



## PROJECT NARRATIVE

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**To:** Kenneth Buckland / Director of Planning and Community Development  
Town of Wareham, Massachusetts

**From:** Kevin Solli, P.E. / Solli Engineering, LLC  
Casey Burch / Solli Engineering, LLC  
Sam Malafronte / Solli Engineering, LLC

**Subject:** Proposed Lowe's Tool Rental Center - Lowe's Store #2376  
763 Main Street  
Wareham, Massachusetts 02571  
*Project #: 2012801*

**Date:** 04/12/21

**CC:** Lowe's Home Centers, LLC

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Solli Engineering (Solli) has prepared this Project Narrative (Narrative) to describe the existing site conditions and proposed site improvements associated with the Lowe's Tool Rental Center proposed at 763 Main Street in Wareham, Massachusetts. The design has been completed in compliance with local and state regulations to the best extent practical. Our site investigation and findings are summarized below.

### **EXISTING SITE CONDITIONS**

#### **SITE LOCATION**

The existing Lowe's Home Improvement Store #2376 (subject site) is located at 763 Main Street in Wareham, Massachusetts within the "Wareham Crossing" Shopping Center. The subject site includes a total area of approximately 12.30± acres and is bound by Interstate 195 to the east, commercial development consisting of a Target, Homegoods and several restaurants, all within "Wareham Crossing", to the north and west and Main Street and residential properties to the south. The Lowe's Home Improvement Store does not have a separate access / egress drive and access / egress is provided within the "Wareham Crossing" Shopping Center. "Wareham Crossing" is accessed via a signalized, full-movement intersection off Cranberry Highway (Route 28) and three (3) unsignalized, full-movement intersections off Tobey Road. The subject site is currently improved with a 165,766± square-foot Lowe's Home Improvement Store with associated Garden Center, parking, drives, drainage, lighting and utility features.

For more information regarding the location of the site refer to the Figure 1 – Site Location Map, in the supporting documents of this Narrative.

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## **SITE FEATURES**

### **OPERATIONS & PARKING**

The existing Lowe's Home Improvement Store #2376 is positioned towards the rear of "Wareham Crossing", in the subject site's southeast corner. The existing 165,766± square-foot building includes a typical retail floor space, a Garden Center, a lumber yard and associated loading, staging and storage areas. To the north of the existing building, within the limits of the property, is a large parking field that consists of a total of four hundred and ninety-two (492) parking spaces. A two-way drive aisle surrounds the building and is utilized for loading and shipping operations. The existing Lowe's and site configuration is consistent with a prototypical Lowe's design.

### **STORMWATER MANAGEMENT**

The subject site was developed as part of "Wareham Crossing" a 650,000 square-foot development including retail and restaurant space. The existing stormwater management system around the Lowe's Home Improvement Store is interconnected with other areas of the "Wareham Crossing" development. The stormwater management system includes a number of stormwater features, including catch basins, manholes, water quality units and a stormwater detention basin. Based on available information and satellite imagery, stormwater runoff is captured via various catch basins located at low points throughout the site and the runoff is conveyed towards the existing detention basin, located to the southwest of the loading and shipping docks. Runoff from various areas within "Wareham Crossing" is conveyed towards said detention basin. The detention basin consists of an inlet pipe with a riprap apron and a riprap overflow outlet. Any discharge from the basin is directed to the wooded area to the southwest of the site.

### **UTILITIES**

The existing Lowe's is serviced by a 12-inch ductile iron water main that provides water to "Wareham Crossing". Several hydrants are located throughout the site off the 12-inch water main. The building's sanitary connection is in the rear of the building, in the southeast corner. A 6-inch PVC lateral and a series of manholes conveys effluent towards the municipal system. The building's gas service is provided via a gas line that runs along the eastern side of the building and connects in the rear.

### **PROTECTION AREAS**

According to FEMA Flood Insurance Rate Map, Map Number 25023C0488J, the subject site is within an area of minimal flood hazard (Zone X), areas outside the 500-year flood plain. For more information refer to Figure 2 – FEMA Flood Map located within the supporting documents of this Narrative.

