

WEQUASSETT RESORT & GOLF CLUB SIGNATURE SUITE

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

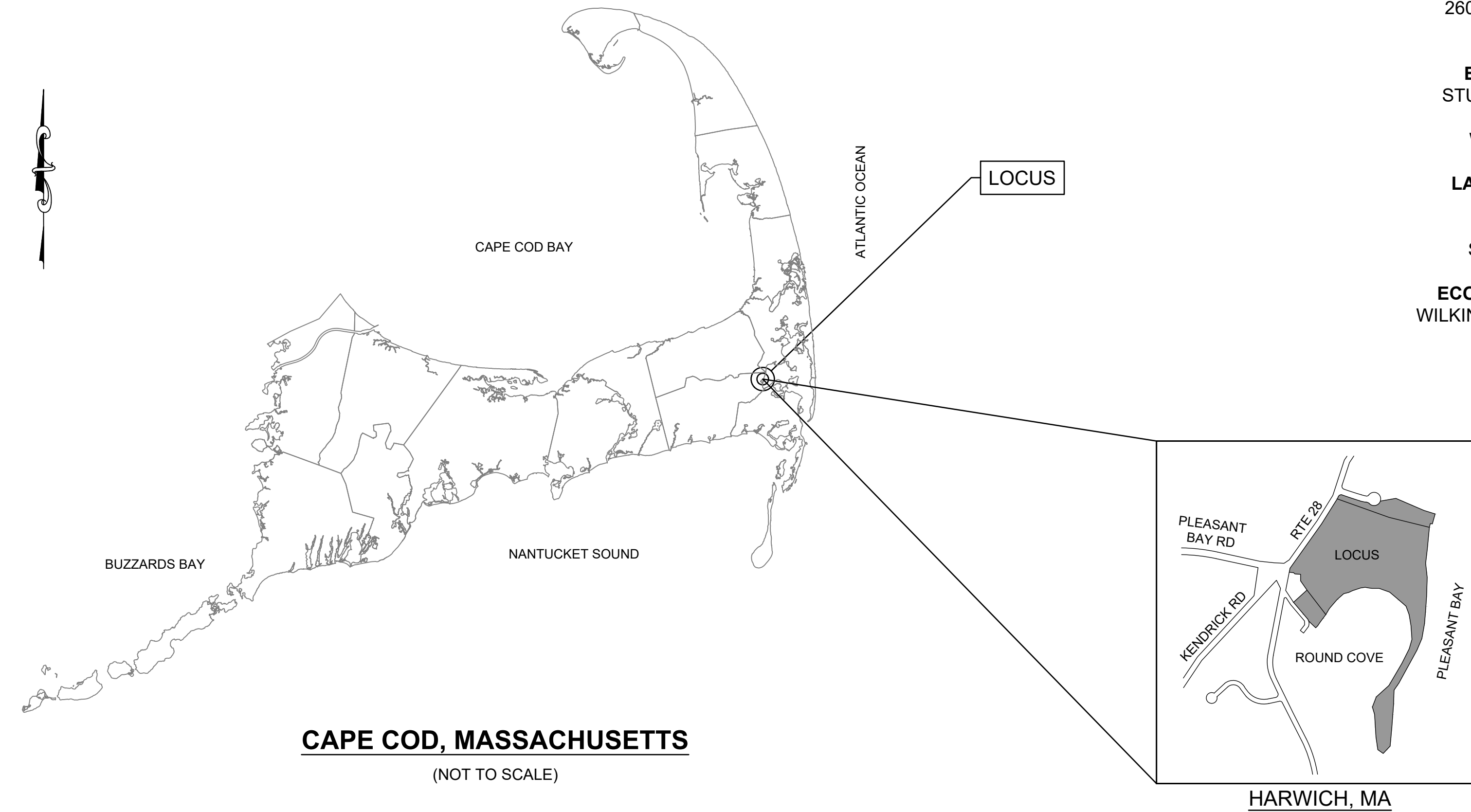
LIST OF CONSULTANTS:

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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PLANNING BOARD PLAN SET
(NOT FOR CONSTRUCTION)

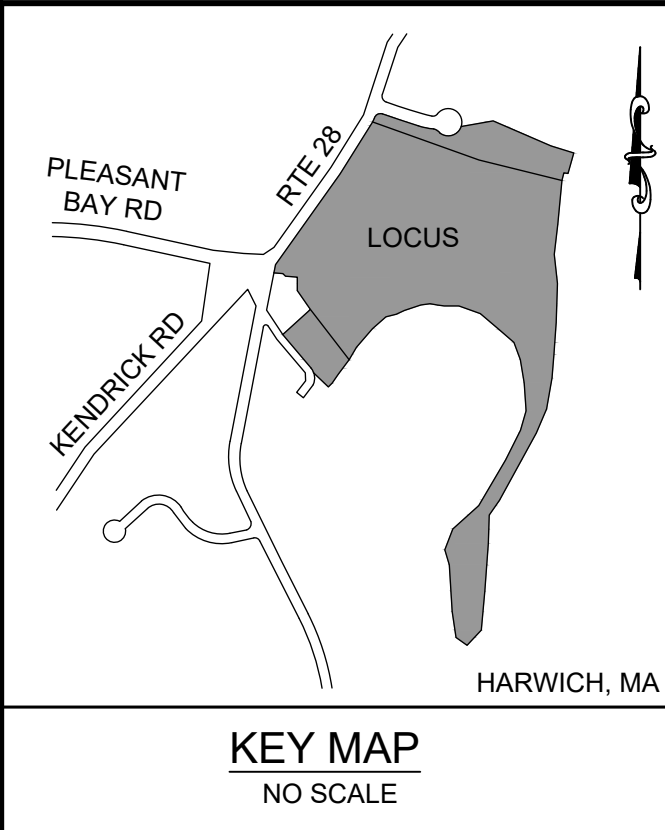
NO.	DATE	REVISION	BY

SEAL

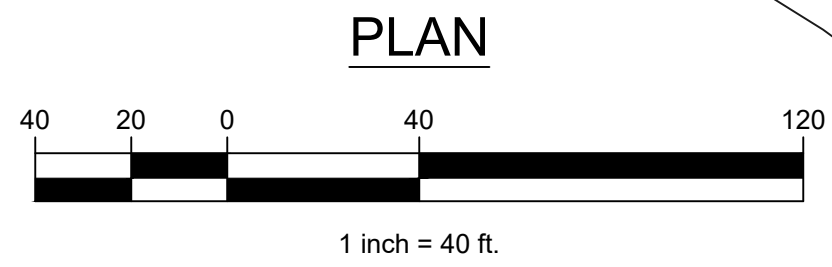
PROJECT: WEQUASSETT RESORT & GOLF CLUB
SIGNATURE SUITE
2173 ROUTE 28
SHEET TITLE: COVER SHEET
HARWICH, MA

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



MASSACHUSETTS STATE PLANE COORDINATE SYSTEM
NORTH AMERICAN DATUM OF 1983, MAINLAND ZONE
(NAD83 (2011) (MASC92) EPOCH 2010.00)



REFERENCE:

ASSESSORS MAP 115, PARCELS S1-1, S1-2, S1-3, H5-2 & 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. 17809B
 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.

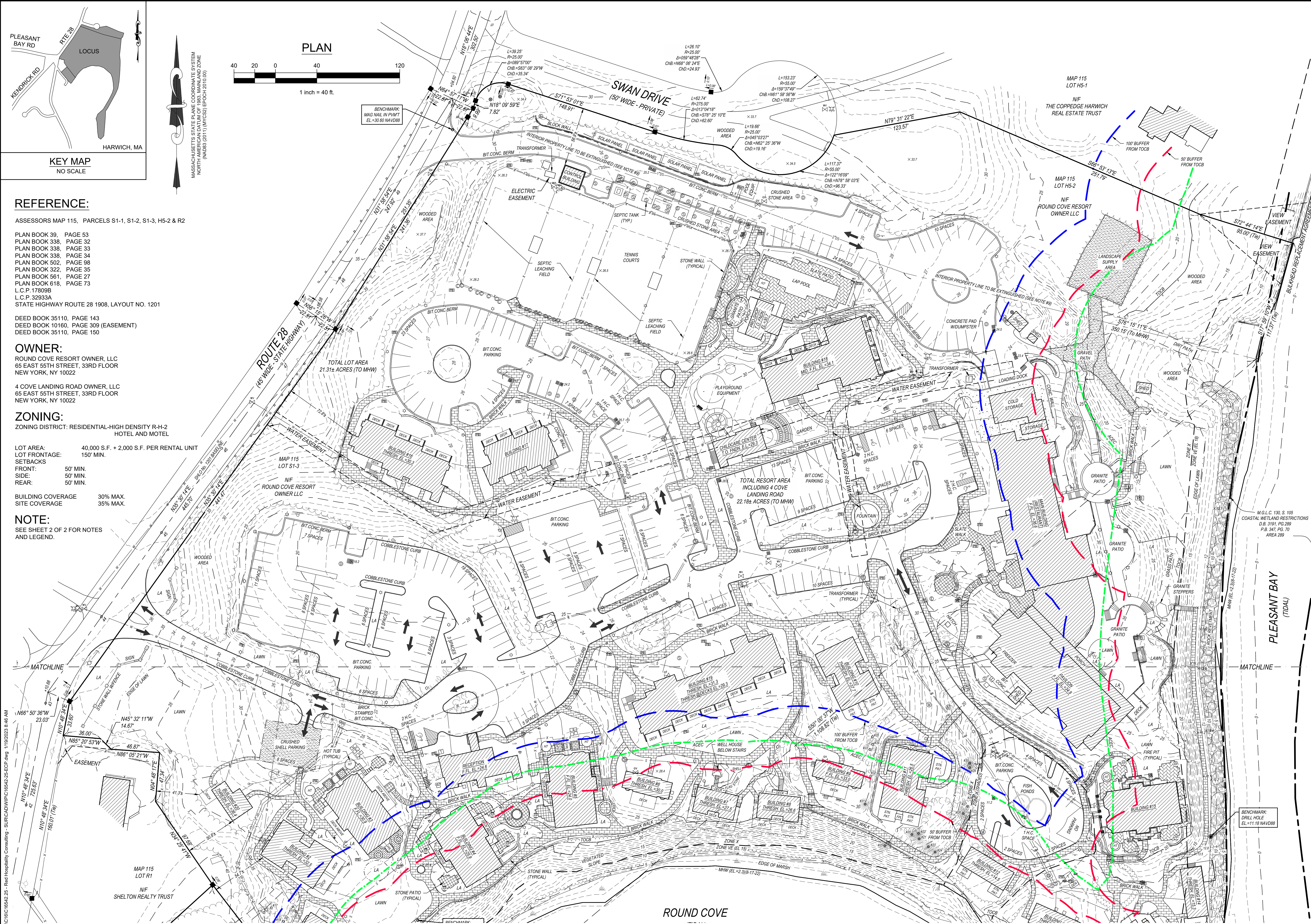
REAR: 50' MIN.

