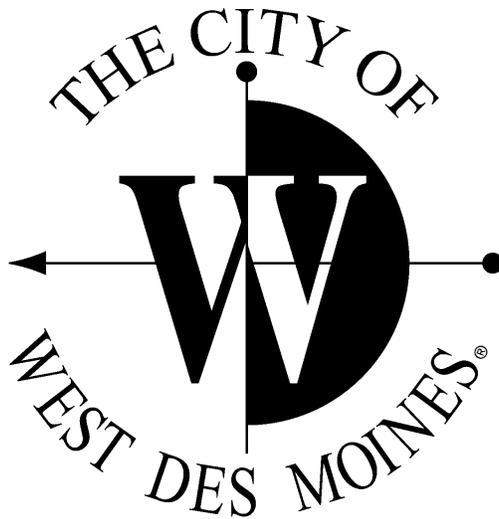
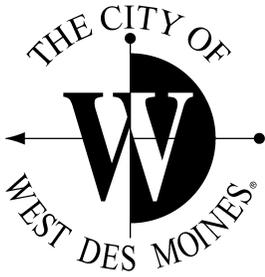


Application
For
Temporary Asphalt and
Concrete Mixing Facility



Development Services Department
4200 Mills Civic Parkway
West Des Moines, IA 50265-0320
515-222-3620 (phone)
515-273-0602 (fax)
www.wdm-ia.com

Additional copies of this application and the appropriate
"project submittal requirements"
can be found on the City's website;



Temporary Asphalt and Concrete Mixing Facilities Application

NO DEVELOPMENT APPLICATION CAN BE ACCEPTED
FOR FILING UNLESS ALL REQUIRED
INFORMATION IS SUBMITTED.

GENERAL INFORMATION

Company Name: _____

Mailing Address: _____

Contact Person: _____ Phone Number: _____

E-mail Address: _____ Fax number: _____

Proposed Site Location - actual address if assigned (general location if no assigned address):

Project Area: _____ acres (or) _____ sq. ft.

Project Description: _____

Present Land Use: _____

CONTACT INFORMATION:

Property Owner(s): _____

Owner Mailing Address: _____

Phone: _____ Fax: _____

Email: _____

(Submit additional information sheet for multiple property owners)

OFFICE USE ONLY:

CERTIFICATION:

NOTE: ALL APPLICATIONS MUST HAVE SIGNATURE(S) OF THE CURRENT PROPERTY OWNER(S) OR INDIVIDUAL WITH THE PROPER POWER OF ATTORNEY, NOTARIZED BY A CERTIFIED NOTARY PUBLIC (attach if necessary)

Part A: Owner's Signature and Consent

I/we, _____ being duly sworn, depose and say that I/we am/are the owner, owners, authorized representative for a corporate owner, person with power of attorney for the owner/owners, or a non residential tenant of said property. I/we personally swear and affirm that this application has been prepared in compliance with the requirements of the City of West Des Moines Municipal code as printed herein and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. Further, I/we hereby submit this development application for review and consideration by the City of West Des Moines, Iowa in compliance with the requirements of the City of West Des Moines Municipal Code.

I/we, _____ agree to grant the City permission to access said property for purposes of installing Public Notice sign(s) and completing the necessary on-site inspections, if applicable.

Signature of Legal Property Owner

Date

The above signed applicant appeared before me and personally subscribed and sworn before me on this _____ day of _____, 20 ____.

My commission expires on the _____ day of _____, 20 ____.

Signature of Notary Public; _____

**Part B: Applicant's Signature and Consent
(Use only if the applicant is different from Property Owner)**

I/we, _____ being duly sworn, depose and say that I/we hold legal interest in this property and do hereby submit this development application for review and consideration by the City of West Des Moines, Iowa in compliance with the requirements of the City of West Des Moines Municipal Code.

I/we, _____ agree to grant the City permission to access said property for purposes of installing Public Notice sign(s) and completing the necessary on-site inspections, if applicable.

Signature of Applicant

Date

The above signed applicant appeared before me and personally subscribed and sworn before me on this _____ day of _____, 20 ____.

My commission expires on the _____ day of _____, 20 ____.

Signature of Notary Public; _____

City Of West Des Moines Submittal Requirements
TEMPORARY ASPHALT AND CONCRETE MIXING FACILITY
APPLICATION

This permit is to apply for the erection and operation of facilities which manufacture, mix and prepare concrete or asphalt for the construction of roads, bridges, retaining walls, parking lots, and other large structures on a temporary basis, which are generally to be in operation for periods of time longer than thirty (30) days and used to fill trucks for transport to the project site. The permit must be renewed on an annual basis for continued operations.

