

WEQUASSETT RESORT & GOLF CLUB

2173 Route 28 and 4 Cove Landing Road
Harwich, MA

TOH Planning Board Presentation
March 14th, 2023



PROJECT TEAM

LAW OFFICE OF SINGER & SINGER, LLC
RED HOSPITALITY

STUDIO CORE ARCHITECTS, PLLC
HAWK LANDSCAPE DESIGN
COASTAL ENGINEERING CO., INC.
WILKINSON ECOLOGICAL DESIGN
DILANDRO ANDREWS ENGINEERING

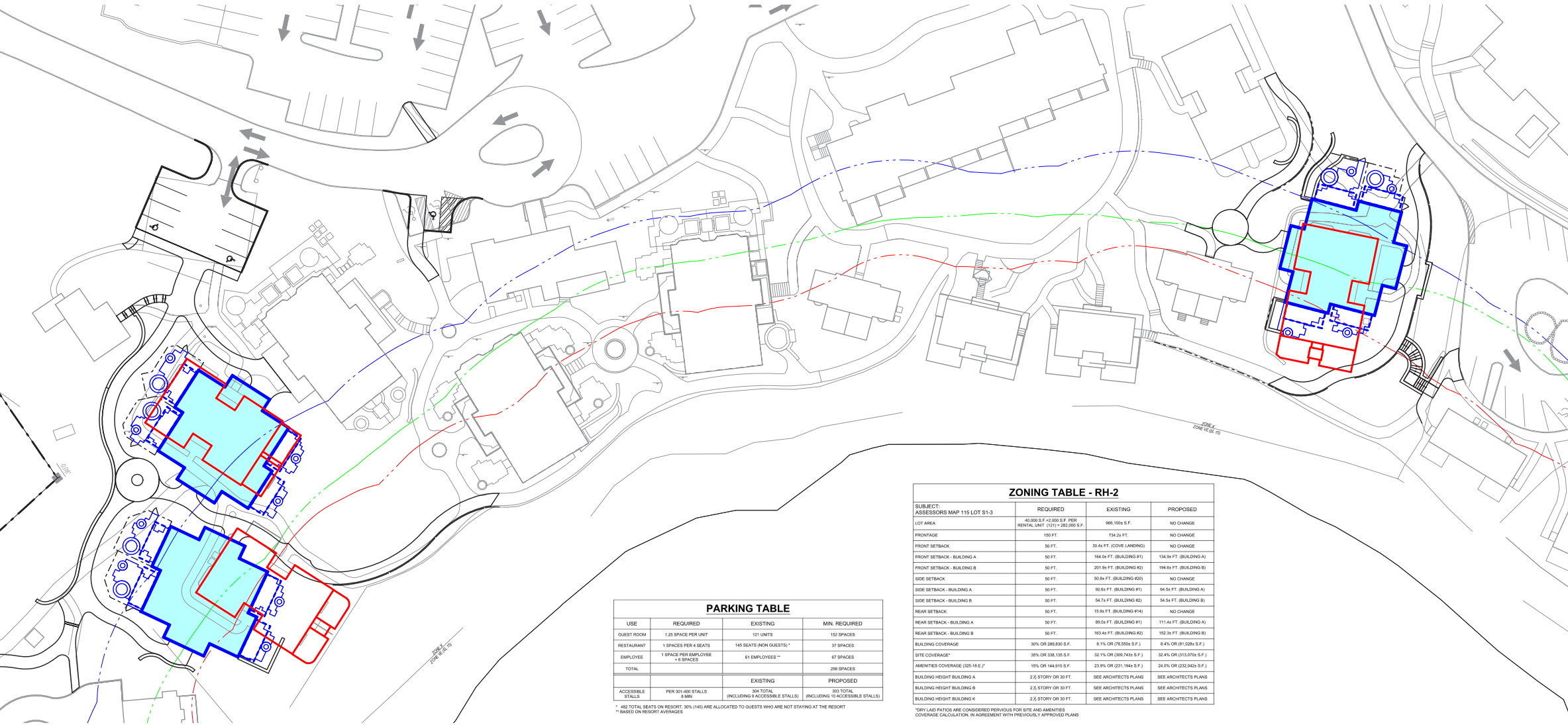
AERIAL VIEW



Wequassett Resort & Golf Club | 2173 MA-28, Harwich, MA 02645
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SITE PLAN DIAGRAM



PARKING TABLE			
USE	REQUIRED	EXISTING	MIN. REQUIRED
GUEST ROOM	1.25 SPACE PER UNIT	121 UNITS	152 SPACES
RESTAURANT	1 SPACE PER 4 SEATS	145 SEATS (NON GUESTS) *	37 SPACES
EMPLOYEE	1 SPACE PER EMPLOYEE + 5 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)

