

PLANNING & DEVELOPMENT

600 West Fourth Street
Davenport, Iowa 52801-1106
E-mail: planning@scottcountyiowa.com
Office: (563) 326-8643 Fax: (563) 326-8257



Timothy Huey
Director

To: Mahesh Sharma, County Administrator
From: Timothy Huey, Planning Director
Date: October 20, 2020

Re: Public Hearing on an application from Brian Dockery DBA Riverstone Group, Inc. to rezone 58.5 acres more or less from Agricultural Preservation (A-P) to Industrial (I) located north of New Liberty Road/Iowa Hwy 130, and approximately one mile west of 35th Ave and one-half mile east of 20th Avenue and legally described as part of the NE¹/₄NW¹/₄ and the west half of the NW¹/₄NE¹/₄ of Section 33 in Liberty Township (Parcel# 013305003 Parcel# 013303002)

The Planning Commission unanimously recommended approval of this rezoning application based on its compliance with a preponderance of the Revised Land Use Policies of the Scott County Comprehensive Plan.

The Planning Commission noted that a previous rezoning application from A-P to A-G for the 180 acres east of the existing quarry site was approved in 2008 and a Special Use Permit to allow the primary extraction operation proposed on that 180 acres plus the 145 acres lying south of Hwy 130 that remained zoned A-P was also approved in 2008. The rezoning application also included a request to amend the Future Land Use Map to show 70 of the rezoned 180 acres as appropriate for industrial development, which was also approved. Then in 2018 when Riverstone acquired the adjacent 112 acres located to the west of the existing quarry site a Special Use Permit for primary extraction on that property was approved.

The applicant was present at the Commission meeting to present the request and answer questions. There were no others in attendance and staff had not received any calls with concerns or questions about this rezoning application.

This rezoning is to allow the secondary processing operation on the existing quarry site to be moved to this 58 acre area. The amendment to the Future Land Use Map approved in 2008 for the 70 acres east of the existing quarry will remain in place. The Future Land Use Map amendment did not rezone the property to Industrial in 2008 but was intended to indicate it is likely to be favorably considered when it is requested at some point in the future.

Staff did not recommend that the applicant go through the intermediate step on the current 58.5 acre tract to rezone it to A-G and amend the Future Land Use Map to show industrial on this property and the Planning Commission concurred with that determination. This was made on the basis that even though the 112 acres lying west of the existing quarry is zoned A-P, which includes this 58.5 acres, it is already approved for extraction and primary processing.

The applicant also noted there are a number of other State and Federal permits that they must comply with to continue their operation on all three quarries in Scott County.

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Timothy Huey
Director

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the request to rezone this property from Agricultural-Preservation (A-P) to Industrial (I) based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies and also the previous approvals of Special Use Permits to allow extraction and primary processing on the entire area owned by the applicant.

Vote: Unanimous (7-0)

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**NOTICE OF SCOTT COUNTY BOARD OF SUPERVIORS PUBLIC
HEARING FOR A REQUEST TO REZONE FROM “A-P” TO “I”**

Thursday, October 29, 2020

1st Floor Board Room Administrative Center

5:00 P.M.

**Public Hearing: Rezoning –
Agricultural-Preservation District (A-P) to Industrial District (I):**

Application from owner **Brian Dockery DBA RiverStone Group, Incorporated** to rezone 58.5 acres from A-P to I. The location of the parcel requested to be rezoned is bounded by on the west side by the Curtis Matthew Van Den Burghe property (2240 New Liberty Road), to the north by Van Den Berghe Survivors Trust/Beverly Meyer, to the south by New Liberty Road (Highway 130), and to the east by the applicant. The parcels requested to be rezoned are legally described as part of the NE¹/₄NW¹/₄ and the west half of the NW¹/₄NE¹/₄ of Section 33 in New Liberty Township ([Parcel# 013305003](#) ; [Parcel# 013303002](#)). RiverStone Group currently operates a mining operation on 53.8 acres Industrial (I) zoned land to the east of the property requested to be rezoned.

The applicant states the rezoning will allow RiverStone Group’s proposed New Liberty Project to proceed which would allow secondary processing on the subject property. Currently, the subject property allows limestone extraction and primary processing. The quarry will provide the Scott County Region with an essential natural resource – crushed stone. Stone from the proposed project site will be used to build, maintain, and replace interstate highways, primary and secondary roads, homes, churches, hospitals, parks, schools, police and fire stations, and other public and private facilities.

On September 15, 2020 the Scott County Planning & Zoning Commission held a public hearing, took comments, and with a unanimous vote made a recommendation to approve the rezoning of this 58.5-acre tract, more or less, from “Agricultural-Preservation (A-P)” to “Industrial” (I)”.

If you have any questions or comments regarding this meeting or proposal, please call or write the Planning and Development Department, Scott County Administrative Center, 600 West Fourth Street, Davenport, Iowa 52801, (563) 326-8643, or attend the meeting. Call-in information will be available on the Board of Supervisor’s Meeting Agenda webpage one week prior to the meeting. It can be found here: <https://www.scottcountyiowa.gov/board/board-meetings>

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Internet Site: <http://www.scottcountyiowa.com>



Timothy Huey
Director

To: Ray Wierson
From: Timothy Huey
Date: August 28, 2008
Re: Board of Adjustment action on August 27, 2008 agenda items.
Present- Hittle, Jenkins, Scheibe, Vollbeer
Absent- Dittmer

1. **A request by Riverstone/LeClaire Investments Inc. for a Special Use Permit to allow the extraction , primary material processing and removal of stone, gravel, sand, clay and topsoil from the property. The property is described as part of the SW ¼ of the SW ¼ of Section 27; the SE ¼ of the SE ¼ of Section 28 and the E ½ of E ½ of Section 33, excepting the south twenty one (21) acres of the West 1,188 feet of the North 4,487 feet of Section 34, excepting the SE four (4) acres, all in Liberty Township. The property is zoned Agricultural Preservation (A-P).**

The Board of Adjustment approved the Special Use Permit to allow the extraction, primary material processing and removal of stone, gravel, sand, clay and topsoil with the three conditions recommended by staff: 1). A landscaped berm be constructed in a buffer area shown on site plan to be approved by the Board of Adjustment prior to the initiation of extraction operations; 2). All applicable State and Federal regulations regarding air and water quality be continually met; and 3).Any significant changes to the conditions of this Special Use Permit require approval of the Scott County Board of Adjustment. Only the applicant’s representatives and counsel were present to speak on behalf of this request.

Vote: 4-0 All Ayes

2. **A request by Chester Loose for a variance to allow a 32-foot x 36-foot garage to be constructed with a forty six (46) foot front yard setback in lieu of the fifty five (55) foot required. The property is described as the S ½ of Lot 14 and S ½ of Lot 15, Forest Manor, Section 4, Buffalo Township,13230 81st Ave, Blue Grass Iowa. The property is zoned Single Family Residential (R-1).**

The Board of Adjustment approved this request in accordance with staff’s recommendation due to the hardship created by the topography of the property and the unique circumstances of the location of the adjacent roadway within the road easement. The applicant and two neighbors were present to speak regarding this request.

Vote: 4-0 All Ayes

3. **The request by Joshua Lawlor for a Special Use Permit to allow a chiropractic business to be conducted in an accessory building in lieu of the residence on property described as Lot 1, Fletcher’s 1st Addition, Section 27, LeClaire Township was withdrawn at the applicant’s request.**

Vote: 4-0 All Ayes to accept withdrawal



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Administrative Center
600 West Fourth Street
Davenport, Iowa 52801-1106

January 25, 2018

To: Mahesh Sharma, County Administrator
From: Alan Sabat, Planning and Development Specialist
Re: Planning and Zoning Commission action on January 24, 2018

Members Present: Dittmer, Guy, Madden, Winborn
Members Absent: Scheibe

1. Request of RiverStone Group, Inc. for a Special Use Permit to engage in extraction, primary material processing, and removal of stone, gravel, sand, clay, and topsoil on more than two (2) acres of land at the property legally described as Part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28 and Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33 of Liberty Township.