According to the map obtained from the Massachusetts Department of Environmental Protection (MassDEP) ArcGIS Water Supply Protection Areas Map, no portion of the property is located within a public water supply watershed or a wellhead protection area. For more information refer to Figure 3 – Wellhead Protection Map located within the supporting documents of this Narrative.

### **PROPOSED SITE CONDITIONS**

#### **PROPOSED SITE IMPROVEMENTS**

##### **OPERATIONS & PARKING**

The proposed site improvements include the addition of a 3,192± square-foot indoor Lowe's Tool Rental (TR) center with a 1,500± fenced in outdoor storage cage with various site improvements to maintain or improve the functionality of the existing site for Lowe's operations. The project proposes to reconfigure the existing drive aisle along the eastern building façade to accommodate the addition. A 24-foot drive aisle is proposed along the east side of the TR center and the existing curb along the outer limits of the parking spaces is proposed to be replaced. In addition, a total of fifteen (15) parking spaces located to the north of the TR center will be designated for outdoor storage and display

for applicable rental equipment for the new TR center. The proposed outdoor storage cage and area for outdoor storage and display will be utilized for larger pieces of rental equipment such as; dump trailers, trenchers, track trenchers, hydraulic tillers, concrete mixers, augers and other similar towable pieces of equipment.

The project results in a reduction in parking by forty-five (45) parking spaces, compared to existing conditions, for a total proposed parking count of four hundred and forty-seven (447) parking spaces on-site. The project proposes restriping within areas of disturbance and to reconfigure the drive aisle.

The existing Lowe's building is to be maintained and will provide internal utility connections for water, gas and electrical for the proposed TR center. The TR center is proposed to be located along the existing building façade, in the northeast corner of the existing store, adjacent to the lumber canopy, its front façade flush with the front of the existing Lowe's Store. Access to the TR center is proposed via a swing door on the northern façade (front of the store) and an internal overhead door is proposed to provide an internal connection from the TR center to the main Lowe's store.

The project proposes a total site disturbance of 0.29± acres (12,550± square feet) to accommodate the various site improvements. As previously mentioned, two-way circulation will be maintained around the eastern side of the building. The existing bituminous concrete pavement will be removed, as shown on the design plans, and be replaced with heavy and standard duty bituminous concrete pavement, consistent with Lowe's standard requirements. A concrete pad is proposed along the front of the TR center, this concrete pad will extend from the existing concrete pad in front of the lumber yard entrance.

For more information refer to the Permitting Plan Set located within the Supporting Documents of this Narrative.

#### STORMWATER MANAGEMENT

The project proposes a total site disturbance of 0.29± acres (12,550± square feet) to accommodate the building addition and the various site improvements. The addition and site improvements have been designed to minimize the impact on existing impervious / pervious areas on-site and the project will result in no change in areas on-site. The existing grades and slopes are proposed to be maintained to the maximum extent practicable and runoff paths are not proposed to be altered due to the addition. The proposed TR center features two downspout locations located adjacent to the proposed drive aisle. The two downspouts are proposed to connect via a drainage cleanout, to the east of the fenced outdoor area and discharge into an existing catch basin structure.

For more information refer to the Permitting Plan Set located within the Supporting Documents of this Narrative.

#### UTILITIES

The existing Lowe's building is to be maintained and will provide internal utility connections for water, gas & electrical to the proposed TR center. The TR center is proposed to be located in an area where the existing gas service line is located. To accommodate the TR center, the project proposes to cut, remove and reconfigure the existing gas line. The utility line is proposed to be reconfigured around the TR center within the proposed drive aisle, along the east side of the TR center.

Two sanitary laterals are proposed from the TR center; one from a floor drain within the fenced in outdoor storage area and one from the TR building. The proposed effluent from the floor drain and sanitary lateral are proposed to be conveyed through an oil interceptor prior to being conveyed to an existing sanitary manhole in the southeast corner of the existing building. The existing manhole is proposed to be the discharge point for the sanitary system. The proposed sanitary line will convey effluent via a gravity PVC line.

For more information refer to the Permitting Plan Set located within the Supporting Documents of this Narrative.

