

OVERVIEW

The following information outlines answers to commonly asked questions about the environmental impacts of the Technology Manufacturing District (TMD) development in New Albany.

Q: How will drainage on the site be affected?

A: The zoning applicant conducted a detailed analysis of where the drainage patterns are currently located, and as the site is developed, the applicant is required to maintain those drainage patterns. As the developers obtains better information, whether geotechnical for subsurface, field topography, or crews on the ground, it will be addressed as part of the engineering plan application when the site develops.

Q: What are the stormwater runoff regulations for development?

A: Chapter 1181.02 of the City of New Albany codified ordinances requires that the design standards contained in the latest editions of the Ohio Department of Natural Resources (ODNR) Rainwater and Land Development Manual and the City of Columbus's Department of Public Utilities Stormwater Drainage Manual be used to determine the technical acceptability of land development stormwater management methods.

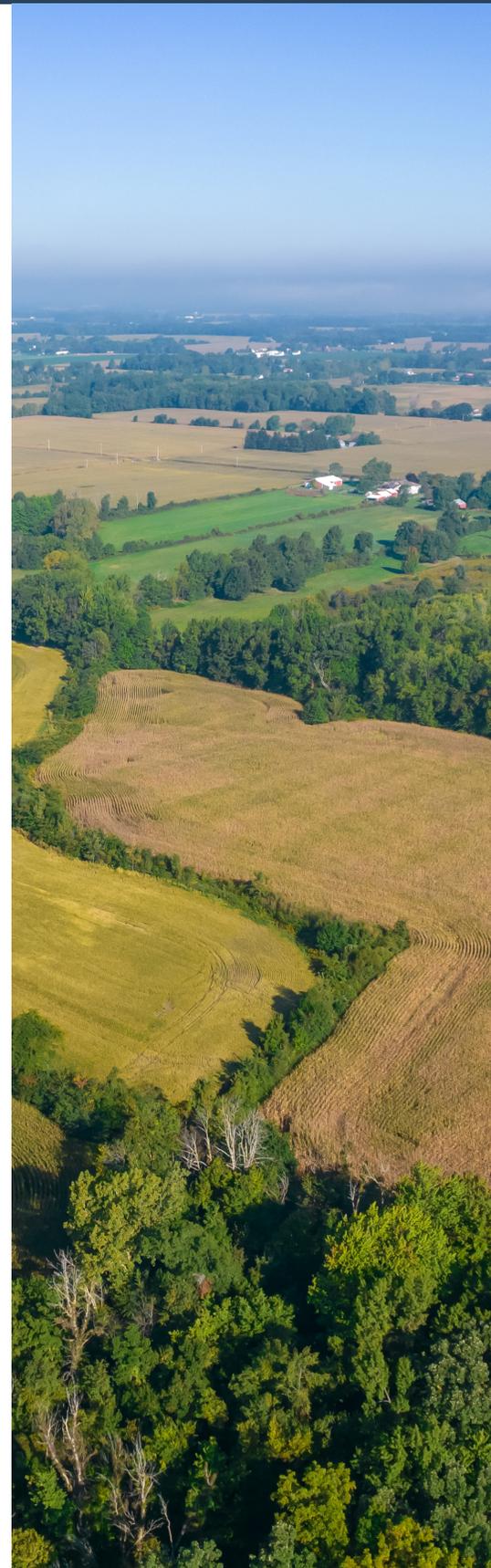
Codified Ordinance 1181.03 addresses stormwater runoff control measures. Where land uses and developments increase the runoff rate and/or volume, stormwater control measures must control the discharge rate of runoff prior to its release to off-site land. These regulations ensure new development occurs without increasing the flooding potential of other lands.

The stormwater flows, collection, detention, and release are designed by the developer's engineer and submitted to the City of New Albany for review and approval. The city engineer ensures the proposed stormwater improvements meet adopted design standards and determines the acceptability of the hydrologic design. The City of New Albany stormwater management and runoff control regulations (codified ordinance chapter 1181) can be found here: bit.ly/3NhgDEk

Q: Will there be any impacts to wetlands?

A: Any impacts to isolated wetlands on the site must be submitted to the Ohio EPA via an Isolated Wetland Permit application. Permits for development impact to jurisdictional waters of the US are reviewed and issued by Ohio EPA and US Army Corps of Engineers. More information on Ohio EPA wetland mitigation can be found here: <https://bit.ly/3ILY7AB>

The City of New Albany does not regulate wetland mitigations, however, the TMD requires that trees within wetlands are preserved through Tree Preservation Zones. These zones are established within areas that will be preserved pursuant to applicable federal and state permits and determinations once they are approved and issued by the Ohio EPA and the U.S. Army Corps of Engineers. These Tree Preservation Zones shall be maintained, protected, and preserved in accordance with such permits. If allowed under applicable permits, trees within Tree Preservation Zones may be removed if they present a potential danger to persons or property. Tree Preservation Zones do not include those areas where trees and/or wetland areas are allowed to be removed or filled by relevant permits. The final boundaries of the Tree Preservation Zones will be the same as the boundaries of the portions of the site that will be required to be preserved under applicable federal and state permits, as may be amended from time-to-time.



Q: Will there be any impacts to streams and riparian corridors?

A: Development in the TMD will comply with the provisions of Chapter 1155 unless expressly provided in this subsection (h). The TMD requires that all streams with a drainage area greater than fifty (50) acres and their riparian corridors shall be preserved. The corridor's setback width is a minimum of one hundred (100) feet, with at least twenty-five (25) feet on each side of the centerline of the stream. No pavement, structures, or other impermeable surfaces or improvements are permitted in riparian corridors, except for paved leisure trails, benches, and bridges. New vegetation is also allowed to be planted within these corridors.

Q: What approvals are needed to cut down trees?

A: The property owner is coordinating tree clearing with the U.S. Fish and Wildlife Service and Ohio Department of Natural Resources. A property owner is only required to obtain city approval for the removal of trees that are located within a riparian zone. No permit will be required for tree removal outside of the riparian area.

Q: What types of environmental permits are needed for development?

A: Wastewater and stormwater permits, an isolated wetlands permit, and an air permit will be needed for development of the property. Additional permits or permit modifications may be needed for future development.

Q: What does Intel do to help and protect the environment?

A: You can learn more about Intel's environmental policies at intel.com/environment.

Q: Will there be any impacts to wells?

A: Water for construction projects will be drawn from the ground. Ongoing operations will be supported by city water.

Q: Will there be any impacts air quality?

A: The Ohio EPA reviews and regulates air quality. More information can be found here: <https://bit.ly/3D5vqx8>

