



**Inver Grove Heights Planning Commission**  
**Wednesday, November 5, 2025 at 7:00 PM**  
**8150 Barbara Avenue, Inver Grove Heights, MN 55077**

## **AGENDA**

**NOTICE TO RESIDENTS:** Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg ([sbodsberg@ighmn.gov](mailto:sbodsberg@ighmn.gov)). Comments received prior to 4:00 p.m. on Wednesday, November 5, 2025, will be provided to the Commission at or before the November 5, 2025 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Adopt Agenda**
4. **Consent Agenda**
  - A. Minutes of the October 7, 2025, Planning Commission Meeting.
5. **Public Hearing**
  - A. Request to Amend the Bishop Heights PUD to permit a fast food restaurant with drive-through, and a Major Site Plan Review to construct a fast food restaurant with drive-through located at 5880 Blaine Avenue.
6. **Regular Business**
7. **Adjourn**

This document is available upon a three (3) business day request in alternate formats such as braille, large print, audio recording, etc. Please contact Stacy Bodsberg, Community Development Support Specialist, at 651.450.2545 or [sbodsberg@ighmn.gov](mailto:sbodsberg@ighmn.gov).

## PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, October 7, 2025 - 7:00 p.m.  
City Council Chambers - 8150 Barbara Avenue

### **1. CALL TO ORDER**

Chair Weber called the Planning Commission Meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

### **2. ROLL CALL**

Commissioner(s) Present: Jonathan Weber (Chair)  
Scott Clancy (*Vice-Chair*)  
Lance Twedt (*Secretary*)  
Aida Schaefer  
Jason Teiken  
Collin Gosell  
Robert Heidenreich  
Amy Hunting  
Dennis Wippermann

Commissioner(s) Absent: None.

Staff Present: Jason Ziemer, Community Development Director  
Kevin Shay, Planning Manager  
Stacy Bodsberg, Community Development Support Specialist

### **3. APPROVAL OF AGENDA**

Motion by Weber, Second by Clancy, to Move item 5.A. to the Consent Agenda and Approve the remainder of the Agenda as Published.

Ayes: 9

Nays: 0      Motion Carried.

### **4. CONSENT AGENDA**

#### **A. Minutes of the September 3, 2025, Planning Commission Meeting.**

Motion by Hunting, Second by Teiken, to Approve the Minutes as Published.

Ayes: 9

Nays: 0      Motion Carried.

#### **B. Review of the Inver Grove Heights Five-Year Capital Improvement Plan (2026-2030) for Consistency with the 2040 Comprehensive Plan.**

Commissioner Teiken asked for more information on the item.

Community Development Director Ziemer stated that the City updates its Capital Improvement Plan yearly, and it comes before the Planning Commission as a formality.

Motion by Weber, Second by Twedt, to Approve the Inver Grove Heights Five-Year Capital Improvement Plan (2026-2030) for Consistency with the 2040 Comprehensive Plan.

Ayes: 8      (Schaefer Abstained)

Nays: 0      Motion Carried.

## **5. PUBLIC HEARING**

**A. Consider a Request for Zoning Text Amendment Title 10 of the City Code (Zoning Regulations), Chapter 2, Section 2, (10-2-2, Definitions), and Title 10 of the City Code (Zoning Regulations), Chapter 15, Article E (10-15E, Signs and Billboards) for the purpose of updating definitions and standards specific to the use of campaign and temporary signs on residential property.**

### **Reading of Public Notice**

Secretary Twedt read the Public Hearing Notice.

### **Presentation of Request**

Community Development Director Ziemer presented the staff report.

### **Background on Issues and Opportunities**

- The City Attorney recently determined that existing City Code language on campaign (temporary and non-commercial) signs is a potential violation of First Amendment protected speech.
  - Size, placement, and duration of signs can be regulated; sign content *cannot* be regulated.
  - State Statute already regulates campaign sign display duration.
- During the September 2<sup>nd</sup>, 2025, Work Session, City Council reviewed the following proposed changes to the City Code regarding temporary yard signs on residential properties:
  - Add definition for “temporary sign” to create two sign types (temporary and portable).
  - Clarify that temporary signs are allowed in Agriculture, Estate, and Residential districts.
  - Exempt temporary signs from permits.
  - Repeal 10-15E-4 (current section regarding campaign signs).
  - Clarify placement regulations for temporary signs (newly proposed 10-15E-4).
    - Change setback to 10 feet from back of curb.
      - Rights-of-way vary widely; curb setback is a more consistent and accessible metric.
    - Add language about not putting signs in visibility triangle (outside corners).
      - Signs within the visibility triangle obstruct views for pedestrians, bicyclists, and drivers.
    - Setback and location rules for County and State roadways still apply.
  - Establish size limit (3 square feet per sign) and number limit (four per property) for temporary signs.
    - These limits do not apply during Election Season (46 days before Primary Election until 10 days after General Election).
    - Local, county, and state rules still apply.

### **Recommendations**

City Council did not suggest specific parameters for sign number and size limits.

Staff recommend setting standards for signs outside of Election Season to allow enforcement when needed to address reasonable complaints.

Requested Action

Motion to recommend to the City Council approval of an ordinance as amended, with revisions by the Planning Commission (if any).

Commissioner Heidenreich questioned whether 10-15E-4.A.3 (sign placement regulations) applied to properties on private and county roads, as it currently reads "no sign may be located on the outside corner of any corner lot". Community Development Director Ziemer clarified that the placement regulations would only apply to properties abutting city streets, not county roads or state highways. Heidenreich suggested adding language to 10-15E-4.A.3 to clarify that.

Chair Weber suggested "any corner lot intersecting city streets".

Commissioner Heidenreich stated that if campaign signs meet the size, number, and location requirements for noncommercial signs, they can be left up indefinitely. The language in 10-15E-4.C ("Election Year Noncommercial Sign Exemption") could lead people to think otherwise (i.e., that campaign signs have to be taken down 10 days after the general election).

Community Development Director Ziemer clarified that the language in 10-15E-4.C refers to the state statute definition of Election Season but acknowledged that campaign signs could remain outside of that period if they comply with other signage regulations.

Commissioner Heidenreich stated that many real estate signs are larger than the 3 square foot limit and would like clarity on how the size limit is calculated. Ziemer stated that the size limit for temporary signs only includes the dimensions of the sign. There are different regulations in place for permanent/monument signs.

Chair Weber inquired as to the regulations on real estate signs. Ziemer stated that there were specific provisions in City Code addressing them.

Commissioner Heidenreich stated that if real estate signs can be larger than 3 square feet, it is discriminatory to limit other signs to 3 square feet. Ziemer stated that more updates to the sign ordinance are planned to address issues for the other types of signs; this proposal focuses on temporary signs.

Commissioner Heidenreich mentioned that bus benches are six feet from the curb, and those have signage. Ziemer stated that there is a separate agreement in place for bus benches.

Commissioner Heidenreich stated that this constituted selective enforcement. Signage regulations infringe on First Amendment rights. Ziemer reiterated that the First Amendment protects sign content, but not other aspects of signs (location, size, number, etc.).

Commissioner Heidenreich stated that using the safety rationale for restricting sign placement should mean that other signage types have the same placement regulations. A specific tanker truck parked on the side of a road that is currently being used to display a large advertisement and asked about how the portable sign regulations would apply in that case. Ziemer stated that he would be better able to respond to questions regarding specific issues if they were asked

prior to the meeting. Heidenreich stated that he did not have enough time to do so and requested to delay the item to allow for more consideration.

Chair Weber stated that in his experience City Code's signage ordinance is archaic and difficult to navigate, so he appreciates this attempt to revise it, but would rather evaluate proposed changes to all signage regulations at once (versus regulations of temporary and portable signs in particular).

Commissioner Heidenreich stated that he would also like to consider signage regulations all together. If a bus bench with signage 6 feet from the curb does not pose a safety hazard, then he feels temporary sign placement should not be restricted to 10 feet from the curb.

Chair Weber stated that one issue that needs to be addressed is when many commercial signs are placed in one area.

Commissioner Heidenreich stated that many real estate and development companies get around the existing regulations by placing their commercial signs on Friday nights and removing them on Monday mornings (before city crews can get to them).

Chair Weber inquired as to what the permitting process is for real estate/development signs. Ziemer stated that he could not speak on specific regulations applying to real estate signs; generally, real estate agents and developers can post signage advertising their properties.

Commissioner Heidenreich reiterated his view that whatever regulations apply to real estate/development signs should also apply to temporary and portable signs.

Chair Weber pointed out that many companies do not follow the regulations for real estate/development signage.

Commissioner Heidenreich added that there were business sign types not listed under the "portable sign" definition (e.g., the abovementioned tanker truck parked on the side of the road). Additional work on revising the ordinance was needed.

Chair Weber stated that temporary signage is a starting point for addressing enforcement issues.

Commissioner Hunting stated that 3 square feet was not a reasonable size limit. She suggested 6 square feet (2' by 3' sign dimension) as the size limit. She is in favor of limiting the number of signs to four. She suggested changing "all noncommercial signs" to "campaign signs" in 10-15E-4.C ("Election Year Noncommercial Sign Exemption") to clarify that the state statute defining Election Season only applies to the latter type of signs. Would it be possible to add language to the ordinance about restricting hate-related content on signs. Ziemer stated that per the Supreme Court, hate speech is protected under the First Amendment. In past cases where explicit signs led to complaints, the City worked with the property owner to convey residents' concerns about appropriateness, but the City does not have the authority to remove signs for their content. City staff agree that the entire sign ordinance needs updating, and that this proposal is an attempt to address the immediate issue of the current City Code having unconstitutional restrictions on campaign signs.

Commissioner Teiken stated that when he filed as a political candidate, he was given information about signage regulations. When City staff removed some of his campaign signs, they called to inform him where the signs were being held and why they were removed. He inquired about whether non-political people/groups who want to put up signs get this type of information from City staff. Ziemer stated that he was not aware of such a process, but that often the issue is that signs are being placed in the City right-of-way or otherwise on City property.

Commissioner Teiken stated that he wanted to see more outreach to groups that tend to put up signs regularly. More awareness of the rules would help reduce the need for enforcement.

Chair Weber mentioned that he mistakenly moved this item to the Consent Agenda; he intended to move a different item and would address it at the end of this item's discussion.

