



Inver Grove Heights Parks and Recreation Advisory Committee

Wednesday, June 10, 2026 at 7:00 PM

8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

1. **Call to Order**
2. **Swearing In - Commissioners**
3. **Roll Call**
4. **Presentations**
 - A. Community Center Memberships — Jamie Muscha, Community Center Manager
 - B. Recreation Programs and Events — Rachel Longfellow, Recreation Coordinator & Lucita Zoya, Parks and Recreation Intern
5. **Announcements**
 - A. Heritage Village Park Grand Opening — Inclusive Playground and Splash Pad, Wednesday, June 17, 6:00-7:30pm
 - B. No meeting in July. Park Tour — July 8, 2026, from 5:00–8:00pm
6. **Consent Agenda**

All items on the Consent Agenda are considered routine and have been made available to the Commission at least two days prior to the meeting; the items will be enacted in one motion. There will be no separate discussion of these items unless a Commission member or citizen so requests, in which event the item will be removed from this Agenda and considered in normal sequence.

 - A. Approval of Agenda
 - B. Approval of Minutes from May 13, 2026, Meeting
7. **Public Comment**

Public comment provides an opportunity for the public to address the Commission on items that are not on the agenda. Comments will be limited to three (3) minutes per person.
8. **Unfinished Business**

Items that are brought back to the Commission for action from a previous meeting
9. **Regular Agenda**
 - A. Park Dedication – Blackstone Vista 4th Addition
10. **Administrative Presentations**
 - A. Park Superintendent Update
 - B. Recreation Superintendent Update
 - C. Parks and Recreation Director Update

June 10, 2026 - Parks and Recreation Advisory Committee Agenda

11. Commission Comments
12. Adjourn

**Inver Grove Heights
Parks and Recreation Advisory Commission
City Hall Council Chambers - 8150 Barbara Avenue
Wednesday, May 13, 2026 - 7:00 p.m.**

1. CALL TO ORDER:

Chair Cook called the May 13, 2026, Parks and Recreation Advisory Commission Meeting to order at 7:00 p.m.

2. ROLL CALL:

Present: Chair Steve Cook; Commissioners: Sandy Christensen, Niki Barker, Abby Heidenreich, William Skar, Lukas Johnson

Absent: Tracy Mulcahy, Kurt Stangler, Luisa Torres

Others Present: Parks and Recreation Director Adam Lares, Parks Superintendent Brian Swoboda, Recreation Superintendent Julie Dorshak

3. PRESENTATIONS:

A. Commissioner Appreciation – Abby Heidenreich

Parks and Recreation Director Lares recognized Commissioner Heidenreich for her service and contributions to the Parks and Recreation Advisory Commission over the past three years. He expressed appreciation for her leadership, involvement in local advisory commissions, and the perspective she brought to discussions, particularly regarding youth and community matters, and thanked her for her dedication and service to the community.

Chair Cook thanked Commissioner Heidenreich for her service and contributions. He expressed appreciation for her leadership, participation in discussions, and dedication to supporting Parks and Recreation initiatives and the community over the past several years.

Commissioner Barker thanked Commissioner Heidenreich for her service and expressed appreciation for the perspective and contributions she brought to discussions and community initiatives during her time serving on the commission.

Commissioner Heidenreich expressed appreciation for the opportunity to serve on the Parks and Recreation Advisory Commission and thanked staff, commissioners, and community members for their support and collaboration during her time on the commission. She stated she enjoyed being involved in community discussions and initiatives and appreciated the opportunity to contribute to Parks and Recreation efforts within the City.

Commissioner Skar stated it had been great getting to know Commissioner Heidenreich and expressed appreciation for her willingness to serve on the commission at a younger age. He noted her involvement serves as a positive example for other younger residents to become engaged in the community and take on leadership roles.

B. Community Center Membership and Admissions – Jamie Muscha, Community Center Manager

4. ANNOUNCEMENTS:

- A. The June meeting is scheduled for Wednesday, June 10, at 7:00 p.m.
- B. Heritage Village Park Inclusive Playground and Splash Pad — Grand Opening Celebration
Wednesday, June 17, 20226, 6:00pm – 7:30pm
- C. Commission Park Tour, July 8, 2026 — No Regular July Meeting

5. CONSENT AGENDA:

- A. Approval of Agenda
- B. Approval of Meeting Minutes from April 8, 2026

Motion by Commissioner Christensen, Second by Barker to approve the April 8 Minutes and the Consent Agenda.

