

**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. (COMMERCIAL) 25 FT. (RESIDENTIAL)	30.4± FT. (COVE LANDING)	NO CHANGE
FRONT SETBACK - BUILDING A	50 FT. (COMMERCIAL) 25 FT. (RESIDENTIAL)	164.0± FT. (BUILDING #1)	134.9± FT. (BUILDING A)
FRONT SETBACK - BUILDING B	50 FT. (COMMERCIAL) 25 FT. (RESIDENTIAL)	201.9± FT. (BUILDING #2)	194.6± FT. (BUILDING B)
SIDE SETBACK	50 FT. (COMMERCIAL) 20 FT. (RESIDENTIAL)	50.8± FT. (BUILDING #20)	
SIDE SETBACK - BUILDING A	50 FT. (COMMERCIAL) 20 FT. (RESIDENTIAL)	92.6± FT. (BUILDING #1)	64.5± FT. (BUILDING A)
SIDE SETBACK - BUILDING B	50 FT. (COMMERCIAL) 20 FT. (RESIDENTIAL)	54.7± FT. (BUILDING #2)	54.5± FT. (BUILDING B)
REAR SETBACK	50 FT. (COMMERCIAL) 20 FT. (RESIDENTIAL)	15.9± FT. (BUILDING #14)	NO CHANGE
REAR SETBACK - BUILDING A	50 FT. (COMMERCIAL) 20 FT. (RESIDENTIAL)	89.0± FT. (BUILDING #1)	111.4± FT. (BUILDING A)
REAR SETBACK - BUILDING B	50 FT. (COMMERCIAL) 20 FT. (RESIDENTIAL)	163.4± FT. (BUILDING #2)	152.3± FT. (BUILDING B)
BUILDING COVERAGE	30% OR 282,000 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	2 1/2 STORY OR 30 FT.	SEE ARCHITECTS PLANS	SEE ARCHITECTS PLANS
BUILDING HEIGHT BUILDING B	2 1/2 STORY OR 30 FT.	SEE ARCHITECTS PLANS	SEE ARCHITECTS PLANS
BUILDING HEIGHT BUILDING K	2 1/2 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	PROPOSED	MIN. REQUIRED
GUEST ROOM	1.25 SPACE PER UNIT	121 UNITS	133 UNITS	167 SPACES
RESTAURANT	1 SPACES PER 4 SEATS	145 SEATS (NON GUESTS) *	145 SEATS (NON GUESTS) *	37 SPACES
EMPLOYEE	1 SPACE PER EMPLOYEE + 6 SPACES	61 EMPLOYEES **	61 EMPLOYEES **	67 SPACES
TOTAL				271 SPACES
ACCESSIBLE STALLS	PER 301-400 STALLS 8 MIN	304 TOTAL (INCLUDING 9 ACCESSIBLE STALLS)	303 TOTAL (INCLUDING 10 ACCESSIBLE STALLS)	

\* 482 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	1,906.9± 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	5,067.4± S.F.	3,425.8± S.F.	-1,641.6± 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 1,641.6± S.F. MITIGATION CALCULATION  
50 - 100 FT BUFFER NET INCREASE OF 3,655.8± S.F.  
0 - 100 FT BUFFER NET INCREASE OF 2,014.2± S.F. 2,014.2± S.F. x 2 = 4,028.4± S.F. REQUIRED

**MITIGATION PROVIDED**

4,825 S.F. - MITIGATION  
4,825 S.F. > 4,028.4± 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, P.L.S. No. 46322  
REGISTERED PROFESSIONAL  
LAND SURVEYOR FOR  
COASTAL ENGINEERING COMPANY