BUILDING COVERAGE 30% MAX.

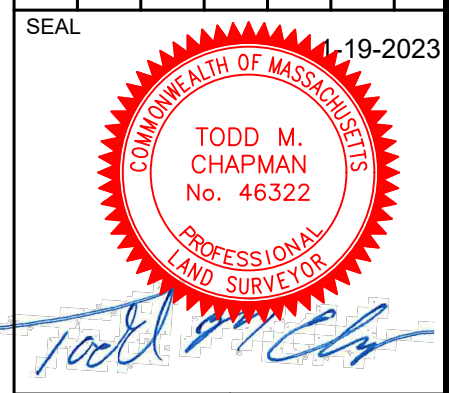
SITE COVERAGE 35% MAX.

NOTE:

SEE SHEET 2 OF 2 FOR NOTES
 AND LEGEND.



NO.	DATE	NOTES AND REFERENCES	BY
1	1/19/2023		TMC



PROJECT: ROUND COVE RESORT OWNER LLC
 2173 RTE. 28, 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

C1.2.1

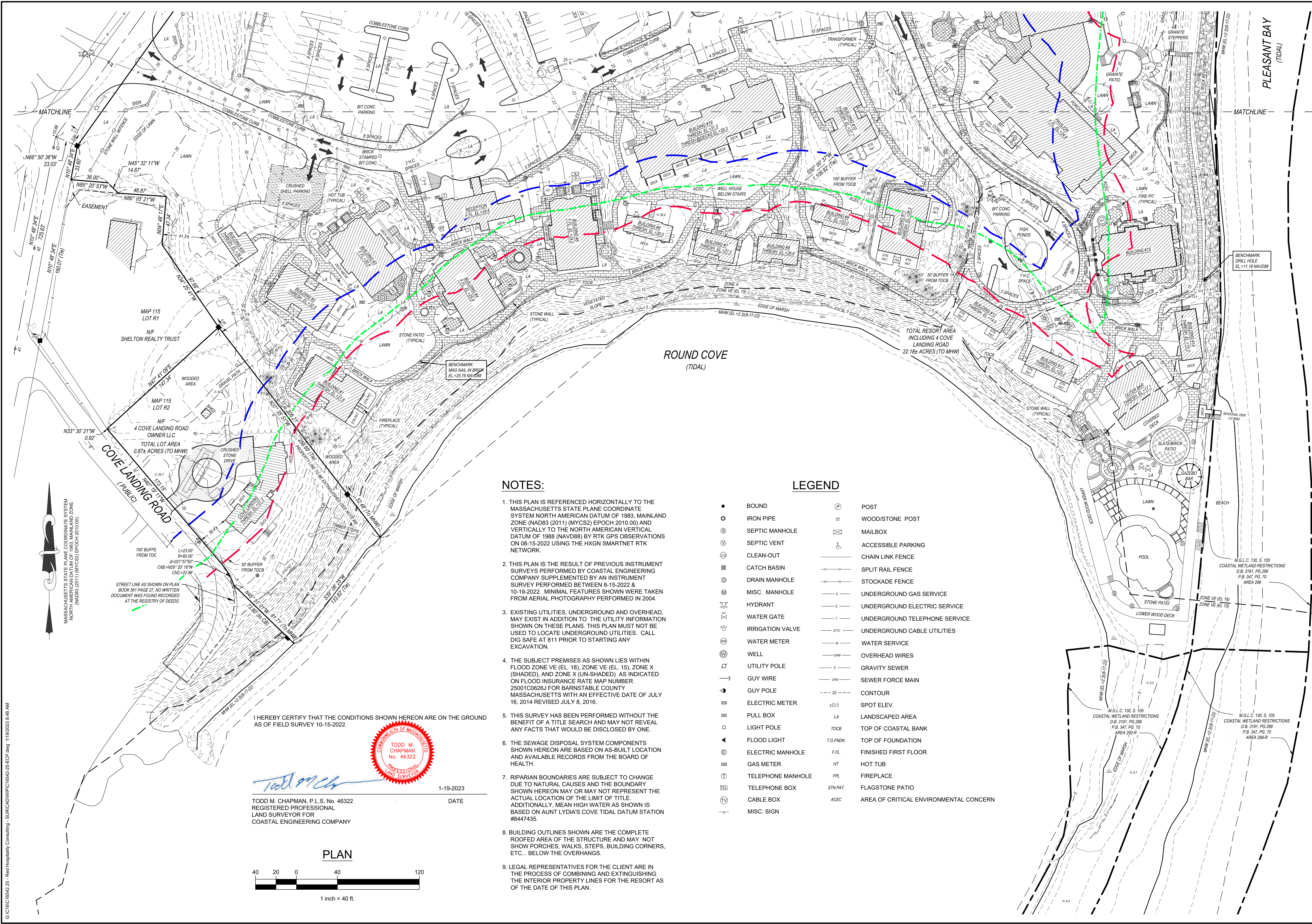
2 OF 3 SHEETS

PROJECT NO. C16542.25

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NO.	DATE	REVISION
1	1/19/2023	NOTES AND REFERENCES

PROJECT	ROUND COVE RESORT OWNER LLC HARWICH, MA
DATE	11-17-2022
DRAWN BY	JLH
CHECKED BY	TMC
SCALE	1" = 40'
DRAWING FILE	C16542-25-ECP.dwg
DATE	11-17-2022
DRAWN BY	JLH
CHECKED BY	TMC
PROJECT NO.	C16542.25
SHEET TITLE	EXISTING CONDITIONS PLAN
3 OF 3 SHEETS	



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 VE (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

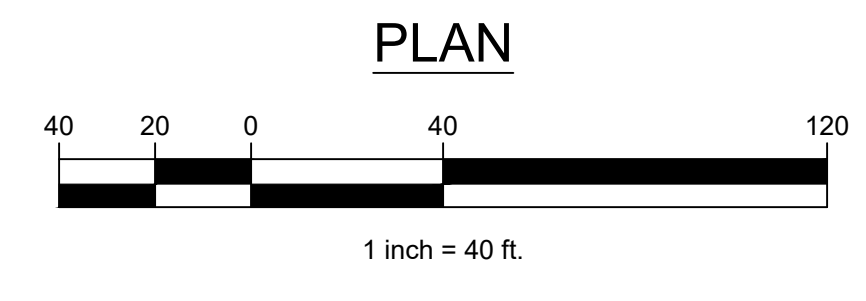
■ BOUND	⊙ POST
○ IRON PIPE	⊞ WOOD/STONE POST
⊙ SEPTIC MANHOLE	⊞ MAILBOX
⊙ SEPTIC VENT	⊞ ACCESSIBLE PARKING
⊙ CLEAN-OUT	— CHAIN LINK FENCE
⊙ CATCH BASIN	— SPLIT RAIL FENCE
⊙ DRAIN MANHOLE	— STOCKADE FENCE
⊙ MISC. MANHOLE	— UNDERGROUND GAS SERVICE
⊙ HYDRANT	— UNDERGROUND ELECTRIC SERVICE
⊙ WATER GATE	— 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	F.F.L FINISHED FIRST FLOOR
⊙ GAS METER	HT HOT TUB
⊙ TELEPHONE MANHOLE	F.P.L 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
No. 46322
REGISTERED PROFESSIONAL LAND SURVEYOR FOR MASSACHUSETTS

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

1-19-2023 DATE



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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*	36% OR 338,135 S.F.	32.1% OR (309,74± 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	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
		EXISTING	PROPOSED
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.
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.

