



FEASIBILITY REPORT

Concept: **Texas Roadhouse & Bubba's**
Street: **SR 256 (Hill Road) @ Freedom Way**
City/State: **Pickerington, OH**
County: **Fairfield**
Date:

Report Prepared For:
Anchor Real Estate

DMG Project #15110

SECTION I – ZONING

1. ZONING:

Is re-zoning necessary? **Yes** **No** By: **Client** **Seller**

Current zoning: **C-4 Highway Commercial** Proposed zoning:

Is intended use permitted? **Yes** **No**

Are there changes under consideration that may affect site? **Yes** **No**

Adjacent zoning: Front: **SR 256** Rear: **PC-4** Right: **PC-4** Left: **Interstate 70**

The following public hearings are required for:

None **Rezone** **Variance** **CUP** **Site Development** **Architecture**

Development must go to P&Z meeting for Certificate of Appropriateness. Materials are submitted approximately 30 days prior to the meeting.

2. LAND DIVISION:

The following division of land is required: **None** **Subdivision Plat** **Parcel Map**

Notes:

(1) The old plat prepared by EMH&T was approved and has not expired, the plat could be recorded and amended by combining the lots that make up our site plan. This would take approximately 2-3 weeks.

3. ENVIRONMENTAL ASSESSMENT / TRAFFIC STUDY:

Is preparation of an environmental assessment questionnaire required: **Yes** **No**

Is a Traffic Study required by the jurisdiction: **Yes** **No**

Describe any of the above requirements:

4. SIGN REQUIREMENTS:

Indicate in the check boxes below which of the following signs are allowed:

Type of Sign	Allowed	Number Allowed	Maximum Height	Maximum Area	Comments
Freeway	<input type="checkbox"/>				
Pylon/Pole	<input type="checkbox"/>				Not Allowed
Monument	<input checked="" type="checkbox"/>	1 per street frontage, per building	15	50	(1)
Wall	<input checked="" type="checkbox"/>	1		16 SF	
Directional	<input type="checkbox"/>				
Are logos allowed on directional signs?					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is an off premise sign allowed?					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Are there pending changes to the sign ordinance?					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Are permits required?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Part of Bldg. Permit?		Yes <input type="checkbox"/> No <input type="checkbox"/>	
Use permits required?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	For:			
Other review required?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	For:			
Variance required?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	For:			

Sign Notes:

(1) This information is from the City's Sign Ordinance, which also states that the owner may submit a comprehensive sign plan in lieu of these requirements.

5. BUILDING SETBACKS:

- The 2 sides bordering public streets (SR 256 & Freedom Way) will be considered front yards. The south property line along the stream will be considered the rear yard, and the north property line will be considered a side yard.
- The front yard setbacks are equal to 1/2 of the width of the right-of-way, measured from the right-of-way. The side setback is 15' or the width of any easement. The rear yard setback is 30'.

6. LANDSCAPING REQUIREMENTS:

Buffers:

The east and west property boundaries will be considered front yards and will have a landscape buffer equal to 60% of the building setback, as defined in Section 5 above. The rear yard buffer will equal 60% of the 30' building setback (18'). The side yard buffer is 60% of 15' or the width of any easement.

Does the City have a landscape ordinance? **Yes** **No**

Will City require landscape plan for review? **Yes** **No**

Is landscape irrigation system required? **Yes** **No**

Is landscaping allowed within street R/W? **Yes** **No**

Will need to work with ODOT for work along SR 256 to improve visibility to site.

Does City require a landscape bond? **Yes** **No**

Describe requirements for any of the items noted above:

Notes:

- **An area equal to 10% of the impervious surface of the vehicular use area shall be designated for interior landscaping. The minimum landscape area permitted within a vehicular use area shall be sixty-four square feet, with a four foot minimum dimension. No individual landscape area used to meet the minimum requirement shall be larger than 350 square feet in size for vehicular use areas under 30,000 square feet, and no individual area shall be larger than 1,500 square feet in vehicular use areas over 30,000 square feet. Individual landscape areas larger than above are permitted as long as the additional area is in excess of the required minimum total.**
- **The city will require that proper screening is in place so that light, headlights, and noise will not interfere with adjacent properties. A combination of berms, shrubs, fencing, walls, etc. will be determined by the Planning Department.**
- **Full landscape & buffering requirements are covered in Chapter 1300.08 of the Pickerington's Codified Ordinances.**

7. OFFSTREET PARKING:

Buffers:

Codes state that parking may be used in 40% of the required building setback, as defined in Section 5 above.

