

OFFERING MEMORANDUM

Prime, High Visibility Commercial Property

**FOR
LEASE**

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49 Main Street

FOR LEASE

AREA

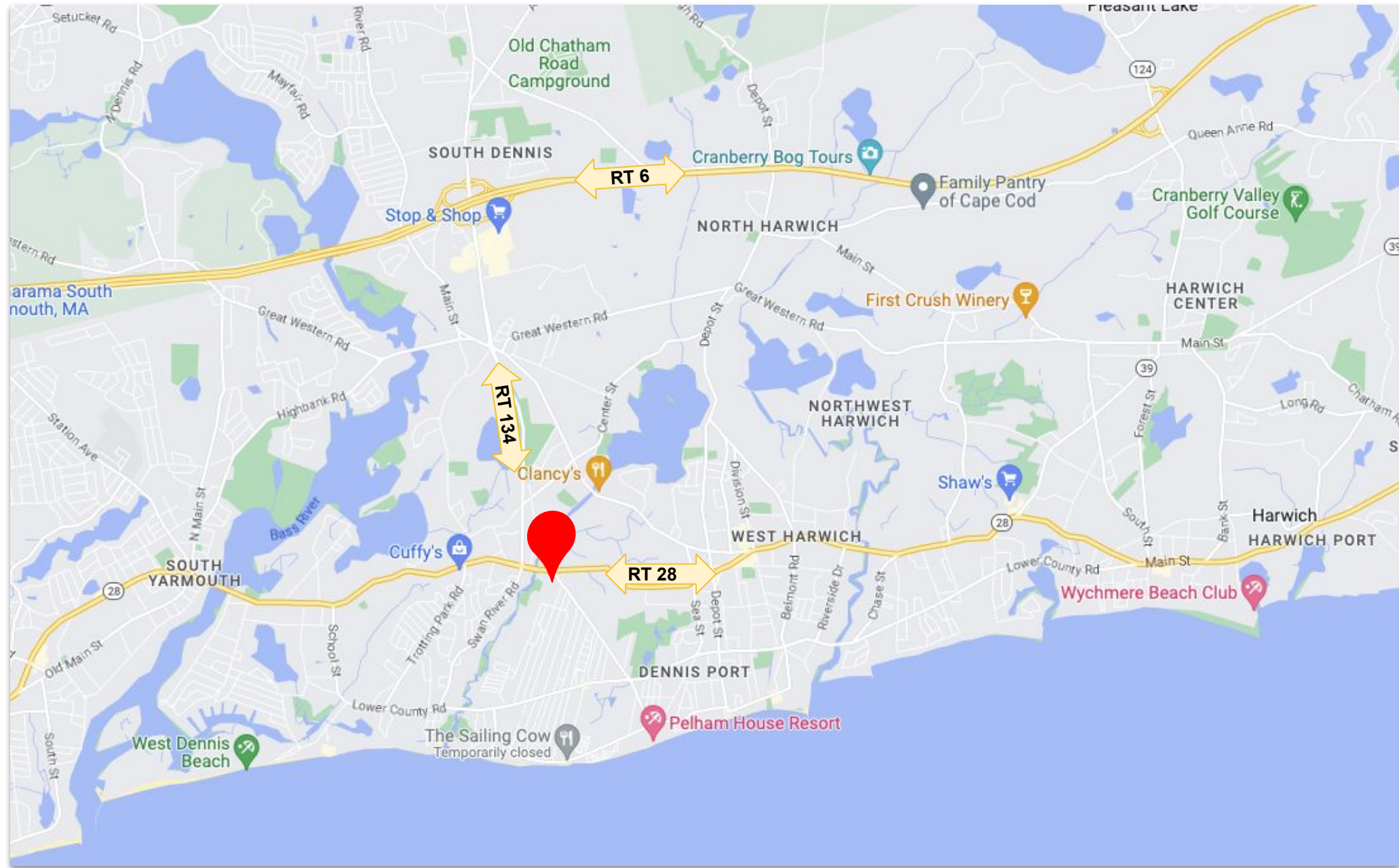
Dennis Port

**\$3,000/Month
NNN**

+/- 1,880 Sq Ft

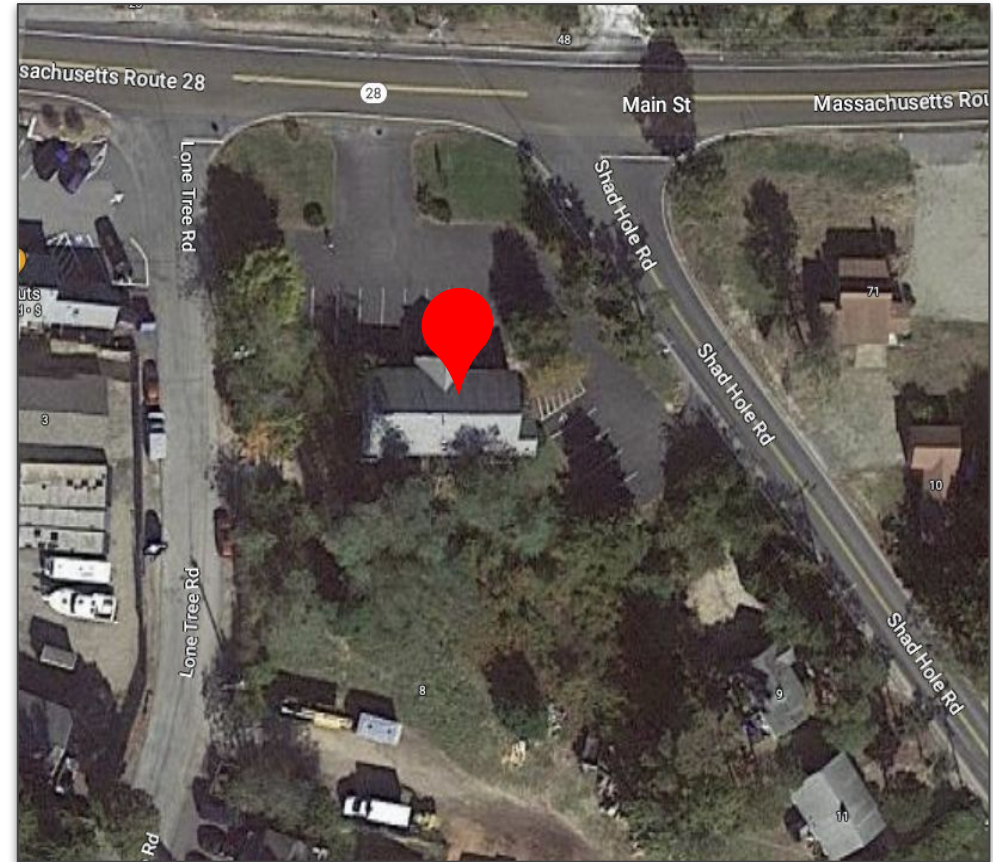
PROPERTY LOCATION

49 Main Street, Dennis Port, MA 02639



PROPERTY MAP

49 Main Street, Dennis Port, MA 02639



PROPERTY SPECIFICATIONS

- Setup up for food use, approved for 27 seats per the Dennis BOH
- Large windows, high ceilings, 2 ADA compliant bathrooms
- Climate controlled gas heat & central air.
- Access via Main Street (28) & Shad Hole Road - a main feeder to south side summer homes, rentals & all Dennis Nantucket Sound beaches.
- 14 parking spaces

- ADA access & bathrooms.
- Prominent building & street signage
- Proximate to Route 134, Route 6 & all Mid Cape points
- Compliant Title V inspection report is on file with the town
- Property is located within the flood, tenant should verify insurance requirements