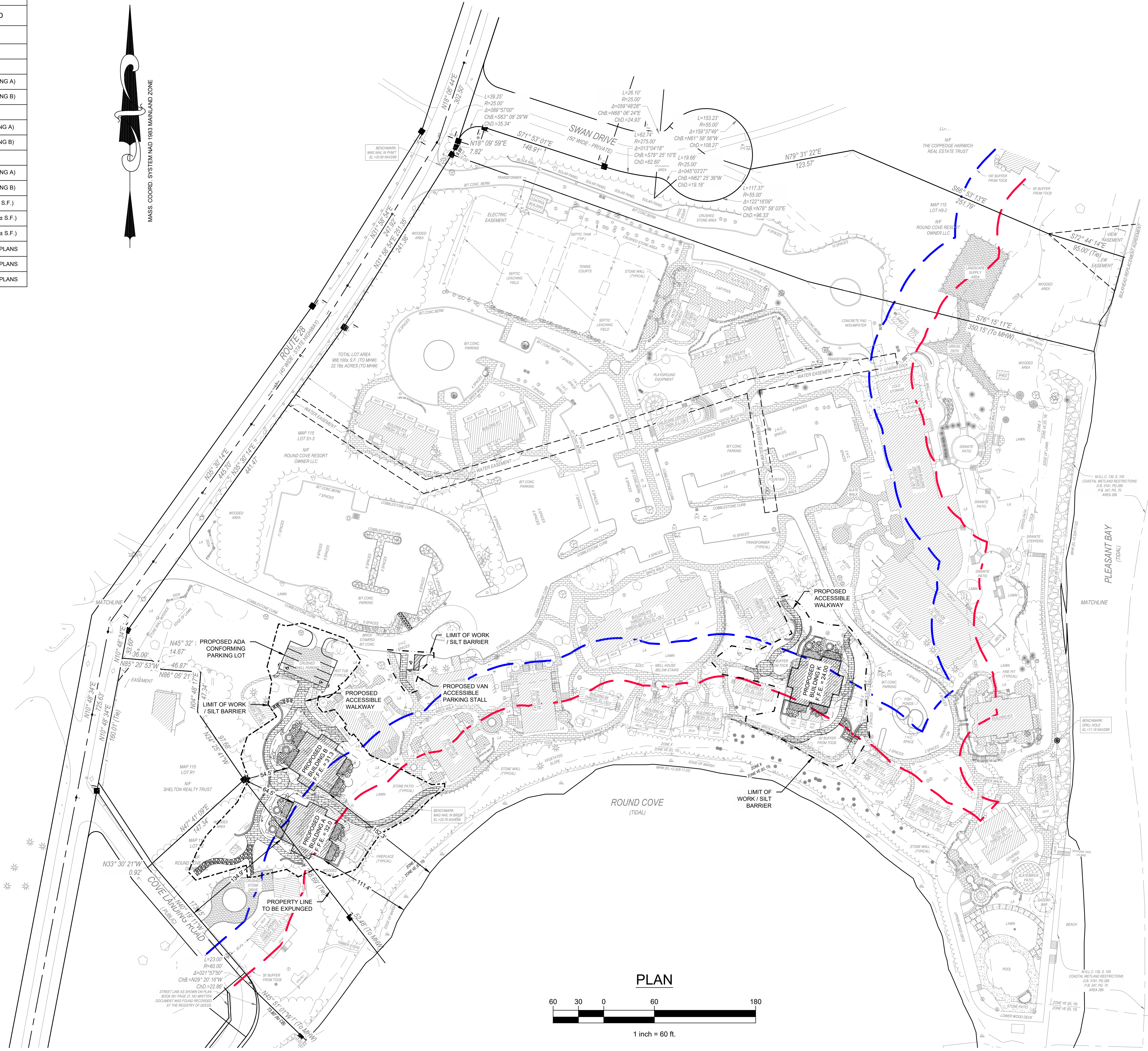
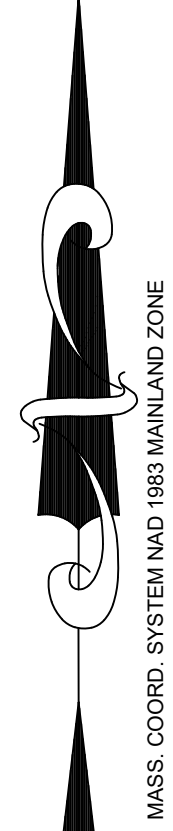
SEE PLAN TITLED "WEQUASSETT RESORT - RESTORATION PLAN" DATED 01-30-23 BY WILKINSON ECOLOGICAL DESIGN

LEGEND

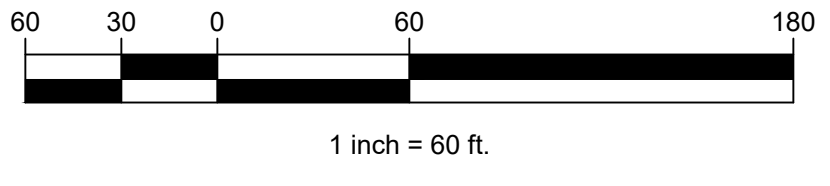
--- LIMIT OF WORK

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).



PLAN



NO.	DATE	REVISION	BY

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

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

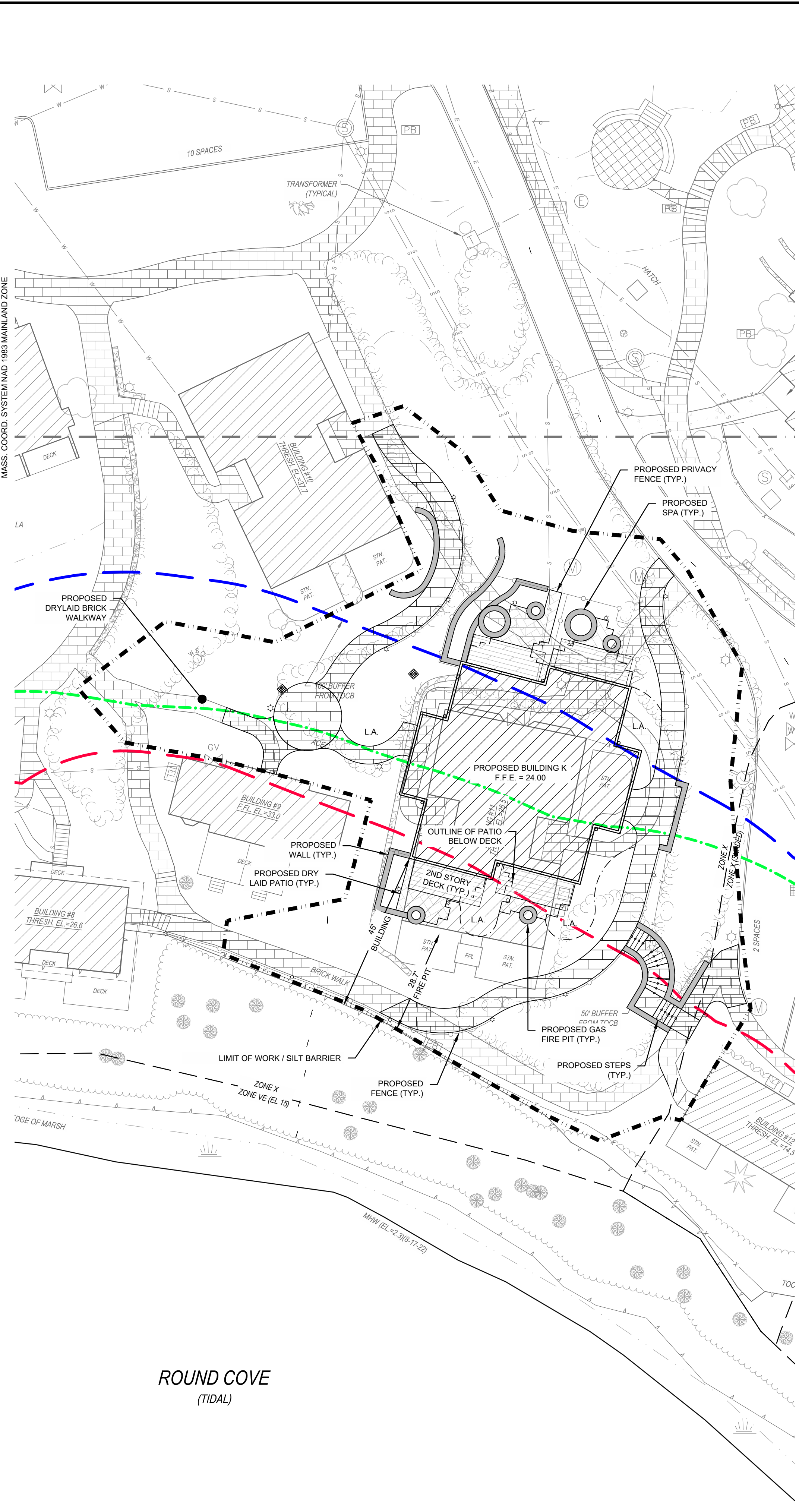
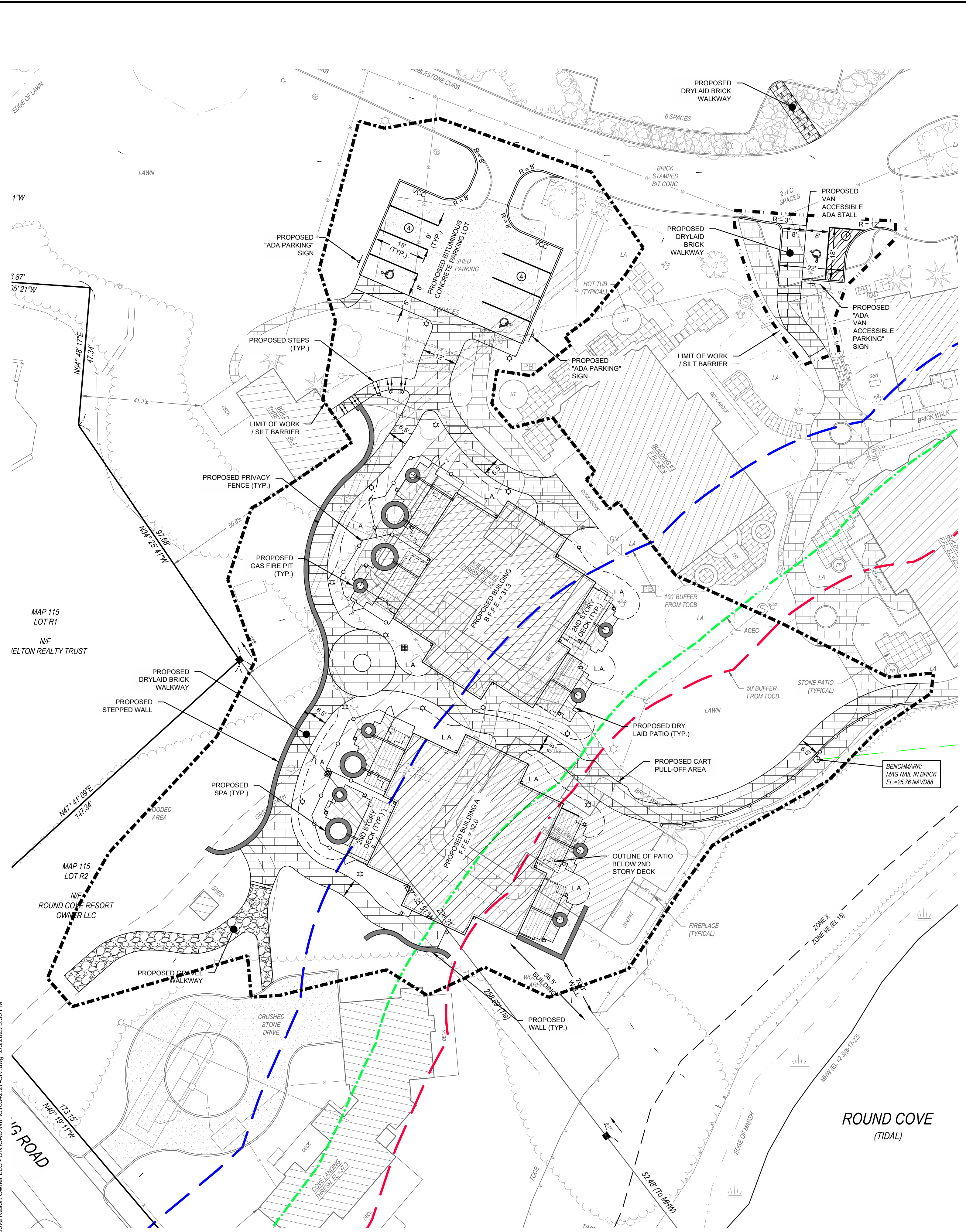
C102
5 OF 8 SHEETS
PROJECT NO. C16542.27