Commissioner Schaefer stated that the discussion helped her understand the importance of signage ordinance in terms of reducing staff workload and addressing compliance difficulties. The proposed size limit of 3 square feet seemed too restrictive. Is in favor of the size limit being 6 square feet (2' by 3') and that having four be the number limit for all zoning districts did not make sense. Would suggest changing that language to "up to 4 signs per acre" to prorate the number of signs allowed based on property size.

Community Development Director Ziemer stated that basing the number limit on acreage would make it more difficult for residents to understand the ordinance and more difficult for staff to enforce it.

Commissioner Schaefer suggested instead adding language specifying number limits for signs based on zoning districts (like the restrictions on number of Accessory Dwelling Units, or ADUs).

Chair Weber stated that the situations were different in that ADUs are permanent and the signs are not.

Commissioner Schaefer stated that temporary signs can be left up indefinitely.

Chair Weber stated that a number limit based on zoning districts would also make enforcement more difficult for staff and it would introduce unnecessary complications.

Community Development Director Ziemer stated that the idea of allowing more signs on larger properties made sense, but in practice, it would work better to have a simple and consistent number limit.

Commissioner Schaefer asked how neighboring cities handle sign regulations.

Community Development Director Ziemer stated that he did not have specific information on that, but some cities require a permit for temporary signs.

Commissioner Schaefer asked about adding language to allow people to apply for a permit to display more than four signs.

Community Development Director Ziemer stated that the permit process creates additional work for staff; one goal of the ordinance is to reduce staff workload pertaining to sign regulations.

Chair Weber stated that some cities set financial penalties for repeated violations of sign ordinances, e.g., in Eagan, a first violation results in a warning, and the second results in a \$100 fine.

Commissioner Heidenreich stated that Rosemount didn't have a sign ordinance. Size limits cannot be different for different types of content. Enforcement of the proposed ordinance seemed impossible to enforce and suggested not having a sign ordinance.

Chair Weber suggested tabling the item and recommending further revision of the language on size, number, and placement regulations.

Motion by Teiken, Second by Heidenreich; to Move item 5.A. back to Public Hearing and Move item 6.A. from Regular Agenda to Consent Agenda.

Ayes: 9

Nays: 0      Motion Carried.

Commissioner Twedt commented that increasing ordinance complexity would lead to decreasing cooperation. He said that simpler, less restrictive language would be easier for people to understand and make compliance more likely.

Commissioner Gosell stated that he did not see a need to table the item. The proposed language adds clarity to residents, so he is in favor.

Commissioner Hunting stated that she would be in favor of the proposed language, with the incorporation of the edit she suggested earlier (adding "election signs" to specify that Election Season only applies to these signs).

Commissioner Heidenreich reiterated that having different regulations based on different sign types constituted selective enforcement.

Commissioner Hunting stated that per State Statute, the rules for election signs are already different than those for other signs.

Commissioner Heidenreich stated that this difference in rules was only during Election Season.

Commissioner Hunting stated that the proposed language would not lead to additional control of sign content.

Community Development Director Ziemer summarized the proposed edits:

- 10-15E-4.A.3: Add "on a city street" after "any corner lot"
- 10-15E-4.B.2: Change "three (3) square feet" to "six (6) square feet"
- 10-15E-4.C: Change "all noncommercial signs" to "election signs"

Chair Weber stated that car dealerships put many signs out, felt that the number limit of four would be an issue for them. Disagrees with having a single sign number limit for all properties.

Motion by Gosell, Second by Clancy, to Approve the request for an Amendment to the City Code regarding temporary signs, with the proposed edits to 10-15E-4.A.3 and 10-15E-4.B.2

("on a city street" and "six (6) square feet"), and to recommend that City staff work with the City Attorney to evaluate 10-15E-4.C to determine the constitutionality of the proposed "election signs" edit.

**Ayes:** 7

**Nays:** 2 (Heidenreich, Twedt) Motion Carried.

This item is tentatively scheduled to go before the City Council on October 13, 2025.

**Opening of Public Hearing**

There was no one in attendance.

**6. REGULAR BUSINESS**

Planning Manager Shay provided an update on the status of items from previous meetings. The 9082 Buchanan Trail cannabis dispensary was approved by City Council. The land use table updates were also approved.

Chair Weber asked whether the beekeeping land use change was incorporated in the approved tables. Planning Manager Shay confirmed that that change was incorporated.

The Planning Commission meeting scheduled for October 21, 2025, has been canceled.

The next Planning Commission meeting will be held on Wednesday, November 5, 2025, as scheduled.

**7. ADJOURN**

Motion to adjourn the meeting at 7:54 p.m.

Respectfully submitted by Will Clashe, Recording Secretary.



## Planning Commission Report

|                            |  |
|----------------------------|--|
| <b>MEETING DATE:</b>       | November 5, 2025                         |
| <b>CASE NO:</b>            | 25-26PUDA-SP                             |
| <b>APPLICANT:</b>          | W.F. Midwest Enterprise, LLC             |
| <b>PROPERTY OWNER:</b>     | Say Goodnight Gracie, LLC                |
| <b>REQUEST:</b>            | PUD Amendment and Major Site Plan Review |
| <b>LOCATION:</b>           | 5880 Blaine Avenue                       |
| <b>COMPREHENSIVE PLAN:</b> | RC, Regional Commercial                  |
| <b>ZONING:</b>             | PUD, Planned Unit Development            |
| <b>STAFF CONTACT:</b>      | Benjamin Schneider, 651.450.2554         |

### **ACTION REQUESTED**

The Planning Commission is asked to conduct a Public Hearing for the following requests:

- Amendment to the Bishop Heights PUD to permit a fast food restaurant with drive-through on Lot 2, Block 1, Inver Grove Market.
- Major Site Plan Review to construct a fast food restaurant with drive-through.

### **BACKGROUND**

W.F. Midwest Enterprise, LLC ("Applicant") is proposing to construct a new Culver's restaurant with a drive-through at 5880 Blaine Avenue ("Subject Property"). The Subject Property is 1.06 acres, abutting the Inver Grove Market shopping center to the south. The lot is currently vacant and is guided RC, Regional Commercial.

The Subject Property is within the Bishop Heights Planned Unit Development ("PUD"). This PUD prescribes specific uses for each property within the PUD area. Currently, the proposed use identified for the Subject Property is a bank building. The Applicant is therefore requesting an Amendment to the Bishop Heights PUD to allow for a fast food restaurant with a drive-through on the Subject Property. A Major Site Plan Review is also being requested, as required for any new commercial building.

### **EVALUATION OF REQUEST**

The PUD Amendment and Major Site Plan Review requests are evaluated separately in this section.

#### Bishop Heights PUD Amendment

The Bishop Heights PUD was initially approved in 1997 and has been amended several times since. The proposed use of a bank building has been tied to the Subject Property since 2005.

Staff supports the PUD Amendment request for the following reasons:

1. A fast food restaurant is still consistent with the RC, Regional Commercial future land use designation.
2. Market conditions have changed since 2005 when the proposed bank use was first assigned to the Subject Property.
3. Based on current trends, fast food establishments and banks have similar site layouts and building sizes, including drive-throughs.
4. Approving this request would advance the City's goal of adding more commercial uses and dining options to the community.

### Major Site Plan Review

The Site Plan proposes the following elements:

- A 4,212-square foot Culver's restaurant with a double drive-through.
- Primary entrance into the restaurant site is proposed to the south from Blackshire Path, a private road that serves the adjacent office condo property. There is an existing ingress/egress easement to allow for this shared access. The site would also tie into the Inver Grove Market Shopping Center to the north, allowing vehicle access between the two lots.
- Pedestrian access is proposed via a connection to the existing sidewalk along Blaine Avenue.
- An underground infiltration system to treat stormwater.

The project must also conform to performance standards within the PUD. The Zoning Ordinance also applies to standards that are not explicitly addressed in the PUD. Below is an evaluation of the Site Plan against these standards.

### Building Setbacks

The PUD requires a 50-foot setback from the property line along Blaine Avenue. The proposed building is over 90 feet away from this lot line. *The standard is met.*

### Parking Count

The City Code requires one parking stall for every two seats, based on design capacity. Based on the submitted plans, 41 parking stalls would be required. The site plan shows 53 parking spaces. *The standard is met.*

### Parking Lot

The parking lot meets the 20-foot setback from Blaine Avenue that is required by the PUD. The parking spaces and drive aisles also meet dimensional requirements in the City Code. *The standard is met.*

### Impervious Surface

The PUD limits the impervious surface on the Subject Property to 75% of the lot. The proposed impervious surface is 69% of the lot. *The standard is met.*

### Landscaping and Screening

The City Code requires one (1) tree for every 50 feet of the site perimeter, totaling a requirement of 22 trees for this property. The applicant is proposing a balance of overstory trees, evergreen trees, ornamental trees, and shrubs to meet this requirement. Notably, up to 50 percent of the required trees can be substituted with shrubs at a ratio of six (6) shrubs per tree. In total, an equivalent of 27 trees are proposed, exceeding the requirements. *The standards are met.*

The landscape plan also addresses screening requirements in the City Code and the PUD. A combination of fencing, trees, and shrubs are planted around the site perimeter to sufficiently screen the building, parking lot, and drive-through. *The standards are met.*

#### Architecture

The proposed building would prominently feature cultured stone that is typically seen with other Culver's restaurants across the metro. This is an acceptable material to satisfy City Code requirements. *The standard is met.*

#### Trash Enclosure

The Bishop Heights PUD requires all trash enclosures to be attached to the principal building on site. The site plan shows a trash enclosure structure that is separate from the building, which does not conform to this requirement.

The City may grant flexibility from performance standards as a part of the PUD process. Due to the spatial constraints of the site, it would not be practical to have an attached trash enclosure. There is also some precedent for allowing this flexibility in the area, as the adjacent Inver Grove Market site to the north also has a detached trash enclosure.

To mitigate potential aesthetic concerns, the landscape plan shows several plantings surrounding the enclosure. Additionally, the building materials of the enclosure would match the principal building. Staff supports granting flexibility through the PUD approval process.

