

# WEQUASSETT RESORT & GOLF CLUB SIGNATURE SUITE

2173 RT-28 - HEAD OF THE BAY RD, HARWICH, MA 02645  
SITE DEVELOPMENT PLAN SET

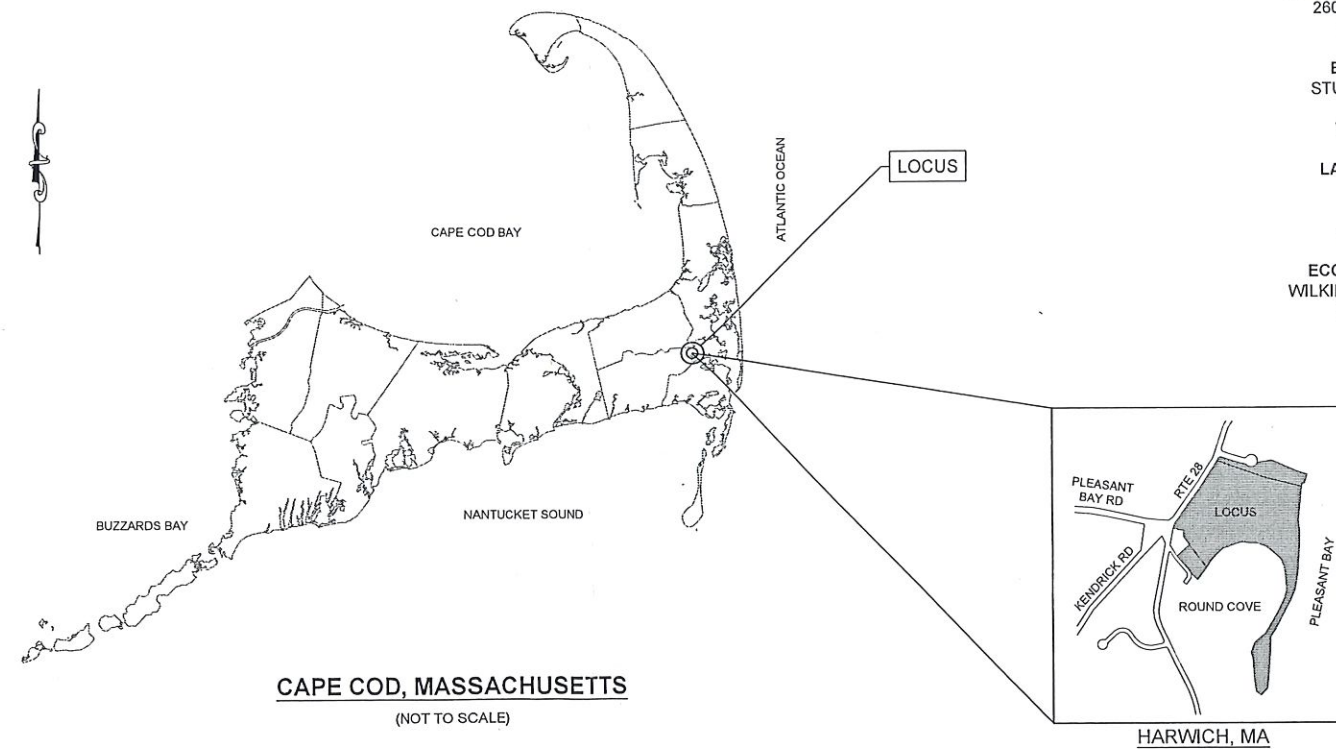
### LIST OF CONSULTANTS:

LAND SURVEYOR / CIVIL ENGINEER  
COASTAL ENGINEERING COMPANY  
260 CRANBERRY HIGHWAY  
ORLEANS, MA 02653

BUILDING ARCHITECT:  
STUDIO CORE ARCHITECTS  
173 SCHOOL ST  
WESTBURY, NY 11590

LANDSCAPE ARCHITECT:  
HAWK DESIGN INC.  
39 PLEASANT ST  
SAGAMORE, MA 02561

ECOLOGICAL CONSULTANT:  
WILKINSON ECOLOGICAL DESIGN  
28 LOTS HOLLOW RD  
ORLEANS, MA 02653

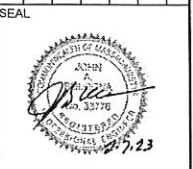


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**ZONING BOARD OF APPEALS PLAN SET**  
(NOT FOR CONSTRUCTION)

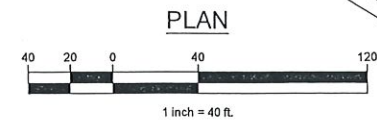
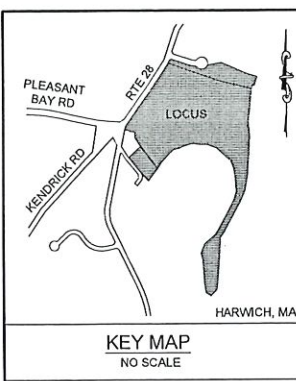
NO.	DATE	BY	REVISION



PROJECT: WEQUASSETT RESORT & GOLF CLUB  
SIGNATURE SUITE  
2173 ROUTE 28  
SHEET TITLE  
COVER SHEET  
HARWICH, MA

SCALE: N.T.S.  
DRAWING FILE: C16542.27-CIV.dwg  
DATE: 02-07-2022  
DRAWN BY: DAV / WGM  
CHECKED BY: JAB

G001  
1 OF 8 SHEETS  
PROJECT NO. C16542.27



**REFERENCE:**

ASSESSORS MAP 115, PARCELS S1-1, S1-2, S1-3, HS-2 & R2  
 PLAN BOOK 39, PAGE 53  
 PLAN BOOK 338, PAGE 32  
 PLAN BOOK 338, PAGE 33  
 PLAN BOOK 338, PAGE 34  
 PLAN BOOK 502, PAGE 98  
 PLAN BOOK 322, PAGE 35  
 PLAN BOOK 561, PAGE 27  
 PLAN BOOK 618, PAGE 73  
 L.C.P. 178098  
 L.C.P. 32933A  
 STATE HIGHWAY ROUTE 28 1908, LAYOUT NO. 1201

DEED BOOK 35110, PAGE 143  
 DEED BOOK 10160, PAGE 309 (EASEMENT)  
 DEED BOOK 35110, PAGE 150

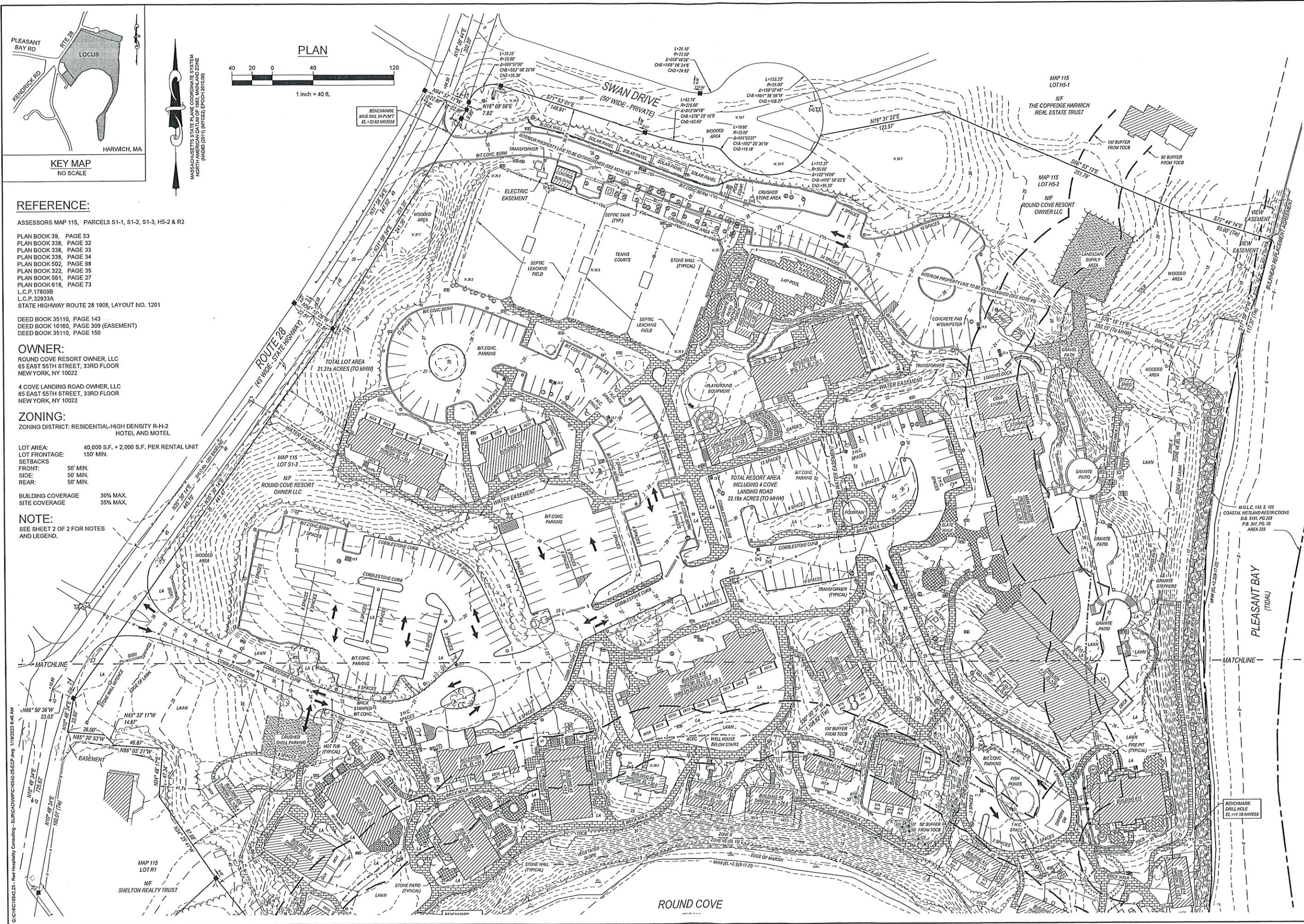
**OWNER:**  
 ROUND COVE RESORT OWNER, LLC  
 65 EAST 55TH STREET, 33RD FLOOR  
 NEW YORK, NY 10022  
 4 COVE LANDING ROAD OWNER, LLC  
 65 EAST 55TH STREET, 33RD FLOOR  
 NEW YORK, NY 10022

