DIMENSIONAL REQUIREMENTS ZONE B-4

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

1. §2.2500 INCREASE TO 50 FEET FOR LOTS ABUTTING MACARTHUR BLVD

TITLE 5 REQUIREMENTS:

EXISTING (APPROVED) DAILY FLOW: 1,569.35 GPD

BASIS
#ATTENDEES + RESTAURANT SEATS
600 PERSONS + 40 SEATS
REDUCED BY USE OF COMPOSTING
TOILETS - SEE PLAN REF. #2

PROPOSED DAILY FLOW: 520 GPD

BASIS
OFFICE - 2,160 S.F. @ 75 GPD/1,000 S.F. = 162 GPD; USE 200 GPD MIN.
RETAIL - 2,800 SF @ 50 GPD/1000 SF = 140 GPD; USE 200 GPD MIN.
WAREHOUSE - 15 GPD/PERSON
8 EMPLOYEES MAX. SHIFT = 120 GPD

NET CHANGE - 1,049.35 GPD

NITROGEN LOADING

PRE-EXISTING LOADING: 3.3 ppm

BASIS
NITROGEN LOADING CALCULATIONS
FOR EXISTING CONDITIONS,
PREPARED BY BENNETT & O'REILLY
(2003)

PROPOSED NITROGEN LOADING: 1.96 ppm

BASIS
CAPE COD COMMISSION
METHODOLOGY IN TB 91-001
SANITARY CONNECTED TO EXIST
SEPTIC SYSTEM.

NET CHANGE - 1.34 ppm

PARKING REQUIREMENTS:

REQUIREMENTS:
WAREHOUSE USE:
1 SPACE PER 1 1/4 EMPLOYEES MAX. SHIFT
NOT LESS THAN:
1 SPACE PER 1,000 S.F. STORAGE
1 SPACE PER 500 S.F. PRODUCTION
1 SPACE PER 180 S.F. OFFICE

PROPOSED USE:
EMPLOYEES: 8 EMPLOYEES / 1.25 = 6.4; 6 SPACES

PRODUCTION: 19,759 S.F./500 S.F. = 39 SPACES
OFFICE: 360 S.F./180 S.F. = 2 SPACES
TOTALS: 26,629 S.F. 47 SPACES

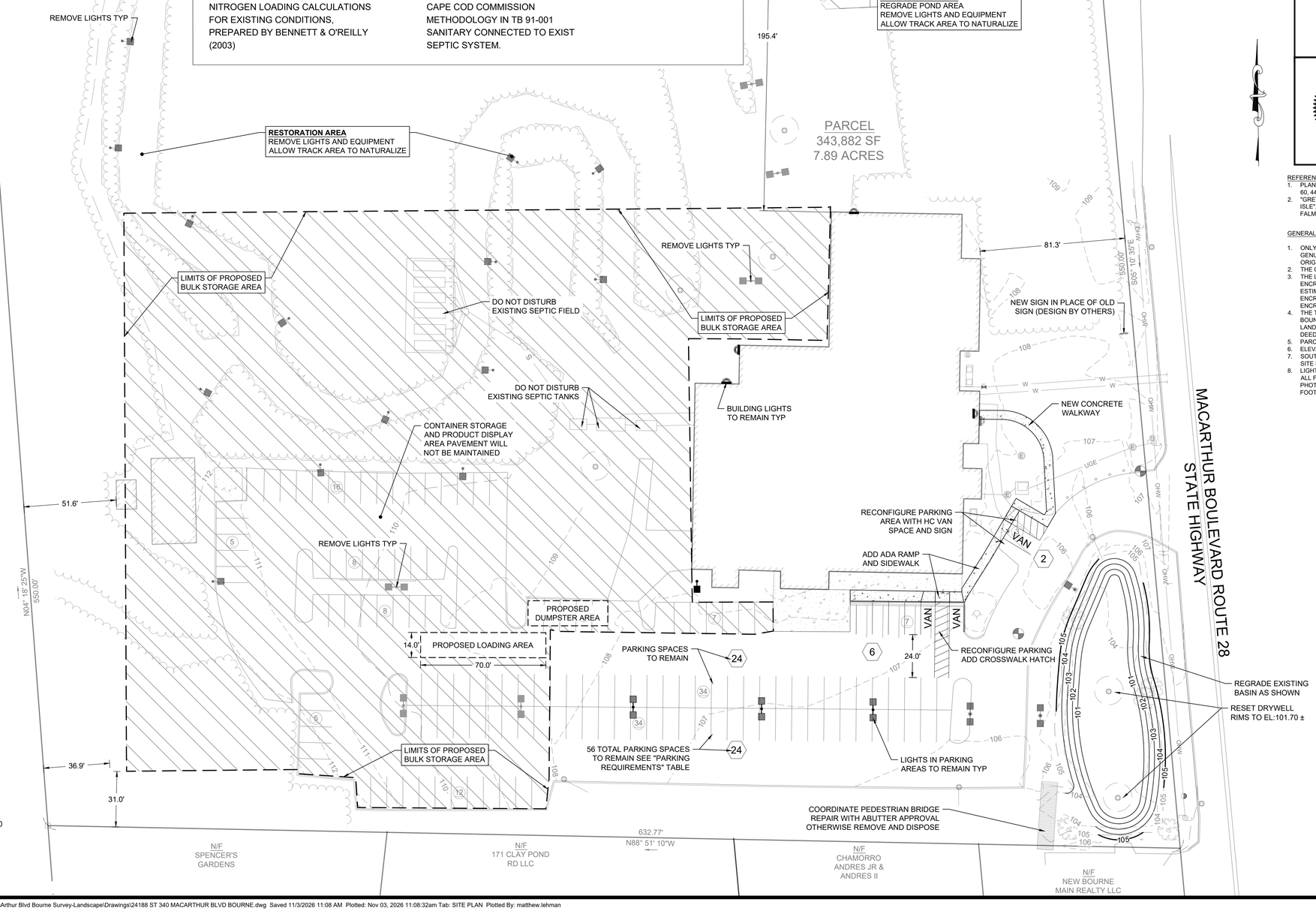
TOTAL REQUIRED PARKING: 47 > 5; 47 SPACES
TOTAL PROPOSED PARKING: 56 SPACES INCLUDING 3 ACCESSIBLE