### **ALTERNATIVES**

The Planning Commission has the following alternatives available for the proposed requests:

**A. Approval.** If the Planning Commission finds the requests acceptable, the Commission should make the following recommendations with the conditions identified below:

- Approving the Amendment to the Bishop Heights PUD to permit a fast food restaurant with drive-through on Lot 2, Block 1, Inver Grove Market.
- Approving the Major Site Plan Review to construct a fast food restaurant with drive-through.

The approvals shall be subject to the following conditions:

1. Address the outstanding comments in the attached Staff Review Comments Memo dated October 27, 2025.

**B. Denial.** If the Planning Commission does not support the requests, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

### **RECOMMENDATION**

City Staff supports the applicant's requests for the Subject Property based on the analysis provided throughout this report.

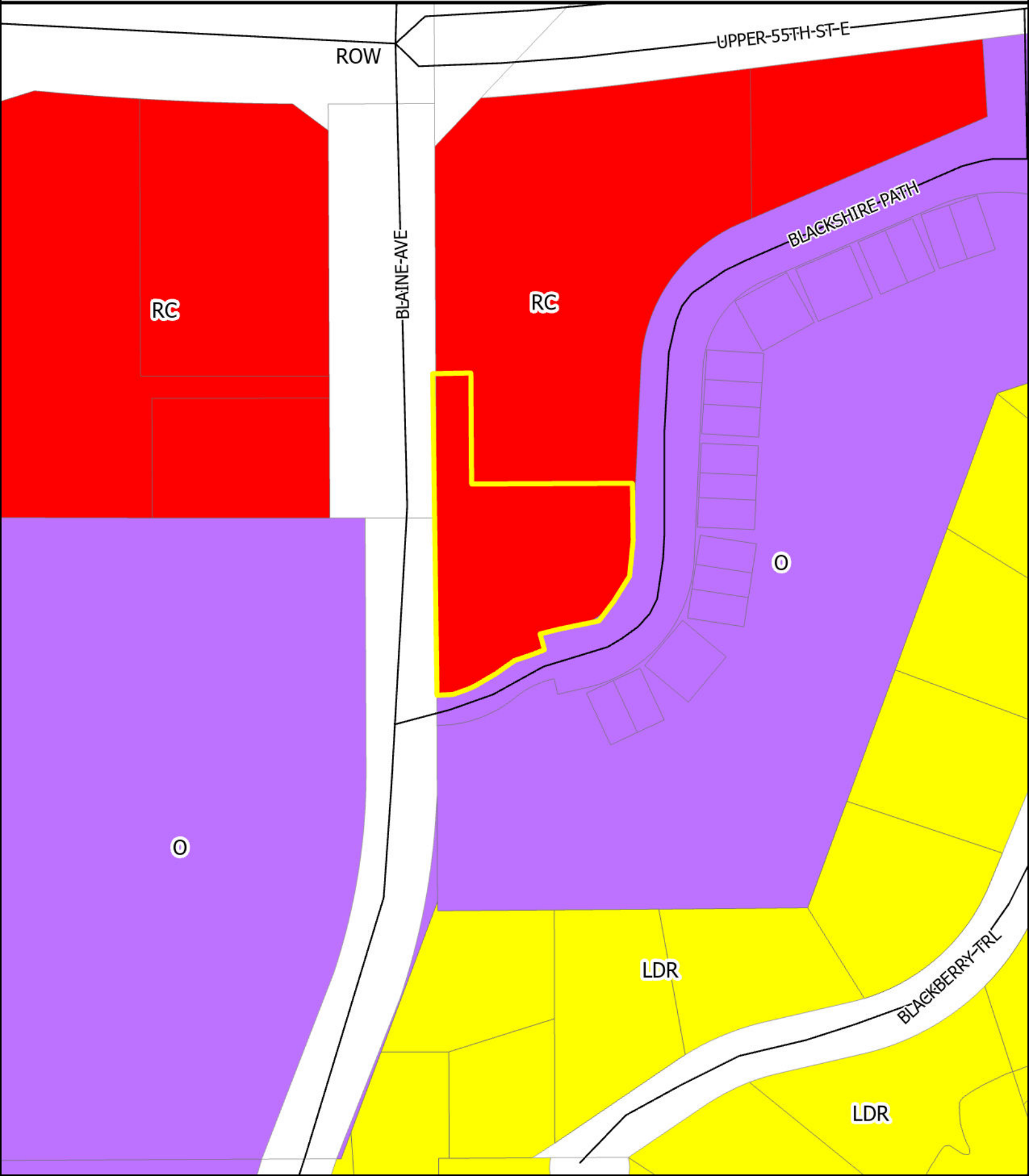
### **ATTACHMENTS**

1. Future Land Use Map
2. Zoning Map

3. Application Narrative
4. Civil Plans
5. Landscape Plans
6. Architectural Plans
7. Staff Review Comments Memo dated October 27, 2025

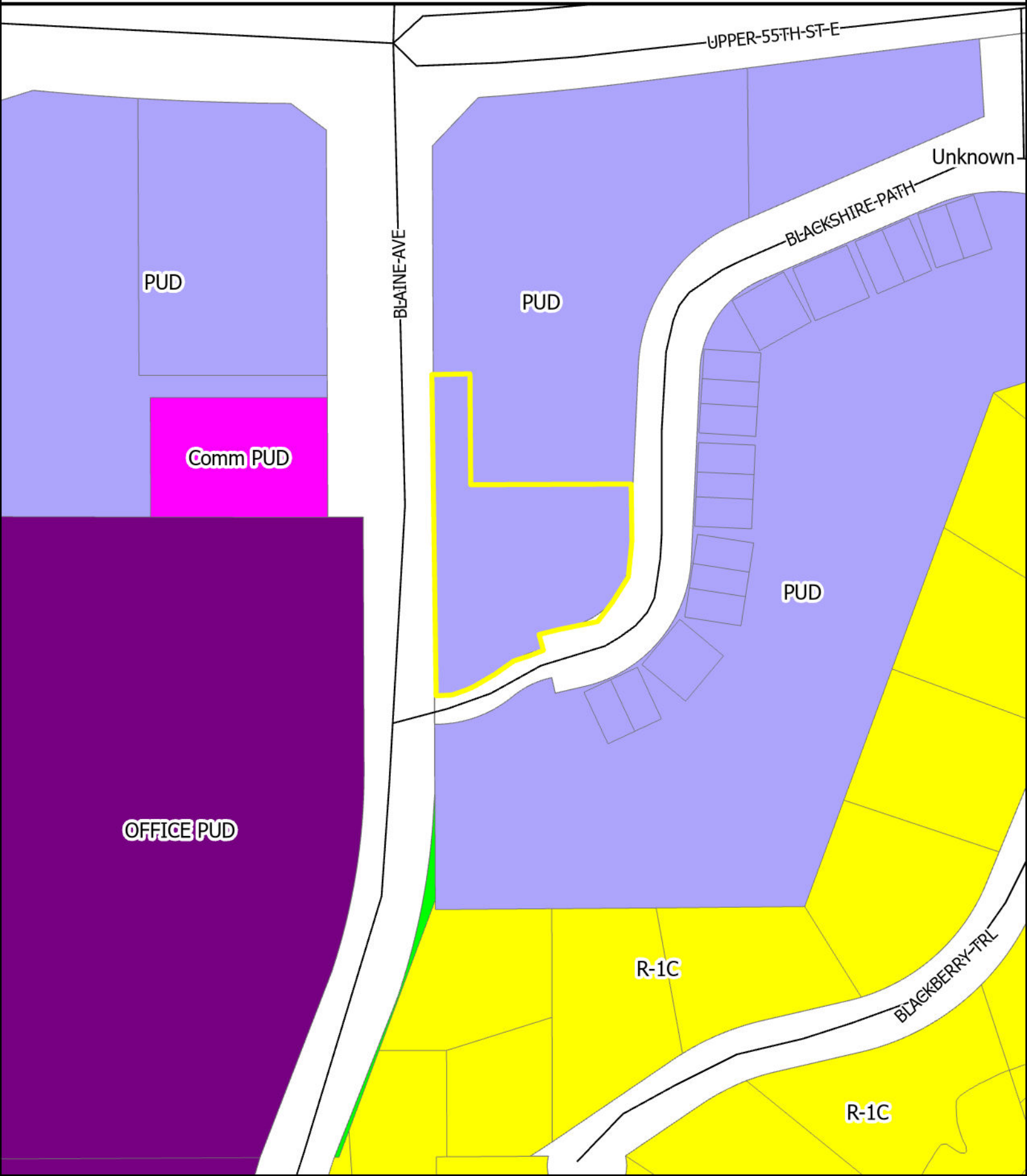


# CDA Senior Housing Proposed Future Land Use Change





# Culvers Existing Zoning



### **Project Narrative: Culver's at 5880 Blaine Ave, Inver Grove Heights**

We are excited to submit this proposal for the development of a new Culver's restaurant on Southern vacant parcel of the Inver Grove Market site located at Upper 55<sup>th</sup> St E and Blaine Ave (5880 Blaine Ave). As a family-owned and operated business with more than 25 years of experience, we currently operate six successful Culver's locations across the Twin Cities metro area. With each restaurant, we've remained committed to delivering exceptional food, outstanding service, and strong community partnerships.

Our interest in Inver Grove Heights stems from the community's vibrant growth, family-friendly atmosphere, and well-planned developments. This specific site presents an ideal location to bring our signature ButterBurgers, Fresh Frozen Custard, and welcoming guest experience to a thriving area that values quality and connection.

At Culver's, we take pride in being more than just a restaurant — we strive to be an active and engaged part of every community we serve. Whether it's through youth sponsorships, school fundraisers, or community events, we look forward to creating meaningful local relationships and contributing to the vitality of Inver Grove Heights.