Application Fee - full fee is due at time of submittal

\$500.00 annual fee

Reviewing Bodies -

- City Staff
- City Council (at the discretion of the Director of Development Services)

The reviewing body must make the following findings in order to approve an application:

- a. That the proposed use is consistent with the West Des Moines Comprehensive Plan and any applicable subarea plan.
- b. That all applicable standards and conditions have been imposed which protect the public health, safety and welfare.
- c. That there is adequate on-site and off-site public infrastructure to support the proposed use.
- d. That the proposed use has met all the requirements contained in this Code.
- e. That the proposed use shall not adversely affect the surrounding neighborhood which will be subjected to the use, including the haul routes, in a way that would affect the stability or integrity of the Zoning Ordinance and the quality of the existing neighborhood.

A. Your submittal must include the following:

1. A letter requesting initiation, or extension of, a temporary facility explaining the proposed operation, the projects to be served by the facility, the proposed hours of operation, the expected duration of the use, and any other information relevant for City's staff review. If the applicant is other than the legal owner, the applicant's interest shall be indicated and the legal owner's authority to apply shall be included in a certified legal form
2. Completed application form
3. One (1) 8½ x 11" location map detailing the proposed location of the facilities and the existing land uses within 1000 feet of the perimeter of the facility. Location map must be to a discernable scale with the scale denoted
4. Twenty (20) copies of the site plan showing the layout of the facility, material stockpile areas, access points to the site, washout areas, truck staging and parking areas, and any other applicable information needed for the Director to make the appropriate findings. (No larger than 24" x 36", and **plans must be folded to allow distribution in an 8 ½ x 11" envelope**)
5. A map showing the proposed haul routes for incoming materials and for trucks to and from the project site.
6. If the facility is to be located within 1000 feet of an existing residential dwelling, all owners and tenants of the residential dwellings, must submit written consent to allow the facility within 1000 feet of their dwelling with the application.
7. Method for providing, when weather and site conditions necessitate, daily cleaning of streets to and from the job site to remove dirt, mud and other debris from streets and roads. A contact person shall also be named to facilitate clean-up, if necessary.
8. Other information deemed necessary by the Director of Community Development for the review of the proposed project

B. Your Site Plan shall include at least the following:

1. Legal description including total area of the property
2. Date, compass point, legend of symbols, scale (written and graphic)
3. Vicinity map that accurately represents the location of the site and surrounding land uses within 1000 feet of the area of operation of the facility.
4. Property address(es) , if assigned
5. Name, address and contact information of owner(s) of subject property
6. Name, address and contact information of applicant
7. Site plan showing the layout of the facility, material stockpile areas, access points to the site, washout areas, truck staging and parking areas, and any other applicable information needed for the Director to make the appropriate findings.

8. Notation of the number of parking spaces required for the drivers, trucks and any other vehicles anticipated for the operation.
9. Identification and location of all temporary and permanent erosion and sedimentation control methods and installation schedule of measures and the contact information of individual responsible for installation, periodic checking and reinstallation of erosion and sedimentation control measures
10. Proposed method for the containment of site runoff and washout areas to protect surrounding properties and drainageways.
11. Explanation of the method(s) to insure the control of noise and dust at and around the site.
12. Identify utilities on the site, the method of connection, and confirm that there is adequate on and off site infrastructure to support the proposed use. Label the utilities to be used as private or public.
13. Identify adjoining streets and located the access points to the site that will be used by the operation. Confirm that the public streets to be accessed are arterials or major collectors as identified on the West Des Moines Comprehensive Plan.
14. Location of any proposed lighting for the facility and verify that they will be down cast lights to shield the public from glare.
15. Identify any buffers (walls, fences, vegetation or other artificial screening material), that are proposed to help buffer the negative aspects of the operation.
16. Explanation, diagrams, drawings, etc. of the proposed reclamation of the site following the completion of the use. The applicant shall be responsible for the removal and reclamation of the property in accordance with the approved reclamation plan. All equipment, trailers, debris, unused materials, temporary structures, etc. shall be removed from the plant site within thirty (30) days of the completion of the operation. The soil restabilization and post operation erosion control measures shall be established as soon as possible and maintained until permanent erosion measures have been established in accordance with the reclamation plan.
17. Other considerations pertinent to the proposal may be requested for illustration or statistical purposes

Additional copies of the development application and "project submittal requirements" can be found on the City's website:
http://www.wdm-ia.com/asp/Forms/forms_list.asp