**ZONING:**  
 ZONING DISTRICT: RESIDENTIAL-HIGH DENSITY R-H-2  
 HOTEL AND MOTEL

LOT AREA: 40,000 S.F. + 2,000 S.F. PER RENTAL UNIT  
 LOT FRONTAGE: 150' MIN.  
 SETBACKS:  
 FRONT: 50' MIN.  
 SIDE: 50' MIN.  
 REAR: 50' MIN.

BUILDING COVERAGE: 30% MAX.  
 SITE COVERAGE: 35% MAX.

**NOTE:**  
 SEE SHEET 2 OF 2 FOR NOTES AND LEGEND.



NO.	DATE	REVISION	BY
1	11/19/2023		TMC



PROJECT: ROUND COVE RESORT OWNER LLC  
 2173 RTE. 28, 2 SWAN DRIVE & 4 COVE LANDING ROAD  
 SHEET TITLE: EXISTING CONDITIONS PLAN  
 SCALE: 1" = 40'  
 DRAWING FILE: C16542-25-ECP.dwg  
 DATE: 11-17-2022  
 DRAWN BY: JLH  
 CHECKED BY: TMC  
 PROJECT NO.: C16542.25

**C1.2.1**

2 OF 8 SHEETS

NO.	DATE	REVISION	BY
1	11/19/2022		TMC

SEAL

**ROUND COVE RESORT OWNER LLC**  
 HARWICH, MA  
 2173 RTE. 28, 2 SWAN DRIVE & 4 COVE LANDING ROAD

**EXISTING CONDITIONS PLAN**

PROJECT SHEET TITLE

SCALE 1" = 40'

