS (TYP.)
- APPROXIMATE LIMITS OF IRRIGATION (TYP.)
- LIMITS OF DISTURBANCE (TYP.)

SEED MIX SCHEDULE

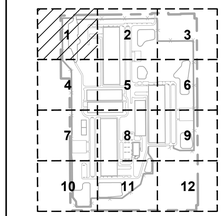
SYMBOL	CODE	DESCRIPTION
SEED	NG	CUSTOM SEED MIX: NATIVE GRASS
	NB	MNDOT SEED MIX: NORTHERN BOULEVARD (NB)
	NER	MNDOT SEED MIX: NORTHEAST ROADSIDE (NER)
	WD	MNDOT SEED MIX: WET DITCH (WD)
	SOD	SOD

PLANT KEY

CODE	COMMON NAME
CONIFEROUS TREE	
BFR	BALSAM FIR
JCK	JACK PINE
LAR	TAMARACK
PIC	BLACK SPRUCE
RDP	RED PINE
SPR	WHITE SPRUCE
WHC	WHITE CEDAR
WHP	WHITE PINE
OVERSTORY TREE	
FCM	FALL FIESTA SUGAR MAPLE
NWM	NORTHWOOD MAPLE
PHM	PRAIRIE HORIZON® MANCHURIAN ALDER
UNDERSTORY / ORNAMENTAL TREE	
BIR	YELLOW BIRCH
MTN	SHOWY MOUNTAIN ASH
PBI	PAPER BIRCH
QUA	QUAKING ASPEN
DECIDUOUS SHRUBS	
BOG	BOG BIRCH
CHB	BLACK CHOKEBERRY
DBH	DWARF BUSH HONEYSUCKLE
FDD	FIREDANCE DOGWOOD
GDG	GRAY DOGWOOD
GLS	GRO-LOW FRAGRANT SUMAC
JUN	JUNEBERRY / SERVICEBERRY
MBC	AUTUMN MAGIC BLACK CHOKEBERRY
NJT	NEW JERSEY TEA
RTD	BAYLEY'S RED TWIG DOGWOOD
SFW	FLAME WILLOW
GRASSES	
KF	KARL FOERSTER FEATHER REED GRASS
PD	PRAIRIE DROPSEED
SB	STANDING OVATION LITTLE BLUESTEM
PERENNIALS	
OS	ORANGE STONECROP
PB	POPSICLE BLUE LUPINE
SS	SUNSPLASH® SEDUM
WL	WILD LUPINE

KEY MAP

(NOT TO SCALE)



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DESIGNED BY	JDS
DRAWN BY	KLSC
CHECKED BY	BMW

LANDSCAPE PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
L100.1

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MORRIS THOMAS ROAD

NOTE:
PUBLIC ROADWAY IMPROVEMENTS BY OTHERS. TO BE COORDINATED BY CONTRACTORS.

PROPERTY LINE

EXISTING MV LINES

PERIMETER MAINTENANCE ACCESS ROAD

6 - WHP
7 - RDP

5 - SPR
4 - PIC

7 - LAR
5 - WHC

7 - SPR

5 - BFR
4 - RDP

5 - WHP

4 - PIC

2 - WHP

16 - DBH
1 - PBI
14 - PD

7 - FDD
1 - PBI

3 - MBC

1 - PBI
26 - SS

1 - PBI
36 - OS

1 - PBI
13 - SS

1 - PBI
26 - OS

LOADING DOCK

PROPOSED BUILDING AREA
±375,000 SF
FFE: 1310.00'

PROPOSED MECHANICAL BUILDING
FFE: 1306.00'

UTILITY PAD

STORM WATER BIOFILTRATION POND 5
TOP: 1293.00'
BOP: 1283.00'

3 - LAR
1 - WHC
2 - BFR

1 - PHM
1 - NWM

3 - NJT
2 - BIR
2 - SFW

3 - PBI
2 - BIR
5 - RTD
2 - QUA

2 - PIC
2 - PHM

2 - NWM

2 - NWM
2 - WHC

3 - LAR
2 - LAR
1 - BFR
2 - PIC

1 - NWM
1 - QUA

1 - NWM
1 - QUA
3 - LAR

6 - LAR
2 - NWM

2 - QUA
2 - WHC
3 - PIC
1 - BFR

2 - PIC
1 - BFR

O-POW

WETLAND PRESERVATION AREA

MATCHLINE: SEE SHEET L100.1

MATCHLINE: SEE SHEET L100.3

MATCHLINE: SEE SHEET L100.5

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

Know what's **below.**
Call before you dig.

LANDSCAPE LEGEND / KEYNOTES

- (A) EDGER (TYP.)
- (B) ROCK MULCH (TYP.)
- (C) BOULDER (TYP.)
- (D) HARDWOOD MULCH (TYP.)
- (E) EXISTING TREE / VEGETATION TO REMAIN
- APPROXIMATE LIMITS OF SEEDING/ SEEDING ALL DISTURBED AREAS (TYP.)
- APPROXIMATE LIMITS OF IRRIGATION (TYP.)
- LIMITS OF DISTURBANCE (TYP.)

SEED MIX SCHEDULE

SYMBOL	CODE	DESCRIPTION
SEED		
	NG	CUSTOM SEED MIX: NATIVE GRASS
	NB	MNDOT SEED MIX: NORTHERN BOULEVARD (NB)
	NER	MNDOT SEED MIX: NORTHEAST ROADSIDE (NER)
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	SOD	SOD

PLANT KEY

CODE	COMMON NAME
CONIFEROUS TREE	
BFR	BALSAM FIR
JCK	JACK PINE
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PIC	BLACK SPRUCE
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WHP	WHITE PINE
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FCM	FALL FIESTA SUGAR MAPLE
NWM	NORTHWOOD MAPLE
PHM	PRAIRIE HORIZON® MANCHURIAN ALDER
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BIR	YELLOW BIRCH
MTN	SHOWY MOUNTAIN ASH
PBI	PAPER BIRCH
QUA	QUAKING ASPEN
DECIDUOUS SHRUBS	
BOG	BOG BIRCH
CHB	BLACK CHOKEBERRY
DBH	DWARF BUSH HONEYSUCKLE
FDD	FIREDANCE DOGWOOD
GDG	GRAY DOGWOOD
GLS	GRO-LOW FRAGRANT SUMAC
JUN	JUNEBERRY / SERVICEBERRY
MBC	AUTUMN MAGIC BLACK CHOKEBERRY
NJT	NEW JERSEY TEA
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SFW	FLAME WILLOW
GRASSES	
KF	KARL FOERSTER FEATHER REED GRASS
PD	PRAIRIE DROPSEED
SB	STANDING OVATION LITTLE BLUESTEM
PERENNIALS	
OS	ORANGE STONECROP
PB	POPSICLE BLUE LUPINE
SS	SUNSPLASH® SEDUM
WL	WILD LUPINE

KEY MAP
(NOT TO SCALE)

NORTH

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

No.	REVISIONS	DATE	BY

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DESIGNED BY	JDS
DRAWN BY	KLSC
CHECKED BY	BMW

LANDSCAPE PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
L100.2

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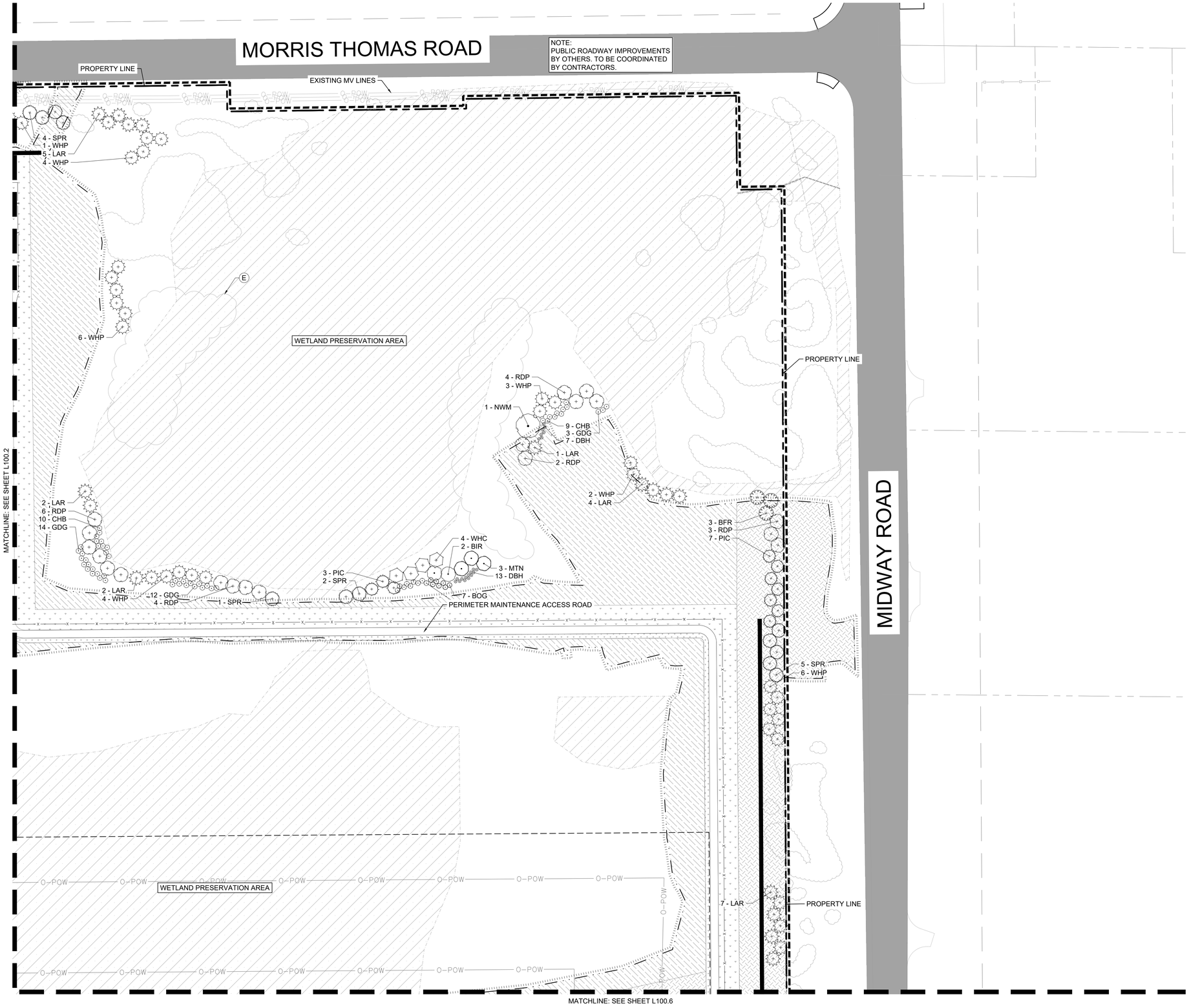

LANDSCAPE LEGEND / KEYNOTES

- (A) EDGER (TYP.)
- (B) ROCK MULCH (TYP.)
- (C) BOULDER (TYP.)
- (D) HARDWOOD MULCH (TYP.)
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- LIMITS OF DISTURBANCE (TYP.)