LINETYPE LEGEND

- BUILDING
- EX MINOR CONTOUR
- EX MAJOR CONTOUR
- PROP MINOR CONTOUR
- PROP MAJOR CONTOUR
- CURB
- EDGE OF PAVEMENT
- BITUMINOUS BERM
- PROPERTY OR ROW
- DRAIN PIPE
- OVERHEAD WIRE
- WATER LINE
- PROPOSED BULK STORAGE AREA

SYMBOLS

- EXISTING PARKING SPACE COUNT
- PROPOSED PARKING SPACE COUNT
- BOUNDARY
- EXISTING SHRUB
- EXISTING TREE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- DRAIN MANHOLE
- SIGN
- CATCHBASIN
- WATER VALVE
- GAS VALVE
- HYDRANT
- UTILITY POLE W/GUY
- 19' AREA LIGHT 100W MH
- 19' AREA LIGHT 2X 100W MH
- BUILDING MOUNTED AREA LIGHT 100W MH



GRAPHIC SCALE
30 0 15 30 60 120
(in feet)
1 INCH = 30 FEET

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Revisions

REV.	DATE	BY	CHECK	DESCRIPTION
1	06/17/25	JDO	JJL	ADD PARKING AND TITLE 5 INFO
2	04/22/26	JDO	JJL	CALL OUT REMAINING PARKING
3	06/04/26	JDO	JJL	PEDESTRIAN BRIDGE NOTE UPDATE
4	08/20/26	MCL	CL	CLARIFY EXISTING VS PROPOSED
5	11/3/26	MCL	CL	PLAN UPDATES PER CCC

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

Certification:
COMMONWEALTH OF MASSACHUSETTS
JUSTIN J. LAMOUREUX
CIVIL
No.47377
REGISTERED PROFESSIONAL ENGINEER

Project Number: 24188
Sheet : 1 of 3
Sheet Number: C - 1
Date: APRIL 4, 2025

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

GENERAL NOTES:
1. ONLY SURVEY MAPS WITH THE SURVEYOR'S SIGNED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
2. THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
3. 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.
4. 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.
5. PARCEL IS NOT WITHIN A FEMA FLOOD HAZARD ZONE.
6. ELEVATIONS DEPICTED HEREON ARE BASED ON NAVD88 DATUM.
7. SOUTHEASTERN PORTION OF SITE SURVEYED 2025; REMAINDER OF SITE FROM RECORD SITE PLANS FROM 2003 ON FILE WITH CCC.
8. 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.

File Name: G:\.shortcut-targets-by-id\17NuK4unXBlwJCnjPp50lKuUSN5J9e81I\Projects\2024\24188 340 MacArthur Blvd Bourne Survey-Landscape\Drawings\24188 ST 340 MACARTHUR BLVD BOURNE.dwg Saved 11/3/2026 11:08 AM Plotted: Nov 03, 2026 11:08:32am Tab: SITE PLAN Plotted By: matthew.lehman