Ayes: 6

Nays: 0 Motion carried.

6. PUBLIC COMMENT:

Resident Mary Rekuski expressed support for flying the current official Minnesota state flag at City parks, Inver Wood Golf Course, and The Grove. She stated that displaying the former 1983 flag could negatively affect the reputation of Parks and Recreation facilities and potentially discourage park and golf course use, noting that Inver Wood attracts visitors from many surrounding communities. She shared concerns about the impact on memberships, visitor perceptions, and the welcoming environment of public parks. Rakowski encouraged the Commission to consider the community and business impacts of the issue and recommend that the City Council allow Parks and Recreation facilities to fly the current 2024 Minnesota State flag or, alternatively, no State flag rather than the former version.

Commissioner Barker inquired whether there are plans to fly a Minnesota State flag at City parks or Inver Wood Golf Course and, if so, whether the flag displayed would be the current State flag or the former 1983 version.

Parks and Recreation Director Lares stated that, pursuant to the recently adopted City Council resolution, any City facility currently displaying a Minnesota State flag would replace it with the 1983 State flag once the replacement flags are received. He noted the only Parks and Recreation facility affected by the resolution is Inver Wood Golf Course, as The Grove Community Center does not currently fly State flag and, to his knowledge, never has. He explained that the Community Center displays only the American flag, Legion flag, and POW flag. He further noted that other City facilities affected by the resolution include City Hall, the three fire stations, and the fire training facility, and that the flag replacements will occur once all the 1983 flags have been received.

Mary Rekuski noted that three flags are currently displayed at Inver Wood Golf Course, including the United States flag, the USGA flag, and the City of Inver Grove Heights flag. Chair Cook asked for clarification regarding the location of the USGA flag.

Parks and Recreation Director Lares explained that the USGA flag is a golf association flag displayed at the golf course. He added that, following the City Council resolution, all State flags previously displayed at City facilities had been removed and will be replaced once the 1983 Minnesota State flags are received.

Chair Cook asked whether a State flag had previously been displayed at the golf course and whether the replacement would affect one of the existing flags.

Parks and Recreation Director Lares confirmed that a State-recognized flag had been displayed at the golf course and would be replaced in accordance with the City Council resolution.

Chair Cook thanked Mary Rekuski for sharing her comments and asked whether she had previously expressed her concerns to the City Council.

Mary Rekuski stated that she had submitted her concerns to the City Council and was not attempting to change its decision but believed the Commission might have a role in making a recommendation regarding the matter.

Chair Cook stated that, to his knowledge, the Commission does not have authority to make decisions regarding which flags are displayed.

Parks and Recreation Director Lares clarified that the Commission does not have the authority to determine what flags are flown within the park system and instead follows the direction established by City Council resolutions. He noted, however, that the Commission could choose to provide a recommendation to the City Council for consideration. He added that any recommendation would require Commission action and further review by staff, particularly because the golf course is the only Parks and Recreation facility with a State flag subject to replacement.

Commissioner Johnson asked where the replacement 1983 State flags would be obtained.

Parks and Recreation Director Lares stated that the City's Facilities Maintenance Superintendent worked with the City's flag vendor to obtain 1983 Minnesota State flags and that the replacement flags were currently being shipped.

Commissioner Johnson asked whether Inver Wood Golf Course operates independently and whether it receives funding from the State or other governmental sources.

Parks and Recreation Director Lares explained that the golf course is owned and operated by the City but functions through an Enterprise Fund, which differs from facilities supported through the general tax levy. He noted that while its funding structure is unique, it remains a City-owned and City-operated facility.

Commissioner Skar asked whether there had been significant feedback from individuals indicating they would no longer golf at Inver Wood if the 1983 flag were displayed.

Mary Rekuski stated that as a frequent golfer she has heard predominantly negative feedback regarding the decision and noted that many golfers come from surrounding communities that have not adopted the former State flag. She acknowledged that many current members have already purchased memberships but expressed concern about future perceptions of the facility.