NO.	DATE	REVISION	BY

SEAL

PROJECT: **WEQUASSET RESORT & GOLF CLUB** HARWICH, MA
 2173 ROUTE 28
 SHEET TITLE: **SIGNATURE SUITE**
 SCALE: 1" = 20'
 DRAWING FILE: C16542.27-CIV.dwg
 DATE: 02-07-2023
 DRAWN BY: DAV / WGM
 CHECKED BY: JAB

C103
 3 OF 3 SHEETS
 PROJECT NO. C16542.27

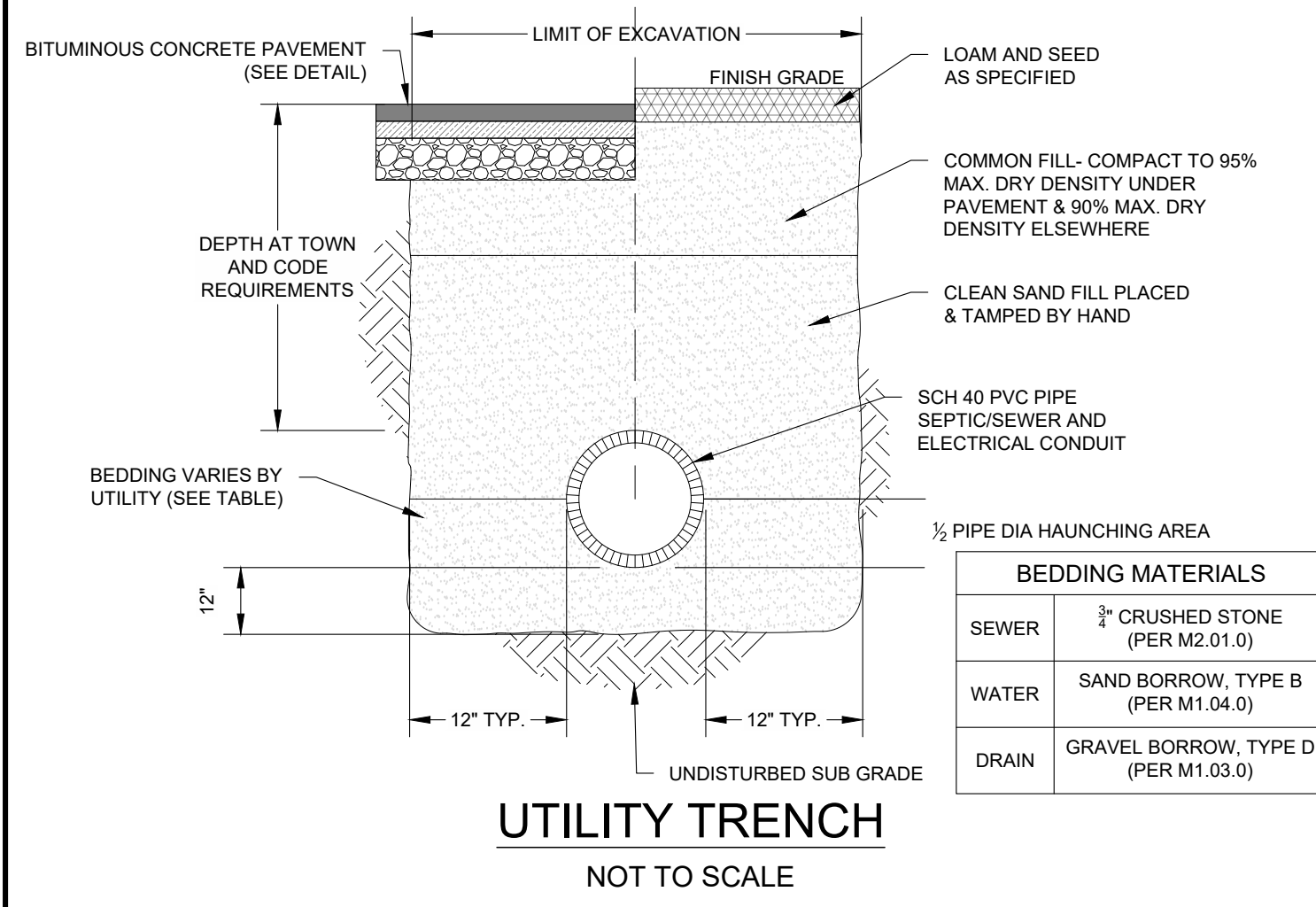