DRAWING FILE C:\16542-25-ECP.dwg

DATE 11-17-2022

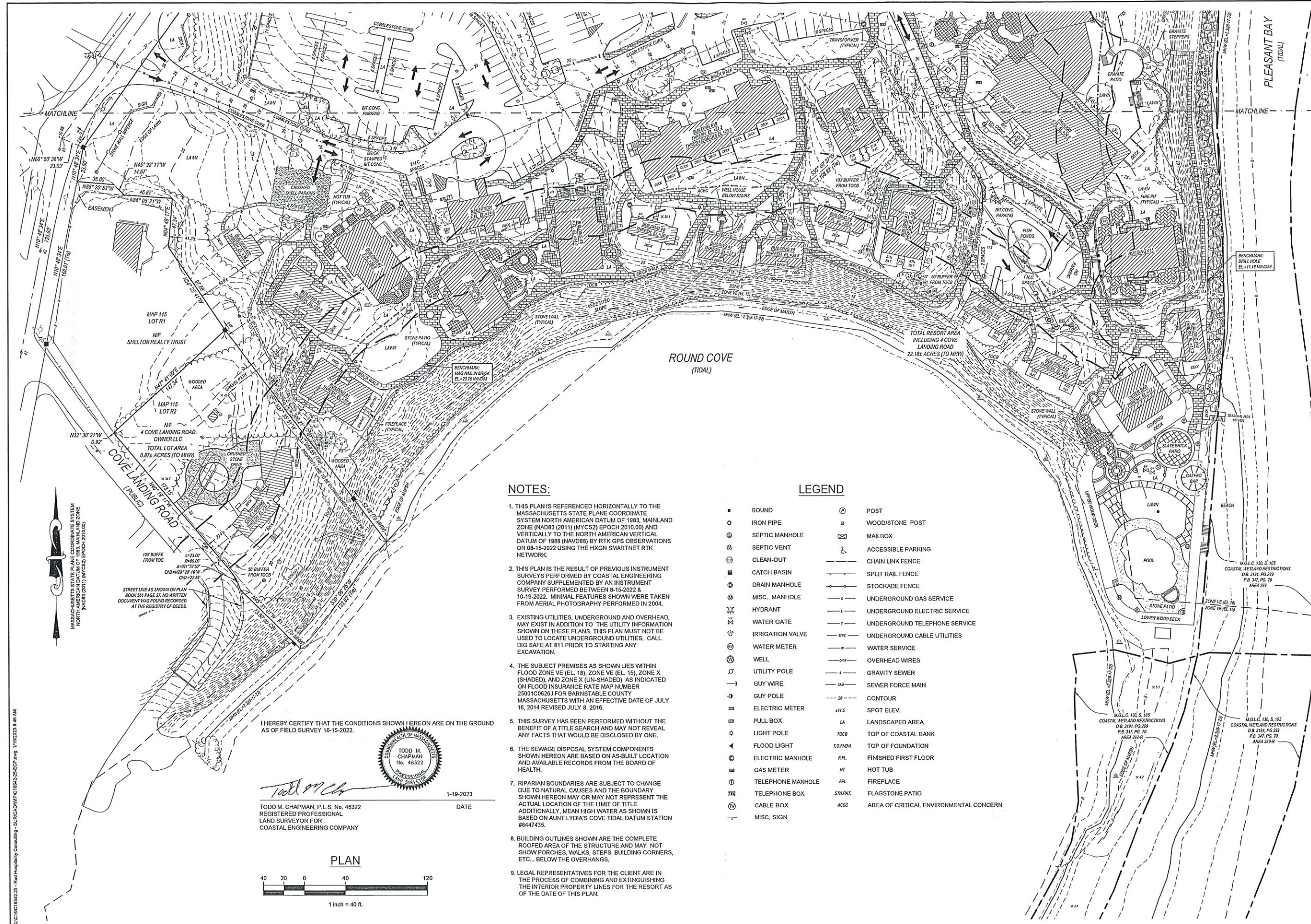
DRAWN BY JLH

CHECKED BY TMC

**C1.2.2**

3 OF 8 SHEETS

PROJECT NO. C16542.25



**NOTES:**

- THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983, MAINLAND ZONE (NAD83 (2011)) (MYCS2) EPOCH 2010.00 AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BY RTK GPS OBSERVATIONS ON 08-15-2022 USING THE HXGN SMARTNET RTK NETWORK.
- THIS PLAN IS THE RESULT OF PREVIOUS INSTRUMENT SURVEYS PERFORMED BY COASTAL ENGINEERING COMPANY SUPPLEMENTED BY AN INSTRUMENT SURVEY PERFORMED BETWEEN 8-15-2022 & 10-19-2022. MINIMAL FEATURES SHOWN WERE TAKEN FROM AERIAL PHOTOGRAPHY PERFORMED IN 2004.
- EXISTING UTILITIES, UNDERGROUND AND OVERHEAD, MAY EXIST IN ADDITION TO THE UTILITY INFORMATION SHOWN ON THESE PLANS. THIS PLAN MUST NOT BE USED TO LOCATE UNDERGROUND UTILITIES. CALL DIG SAFE AT 811 PRIOR TO STARTING ANY EXCAVATION.
- THE SUBJECT PREMISES AS SHOWN LIES WITHIN FLOOD ZONE VE (EL. 18), ZONE X (EL. 15), ZONE X (SHADED), AND ZONE X (UN-SHADED) AS INDICATED ON FLOOD INSURANCE RATE MAP NUMBER 25001C0626J FOR BARNSTABLE COUNTY MASSACHUSETTS WITH AN EFFECTIVE DATE OF JULY 16, 2014 REVISED JULY 8, 2016.
- THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
- THE SEWAGE DISPOSAL SYSTEM COMPONENTS SHOWN HEREON ARE BASED ON AS-BUILT LOCATION AND AVAILABLE RECORDS FROM THE BOARD OF HEALTH.
- RIPARIAN BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND THE BOUNDARY SHOWN HEREON MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE. ADDITIONALLY, MEAN HIGH WATER AS SHOWN IS BASED ON AUNT LYDIA'S COVE TIDAL DATUM STATION #8447435.
- BUILDING OUTLINES SHOWN ARE THE COMPLETE ROOFED AREA OF THE STRUCTURE AND MAY NOT SHOW PORCHES, WALKS, STEPS, BUILDING CORNERS, ETC... BELOW THE OVERHANGS.
- LEGAL REPRESENTATIVES FOR THE CLIENT ARE IN THE PROCESS OF COMBINING AND EXTINGUISHING THE INTERIOR PROPERTY LINES FOR THE RESORT AS OF THE DATE OF THIS PLAN.

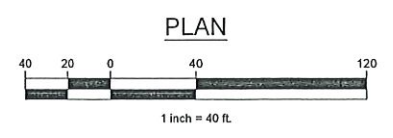
**LEGEND**

■ BOUND	⊙ POST
○ IRON PIPE	□ WOOD/STONE POST
⊙ SEPTIC MANHOLE	✉ MAILBOX
⊙ SEPTIC VENT	⊙ ACCESSIBLE PARKING
⊙ CLEAN-OUT	— CHAIN LINK FENCE
⊙ CATCH BASIN	— SPLIT RAIL FENCE
⊙ DRAIN MANHOLE	— STOCKADE FENCE
⊙ MISC. MANHOLE	— UNDERGROUND GAS SERVICE
⊙ HYDRANT	— UNDERGROUND ELECTRIC SERVICE
⊙ WATER GATE	— UNDERGROUND TELEPHONE SERVICE
⊙ IRRIGATION VALVE	— UNDERGROUND CABLE UTILITIES
⊙ WATER METER	— WATER SERVICE
⊙ WELL	— OVERHEAD WIRES
⊙ UTILITY POLE	— GRAVITY SEWER
— GUY WIRE	— SEWER FORCE MAIN
⊙ GUY POLE	— CONTOUR
⊙ ELECTRIC METER	⊙ SPOT ELEV.
⊙ PULL BOX	LA LANDSCAPED AREA
⊙ LIGHT POLE	TOCB TOP OF COASTAL BANK
⊙ FLOOD LIGHT	T.O.FNDM TOP OF FOUNDATION
⊙ ELECTRIC MANHOLE	FL FINISHED FIRST FLOOR
⊙ GAS METER	HT HOT TUB
⊙ TELEPHONE MANHOLE	FR FIREPLACE
⊙ TELEPHONE BOX	STN.PAT. FLAGSTONE PATIO
⊙ CABLE BOX	ACEC AREA OF CRITICAL ENVIRONMENTAL CONCERN
— MISC. SIGN	

I HEREBY CERTIFY THAT THE CONDITIONS SHOWN HEREON ARE ON THE GROUND AS OF FIELD SURVEY 10-15-2022.

*Todd M. Chapman*  
 TODD M. CHAPMAN, P.L.S. No. 46322  
 REGISTERED PROFESSIONAL LAND SURVEYOR FOR COASTAL ENGINEERING COMPANY

1-19-2023 DATE



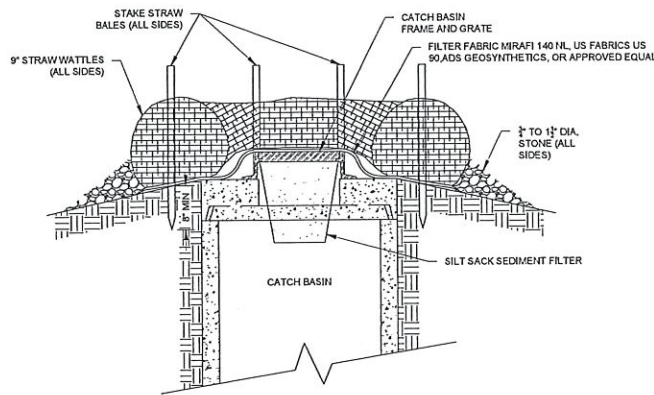
**CONSTRUCTION SEQUENCE - SITE WORK:**

1. AREA HIGHLIGHTED TO BE CLEARED AND GRUBBED. THE CONTRACTOR SHALL EMPLOY DUST CONTROL METHODS AND MATERIALS AT ALL TIMES USING SPRINKLED WATER OR OTHER APPROVED MEANS. DO NOT USE OIL OR SIMILAR PENETRANTS. CHEMICAL MATERIALS MAY NOT BE USED ON SUBGRADES OF AREAS TO BE SEEDED OR PLANTED.
2. INSTALL PERIMETER LIMIT OF WORK CONSTRUCTION FENCE AND SEDIMENTATION BARRIER AS INDICATED ON PLAN. PROTECT EXISTING DRAINAGE INLETS WITHIN AND ADJACENT TO CONSTRUCTION AREA.
3. LOCATE AREAS OF MATERIALS STORAGE & STOCKPILE. SURROUND MATERIAL STOCKPILES WITH EROSION CONTROL BARRIER.
4. MAINTAIN EROSION CONTROL BARRIERS, VEHICLE TRACK PAD, AND INLET PROTECTION THROUGHOUT CONSTRUCTION.
5. ROUGH GRADE SITE.
6. INSTALL TEMPORARY CONSTRUCTION PERIOD RUNOFF MANAGEMENT SWALES.
7. GRADE PROPOSED DRIVEWAY AND PARKING.
8. INSTALL DRAINAGE SYSTEM, AND SITE UTILITIES.
9. INSTALL BITUMINOUS CONCRETE BINDER COURSE IN DRIVEWAY PARKING AREA.
10. INSTALL CURBING AND SIDEWALKS.
11. STABILIZE & VEGETATE DISTURBED AREA.

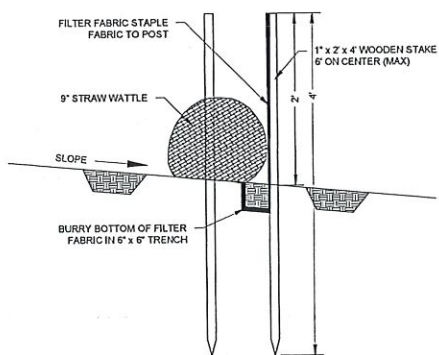
**EROSION & SEDIMENTATION CONTROL NOTES:**

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL AND PROTECTION OF DRAINAGE STRUCTURES UNTIL COMPLETION OF SITEWORK AND ESTABLISHMENT OF VEGETATIVE GROUND COVER.
2. THE CONTRACTOR SHALL PRACTICE GOOD HOUSEKEEPING MEASURES DURING THE DAY TO DAY OPERATION AT THE SITE. THE SITE SHOULD BE POLICED DAILY TO REMOVE ANY LITTER OR DEBRIS.
3. PRIOR TO CONSTRUCTION, INSTALL PERIMETER SEDIMENT BARRIER IN LOCATION(S) SHOWN ON PLAN. SEDIMENT BARRIER TO BE DOUBLE-STAKED STRAW BALES WITH SILT FENCE OR 12" DIA STAKED COIR LOGS/SILT SOCK.
4. TEMPORARY SOIL MATERIAL STOCKPILES SHALL BE SURROUNDED WITH SILTATION BARRIER ON THE DOWNGRADE SIDE TO PREVENT DISCHARGE OF SEDIMENT FROM SITE. MATERIAL STOCKPILES THAT ARE IN PLACE FOR AN EXTENDED PERIOD OF TIME SHALL BE STABILIZED WITH VEGETATION, MULCHING, EROSION CONTROL BLANKETS, AND OTHER MEASURES THAT ARE NECESSARY TO PREVENT THE DISCHARGE OF SEDIMENT FROM THE PROJECT SITE.
5. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.
6. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
7. EXCEPT AS PROVIDED BELOW, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. FOR SLOPES LESS THAN OR EQUAL TO 2H:1V, IF EXPOSED SLOPES CAN NOT BE STABILIZED WITH HYDROSEEDING/VEGETATION, NORTH AMERICAN GREEN SCISSOR OR ENGINEERING APPROVED EQUAL EROSION CONTROL BLANKETS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. FOR SLOPES > 2H:1V, < 1.5H:1V, NORTH AMERICAN GREEN SC 150 (OR ENGINEERING APPROVED EQUAL) EROSION CONTROL BLANKETS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