Commissioner Skar stated that if golfers ultimately choose not to renew memberships or avoid the golf course because of the flag decision, that information should be shared with the City Council so it can understand any potential business impacts.

Commissioner Johnson stated he would be comfortable considering a recommendation related specifically to the golf course, noting that it attracts many visitors from outside the community and may be impacted differently than other City facilities. He stated he would be willing to propose such a recommendation for consideration.

Commissioner Barker stated that while she personally disagreed with the decision to return to the 1983 flag, she was hesitant to involve the Commission in what she viewed as a political issue. She stated that the Commission serves a nonpartisan role and expressed concern about the Commission becoming involved in efforts to reverse a decision already made by the City Council, despite acknowledging concerns about the potential impact on the golf course.

Mary Rekuski clarified that her intent was not necessarily to seek reversal of the decision but to encourage consideration of the potential impacts on the golf course, which serves many visitors from outside Inver Grove Heights and functions as a revenue-generating facility.

Commissioner Barker stated that measurable impacts, such as individuals choosing not to use the golf course because of the flag decision, would likely carry more weight than continued public comments, noting that many residents had already expressed their views prior to the City Council's decision.

Mary Rekuski noted that many anniversary memberships are currently in the first year of a two-year term, making it difficult to gauge immediate impacts on membership renewals.

Chair Cook stated that comments regarding potential long-term impacts on the golf course were important and suggested future changes in membership levels or public support could provide additional information for City Council consideration. He noted, however, that the Commission serves in an advisory role and does not have authority to overturn decisions already made by the City Council.

Mary Rekuski stated that providing information to the City Council regarding potential impacts could still have value. She added that she generally prefers to keep politics separate from golf and does not regularly discuss the flag issue with fellow golfers.

Chair Cook noted that the replacement 1983 flag had not yet been installed at the golf course and suggested that future reactions may become clearer once the flag is displayed. Commissioner Christensen asked whether there was an option to not display a Minnesota State flag at all.

Parks and Recreation Director Lares stated that under the current City Council resolution, any facility that previously displayed a State flag would replace it with the 1983 Minnesota State flag, including the golf course.

Commissioner Johnson stated that additional review of the issue may be appropriate and suggested evaluating the potential impacts of displaying the 1983 flag at the golf course. He expressed support for exploring options to better understand how golfers may respond to the change.

Mary Rekuski stated that gathering feedback from golfers regarding how the flag decision may affect their perceptions of the golf course could provide useful information.

Commissioner Skar asked whether golfers have an opportunity to provide comments or feedback regarding their experiences and concerns related to the golf course.

Parks and Recreation Director Lares stated that golfers typically share concerns and comments directly with golf course staff. He noted that conducting a formal study or impact analysis would require a significant investment of staff time and resources and would likely require City Council authorization. He explained that staff had received very limited feedback regarding membership cancellations or golfers choosing not to use the facility and stated that obtaining meaningful data would likely require a broader engagement process involving members, daily golfers, residents, and visitors. He outlined several options for consideration, including recommending a change to the resolution, requesting further study, or bringing the topic directly to the City Council for consideration.

Commissioner Skar stated that he would prefer Parks and Recreation resources remain focused on facilities, programs, scholarships, and services for residents rather than being directed toward a formal study of the flag issue. He stated that future impacts would likely become apparent through membership trends, business performance, and future elections.

Commissioner Johnson moved to recommend that the City Council consider an exception to the recent flag resolution for Inver Wood Golf Course.

Motion by Commissioner Johnson to recommend that the City Council consider an exception to the recent flag resolution for Inver Wood Golf Course. The motion failed due to a lack of a second.

7. UNFINISHED BUSINESS:

There was no unfinished business.

8. REGULAR AGENDA:

9. ADMINISTRATIVE PRESENTATIONS

A. Recreation Superintendent Update

Recreation Superintendent Dorshak updated the Commission on the following:

- 2025 membership revenue was budgeted at approximately \$1.2 million and finished at approximately \$1.253 million, exceeding budget projections by about 4.4%.
- Household memberships increased from 426 to 444, representing a 4% increase and meeting the goal of attracting young families and long-term facility users.
- A new summer student membership program resulted in 38 youth memberships and helped expand participation among younger residents.
- New fitness equipment has been ordered through the Capital Improvement Program, including cardio equipment, strength equipment, kettlebells, racks, and related fitness accessories, with installation anticipated in mid-July.
- Touch-A-Truck will be held Saturday from 9:00 a.m. to 11:30 a.m.
- All 30 community garden plots were reserved when registration opened, and 20 additional plots will be added this fall, increasing capacity to 50 plots in 2027.

