

## APPLICATION FOR SITE PLAN REVIEW

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Applicant: Name: WAREHAM RETAIL MANAGEMENT, LLC

Mailing address: 30200 TELEGRAPH ROAD, SUITE 205, BRINGHAM FARMS, MI 48025

Telephone: 248-646-9999

Project: Street & Number: 1 SETH F. TOBEY ROAD

Assessor's Map: 87 Lot(s) 1

Dwelling Units # N/A

Parking Spaces # 95

Acres: 4.0 Square Feet Commercial Space: 14,243 SF

Briefly describe project: \_\_\_\_\_  
**The project proposes to revise the current approved site plans, in the location of Building #3 in order to accommodate a restaurant pickup window/drive through (Chipotle) This modification will only impact Building #3, and all approved parking areas, drainage and utilities will remain generally unchanged.**

Date: 01-21-2021

Signature of Applicant: 














# SITE PLAN REVIEW CHECKLIST




Plans shall be prepared by a registered architect, landscape architect, or Professional Engineer. 14 complete sets are required with the following information included:





## 1. GENERAL INFORMATION

-  Developer name, address, telephone number
-  Property owner name, address, telephone number, legal relationship between developer and property owner
-  Date of application
-  Statement briefly describing project
-  Locus map (1" = 2,000')
-  Location of property to surrounding area (this plan shall show at a scale of not less than 1" = 100' the general characteristics of all lands within 200' of the proposed site and shall include structures, parking areas, driveways, pedestrian ways and natural characteristics)
-  Zoning district (square feet within each district if more than one district)
-  Total area of project in square feet to include wetland and 100 year flood plain (both in square feet)
-  All contiguous land owned by the applicant or by the owner of the property. At the discretion of the Planning Board photographs of the site at size 8" x 10"









## 2. EXISTING FEATURES

Plans shall be accurately drawn to a scale of 1" = 20', 1" = 40', or 1" = 100' where practical and appropriate to the size of the proposal and shall show all existing natural, manmade, and legal features of the site. Such plans are to include but not be limited to the following:






-  Tree line of wooded area
-  Individual trees 18" dbh or over
-  Bogs or agricultural areas

-  All wetlands protected under CMR 10.02 (1) (a-d)
-  Flood plain (100 years) with base flood elevation data
-  Contour lines (2' intervals)
-  General soil types

## 2b. EXISTING MANMADE FEATURES

-  Vehicle accommodation areas
-  Street, roads, private ways, walkways
-  Curbs, gutters, curb cuts, drainage grates
-  Storm drainage facilities, including manholes
-  Utility lines, including water, sewer, electric, telephone, gas, cable TV
-  Fire hydrants and location of dumpsters
-  Building, structures, and signs (free standing), including dimensions of each
-  Existing light fixtures

## 2C. EXISTING LEGAL FEATURES

-  Zoning of property (district lines)
-  Property lines (with dimensions identified)
-  Street right of way lines
-  Utility or other easement lines
-  Monuments

## 3. THE DEVELOPMENT PLAN

The development plan shall show proposed changes in the (a) existing natural features; (b) existing man made features and (c) existing legal features.

The Development Plan shall include:

-  Square feet in every new lot
-  Lot dimensions
-  Location and dimensions of all buildings and free standing signs as well as the distances from all buildings to lot lines, streets, or street right of way
-  Building elevations (side, front, and back for a typical unit) showing building height and any proposed wall signs
-  Location, dimensions, and designated use for all recreation areas
-  Location and dimension of all open space; indicate whether open space is to be dedicated to public use or to remain private
-  Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land
-  Curbs and gutters, curb cuts, drainage grates
-  Drainage facilities including manholes, pipes, drainage ditches, and retention ponds
-  Sidewalks and walkways showing widths and materials
-  Outdoor illumination with lighting fixture size and type identified
-  Utilities; water, sewer, electric, telephone, gas, cable TV
-  Fire hydrant location
-  Dumpster (trash collection facilities)
-  New contour lines resulting from earth movement (at 2' intervals) and indications of types of ground cover and other precautions to stabilize slopes
-  Vehicle parking, loading, and circulation areas showing dimensions
-  Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements

#### 4. IMPACT STATEMENT

In order to evaluate the impact of the proposed development to Town services and the welfare of the community, there shall be submitted an impact statement in two parts.

\_\_\_\_\_ All applicable Town services including but not limited to schools, sewer services, water systems, parks, fire, and police.