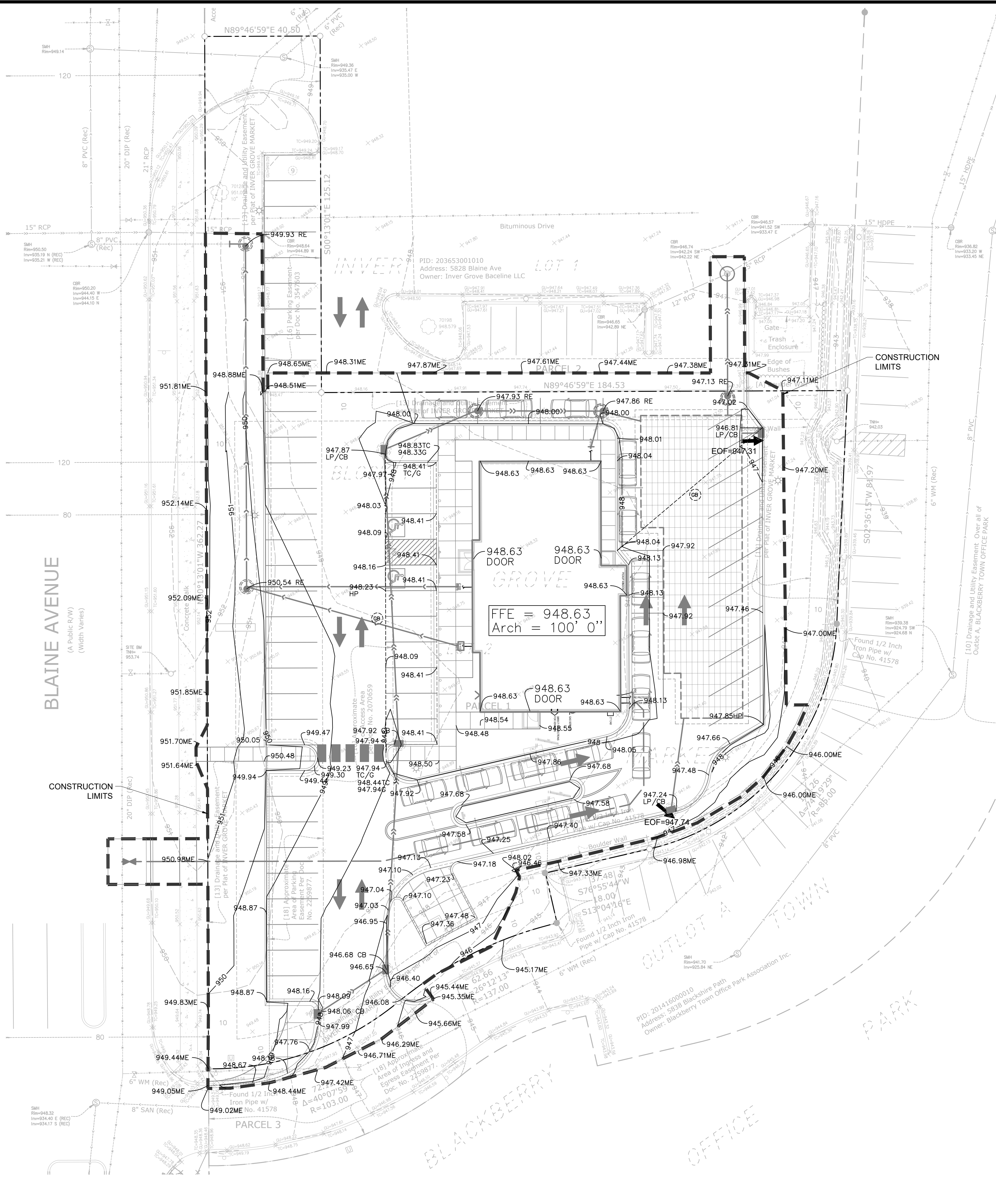
We believe this location will not only provide a convenient and delicious dining option for residents and visitors but will also create new local jobs and complement the mix of businesses already established in the area.

We appreciate your consideration and are eager for the opportunity to bring Culver's to Inver Grove Heights. Thank you for supporting projects that strengthen community and create lasting impact.

Sincerely, Maria Veach On behalf of the Laudenbach's and our Culver's Team







**GENERAL GRADING NOTES:**

- CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- AN OSHA-APPROVED QUALIFIED PERSON SHOULD REVIEW THE SOIL CLASSIFICATION PRESENTED IN THE GEOTECHNICAL REPORT IN THE FIELD. EXCAVATIONS MUST COMPLY WITH CURRENT OSHA REQUIREMENTS IN THE CODE OF FEDERAL REGULATIONS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- TOLERANCES
  - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
  - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
  - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
  - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
  - FINISH GRADING FOR HARDSCAPE AREAS IE. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.
- MAINTENANCE
  - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
  - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDDED AND MULCHED.
  - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

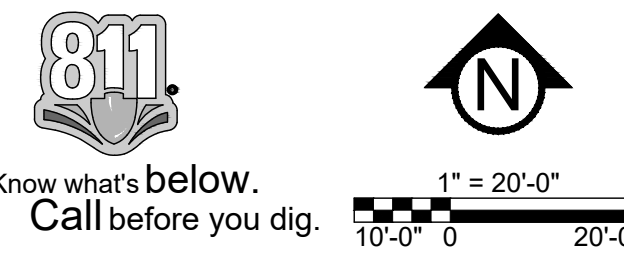
**CITY OF INVER GROVE HEIGHTS GRADING NOTES:**

- RESERVED FOR CITY SPECIFIC GRADING NOTES.

**EROSION CONTROL NOTES:**  
SEE SWPPP ON SHEETS SW1.0 - SW1.3

**GRADING PLAN LEGEND:**

|              |  |
|--------------|--|
| ---          | EX. 1' CONTOUR ELEVATION INTERVAL                              |
| ----         | 1.0' CONTOUR ELEVATION INTERVAL                                |
| —41.26—      | SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED) |
| 891.00 G     | SPOT GRADE ELEVATION GUTTER                                    |
| 891.00 TC    | SPOT GRADE ELEVATION TOP OF CURB                               |
| 891.00 BS/TS | SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS            |
| 891.00 ME    | SPOT GRADE ELEVATION MATCH EXISTING                            |
| ⊙            | GRADE BREAK - HIGH POINTS                                      |
| =====        | CURB AND GUTTER (T.O = TIP OUT)                                |
| →            | EMERGENCY OVERFLOW   |
| ---          | CONSTRUCTION LIMITS  |



**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

**PROJECT**  
**INVER GROVE HEIGHTS CULVERS**  
5880 BLAINE AVENUE EAST, INVER GROVE HEIGHTS, MN 55076

**OWNER**  
**LAUDEDA ENTERPRISE, LLC**  
1085 WILLOW VIEW DRIVE, ORONO, MN 55356

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

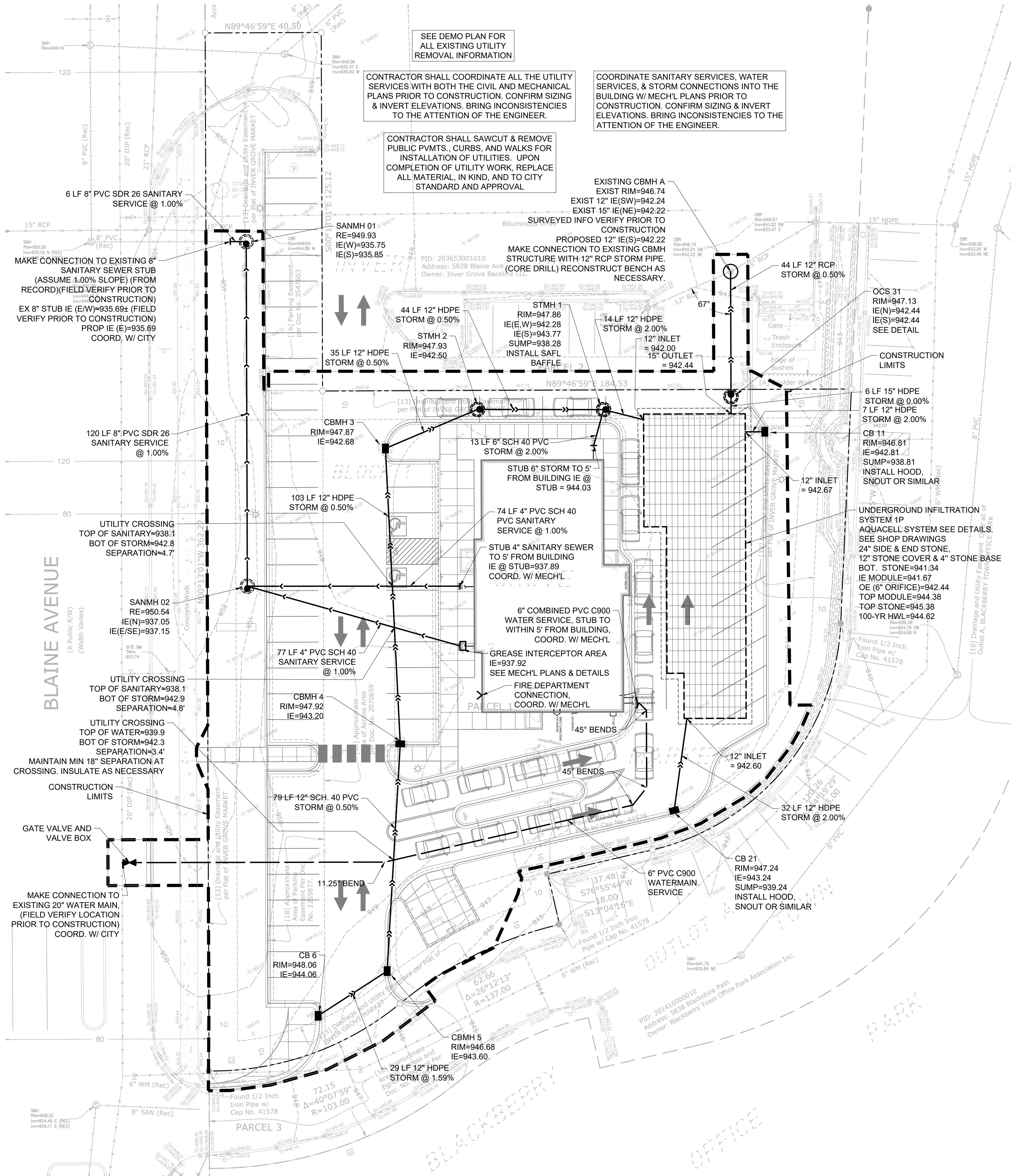
*Patrick J. Sarver*  
Patrick J. Sarver  
DATE: 10/01/2025 LICENSE NO. 24904