- The South Valley Shelter remains highly utilized, with multiple reservations scheduled each weekend throughout the summer for birthday parties, graduation parties, retirement parties, and other gatherings.

Commissioner Skar asked whether scholarship assistance or other financial support is available for families who may wish to reserve facilities for graduation parties but may not have the financial resources to do so.

Recreation Superintendent Dorshak stated that scholarship funds are only available for youth under the age of 18 participating in eligible recreation programs and activities. She noted that family activities, private swim lessons, and Kids Rock programs are not eligible for scholarship assistance.

- Summer recreation programming is off to a strong start, with 363 programs currently open for registration and 1,323 participants registered to date.
- Summer offerings include approximately 16% more classes and 13% more registrations compared to the same time last year.
- Recreation staff are currently focused on summer program operations, equipment purchases, seasonal hiring, and volunteer training.
- Preparation of the 2027 budget is underway, along with development of the fall recreation brochure.
- Staff continue training on the new FinnlySport software system that will be implemented for recreation operations and registration management. June and July will focus on entering data, testing the system, finalizing implementation plans, transferring existing records, evaluating potential transition challenges, and coordinating communication with residents, members, and staff regarding account setup, app downloads, and other system changes, with public communication expected to begin in late July.

Chair Cook asked when implementation of the new FinnlySport software system is expected to begin.

Recreation Superintendent Dorshak stated that the goal is to launch the new FinnlySport software system in August or September, coinciding with the release of the fall recreation brochure. She noted that information on setting up accounts within the new system will be included and asked for patience and understanding from residents during the transition process.

Chair Cook asked how residents will receive assistance if they experience difficulties setting up accounts or using the new system.

Recreation Superintendent Dorshak stated that help sessions, instructional videos, and other communication materials are being developed to assist users with the transition. She noted that residents will also be able to receive assistance in person at the Community Center and that additional support will be available for those who may be less comfortable using technology.

- Planning is underway for the upcoming Heritage Village Park grand opening.

- Communication and marketing materials are being finalized for the Brightside Play Zone indoor playground, with information expected to be shared once preparations are complete.

Recreation Superintendent Dorshak reported that staff involved in a near-drowning rescue at the Veterans Memorial Community Center Aquatic Center in October 2025 will be recognized by the Dakota County EMS Council. She summarized the incident, noting that a guest experienced a medical emergency in the dive well and was successfully rescued through the quick actions and coordinated efforts of Community Center staff and guests. She highlighted the response of staff and Emma Zellmer, Katelyn Brown, and Aaron Fitzloff, along with members Steve Heinrich, Jamie Sivertson and Richard Burt, whose lifesaving actions included water rescue, CPR, use of an AED, and emergency response coordination until first responders arrived. She expressed pride in the professionalism, training, and teamwork demonstrated during the incident and noted that the guest recovered and is expected to make a full recovery.

Chair Cook expressed appreciation for the actions of the staff involved in the rescue, noting that their training and ability to respond quickly contributed to a successful outcome. He commended the teamwork and professionalism demonstrated during the incident and recognized the heroic efforts of those involved. It was also noted that the individuals being recognized would attend the Dakota County EMS Council banquet and that additional details regarding the incident were previously presented to the City Council at its January 5 meeting.

B. Parks Superintendent Update

Parks Superintendent Swoboda updated the Commission on the following:

- Seasonal operations are fully underway, with crews focused on mowing, picnic shelter cleaning, ballfield preparation, warning track maintenance, soccer field striping, irrigation system startup, drinking fountain activation, court net installation, athletic field overseeding, fertilization, and playground inspections.

Chair Cook asked whether the irrigation systems referenced were underground watering systems and inquired how extensively irrigation is used throughout the park system.