**CATCH BASIN INLET PROTECTION DETAIL**  
NOT TO SCALE



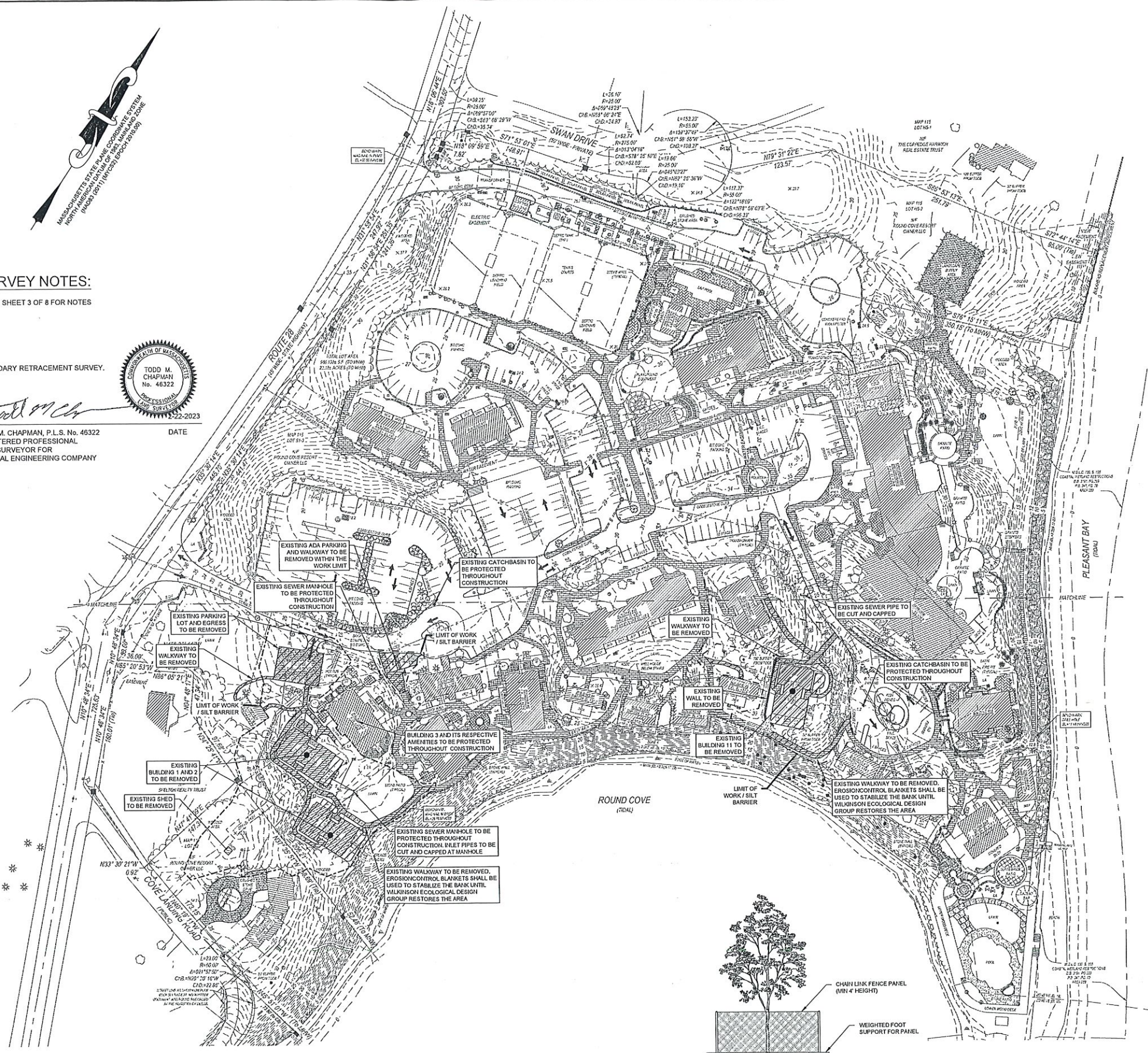
**WATTLE SILT BARRIER DETAIL**  
NOT TO SCALE

**SURVEY NOTES:**

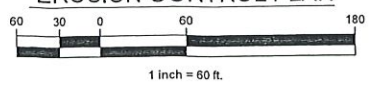
1. SEE SHEET 3 OF 8 FOR NOTES

BOUNDARY RETRACEMENT SURVEY.

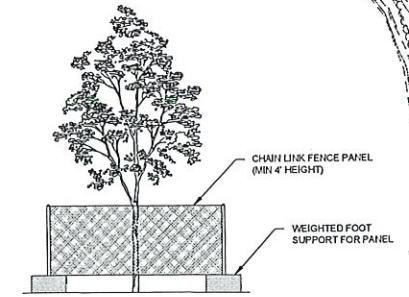
TODD M. CHAPMAN, P.L.S. No. 46322  
REGISTERED PROFESSIONAL  
LAND SURVEYOR FOR  
COASTAL ENGINEERING COMPANY



**EROSION CONTROL PLAN**



**TREE PROTECTION DETAIL**



NOT TO SCALE

**COASTAL**  
engineering co.  
260 Cranberry Hwy, Orleans, MA 02653  
508.255.6101 P 508.255.6700 F

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">SEAL</td> <td style="width: 50%; text-align: center;"> </td> </tr> <tr> <td style="width: 50%; text-align: center;">                 PROJECT  <b>WEQUASSETT RESORT &amp; GOLF CLUB</b>                  2173 ROUTE 28                  HARWICH, MA             </td> <td style="width: 50%; text-align: center;">                 SHEET TITLE  <b>SIGNATURE SUITE</b>                  DEMOLITION AND EROSION CONTROL             </td> </tr> <tr> <td style="width: 50%; text-align: center;">                 SCALE                  1" = 60'             </td> <td style="width: 50%; text-align: center;">                 DATE                  01-30-2022             </td> </tr> <tr> <td style="width: 50%; text-align: center;">                 DRAWING FILE                  C16542.27-CIV.dwg             </td> <td style="width: 50%; text-align: center;">                 DRAWN BY                  DAV / WGM             </td> </tr> <tr> <td style="width: 50%; text-align: center;">                 CHECKED BY                  JAB             </td> <td style="width: 50%; text-align: center;">                 PROJECT NO.                  C16542.27             </td> </tr> </table>	SEAL		PROJECT <b>WEQUASSETT RESORT &amp; GOLF CLUB</b> 2173 ROUTE 28 HARWICH, MA	SHEET TITLE <b>SIGNATURE SUITE</b> DEMOLITION AND EROSION CONTROL	SCALE 1" = 60'	DATE 01-30-2022	DRAWING FILE C16542.27-CIV.dwg	DRAWN BY DAV / WGM	CHECKED BY JAB	PROJECT NO. C16542.27	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">                 NO.             </td> <td style="width: 50%; text-align: center;">                 DATE             </td> </tr> <tr> <td style="width: 50%; text-align: center;">                 REVISION             </td> <td style="width: 50%; text-align: center;">                 BY             </td> </tr> </table>	NO.	DATE	REVISION	BY
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**C101**

4 of 8 SHEETS

C:\C16542.27 - Round Cove Resort Owner LLC - CIV\DWG\C16542.27-CIV.dwg 2/2/2022 11:04 AM