Criteria for number of stalls: **Full Service Restaurant/Bar: 1 space per 100 SF of floor area**

Minimum Stall Size: **90°** **60°**

Length: **18'** **19'**

Width: **9'** **10'**

Drive Aisle: **25'** **18'**

Number of handicap stalls? **Per ADA** Size: **Per ADA**

Bicycle rack required? **Yes** **No**

Truck loading zone req'd? **Yes** **No** **Needed only for 10,000+ SF.**

Compact spaces allowed? **Yes** **No**

8. EXTERIOR BUILDING ARCHITECTURE:

Can we construct a "typical" freestanding prototype building? Yes No

If not, describe requirements:

- Section 1300.06 of the City's Codified Ordinances details the architectural standards required in Pickerington which includes approved materials, colors, and design features. In general, the City wants a building to include distinct architectural features that keep it from looking like a 'box,' and each structure should complement its environment rather than visually standing out.
- Tenant must address architecture as a part of the Application for Certificate of Appropriateness.
- Dumpsters must be screened with brick or stone walls and wooden doors.

Required by: City Seller/Landlord

Agency: Pickerington Planning & Zoning

Contact/Email: Joe Henderson
jhenderson@pickerington.net

Title: Development Services Director

Address: 51 Columbus East – Pickerington, OH

Phone: (614) 833-2204

SECTION II – PLAN REVIEW / PERMITTING

1. GRADING PLAN:

- Is a grading plan required? Yes No
- Is a registered engineer's signature required? Yes No
- Does the jurisdiction have a grading ordinance? Yes No
- Does the pad compaction require certification? Yes No
- Does the pad elevation require engineer/surveyor certification? Yes No
- Are there known water table or soils problems in the area? Yes No

Describe: City requires as built documents as a condition of acceptance and occupancy

2. PLAN REVIEW & PERMITTING SUBMITTAL PROCEDURES:

a. The following signatures are required on the construction plans:

Architect Civil Eng. Mechanical Eng. Structural Eng. Electrical Eng.

b. Signatures must be shown on: Plans Specs Calculations

c. Wet stamps & signatures req'd on plans? Yes No

d. Number of plan sets needed for submittal: Plans: 4 Specs: 4 Calcs: 4

Soils: Other:

3 PERMITS:

PERMITS			License & Bond Requirements for General Contractor			
Permit Type	Required	Issued to OWN/GC/ARCH/SUBC	City License	City Bond	State License	State Bond
Building	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plumbing	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electrical	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mechanical	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stormwater/Grading	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shoreland	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demolition	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveway	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signage	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approximate cost of building permits:

- Plan review - \$100/hr.
- Structural - \$75 + \$.06 SF
- Electric - \$75 + \$.05 SF
- Mechanical - \$75 + \$.05 SF
- Insulation - \$75 + \$.01 SF
- Storm Water – Impervious SF x 80% divided by 2530 x \$907.56
- BBS (State Fee) – 3% of permit fees
- The City of Pickerington charges 'City Impact Fees' equal to \$2.84 per SF at the time the building permit is picked up. The Impact Fees are in addition to all other permit and utility fees.

Are building permits issued off of redline corrections? Yes No

If not, what is procedure?

How long are permits good for prior to expiration? 1 year

Length of building plan review? Materials are submitted for Certificate of Appropriateness (P&Z Approval) approximately 30 days prior to scheduled meeting. After P&Z approval plans are revised submitted to the city for a Zoning Certificate which takes 2-3 days. Once the Zoning Certificate is issued both full civil and building plans can be submitted for review. Site review takes approximately 2 weeks and building review is done by an outside agency and takes 5-6 weeks.