Parks Superintendent Swoboda stated that the City maintains approximately 15 irrigation systems throughout its facilities, including four at the City Campus, approximately 60 irrigated acres at Rich Valley, 12 irrigated acres at Heritage Village Park, and 7 irrigated acres at Vista Pines, in addition to irrigation systems at several fire station properties. He noted that significant effort is required each spring to activate the systems and repair damage caused by winter conditions, including broken sprinkler heads, frozen valves, and damaged irrigation lines.

- Landscape bed maintenance is underway, including deadheading plants and adding mulch throughout the park system.
- New engineered wood fiber has been installed at playgrounds throughout the City as part of ongoing playground maintenance and safety improvements.
- Seasonal staffing remains about halfway filled, with additional seasonal employees expected to begin work over the coming weeks.

- Sleepy Hollow Park has been completed, passed all third-party inspections, and is open for public use.
- Salem Hills parking lot improvements began this week.
- Pavement improvements around the Oakwood Park shelter were completed to improve accessibility and safety.
- Trail replacement projects are underway at South Valley and Rich Valley, including replacement of deteriorated trail sections.
- Heritage Village Park parking lots have been crack sealed, with seal coating and striping scheduled to follow to match recent improvements completed in the area.
- Roof replacement projects at the Oakwood, Groveland, and Skyview park shelters are scheduled to begin next week.
- Development of the 2027 budget and Capital Improvement Program is underway.
- Permits for the goat grazing program have been approved, with notification letters scheduled to be sent to neighboring residents. Goats are expected to return to the site in early June, with approximately 60 goats anticipated based on the previous year's program.
- Parks staff recently completed training on operation of the new Heritage Village Park splash pad and irrigation control systems.
- Remaining punch list items at Heritage Village Park are being completed in preparation for the upcoming grand opening.

C. Parks and Recreation Director Update

Parks and Recreation Director Lares recognized longtime City employee Dennis Halverson on his upcoming retirement after 22 years of service. He noted that he has played an important behind-the-scenes role in maintaining City Hall and Police Department facilities and ensuring meeting spaces and public areas are prepared and maintained. He expressed appreciation for his dedication, work ethic, and many years of service to the City and wished him well in retirement.

10. COMMISSION COMMENTS:

Commissioner Barker expressed excitement about the upcoming opening of Heritage Village Park. She emphasized that the park is not yet open to the public because time is needed for the newly planted grass to become established before heavy use occurs. She stated the park is looking great and that she is looking forward to seeing residents and children enjoy the facility once it opens.

Commissioner Heidenreich thanked the Commission and staff for their support and kind words, stating she appreciated the opportunity to serve over the past three years and had enjoyed her time on the Commission.

Commissioner Skar acknowledged that the past several weeks had been challenging for the community and expressed appreciation for City staff and their continued service. He noted that many employees do not live in Inver Grove Heights but remain committed to serving residents and caring for the community. He thanked staff for their professionalism and dedication, stating their efforts make him proud to live in the City and appreciative of the work performed by City employees every day.

11. ADJOURN:

Motion by Commissioner Skar second by Commissioner Johnson to adjourn the meeting at 7:58 p.m.

Ayes: 8

Nays: 0 Motion carried.

Minutes prepared by Recording Secretary Tammy Greenlee.



**Parks & Recreation Advisory Commission
Staff Report**

SUBJECT: Park Dedication – Blackstone Vista 4th Addition

MEETING DATE: June 10, 2026
ITEM TYPE: Regular Agenda
CONTACT: Adam Lares, Parks & Recreation Director, 651.450.2587

PURPOSE/ACTION REQUESTED

Consider recommending approval of Park Dedication Fees in the form of cash for the platting of parcels for the Blackstone Vista 4th Addition Development at near Argenta Court Road near Vista Pines Parks (Parcel ID 201416800050).

BACKGROUND

The applicant is requesting a Preliminary Plat for 54 single family homes near Argenta Court Road near Vista Pines Parks (Parcel ID 201416800050). This would result in the evaluation of the Park and Recreation Advisory Commission to recommend park dedication in the form of land, cash, or a combination of both. Given Vista Pines Park is located walking distance away from the proposed development, staff will be recommending that the City accept park dedication in the form of cash versus land.

FISCAL IMPACT

Per the City's ordinance, and by way of creating new single-family homes, the owner is required to pay a park dedication fee. The fee for a single-family home is \$3,850 per unit. Staff is recommending the park dedication on this plat be cash-in-lieu of land. A cash fee of \$3,850 per unit would be required for this plat (54 single-family x \$3,850 = \$207,900).