The Board voted unanimously (4-0) to approve the request in accordance with staff's recommendation. A representative for the applicant, Brian Dockery, was present to describe RiverStone's history as well as a general synopsis of the private mining industry in the United States. Kerry Meyer (4685 270th Street), who lives near the existing quarry adjacent to the proposed extraction site, said he felt RiverStone was a friendly company and that he supported the proposed change in driveway location to improve traffic safety. Jim Deininger (1610 18th Street, Hazel Green, WI), who said he works with RiverStone, stated he's confident in how safe the "blasting" process has become over time and that RiverStone was a good neighbor.

The Board granted the Special Use Permit with the conditions recommended by staff: that copies of the approved stormwater management and erosion control plans be submitted prior to the initiation of extraction operations; all applicable State and Federal regulations regarding air and water quality be continually met; any significant changes to the conditions of the Special Use Permit require approval of the Scott County Board of Adjustment; and modified the recommendation that a landscaped berm be constructed in the buffer area shown on the site plan prior to the initiation of extraction operations to make the construction of the berm contingent upon consent of the neighboring property owner(s) affected. Mr. Dockery indicated that the property owners at the southwest corner of the property (deed holder Curtis Matthew Van Den Berghe) expressed that they did not want a landscape berm installed so as not to disrupt their view of the passing traffic. Huey said a letter to the Planning and Development Department from the property owner would be sufficient documentation of that preference.

Vote (approve Special Use Permit request): 4-0, All Ayes



PLANNING & ZONING COMMISSION
STAFF REPORT
September 15, 2020



- Applicant:** Brian Dockery DBA Riverstone Group, Inc
- Request:** Rezone 58.5 acres more or less from Agricultural Preservation (A-P) to Industrial (I).
- Legal Description:** Part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ and the west half of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33 in Liberty Township (Parcel# 013305003 Parcel# 013303002).
- General Location:** North of New Liberty Road/Iowa Hwy 130, and approximately one mile west of 35th Ave and one-half mile east of 20th Avenue
- Zoning:** Agricultural Preservation (A-P)
- Surrounding Zoning:**
- North:** Agricultural Preservation (A-P)
 - South:** Agricultural Preservation (A-P)
 - East:** Agricultural Preservation (A-P)
 - West:** Heavy Manufacturing (M)

GENERAL COMMENTS: Riverstone Group currently operates three limestone quarries in Scott County. The existing New Liberty quarry is one of those three and is owned and operated by the Riverstone. This quarry has been operated by various owners for fifty or more years and Riverstone Group currently conducts both extraction and primary and secondary processing on the existing quarry property which is zoned Industrial. The existing quarry site and the proposed 58.5 acres to be rezoned both have direct access to Hwy 130/New Liberty Road, a paved State DOT maintained road designated as a truck route. A Special Use Permit for material extraction and primary processing was approved in 2018 for the entire 112 acres adjacent and west of the existing quarry site which includes the 58.5 acres to be rezoned.

In 2008, Riverstone group submitted a variety of requests for the 325 acres on the east side of the existing quarry site, with 145 acres lying south of Hwy 130/New Liberty Road and 180 acres lying north of the highway. A rezoning from A-P to A-G for the 180 acres lying north of the highway was approved at that time. Also, a Special Use Permit for material extraction and primary processing for the entire 325 acres, zoned A-G (north) and A-P (south) bisected by the highway, was approved August, 2008. The application also included a request to amend the Future Land Use Map to show an area appropriate for future industrial zoning, approximately 70 acres in size, which was approved for the portion of the Riverstone property on the north side of the highway and east of the existing quarry.



PLANNING & ZONING COMMISSION
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The current request is to rezone a 58.5 acre portion of the 112 acre parcel on the west side of the existing quarry from A-P to I to allow for the development of a secondary and tertiary material processing facility on this 58.5 acres.

STAFF REVIEW: The extraction and primary processing of sand, stone or gravel is a Special Use in both the A-P and A-G Zoning Districts. The applicant has obtained approval of Special Use Permits for such operations for their property on both sides of the existing quarry site. The existing quarry site is zoned Industrial and is where all the secondary and tertiary processing is currently conducted at this location. Approval of the current application will allow that processing to be upgraded on to the adjacent property with a new access onto the highway.

Staff has reviewed this request for its adherence to the Scott County Zoning Ordinance and to the Scott County Land Use Policies. Any proposed changes in zoning in the rural unincorporated area of the county should comply with a preponderance of the applicable Scott County Land Use Policies:

Is the development in compliance with the adopted Future Land Use Map?

The area to be rezoned is not shown on the Future Land Use Map for any land use changes. However, as stated above, in 2008 the Future Land Use Map was amended to show 70 acres of the applicant's land as an appropriate area for industrial development after that area was rezoned to A-G. In this case, due to the fact that this current property is directly adjacent to the existing area zoned Industrial and has been approved with a Special Use Permit for extraction and primary processing, staff did not see the need for the applicant to apply for the intermediate step of rezoning the property from A-P to A-G and also amending the Future Land Use Map but rather staff accepted this application to rezone the property directly from A-P to I. Therefore even though this application does not technically meet this criteria the applicant has clearly shown their intention to maintain and expand their quarry operation on the nearly 440 acres they own in this location.

Is the development on marginal or poor agricultural land?

The land use policies rate any soil with a Corn Suitability Rating (CSR) of 60 or greater as productive agricultural soil. Review of the Soil Survey of Scott County would indicate that this area of the Riverstone property has soils identified as Tama Silty Clay Loam with CSRs ranging between 78 and 95 and slopes ranging between 2% and 9%. As a result it would appear that this request would not meet this criterion.

Does the proposed development have access to adequately-constructed, paved roads?

The area to be rezoned has frontage along Iowa Highway 130/New Liberty Road, a paved two lane State Highway that is maintained by the Iowa DOT. The current quarry access driveway is located in a less than ideal location with limited sight distances. Approval of



PLANNING & ZONING COMMISSION
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this rezoning would allow moving the quarry access to a more suitable and safer location. It would appear that the application meets this criterion.

Does the proposed development have adequate provision for public or private sewer and water services?

The property is not currently served by either public sewer or water service, and therefore any development must comply, or continue to comply, with State and County health regulations for private wells and on-site wastewater treatment. The expanded quarry facilities would not require any sewer service other than a septic system for bathroom facilities included with any office or occupied building. It would appear that this application meets this criterion.

Is the area near existing employment centers, commercial areas and does not encourage urban sprawl?

The appropriate location for a quarry operation would be separated from urban areas and existing residential and commercial land uses. There are a few farmsteads in the vicinity of this property but no residential subdivisions. The City of New Liberty is located a mile and a half away. It would appear that this request meets this criterion for the proposed use as a quarry processing operation.

Is the proposed development located where it is least disruptive to existing agricultural activities?

The existing agricultural activities conducted on the farmland adjacent to this property should not be affected by this quarry operation. Therefore it would appear that this application meets this criterion.

Does the area have stable environmental resources?

The area to be rezoned is gently rolling to relatively flat. The future extraction and processing operations to be conducted on this property will be required to comply with the conditions of the Scott County Special Use Permit and Iowa DNR regulations.

Is the proposed development sufficiently buffered from other less intensive land uses?

The requirement for buffering was addressed as a condition of the approval of the Special Use Permit.

Is there a recognized need for such development?

The Scott County Comprehensive Plan states that an economic development objective of the plan is to promote a diverse regional economy. Approval of this rezoning would further that objective.

Staff has mailed notification of this application and public hearing to the adjacent property owners within five hundred feet (500') of this property. Notice was also published in the North Scott Press and a sign giving the time and date of the public



PLANNING & ZONING COMMISSION
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hearing has been posted on the property. Staff has not, as of yet, received any calls or comments from the public on this request. Bi-State Regional Planning Commission submitted and review of the rezoning, and determines the request is consistent with Scott County's Comprehensive Plan.

RECOMMENDATION: Staff recommends that the rezoning of this property from Agricultural-Preservation (A-P) to Industrial (I) be approved based on its compliance with a preponderance of the Revised Land Use Polices of the Scott County Comprehensive Plan.