SEED MIX SCHEDULE

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SS	SUNSPLASH® SEDUM
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KEY MAP

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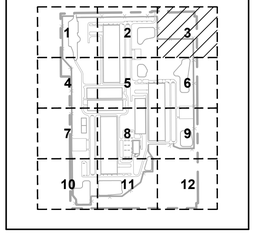

NORTH

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0 25 50 100

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KHA PROJECT	161333015
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SCALE	AS SHOWN
DESIGNED BY	JDS
DRAWN BY	KLSC
CHECKED BY	BMW

LANDSCAPE PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
L100.3

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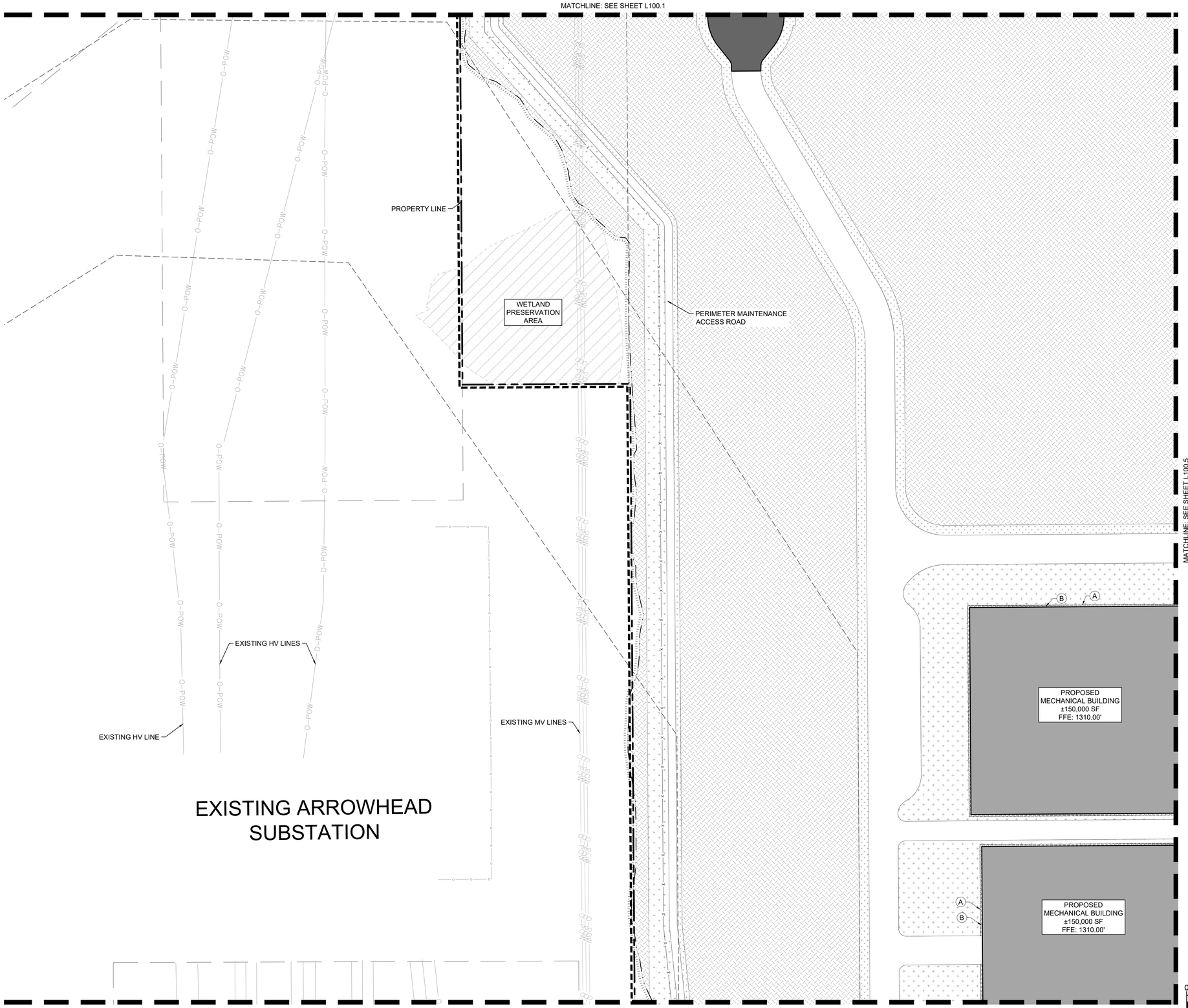

LANDSCAPE LEGEND / KEYNOTES

- (A) EDGER (TYP.)
- (B) ROCK MULCH (TYP.)
- (C) BOULDER (TYP.)
- (D) HARDWOOD MULCH (TYP.)
- (E) EXISTING TREE / VEGETATION TO REMAIN
- APPROXIMATE LIMITS OF SEEDING/ SEEDING ALL DISTURBED AREAS (TYP.)
- APPROXIMATE LIMITS OF IRRIGATION (TYP.)
- LIMITS OF DISTURBANCE (TYP.)

SEED MIX SCHEDULE

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	NER	MNDOT SEED MIX: NORTHEAST ROADSIDE (NER)
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	SOD	SOD

PLANT KEY

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PIC	BLACK SPRUCE
RDP	RED PINE
SPR	WHITE SPRUCE
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OVERSTORY TREE	
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GDG	GRAY DOGWOOD
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KF	KARL FOERSTER FEATHER REED GRASS
PD	PRAIRIE DROPSEED
SB	STANDING OVATION LITTLE BLUESTEM
PERENNIALS	
OS	ORANGE STONECROP
PB	POPSICLE BLUE LUPINE
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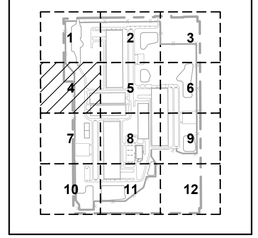
KEY MAP

(NOT TO SCALE)



NORTH

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LANDSCAPE PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
L100.4

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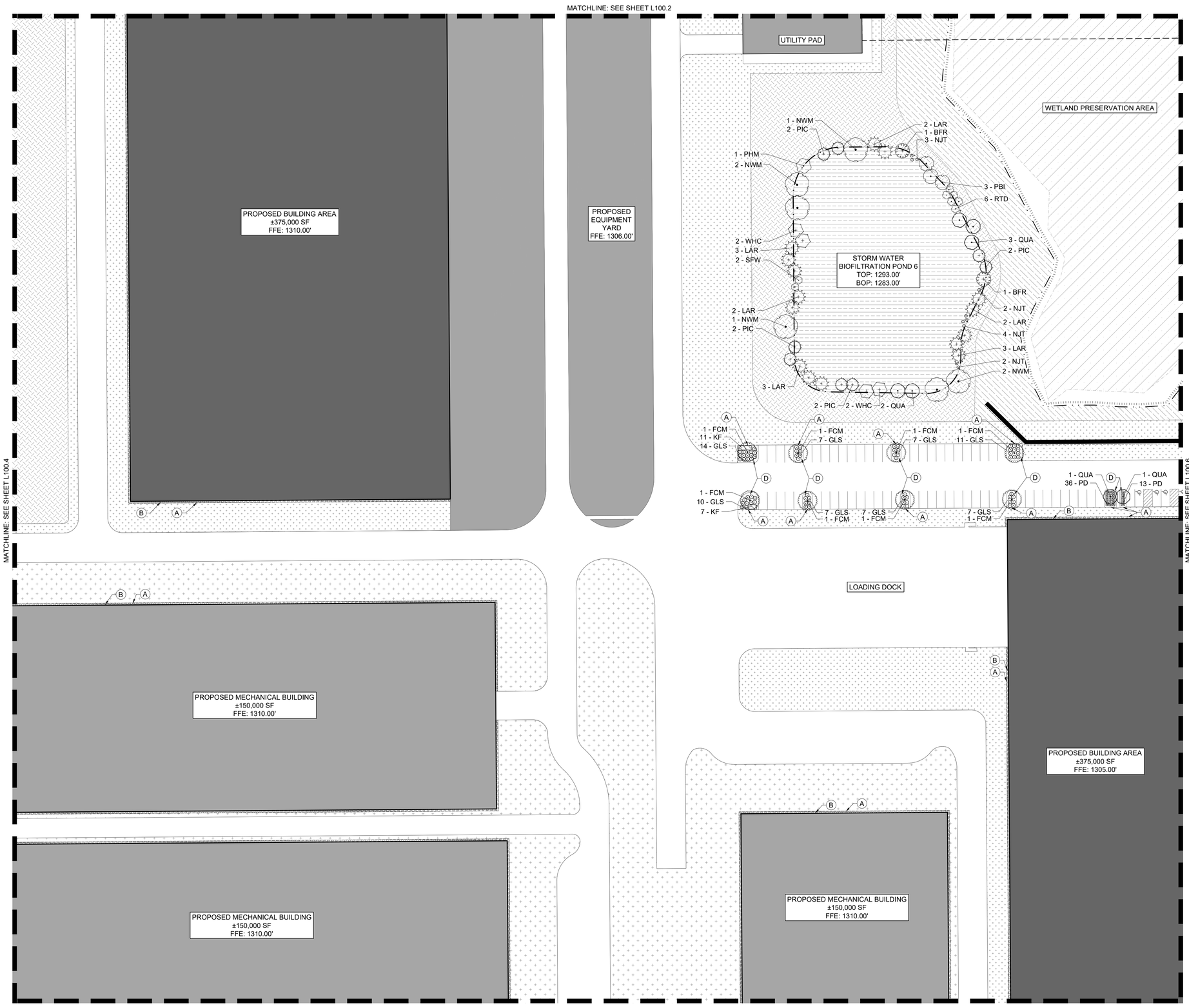

LANDSCAPE LEGEND / KEYNOTES

- (A) EDGER (TYP.)
- (B) ROCK MULCH (TYP.)
- (C) BOULDER (TYP.)
- (D) HARDWOOD MULCH (TYP.)
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SEED MIX SCHEDULE

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	NER	MNDOT SEED MIX: NORTHEAST ROADSIDE (NER)
	WD	MNDOT SEED MIX: WET DITCH (WD)
	SOD	SOD

PLANT KEY

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SFW	FLAME WILLOW
GRASSES	
KF	KARL FOERSTER FEATHER REED GRASS
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SB	STANDING OVATION LITTLE BLUESTEM
PERENNIALS	
OS	ORANGE STONECROP
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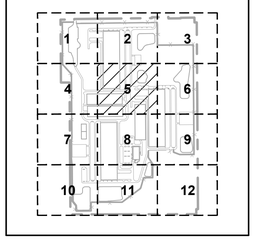
KEY MAP

(NOT TO SCALE)



NORTH

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LANDSCAPE PLAN

HERMANTOWN INDUSTRIAL
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HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
L100.5

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MATCHLINE: SEE SHEET L100.5

MATCHLINE: SEE SHEET L100.3

WETLAND PRESERVATION AREA

STORM WATER
BIOFILTRATION POND 7
TOP: 1293.00'
BOP: 1283.00'

PERIMETER
MAINTENANCE
ACCESS ROAD

PROPERTY LINE

MIDWAY ROAD

PROPOSED BUILDING AREA
±375,000 SF
FFE: 1305.00'

PROPOSED
EQUIPMENT
YARD
FFE: 1301.00'

UTILITY PAD

NOTE:
PUBLIC ROADWAY IMPROVEMENTS
BY OTHERS. TO BE COORDINATED
BY CONTRACTORS.

