

Jacomo Trucking
Application PL2023176
September 5, 2023

This Special Use application is for the placement and operation of a temporary concrete batch plant at 2400 Quarry Park Road in Lee's Summit. The plant will be located in an existing construction staging area and will require a footprint of approximately 625' by 425' to 888'. Adjacent to the area is an asphalt plant; nearby, a rock quarry. There are no other commercial activities in the area.

To ensure the highest quality and best performance for our customers and their stakeholders, the applicant prefers to control as many aspects of production and delivery as possible. When possible, we internally batch and haul Portland Cement Concrete (PCC) to our projects. This enables us to ensure that our projects are serviced at the rates they require. By controlling production, we are able to reduce the number of times that the paver stops, thus increasing the ride quality for the traveling public. We are also able to control the quality of the batched material as we are not servicing multiple customers at the same time and therefore have a single mix being produced.

This concrete wet batch plant will be used to support the applicant's projects. A wet batch plant is different from a ready-mix (central mixing) operation. In a ready-mix operation, the components of concrete are placed in mixing trucks and mixed on the way to the job site. Ready-mix plants are intended to service as many customers as their resources allow, any given day. With a wet batch plant, the concrete is mixed on site and loaded in haul trucks for delivery; concrete from wet batch plants is generally used for major street projects close to the plant, since once mixed, the concrete must be poured into place quickly. Whereas a mixing truck may store concrete up to ninety minutes prior to being placed, a wet batched load hauled by dump truck load has a much shorter serviceable lifespan (typically less than forty-five minutes from batch to discharge). Because of the need to locate wet batch plants near projects, only projects in proximity to this site will be served by this plant location.

Initially, the primary purpose of the batch plant will be to serve the Colbern Road project currently scheduled to begin in the springtime 2024. No sales to the public will be allowed, and the sole user of the plant will be for the projects the applicant is constructing. The applicant will provide the personnel for the plant and with rare exception, only the applicant's trucks will be used to deliver the concrete.

The batch plant is modular and does not require permanent structures to support it. It requires only power and water; no wastewater connections are necessary.

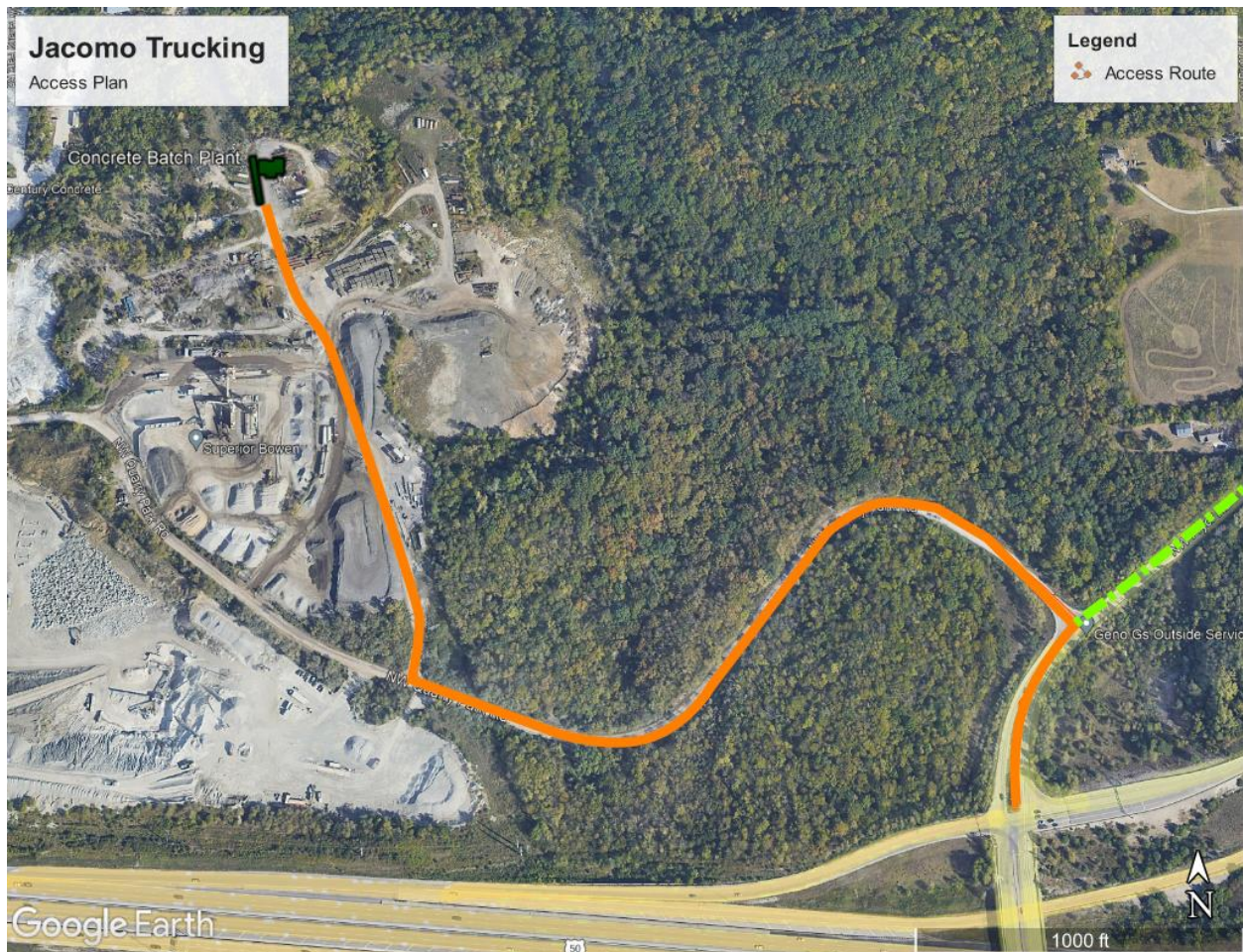
Normal Production activities:

- 1.) Setup portable batch plant
 - a. Install temporary foundations for silos and mixing plant
 - b. Erect plant using cranes and normal construction equipment
 - c. Connect utilities (water and electric only, no Sewer)

- 2.) Import concrete raw materials
 - a. Bulk import of Cement and Flyash (stored in silos until used in mix)
 - b. Import and stockpile fine (sand) and coarse (rock) aggregates
- 3.) Batch Portland Cement Concrete
 - a. Feed aggregates to the plant from onsite stockpile
 - b. Batch mix with plant
 - c. Load in haul trucks to service construction project (typical productions can serviced by 4 – 15 trucks)

Normal Hours of operation will be from 7:00 AM to 10:00 PM, Monday through Saturday. This may be adjusted based on the needs of the project. Unless concrete is being made, the plant will be idle and unoccupied.

Plant Access Route: See Jacomo Trucking Access Plan, below.



The primary access route (orange) to the Quarry Park Road plant will be via Pryor Rd to the south. There will be projects (like Colbern Rd) that will be better served by using Pryor Rd to north to Banister. This alternate route (green) will be project specific and will not be the primary access route. A substantial majority of the trucks will be ours, and we will instruct the drivers to

use the primary access route; the alternate route will only be allowed to be used as indicated above. By using this access plan, we will minimize trucks hauling by residential properties coming to or from the Plant.