**ISSUE/SUBMITTAL SUMMARY**

| DATE       | DESCRIPTION    |
|------------|----------------|
| 10/01/2025 | CITY SUBMITTAL |

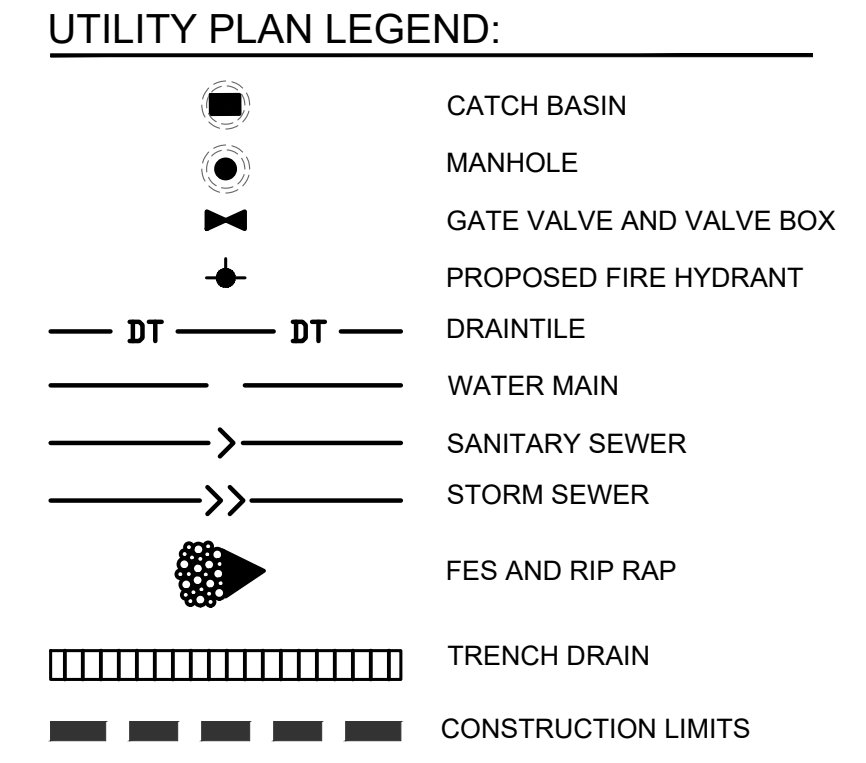
  

| REVISION SUMMARY |             |
|------------------|-------------|
| DATE             | DESCRIPTION |
|                  |             |
|                  |             |
|                  |             |



- GENERAL UTILITY NOTES:**
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
  - SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
  - CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
  - CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
  - PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
  - UTILITIES CONNECTIONS ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
  - CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
  - A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
  - A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
  - ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
  - CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
  - COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
  - COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
  - ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
  - ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
  - CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
  - CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
  - CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
  - FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.
  - AN OSHA-APPROVED QUALIFIED PERSON SHOULD REVIEW THE SOIL CLASSIFICATION PRESENTED IN THE GEOTECHNICAL REPORT IN THE FIELD. EXCAVATIONS MUST COMPLY WITH CURRENT OSHA REQUIREMENTS IN THE CODE OF FEDERAL REGULATIONS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

- CITY OF INVER GROVE HEIGHTS UTILITY NOTES:**
- RESERVED FOR CITY SPECIFIC UTILITY NOTES.



**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

**PROJECT**  
**INVER GROVE HEIGHTS CULVERS**  
5880 BLAINE AVENUE EAST, INVER GROVE HEIGHTS, MN 55076

**OWNER**  
**LAUDEDA ENTERPRISE, LLC**  
1085 WILLOW VIEW DRIVE, ORONO, MN 55356

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

*Matthew R. Pavlek*  
Matthew R. Pavlek  
DATE: 10/01/2025 LICENSE NO. 44263

**ISSUE/SUBMITTAL SUMMARY**

| DATE       | DESCRIPTION    |
|------------|----------------|
| 10/01/2025 | CITY SUBMITTAL |

**REVISION SUMMARY**

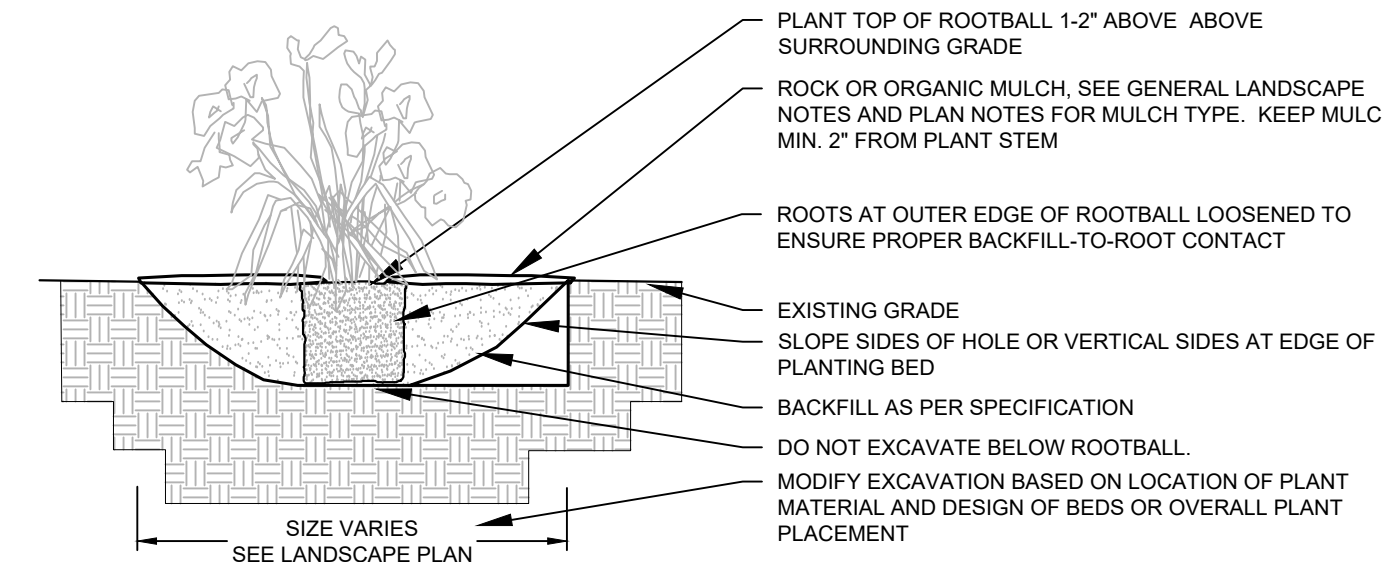
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**UTILITY PLAN**

