



MEMORANDUM

To: City of Bloomington
Attn: Nick Johnson

From: Laura Clarens/ Will Matzek
Kimley-Horn and Associates, Inc.

Date: December 19, 2018

Subject: Bloomington Senior Housing Shore Area Permit
6701 W 78th Street, Bloomington, MN 55439

The site is located at 6701 West 78th Street Bloomington, MN 55439, north of Interstate 494 and south of West 78th Street. The development includes a mixed use building offering senior housing and child daycare. The project has been carefully located on site to allow for efficient site circulation; fire access; and surface parking. Additionally, the site improvements will be located as far north as possible in effort to impact the least amount of shore area while satisfying the requirements outlined in Section 19.87.04(b)(2) and the attached Site Shore Area Exhibit.

The proposed limits of disturbance impact about 4.58 acres, however, disturbance will not encroach on the shore area. The shore area edge has been determined as top of bank, which is indicated at an offset from Nine Mile Creek where vegetation changes from predominantly aquatic to predominantly terrestrial vegetation. The creek's bank is determined by the delineation shown on the ALTA Survey by Sunde Land Surveying dated January 24, 2018.

The site does not specifically encroach on the shore area, however, special precaution will be taken to minimize soil erosion and trap sediments before they reach Nine Mile Creek. All disturbed areas will be stabilized with seed, sod, or rock base within 7 days (one week), and permanent vegetation will be established as soon as possible. Additional erosion prevention and sediment control measures include erosion control blanket, heavy duty silt fence, inlet protection, and a proposed maximum grade of three feet horizontal to one foot vertical.

Attached: Site Shore Area Exhibit
ALTA Survey by Sunde Land Surveying dated January 24, 2018