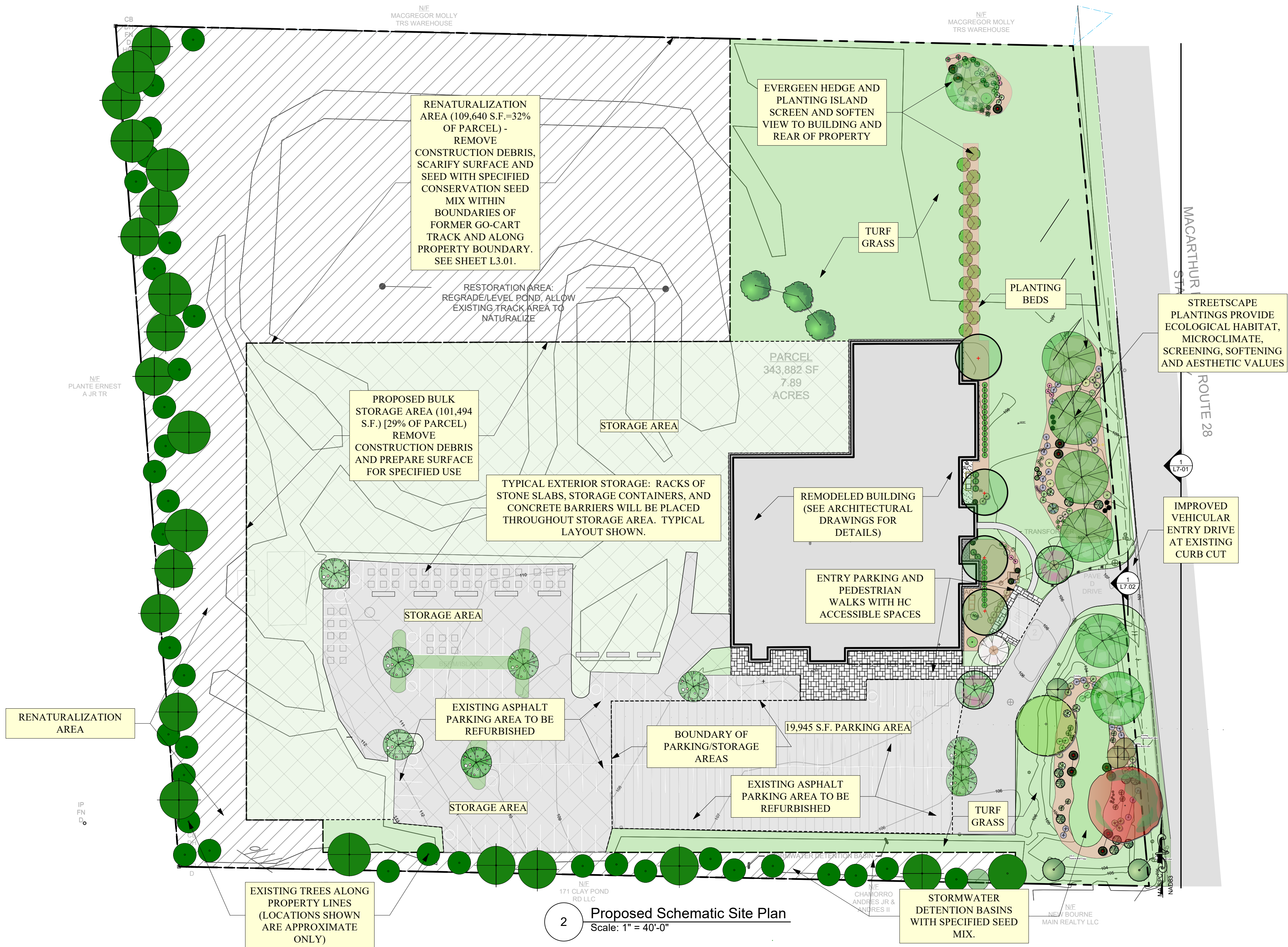




1 Proposed East (Front) Elevation - Looking West from Roadway
Scale: 1:250



2 Proposed Schematic Site Plan
Scale: 1" = 40'-0"



**STRONG TREE
ENGINEERING**
www.strongtreeengineering.com
Ph: (774) 559-3942
P.O. Box 977
East Sandwich, MA 02537

Revisions

REV	DATE	BY	CHECK	DESCRIPTION
Δ	8-25-25	JT		GRAPHICS, NOTES
Δ	11-20-25	JT		ADDRESS CAPE COD COMMISSION DRI APPLICATION COMMENTS
Δ	12-18-25	JT		ADDRESS CAPE COD COMMISSION DRI APPLICATION COMMENTS FROM 12-4-25 MEETING
Δ	5-6-26	JT		ADDRESS CAPE COD COMMISSION DRI APPLICATION COMMENTS FROM 2026 MEETINGS AND CORRESPONDENCE

PROJECT:
#340 MACARTHUR BOULEVARD
BOURNE, MA 02532

SHEET TITLE:
LANDSCAPE PLAN & FRONT ELEVATION

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

FOR PERMITTING AUTHORITY REVIEW NOT FOR CONSTRUCTION	Project Number: 24188	Sheet :
	Sheet Number: L - 7.01	
	Date: June 24, 2025	

LANDSCAPE DESIGN CONSULTANT:
HELIOS LAND DESIGN
P.O. Box 100, Brewster, MA 02631
www.helioslanddesign.com
508.237.9000

KEY TO LANDSCAPE AREA SYMBOLS



PARKING AREA



STORAGE AREA



NATURALIZATION AREA

NOTES: SITE SURVEY INFORMATION PROVIDED
BY STRONG TREE ENGINEERING (STE). SEE STE
PLANS FOR DETAILED SITE INFORMATION.