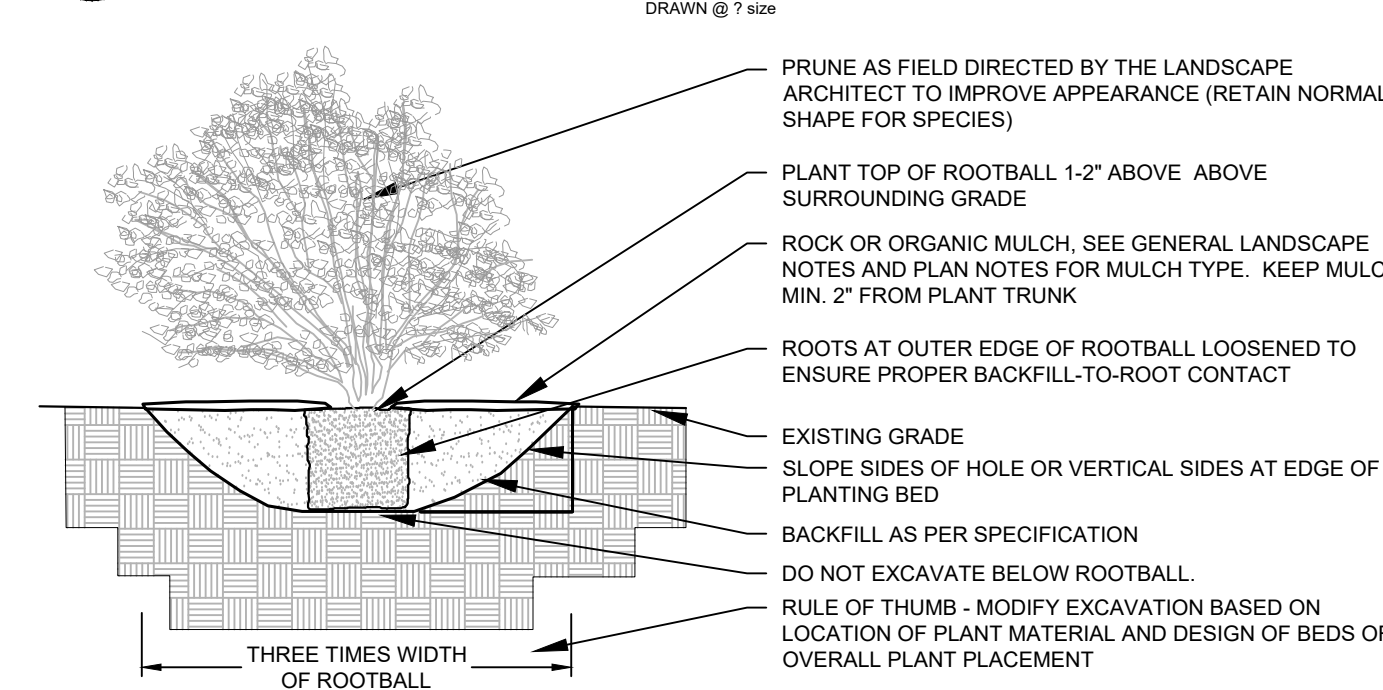


| PLANT SCHEDULE          |     |  |               |                 |                     |
|-------------------------|-----|--|---------------|-----------------|---------------------|
| CODE                    | QTY | COMMON / BOTANICAL NAME  | CONT          | NATIVE PLANTS   | POLLINATOR FRIENDLY |
| <b>TREES</b>            |     |  |               |                 |                     |
| AN                      | 3   | Northwood Red Maple / <i>Acer rubrum</i> 'Northwood'                 | 2.5" Cal. B&B | NATIVE CULTIVAR | Y                   |
| <b>EVERGREEN TREES</b>  |     |  |               |                 |                     |
| JE                      | 4   | Eastern Red Cedar / <i>Juniperus virginiana</i>                      | 6" B&B        | NATIVE          |                     |
| PD                      | 3   | Black Hills Spruce / <i>Picea glauca</i> 'Densata'                   | 6" B&B        | NATIVE CULTIVAR |                     |
| WP                      | 4   | White Pine / <i>Pinus strobus</i>                                    | 6" B&B        | NATIVE          |                     |
| <b>ORNAMENTAL TREES</b> |     |  |               |                 |                     |
| CA2                     | 1   | American Hornbeam / <i>Carpinus caroliniana</i>                      | 2" Cal. B&B   | NATIVE          | Y                   |
| CODE                    | QTY | COMMON / BOTANICAL NAME  | SIZE          | NATIVE PLANTS   | POLLINATOR FRIENDLY |
| <b>SHRUBS</b>           |     |  |               |                 |                     |
| CA3                     | 21  | Arctic Fire Dogwood / <i>Cornus sericea</i> 'Arctic Fire'            | #5 CONT       | NATIVE CULTIVAR | Y                   |
| FF                      | 11  | Gold Cluster Forsythia / <i>Forsythia x intermedia</i> 'Courtaneur'™ | #2 CONT       | NOT NATIVE      | Y                   |
| JM2                     | 4   | Medora Juniper / <i>Juniperus scopulorum</i> 'Medora'                | #5 CONT       | NOT NATIVE      | N                   |
| PN3                     | 25  | Bird's Nest Spruce / <i>Picea abies</i> 'Nidiformis'                 | #5 CONT       | NOT NATIVE      | N                   |
| RG                      | 8   | Gro-Low Fragrant Sumac / <i>Rhus aromatica</i> 'Gro-Low'             | #5 CONT       | NATIVE          | Y                   |
| RE                      | 6   | Como Park Easy Elegance Rose / <i>Rosa x 'BALark'</i> ™              | #5 CONT       | NOT NATIVE      | Y                   |
| <b>GRASSES</b>          |     |  |               |                 |                     |
| PN2                     | 12  | Northwind Switch Grass / <i>Panicum virgatum</i> 'North Wind'        | #1 CONT       | NATIVE CULTIVAR | Y                   |

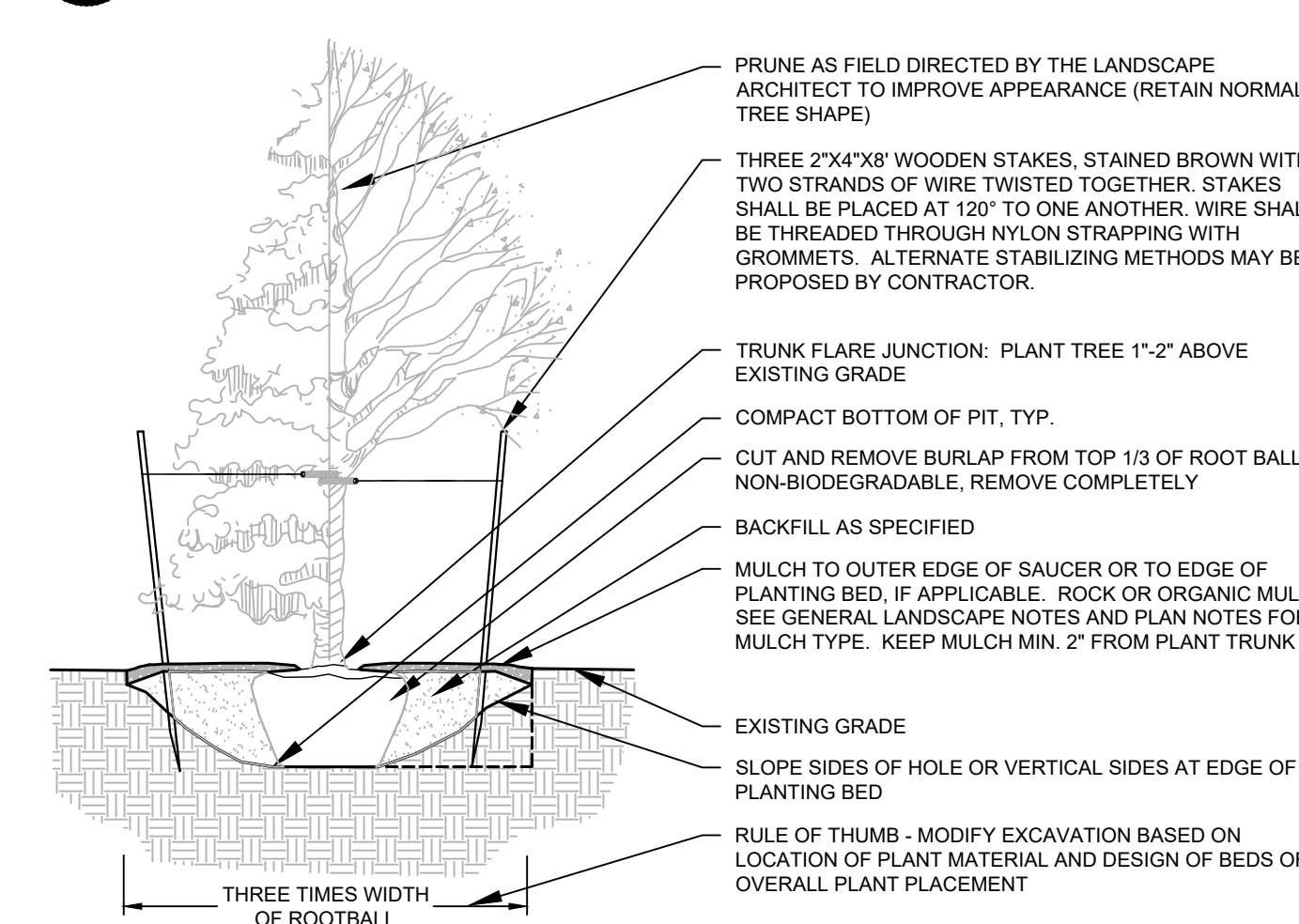
| PLANT SCHEDULE SUMMARY  |   |               |  |
|-------------------------|---|---------------|--|
| <b>OVERSTORY TREES</b>  |   |               |  |
| QTY BUSI                | COMMON / BOTANICAL NAME   | CONT          |  |
| AN                      | 3 Northwood Red Maple / <i>Acer rubrum</i> 'Northwood'                  | 2.5" Cal. B&B |  |
|                         | 3 SUBTOTAL  |               |  |
| <b>ORNAMENTAL TREES</b> |   |               |  |
| QTY BUSI                | COMMON / BOTANICAL NAME   | CONT          |  |
| CA2                     | 1 American Hornbeam / <i>Carpinus caroliniana</i>                       | 2.5" Cal. B&B |  |
|                         | 0.5 SUBTOTAL OVERSTORY EQUIV. (2:1)                                     |               |  |
| <b>EVERGREEN TREES</b>  |   |               |  |
| QTY BUSI                | COMMON / BOTANICAL NAME   | CONT          |  |
| JE                      | 4 Eastern Red Cedar / <i>Juniperus virginiana</i>                       | 6" B&B        |  |
| PD                      | 3 Black Hills Spruce / <i>Picea glauca</i> 'Densata'                    | 6" B&B        |  |
| WP                      | 4 White Pine / <i>Pinus strobus</i>                                     | 6" B&B        |  |
|                         | 11 SUBTOTAL   |               |  |
| <b>SHRUBS</b>           |   |               |  |
| QTY BUSI                | COMMON / BOTANICAL NAME   | SIZE          |  |
| CA3                     | 21 Arctic Fire Dogwood / <i>Cornus sericea</i> 'Arctic Fire'            |               |  |
| FF                      | 11 Gold Cluster Forsythia / <i>Forsythia x intermedia</i> 'Courtaneur'™ |               |  |
| BAJ2                    | 4 Medora Juniper / <i>Juniperus scopulorum</i> 'Medora'                 |               |  |
| RG                      | 25 Bird's Nest Spruce / <i>Picea abies</i> 'Nidiformis'                 |               |  |
| RE                      | 8 Gro-Low Fragrant Sumac / <i>Rhus aromatica</i> 'Gro-Low'              |               |  |
| SM2                     | 6 Como Park Easy Elegance Rose / <i>Rosa x 'BALark'</i> ™               |               |  |
|                         | 13 SUBTOTAL OVERSTORY EQUIV. (6:1)                                      |               |  |
|                         | 27 GRAND TOTAL  |               |  |



**1 PERENNIAL BED PLANTING**  
NTS



**2 DECIDUOUS & CONIFEROUS SHRUB PLANTING**  
NTS



**3 DECIDUOUS & CONIFEROUS TREE PLANTING**  
NTS

**IRRIGATION NOTES:**

- ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
- SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
- ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
- CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- USE SCREENS ON ALL HEADS.
- A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
- THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

**INVER GROVE HEIGHTS CULVERS**  
5880 BLAINE AVENUE EAST, INVER GROVE HEIGHTS, MN 55076  
**LAUDEDA ENTERPRISE, LLC**  
1085 WILLOW VIEW DRIVE, ORONO, MN 55356  
OWNER

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

Patrick J. Sarver  
DATE 10/01/2025 LICENSE NO. 24904

| ISSUE/SUBMITTAL SUMMARY |                |
|-------------------------|----------------|
| DATE                    | DESCRIPTION    |
| 10/01/2025              | CITY SUBMITTAL |

| REVISION SUMMARY |             |
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| DATE             | DESCRIPTION |
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| PROJECT MANAGER | PATRICK SARVER |
|-----------------|----------------|
| CONTRACT NUMBER | 15-0980 X 702  |
| DRAWN BY        | SN             |
| REVIEWED BY     | PS             |
| PROJECT NUMBER  | 15112          |