## **ZONING & PERMITTING**

### **ZONING**

According to the Property Record Card (See Supporting Documents of this Narrative) and the Town of Wareham Zoning Map, dated 2007, the property of 763 Main Street is zoned “Industrial” and described as “Hardware Store”. The existing Lowe’s Home Improvement Store is located within the Industrial (IND) Zoning District of the Town of Wareham, Massachusetts. The proposed TR center use is consistent with the existing use of the property and the TR center will not alter the existing use and intent of the subject site.

### **PERMITTING**

#### **MODIFICATION TO EXISTING APPROVAL**

The existing Lowe’s Home Improvement Store is improved with four hundred and ninety-two (492) parking spaces. According to the Town of Wareham Zoning Ordinance, Article 9, Section 920, retail uses of this sort are required to provide one (1) parking space per three hundred (300) square feet of gross floor area. According to the Town requirement, the existing 165,766± square-foot Lowe’s Home Improvement Store would be required to have five hundred and fifty-three (553) parking spaces. The existing Lowe’s parcel is deficient sixty-one (61) parking spaces per the Town parking requirement.

The proposed TR center exacerbates the existing parking deficiency by forty-five (45) parking spaces and proposes four hundred and forty-seven (447) parking spaces. The reduction in parking is proposed to accommodate the TR addition, the reconfiguration of the drive aisle and the proposed outdoor storage and display of equipment associated with the TR center.

The proposed TR center includes the installation of a 1,500± square-foot fenced in outdoor storage cage and a total of fifteen (15) parking spaces located to the north of the TR center will be designated for outdoor storage and display for applicable rental equipment for the new TR center. Per the direction received by the Wareham Town Staff, the proposed TR center and reduction of parking will require a modification to the previous approval granted for “Wareham Crossing”. The proposed TR center will not alter the general character of the surrounding area or impair the intent or purpose of the Town of Wareham Zoning Ordinance.

#### **IMPACT STATEMENT**

The existing Lowe’s Home Improvement Store is located within “Wareham Crossing”, a 650,000± square-foot retail and restaurant complex. The Tool Rental (TR) center is proposed to be within a commercial area consistent with the surrounding development; the addition will not have an impact on any town services (police, fire, etc.). As the addition does not include any residential components, it will not have any impact on the Town of Wareham school system or other municipal services. The proposed addition of the Tool Rental (TR) center is consistent with the existing use and character of the surrounding development.

As previously stated, the Lowe’s Home Improvement Store is located within an area of minimal flood hazard (Zone X) and outside of a MassDEP wellhead protection area, refer to Figure 2 – FEMA Flood Map and Figure 3 – Wellhead Protection Map for more information. The TR addition is proposed within the limits of the previously disturbed area, no wetlands are in the vicinity of the site and the TR center is not within an upland review area.

The proposed minor expansion of the Lowe’s Home Improvement Store is not anticipated to have an impact on existing traffic operations. The services offered by this expansion are anticipated to support the existing customer

base and any increase in trips generated will be negligible. If ITE Trip Generation rates were applied to the square footage of the proposed expansion, the maximum number of trips that would be generated are 15 new trips, which would occur during the Saturday midday peak hour. Trips generated during the weekday AM and PM peak hour of the adjacent street traffic would be even less, approximately 5 and 7 trips, respectively. Given the very low volume of trips anticipated to be generated by the proposed expansion, it is not anticipated that the project will impact traffic operations

## **SUPPORTING DOCUMENTS**

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### **PROPERTY INFORMATION**

Property Record Card

### **FIGURES**

Figure 1 – Site Location Map

Figure 2 – FEMA Flood Map

Figure 3 – Wellhead Protection Map

### **PLANS**

Permitting Plan Set, Prepared by Solli Engineering, LLC, dated 04/12/2021

**PROPERTY INFORMATION**

# 763 MAIN ST

**Location** 763 MAIN ST

**Mblu** 85 / / 1002/A2 /

**Acct#**

**Owner** W/S WAREHAM PROPERTIES  
LLC

**Assessment** \$13,544,200

**Appraisal** \$13,544,200

**PID** 104827

**Building Count** 1

## Current Value

| Appraisal      |              |             |              |
|----------------|--------------|-------------|--------------|
| Valuation Year | Improvements | Land        | Total        |
| 2021           | \$8,952,300  | \$4,591,900 | \$13,544,200 |

| Assessment     |              |             |              |
|----------------|--------------|-------------|--------------|
| Valuation Year | Improvements | Land        | Total        |
| 2021           | \$8,952,300  | \$4,591,900 | \$13,544,200 |