LANDSCAPE & PLANTING REQUIREMENTS AND CALCULATIONS			
CATEGORY	CALCULATION	PLANTS REQUIRED	PLANTS PROVIDED
STREET (FRONTAGE) PLANTINGS:			
	550 L.F./30= 19 trees	19 trees	19 trees (including 3 existing cedars planted previously)
	550/3=183 shrubs	183 shrubs	183 shrubs
SIDELINE PLANTINGS:			
	110/30=4 trees (south)	4 trees	4
	110/3=37 shrubs (south)	37 shrubs	Waiver sought due to constrained space and low visibility
	90/30=3 trees (north)	3 trees	4 trees
	90/3=30 shrubs (north)	30 shrubs	52 (evergreen hedge and planting island)
PARKING AREA PLANTINGS:			
NOTE: LANDSCAPE AREA REQUIRED (2% OF TOTAL 19,945 S.F. PARKING AREA IS REQUIRED LANDSCAPING)	.02 x 19,945 S.F.= 399 S.F. landscaped area	399 S.F. (2%)	631 (3%)
Plants Required = 1 Tree + 4 Shrubs/1500 s.f. of Parking,	19,945 S.F./1500 = 13 trees & 52 shrubs	see below	See breakdown below
	Trees	13	8 new Hawthorne in islands plus previously planted trees along southern boundary of parking; waiver sought for 5 trees due to spatial constraints and low visibility and additional trees and shrubs planted to north. Native seed mix adjacent to parking.
	Shrubs	52	Waiver sought due to spatial constraints and low visibility and additional trees and shrubs planted to north. Native seed mix in detention basins.