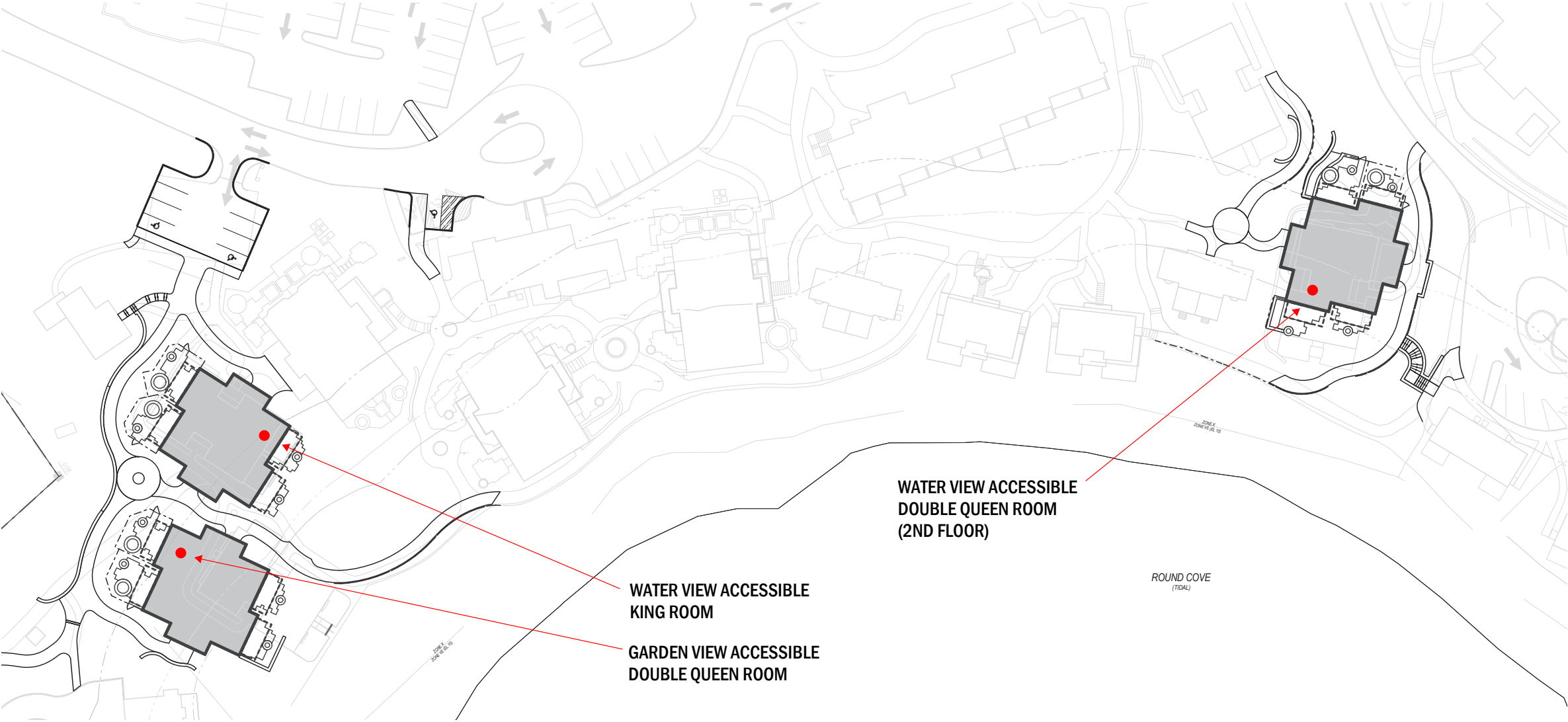
* 482 TOTAL SEATS ON RESORT, 30% (145) ARE ALLOCATED TO GUESTS WHO ARE NOT STAYING AT THE RESORT
** BASED ON RESORT AVERAGES

ZONING TABLE - RH-2			
SUBJECT: ASSESSORS MAP 115 LOT S1-3	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F. - 2,000 S.F. PER RENTAL UNIT (271) ~ 282,000 S.F.	996,100+ S.F.	NO CHANGE
FRONTAGE	150 FT.	774.2+ FT.	NO CHANGE
FRONT SETBACK	50 FT.	30.4+ FT. (COTR. LANDINGS)	NO CHANGE
FRONT SETBACK - BUILDING A	50 FT.	184.5+ FT. (BUILDING #1)	134.5+ FT. (BUILDING A)
FRONT SETBACK - BUILDING B	50 FT.	201.5+ FT. (BUILDING #2)	194.5+ FT. (BUILDING B)
SIDE SETBACK	50 FT.	50.8+ FT. (BUILDING #2)	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.	15.5+ FT. (BUILDING #1#4)	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 289,800 S.F.	6.1% OR (78,500+ S.F.)	8.4% OR (81,020+ S.F.)
SITE COVERAGE*	30% OR 308,135 S.F.	32.1% OR (309,740+ S.F.)	32.4% OR (313,070+ S.F.)
AMENITIES COVERAGE (325-14.6.F.)	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

* GRY LAID PATIOS ARE CONSIDERED PERVIOUS FOR SITE AND AMENITIES COVERAGE CALCULATION. IN AGREEMENT WITH PREVIOUSLY APPROVED PLANS



ACCESSIBLE UNITS LOCATION PLAN



EXTERIOR RENDERING – BUILDINGS A & B



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