## Owner of Record

**Owner** W/S WAREHAM PROPERTIES LLC  
**Co-Owner** C/O WS ASSET MANAGEMENT INC  
**Address** 33 BOYLSTON ST  
CHESTNUT HILL, MA 02467

**Sale Price** \$1,847,774  
**Certificate**  
**Book & Page** 33651/0018  
**Sale Date** 11/08/2006  
**Instrument** 1G

## Ownership History

| Ownership History          |             |             |             |            |            |
|----------------------------|-------------|-------------|-------------|------------|------------|
| Owner                      | Sale Price  | Certificate | Book & Page | Instrument | Sale Date  |
| W/S WAREHAM PROPERTIES LLC | \$1,847,774 |             | 33651/0018  | 1G         | 11/08/2006 |
| IPSWICH SHELLFISH CO, INC  | \$0         |             | 6781/0178   |            | 01/01/1901 |
|                            | \$0         |             | /0          |            |            |

## Building Information

### Building 1 : Section 1

**Year Built:** 2007  
**Living Area:** 135,083  
**Replacement Cost:** \$10,324,051



Building Percent Good: 82

Replacement Cost

Less Depreciation: \$8,465,700

**Building Attributes**

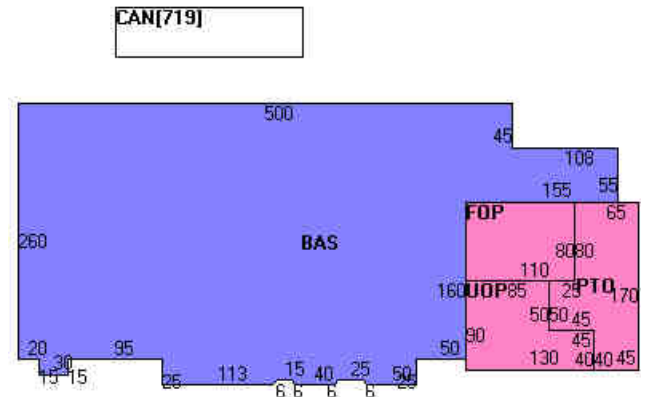
| Field            | Description    |
|------------------|----------------|
| Style:           | Department Str |
| Model            | Ind/Lg Com     |
| Grade            | Ave            |
| Stories:         | 1              |
| Occupancy        | 1.00           |
| Exterior Wall 1  | Cinder Block   |
| Exterior Wall 2  |                |
| Roof Structure   | Flat           |
| Roof Cover       | Tar & Gravel   |
| Interior Wall 1  | Minimal        |
| Interior Wall 2  |                |
| Interior Floor 1 | Concr-Finished |
| Interior Floor 2 |                |
| Heating Fuel     | Gas            |
| Heating Type     | Forced Hot Air |
| AC Type          | Central        |
| Struct Class     |                |
| Bldg Use         | HRDWARE ST     |
| Total Rooms      |                |
| Total Bedrms     |                |
| Total Baths      |                |
| 1st Floor Use:   |                |
| Heat/AC          | HEAT/AC PKGS   |
| Frame Type       | FIREPRF STEEL  |
| Baths/Plumbing   | AVERAGE        |
| Ceiling/Wall     | NONE           |
| Rooms/Prtns      | AVERAGE        |
| Wall Height      | 24.00          |
| % Comn Wall      |                |

**Building Photo**



(http://images.vgsi.com/photos2/WarehamMAPhotos/\00\06\24\96.jpg)