\_\_\_\_\_ The roads in the immediate vicinity of the proposed development (including an estimate of both peak and average daily counts)

\_\_\_\_\_ The ecology of the area within the site and any significant off-site impacts

Part Two shall describe what actions have been taken to mitigate the impacts described in Part One

This application constitutes the applicant's willingness to work under the Town of Wareham's Zoning Bylaws. Any errors or omissions from this checklist or the Zoning Bylaw may result in the application not being placed on a Planning Board Agenda or denial of the Site Plan.

## Site Plan Review Application Checklist

**Note to Applicant(s):** The following checklist serves as an instrument to help ensure that all necessary information and materials are submitted with the application for Site Plan Review. Please verify that all related items listed below have been accounted for in your submission. (Refer to Article 15 of the Zoning By-Law of the Town of Wareham, Massachusetts, adopted October 2004).

Name of site: WAREHAM RETAIL MANAMGENT Date: 12/16/20

Owner(s): WAREHAM RETAIL MANAGEMENT LLC

Address: 30200 TELEGRAPH ROAD, SUITE 2015, BINGHAM FARMS, MA 48025

Telephone Number: \_\_\_\_\_ Cell Phone: 774-263-8012

Developer(s): WAREHAM RETAIL MANAGEMENT LLC

Address: 30200 TELEGRAPH ROAD, SUITE 2015, BINGHAM FARMS, MA 48025

Telephone Number: 248-646-9999 Cell Phone: \_\_\_\_\_

**Relationship between Developer & Property Owner:** SAME

Surveyor: DAVID PRINCE, PLS- WSP USA

Engineer: DEREK B. REDGATE, PE - HIGHPOINT ENGINEERING

Architect: BEAU WYNN, DETROIT ARCHITECTURAL GROUP

Landscape Architect: MIKE RADNER, ASLA, RADNER DESIGN ASSOCIATES

ITEM	Complete
Application for Site Plan Review – Special Permit filed with Planning Board (14 copies of application and supplementary materials)	
Application for Special Permit – Residential Cluster Development filed with Planning Board (11copies of application and supplementary materials)	
Copies filed with Town Clerk	
Filing Fees	
GENERAL INFORMATION	
Developer Name, address, telephone number	
Property Owner Name, address, telephone number	
Date of Application	
Statement briefly describing project	
Locus Map (1" = 2,000')	
Location of property to surrounding area (scale should be no less than 1" = 100') and general characteristics of all lands within 200' of the proposed site including structures, parking areas, driveways, pedestrian ways, and natural characteristics	



Zoning district (sq. feet within each district if more than one)	
Total area of project to include wetland and 100 year floodplain (both in sq. feet)	
All contiguous land owned by the applicant or by owner of property	
Photographs of site (8" by 10") – at discretion of Permitting Authority	
List of abutters, certified by Board of Assessors	
<p>Number of dwellings which could be constructed by means of a conventional development plan, considering the whole tract, exclusive of water bodies and land prohibited from development by legally enforceable restrictions, easements, or covenants. This includes:</p> <ul style="list-style-type: none"> <li>• Any bank, freshwater wetland, coastal wetland, beach, dune, flat, marsh, or swamp bordering the ocean, any estuary, creek, river, stream, pond, or lake</li> <li>• Lake under any of the water bodies listed above;</li> <li>• Land subject to tidal action</li> <li>• Land subject to coastal storm flowage or slopes in excess of fifteen (15) percent are not to be counted in figuring the number of permissible units of conventional development.</li> </ul>	
<b>EXISTING FEATURES</b>	
(Scale 1" = 20', 1" = 40', or 1" = 100' where practical and appropriate to the size of the proposal) Must include a minimum of the following:	
<p><b>1. Existing Natural Features</b></p> <ul style="list-style-type: none"> <li>a. Tree line of natural area;</li> <li>b. Individual trees 18" dbh or over;</li> <li>c. Bogs or agricultural areas;</li> <li>d. All wetlands protected under 310 CMR 10.01 (1) (a-d); floodplain (100 year) with base flood elevation data;</li> <li>e. Contour lines (2' intervals);</li> <li>f. General soil types.</li> </ul>	
<p><b>2. Existing Man-Made Features</b></p> <ul style="list-style-type: none"> <li>a. Vehicle accommodation areas; streets, roads, private ways, walkways;</li> <li>b. Curbs, gutters, curb cuts, drainage grates;</li> <li>c. Storm drainage facilities including manholes;</li> <li>d. Utility lines including water, sewer, electric, telephone, gas, cable TV;</li> <li>e. Fire hydrants and location of dumpsters;</li> <li>f. Buildings, structures, and signs (free standing) including dimensions of each;</li> <li>g. Exterior lighting features.</li> </ul>	
<p><b>3. Existing Legal Features</b></p> <ul style="list-style-type: none"> <li>a. Zoning of property (district lines);</li> <li>b. Property lines (with dimensions identified);</li> <li>c. Street right-of-way lines;</li> <li>d. Utility or other easement lines;</li> <li>e. Monuments.</li> </ul>	