Submitted by:
Timothy Huey, Director
September 11, 2020



Serving local governments in Muscatine and Scott Counties, Iowa;
Henry, Mercer, and Rock Island Counties, Illinois

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MEMORANDUM

TO: Timothy Huey, Director, Scott County Planning & Development

FROM: Brandon Melton, Senior Planner

DATE: September 10, 2020

RE: Rezoning of 58.5 acres in New Liberty Township, Scott County, Iowa

This memorandum is being submitted in response to a rezoning review request from Scott County, Iowa. The hearing date is scheduled for Tuesday, September 15, 2020 at 5:00 p.m. The applicant, Brian Dockery, DBA RiverStone Group, is requesting a rezoning of 58.5 acres more or less from Agricultural-Preservation District (A-P) to Industrial District (I).

The property is a 58.5-acre tract, more or less, bounded on the west side by the Curtis Matthew Van Den Burghe property (2240 New Liberty Road), to the north by Van Den Berghe Survivors Trust/Beverly Meyer, to the south by New Liberty Road (Highway 130), and to the east by the applicant. The parcels requested to be rezoned are legally described as part of the NE¹/₄NW¹/₄ and the west half of the NW¹/₄NE¹/₄ of Section 33 in New Liberty Township (Parcel# 013305003; Parcel# 013303002).

Having reviewed the information relevant to the proposed rezoning and map amendment, the following items were ascertained. The July 2018 Zoning and Land Use Map for Scott County, Iowa, shows the property has no Future Land Use designation; however, there is land on the eastern portion of RiverStone's existing operation that is designated Industrial. The map also shows current land use as agriculture. RiverStone Group currently operates a mining operation on 53.8 acres Industrial (I) zoned land to the east of the property requested to be rezoned.

The property has access to New Liberty Road, a paved road. The property is within 1.5 miles of the New Liberty city limits. The 2008 *Scott County Comprehensive Plan* contains a listing of the county's goals, land use objectives and land use policies that are to be used as part of the land development review process. The request appears to be consistent with the plan.

The property is not located with the Quad Cities Metropolitan Planning Organization (MPO) Area. The boundary encompasses areas where urban development is expected to occur within a thirty-year horizon. There are no long



range transportation projects programmed/scheduled in the vicinity of the property. The proposed rezoning is not anticipated to significantly impact regional industrial development. The proposed rezoning is will not impact regional recreational facilities.

The property is not located in a flood hazard area, high earthquake incident area, or an airport restricted zone. The proposed rezoning is not expected to have an impact on historic or cultural features, wetlands, wildlife refuges, Indian mounds, or forest preserves. According to the 2018 *Scott County Hazard Mitigation Plan*, the property and vicinity have a high incidence of thunderstorms that contain frequent cloud to ground lightening, high winds, hail, tornados, and flash flooding.

Should you have any questions regarding this response, please contact me at (309) 793-6300 extension 1148.

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Email: planning@scottcountyiowa.com



Timothy Huey, Director

Rezoning Petition

Date August / 13 / 2020

Dear Scott County Planning and Zoning Commission Members:

RiverStone Group, Inc., owners / purchasers / developers of the below described real estate, petition the Planning and Zoning Commission to consider re-zoning this property from AP with Special Use to I. For the request to the Commission, please find the attached 13 copies of the plat/site plan and the filing fee of \$200.00.

Number of acres to be re-zoned: 58.5

Legal Description (Attach separate sheet if necessary)

See Attached

Statement of Intended Use: The intended new use of the property would include the following:

See Attached

How Will Such Use Comply With the Scott County Plan and Land Use Policies?

Respectfully submitted,

Signature

Name of Applicant (printed)

Mailing Address

City / State / Zip

Phone

Devin B. Dockery S.P.
Signature

RiverStone Group, Inc.
Name of Owner (if different from applicant)

4640 E 56th Street
Mailing Address

Davenport IA 52807
City / State / Zip

309-757-8250
Phone

Received by _____
Zoning Staff

REZONING PETITION

RiverStone Group, Inc.

1. Project Location.

The proposed project site is located in Liberty Township, Scott County, Iowa. The property is bounded on the west side by the Curtis Matthew Van Den Berghe, to the north by the Van Den Berghe Survivors Trust and Beverly Meyer, to the south Highway 130, to the east by property owned by the applicant.

The site is legally described as:

Being part of Section 33, Township 80 North, Range 1 East of the 5th P.M., Scott County, Iowa, more particularly described as follows: The North East Quarter of the North West Quarter of Section 33 and the West half of the North West quarter of the North East Quarter of Section 33 containing 58.5 acres more or less.

2. Project Description

RiverStone Group's proposed New Liberty Project is to allow secondary processing on the subject property, limestone extraction and primary processing is currently allowed on the subject property. The quarry will provide the Scott County Region with an essential natural resource – *crushed stone*. Stone from the proposed project site will be used to build, maintain and replace interstate highways, primary and secondary roads, homes, churches, hospitals, parks, schools, police and fire stations, libraries, and other public and private facilities. These types of facilities require high quality stone in their construction. In fact, the primary users of such materials include Scott County, city, state, and federal governmental agencies.

RiverStone Group has been mining and producing high quality construction aggregates since 1917. The company has several mining operations in Iowa, including a quarry located in Le Claire, Iowa and another in McCausland, Iowa.

The project site is adjacent to the applicant's current mining operation. RiverStone acquired the subject property for the express purpose of mining the high quality dolomite stone located on the property. The applicant has previously been informed that the intent of Scott County is to locate mining operations whenever possible, in rural areas of the county away from urban population centers.

The project is located in an area of Scott County, which is rural agriculture, with road/highway access and other related infrastructure already in place. The site is separated from most residential uses in the area. Because of the existing transportation

access, the site is ideally located to serve the crushed stone requirements of the public and private sectors of Scott County and Eastern Iowa.

The land for which the Rezoning Request is being sought is currently zoned "A-P" Agricultural- Preservation District with a Special Use Permit for extraction and primary processing. The A-P District designation of the Scott County Zoning for Unincorporated Areas allows for: "*Extraction, primary material processing and removal of coal, gravel, sand, clay, topsoil, or ores on more than two (2) acres of land*". Such mining or extraction shall be in compliance with Chapter 208, Code of Iowa. The proposed project involves limestone extraction and will fully conform to the applicable provisions of Chapter 208 of the 2015 Code of Iowa. The requested use is clearly allowed in the A-P District.

Finally, the site and adjoining land to the east hold proven resources of limestone rock, the development of which is valuable to the whole county as recognized by the Scott County Development Plan. The proposed location for limestone extraction thus furthers key Scott County Goals and objectives. RiverStone Group is submitting this Rezoning Petition application at this time to ensure that an adequate supply of high quality, reasonably priced construction grade aggregate will be available to the citizens of Scott County far into the future.

3. Project Development

RiverStone Group will engage in limestone extraction and processing in a manner similar to its mining operation on adjoining property. All operations will comply with applicable laws and requirements. In addition to obtaining of the Rezoning Permit requested by this application, the development of the project requires further permitting and preparatory activities in connection with the extraction of the limestone resource, including the following activities:

- Obtaining necessary air quality, water quality and other environmental permits.
- Conducting exploratory coring and sampling of the resource.
- Obtaining certification of material by various state agencies.
- Completing exploratory excavation to determine topography of bedrock.
- Stockpiling topsoil for future use on slopes of erosion berms.
- Removing unsuitable soil ("overburden") for later use in the construction of soil erosion control berms.
- Constructing soil erosion control berms.

The timing of the outlined activities is dependent upon a number of external factors, many of which may or may not be under the direct control of the applicant. Sequential extraction will provide for continued agricultural operations on land not being utilized for mining purposes.

4. Permitting Agencies and Requirements

In addition to granting the Special Use permit, prior to the commencement of

operations, a number of agencies will be involved in evaluating the project. Legal requirements for the conduct of a mining operation are set forth in Chapter 208 of the 2015 Code of Iowa. Chapter 208 requires the applicant to submit to a review and approval process regarding mining licensure, site registration, reclamation of land, bonding, and inspections.

The Iowa Department of Natural Resources (the "IDNR") serves as the lead agency dealing with issues involving air quality, water use, wastewater discharge, and stormwater discharge. The IDNR, in turn, coordinates their efforts with the various applicable federal agencies overseeing these activities.