LANDSCAPE NOTE:
 SEE LANDSCAPE PLANS FOR DETAILS ON FENCES, LIGHTING, WALLS, HARDSCAPE AND LANDSCAPE AREAS

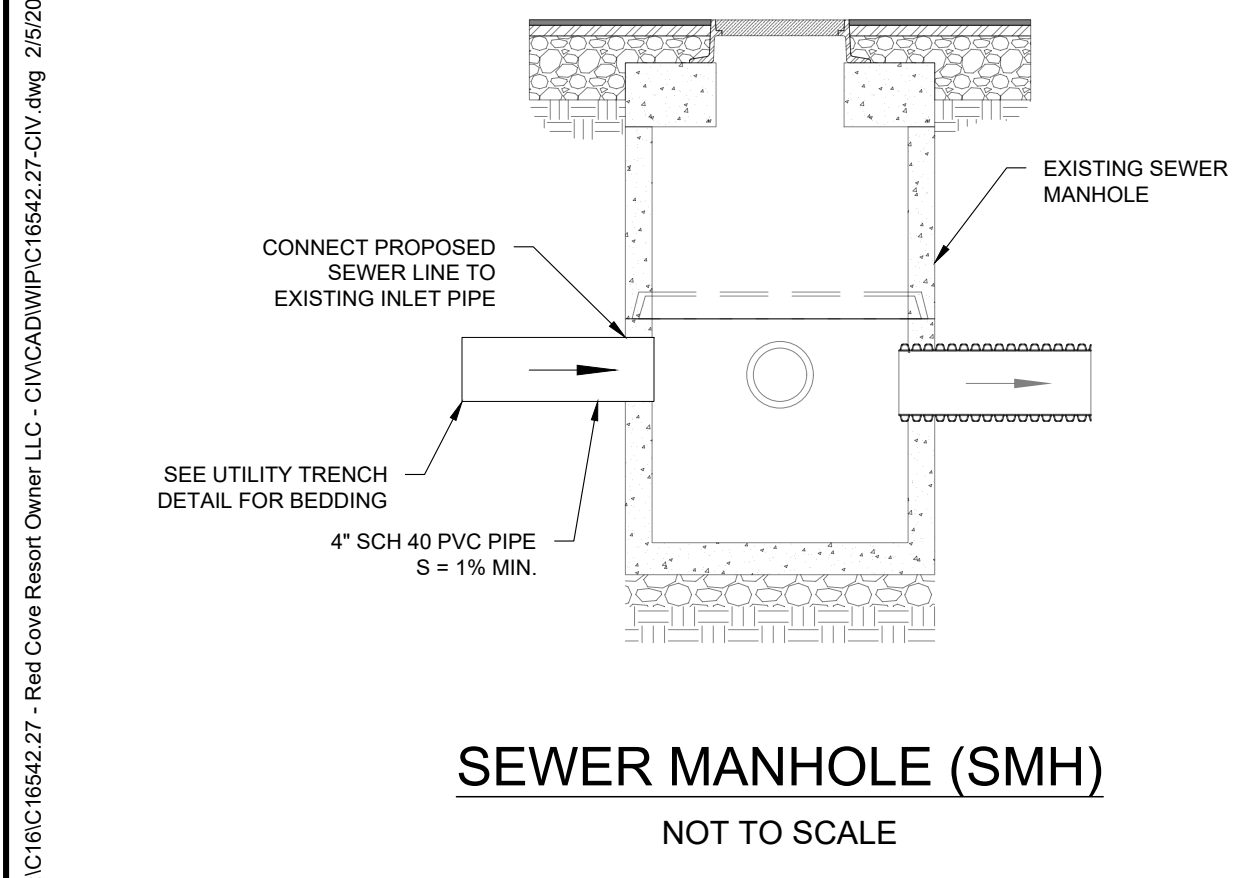
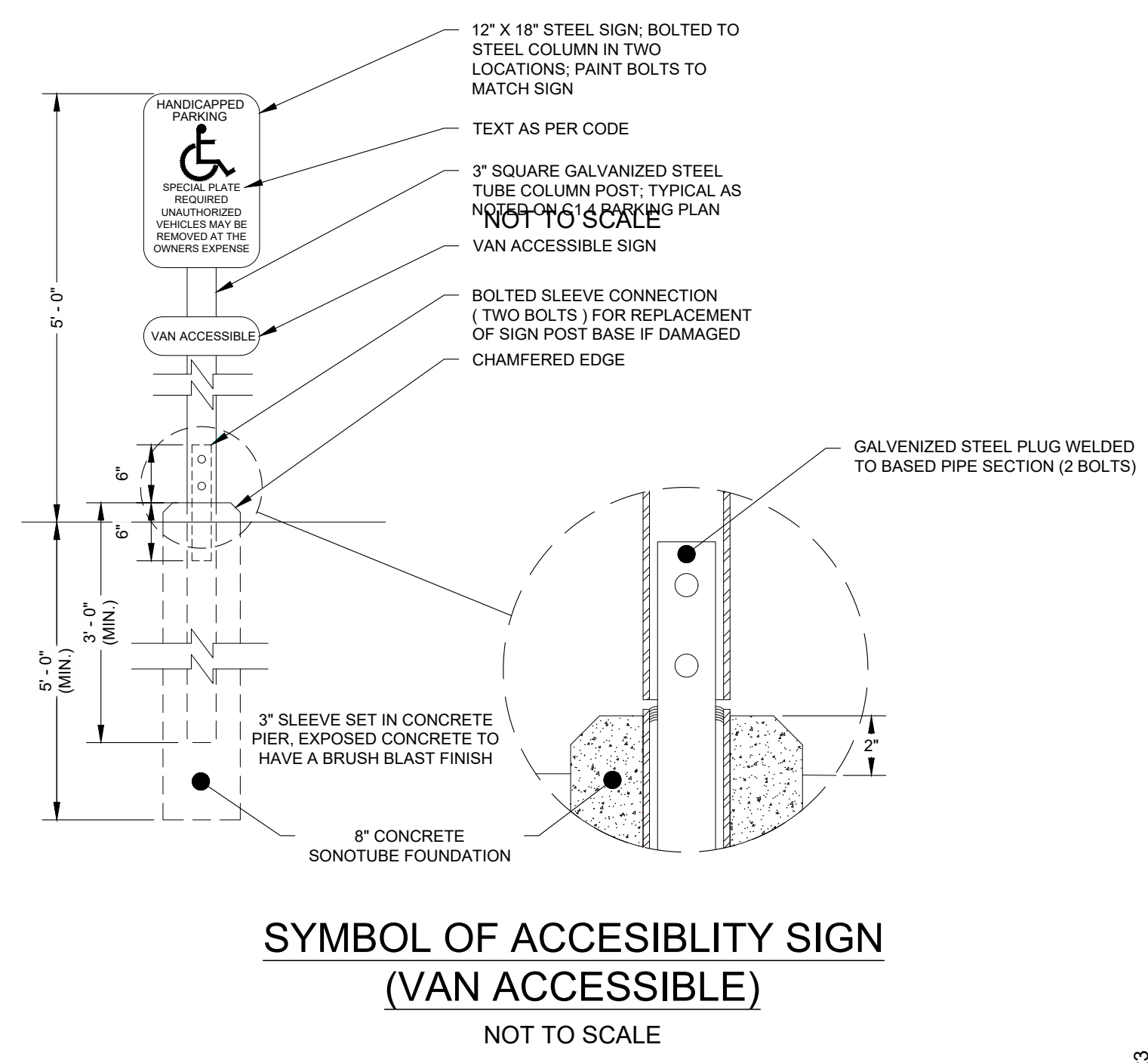
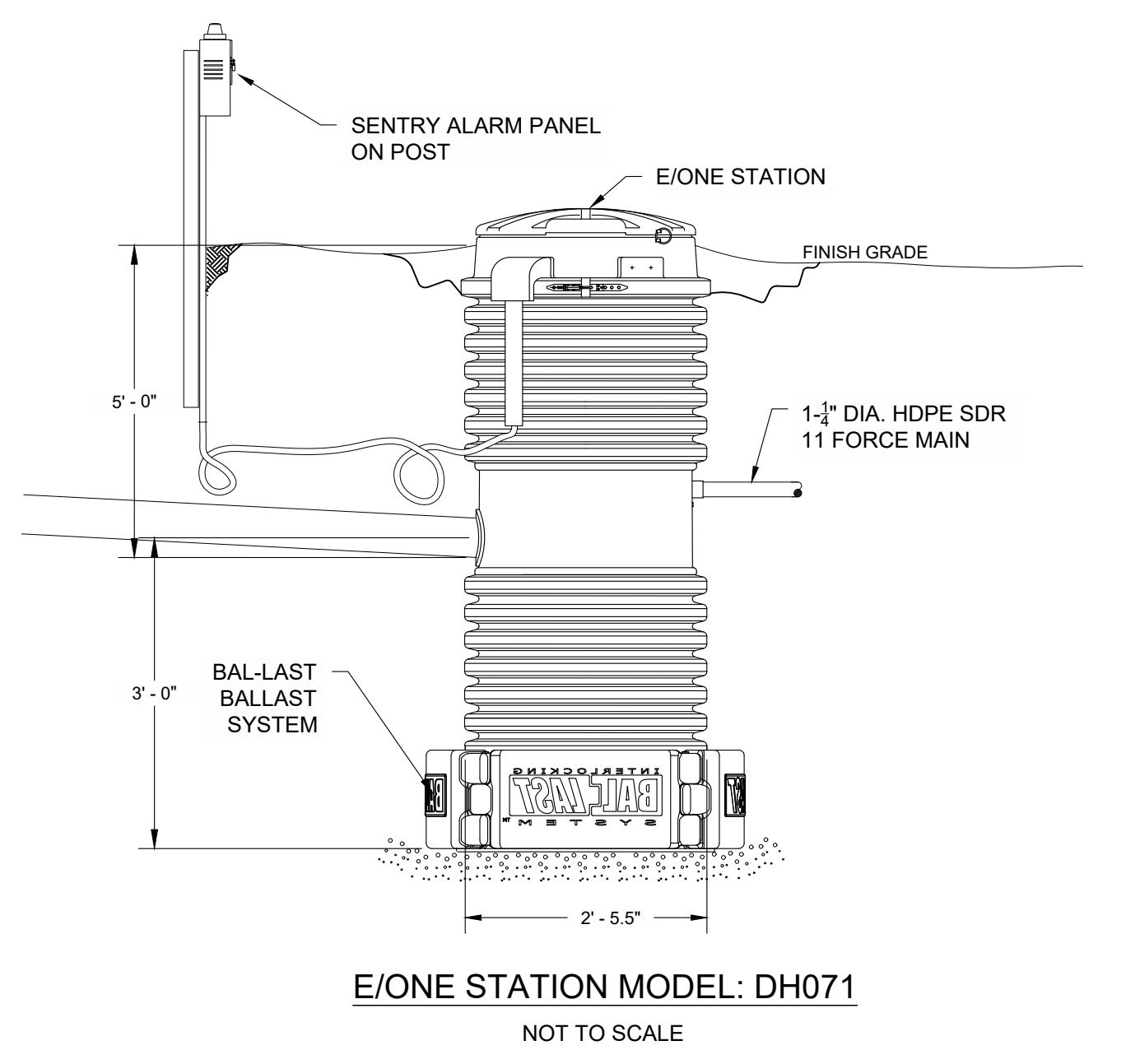
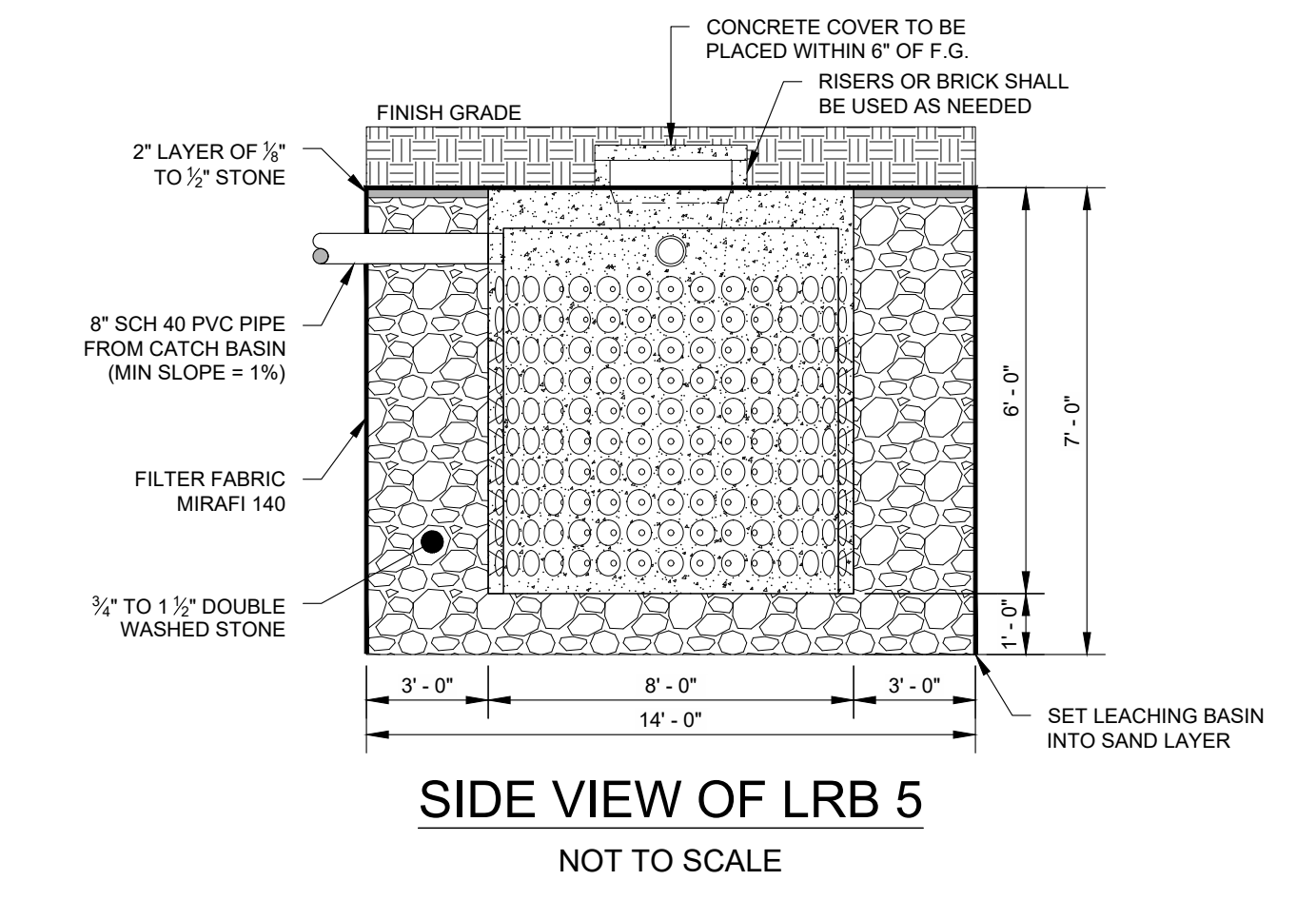
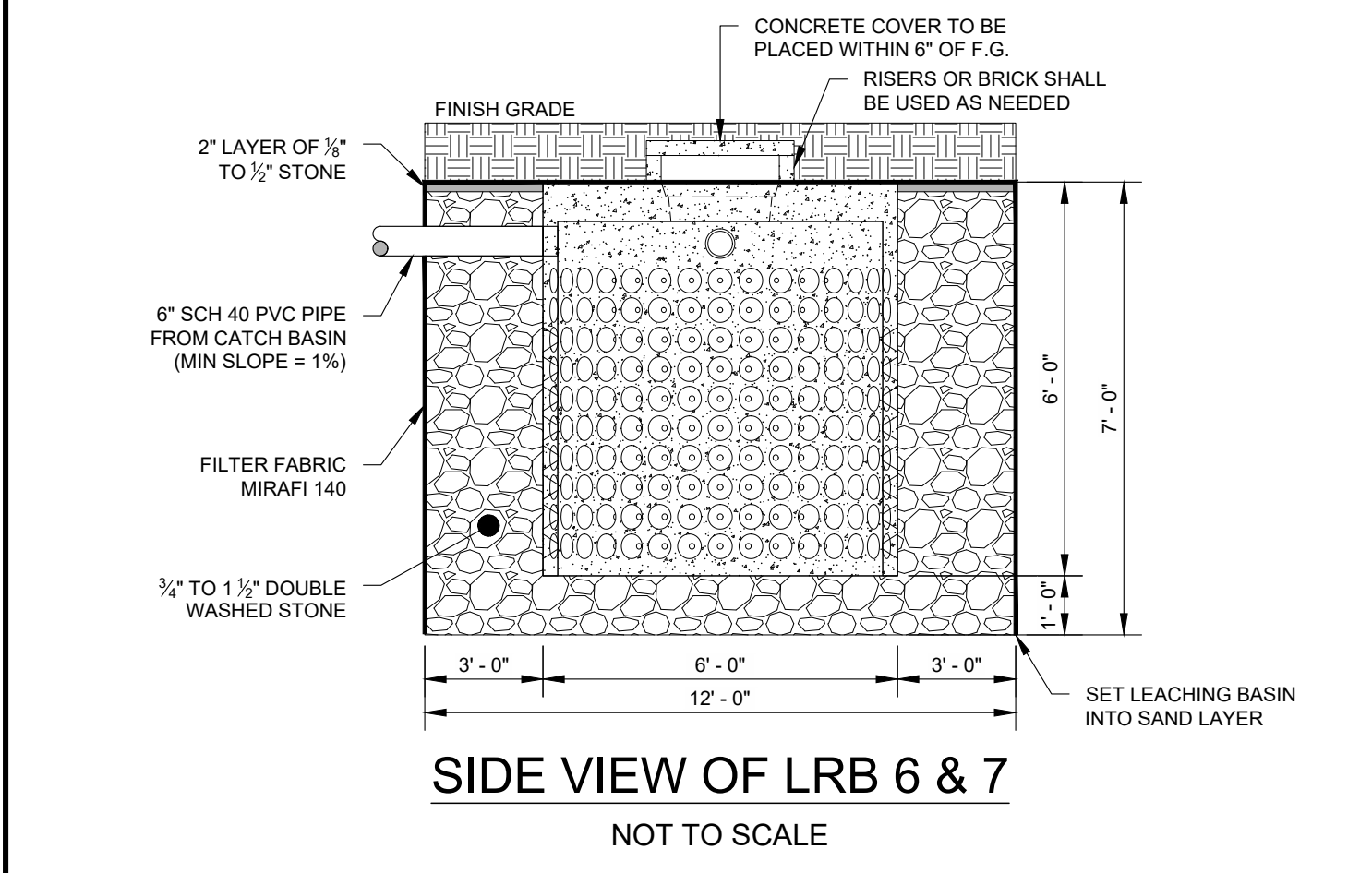
