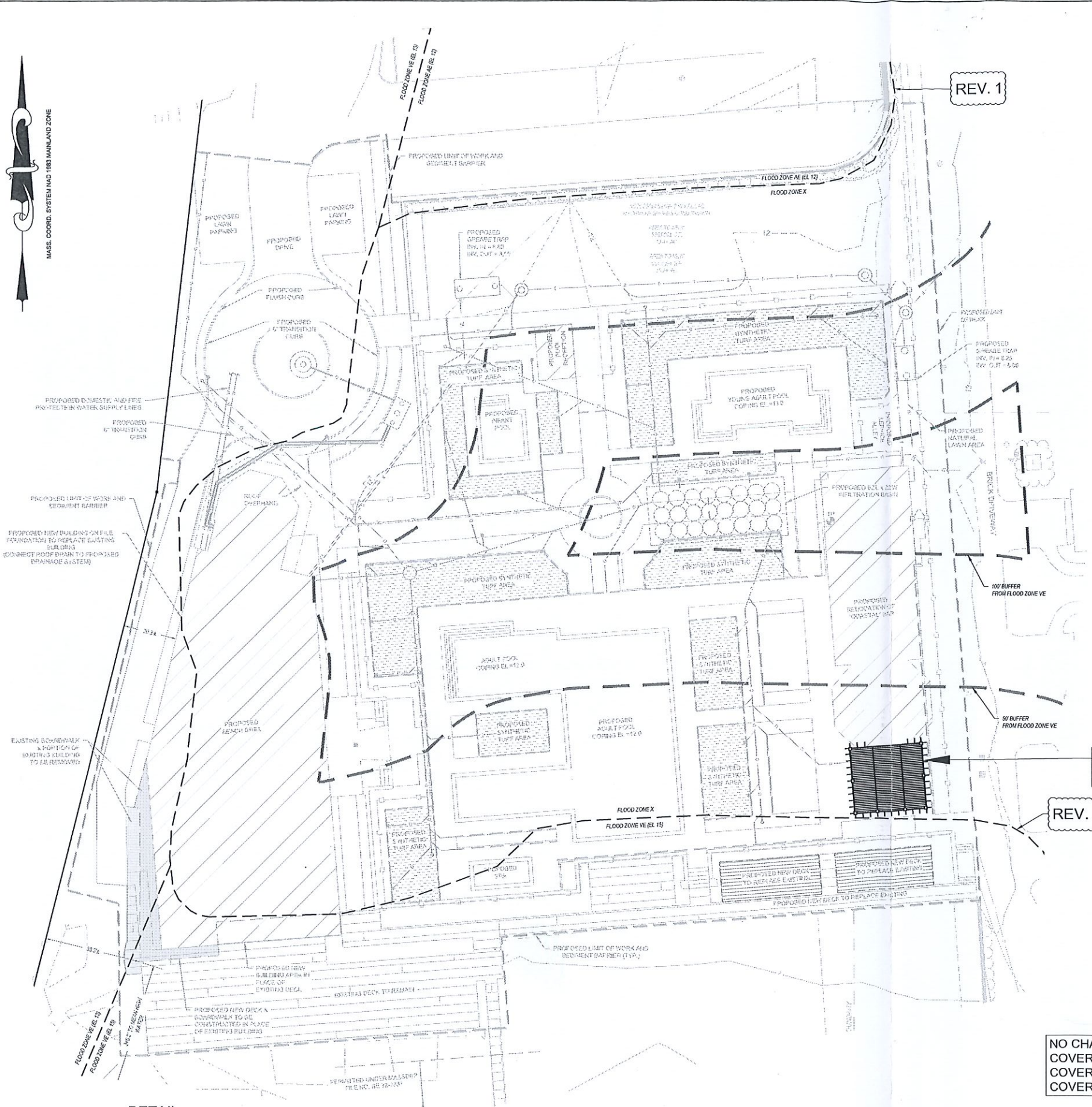




MASS. COORD. SYSTEM AND 1983 MAINLAND ZONE

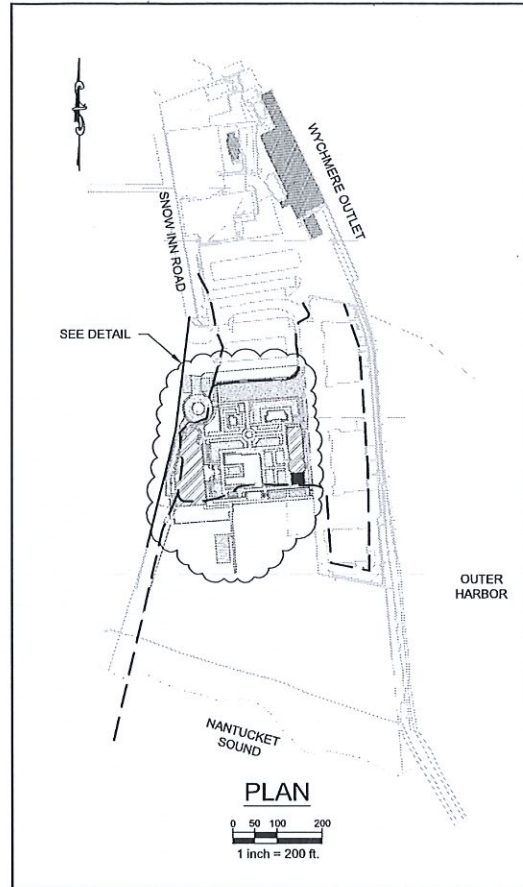


REV. 1

REV. 1

PROPOSED TRELLIS OVER EXISTING PATIO

NO CHANGE TO BUILDING COVERAGE, AMENITIES COVERAGE, OR SITE COVERAGE IS PROPOSED



PLAN

0 50 100 200
1 inch = 200 ft.