5. Air Quality Issues

Prior to the approval and issuance of operating permits, the Air Quality Bureau of the IDNR will review the proposed project for compliance with Iowa air quality standards. The project will comply with the appropriate standards as set forth in the Iowa Administrative Code dealing with Environmental Protection (567), Title II, Air Quality, Chapters 20, 21, 22, 23, 24, 25, 26, 28 and 29.

A fugitive dust plan will be submitted if required and will require approval by the IDNR prior to issuance of air quality permits to construct and operate by the agency.

6. Water Issues

The proposed project will also comply with the applicable rules and regulations as set forth in the Iowa Administrative Code Rules 567, Environmental Protection, Chapters 50, 51, 52, 60, 61, 62, 63 and 64. The IDNR will serve as the lead agency on matters relating to water use, wastewater discharge and stormwater discharge. IDNR will coordinate their efforts with the United States Environmental Protection Agency to ensure that the project meets the requirements set forth by the Federal Clean Water Act.

7. Soil Erosion Control Issues

Soil erosion will be controlled on the project site by construction of earthen berms. The berms will be constructed using topsoil from the site. Upon the conclusion of mining, the soil contained in the berms will be utilized to reclaim the land and create final landforms. The berms will be constructed with 3' to 1 slopes and will be vegetated. Construction of the berms at 3' to 1 slopes is for maintenance purposes only. The final land forms will be constructed in conformance with applicable IDNR guidelines. Silt fences will be constructed and maintained until the vegetation is established on the face of the slopes.

Registration, licensing, bonding, and reclamation activities will be conducted in accordance with Iowa Department of Agriculture and Land Stewardship requirements as set forth in Iowa Administrative Code Title 27, Chapter 60.

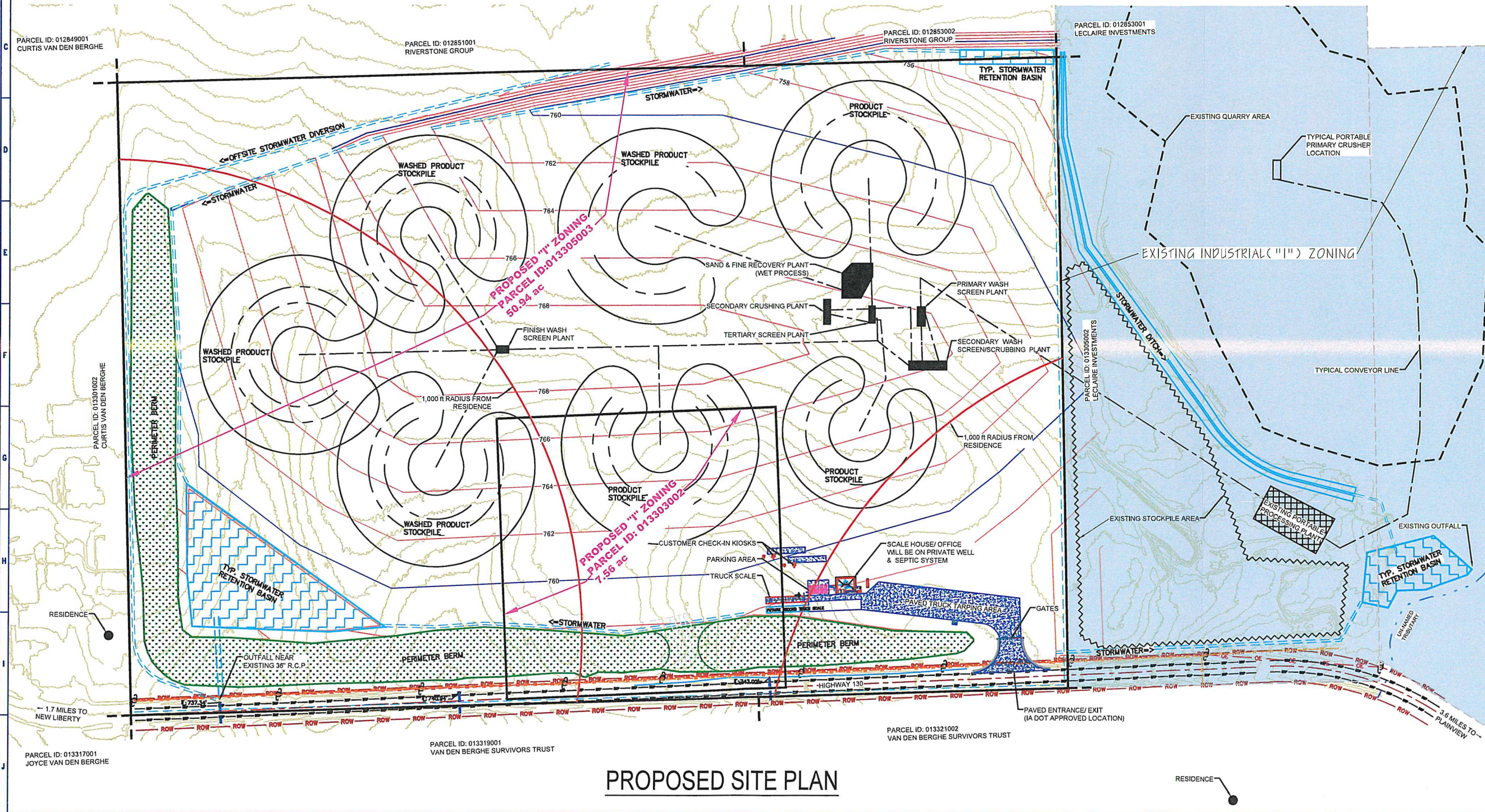
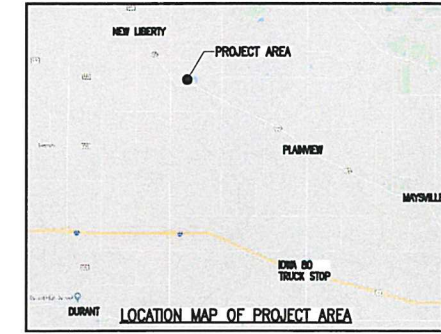
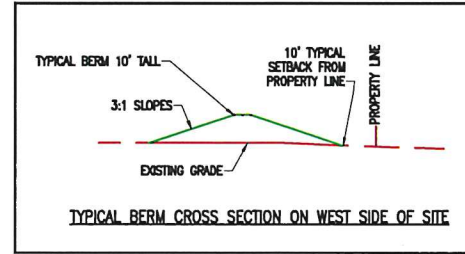
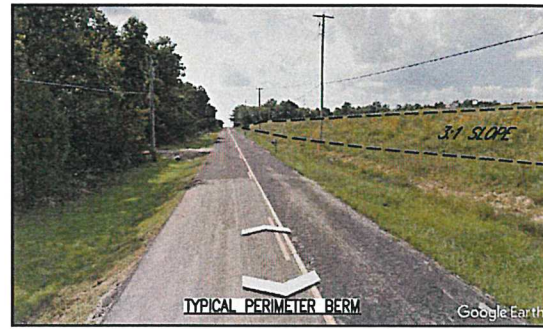
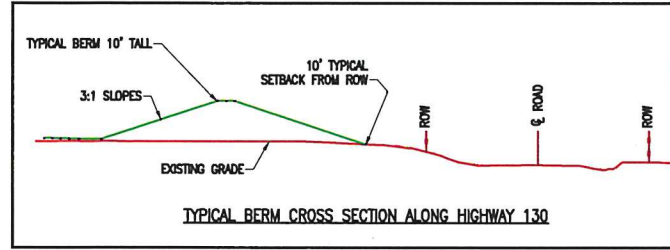
8. Traffic Issues

Ingress and egress for the proposed project will be on top of the hill west of our current entrance. The project will improve safety for the trucks and the general public. Truck traffic would continue to utilize Highway 130 which is a designated for use by highway trucks.