**Building Layout**



(http://images.vgsi.com/photos2/WarehamMAPhotos//Sketches/104827\_1C)

| Building Sub-Areas (sq ft) |                  |            | Legend      |
|----------------------------|------------------|------------|-------------|
| Code                       | Description      | Gross Area | Living Area |
| BAS                        | First Floor      | 135,083    | 135,083     |
| CAN                        | Canopy           | 719        | 0           |
| FOP                        | Open Porch       | 8,800      | 0           |
| PTO                        | Patio            | 11,500     | 0           |
| UOP                        | Unfin Open Porch | 9,450      | 0           |
|                            |                  | 165,552    | 135,083     |

**Extra Features**

| Extra Features |                |                |           | Legend |
|----------------|----------------|----------------|-----------|--------|
| Code           | Description    | Size           | Value     | Bldg # |
| SPR2           | WET/CONCEALED  | 13600.00 S.F.  | \$13,400  | 1      |
| SPR1           | SPRINKLERS-WET | 129000.00 S.F. | \$105,800 | 1      |
| LDL1           | LOAD LEVELERS  | 3.00 UNITS     | \$8,600   | 1      |

**Land****Land Use**

**Use Code** 3210  
**Description** HRDWARE ST  
**Zone** IND  
**Neighborhood** 28-1  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 12.29  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$4,591,900  
**Appraised Value** \$4,591,900

**Outbuildings**

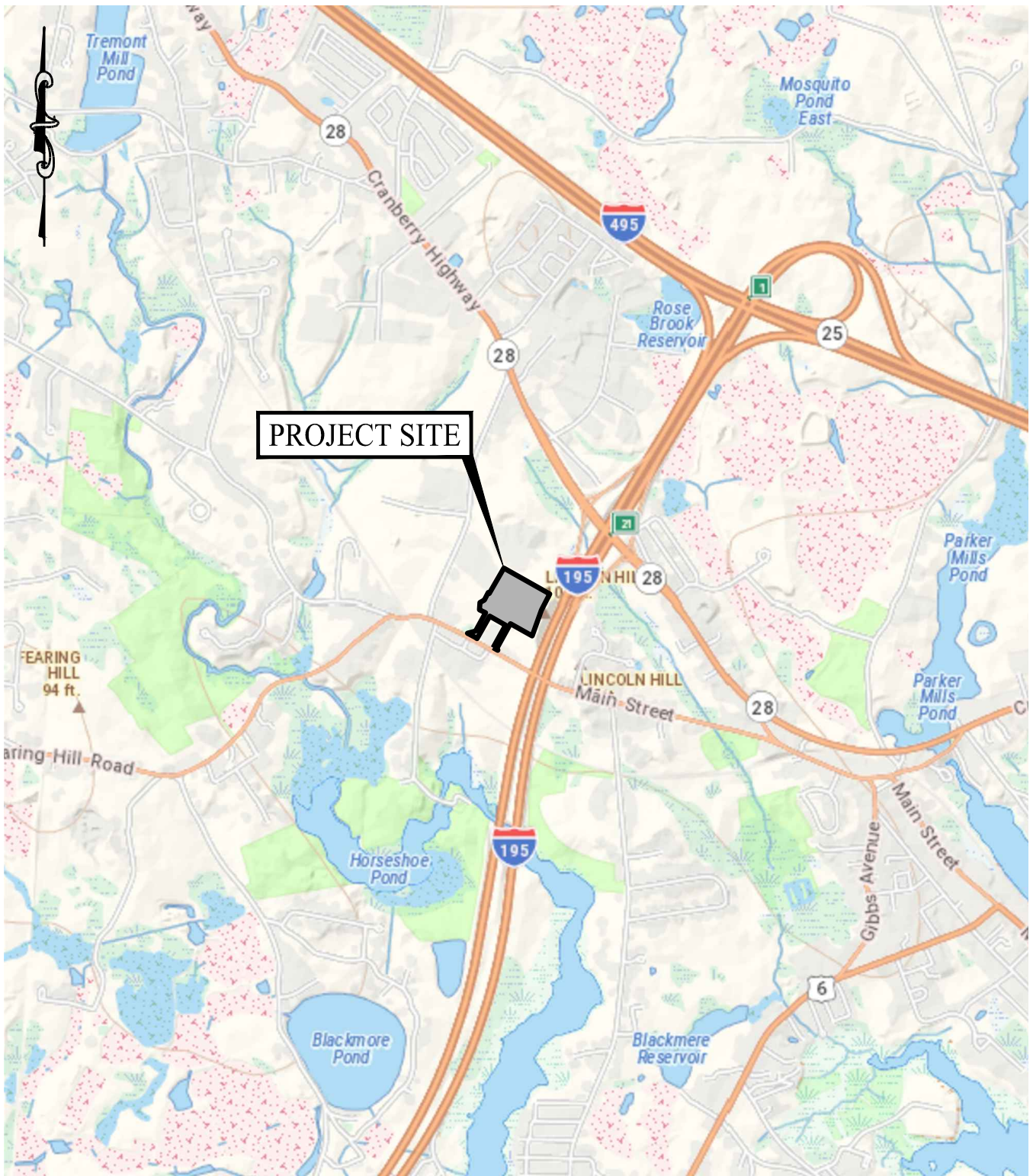
| Outbuildings |                |          |                 |                |           | Legend |
|--------------|----------------|----------|-----------------|----------------|-----------|--------|
| Code         | Description    | Sub Code | Sub Description | Size           | Value     | Bldg # |
| LT2          | W/DOUBLE LIGHT |          |                 | 15.00 UNITS    | \$15,800  | 1      |
| LT1          | LIGHTS-IN W/PL |          |                 | 2.00 UNITS     | \$1,400   | 1      |
| PAV1         | PAVING-ASPHALT |          |                 | 195225.00 S.F. | \$341,600 | 1      |