<b>DEVELOPMENT PLAN</b>	
Proposed changes to existing natural features, existing man-made features, and existing legal features including the following;	
<ul style="list-style-type: none"> <li>• Area of each new lot in square feet;</li> </ul>	
<ul style="list-style-type: none"> <li>• Lot dimensions;</li> </ul>	
<ul style="list-style-type: none"> <li>• Location and dimensions of all buildings and freestanding signs as well as the distances from all buildings to lot lines, streets, or street;</li> </ul>	
<ul style="list-style-type: none"> <li>• Location, dimension, and designated use for all recreation areas;</li> </ul>	
<ul style="list-style-type: none"> <li>• Location and dimension of all open space (indicate whether such open space is to be dedicated to public use or remain private);</li> </ul>	
<ul style="list-style-type: none"> <li>• Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land;</li> </ul>	
<ul style="list-style-type: none"> <li>• Curbs and gutters, curb cuts, drainage grates;</li> </ul>	
<ul style="list-style-type: none"> <li>• Drainage facilities including manholes, pipes, drainage ditches, and retention ponds;</li> </ul>	
<ul style="list-style-type: none"> <li>• Sidewalks and walkways showing widths and materials;</li> </ul>	
<ul style="list-style-type: none"> <li>• Outdoor illumination with lighting fixture size and type identified;</li> </ul>	
<ul style="list-style-type: none"> <li>• Utilities – Water, sewer, electric, telephone, gas, cable TV;</li> </ul>	
<ul style="list-style-type: none"> <li>• Fire hydrant locations;</li> </ul>	
<ul style="list-style-type: none"> <li>• Dumpster (trash collection facilities);</li> </ul>	
<ul style="list-style-type: none"> <li>• New contour lines resulting from earth movement (2' intervals) and indications of types of ground cover and other precautions to stabilize slopes;</li> </ul>	
<ul style="list-style-type: none"> <li>• Vehicle parking, loading, and circulation areas showing dimensions and layout of parking spaces, travel lanes, aisles, and driveways;</li> </ul>	
<ul style="list-style-type: none"> <li>• Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements.</li> </ul>	
<b>IMPACT STATEMENT</b>	
<b>Part One:</b> Description of neighborhood and impact of proposed development on all applicable town services including but not limited to schools, sewer service, water system, parks, fire, and police protection;	
Traffic report of existing and future traffic within and adjacent to proposed development. (Include estimate of both peak and average daily traffic count);	
Analysis of site in regards to wetlands, coastal wetlands, slopes, soil conditions, 100 year flood plain, and other natural features as Planning Board may request;	
Environmental Impact Assessment Report relating to proposed plan and copy of environmental impact report if otherwise required in order to illustrate the ecology of the area within the site and any significant off-site impacts;	
Evaluation of open land proposed within cluster, with respect to size, shape, location, natural resource value, and accessibility by residents of the Town or of the cluster;	

<b>Part Two:</b> Description of actions that have been taken to mitigate the impacts described in Part One.	
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**TOWN OF WAREHAM  
ANR/SUBDIVISION/SITE PLAN REVIEW FORM**

Check one:            ANR \_\_\_\_\_ Form B \_\_\_\_\_ Form C \_\_\_\_\_ Site Plan Review ✓

Date stamped in \_\_\_\_\_ Date decision in due \_\_\_\_\_

Applicant's name(s) WAREHAM RETAIL MANAGEMENT LLC

Applicant's address 30200 TELEGRAPH ROAD, SUITE 205, BINGHAM FARMS, MI 48025

Telephone number 248-646-9999

Address of property 1 SETH F. TOBEY ROAD

Landowner's name \_\_\_\_\_

Owner's address \_\_\_\_\_

Telephone number \_\_\_\_\_

Contact person BRANDON SCHRAM Telephone 248-646-9999

Map # 87 Lot # 1 Zone STRIP COMMERCIAL (SC)

Date Approved \_\_\_\_\_ Date Denied \_\_\_\_\_

Comments (state reasons for denial or stipulations of approval)  
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