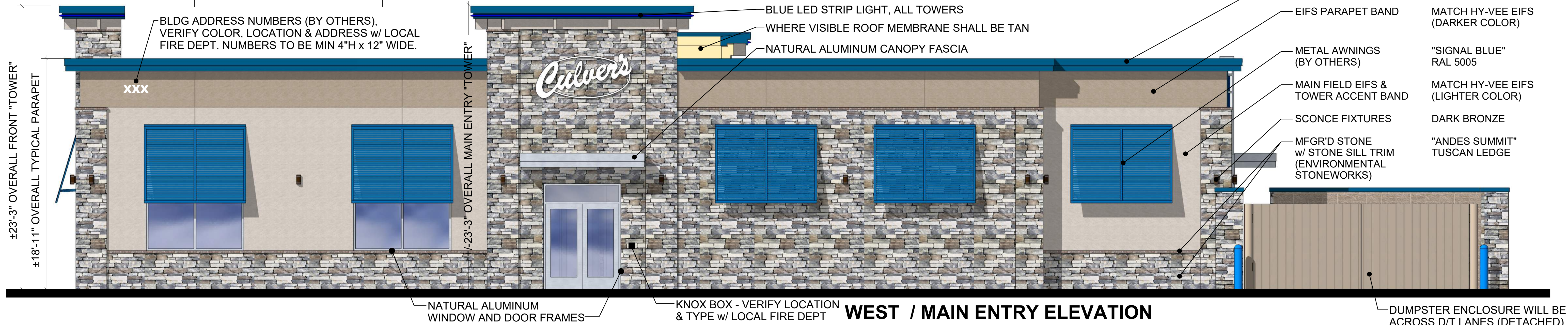
SEE SHEET L1.0 FOR GENERAL LANDSCAPE NOTES & LEGEND



LANDSCAPE PLAN NOTES & DETAILS

**L1.1**

| NORTHWEST ELEVATION          |          |       |
|------------------------------|----------|-------|
| OVERALL AREA (LESS OPENINGS) | 1,612 SF |       |
| STONE AREA                   | 835 SF   | 51.8% |



**REPRESENTATION MATERIAL COLOR**

|   |                                   |
|---|-----------------------------------|
| ROOF EDGE (EXCEPTIONAL METALS)                            | "REGAL BLUE"                      |
| EIFS PARAPET BAND   | MATCH HY-VEE EIFS (DARKER COLOR)  |
| METAL AWNINGS (BY OTHERS)                                 | "SIGNAL BLUE" RAL 5005            |
| MAIN FIELD EIFS & TOWER ACCENT BAND                       | MATCH HY-VEE EIFS (LIGHTER COLOR) |
| SCONCE FIXTURES   | DARK BRONZE                       |
| MFGRD STONE w/ STONE SILL TRIM (ENVIRONMENTAL STONEWORKS) | "ANDES SUMMIT" TUSCAN LEDGE       |

**WEST / MAIN ENTRY ELEVATION**

| NORTHEAST ELEVATION          |        |       |
|------------------------------|--------|-------|
| OVERALL AREA (LESS OPENINGS) | 810 SF |       |
| STONE AREA                   | 552 SF | 68.1% |



**NORTH / FRONT ELEVATION**

| SOUTHWEST ELEVATION          |        |       |
|------------------------------|--------|-------|
| OVERALL AREA (LESS OPENINGS) | 932 SF |       |
| STONE AREA                   | 568 SF | 60.9% |



**SOUTH / REAR ELEVATION**

| SOUTHEAST ELEVATION          |          |       |
|------------------------------|----------|-------|
| OVERALL AREA (LESS OPENINGS) | 1,801 SF |       |
| STONE AREA                   | 1,086 SF | 60.3% |



**EAST / DRIVE THRU ELEVATION**

©2025

**NEW CULVER'S RESTAURANT**  
**5880 BLAINE AVENUE**  
 Inver Grove Heights, MN 55076  
 County of DAKOTA

Culver's Franchising System, Inc.  
 1240 Water Street  
 Prairie du Sac, WI 53578  
 608-643-7980

OLLMANN ERNEST MARTIN ARCHITECTS  
 200 South State Street  
 Belvidere, Illinois 61008  
 815-544-7790 Phone

**2D ELEVATIONS**  
 NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.  
 Date: 10-8-2025  
 Revision:

2025-159

A1



**REAR LEFT VIEW (SOUTH CORNER)**



**REAR RIGHT VIEW (WEST CORNER)**



**FRONT RIGHT VIEW (NORTH CORNER)**

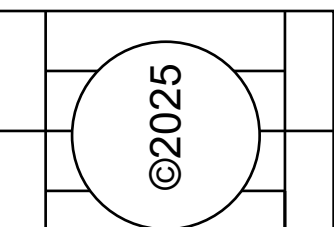


**FRONT LEFT VIEW (EAST CORNER)**



**LEFT PERSPECTIVE (EAST VIEW)**

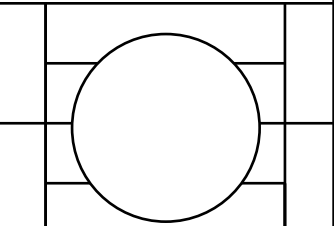
**RIGHT PERSPECTIVE (WEST VIEW)**



NEW CULVER'S RESTAURANT  
**5880 BLAINE AVENUE**  
 Inver Grove Heights, MN 55076  
 County of DAKOTA

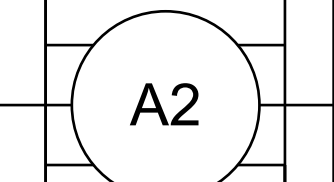


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 200 South State Street  
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 815-544-7790 Phone



**3D IMAGES**  
 NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.

2025-159



| OWNER FURNISHED, FOOD SERVICE EQUIPMENT CONTRACTOR (FSEC) INSTALLED |  |      |  |
|---|--|------|--|
| ITEM  | EQUIPMENT SCHEDULE                                   | ITEM | EQUIPMENT SCHEDULE                           |
| 1   | WALK IN COOLER (BOX, LINE SETS, & COIL DRAIN PIPES)  | 46   | HEATED FRY BIN                               |
| 2   | WALK IN FREEZER (BOX, LINE SETS, & COIL DRAIN PIPES) | 47   | FRONT PASS-THRU STAINLESS STEEL CHANNEL TRIM |
| 3   | WALK-IN COOLER RACKS                                 | 48   | REFRIGERATED MEAT CART                       |
| 3A  | THAWING RACKS  | 50   | MOBILE WORKTABLE - NOT INCLUDED              |
| 4   | WALK-IN COOLER DUNNAGE RACKS                         | 51   | GRILL AND STAND                              |
| 4A  | MOBILE CUSTARD MIX RACKS                             | 52   | TRANSFER STATION - ROUGH-IN ONLY             |
| 5   | WALK-IN FREEZER SHELVING                             | 53A  | SANDWICH WRAP STATION LEFT                   |
| 6   | WALK-IN FREEZER DUNNAGE RACKS                        | 53B  | SANDWICH WRAP STATION RIGHT                  |
| 7   | WORKTABLE / SINK                                     | 53C  | WALL SHELF                                   |
| 8   | WALL SHELF   | 54   | ORDER BARS                                   |
| 11  | LOCKERS - NOT INCLUDED                               | 57   | STAINLESS STEEL REFRIGERATION CHASE COVER    |
| 14  | STAINLESS STEEL WALL CORNER GUARDS, SHOWN (14)       | 58   | FRY STATION HEAT LAMP - ROUGH-IN ONLY        |
| 16  | WIRE SHELVING  | 60   | FRYERS                                       |
| 20  | DISHTABLES AND UTENSIL SINKS                         | 61   | CUSTOM FISH REFRIGERATOR                     |
| 21  | WALL SHELF   | 62   | OPEN NUMBER                                  |
| 24  | OPEN NUMBER  | 65   | MOBILE STAINLESS STEEL WORKTABLE             |
| 27  | SLANTING WALL SHELF                                  | 66   | ICE MACHINE WITH BIN - ROUGH-IN ONLY         |
| 29  | CLEAN PAN SHELVING                                   | 66A  | REMOTE ICE MAKER                             |
| 31  | JANITOR'S SHELVING - NOT INCLUDED                    | 67   | WORKTABLE                                    |
| 34  | REACH-IN FREEZER                                     | 68   | OPEN NUMBER                                  |
| 35  | OPEN NUMBER  | 71   | OPEN NUMBER                                  |
| 37  | REFRIGERATED DRAWER BASE                             | 74   | REFRIGERATED TOPPING TABLE                   |
| 38  | DUAL FRY DISPENSER - NOT INCLUDED                    | 75   | CUSTARD DIPPING CABINET                      |
| 39  | OPEN NUMBER  | 76   | CAKE CONE DISPENSER                          |
| 40  | BREAD SHELF  | 77A  | SUNDAE TOPPING DISPENSERS                    |
| 41  | REFRIGERATED WORKTABLES                              | 77B  | SUNDAE TOPPING WALL SHELF - NOT INCLUDED     |
| 42  | MOBILE WORKTABLE / OVERSHELF                         | 78   | DISH / CUP DISPENSERS                        |
| 44  | GRILL SIDE WARMER CART                               | 79   | WALL SHELVES                                 |
| 45  | STAINLESS STEEL WALLCAP / ELEC CHASE COVER           | 80   | REFRIGERATED S/S BACKCOUNTER                 |

| OWNER FURNISHED, VENDOR INSTALLED |                              |      |                                      |
|-----------------------------------|------------------------------|------|--------------------------------------|
| ITEM                              | EQUIPMENT SCHEDULE           | ITEM | EQUIPMENT SCHEDULE                   |
| 9                                 | COOKER / WARMERS             | 86   | ICED TEA BREWER / DISPENSER          |
| 12                                | WASTE OIL RECOVERY SYSTEM    | 103  | ICE AND SODA DISPENSER               |
| 15                                | BAG-IN-BOX SYSTEM            | 104  | CARBONATOR                           |
| 17                                | TRASH CANS / CART            | 105  | SELF SERVICE LID DISPENSER           |
| 18                                | BUN RACKS                    | 111  | STRAW DISPENSERS - PROVIDED BY OWNER |
| 23                                | CHEMICAL DISPENSING SYSTEM   | 112  | CONDIMENT PANS                       |
| 36                                | MICROWAVE OVEN               | 118  | MONITOR BRACKETS                     |
| 43                                | BUN TOASTER                  |      |                                      |
| 55                                | OPEN NUMBER                  |      |                                      |
| 56                                | HEATED BUN WARMER            |      |                                      |
| 63                                | TRIPLE CUSTARD MACHINE       |      |                                      |
| 69                                | ASTRO BLENDERS               |      |                                      |
| 70                                | MILKSHAKE MACHINE            |      |                                      |
| 72                                | HEATED SYRUP DISPENSERS      |      |                                      |
| 73                                | LIQUID TOPPING DISPENSERS    |      |                                      |
| 84                                | COFFEE MAKER                 |      |                                      |
| 85                                | POWER WASHER                 |      |                                      |
| 86                                | MENU BOARD / SIGNAGE PACKAGE |      |                                      |
| 87                                | WAFFLE CONE DISPENSER        |      |                                      |
| 89                                | FOOD LABEL MARKER            |      |                                      |
| 91                                | CASH REGISTER / POS SYSTEM   |      |                                      |
| 96                                | ICE AND SODA DISPENSER       |      |                                      |
| 97                                | CARBONATOR                   |      |                                      |