**Valuation History**

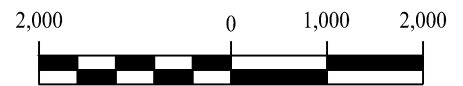
| Appraisal      |              |             |              |
|----------------|--------------|-------------|--------------|
| Valuation Year | Improvements | Land        | Total        |
| 2021           | \$8,952,300  | \$4,591,900 | \$13,544,200 |
| 2020           | \$8,952,300  | \$4,591,900 | \$13,544,200 |
| 2019           | \$6,626,400  | \$4,373,600 | \$11,000,000 |

| Assessment     |              |             |              |
|----------------|--------------|-------------|--------------|
| Valuation Year | Improvements | Land        | Total        |
| 2021           | \$8,952,300  | \$4,591,900 | \$13,544,200 |
| 2020           | \$8,952,300  | \$4,591,900 | \$13,544,200 |
| 2019           | \$6,626,400  | \$4,373,600 | \$11,000,000 |

## **FIGURES**



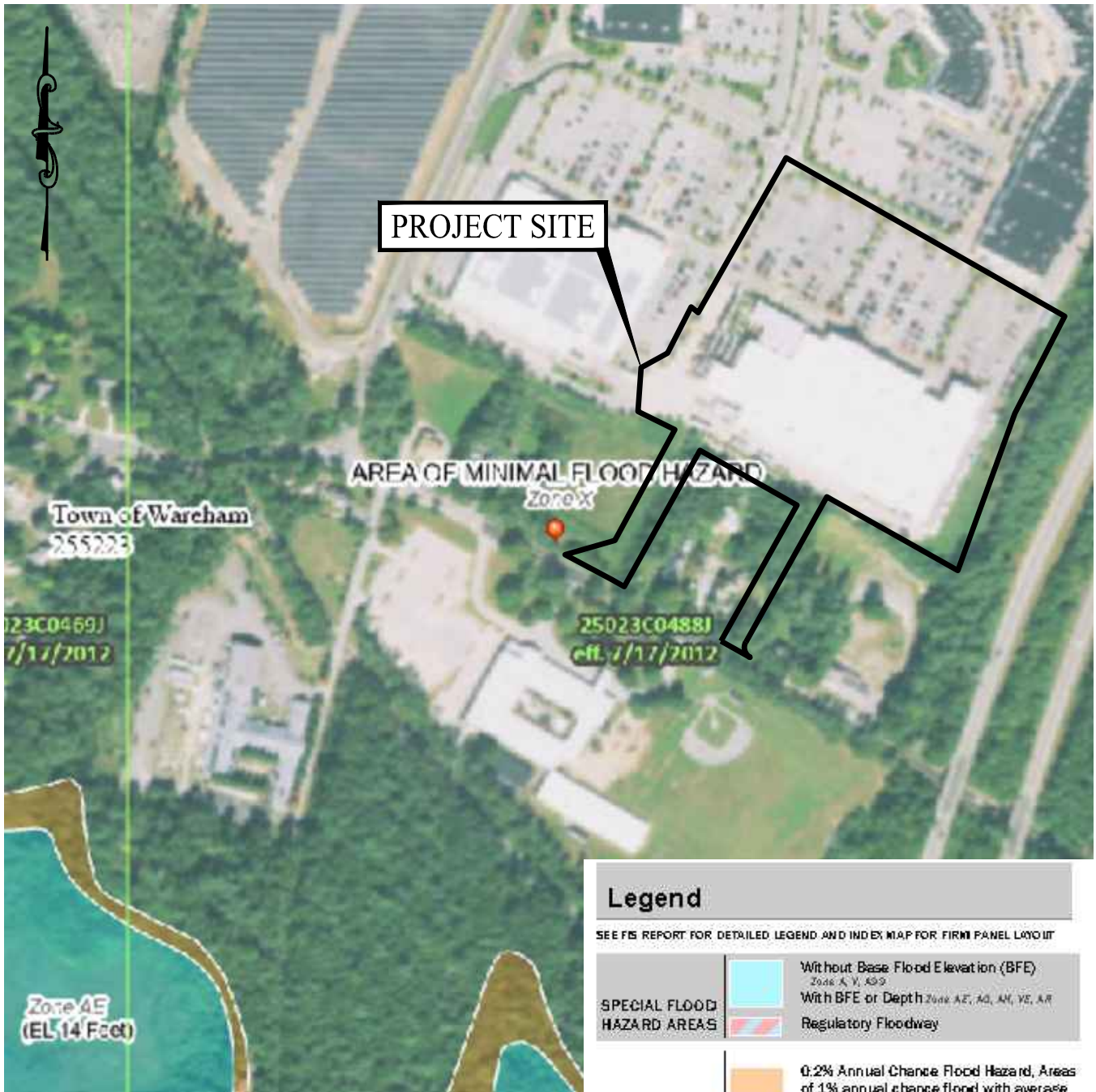
NOTE: BASE MAP INFORMATION TAKEN FROM MAPS.MASSGIS.STATE.MA.US



**SOLLI**  
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**SITE LOCATION MAP**  
510 QUAKER LANE  
WARWICK, RHODE ISLAND

|            |             |
|------------|-------------|
| Project #: | 2013101     |
| Plan Date: | 04/05/21    |
| Scale:     | 1" = 2,000' |
| Figure:    | 1           |



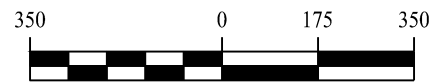
**Legend**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

|                            |  |  |
|----------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS |  | Without Base Flood Elevation (BFE)<br>Zone X, V, AO, D |
|                            |  | With BFE or Depth<br>Zone AE, AD, AN, VE, AR           |
|                            |  | Regulatory Floodway                                    |

|                             |  |  |
|-----------------------------|--|--|
| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile<br>Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard<br>Zone X  |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes.<br>Zone X  |
|                             |  | Area with Flood Risk due to Levee<br>Zone D  |