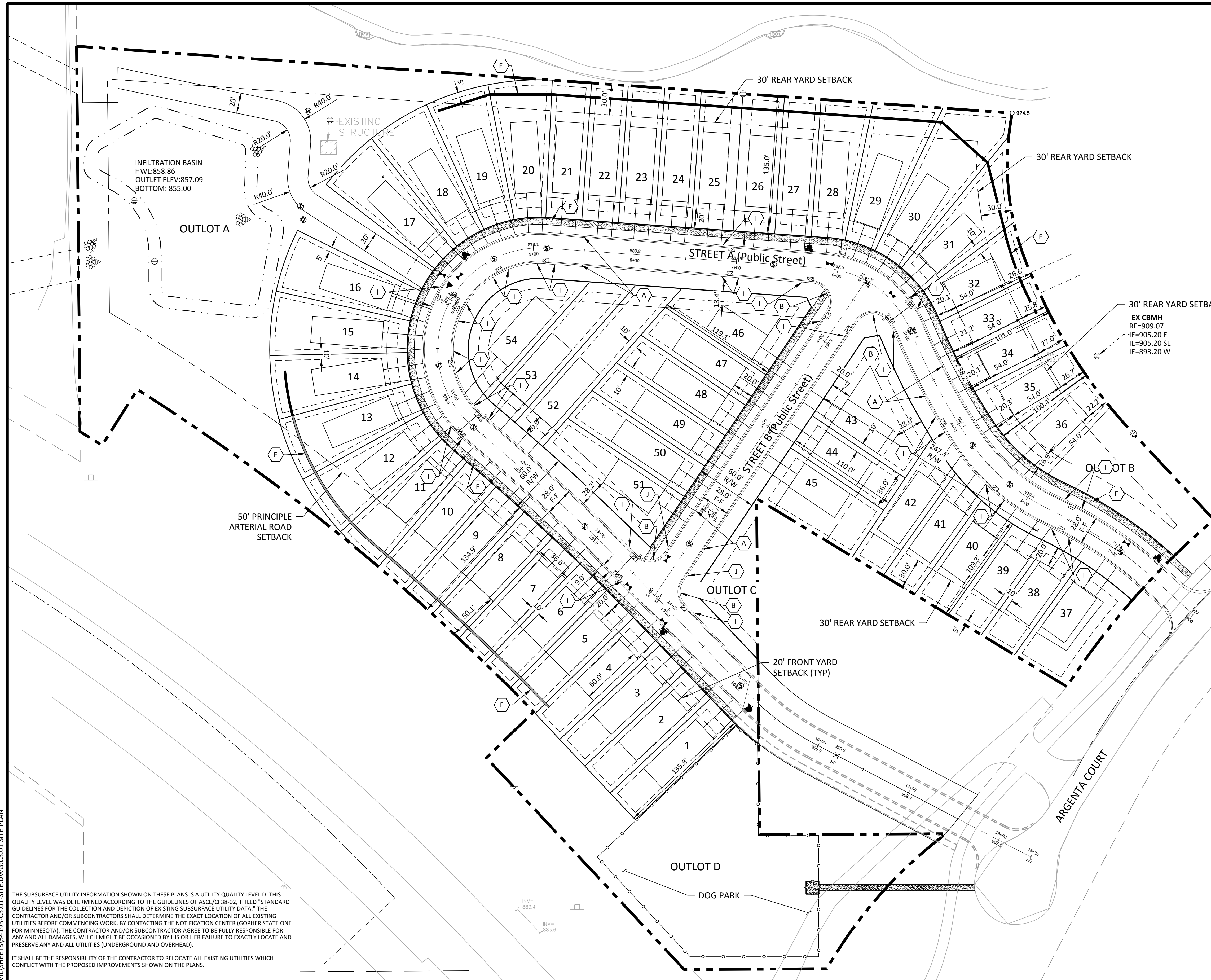
RECOMMENDATION

Staff recommends that the Park and Recreation Advisory Commission recommend to Council that they accept the Park Dedication Fees in the form of cash, \$207,900 from Blackstone Vista Developers per the ordinance requirement.