| OWNER FURNISHED, CONTRACTOR INSTALLED |   |
|---------------------------------------|---|
| ITEM                                  | EQUIPMENT SCHEDULE  |
| 10                                    | KETCHUP VOL PAK DISPENSER   |
| 13                                    | WASHER / DRYER  |
| 19                                    | HAND SINK   |
| 22                                    | PRE-RINSE SPRAY ASSEMBLY  |
| 23                                    | PRE-RINSE SPRAY ASSEMBLY  |
| 25                                    | DISHWASHER  |
| 26                                    | BOOSTER HEATER  |
| 30                                    | EYE WASH STATION (CONTRACTOR TO PROVIDE MIXING VALVE PER PLUMBING SCHEDULE) |
| 64                                    | WATER FILTER  |
| 116                                   | HAND TOWEL DISPENSERS   |
| 117                                   | TOILET PAPER DISPENSERS   |
| 300                                   | TRIM PACKAGE (SEE H2 / A103)  |
|                                       | FOOD SERVICE EQUIP. COUNTER BASES (SEE FINISH PLAN)                         |
|                                       | SHARPS CONTAINERS   |
|                                       | AED OPTIONAL - CONFIRM WITH OWNER   |
|                                       | MOP HANGER  |
|                                       | ARTWORK (SEE SHEET A103.1)  |

**CONTRACTOR FURNISHED, CONTRACTOR INSTALLED**

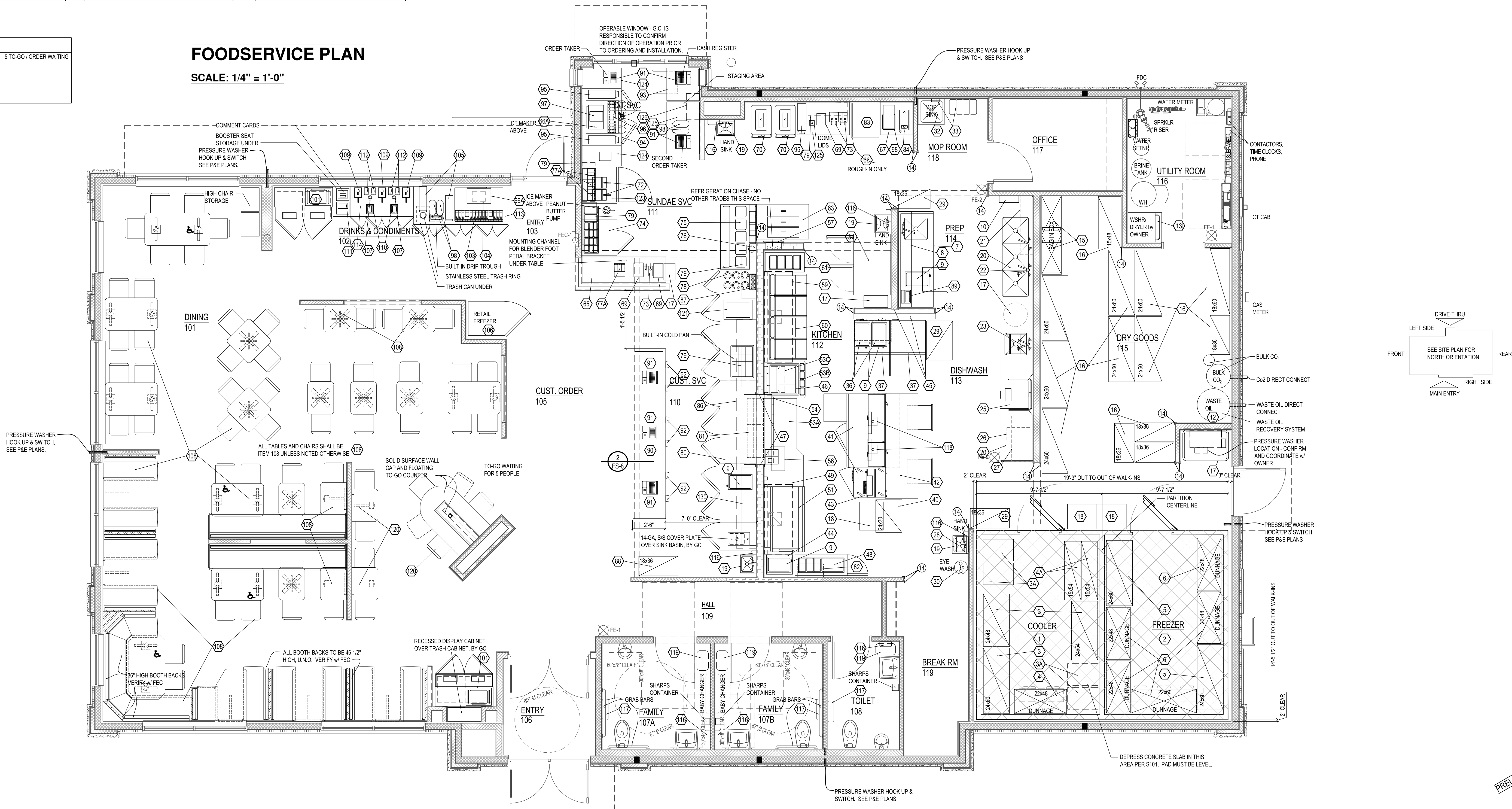
| ITEM | EQUIPMENT SCHEDULE                        |
|------|---|
| 25A  | DISHWASHER CONDENSATE HOOD - NOT INCLUDED |
| 28   | FIRE SUPPRESSION SYSTEMS                  |
| 32   | MOP SINK                                  |
| 49   | EXHAUST HOOD - GRIDDLE                    |
| 59   | EXHAUST HOOD - FRYERS                     |

NOTE: SOME ITEMS INSTALLED BY OTHERS REQUIRE ROUGH-IN AND/OR WIRING BY CONTRACTOR AS NOTED IN PLUMBING AND ELECTRICAL SCHEDULES.

| SEATING SUMMARY               |                         |
|-------------------------------|-------------------------|
| 2 6-PERSON TABLES = 12 SEATS  | 5 TO-GO / ORDER WAITING |
| 11 4-PERSON TABLES = 44 SEATS |                         |
| 1 3-PERSON TABLES = 3 SEATS   |                         |
| 11 2-PERSON TABLES = 22 SEATS |                         |
| 25 TOPS                       | 81 SEATS                |

**FOODSERVICE PLAN**

SCALE: 1/4" = 1'-0"



**NEW CULVER'S RESTAURANT**  
**5880 Blaine Avenue**  
 Inver Grove Heights, MN 55076  
 County of DAKOTA

© 2025

OWNER:  
 WF Midwestern Enterprise, LLC  
 1065 Willow View Road  
 Orono, MN 55356  
 Maria Veach  
 612-220-2345

ARCHITECT:  
 OLLMANN ERNEST MARTIN  
 ARCHITECTS  
 200 South State Street  
 Belvidere, Illinois 61008  
 815-544-7790  
 Phone or fax for pricing, terms or conditions of service as subject to CEBA's written approval.

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Type or Printed Name: \_\_\_\_\_

FOOD SERVICE PLAN

PRELIMINARY

FOOD SERVICE EQUIPMENT AND RELATED ITEMS IDENTIFIED ON THIS SHEET ARE SELECTED AND SPECIFIED BY CULVER FRANCHISING SYSTEM LLC. THE ARCHITECT REPRESENTS SAID ITEMS FOR COORDINATION OF DESIGN, BUT IS NOT RESPONSIBLE FOR SPECIFICATIONS.

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

Date: 10-9-2025  
 Revision: \_\_\_\_\_

2025-159

FS-1



CITY OF  
**INVER GROVE  
HEIGHTS**

**COMMUNITY  
DEVELOPMENT  
DEPARTMENT**

8150 Barbara Avenue  
Inver Grove Heights  
Minnesota 55077

651-450-2500

[www.ighmn.gov](http://www.ighmn.gov)

October 27, 2025

W.F. Midwest Enterprise, LLC  
Attn: Maria Jean Veach  
1065 Willow View Drive  
Orono, MN 55356

Re: Culver's Development

Ms. Veach:

Staff comments and required plan revisions are attached herein. A written response to comments and the revised plan document(s) should be sent directly to Stacy Bodsberg, [sbodsberg@ighmn.gov](mailto:sbodsberg@ighmn.gov)

Please let me know if you have any questions or if you would like to arrange a meeting to review.

We look forward to helping you through the process.

Stacy Bodsberg  
Community Development Support Specialist

## **Planning**

1. The Subject Property is governed by the Bishop Heights PUD, which includes design standards that were adopted in 1997. Per the design standards, this property is not permitted to have a pylon sign. Please update the site plan to remove reference of a pylon sign.
2. As an alternative to the pylon sign, a monument sign would be permitted. In other words, the sign should be erected on a rectangular base instead of a pole. Please note that the design standards require decorative landscaping around a monument sign.

## **Public Works & Engineering**

1. ~~The proposed storm sewer connection point routes through a privately owned and maintained stormwater pond prior to discharging to a publicly owned BMP. Documentation that the current owner has granted the developer permission to discharge to their system must be submitted prior to any approvals.~~
2. Submit a final geotechnical report once completed to verify stormwater assumptions.
  - a. Infiltration tests must be taken at the bottom of the proposed system, preferably one on the northern and one on the southern half. Borings must be directly beneath the proposed footprint.

## **Building Inspections**

*No comments at this time.*

## **Parks & Recreation**

*No comments at this time.*

## **Public Safety**

*No comments at this time.*