Agency: Pickerington Planning & Zoning

Contact/Email: Joe Henderson/ jhenderson@pickering.net Title: Development Services Director

Address: 51 Columbus East – Pickerington, OH Phone: (614) 833-2204

SECTION III – STORM DRAINAGE

1. Method of discharge allowed for parking lot drainage:

a.	Surface drainage to street?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Over sidewalk?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Through driveways?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Drain through face of curb?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

b. Underground pipe to storm sewer? Yes No

c. Must downspouts be connected to storm drain lines? Yes No **Not directly.**

2. Location & size of existing drain lines:
If located in street, is main along the **Near Side** **Far Side** of the street?

3. Is a tap permitted? Yes No N/A

Tap Fee: Other fees: Paid by: **Client** **Seller**

4. Are offsite facilities required? Yes No

Are easements required? Yes No

5. Is a hydrology study required? Yes No

6. Is "Rational Method" of computing runoff acceptable? Yes No (1)

Design storm interval: **2-Year** **10-Year** **25-Year** **50-Year** **100-Year**

7. Is drainage retention/detention required? Yes No

8. Are there stormwater quality/treatment requirements? Yes No (1)

9. Are erosion control or siltation plans required? Yes No (1)

10. Is the site within the 100-Year floodplain? Yes No

Notes:

(1) Pickerington stormwater code defaults to the City of Columbus Stormwater Drainage Manual.
(2) Preliminary site design utilizes existing detention area on the southwest corner of the site.

Agency: **City of Pickerington**

Contact/Email: **Scott Tourville (stourville@pickerington.net)** Title: **City Engineer**

Address: **51 East Columbus Street – Pickerington, OH** Phone: **(614) 833-2221**

SECTION IV – SANITARY SEWER SERVICE

1. Is sanitary sewer available? Yes No

Location & size of existing sewer mains: **An 8” sanitary line runs along the south boundary of the property, crossing under Freedom Way at just south of Ashton Crossing. In 2006-2007 improvements were made to the sanitary sewer system based on site plans produced by EMH&T. The additional included extending the 8” line to the north and stubbing sanitary connection to each of the 8 proposed lots. Although the County was on site for various inspections during installation, there was no final testing/acceptance of these utilities by the County. (1)**

If located in street, is main along the Near Side Far Side of the street?

2. Is sewer line serving site: Public Private

3. Is a main line extension required? Yes No

If yes, describe length & financial responsibilities:

4. Minimum service size: Required pipe material: **HDPE 3408 SDR 9**

5. Service must be installed by: City Local Plumber Existing

6. Tap/Connection Fee: **Wastewater connection fee for commercial development is \$5,280 x number of SFE's (Single Family Equivalences), which will be determined by the Utility Department.**

7. Are easements required? Yes No

Notes:

(1) All utility work done in 2006-2007 will need to be tested and inspected for areas in need of repair. As-built drawings and a 5 year maintenance bond will also be required.

Agency: **Fairfield County Utility Department**

Contact/Email: **Don Sherman (ds Sherman@co.fairfield.oh.us)** Title: **Deputy Director**

Address: **6670 Lockville Rd. – Carroll, OH 43112** Phone: **(740) 652-7120**

SECTION VI – ELECTRIC SERVICE

- 1. Is 120/208 Volt, 3 Phase, 4 Wire service available? **Yes** **No**
- 2. Location of existing primary service lines? **Overhead** **Underground**

Overhead lines run the full length of the property's east boundary on the far side of Freedom Way.

- 3. Is underground service req'd by provider or city? **Yes** **No** **(1)**

Probable point of connection: **Connection will likely come from overhead line on far side of Freedom Way near the intersection of Ashton Crossing.**

- 4. Describe overhead & underground primary and secondary service alternatives; who installs and the cost of each (identify responsibility for transformer pad, secondary & primary conductors, conduits, trenching & backfill, pull boxes, etc.):

(1)

- 5. Is a utility pole relocation required? **Yes** **No**

- 6. What is timeframe for installation of power? **(1)**

- 7. Is temporary power available? **(1)** **Yes** **No** Cost:
How to obtain?

