

DIMENSIONAL REQUIREMENTS ZONE B-4

	REQUIRED	EXISTING	PROPOSED
MIN AREA	40,000 SF	343,882 SF	343,882 SF
MIN FRONTAGE	150 LF	550 LF	550 LF
MIN FRONT SETBACK ¹	50 LF	81.3 LF	81.3 LF
MIN SIDE SETBACK (N)	30 LF	195.4 LF	195.4 LF
MIN SIDE SETBACK (S)	30 LF	140.5 LF	31.0 LF
MIN REAR SETBACK	30 LF	51.6 LF	36.9 LF
MAX LOT COVERAGE	25 %	7.1 %	7.1 %
MIN OPEN SPACE	40 %	74.7 %	62.1 %

1. \$2,2500 INCREASE TO 50 FEET FOR LOTS ABUTTING MACARTHUR BLVD

LEGEND

	BUILDING
	CONTOUR - MINOR
	CONTOUR - MAJOR
	CURB
	EDGE OF PAVEMENT
	GUARD RAIL
	FENCE
	RIP RAP
	EDGE OF LANDSCAPED AREA
	WALL - RETAINING
	WALL - STONE
	ABUTTING LOT
	EASEMENT LINE
	PROPERTY OR ROW
	SETBACK LINE
	DRAIN PIPE
	OVERHEAD WIRE
	WATER LINE

NOT ALL LEGEND ITEMS MAY BE PRESENT.

SYMBOLS

	EXISTING PARKING SPACE COUNT	N/E
	PROPOSED PARKING SPACE COUNT	PLANTÉ ERNEST A JR TR
	BOUNDARY	
	CONTROL POINT	
	EXISTING SHRUB	
	EXISTING TREE	
	EXISTING EVERGREEN TREE	
	PROPOSED SPOT GRADE	
	16/19" HIGH AREA LIGHT, SINGLE 100W MH	
	16/19" HIGH AREA LIGHT, DOUBLE 100W MH	
	BUILDING MOUNTED AREA LIGHT, 100W MH	
	SEWER MANHOLE	
	ELECTRIC MANHOLE	
	TELEPHONE MANHOLE	
	MANHOLE	
	TV BOX	
	DRAIN MANHOLE	
	SIGN	
	CATCHBASIN	
	FLARED END OUTLET	
	RIP RAP APRON	
	WATER VALVE	
	SEWER VALVE	
	GAS VALVE	
	UTILITY BOX	
	HYDRANT	
	UTILITY POLE W/GUY	
	TEST PIT	
	BORING	
	WETLAND FLAG	
	MAIL BOX	
	ROCK	

ALL EXISTING AND TO REMAIN UNLESS NOTED.
NOT ALL SYMBOLS MAY BE PRESENT.
SYMBOL SIZE MAY VARY IN DRAWING.

TITLE 5 REQUIREMENTS:

EXISTING (APPROVED) DAILY FLOW:	PROPOSED DAILY FLOW:	NET CHANGE
1,569.35 GPD	520 GPD	- 1,049.35 GPD
BASIS	BASIS	
#ATTENDEES + RESTAURANT SEATS	OFFICE - 2,160 S.F. @ 75 GPD/1,000 S.F. = 162 GPD; USE 200 GPD MIN.	
600 PERSONS + 40 SEATS	RETAIL - 2,800 SF @ 50 GPD/1000 SF = 140 GPD; USE 200 GPD MIN.	
REDUCED BY USE OF COMPOSTING	WAREHOUSE - 15 GPD/PERSON	
TOILETS - SEE PLAN REF. #2	8 EMPLOYEES MAX. SHIFT = 120 GPD	

NITROGEN LOADING

PRE-EXISTING LOADING:	PROPOSED NITROGEN LOADING:	NET CHANGE
3.3 ppm	1.96 ppm	- 1.34 ppm
BASIS	BASIS	
NITROGEN LOADING CALCULATIONS FOR EXISTING CONDITIONS, PREPARED BY BENNETT & O'REILLY (2003)	CAPE COD COMMISSION METHODOLOGY IN TB 91-001 SANITARY CONNECTED TO EXIST SEPTIC SYSTEM.	