### ZONING TABLE - RH-2

SUBJECT:	REQUIRED	EXISTING	PROPOSED
ASSESSORS MAP 115 LOT S1-3			
LOT AREA	40,000 S.F. + 2,000 S.F. PER RENTAL UNIT (121) = 282,000 S.F.	966,100± S.F.	NO CHANGE
FRONTAGE	150 FT.	734.2± FT.	NO CHANGE
FRONT SETBACK	50 FT.	30.4± FT. (COVE LANDING)	NO CHANGE
FRONT SETBACK - BUILDING A	50 FT.	164.0± FT. (BUILDING #1)	134.9± FT. (BUILDING A)
FRONT SETBACK - BUILDING B	50 FT.	201.9± FT. (BUILDING #2)	194.6± FT. (BUILDING B)
SIDE SETBACK	50 FT.	50.8± FT. (BUILDING #20)	NO CHANGE
SIDE SETBACK - BUILDING A	50 FT.	92.6± FT. (BUILDING #1)	64.5± FT. (BUILDING A)
SIDE SETBACK - BUILDING B	50 FT.	54.7± FT. (BUILDING #2)	54.5± FT. (BUILDING B)
REAR SETBACK	50 FT.	15.9± FT. (BUILDING #14)	NO CHANGE
REAR SETBACK - BUILDING A	50 FT.	89.0± FT. (BUILDING #1)	111.4± FT. (BUILDING A)
REAR SETBACK - BUILDING B	50 FT.	163.4± FT. (BUILDING #2)	152.3± FT. (BUILDING B)
BUILDING COVERAGE	30% OR 289,830 S.F.	8.1% OR (78,550± S.F.)	8.4% OR (81,028± S.F.)
SITE COVERAGE*	35% OR 338,135 S.F.	32.1% OR (309,743± S.F.)	32.4% OR (313,070± S.F.)
AMENITIES COVERAGE (325-18.E.)†	15% OR 144,915 S.F.	23.9% OR (231,194± S.F.)	24.0% OR (232,042± S.F.)
BUILDING HEIGHT BUILDING A	2½ STORY OR 30 FT.	SEE ARCHITECTS PLANS	SEE ARCHITECTS PLANS
BUILDING HEIGHT BUILDING B	2½ STORY OR 30 FT.	SEE ARCHITECTS PLANS	SEE ARCHITECTS PLANS
BUILDING HEIGHT BUILDING K	2½ STORY OR 30 FT.	SEE ARCHITECTS PLANS	SEE ARCHITECTS PLANS

\* DRY LAID PATIOS ARE CONSIDERED PERVIOUS FOR SITE AND AMENITIES COVERAGE CALCULATION, IN AGREEMENT WITH PREVIOUSLY APPROVED PLANS

### PARKING TABLE

USE	REQUIRED	EXISTING	MIN. REQUIRED
GUEST ROOM	1.25 SPACE PER UNIT	121 UNITS	152 SPACES
RESTAURANT	1 SPACES PER 4 SEATS	145 SEATS (NON GUESTS) *	37 SPACES
EMPLOYEE	1 SPACE PER EMPLOYEE + 6 SPACES	61 EMPLOYEES **	67 SPACES
TOTAL			256 SPACES
ACCESSIBLE STALLS	PER 301-400 STALLS @ MIN	304 TOTAL (INCLUDING 9 ACCESSIBLE STALLS)	303 TOTAL (INCLUDING 10 ACCESSIBLE STALLS)

\* 432 TOTAL SEATS ON RESORT, 30% (145) ARE ALLOCATED TO GUESTS WHO ARE NOT STAYING AT THE RESORT  
\*\* BASED ON RESORT AVERAGES

### SITE DISTURBANCE:

SITE DISTURBANCE IS DELINEATED BY THE LIMIT OF WORK LINE.  
SITE DISTURBANCE BREAKDOWN:

BUILDING A & B	+44,100 S.F.
BUILDING K	+20,100 S.F.
ADA PARKING	+6,600 S.F.
TOTAL	+70,800 S.F.

### WETLAND RESOURCE AREAS

#### 0' - 50' BUFFER ZONE COVERAGE TABLE

SUBJECT	EXISTING	PROPOSED	CHANGE
BUILDINGS	1,908.9± S.F.	396.1± S.F.	-1,510.8± S.F.
HARDSCAPES (PATIO, DECK, DRIVEWAY, ETC.)	3,160.5± S.F.	3,029.7± S.F.	-130.8± S.F.
TOTAL COVERAGE WITHIN 0' - 50' BUFFER	5,069.4± S.F.	3,425.8± S.F.	-1,643.6± S.F.

#### 50' - 100' BUFFER ZONE COVERAGE TABLE

SUBJECT	EXISTING	PROPOSED	CHANGE
BUILDINGS	2,827.1± S.F.	6,050.5± S.F.	3,223.4± S.F.
HARDSCAPES (PATIO, DECK, DRIVEWAY, ETC.)	2,984.0± S.F.	3,416.4± S.F.	432.4± S.F.
TOTAL COVERAGE WITHIN 50' - 100' BUFFER	5,811.1± S.F.	9,467.0± S.F.	3,655.8± S.F.

0' - 50' FT BUFFER NET REDUCTION OF 1,643.6± S.F.  
50' - 100' FT BUFFER NET INCREASE OF 3,655.8± S.F.  
0' - 100' FT BUFFER NET INCREASE OF 2,012.2± S.F.

MITIGATION CALCULATION  
50' - 100' FT BUFFER MITIGATION (2:1)  
2,012.2± S.F. x 2 = 4,024.4± S.F. REQUIRED

MITIGATION PROVIDED  
4,825 S.F. - MITIGATION  
4,825 S.F. > 4,024.4± S.F.

SEE PLAN TITLED "WEQUASSETT RESORT - RESTORATION PLAN" DATED 01-30-23 BY WILKINSON ECOLOGICAL DESIGN

### LEGEND

--- LIMIT OF WORK

### UTILITY NOTE:

EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON SURVEYED LOCATIONS OF VISIBLE HARDWARE. THE ACTUAL LOCATIONS OF THE LINES WILL NEED TO BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH THE STATE LAWS. THE UTILITY COMPANIES DO NOT MARK OUT THE LOCATIONS OF UTILITIES FOR SURVEYS. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT. IT'S THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ACTUAL LOCATIONS OF ALL UTILITIES BY CONTACTING DIG SAFE AND ALL LOCAL DEPARTMENTS (DPW, WATER, AND SEWER).

### SURVEY NOTES:

1. SEE SHEET 3 OF 8 FOR NOTES

BOUNDARY RETRACEMENT SURVEY.

TODD M. CHAPMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR FOR COASTAL ENGINEERING COMPANY

TODD M. CHAPMAN, P.L.S. No. 46322  
REGISTERED PROFESSIONAL LAND SURVEYOR FOR COASTAL ENGINEERING COMPANY

DATE



COASTAL engineering co.  
260 Cranberry Hwy, Orleans, MA 02553  
508.255.6511 P 508.255.6700 F

WEQUASSETT RESORT & GOLF CLUB  
SIGNATURE SUITE  
GENERAL OVERVIEW

2175 ROUTE 28  
SHEET TITLE

SCALE 1" = 60'

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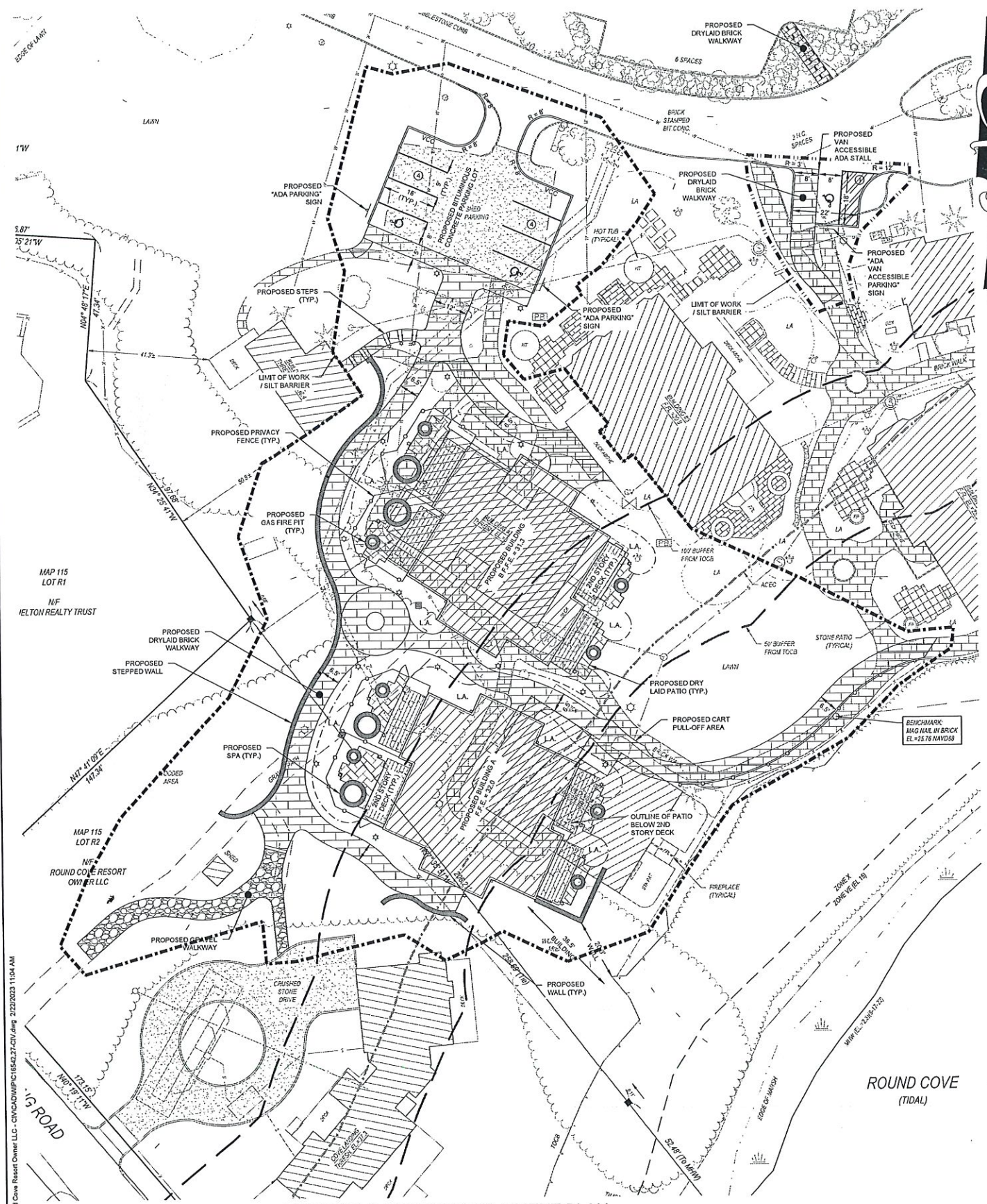
DATE 02-07-2023