MATCHLINE: SEE SHEET L100.9

LANDSCAPE LEGEND / KEYNOTES

- (A) EDGER (TYP.)
- (B) ROCK MULCH (TYP.)
- (C) BOULDER (TYP.)
- (D) HARDWOOD MULCH (TYP.)
- (E) EXISTING TREE / VEGETATION TO REMAIN
- APPROXIMATE LIMITS OF SEEDING/ SEEDING ALL DISTURBED AREAS (TYP.)
- APPROXIMATE LIMITS OF IRRIGATION (TYP.)
- LIMITS OF DISTURBANCE (TYP.)

SEED MIX SCHEDULE

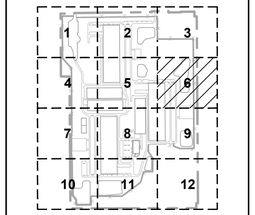
SYMBOL	CODE	DESCRIPTION
SEED		
	NG	CUSTOM SEED MIX: NATIVE GRASS
	NB	MNDOT SEED MIX: NORTHERN BOULEVARD (NB)
	NER	MNDOT SEED MIX: NORTHEAST ROADSIDE (NER)
	WD	MNDOT SEED MIX: WET DITCH (WD)
	SOD	SOD

PLANT KEY

CODE	COMMON NAME
CONIFEROUS TREE	
BFR	BALSAM FIR
JCK	JACK PINE
LAR	TAMARACK
PIC	BLACK SPRUCE
RDP	RED PINE
SPR	WHITE SPRUCE
WHC	WHITE CEDAR
WHP	WHITE PINE
OVERSTORY TREE	
FCM	FALL FIESTA SUGAR MAPLE
NWM	NORTHWOOD MAPLE
PHM	PRAIRIE HORIZON® MANCHURIAN ALDER
UNDERSTORY / ORNAMENTAL TREE	
BIR	YELLOW BIRCH
MTN	SHOWY MOUNTAIN ASH
PBI	PAPER BIRCH
QUA	QUAKING ASPEN
DECIDUOUS SHRUBS	
BOG	BOG BIRCH
CHB	BLACK CHOKEBERRY
DBH	DWARF BUSH HONEYSUCKLE
FDD	FIREDANCE DOGWOOD
GDG	GRAY DOGWOOD
GLS	GRO-LOW FRAGRANT SUMAC
JUN	JUNEBERRY / SERVICEBERRY
MBC	AUTUMN MAGIC BLACK CHOKEBERRY
NJT	NEW JERSEY TEA
RTD	BAYLEY'S RED TWIG DOGWOOD
SFW	FLAME WILLOW
GRASSES	
KF	KARL FOERSTER FEATHER REED GRASS
PD	PRAIRIE DROPSEED
SB	STANDING OVATION LITTLE BLUESTEM
PERENNIALS	
OS	ORANGE STONECROP
PB	POPSICLE BLUE LUPINE
SS	SUNSPLASH® SEDUM
WL	WILD LUPINE

KEY MAP

(NOT TO SCALE)



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PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 161333015
DATE 07/31/2026
SCALE AS SHOWN
DESIGNED BY JDS
DRAWN BY KLSC
CHECKED BY BMW

LANDSCAPE PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
L100.6

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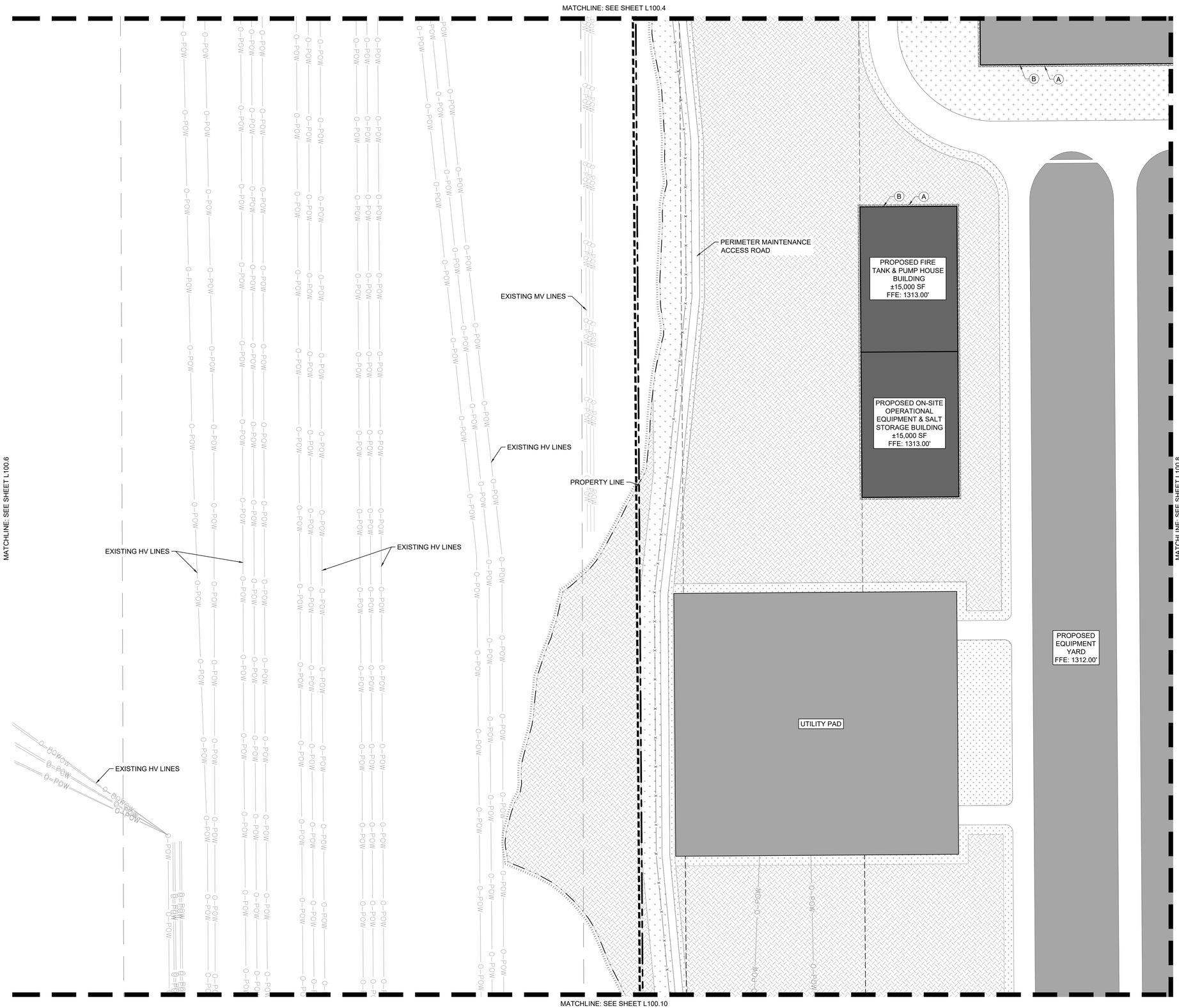

LANDSCAPE LEGEND / KEYNOTES

- (A) EDGER (TYP.)
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- (C) BOULDER (TYP.)
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LIMITS OF DISTURBANCE (TYP.)

SEED MIX SCHEDULE

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OS	ORANGE STONECROP
PB	POPSICLE BLUE LUPINE
SS	SUNSPLASH® SEDUM
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KEY MAP

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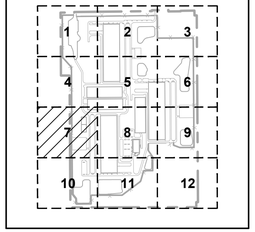

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KHA PROJECT	161333015
DATE	07/31/2026
SCALE	AS SHOWN
DESIGNED BY	JDS
DRAWN BY	KLSC
CHECKED BY	BMW

LANDSCAPE PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
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MATCHLINE: SEE SHEET L100.5

MATCHLINE: SEE SHEET L100.7

MATCHLINE: SEE SHEET L100.9

MATCHLINE: SEE SHEET L100.11

PROPOSED BUILDING AREA
±375,000 SF
FFE: 1315.00'

PROPOSED
MECHANICAL BUILDING
±150,000 SF
FFE: 1310.00'

PROPOSED BUILDING AREA
±375,000 SF
FFE: 1305.00'

PROPOSED OFFICE BUILDING
±36,000 SF
FFE: 1310.00'

PERIMETER MAINTENANCE
ACCESS ROAD

29 - GLS
2 - NWM

47 - DBH
2 - QUA

29 - GLS
2 - NWM

2 - NWM
29 - GLS

2 - QUA
47 - DBH

2 - NWM
29 - GLS

29 - GLS
2 - NWM

47 - DBH
2 - QUA

1 - PHM
255 - WL

1 - QUA

5 - GDG

5 - MBC

5 - GDG

3 - RTD
1 - QUA

34 - KF
4 - PIC

18 - GLS
2 - NWM

2 - QUA
43 - KF
5 - GDG
1 - QUA
3 - RTD

34 - KF
124 - PD

66 - SB
1 - PHM
285 - PB

18 - GLS
2 - NWM

1 - QUA
2 - QUA
43 - KF
43 - SB
25 - WL
25 - WL
43 - SB
1 - QUA

1 - PHM
211 - PB
66 - SB

2 - NWM
29 - GLS

2 - QUA
47 - DBH

1 - GLS

1 - NWM
2 - SFW

3 - WHC
9 - NJT

1 - PIC
1 - LAR

LANDSCAPE LEGEND / KEYNOTES

A	EDGER (TYP.)
B	ROCK MULCH (TYP.)
C	BOULDER (TYP.)
D	HARDWOOD MULCH (TYP.)
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	LIMITS OF DISTURBANCE (TYP.)