PARKING REQUIREMENTS:

REQUIREMENTS:	PROPOSED USE:
WAREHOUSE USE:	EMPLOYEES: 8 EMPLOYEES / 1.25 = 6.4; 6 SPACES
1 SPACE PER 1 1/4 EMPLOYEES MAX. SHIFT	
NOT LESS THAN:	PRODUCTION: 19,759 S.F./500 S.F. = 39 SPACES
1 SPACE PER 1,000 S.F. STORAGE	OFFICE: 360 S.F./180 S.F. = 2 SPACES
1 SPACE PER 500 S.F. PRODUCTION	
1 SPACE PER 180 S.F. OFFICE	TOTALS: 26,629 S.F. 47 SPACES
TOTAL REQUIRED PARKING:	47 > 5; 47 SPACES
TOTAL PROPOSED PARKING:	56 SPACES INCLUDING 3 ACCESSIBLE



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Revisions

REV.	DATE	BY	CHECK	DESCRIPTION
Δ	06/17/25	JDO	JJL	ADD PARKING AND TITLE 5 INFO
Δ	04/26/26	JDO	JJL	CALL OUT REMAINING PARKING
Δ	06/04/26	JDO	JJL	#PEDESTRIAN BRIDGE NOTE UPDATE
Δ	#	#	#	#
Δ	#	#	#	#

PROJECT:

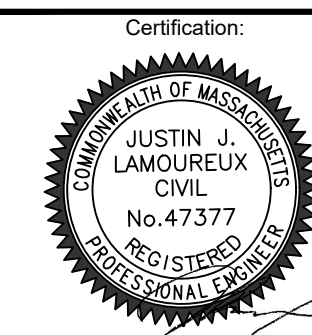
#340 MACARTHUR BOULEVARD
BOURNE, MA 02532

SHEET TITLE:

PROPOSED PROPERTY USE PLAN

PREPARED FOR:

MACARTHUR PARK PLACE LLC
270 COMMUNICATION WAY, UNIT 7-B
HYANNIS, MA 03+02



Project Number:
24188

Sheet:
1 of 3

Sheet Number:

C - 1

Date:
APRIL 4, 2025

REFERENCE MAPS:

- PLAN BOOK / PAGE: 169 / 43, 198 / 35, 257 / 59, 263 / 49, 317 / 7, 433 / 60, 441 / 1, 450 / 3
- "GREYWATER SEWAGE DISPOSAL SYSTEM DESIGN, ADVENTURE ISLE", PREPARED BY WARWICK & ASSOCIATES, INC., NORTH FALMOUTH MA, DATED REVISED TO 12/08/2003.

GENERAL NOTES:

- ONLY SURVEY MAPS WITH THE SURVEYOR'S SIGNED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
- THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
- THE LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
- THE TYPE OF MAP PERFORMED IS A BOUNDARY SURVEY. THE BOUNDARY LINES AS DEPICTED ARE THE RESULT OF AN ACCURATE LAND SURVEY AND ARE DEPICTED FROM RECORD MAPS AND DEEDS.
- PARCEL IS NOT WITHIN A FEMA FLOOD HAZARD ZONE.
- ELEVATIONS DEPICTED HEREON ARE BASED ON NAVD88 DATUM.
- SOUTHEASTERN PORTION OF SITE SURVEYED 2025, REMAINDER OF SITE FROM RECORD SITE PLANS FROM 2003 ON FILE WITH CCC.
- LIGHTING FIXTURES SHOWN AS PROPOSED ON 2003 PLANS. NOT ALL FIXTURES SHOWN MAY BE PRESENT OR OPERABLE. 2003 PHOTOMETRIC PLAN SHOWS ILLUMINATION LEVELS OF 0.0 FOOTCANDLES AT PROPERTY LINES.