ATTACHMENTS

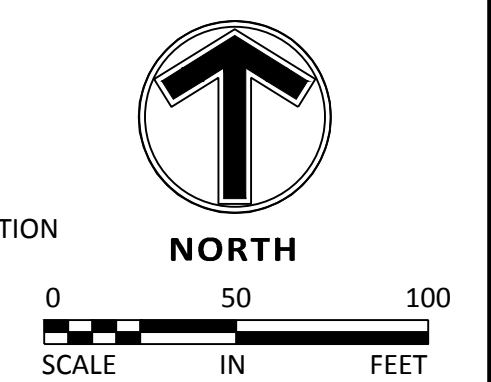
1. Blackstone Vista Site Plan

LEGEND	
	PROPOSED BOUNDARY LINE
	EXISTING BOUNDARY LINE
	PROPOSED CONCRETE CURB
	EXISTING CONCRETE CURB
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	PROPOSED BUILDING LINE
	EXISTING BUILDING LINE
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
	PROPOSED WETLAND
	EXISTING WETLAND
	PROPOSED TREE LINE
	EXISTING TREE LINE
	PROPOSED SAW CUT LINE
	EXISTING SAW CUT LINE
	PROPOSED SIGN
	EXISTING SIGN
	PROPOSED BOLLARD
	EXISTING BOLLARD
	KEY NOTE
	LIGHT POLE (BY OTHERS)
	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CONCRETE PAVING
	CONCRETE SIDEWALK
	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)



DEVELOPMENT SUMMARY			
AREA PHASE I			
GROSS SITE AREA	557,373 SF	12.80 AC	
LESS OUTLOT A	95,194 SF	2.18 AC	
NET SITE AREA	462,179 SF	10.62 AC	
LOT SUMMARY		SETBACKS*	
NUMBER OF LOTS	54	PRINCIPLE ARTERIAL ROAD	50 FT
NUMBER OF OUTLOTS	2	FRONT YARD	20 FT
		REAR YARD	30 FT
		SIDE YARD	5 FT
*SEE SITE PLAN FOR LOCATIONS AND DIMENSIONS WHERE PUD FLEXIBILITY IS REQUESTED FROM STANDARD SETBACKS			
IMPERVIOUS COVERAGE		MINIMUM LOT SIZE	0.089 SF
SINGLE FAMILY AREA AND ROADS	166,778 SF	ZONING	A
SINGLE FAMILY IMPERVIOUS	58.42%	EXISTING ZONING	PUD
		PROPOSED ZONING	PUD

- KEY NOTES**
- A. SURMOUNTABLE CONCRETE CURB AND GUTTER (SEE DETAIL STR-07, SHEET C9.03)
 - B. 6-618 CONCRETE CURB AND GUTTER (SEE DETAIL STR-07, SHEET C9.03)
 - C. CONCRETE APRON
 - D. FLAT CURB SECTION
 - E. CONCRETE SIDEWALK (SEE DETAIL STR-22, SHEET C9.04)
 - F. SEGMENTAL BLOCK RETAINING WALL
 - G. ADA ACCESS LOCATION
 - H. TRANSFORMER
 - I. 6-618 CONCRETE CURB AND GUTTER AT CB LOCATIONS WITH 5' TRANSITION (SEE DETAIL STR-08, SHEET C9.03)
 - J. TRANSITION TO SURMOUNTABLE CONCRETE CURB & GUTTER



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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.

Print Name: MARK ANDERSON

Date: 4/29/2026 License # 23450

DATE ISSUED
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
JHB/TK
DESIGNED BY
JHB/TK/TC
CHECKED BY
MCA
PROJECT NO.
54193



SITE PLAN
BUILDERS LOT GROUP, LLC
BLACKSTONE VISTA 4th ADDITION
PRELIMINARY
INVER GROVE HEIGHTS, MN

SHEET
C3.01
OF
REV.

NO	DATE	BY	CKD	APPR	COMMENT
1	04/29/2026	JHB	TC	MCA	CITY SUBMITTAL

24.15 (LWS TECH) | DAN REBOK | 5/15/2026 10:15:02 AM | L:\PROJECTS\54193\CAD\CIVIL\SHEETS\54193-C3.01-SITE.DWG-C3.01 SITE PLAN