DATE 2-22-2023



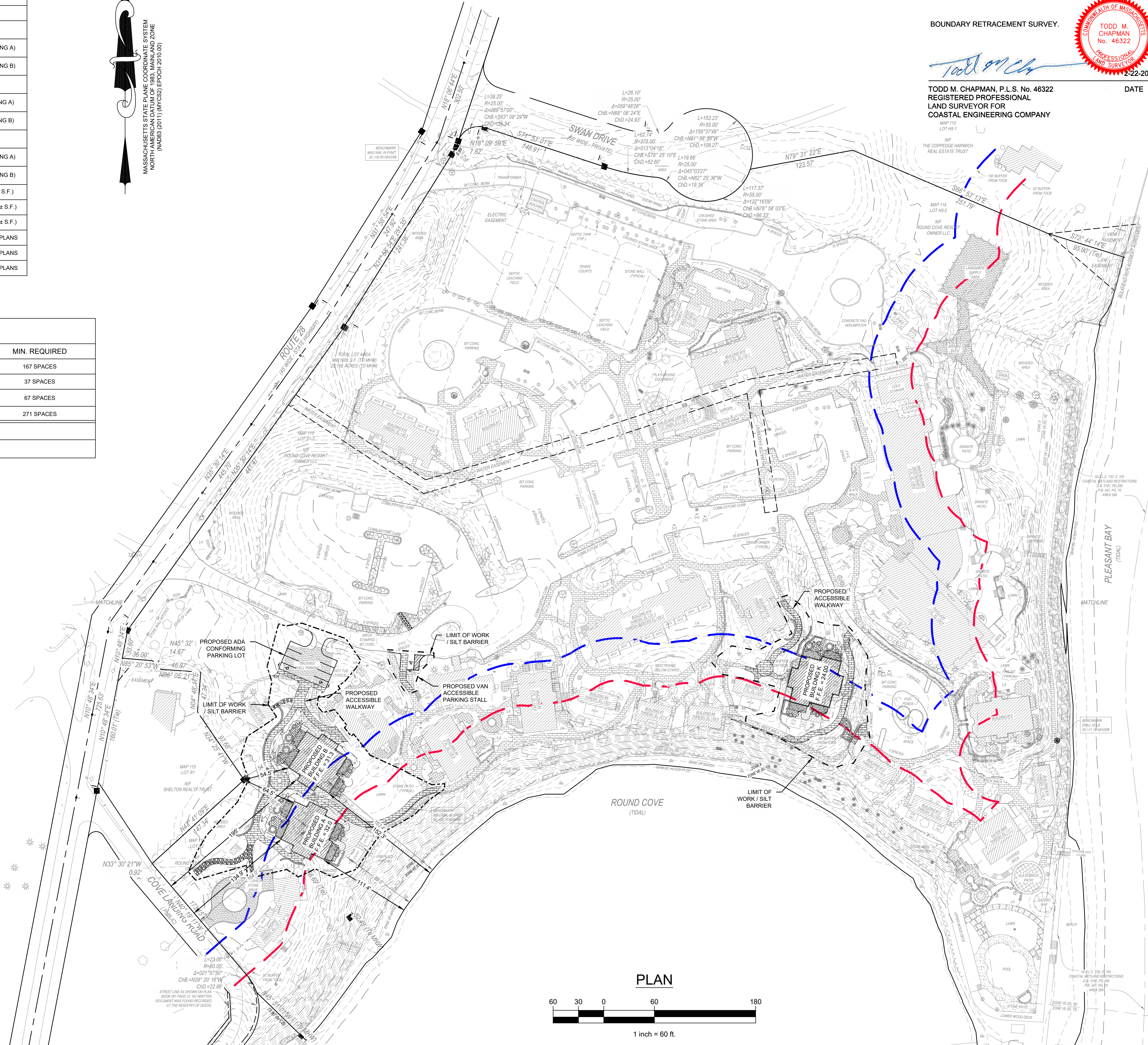
NO.	DATE	REVISION
1	06-26-23	UPDATED PARKING TABLE AND ZONING TABLE



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

SCALE: 1" = 60'  
DRAWING FILE: C16542.27-CIV.dwg  
DATE: 02-07-2023  
DRAWN BY: DAV / WGM  
CHECKED BY: JAB

C102  
5 OF 8 SHEETS  
PROJECT NO. C16542.27



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