SEED MIX SCHEDULE

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PLANT KEY

CODE	COMMON NAME
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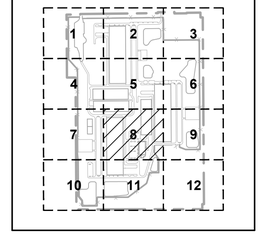
KEY MAP

(NOT TO SCALE)



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KHA PROJECT	161333015
DATE	07/31/2026
SCALE	AS SHOWN
DESIGNED BY	JDS
DRAWN BY	KLSC
CHECKED BY	BMW

LANDSCAPE PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
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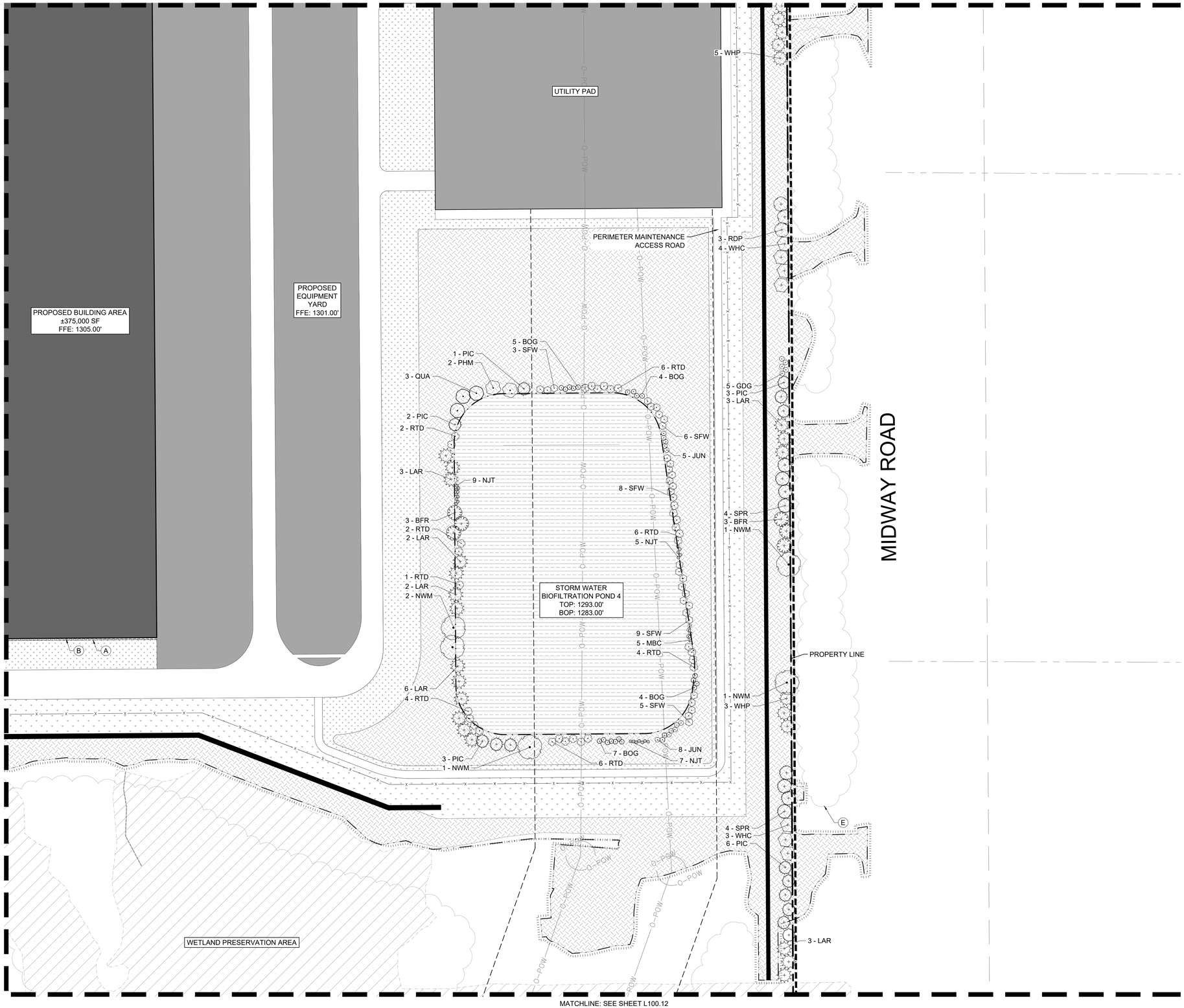
MATCHLINE: SEE SHEET L100.8

MATCHLINE: SEE SHEET L100.6



LANDSCAPE LEGEND / KEYNOTES

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PLANT KEY

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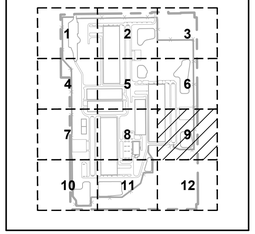
KEY MAP

(NOT TO SCALE)



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KHA PROJECT	161333015
DATE	07/31/2026
SCALE	AS SHOWN
DESIGNED BY	JDS
DRAWN BY	KLSC
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LANDSCAPE PLAN

HERMANTOWN INDUSTRIAL
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HERMANTOWN MN

SHEET NUMBER
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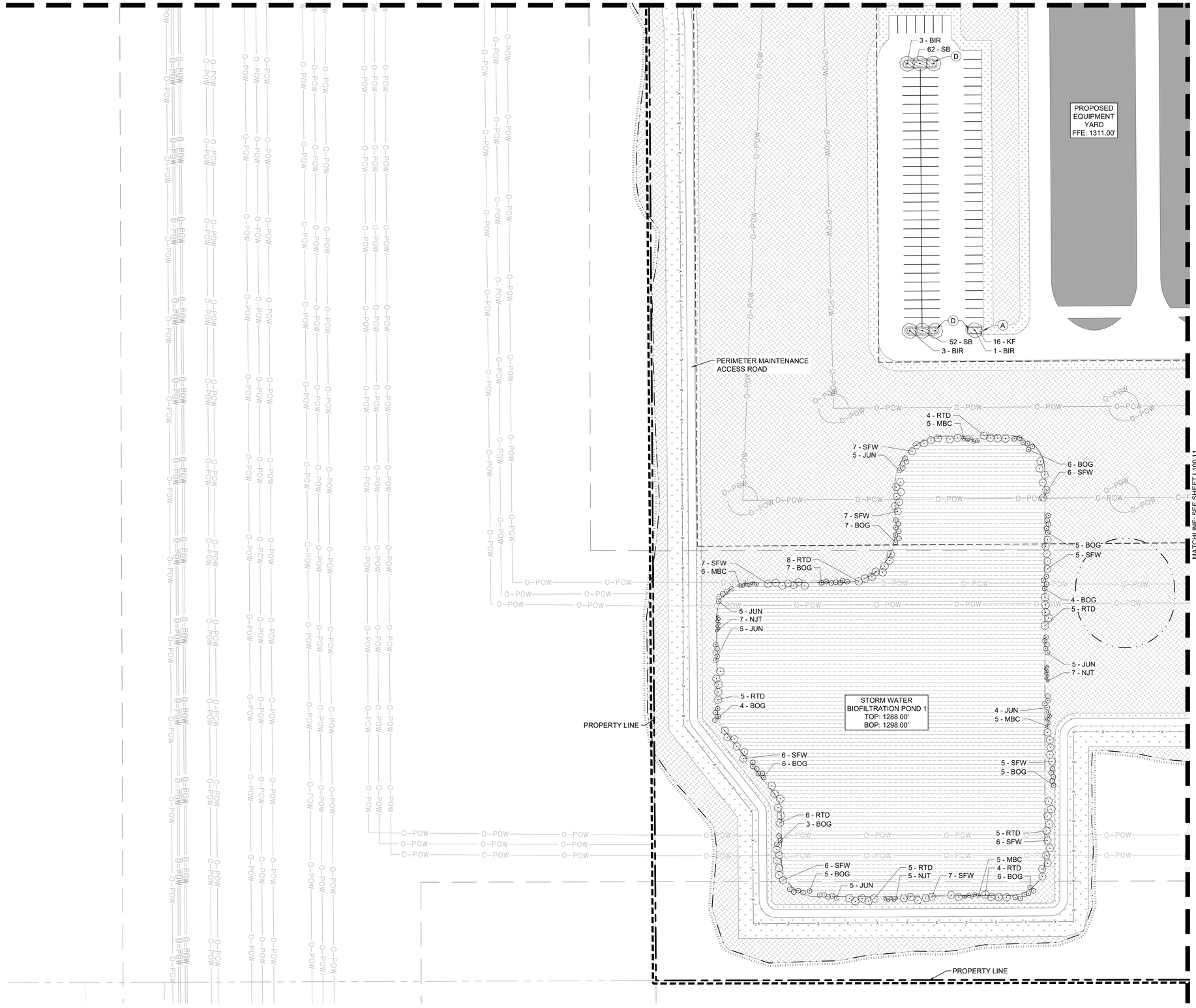

LANDSCAPE LEGEND / KEYNOTES

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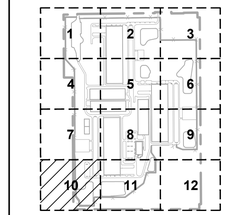

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LANDSCAPE PLAN

HERMANTOWN INDUSTRIAL
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HERMANTOWN MN

SHEET NUMBER
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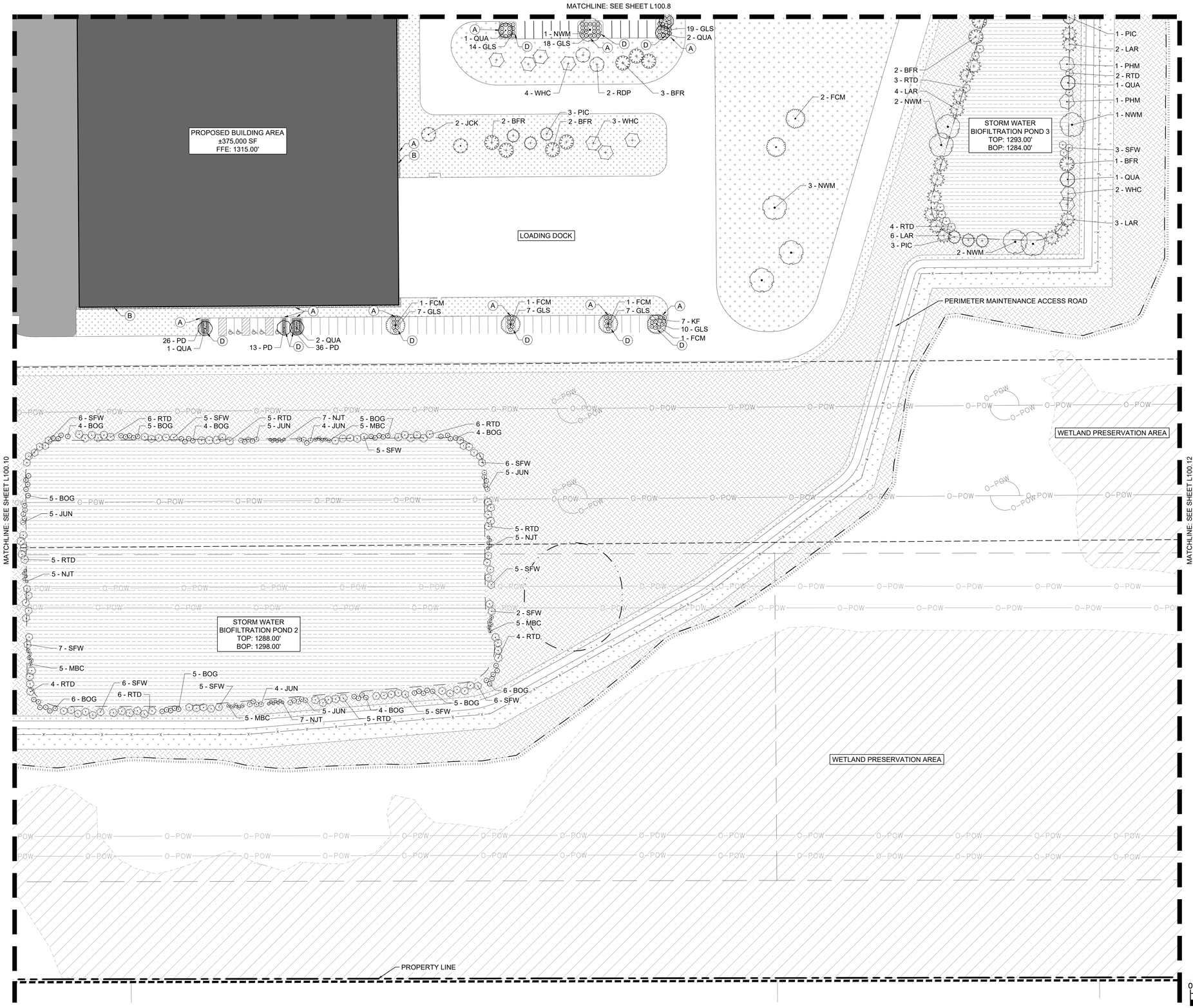