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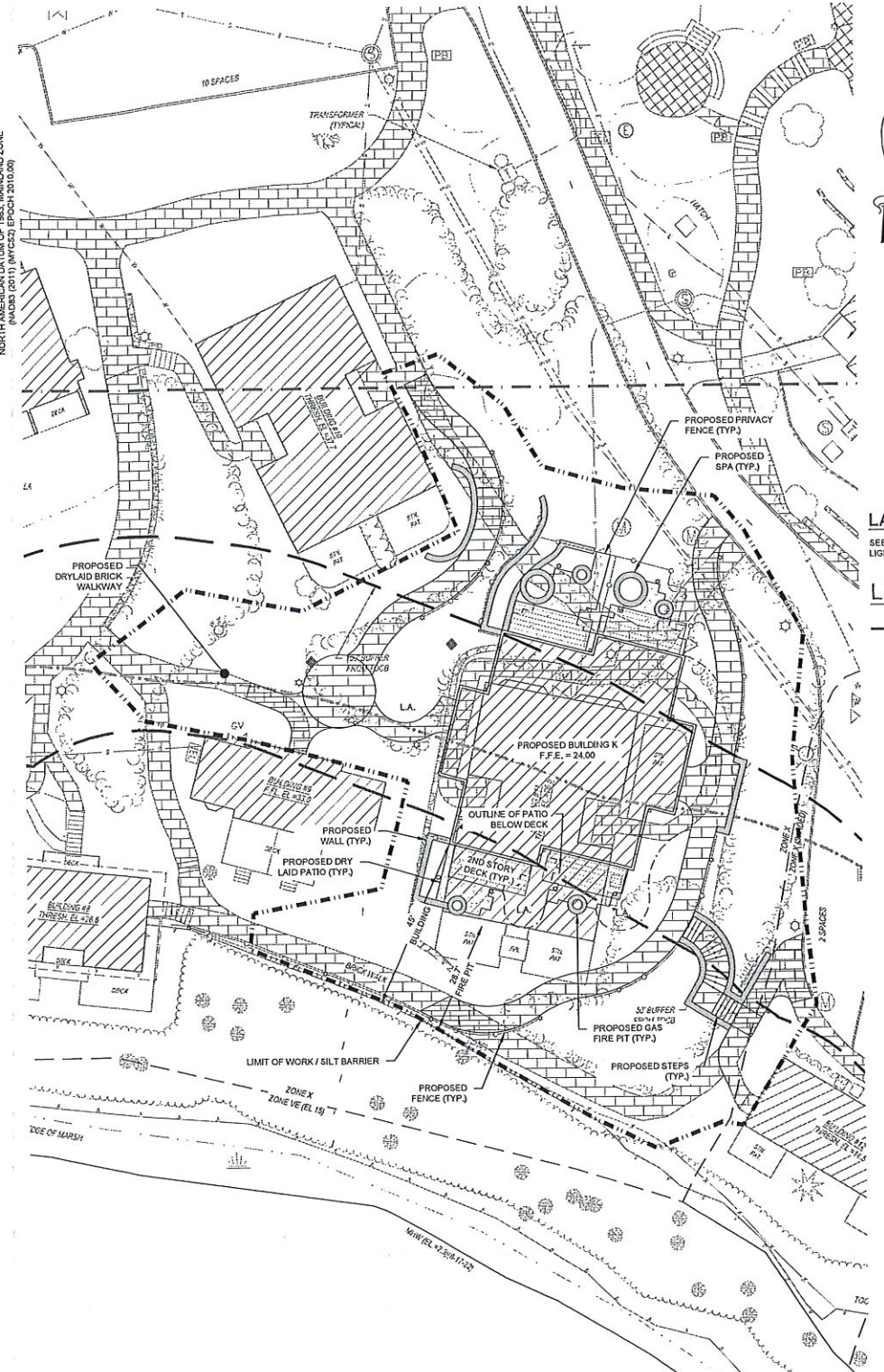
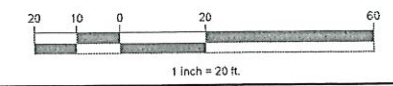
CHECKED BY JAB