9. Project Benefits

In the end, this project will be a positive development in Scott County. A review of some of the future benefits shows that the project will:

- Provide a much-needed natural resource, high quality construction grade aggregate, which is intended to be developed for and provided to Scott County, as well as city, state, federal governmental agencies, and private consumers in the Scott County area.
- Minimizing piecemeal mining within the County by concentrating the limestone extraction at a location adjoining a similar operation.
- Comply with Iowa and federal statutes and regulations, which assure that extraction activities will not significantly impact adjacent property and other property within the general site area.
- Utilize the site in a manner authorized by and consistent with the Scott County Zoning Ordinance.
- Ensure that project-related truck traffic will continue to use existing roads and highways, which have been designed for such truck and industrial use.
- Provide tax revenues to Scott County for necessary public improvements.
- Ensure that a cost effective material resource will be available for the construction and maintenance of county roads and highways.



PROPOSED SITE PLAN

11"x17" PLOT SCALE: 1"=220 ft

RIVERSTONE GROUP INC.
4640 E. 56th ST.
DAVENPORT, IA 52807



| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |



NEW LIBERTY QUARRY PROPOSED SITE PLAN
FEBRUARY 2020 AERIAL PHOTO

RIVERSTONE GROUP
MC41-NEW LIBERTY
MC41-L07

G:\CAD-DRAWINGS\MC41\LAYOUT\STOCKPILE YARD GRADING-8_DOCKERY.dwg, E1 MAP H, 7/22/2020 4:39:59 PM, nragdale, 1:2.75









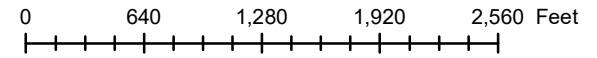






Aerial Photo 1 - RiverStone Group, Inc. "A-P" to "I" Rezoning

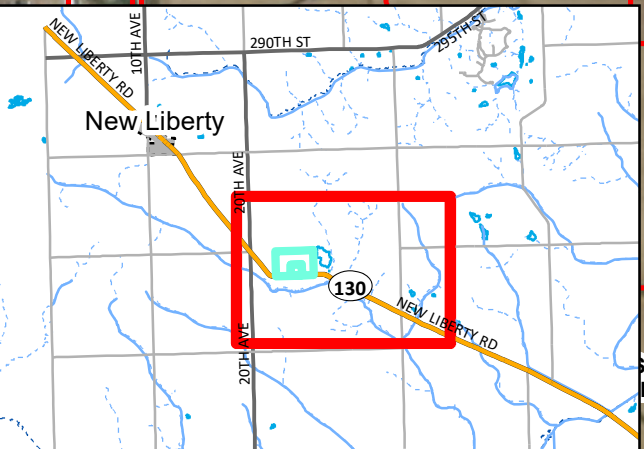
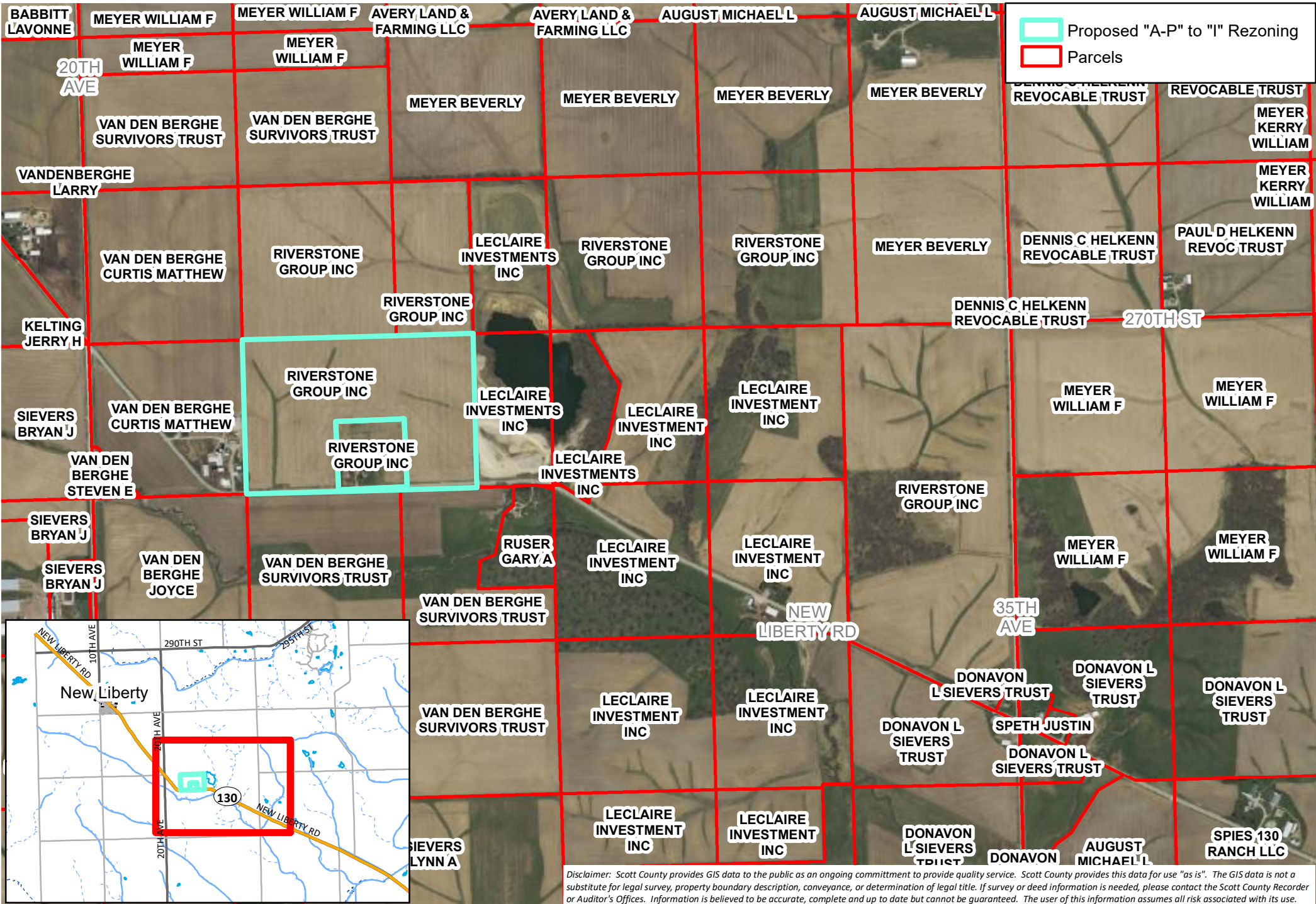
Scott County, Iowa

1 inch = 1,042 feet



 Proposed "A-P" to "I" Rezoning

 Parcels

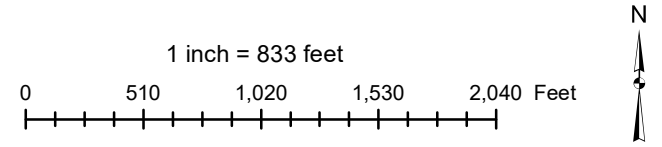



Disclaimer: Scott County provides GIS data to the public as an ongoing commitment to provide quality service. Scott County provides this data for use "as is". The GIS data is not a substitute for legal survey, property boundary description, conveyance, or determination of legal title. If survey or deed information is needed, please contact the Scott County Recorder or Auditor's Offices. Information is believed to be accurate, complete and up to date but cannot be guaranteed. The user of this information assumes all risk associated with its use.