LANDSCAPE LEGEND / KEYNOTES

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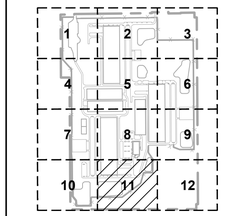

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LANDSCAPE PLAN

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L100.11

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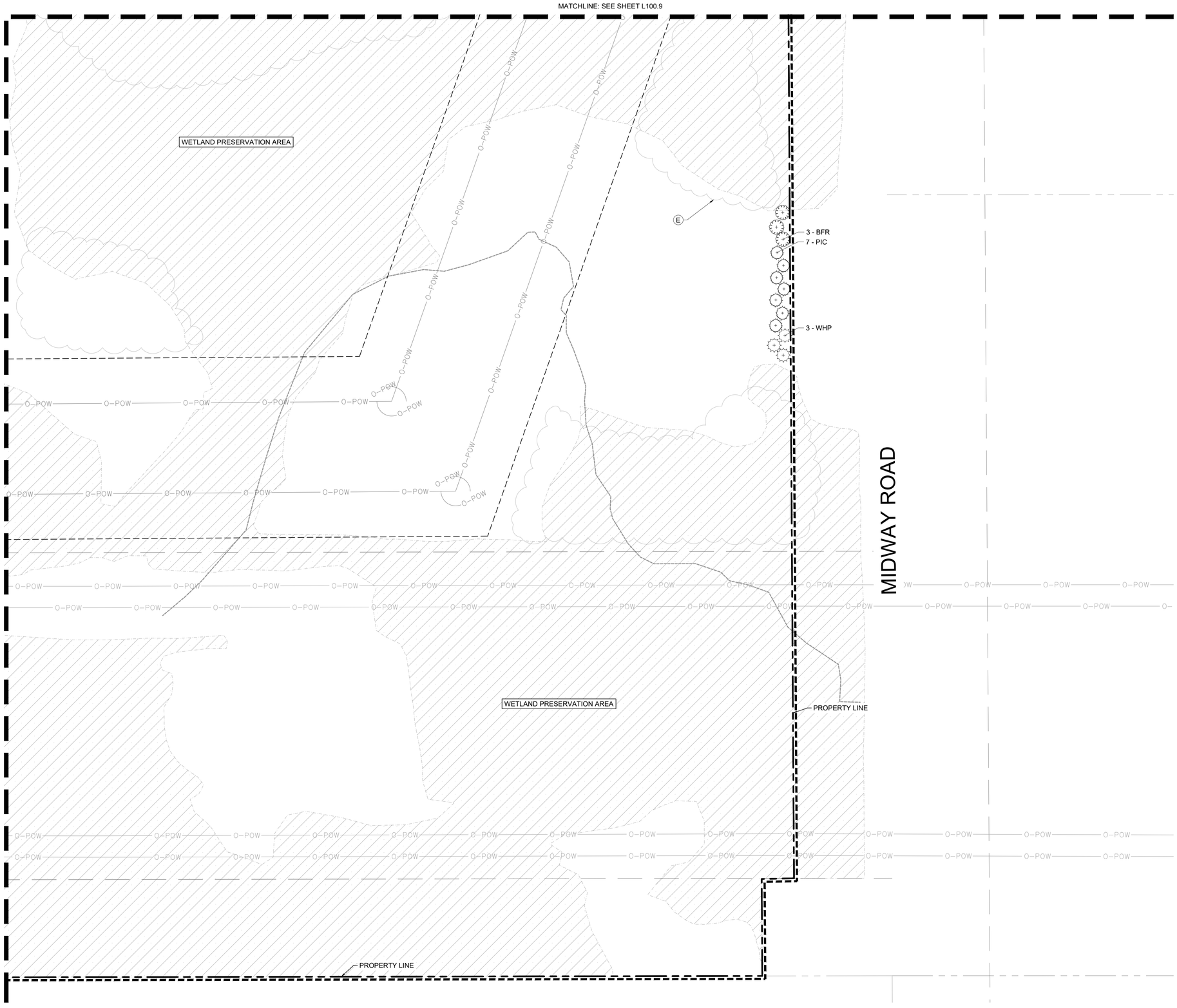


LANDSCAPE LEGEND / KEYNOTES

- (A) EDGER (TYP.)
- (B) ROCK MULCH (TYP.)
- (C) BOULDER (TYP.)
- (D) HARDWOOD MULCH (TYP.)
- (E) EXISTING TREE / VEGETATION TO REMAIN
- APPROXIMATE LIMITS OF SEEDING/ SEEDING ALL DISTURBED AREAS (TYP.)
- APPROXIMATE LIMITS OF IRRIGATION (TYP.)
- LIMITS OF DISTURBANCE (TYP.)

SEED MIX SCHEDULE

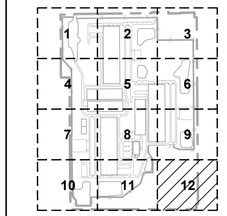
SYMBOL SEED	CODE	DESCRIPTION
	NG	CUSTOM SEED MIX: NATIVE GRASS
	NB	MNDOT SEED MIX: NORTHERN BOULEVARD (NB)
	NER	MNDOT SEED MIX: NORTHEAST ROADSIDE (NER)
	WD	MNDOT SEED MIX: WET DITCH (WD)
	SOD	SOD

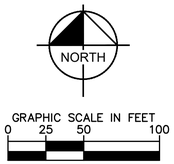
PLANT KEY

CODE	COMMON NAME
CONIFEROUS TREE	
BFR	BALSAM FIR
JCK	JACK PINE
LAR	TAMARACK
PIC	BLACK SPRUCE
RDP	RED PINE
SPR	WHITE SPRUCE
WHC	WHITE CEDAR
WHP	WHITE PINE
OVERSTORY TREE	
FCM	FALL FIESTA SUGAR MAPLE
NWM	NORTHWOOD MAPLE
PHM	PRAIRIE HORIZON® MANCHURIAN ALDER
UNDERSTORY / ORNAMENTAL TREE	
BIR	YELLOW BIRCH
MTN	SHOWY MOUNTAIN ASH
PBI	PAPER BIRCH
QUA	QUAKING ASPEN
DECIDUOUS SHRUBS	
BOG	BOG BIRCH
CHB	BLACK CHOKEBERRY
DBH	DWARF BUSH HONEYSUCKLE
FDD	FIREDANCE DOGWOOD
GDG	GRAY DOGWOOD
GLS	GRO-LOW FRAGRANT SUMAC
JUN	JUNEBERRY / SERVICEBERRY
MBC	AUTUMN MAGIC BLACK CHOKEBERRY
NJT	NEW JERSEY TEA
RTD	BAYLEY'S RED TWIG DOGWOOD
SFW	FLAME WILLOW
GRASSES	
KF	KARL FOERSTER FEATHER REED GRASS
PD	PRAIRIE DROPSEED
SB	STANDING OVATION LITTLE BLUESTEM
PERENNIALS	
OS	ORANGE STONECROP
PB	POPSICLE BLUE LUPINE
SS	SUNSPLASH® SEDUM
WL	WILD LUPINE

KEY MAP

(NOT TO SCALE)





811
Know what's **below.**
Call before you dig.

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KHA PROJECT 161333015
DATE 07/31/2026
SCALE AS SHOWN
DESIGNED BY JDS
DRAWN BY KLSC
CHECKED BY BMW

LANDSCAPE PLAN

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
L100.12

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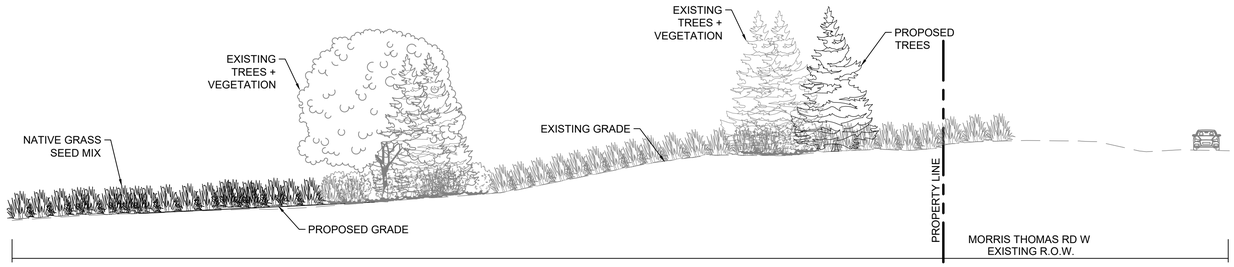
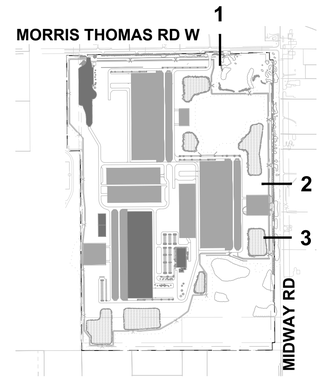


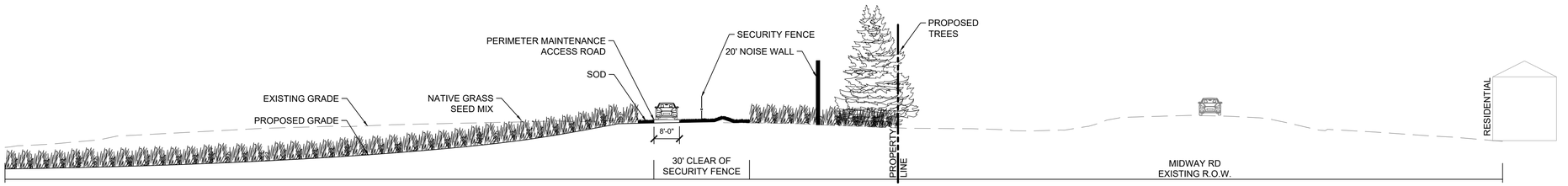
1 SECTION - MORRIS THOMAS RD W

SCALE: 1" = 20'