C102

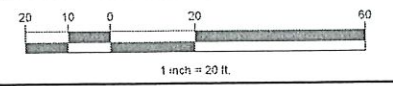
PROJECT NO. C16542.27



**BUILDING A AND B IMPROVEMENT PLAN**



**BUILDING K IMPROVEMENT PLAN**



**LANDSCAPE NOTE:**  
 SEE LANDSCAPE PLANS FOR DETAILS ON FENCES, LIGHTING, WALLS, HARDSCAPE AND LANDSCAPE AREAS

**LEGEND**

- LIMIT OF WORK / SILT BARRIER
- LA LANDSCAPE AREA
- ⓪ PARKING COUNT

**SURVEY NOTES:**  
 1. SEE SHEET 3 OF 8 FOR NOTES

**BOUNDARY RETRACEMENT SURVEY.**



TODD M. CHAPMAN, P.L.S. No. 46322  
 REGISTERED PROFESSIONAL LAND SURVEYOR FOR COASTAL ENGINEERING COMPANY

NO.	DATE	REVISION	BY



**PROJECT**  
 WEQUASSETT RESORT & GOLF CLUB  
 SIGNATURE SUITE  
 2173 ROUTE 28  
 HARWICH, MA

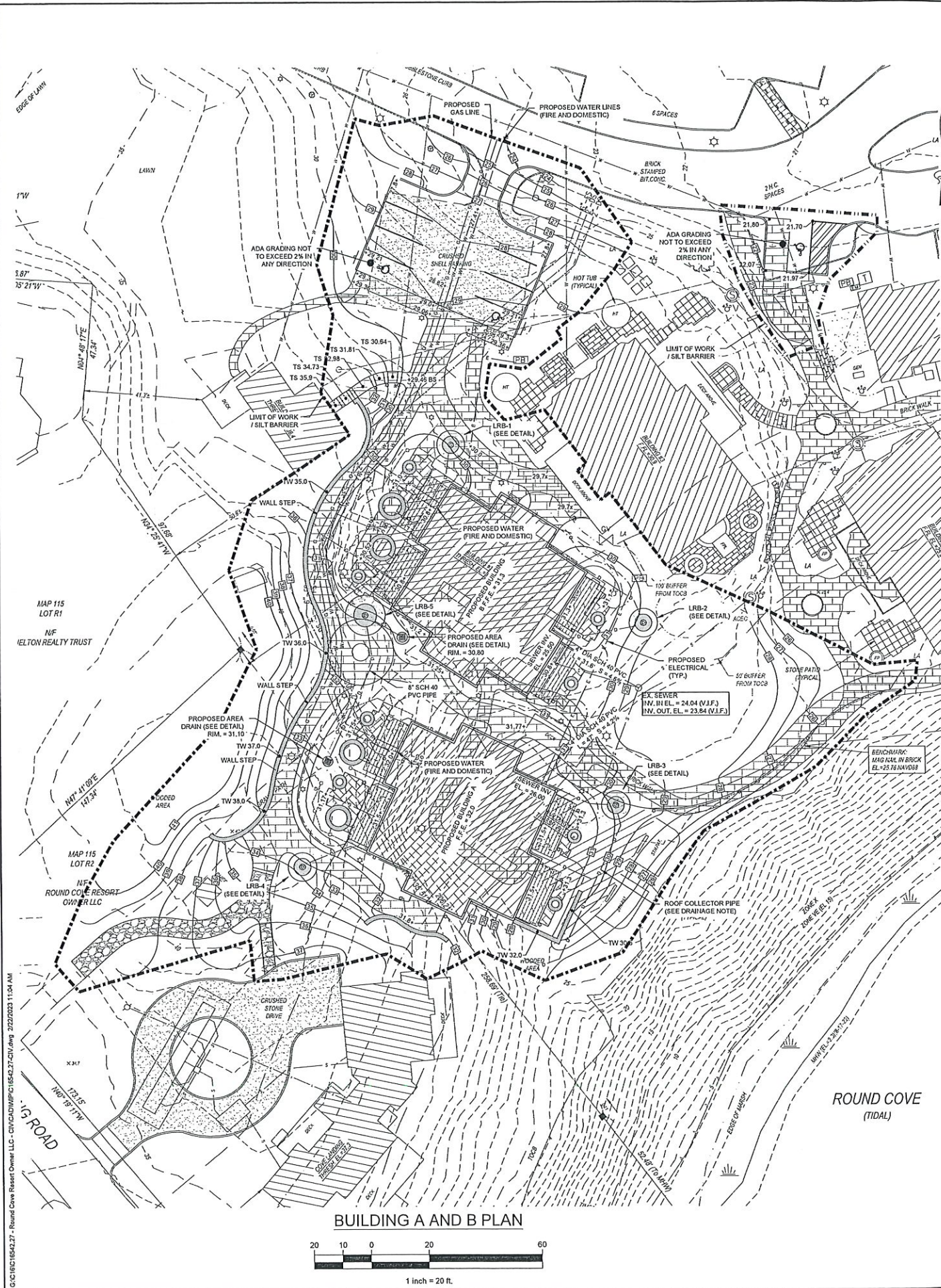
**SHEET TITLE**  
 LAYOUT AND MATERIALS

**SCALE** 1" = 20'  
**DRAWING FILE** C16542.27-CIV.dwg  
**DATE** 02-07-2023  
**DRAWN BY** DAV / WGM  
**CHECKED BY** JAB

**C103**

8 OF 8 SHEETS  
 PROJECT NO. C16542.27

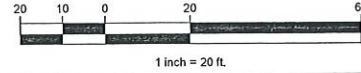
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**BUILDING A AND B PLAN**



**BUILDING K PLAN**



**EX. UTILITY NOTE:**

ANY UTILITIES SHOWN ON THIS PLAN ARE BASED ON SURVEYED LOCATIONS OF VISIBLE HARDWARE. THE ACTUAL LOCATIONS OF THE LINES WILL NEED TO BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH THE STATE LAWS. THE UTILITY COMPANIES TO NOT MARK OUT THE LOCATIONS OF UTILITIES FOR SURVEYS. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT. IT'S THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ACTUAL LOCATIONS OF ALL UTILITIES BY CONTACTING THE SAFE AND ALL LOCAL DEPARTMENTS (DPW, WATER, AND SEWER).

**SEWER NOTE:**

CONTRACTOR IS TO VERIFY IN FIELD THE SEWER INVERTS AT CONNECTION. CONTRACTOR IS TO NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

**DRAINAGE NOTE:**

1. ALL ROOF COLLECTOR PIPES ARE TO BE 6" SCH 40 PVC.
2. ALL DOWNSPOUT PIPES ARE TO BE 4" SCH 40 PVC
3. SEE DETAIL SHEET FOR DRAINAGE STRUCTURE SIZE
4. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COLLECTION PIPES FROM ALL DOWNSPOUTS TO PROPOSED LEACHING STRUCTURES
5. NO DEVIATIONS FROM PLAN WITHOUT ENGINEER APPROVAL

**WATER NOTE:**

1. SEE PLUMBING PLANS FOR DOMESTIC AND FIRE PIPE SIZES
2. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING WATER UTILITIES IN ACCORDANCE TO STATE AND LOCAL REGULATIONS

**GAS NOTE:**

1. SEE PLUMBING PLANS FOR GAS PIPE REQ.
2. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING GAS UTILITIES IN ACCORDANCE TO STATE AND LOCAL REGULATIONS

**ELECTRICAL NOTE:**

SEE ELECTRICAL PLANS FOR CONDUIT DETAILS

**LEGEND**

- LIMIT OF WORK
- w- WATER LINE
- d- DRAIN LINE
- c- CONTOUR
- +23.05 SPOT GRADE

**SURVEY NOTES:**

1. SEE SHEET 3 OF 8 FOR NOTES

BOUNDARY RETRACEMENT SURVEY.