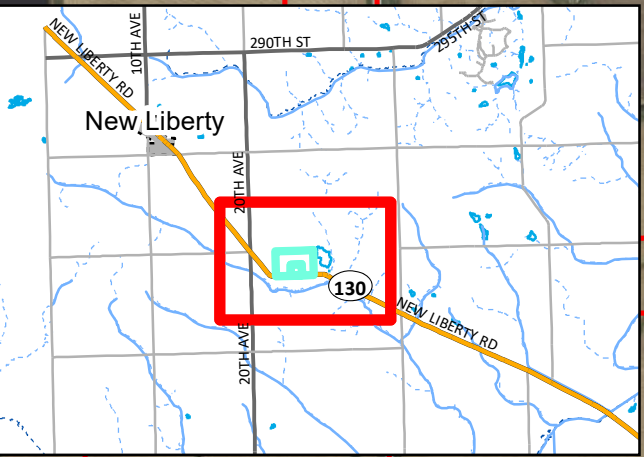
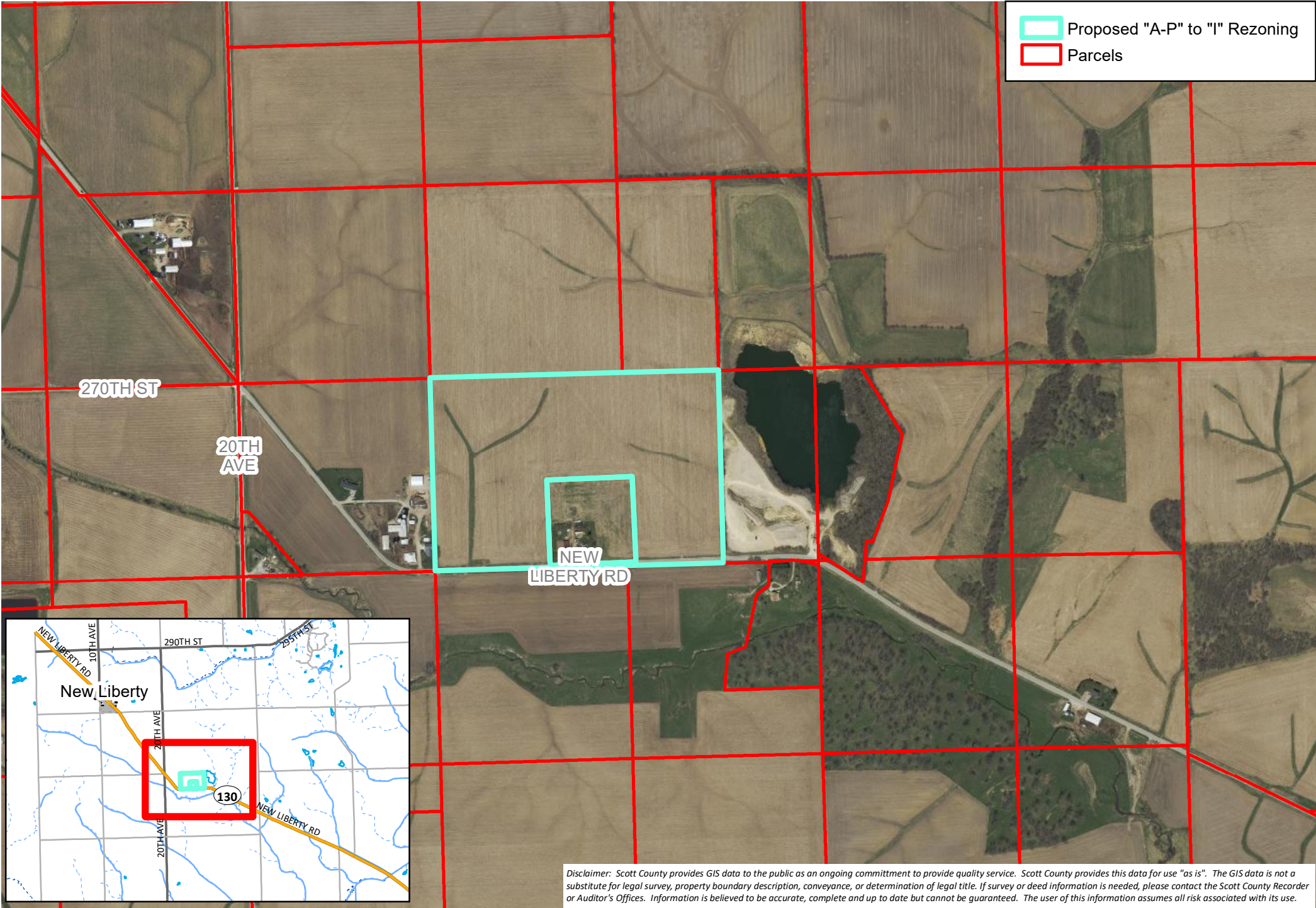
Aerial Photo 2 - RiverStone Group, Inc. "A-P" to "I" Rezoning

Scott County, Iowa



 Proposed "A-P" to "I" Rezoning

 Parcels

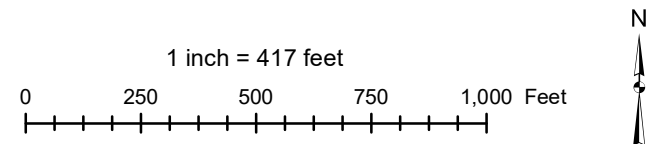



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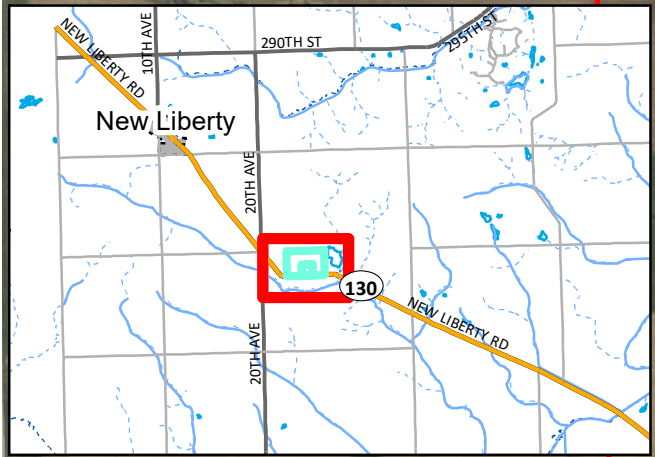
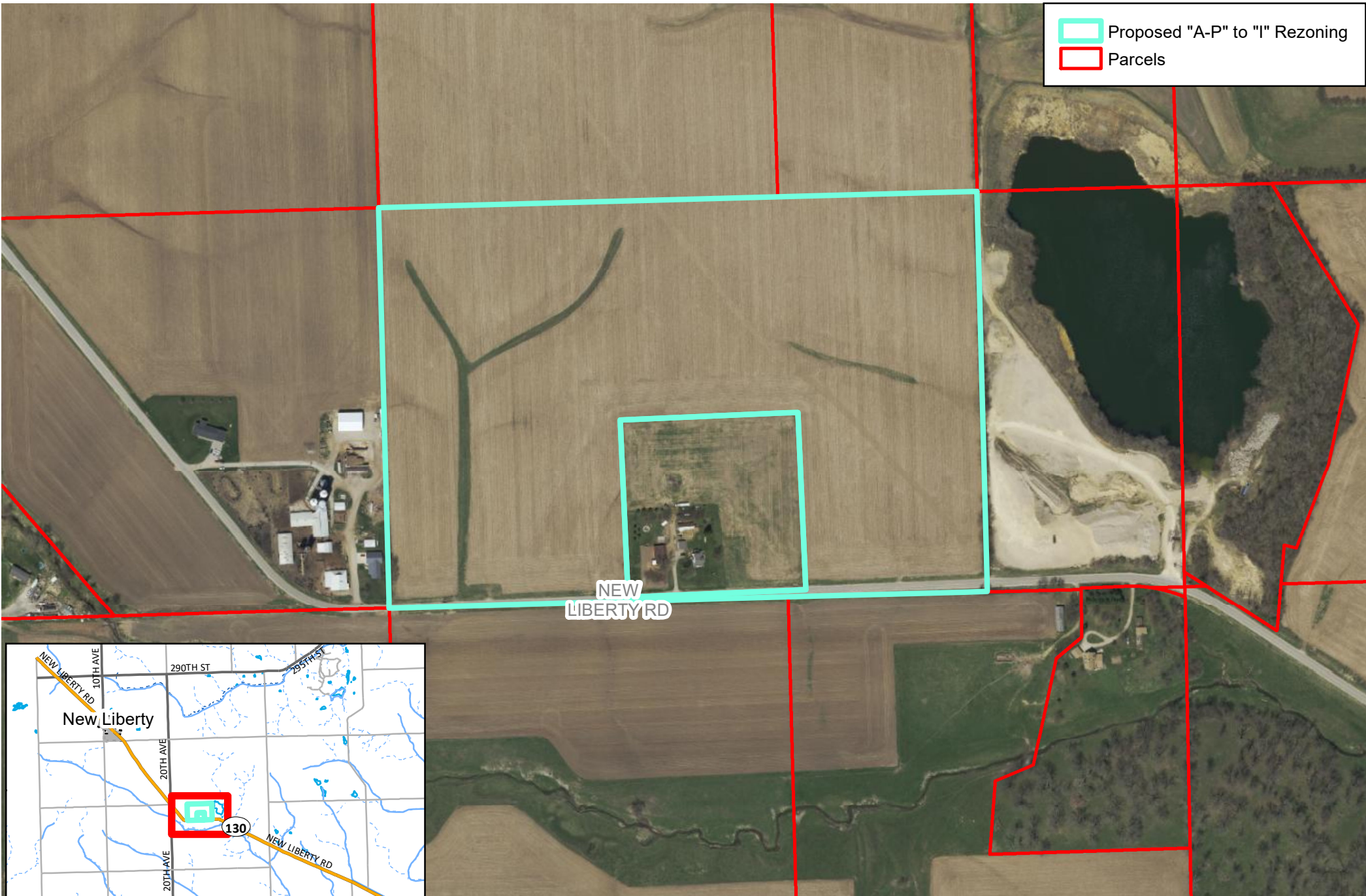
Aerial Photo 3 - RiverStone Group, Inc. "A-P" to "I" Rezoning

