

## **Final list of questions submitted to Heritage Group on 3/20/26**

We have requested that the Heritage Group (developers) provide written responses by April 10 so neighbors have time to review them in advance of the April 22, 2026 meeting at 5:30 p.m. at the nearby Landmark Center (6222 Ellison Road). Our goal is for you to attend the April 22 meeting informed and ready to ask specific questions.

### **Section 1 — Project Overview & Timeline**

1. What is the detailed timeline for zoning applications, public hearings, approvals, construction phases, and commencement of quarry and industrial operations?
2. Will Heritage provide a comprehensive site plan and cross-sectional illustration showing quarry depth and phasing, berm locations and heights, settling ponds, industrial structures (including heights), rail infrastructure, and their relationship to surrounding residential areas?

### **Section 2 — Land Use, Buffer, and Long-Term Protection**

3. Will Heritage commit in writing to maintaining the land north of the rail corridor as a permanent buffer?
4. Will Heritage commit to no future quarrying, industrial, or commercial development within that northern buffer?
5. Will Heritage agree to place that buffer area under a recorded conservation easement or equivalent permanent protection mechanism?

### **Section 3 — Berms, Visual, and Noise Mitigation**

6. Based on Heritage's studies, what berm height, width, and configuration are required to fully block line-of-sight (including second-story views) and minimize or eliminate nuisance noise?
7. What are the expected sound levels at the northern property boundary (in dBA and, if available, dBC) relative to current ambient conditions?
8. Will berms be constructed prior to operations, designed for long-term maintenance (including mowing), and permanently maintained by Heritage?

### **Section 4 — Operations & Industrial Activity**

9. What are the proposed operating hours for quarry operations, blasting, rail loading/unloading, asphalt plant, concrete plant, and associated truck traffic?
10. Will any operations occur overnight or on a 24-hour basis?

### **Section 5 — Traffic & Transportation**

11. According to traffic studies, what are the anticipated average and peak daily truck volumes?
12. What specific routes will trucks be required to use?
13. What enforcement mechanisms will be implemented to prevent truck traffic on residential streets?

### **Section 6 — Air Quality & Health Impacts**

14. According to Heritage's air-quality studies, what concentrations of PM2.5, PM10, silica dust, benzene, and other asphalt-related emissions are expected at the northern property boundary?
15. Has Heritage conducted a cumulative impact analysis for the quarry, concrete plant, and asphalt plant operating simultaneously?

### **Section 7 — Water, Hydrology & Flooding**

16. Has a site-specific hydrogeologic study been completed, and will it be made publicly available?
17. Will the quarry extend below the water table?
18. What are the projected groundwater pumping volumes and drawdown radius?

19. How much groundwater will be discharged from dewatering operations, and where will it be discharged?
20. What analysis has been conducted regarding flood risk changes, downstream impacts, and FEMA/DNR regulated areas?
21. How will the Graham-McCulloch Main and Robinson-Brindle drains be modified, and what impacts are expected on surrounding properties?

### **Section 8 — Settling Ponds & Water Management**

22. Where will settling ponds be located on the site?
23. Why are settling ponds not clearly shown in current renderings?
24. What are the size, capacity, design function, and discharge processes associated with these ponds?
25. How will settling ponds be managed to prevent overflow, contamination, and adverse environmental or visual impacts?

### **Section 9 — Environmental & Ecological Impacts**

26. What impacts are anticipated to Eagle Marsh, Fox Island County Park, the Little River corridor, and LC Nature Park?
27. What mitigation measures are planned to protect these natural resources?
28. Has Heritage evaluated impacts to wetlands, migratory bird habitats, and protected or endangered species?

### **Section 10 — Baseline Conditions & Monitoring**

29. Will Heritage conduct pre-operation baseline surveys of nearby homes, infrastructure, and environmental conditions?
30. Will Heritage commit to funding independent third-party monitoring for groundwater, air quality, and blasting vibration?
31. Will monitoring results be publicly available, regularly reported, and independently verified?

### **Section 11 — Landscape, Buffer & Long-Term Maintenance**

32. What procedures will be implemented to prevent invasive species and deterioration of berms and buffer areas?
33. What is the long-term maintenance plan for berms, buffer areas, and the conservation corridor?

### **Section 12 — Statutory Variance Criteria**

For each of the following statutory requirements, please provide detailed explanation and supporting evidence:

34. How will the project ensure it is not injurious to public health, safety, and general welfare, particularly given proximity to residential areas, schools, and healthcare facilities?
35. How will the project avoid substantial adverse effects on surrounding property values, structural integrity of nearby homes, and groundwater conditions?
36. What unique condition of the property necessitates this variance, given the availability of aggregate resources elsewhere?
37. How does denial of the variance create an unnecessary hardship, rather than limiting economic advantage?
38. How does the project align with the Allen County Comprehensive Plan?