- 8. What is the required location for electric meter? **(1)** **Building** **Pole** **Transformer**

- 9. Are easements req'd for primary/secondary services? **(1)** **Yes** **No**

Describe:

- 10. What does utility company need to begin their design? **Loads, utility plans.**

Notes:

(1) The Commercial Specialist could only verify that the overhead along Freedom Way was a 3 Phase line. She mentioned that in general all work is the responsibility of the customer and that there are several options as to who purchases and maintains transformers. Design and proposed cost cannot be discussed until a service request is submitted and assigned to an engineer.

Agency: **American Electric Power**
Contact/Email: **Tina Massey (businesssolutions@aep.com)** Title: **Commercial Specialist**
Address: **Business Operations Ctr. – Columbus, OH** Phone: **(888) 710-4237**

SECTION VII – GAS SERVICE

- 1. Is natural gas available? Yes No
Location/size of existing mains: **GIS data provided by Columbia Gas shows a gas line on the far side of Hill Road (SR 256). A second line is shown running under Hwy 204 to an area approximately 100' west of the intersection of Hwy 204 and Freedom Way.**
- 2. Is a main line extension required? (1) Yes No
Describe length & financial responsibilities:
- 3. Can gas meter be placed at the rear of the building? Yes No
- 4. Fees required? (1) Yes No
- 5. If gas is not available, is LP permissible? Yes No N/A
- 6. The following must be submitted to the gas company for approval or to start their design:

Address, loads, site plans with utilities.

Notes:

(1) Columbia will not provide specific service detail or costs at this time. Once a site plan and loads have been submitted, a local engineer will be assigned responsibility for reviewing the development.

Agency:	Columbia Gas	Title:	New Service Rep.
Contact/Email:	Mark Traetow (matraetow@nisource.com)	Phone:	(800) 440-6111 x-3041
Address:	290 W. Nationwide Bldg. – Columbus, OH 43215		

SECTION IX – HIGHWAY DATA

1. Driveway requirements: (1) (2)
 Street: Jurisdiction: Number Allowed:
 Street: Jurisdiction: Number Allowed:
 Permit Required? Yes No Permit Fee:
 Bond Required? Yes No Bond Amount:
 Materials Required: Concrete Asphalt Curb
2. Are sidewalks required? Yes No **Internal sidewalks connecting building front doors to drive is required, additionally city indicates that a walk system along SR 256 connecting the hotel to our site will be required.**
 Which streets? Type: concrete Width/Thickness: 5'
3. Are curbs required? Yes No
 Which streets? Type:
4. Is a pavement widening or deceleration lane required? Yes No
 Width: Pavement type/thickness: Length:
5. Can we obtain a median cut for this site? Yes No N/A
 Location? Estimated Cost:
6. Are driveway cross culverts required? Yes No Minimum size?
 Concrete headwalls required? Yes No
7. Describe other highway improvements required (i.e. street trees, landscaping, stop lights, etc.)
Will need to work with ODOT along Hill Road (SR 256) to improve site visibility.
 Are bonds, fees or encroachment permits required for any of the above? Yes No
8. Are any future highway improvements planned? Yes No
 If yes, note scope and timing for improvements:
 Any R.O.W. to be acquired? Yes No
9. Plan review timeframe: **30 days after planning approval** Review fees:
- Notes:
 (1) All proposed access to the proposed development will come off of Ashton Crossing, which is a private drive.
 (2) Ashton Crossing was installed in 2006-2007 and has not been properly maintained. This condition of this drive should be evaluated and repairs may be necessary as part of this project.

Agency: Pickerington Planning & Zoning
 Contact/Email: Joe Henderson (jhenderson@pickerington.net) Title: Development Services Director
 Address: 51 Columbus East – Pickerington, OH Phone: (614) 833-2204