Scott County, Iowa



 Proposed "A-P" to "I" Rezoning

 Parcels

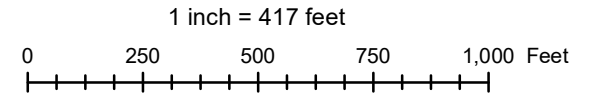


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CSR - RiverStone Group, Inc. "A-P" to "I" Rezoning

Scott County, Iowa

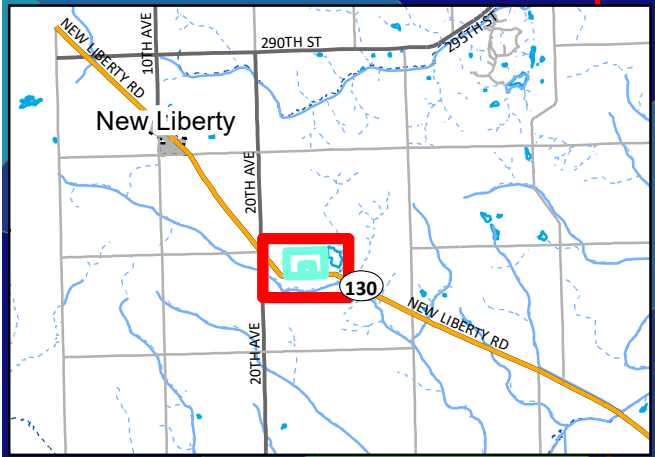
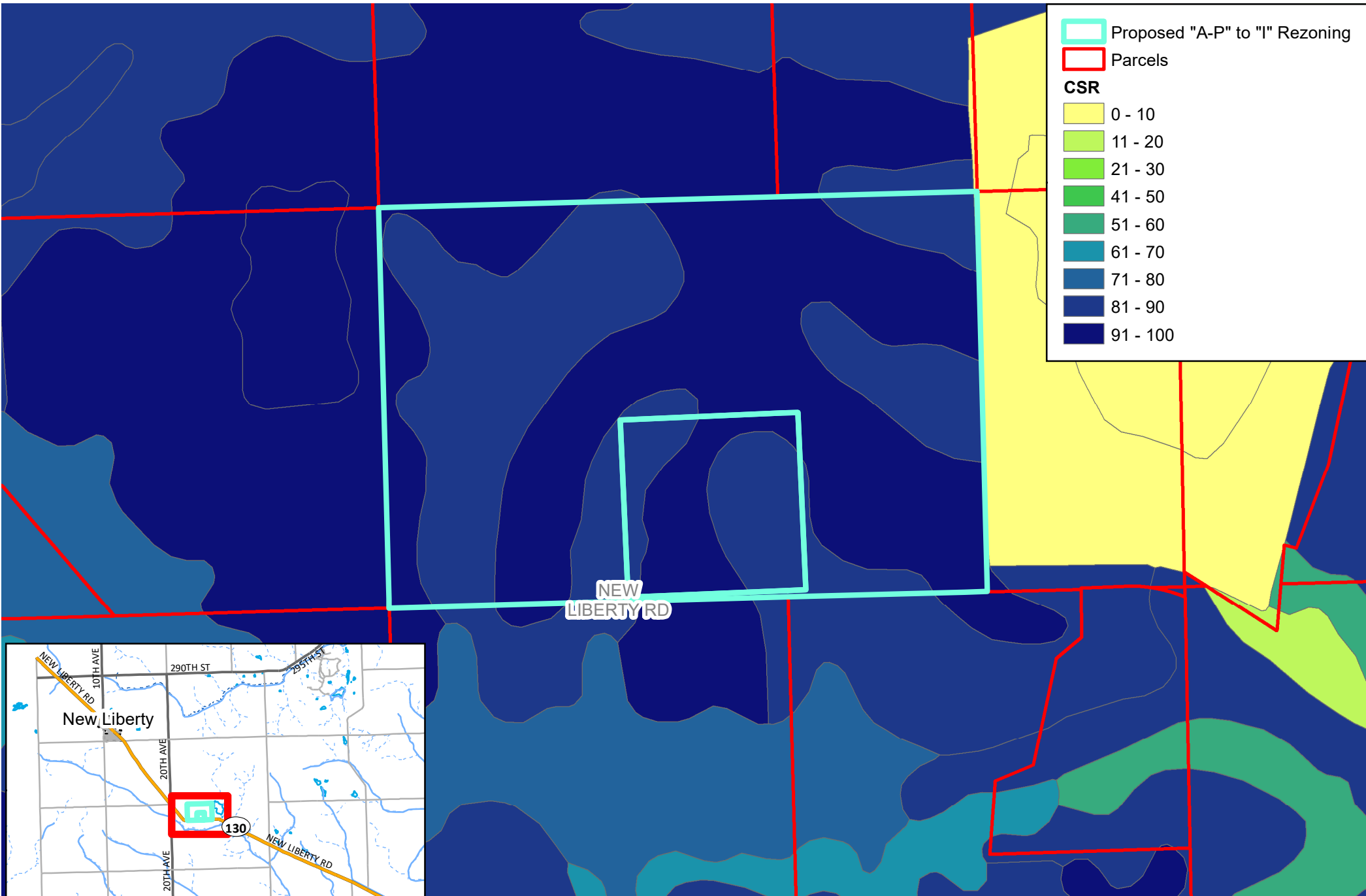


Proposed "A-P" to "I" Rezoning

Parcels

CSR

- 0 - 10
- 11 - 20
- 21 - 30
- 41 - 50
- 51 - 60
- 61 - 70
- 71 - 80
- 81 - 90
- 91 - 100