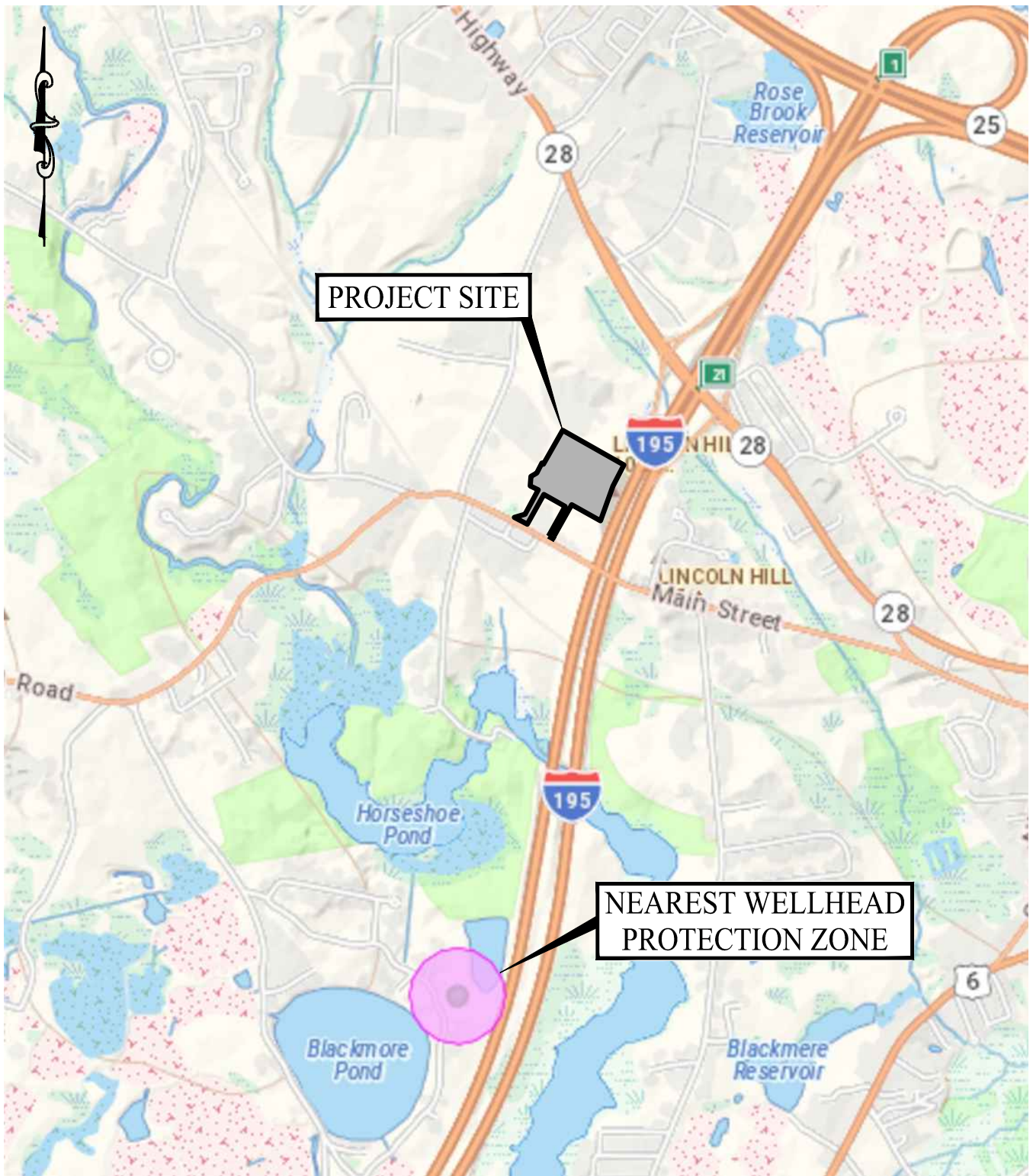
NOTE: BASE MAP INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 25023C0488J.



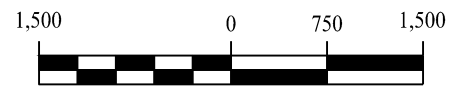
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**FEMA FLOOD MAP**  
763 MAIN STREET  
WAREHAM, MASSACHUSETTS

|            |           |
|------------|-----------|
| Project #: | 2012801   |
| Plan Date: | 04/05/21  |
| Scale:     | 1" = 350' |
| Figure:    | 2         |



NOTE: BASE MAP INFORMATION TAKEN FROM MAPS.MASSGIS.STATE.MA.US



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**WELLHEAD  
PROTECTION MAP**  
763 MAIN STREET  
WAREHAM, MASSACHUSETTS

|            |             |
|------------|-------------|
| Project #: | 2012801     |
| Plan Date: | 04/05/21    |
| Scale:     | 1" = 1,500' |
| Figure:    | 3           |

**PLANS**