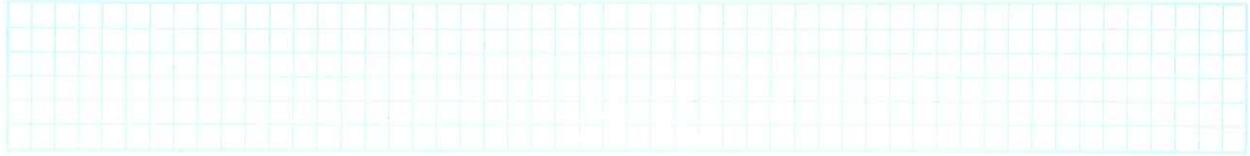


PHILLIPS Architects & Contractors, Ltd.



January 18, 2018
Conditional Use Permit and Final Plat
Lloyds Properties, LLC
Recycling/Waste Sorting & Transfer Facility
6450 County Road 101 East
Shakopee, MN

Background

Lloyds Properties, LLC obtained a grading permit in October 2016 for this site. Since then, they have been conducting grading activities on the site, performing subgrade correction and placing fill in preparation of a building pad for the primary building site. The grading schedule has been flexible in timing, as the fill material that is placed is often received from project sites on which Lloyd's Construction Services performs contract work. As fill material becomes available, it has been imported and compacted for the building pad and drives.

Presently, MPCA Stormwater permit C00044670 is active. The project SWPPP will be amended for the proposed work.

Proposed Use and Zoning:

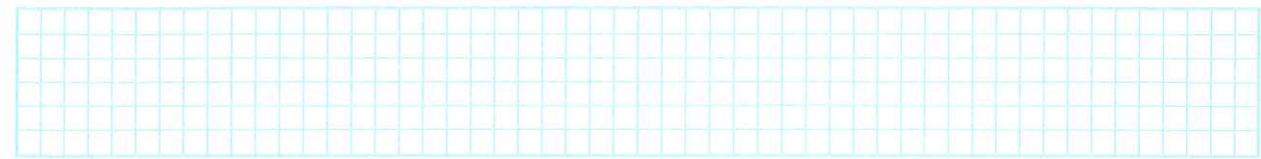
The proposed use for this property zoned I-2 will be for a recycling/waste sorting and transfer facility by a Conditional Use Permit. The applicant also requests approval of two principal structures on the lot constructed in two phases.

Proposed Improvements:

Building:

The first phase of the project will include a new 14,400 recycling/waste sorting building. Trucks carrying waste materials unload on the floor where a loader sorts the waste. The waste is then loaded on trucks for transport off of the site. This building is approximately centered in the site. It is expected there will be about 200 trucks per day entering and leaving the site.

The phase one transfer building will be constructed of architectural precast panes. The lower portion of the walls will have an aggregate finish while the upper portions will have a sandblast finish. The vertical panels will have a scale by the use of horizontal reveals. The overhead doors are large to meet MPCA requirements. There will be glass sections in the doors as well as



windows in the walls to provide some natural light to the building interior. The building is an unheated structure except for the breakroom, restroom and water valve room. It will be fully fire sprinklered.

Site and Utilities:

The proposed site improvements for the construction of the phase one transfer building and yard are designed to provide for the future building.

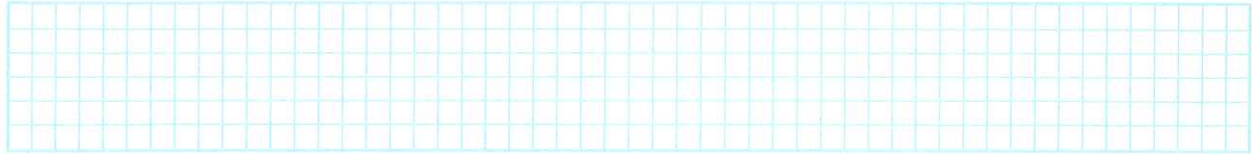
There is an open yard to the south of the new building that will be used for recycling of concrete and asphalt materials including crushing, possibly every day. This yard, as well as the building, will also be used for the transfer of unsorted waste to larger trucks. All work for these operations will meet the rigid MPCA standards.

Lloyds Properties, LLC is proposing to grade the drives, building pad, pond expansion and southernmost construction yard with this phase. Subsequently, sanitary sewer would be constructed, extending a sewer service to the transfer building. The location of the sewer line would be such that it could be tapped into in the future for the second building. The proposed sanitary sewer connects to an existing manhole just west of the property on north.

A watermain is proposed to be constructed on the east side of the site, providing service for a fire hydrant and water service to the phase one transfer building. It is anticipated that when future building is constructed, a second watermain connection would be made in the northwest area of the site to provide domestic and fire service to the future building.

It is anticipated that a limited amount of storm sewer would be constructed with this project to provide drainage for the proposed building and phase one yard. Storm lines will be extended as needed to serve future building and drives.

Two entrance drives are proposed to serve the site. The existing drive, more or less centered on the site, will be removed. The existing drive on the west side, currently serves as an emergency access to the neighboring property. It is proposed to be improved and widened to serve as a primary access for this site, as well as remain an emergency access for the adjacent site. Appropriate cross easements will be recorded for this access. A new primary access is proposed on the east side of the site as well. Initially it is planned to pave approximately the first 100' of each drive. The remainder of the drives would be gravel.



Preliminary calculations have been performed to analyze the storm water basin sizing. Assuming certain impervious coverage for the future full – build scenario, it is anticipated that the stormwater pond will need be enlarged to serve the ultimate needs. Lloyds Properties, LLC proposes to construct the required expansion with phase one to avoid possible construction interference with on-site activities in the future.

Site Lighting:

It is anticipated there will be limited security lighting at the entrances and driveways. The building will have wall mounted lighting at all 4 sides. All lighting will be LED. The electrical plan with the lighting will be submitted with the construction documents.

Final Plat:

There is an additional application for a final plat for this property.

Phillips Architects for Lloyds Properties, LLC respectfully requests approval of the Conditional Use Permit and Final Plat fort the property at 6450 County Road 101 East.