GENERAL LAND USE CATEGORY CALCULATIONS		
CATEGORY	AREA (S.F.)	NOTES
LANDSCAPED AREA [TURF AND PLANTING BEDS] (23% of total site)	77743	Low maintenance, drought and traffic tolerant turf seed mix (see Seed Mix Notes) where shown; see Sheet L3.01 for detailed Landscape Planting Plan
NATURALIZATION AREA SEED MIX (32% of total site)	109640	Native conservation/restoration seed mix within reclaimed track area, adjacent to parking, and on north, west and south parcel boundaries to maximize conservation value (see Seed Mix Notes)
OUTSIDE PRODUCTS STORAGE AREA (29% of total site)	101494	Total outside storage area where indicated on plan. Areas closest to building will have accessible product samples on vertical wood palettes. Racks of stone slabs, storage containers, concrete barriers will be placed throughout exterior storage area. Typical layout shown on plans. (see below for relative % of lot coverage for pervious versus impervious areas)
Storage within impervious parking lot		30,272 s.f. (9% of total site)
Storage on pervious landscape areas adjacent to parking		71,222 (20% of total site)
PARKING AREA (5% of total site)	19945	Parking Area not including driveway entry
DRIVEWAY (2% of total site)	6900	Driveway not including parking area
BUILDING AREA (8% of total site)	24452	Footprint
WALKWAYS (1% of total site)	3708	Walks, patio, landings, etc.
TOTAL	343882	TOTAL LOT AREA



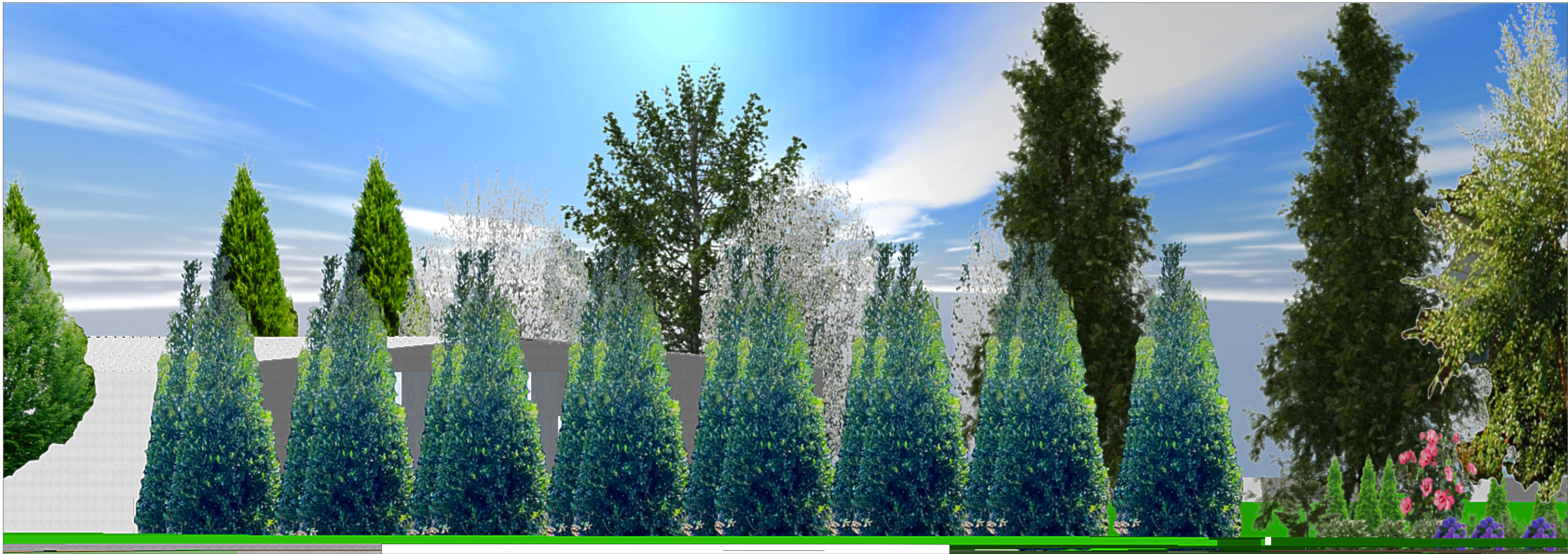
Existing East Elevation at Driveway Entry



1. Proposed East Elevation at Driveway Entry
Scale: 1/8"=1'-0"



Existing View Southwest
to Site from
Southbound Roadway



2. Elevation Looking Southwest to Site from Southbound Roadway
Scale: 3/16"=1'-0"



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