REFERENCE:

ASSESSORS MAP 8, PARCEL P2
DEED BOOK 24547, PAGE 55
PLAN BOOK 634, PAGES 57-66

FLOOD ZONE:

FLOOD ZONE VE (EL. 15, EL. 14 & EL. 13), ZONE AE (EL. 11 & EL. 12), & ZONE X AS SHOWN ON FEMA FIRM PANEL #2501C0612J EFFECTIVE JULY 16, 2014. COMMUNITY FLOOD PLANE MANAGERS SHALL CONFIRM LOCATION OF SITE SPECIFIC FLOOD PLANE BOUNDARIES. PRIOR TO DESIGNING STRUCTURES, A CONDITIONAL LETTER OF MAP AMENDMENT (LOMA) DETERMINATION SHOULD BE APPLIED FOR TO CONFIRM FLOOD INSURANCE REQUIREMENTS.

DATUM:

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)

OWNER:

WYCHMERE HARBOR REAL ESTATE, LLC
23 SNOW INN ROAD
HARWICHPORT, MA 02646

LEGEND

- | | |
|--------------------|-------------------|
| EXISTING | PROPOSED |
| ■ BOUND | ● AREA DRAIN |
| ☆ LIGHT POLE | —○— FENCING |
| □ TRANSFORMER | —○— DRAIN MANHOLE |
| ⊞ ELECTRIC METER | —○— DRAIN LINE |
| ⊞ PULL BOX | ⊞ SEWER MANHOLE |
| ⊞ SEWER MANHOLE | —○— GREASE LINE |
| - - - CONTOUR | —○— SEWER LINE |
| X122 SPOT GRADE | |
| —○— STOCKADE FENCE | |

THIS PLAN IS INTENDED TO BE USED IN CONJUNCTION WITH THE DECISIONS/APPROVALS ISSUED AND PLANS APPROVED BY THE HARWICH PLANNING BOARD AND HARWICH ZONING BOARD OF APPEALS FOR THE WYCHMERE BEACH CLUB RENOVATION PROJECT

ZONING DISTRICT: RH-3 (RESIDENTIAL-HIGH DENSITY) AND R-L (RESIDENTIAL - LOW DENSITY) (1)			
USE GROUP: PARAGRAPH IV - USE: 30 (RECREATION AND AMUSEMENT SERVICES) 32 (RESTAURANT OR LOUNGE)			
SUBJECT	REQUIRED	EXISTING	PROPOSED
LOT AREA (TO M.L.W.)	40,000 S.F. MINIMUM	661,500 S.F. (3)	NO CHANGE
FRONTAGE	150 FT MINIMUM	447.91 FT	NO CHANGE
(2) FRONT SETBACK (BUILDING)	25 FT MINIMUM	301.9± FT	257± FT
(2) SIDE SETBACK (BUILDING)	20 FT MINIMUM	20.3± FT (4)	NO CHANGE
(2) REAR SETBACK (BUILDING)	20 FT MINIMUM	246.2± FT (TO MHW)	NO CHANGE
BUILDING COVERAGE	15% MAXIMUM	10.2% (67,883± S.F.)	11.5% (76,217± S.F.)
AMENITIES COVERAGE	15% MAXIMUM	29.9% (197,824± S.F.)	28.4% (187,568± S.F.)
SITE COVERAGE (TOTAL)	35% MAXIMUM	40.1% (265,507± S.F.)	39.9% (263,783± S.F.)
GREEN SPACE	15% MINIMUM	59.9% (395,993± S.F.)	60.1% (397,717± S.F.)
BUILDING HEIGHT	50 FT & 4 STORIES MAXIMUM	—	SEE ARCH. PLANS

(1) THIS PROJECT IS LOCATED ENTIRELY WITHIN THE RH-3 ZONING DISTRICT.
(2) REQUIRED SETBACKS SHOWN ARE FOR RH-3 ZONING DISTRICT.
(3) CEC SURVEY AUGUST 15, 2019.
(4) ROOF OVERHANG AT NORTHWEST CORNER OF BEACH GRILL BUILDING PROJECTS INTO SIDE YARD SETBACK 1.4'± < 2' ALLOWED (325-18 F.(3))

ISSUED FOR PLANNING BOARD AND ZBA REVIEW



260 Cranberry Hwy, Orleans, MA 02653
508.255.6011 P 508.255.6000 F

NO.	DATE	REVISION	BY	DAP
1	02-03-2022	SHOW MAPPED FEMA FIRM FLOOD HAZARD BOUNDARIES		



02/03/2022

PROJECT: WYCHMERE HARBOR REAL ESTATE, LLC
23 SNOW INN ROAD
HARWICH PORT, MA
SHEET TITLE: PLAN SHOWING PROPOSED TRELLIS OVER PATIO AT WYCHMERE BEACH CLUB

SCALE	AS NOTED
DRAWING FILE	C15766-C.dwg
DATE	01/08/2022
DRAWN BY	DAP
CHECKED BY	DJM

C2.2.1

F:\SDS\PROJECTS\15766\C15766-05\C15766-C.dwg 2/1/2022 4:45 PM