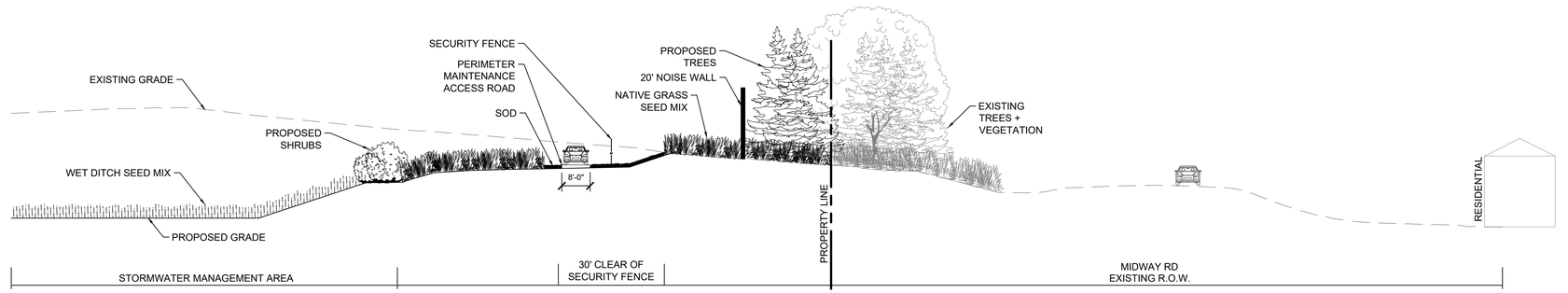
KEY MAP

SCALE: 1" = 1000'



2 SECTION - NORTH, MIDWAY RD

SCALE: 1" = 20'



3 SECTION - SOUTH, MIDWAY ROAD

SCALE: 1" = 20'

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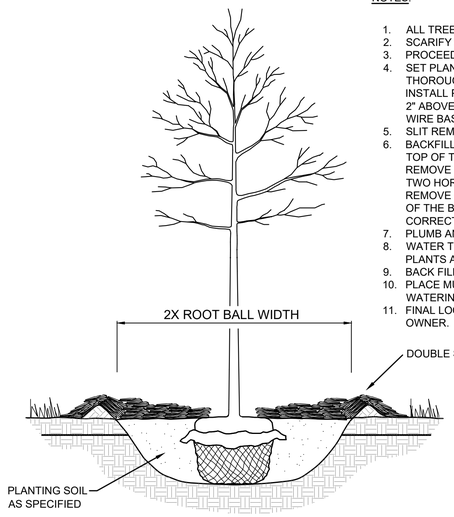
KHA PROJECT	161333015
DATE	07/31/2026
SCALE	AS SHOWN
DESIGNED BY	JDS
DRAWN BY	KLSC
CHECKED BY	BMW

LANDSCAPE SECTIONS

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
L200.0

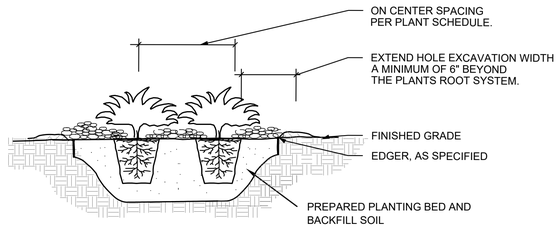


NOTES:

1. ALL TREES SHALL BE LIMBED UP TO 8 FT (2.4M) HIGH
2. SCARIFY SIDES AND BOTTOM OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING.
4. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
5. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
6. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
7. PLUMB AND BACKFILL WITH PLANTING SOIL.
8. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
9. BACK FILL VOIDS AND WATER SECOND TIME.
10. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
11. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L500.0

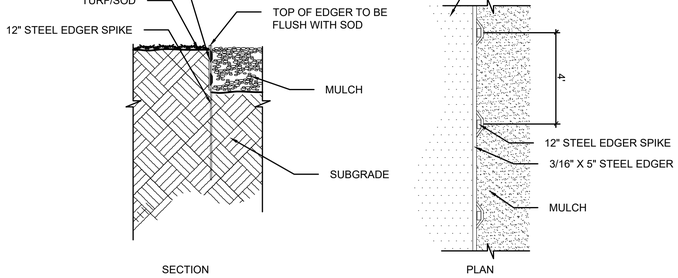


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

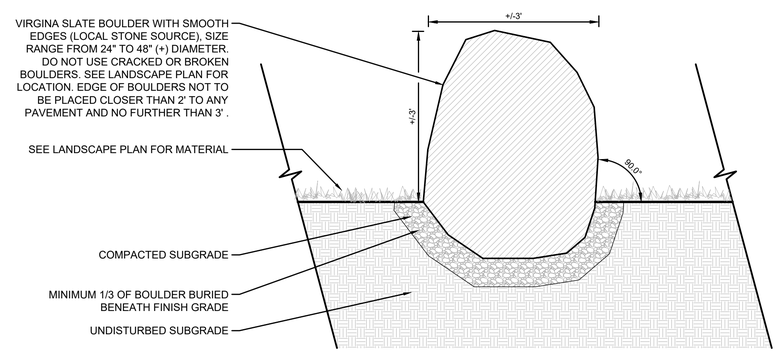
2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L500.0



3 STEEL EDGER DETAIL

SCALE: N.T.S. L500.0



SECTION

4 BOULDER DETAIL

SCALE: 3/4"=1' L500.0

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM MNDOT. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.
10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

16. TOPSOIL SHALL BE LOCAL FERTILE AGRICULTURAL SOIL FREE OF SUBSOILS, ROCKS LARGER THAN ONE INCH, CLAYS, PLANTS, WEEDS, ROOTS AND OTHER IMPURITIES. PH VALUE TO BE BETWEEN 5.4 AND 7.0. REMOVE DEBRIS AND WEEDS FROM SUBSOIL. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREES, SHRUBS AND PERENNIALS. LIGHTLY COMPACT TOPSOIL AFTER PLACEMENT AND PROHIBIT CONSTRUCTION TRAFFIC FROM AREAS WITH TOPSOIL.
17. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
18. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 3877 (LOAM TOPSOIL BORROW) / WISDOT STANDARD SPECIFICATION 625 (TOPSOIL AND SALVAGED TOPSOIL) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

MULCH

19. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL. ROCK MULCH TO BE LOCALLY SOURCED, DARK GREY, CRUSHED VIRGINIA SLATE, 1/4" - 1" DIAMETER CRUSHED STONE, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. APPLY PREMENEGRENT HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS, USE PREEN OR PRE-APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

EDGER

20. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SEED/SOD

21. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER MNDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

IRRIGATION

22. PROVIDE IRRIGATION / PROVIDE NEW SYSTEM, OR MODIFY EXISTING IRRIGATION PER OWNERS DIRECTION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY.

ESTABLISHMENT

23. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
24. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

25. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
26. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

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LANDSCAPE NOTES AND DETAILS

HERMANTOWN INDUSTRIAL
PREPARED FOR
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SHEET NUMBER
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GROUND COVER MAINTENANCE REQUIREMENTS

MAINTENANCE PROGRAMS SHALL BE SITE SPECIFIC AND COORDINATED WITH THE LANDSCAPE CONTRACTOR AND COUNTY FOR ADEQUATE MAINTENANCE PROCEDURES. A THREE YEAR STEWARDSHIP PROGRAM IS NECESSARY TO ENSURE PROPER ESTABLISHMENT AND HEALTH OF GROUND COVER, TO CONTROL INVASIVE SPECIES, AND TO PREVENT OVERGROWTH AND SHADING OF EQUIPMENT. AFTER THE THIRD GROWING SEASON, PROGRAM IS TO BE REDUCED TO ONE VISIT PER YEAR, DEPENDENT UPON SITE CONDITIONS AND REQUIRED STRATEGIES TO MAINTAIN GOOD HEALTH OF THE SITE SUCH AS DETACHING, ADDITIONAL MOWING, OR HERBICIDE TREATMENTS.

FIRST YEAR

SPRING
-EARLIEST POSSIBLE INSTALLATION MAY OCCUR IN THE SPRING OF THE FIRST YEAR. NO MAINTENANCE ACTIONS ARE REQUIRED TO BE PERFORMED DURING THE FIRST SEASON OF INSTALL. WATER IF CONDITIONS GET VERY DRY AFTER GERMINATION. IF SEED APPLICATION TAKES PLACE IN SUMMER OR FALL OF THE FIRST YEAR, MAINTENANCE AND MONITORING SHOULD START THE FOLLOWING SEASON.

SUMMER
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SUMMER AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SUMMER IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. NEWLY SEEDED AREAS SHOULD BE CUT BACK TO 10 INCHES IN HEIGHT.

FALL:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE FALL AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE FALL IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. NEWLY SEEDED AREAS SHOULD BE CUT BACK TO 10 INCHES IN HEIGHT.

SECOND YEAR

SPRING:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SPRING AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-DURING FIRST VISIT, MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING TWO TO THREE TIMES BEFORE WEEDS FLOWER DURING THE SPRING IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 6-10 INCHES IN HEIGHT.
-PLANT SUPPLEMENTAL SEED AS NEEDED TO ADDRESS AREAS OF POOR COVERAGE AND TO INCREASE COMPETITION AND BIO-DIVERSITY.

SUMMER:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SUMMER AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SUMMER IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

FALL:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE FALL AT THE MIDDLE OR END OF EACH MONTH, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE FALL IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

THIRD YEAR AND BEYOND

SPRING:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE EARLY SPRING, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

SUMMER:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

FALL:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE FALL, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 24 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 24 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

PERFORMANCE STANDARDS

SATISFACTORY LANDSCAPE DEVELOPMENT ASSOCIATED WITH NATURALIZED VEGETATION WILL BE BASED ON THE FOLLOWING ITEMS.

FIRST YEAR:

INDICATOR SPECIES TO EMERGE IN THREE TO FIVE WEEKS. WITHIN THREE MONTHS OF SEED INSTALLATION (OR THREE MONTHS AFTER THE START OF THE GROWING SEASON FOLLOWING DORMANT SEEDING), APPROXIMATELY 90 PERCENT OF THE SEEDED AREA, AS MEASURED BY AERIAL COVER, WILL BE VEGETATED OR OTHERWISE STABILIZED AGAINST EROSION. THE COVER CROP MAY BE INCLUDED IN THIS MEASUREMENT. IF MINIMUM IS NOT MET, ADDITIONAL SEEDING IS REQUIRED IN AREAS WITH POOR COVER.

SECOND YEAR:

BY THE END OF THE SECOND GROWING SEASON, THE PLANTED AREAS ARE DESIGNED TO HAVE A MINIMUM OF 50 PERCENT GROUND COVER BY SPECIES IN FINAL SEED MIX, MINIMUM OF 1 PERENNIAL PLANT PER SQUARE FOOT (NOT TO INCLUDE TEMPORARY COVER CROP OR UNDESIRABLE / INVASIVE SPECIES). COVER CROP WILL BE GONE UNLESS WINTER WHEAT WAS USED IN A FALL PLANTING. GRASSES FORMING CLUMPS ONE TO SIX INCHES APART IN DRILL ROWS, BUT STILL SHORT. SOME FLOWER SHOULD BE BLOOMING (BLACK-EYED SUSANS, BERGAMOT, ETC.)

THIRD YEAR:

BY THE END OF THE THIRD GROWING SEASON, THE PLANTED AREAS ARE DESIGNED TO HAVE A MINIMUM OF 75 PERCENT GROUND COVER BY SPECIES IN FINAL SEED MIX (NOT TO INCLUDE TEMPORARY COVER CROP OR UNDESIRABLE / INVASIVE SPECIES).