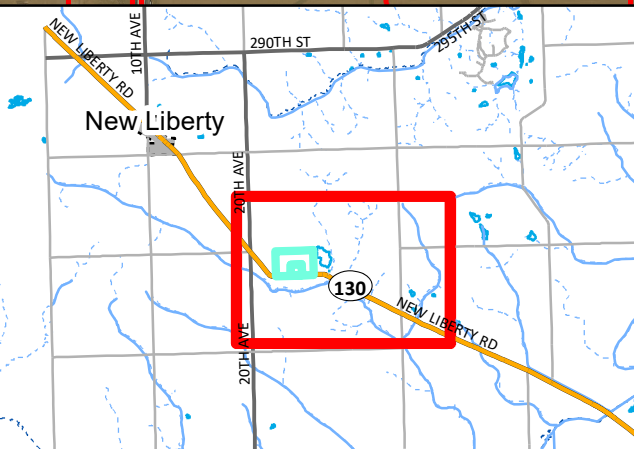
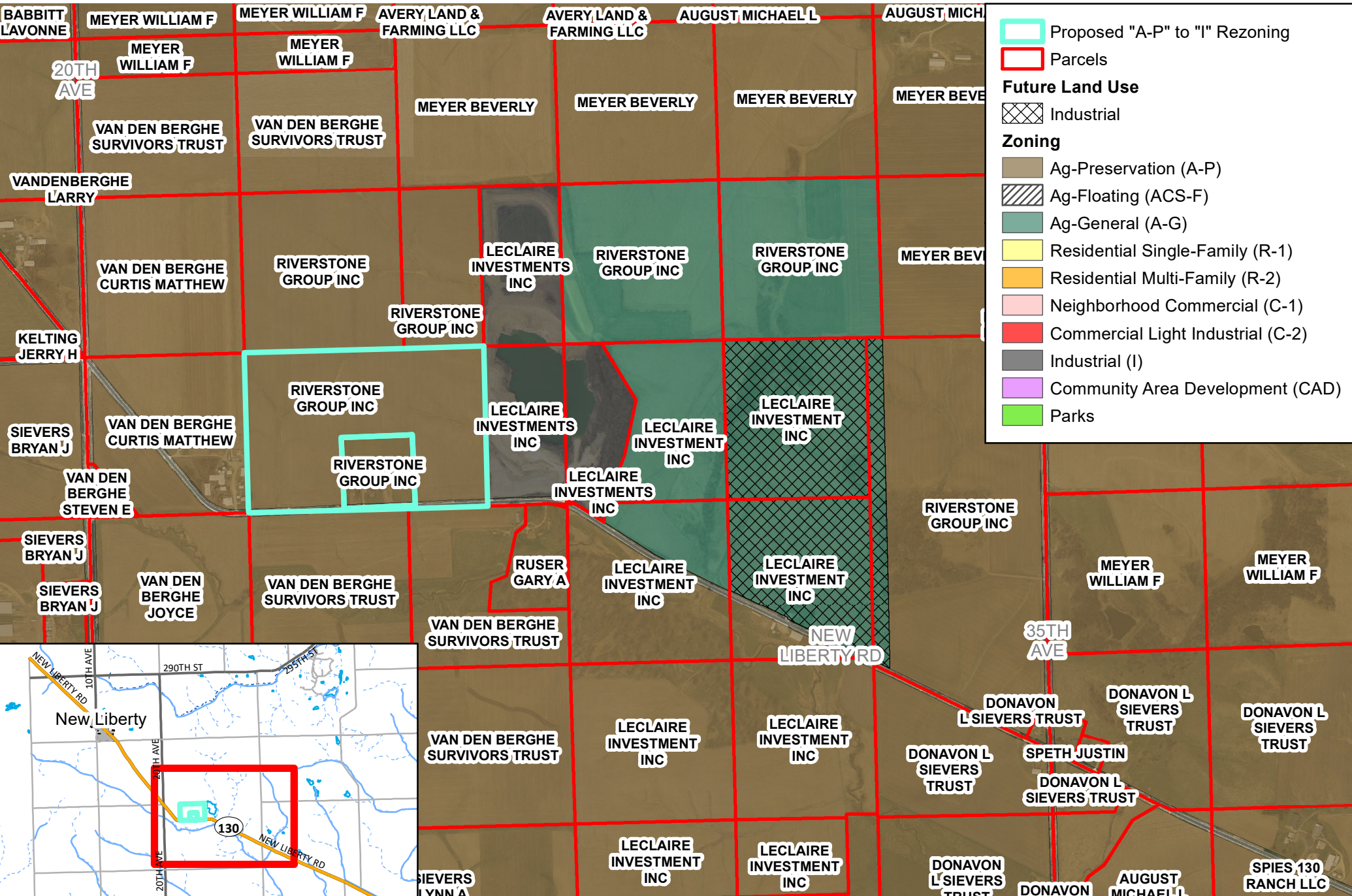
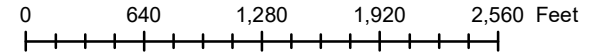
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Current Zoning - RiverStone Group, Inc. "A-P" to "I" Rezoning

Scott County, Iowa

1 inch = 1,042 feet

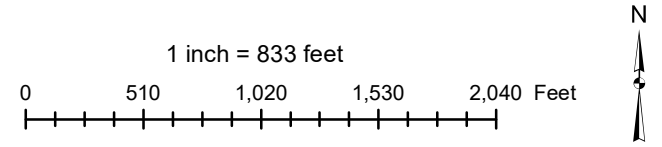


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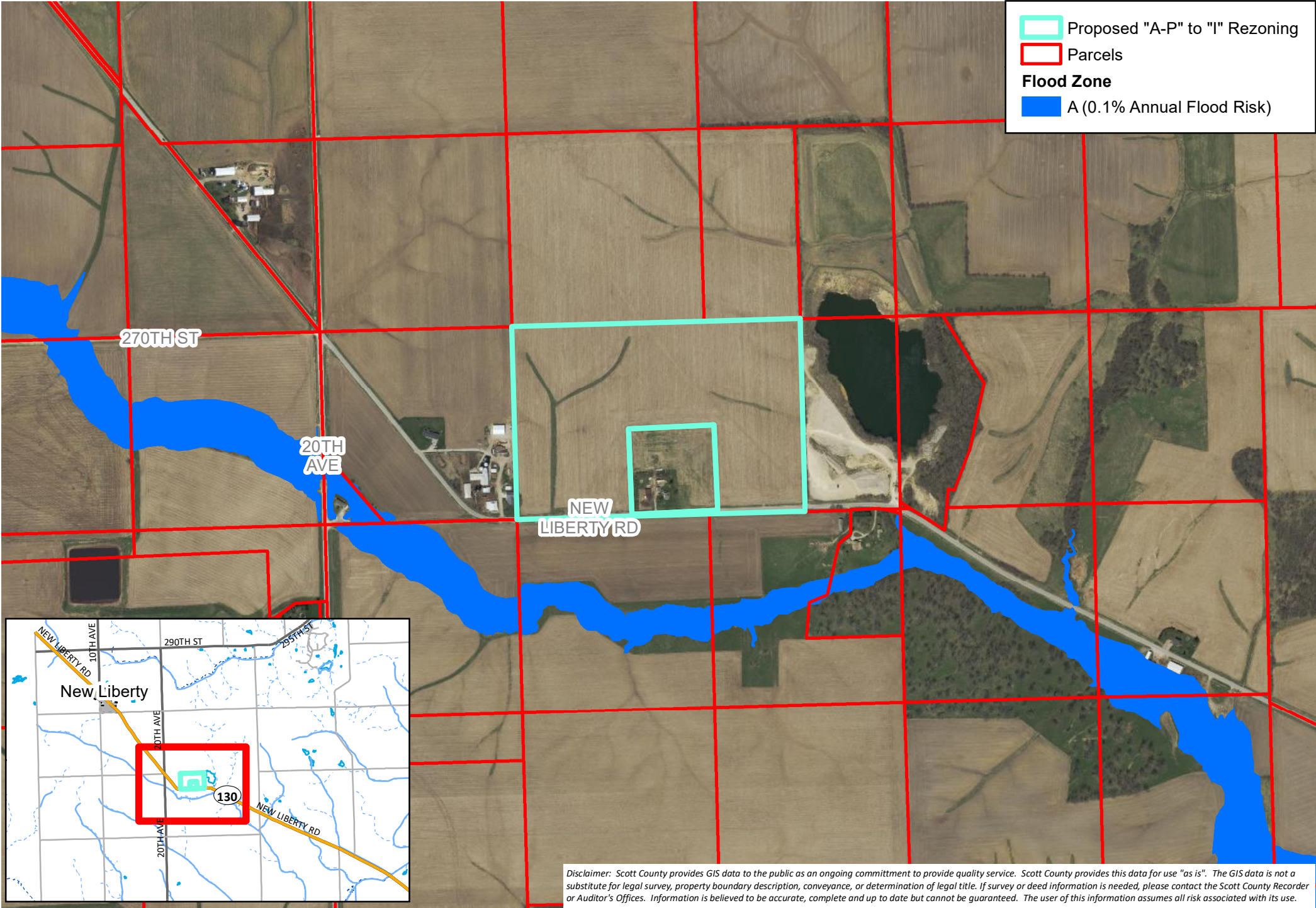


Floodplain - RiverStone Group, Inc. "A-P" to "I" Rezoning

Scott County, Iowa



- Proposed "A-P" to "I" Rezoning
- Parcels
- Flood Zone**
- A (0.1% Annual Flood Risk)



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