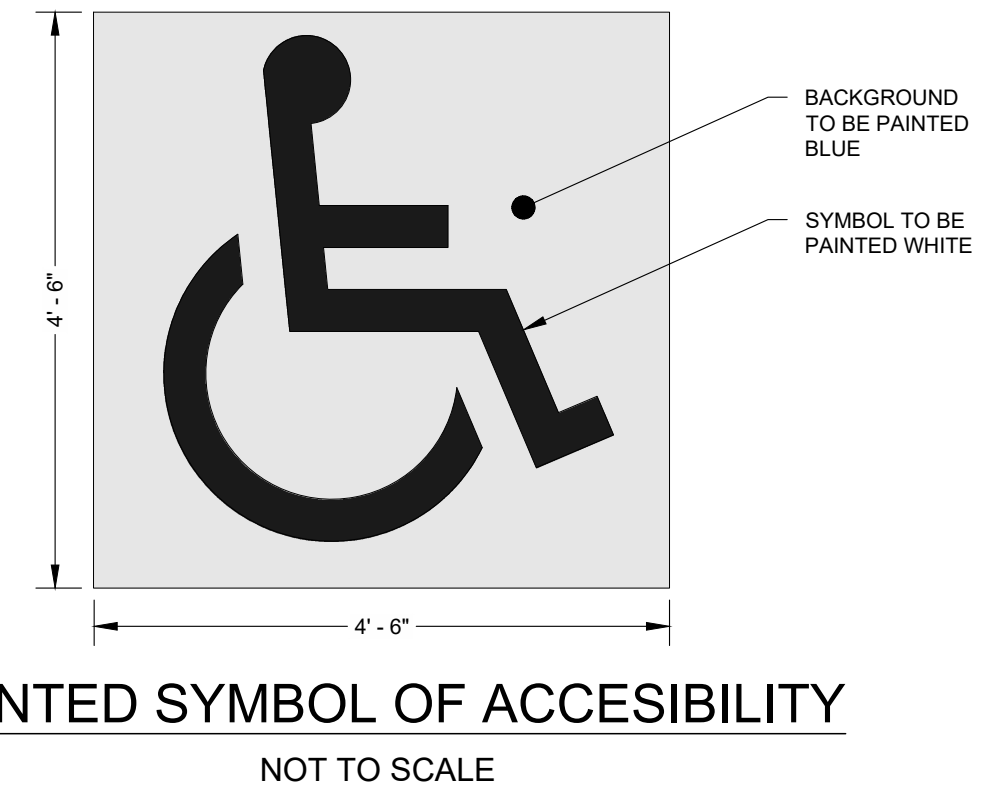
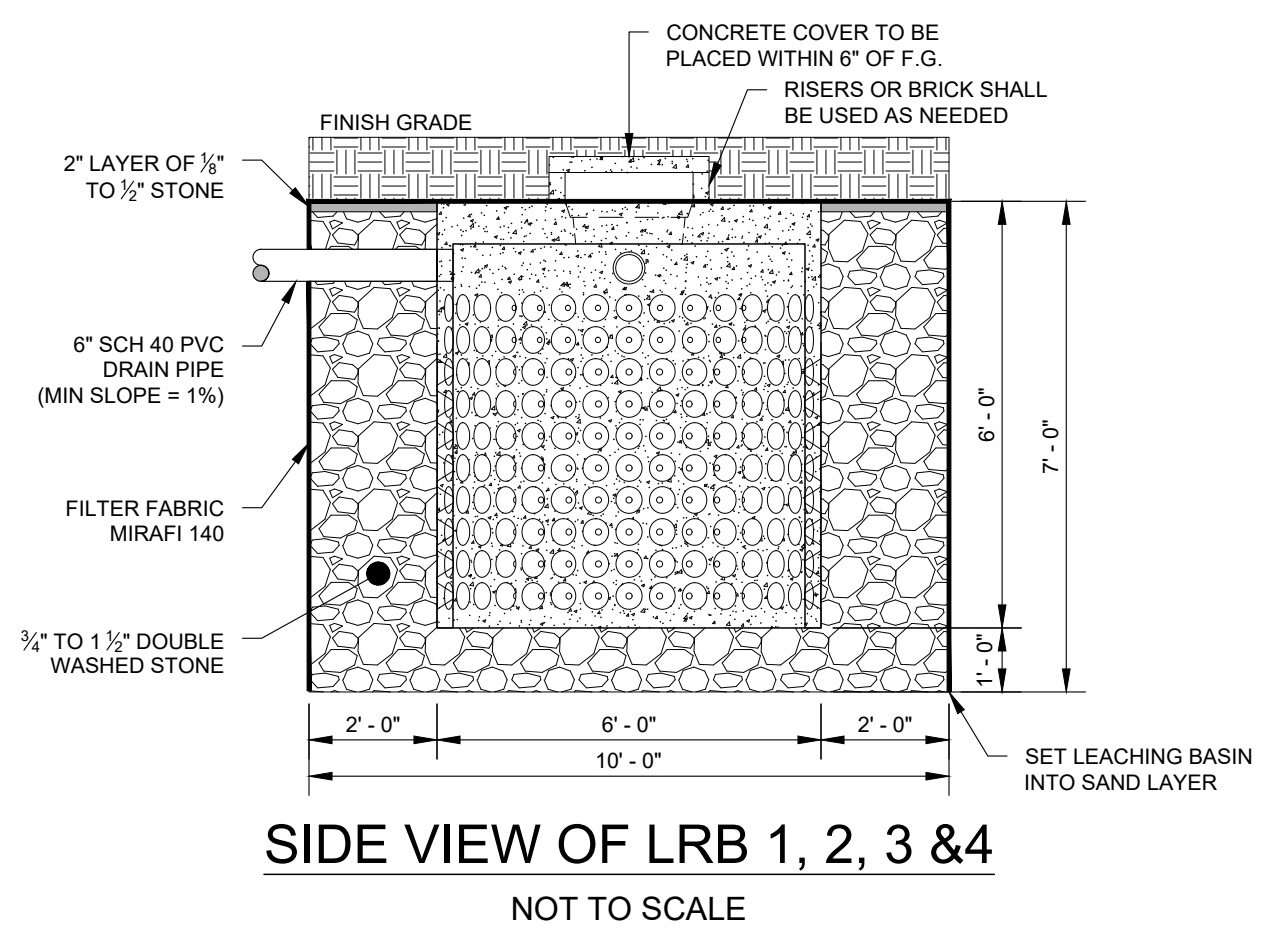
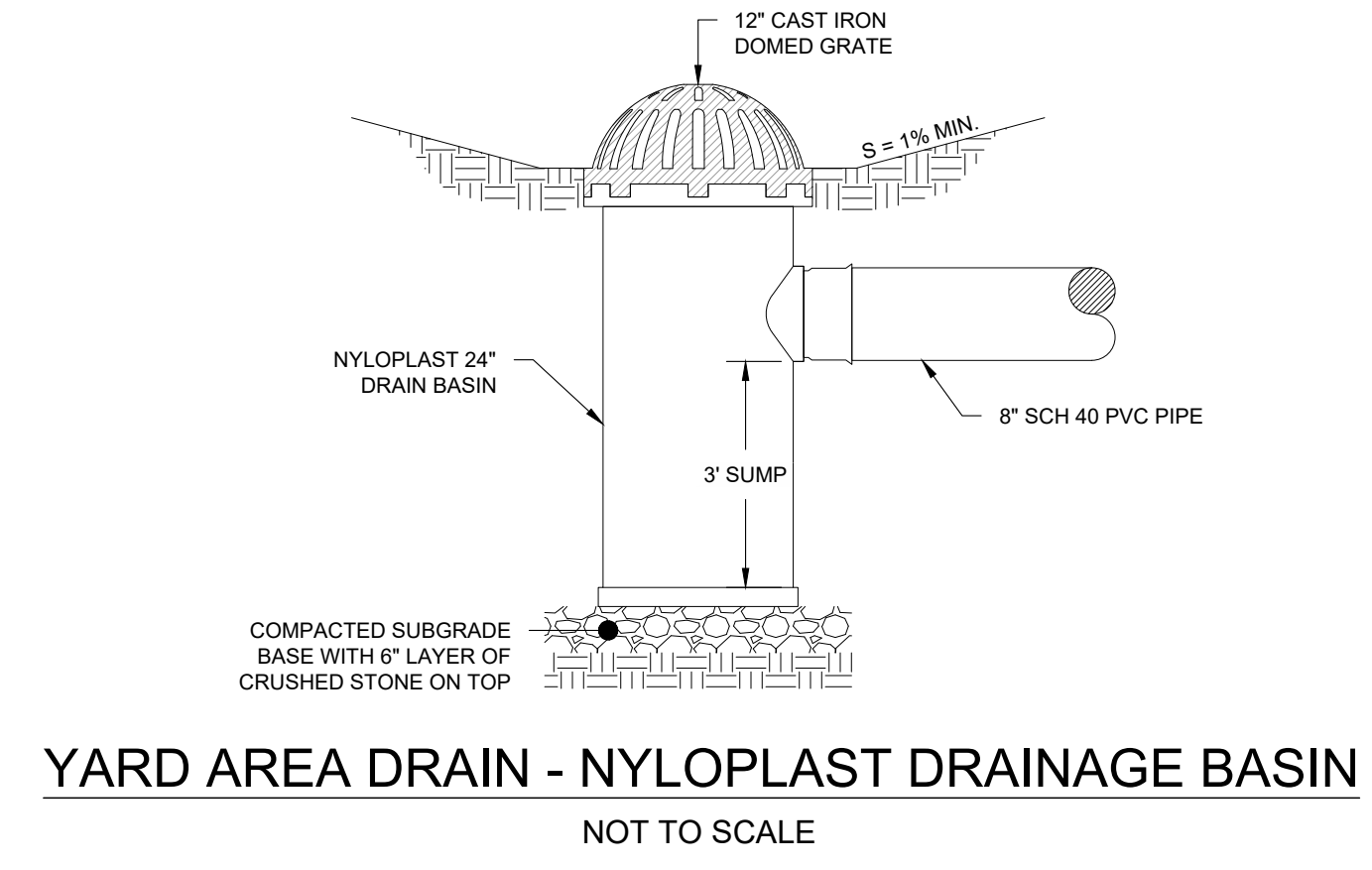
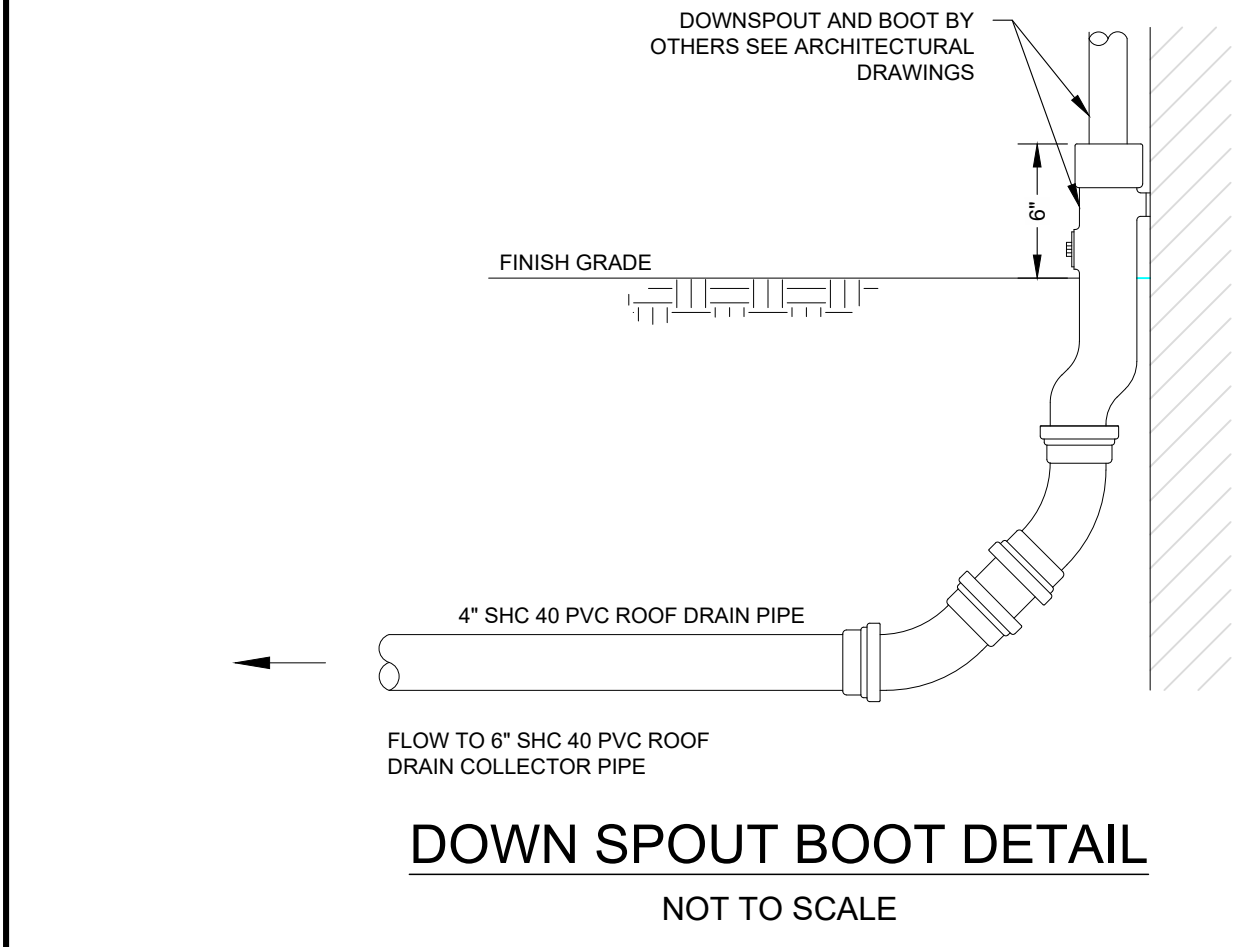
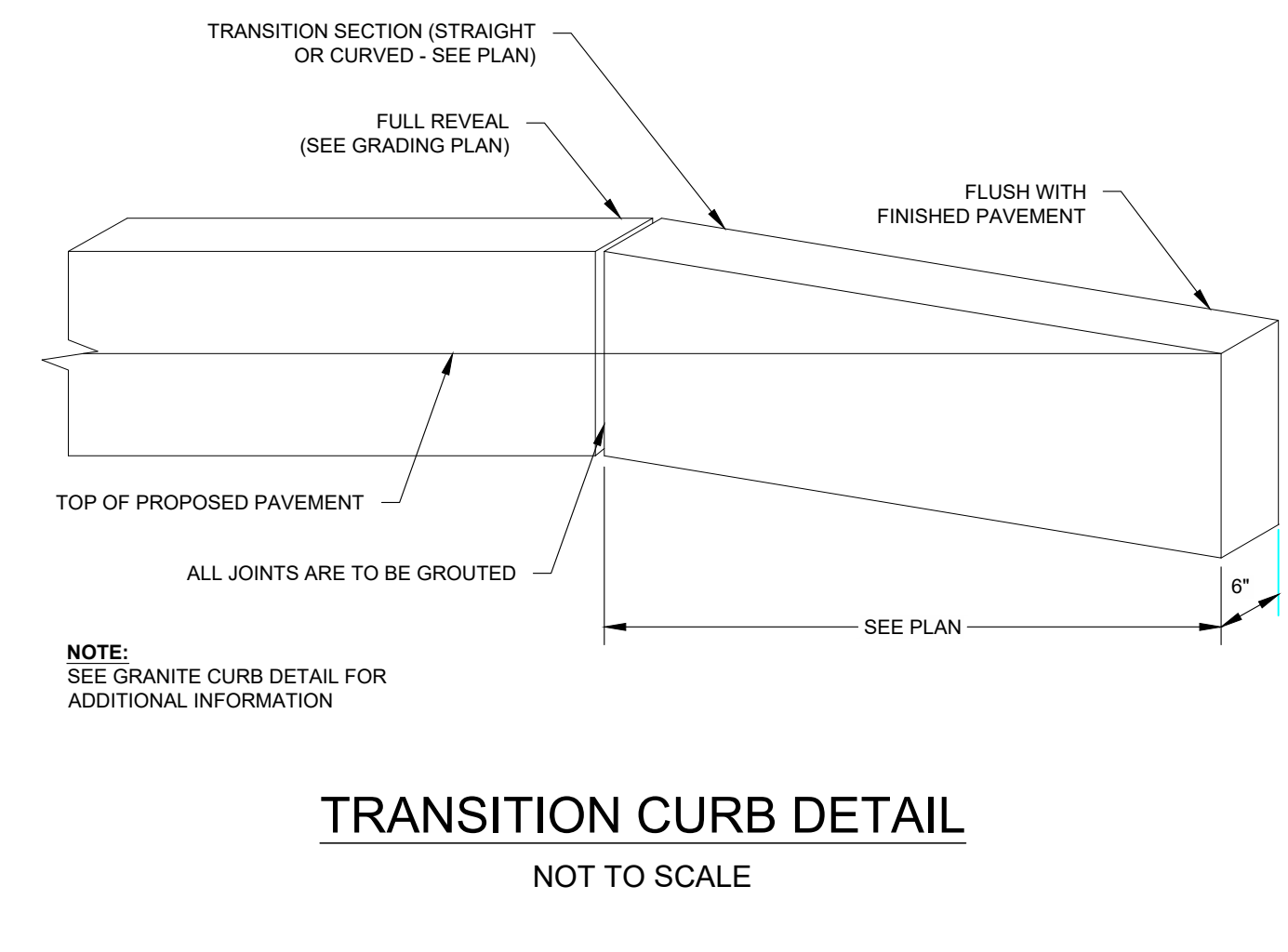
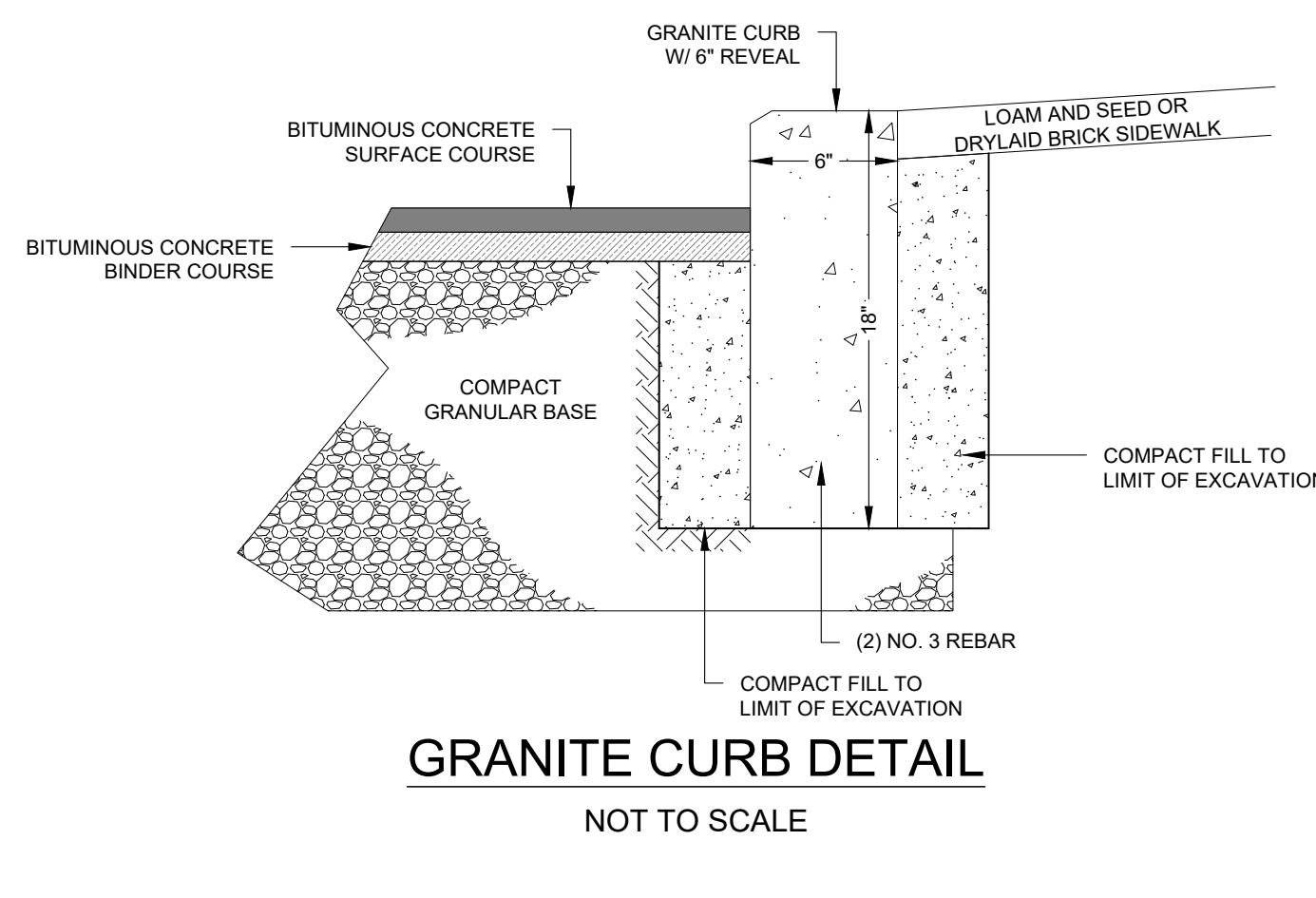
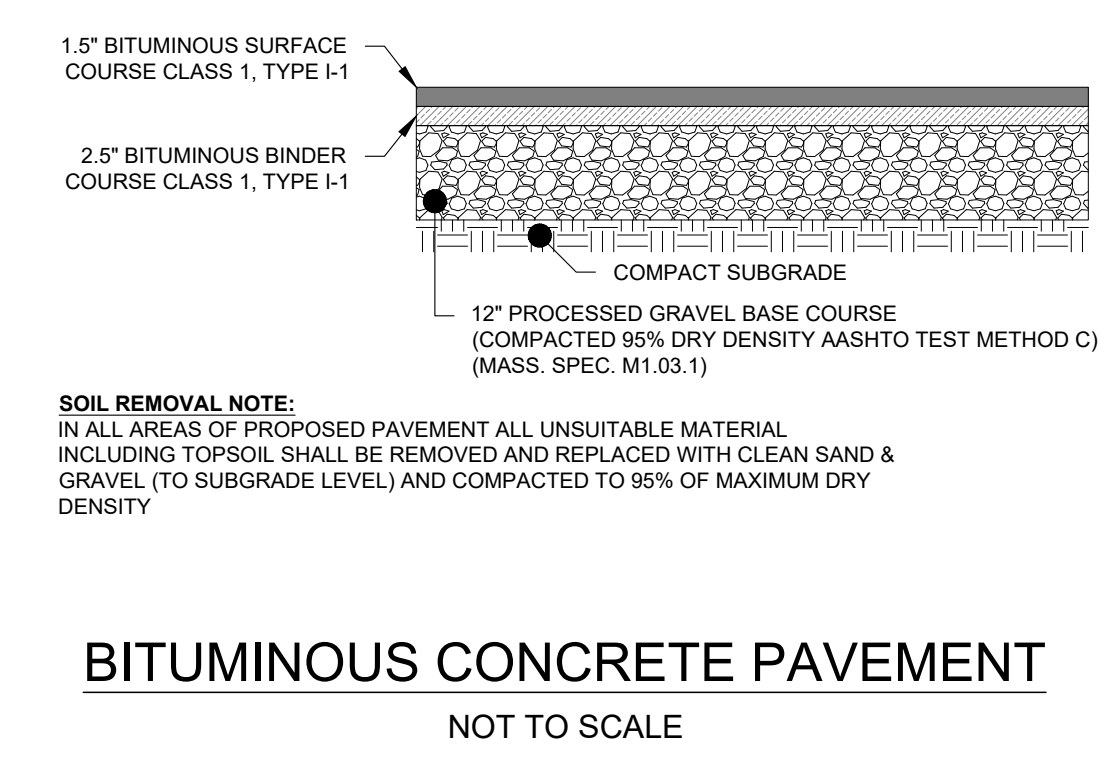
LEGEND


- LIMIT OF WORK
- L.A. LANDSCAPE AREA
- ④ PARKING COUNT

G:\C16542.27 - Red Cove Resort Owner LLC - CIV\CAD\DWG\C16542.27-CIV.dwg 2/5/2023 5:38 PM



BEDDING MATERIALS	
SEWER	3" CRUSHED STONE (PER M2.01.0)
WATER	SAND BORROW, TYPE B (PER M1.04.0)
DRAIN	GRAVEL BORROW, TYPE D (PER M1.03.0)





260 Cranberry Hwy., Orleans, MA 02653
508-255-6311 F 508-255-6700 F

NO.	DATE	BY	REVISION

PROJECT: **WEQUASSETT RESORT & GOLF CLUB** HARWICH, MA

SIGNATURE SUITE

2173 ROUTE 28

SHEET TITLE

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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G:\C16542.27 - Red Cove Resort Owner LLC - CIV\CAD\DWG\C16542.27-CIV.dwg 2/5/2023 5:38 PM