IF PERFORMANCE STANDARD IS NOT MET AT EACH OBSERVATION, LANDSCAPE CONTRACTOR IS TO NOTIFY OWNER AND DEVELOP CORRECTIVE ACTION SUCH AS SEEDING OR HERBICIDE TREATMENT

GENERAL LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE..
5. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
6. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
7. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE.
8. NO GENERAL SPRAY OF HERBICIDES IS TO BE USED FOR ANY SEEDED AREAS.
9. ONLY HERBICIDES FORMULATED FOR ANIMAL SAFETY SHALL BE USED.
10. ALL WORK DEEMED NATURAL AREA TO BE SEEDED OR PLANTED SHALL BE PERFORMED BY A QUALIFIED LANDSCAPE CONTRACTOR.
11. SEED SHALL BE OBTAINED FROM SOURCE SPECIALIZING IN NATIVE SPECIES, WHERE AVAILABLE OR AS APPROVED BY CLIENT OR CLIENT'S REPRESENTATIVE.
12. ALL SEED MIXES SHALL BE INSTALLED WITH A COVER CROP DEPENDENT ON SEASON AND REQUIREMENTS SPECIFIED PER SEED MIX / SEED SUPPLIER.
13. ALL DISTURBED AREAS TO BE SEEDED, UNLESS OTHERWISE NOTED. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER IDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

ESTABLISHMENT NOTES AND STANDARDS

SEED AREA ESTABLISHMENT

PREPARATION

-SOIL IN AREAS OF EXISTING AGRICULTURAL USAGE IS RECOMMENDED TO BE TESTED FOR HIGH LEVELS OF HERBICIDES, AND AMENDED APPROPRIATELY TO BRING CONCENTRATION DOWN TO LEVELS APPROPRIATE FOR COMMON GRASSES. SOILS IDENTIFIED TO BE HIGH IN HERBICIDES OR CONTAMINATES SHOULD BE EVALUATED BY AN ENVIRONMENTAL SPECIALIST OR SOIL SCIENTIST TO DETERMINE REQUIRED METHODS OF REMEDIATION.
-SOILS SHALL BE UNIFORM, WITHOUT EXCESSIVE FURROWS, RUTS, RIDGES, OR LOW AREAS WHERE WATER MAY COLLECT.
-CLEAR SOIL OF TRASH, DEBRIS, AND INVASIVE SPECIES PRIOR TO FINAL SEEDING APPLICATION.
-SOIL PREPARATION SHALL OCCUR WHEN WEATHER PERMITS AND TIMING ALLOWS FOR AT LEAST A FOLLOWING 48 HOURS WHERE SEEDING AND STABILIZATION METHODS MAY TAKE PLACE.

TIMING

-TO PROMOTE EARLY AND STRONG ESTABLISHMENT OF SPECIFIED SEED MIX, DORMANT SEASON SEED APPLICATION SHOULD BE UTILIZED IF POSSIBLE AND AS CONSTRUCTION TIMELINE PERMITS.
-DORMANT SEASON SEEDING SHOULD UTILIZE WINTER-TOLERANT SEED FROM THE SPECIFIED SEED MIX, ALONG WITH 20-30 LBS PER ACRE OF A WINTER NURSE CROP SUCH AS SECALE CEREALE (ANNUAL RYE), PISUM SATIVUM (WINTER PEA), OR AVENA SATIVA (OAT).
-TO APPLY DORMANT SEED, SITE SHOULD BE CLEARED OF INVASIVE WEEDS, LIGHTLY TILLED OR DISKED, THEN DRILL APPLIED ACROSS THE ENTIRE AREA OF AGRICULTURAL SOIL.
-ACTIVE SEASON SEED APPLICATION SHOULD BE PERFORMED BETWEEN APRIL 1ST AND MAY 30TH, AFTER RISK OF MAJOR FREEZING CONDITIONS IS MINIMIZED, FOR IDEAL ESTABLISHMENT AND MINIMIZING INVASIVE SPECIES COMPETITION.

APPLICATION

-SEED MIXTURES SHALL BE MECHANICALLY DRILLED.
-NO STRAW MULCH IS REQUIRED, UNLESS NEEDED FOR STEEP SLOPES, SOIL STABILIZATION, OR OTHER AREAS THAT ARE IDENTIFIED FOR EROSION PREVENTION.
-SEED SHALL BE APPLIED AT INDICATED RATES WITH COVER CROP OATS, JAPANESE MILLET, WINTER WHEAT, ANNUAL RYE, OR SPECIFIED CROP DEPENDENT ON SEASON AND SOIL CONDITIONS.
-SEED SPECIES SHALL BE LOCALLY SOURCED WHEN FEASIBLE.
-FINAL SEED MIX MAY VARY DEPENDENT UPON SPECIFIC SPECIES AVAILABILITY AND TIME OF INSTALLATION.
-FINAL SEED MIX SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
-IF SEEDING IS PERFORMED PRIOR TO FINAL SITE INSTALLATION, ADDITIONAL SEED MAY BE APPLIED BY A LOW SPREADER IN AREAS THAT WERE DISTURBED.
-SITE SHOULD BE MONITORED FOLLOWING INSTALLATION FOR AREAS IDENTIFIED FOR ADDITIONAL RESEEDING UNTIL SEED MIX IS SUFFICIENTLY ESTABLISHED.

INVASIVE WEED CONTROL, MONITORING, AND MANAGEMENT

-A WORK PLAN SHOULD BE DEVELOPED TO AVOID THE SPREAD OF INVASIVE PLANTS FROM THESE AREAS.
-IF SUBSTANTIAL AREAS OF INVASIVE HERBACEOUS SPECIES ARE FOUND PRIOR TO OR AFTER PROJECT DEVELOPMENT, FOLIAR OR BROADCAST HERBICIDE APPLICATIONS MAY BE REQUIRED.
-FOR INVASIVE TREES, SHRUBS, AND VINES, MANAGEMENT MAY REQUIRE CUT-STEM HERBICIDE TREATMENTS.
-ALL INVASIVE SPECIES MANAGEMENT SHOULD BE CONDUCTED DURING THE SUMMER MONTHS WHILE THE TARGET PLANTS ARE ACTIVELY GROWING.
-TREATMENTS SHOULD BE CONDUCTED ACCORDING TO MAINTENANCE PLANS EACH YEAR AND SHOULD BE SEPARATED BY AT LEAST TWO WEEKS.
-HERBICIDE USE REPORTING WILL ADHERE TO ALL APPLICATOR LICENSING REQUIREMENTS.

TREE AND SHRUB INSTALLATION

-ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED, AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
-TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
-THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
-ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
-PLANTS ARE TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
-PRUNE PLANTS AS NECESSARY PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
-CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREE AND SHRUB AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4' WIDE TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.

No.	REVISIONS	DATE	BY

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KHA PROJECT	161333015
DATE	07/31/2026
SCALE	AS SHOWN
DESIGNED BY	JDS
DRAWN BY	KLSC
CHECKED BY	BMW

SEEDING NOTES

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
L500.1

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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL.	HEIGHT
CONIFEROUS TREE						
	BFR	58	BALSAM FIR	ABIES BALSAMEA	B & B	8` HT.
	JCK	7	JACK PINE	PINUS BANKSIANA	B & B	8` HT.
	LAR	117	TAMARACK	LARIX LARICINA	B & B	8` HT.
	PIC	80	BLACK SPRUCE	PICEA MARIANA	B & B	8` HT.
	RDP	36	RED PINE	PINUS RESINOSA	B & B	8` HT.
	SPR	51	WHITE SPRUCE	PICEA GLAUCA	B & B	8` HT.
	WHC	57	WHITE CEDAR	THUJA OCCIDENTALIS	B & B	8` HT.
	WHP	69	WHITE PINE	PINUS STROBUS	B & B	8` HT.
OVERSTORY TREE						
	FCM	16	FALL FIESTA SUGAR MAPLE	ACER SACCHARUM 'FALL FIESTA'	B & B	2.5" CAL.
	NWM	57	NORTHWOOD MAPLE	ACER RUBRUM `NORTHWOOD`	B & B	2.5" CAL.
	PHM	11	PRAIRIE HORIZON® MANCHURIAN ALDER	ALNUS HIRSUTA 'HARBIN'	B & B	2.5" CAL.
UNDERSTORY / ORNAMENTAL TREE						
	BIR	23	YELLOW BIRCH	BETULA ALLEGHANIENSIS	B & B	2" CAL.
	MTN	3	SHOWY MOUNTAIN ASH	SORBUS DECORA	B & B	2" CAL.
	PBI	32	PAPER BIRCH	BETULA PAPYRIFERA	B & B	2" CAL.
	QUA	44	QUAKING ASPEN	POPULUS TREMULOIDES	B & B	2" CAL.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING
DECIDUOUS SHRUBS						
	BOG	157	BOG BIRCH	BETULA PUMILA	#5 CONT.	5` O.C.
	CHB	58	BLACK CHOKEBERRY	ARONIA MELANOCARPA ELATA	#5 CONT.	5` O.C.
	DBH	249	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	#5 CONT.	3` O.C.
	FDD	81	FIREDANCE DOGWOOD	CORNUS SERICEA `BAILEYI`	#5 CONT.	4` O.C.
	GDG	49	GRAY DOGWOOD	CORNUS RACEMOSA	#5 CONT.	5` O.C.
	GLS	371	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA `GRO-LOW`	#5 CONT.	4` O.C.
	JUN	90	JUNEBERRY / SERVICEBERRY	AMELANCHIER ALNIFOLIA	#5 CONT.	5` O.C.
	MBC	89	AUTUMN MAGIC BLACK CHOKEBERRY	ARONIA MELANOCARPA 'AUTUMN MAGIC'	#5 CONT.	5` O.C.
	NJT	111	NEW JERSEY TEA	CEANOTHUS AMERICANUS	#3 CONT.	3` O.C.
	RTD	201	BAYLEY'S RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEYI'	#5 CONT.	8' O.C.
	SFW	194	FLAME WILLOW	SALIX X 'FLAME'	#5 CONT.	15' O.C.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CTNR.	SPACING
GRASSES						
	KF	294	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	#1 CONT	30" O.C.
	PD	302	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT	24" O.C.
	SB	343	STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	#1 CONT.	24" O.C.
PERENNIALS						
	OS	62	ORANGE STONECROP	SEDUM KAMTSCHATICUM	#1 CONT.	24" O.C.
	PB	496	POPSICLE BLUE LUPINE	LUPINUS X 'POPSICLE BLUE'	#1 CONT.	12" O.C.
	SS	39	SUNSPLASH® SEDUM	SEDUM REFLEXUM 'NONAL'	#1 CONT.	24" O.C.
	WL	305	WILD LUPINE	LUPINUS PERENNIS	#1 CONT.	12" O.C.