TODD M. CHAPMAN, P.L.S. No. 46322  
 REGISTERED PROFESSIONAL LAND SURVEYOR FOR COASTAL ENGINEERING COMPANY

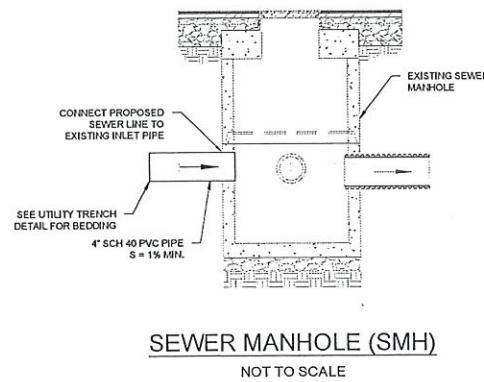
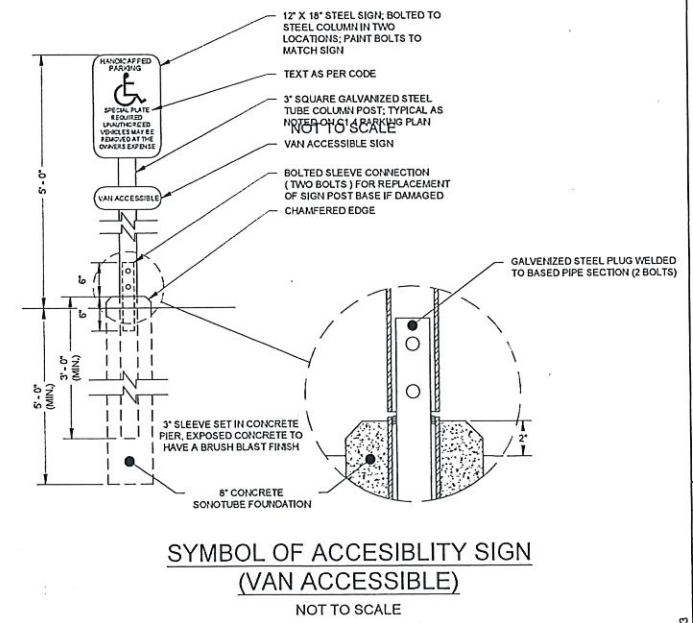
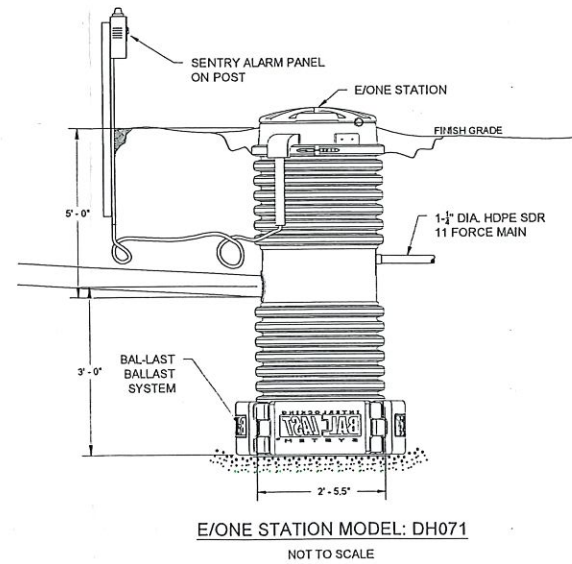
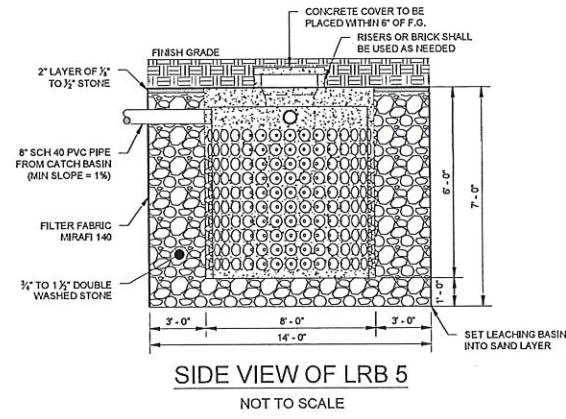
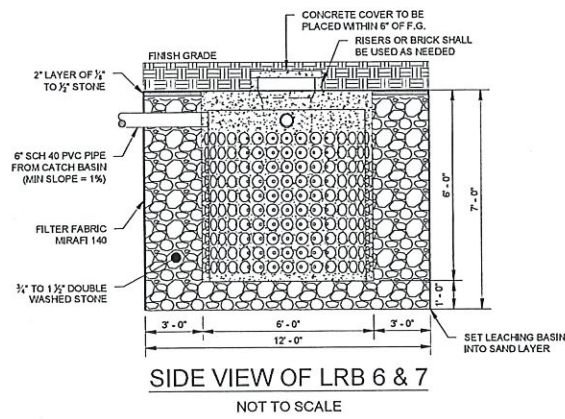
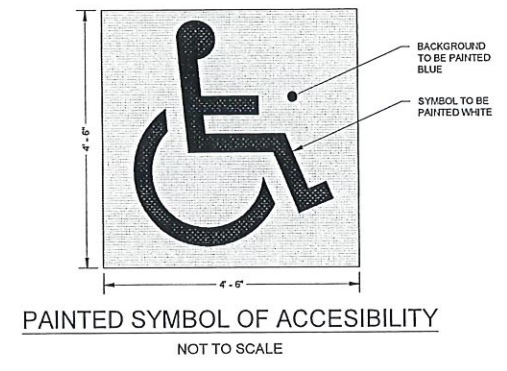
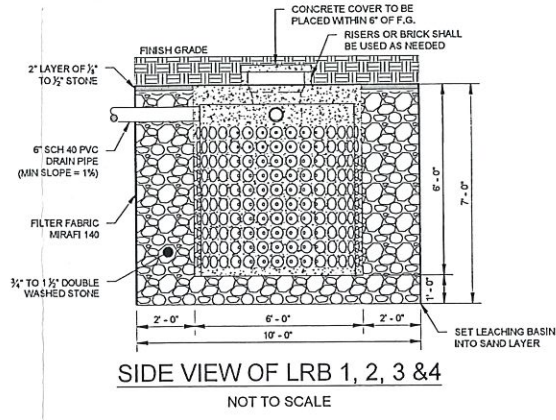
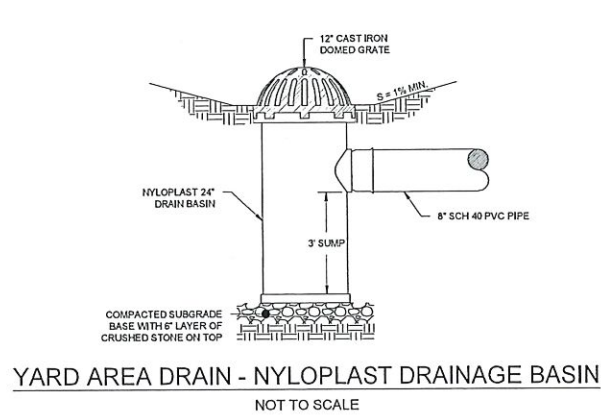
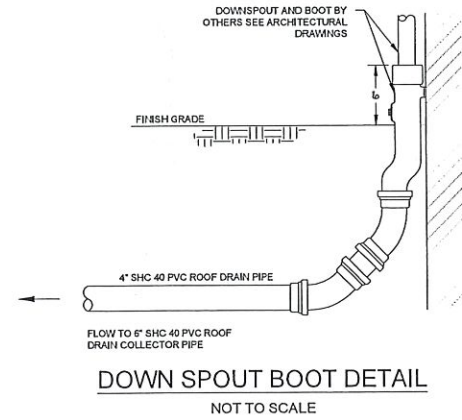
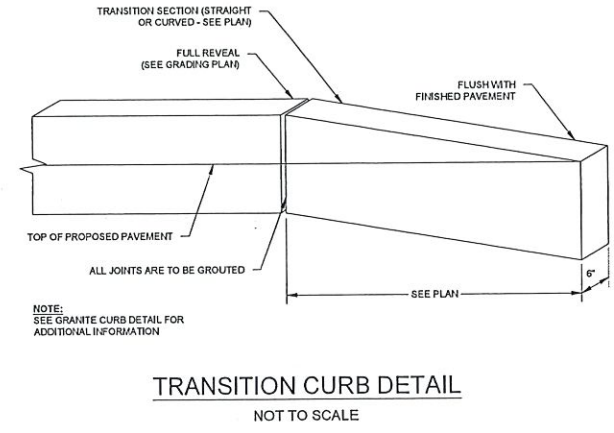
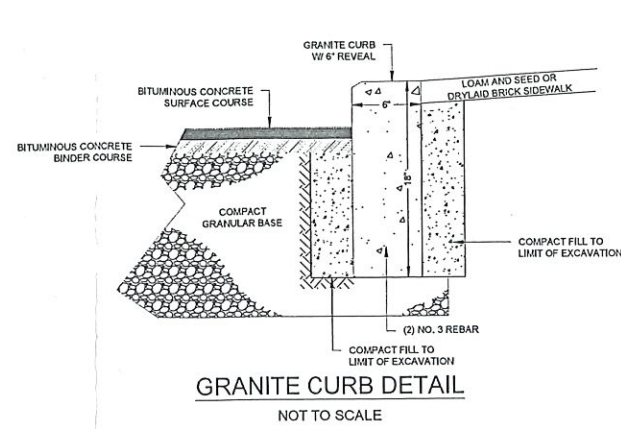
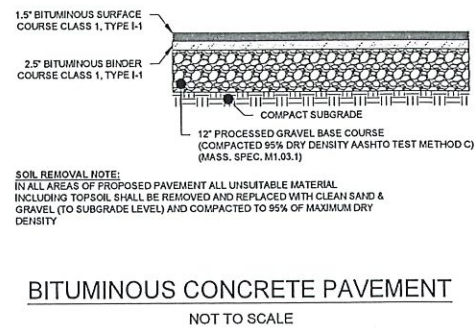
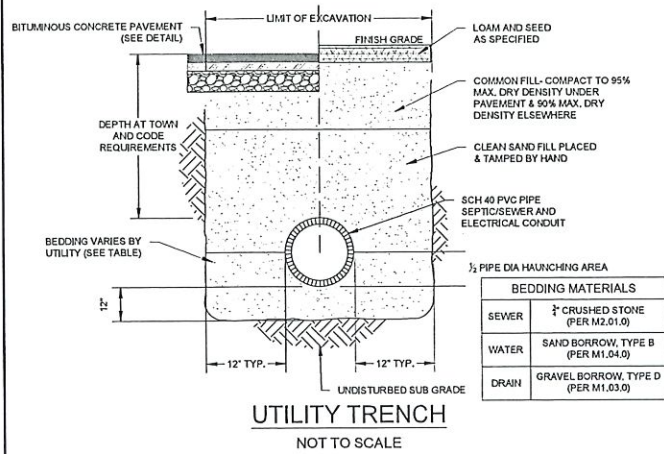
NO.	DATE	REVISION	BY



PROJECT: **WEQUASSETT RESORT & GOLF CLUB SIGNATURE SUITE**  
 2173 ROUTE 28  
 SHEET TITLE: **GRADING AND UTILITIES**

SCALE: 1" = 20'  
 DRAWING FILE: C16542.27-CIV.dwg  
 DATE: 02-07-2023  
 DRAWN BY: DAV / WGM  
 CHECKED BY: JAB  
**C104**  
 1 of 8 SHEETS  
 PROJECT NO. C16542.27

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NO.	DATE	BY	REVISION



**WEUQUASSETT RESORT & GOLF CLUB**  
 HARWICH, MA

**SIGNATURE SUITE**

2173 ROUTE 28  
 SHEET TITLE

**DETAILS**

PROJECT: WEUQUASSETT RESORT & GOLF CLUB  
 SCALE: N.T.S.  
 DRAWING FILE: C16542.27-CIV.dwg  
 DATE: 02-07-2023  
 DRAWN BY: DAV / WGM  
 CHECKED BY: JAB

**C501**

8 OF 8 SHEETS  
 PROJECT NO. C16542.27

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