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CHECKED BY BMW

LANDSCAPE SCHEDULE

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
L600.0

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Northern Boulevard

Abbreviation: NB

Purpose:	Boulevards and other urban roadsides where low-maintenance and salt-tolerant turfgrass is needed. Not for use in rural areas or adjacent to natural areas.				
Planting Area:	Northern third of MN - MnDOT Districts 1, 2, and 3A.				
Replaces:	25-131 and 25-151				
Common Name	Scientific Name	Rate (lb/ac)	% of Mix (by weight)	% by Seed	Seeds/ sq ft
Blue Grama	Bouteloua gracilis	3.00	2.00%	2.09%	44.08
Sheep Fescue	Festuca ovina	17.00	11.33%	9.79%	206.84
Chewing's Fescue	Festuca rubra ssp. commutata	14.00	9.33%	6.91%	145.91
Slender Creeping Red Fescue	Festuca rubra ssp. littoralis	23.00	15.33%	11.35%	239.72
Strong Creeping Red Fescue	Festuca rubra ssp. rubra	23.00	15.33%	11.35%	239.72
Hard Fescue	Festuca trachyphylla	25.00	16.67%	15.35%	324.27
Perennial Ryegrass	Lolium perenne	3.00	2.00%	0.71%	14.94
Kentucky Bluegrass	Poa pratensis	12.00	8.00%	18.13%	382.88
Weeping Alkaligrass	Puccinellia distans	15.00	10.00%	19.57%	413.22
Tall Fescue	Schedonorus arundinaceus	13.00	8.67%	3.21%	67.75
	Grasses Subtotal	148.00	98.66%	98.45%	2079.32
White Clover	Trifolium repens	2.00	1.33%	1.55%	32.68
	Forbs Subtotal	2.00	1.33%	1.55%	32.68
	Total	150.00	100%	100%	2,112.00

Notes:

- Kentucky Bluegrass – two different cultivars* are required
- Alkalai Grass: newer cultivars* only
- Tall Fescue: Turf-type cultivars* only
- White Clover: Must be turf-compatible cultivars*, not large or intermediate forage type cultivars

*Acceptable cultivars will be defined in the substitution table.

CUSTOM SEED MIX- NATIVE GRASSES NE

Common Name	Scientific Name	Rate (lb/ac)	% of Mix (by weight)	Seeds/ sq ft	Height (ft)
Fringed Brome	Bromus ciliatus	1	2.08%	4.04	1.5-3.5'
Bluejoint	Calamagrostis canadensis	0.1	0.21%	10.28	2-5'
Nodding Wild Rye	Elymus canadensis	3.8	7.92%	7.26	1-5'
Bottlebrush Grass	Elymus hystrix	0.5	1.04%	1.4	2-5'
Slender Wheatgrass	Elymus trachycaulus	6	12.50%	15.21	1-5'
Virginia Wild Rye	Elymus virginicus	4	8.33%	6.17	1-4'
Perennial Ryegrass	Lolium perenne	6	12.50%	29.89	1-3'
Fowl Bluegrass	Poa palustris	1.5	3.13%	71.63	1-4'
Woolgrass	Scirpus cyperinus	0.1	0.21%	62.44	3-6'
	Grasses Subtotal	**23**	**48%**	**208.31**	
Oats / Winter Wheat	Avena sativa/Triticum aestivum	25		11.14	
	Cover Crop Subtotal	**25**	**52%**	**11.14**	
	Total	**48**	**100%**	**219.5**	

Northeast Roadside

Abbreviation (NER)

Purpose:	Entire roadside; dry soils or moderate moisture; full sun to part-shade; sites that will be mowed once per year or less This mix meets pollinator habitat requirements.				
Planting Area:	Northeast and north-central MN; MnDOT Districts 1, 2 east*, and 3A				
Replaces:	36-311 Woodland Edge NE				
Common Name	Scientific Name	Rate (lb/ac)	% of Mix (by weight)	% by Seed	Seeds/ sq ft
Fringed Brome	Bromus ciliatus	1.00	3.85%	1.52%	4.04
Bluejoint	Calamagrostis canadensis	0.10	0.38%	3.86%	10.28
Nodding Wild Rye	Elymus canadensis	3.80	14.62%	2.72%	7.26
Bottlebrush Grass	Elymus hystrix	0.50	1.92%	0.52%	1.40
Slender Wheatgrass	Elymus trachycaulus	6.00	23.08%	5.70%	15.21
Virginia Wild Rye	Elymus virginicus	4.00	15.38%	2.31%	6.17
Perennial Ryegrass	Lolium perenne	6.00	23.08%	11.21%	29.89
Fowl Bluegrass	Poa palustris	1.50	5.77%	26.86%	71.63
Woolgrass	Scirpus cyperinus	0.10	0.38%	23.42%	62.44
	Grasses Subtotal	23.00	88.46%	78.12%	208.31
Common Yarrow	Achillea millefolium	0.07	0.27%	1.72%	4.58
Blue Giant Hyssop	Agastache foeniculum	0.06	0.23%	0.74%	1.98
Tall Thimbleweed	Anemone virginiana	0.03	0.12%	0.12%	0.31
Columbine	Aquilegia canadensis	0.05	0.19%	0.26%	0.70
Common Milkweed	Asclepias syriaca	0.20	0.77%	0.11%	0.29
Canada Milkvetch	Astragalus canadensis	0.60	2.31%	1.40%	3.75
Fireweed	Chamaenerion angustifolium	0.03	0.12%	2.07%	5.51
Canada Tick Trefoil	Desmodium canadense	0.50	1.92%	0.38%	1.01
Flat-topped Aster	Doellingeria umbellata	0.04	0.15%	0.37%	0.98
Tall Cinquefoil	Drymocallis arguta	0.08	0.31%	2.53%	6.76
Large-leaved Aster	Eurybia macrophylla	0.05	0.19%	0.19%	0.50
Wild Licorice	Glycyrrhiza lepidota	0.20	0.77%	0.11%	0.29
Canada Mayflower	Maianthemum racemosum	0.10	0.38%	0.00%	0.00
Common Evening Primrose	Oenothera biennis	0.06	0.23%	0.74%	1.98
Smooth Wild Rose	Rosa blanda	0.10	0.38%	0.04%	0.10
Black-eyed Susan	Rudbeckia hirta	0.30	1.15%	3.80%	10.14
Zigzag Goldenrod	Solidago flexicaulis	0.03	0.12%	0.35%	0.93
Gray Goldenrod	Solidago nemoralis	0.10	0.38%	4.13%	11.02
Smooth Blue Aster	Symphyotrichum laeve	0.10	0.38%	0.76%	2.02
Calico Aster	Symphyotrichum lateriflorum	0.05	0.19%	1.72%	4.59
Early Meadow Rue	Thalictrum dioicum	0.10	0.38%	0.10%	0.27
Heart-leaved Alexanders	Zizia aptera	0.15	0.58%	0.25%	0.66
	Forbs Subtotal	3.00	11.52%	21.88%	58.36
	Total	26.00	100%	100%	266.67

Note: District 2east includes Lake of the Woods, Koochiching, Beltrami, Clearwater, Hubbard, Cass, and Itasca counties.

Wet Ditch

Abbreviation: WD

Purpose:	Wet ditches and stormwater plantings in full sun or part shade; areas that get mowed once per year or less This mix meets pollinator habitat requirements.				
Planting Area:	Statewide				
Replaces:	33-261 Stormwater S & W; 33-361 Stormwater NE				
Common Name	Scientific Name	Rate (lb/ac)	% of Mix (by weight)	% by Seed	Seeds/ sq ft
Big Bluestem	Andropogon gerardii	1.00	5.00%	1.10%	3.67
Fringed Brome	Bromus ciliatus	1.50	7.50%	1.81%	6.06
Bluejoint	Calamagrostis canadensis	0.05	0.25%	1.54%	5.14
Nodding Wild Rye	Elymus canadensis	2.00	10.00%	1.14%	3.82
Virginia Wild Rye	Elymus virginicus	4.00	20.00%	1.85%	6.17
Tall Manna Grass	Glyceria grandis	0.15	0.75%	1.15%	3.86
Rice Cut Grass	Leersia oryzoides	0.30	1.50%	1.12%	3.75
Perennial Ryegrass	Lolium perenne	6.00	30.00%	8.94%	29.89
Switchgrass	Panicum virgatum	0.50	2.50%	0.77%	2.57
Fowl Bluegrass	Poa palustris	1.00	5.00%	14.25%	47.75
	Grasses Subtotal	16.50	82.50%	33.73%	112.68
Porcupine Sedge	Carex hystericina	0.10	0.50%	0.33%	1.10
Awl-fruited Sedge	Carex stipata	0.05	0.25%	0.19%	0.62
Fox Sedge	Carex vulpinoidea	0.10	0.50%	1.10%	3.67
Dudley's Rush	Juncus dudleyi	0.05	0.25%	17.52%	58.77
Dark Green Bulrush	Scirpus atrovirens	0.10	0.50%	5.05%	16.90
Woolgrass	Scirpus cyperinus	0.10	0.50%	18.92%	62.44
	Sedges & Rushes Subtotal	0.50	2.50%	42.98%	143.51
Canada Anemone	Anemone canadensis	0.05	0.25%	0.04%	0.15
Marsh Milkweed	Asclepias incarnata	0.25	1.25%	0.13%	0.44
Common Milkweed	Asclepias syriaca	0.20	1.00%	0.09%	0.29
Canada Milkvetch	Astragalus canadensis	0.50	2.50%	0.93%	3.12
Nodding Bur Marigold	Bidens cernua	0.10	0.50%	0.23%	0.77
Canada Tick Trefoil	Desmodium canadense	0.50	2.50%	0.30%	1.01
Flat-topped Aster	Doellingeria umbellata	0.05	0.25%	0.37%	1.23
Common Boneset	Eupatorium perfoliatum	0.05	0.25%	0.88%	2.94
Grass-leaved Goldenrod	Euthamia graminifolia	0.03	0.15%	1.15%	3.86
Spotted Joe Pye Weed	Eutrochium maculatum	0.06	0.30%	0.63%	2.09
Autumn Sneezeweed	Helenium autumnale	0.10	0.50%	1.43%	4.78
Sawtooth Sunflower	Helianthus grosseserratus	0.06	0.30%	0.10%	0.33
Prairie Blazing Star	Liatris pycnostachya	0.17	0.85%	0.21%	0.69
Great Lobelia	Lobelia siphilitica	0.05	0.25%	2.75%	9.18
Blue Monkey Flower	Mimulus ringens	0.03	0.15%	7.58%	25.34
Obedient Plant	Physostegia virginiana	0.06	0.30%	0.07%	0.24
Cut-leaf Coneflower	Rudbeckia laciniata	0.10	0.50%	0.15%	0.51
Stiff Goldenrod	Solidago rigida	0.10	0.50%	0.45%	1.51
Eastern Panicled Aster	Symphyotrichum lanceolatum	0.05	0.25%	0.86%	2.87
Red-stemmed Aster	Symphyotrichum puniceum	0.05	0.25%	0.44%	1.47
Tall Meadow Rue	Thalictrum dasycarpum	0.10	0.50%	0.22%	0.73
Blue Vervain	Verbena hastata	0.15	0.75%	1.53%	5.12
Culver's Root	Veronicastrum virginicum	0.03	0.15%	2.64%	8.82
Golden Alexanders	Zizia aurea	0.16	0.80%	0.19%	0.65
	Forbs Subtotal	3.00	15.00%	23.27%	78.14
	Total	20.00	100%	100%	334.33

No.	REVISIONS	DATE	BY

Kimley»Horn
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11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
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KHA PROJECT	161333015
DATE	07/31/2026
SCALE	AS SHOWN
DESIGNED BY	JDS
DRAWN BY	KLSC
CHECKED BY	BMW

SEED MIXES

HERMANTOWN INDUSTRIAL
PREPARED FOR
HARMONY GROUP LLC
HERMANTOWN MN

SHEET NUMBER
L700.0