INTERIOR PICTURES

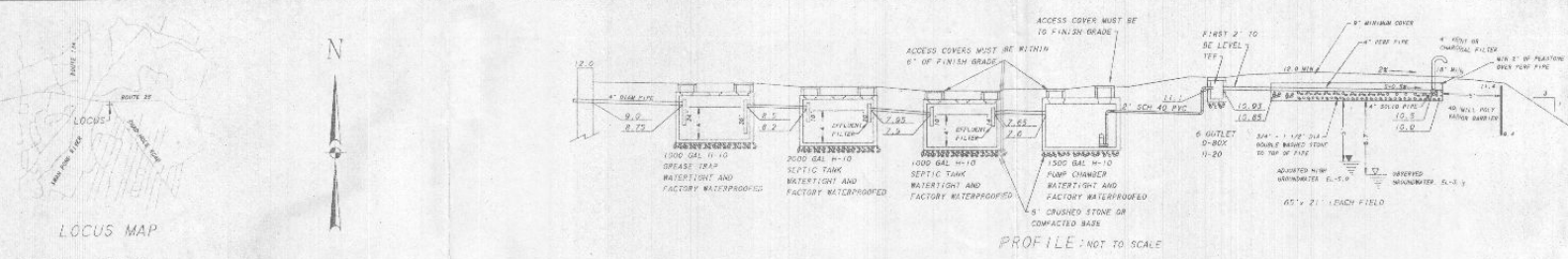
49 Main Street, Dennis Port, MA 02639



EXTERIOR PICTURES

49 Main Street, Dennis Port, MA 02639





- GENERAL NOTES:**
- THIS PLAN IS FOR THE DESIGN AND CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM ONLY.
 - VERTICAL DATUM IS ASSUMED, FOR BENCH MARKS SET, SEE SITE PLAN.
 - ALL CONSTRUCTION METHODS AND MATERIALS AND MAINTENANCE OF THE SEPTIC SYSTEM SHALL CONFORM TO MASS. D.C.F. TITLE 9 AND LOCAL BOARD OF HEALTH REGULATIONS.
 - ALL SEPTIC SYSTEM COMPONENTS LOCATED UNDER AREAS SUBJECT TO VEHICULAR TRAFFIC OR GREATER THAN 3" IN DEPTH SHALL BE CAPABLE OF WITHSTANDING 11-20 WHEEL LOADS.
 - ALL TOWER PIPE SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL.
 - SEPTIC TANK, PUMP CHAMBER AND D-BOX SHALL BE REINFORCED PRECAST CONCRETE, WATER-TIGHT AND WATERPROOF. D-BOX SHALL BE WATER TESTED TO CHECK FOR LEAKS WHEN THERE IS MORE THAN ONE OUTLET.
 - BEFORE CONSTRUCTION CALL "DIG-SAFE", 1-888-DIG-SAFE AND THE LOCAL WATER DEPT. FOR LOCATION OF UNDERGROUND UTILITIES.
 - SEPTIC SYSTEM INSTALLER SHALL NOTIFY THE DESIGN ENGINEER TWO DAYS PRIOR TO CONSTRUCTION OF THE SYSTEM TO ALLOW FOR SCHEDULING OF THE CONSTRUCTION INSPECTIONS.
 - EXISTING SEPTIC SYSTEM TO BE PUMPED DRY AND REMOVED.
 - ALL UNSUITABLE MATERIAL (FILL ETC.) ENCOUNTERED BELOW THE INVERT OF THE LEACHING FACILITY TO BE REMOVED FOR A DISTANCE OF 5' AROUND AND REPLACED WITH SAND IN ACCORDANCE WITH TITLE 9.

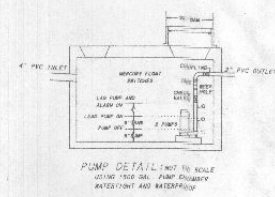
BOUOYANCY CALCULATIONS:

GREASE TRAP: DISPLACEMENT = (15.0 x 4.25) x 8.3 x 4.83 = 31 C.F.
 31 C.F. x 62.4 W.C.F. = 1924#. H-10 TANK = 8240# OK

SEPTIC TANK: DISPLACEMENT = (15.0 x 3.81) x 12.0 x 6.5 = 109 C.F.
 109 C.F. x 62.4 W.C.F. = 6814#. H-10 2000 G. TANK = 14104# OK

SEPTIC TANK: DISPLACEMENT = (15.0 x 2.4) x 8.5 x 4.83 = 66 C.F.
 66 C.F. x 62.4 W.C.F. = 4119#. H-10 1000 G. TANK = 8240# OK

PUMP CHAMBER: DISPLACEMENT = (15.0 x 3.11) x 10.5 x 5.67 = 113 C.F.
 113 C.F. x 62.4 W.C.F. = 7058#. H-10 TANK = 11400# OK



INVERT ELEVATIONS:

INVERT AT BUILDING 01	8.0	0.4
INVERT IN GREASE TRAP	8.75	0.76
INVERT OUT GREASE TRAP	8.8	0.77
INVERT AT BUILDING ST.	8.5	
INVERT IN SEPTIC TANK #1	8.2	0.74
INVERT OUT SEPTIC TANK #1	7.95	0.09
INVERT IN SEPTIC TANK #2	7.9	0.75
INVERT OUT SEPTIC TANK #2	7.65	0.66
INVERT IN PUMP CHAMBER	7.0	0.5
INVERT IN D-BOX	11.1	0.9
INVERT OUT D-BOX	10.83	0.9
INVERT IN LEACH FIELD	10.83	10.86
INVERT END LEACH FIELD	10.5	10.86
BOTTOM LEACH FIELD	10.0	10.86
ADJUSTED GROUND WATER	5.0	
OBSERVED GROUND WATER	3.3	
BOTTOM OF TEST HOLE #1	1.0	

DESIGN CRITERIA:

DESIGN FLOW
 27 SEAT FAST FOOD RESTAURANT AT 20 GAL/SEAT = 540 GPD. USE 1000 GPD MIN

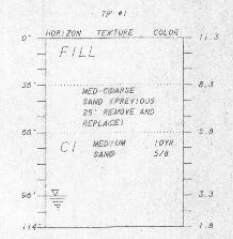
GREASE TRAP REQUIRED:
 15 GAL/SEAT KITCHEN FLOW x 27 = 405 GAL
 GREASE TRAP PROVIDED: 1000 GAL

2 COMPARTMENT SEPTIC TANK REQUIRED:
 1000 GPD x 200' = 2000 GAL 1st COMP
 1000 GPD x 100' = 1000 GAL 2nd COMP
 USE TWO SEPTIC TANKS, 2000 GAL x 1000 GAL

SOIL ABSORPTION SYSTEM REQUIRED:
 DESIGN FLOW RATE 6.5 MIN/INCH
 SOIL TEXTURAL CLASS = 1
 APPLICANT LOADING RATE = 0.74 GPD/SPF
 1000 GPD / 0.74 GPD/SPF = 1351 S.F. REQUIRED
 PROVIDED: 21' x 63' LEACH FIELD, 8" DEEP
 4' x 1385 S.F. x 0.74 = 1016 GPD

SOIL TEST PIT DATA:

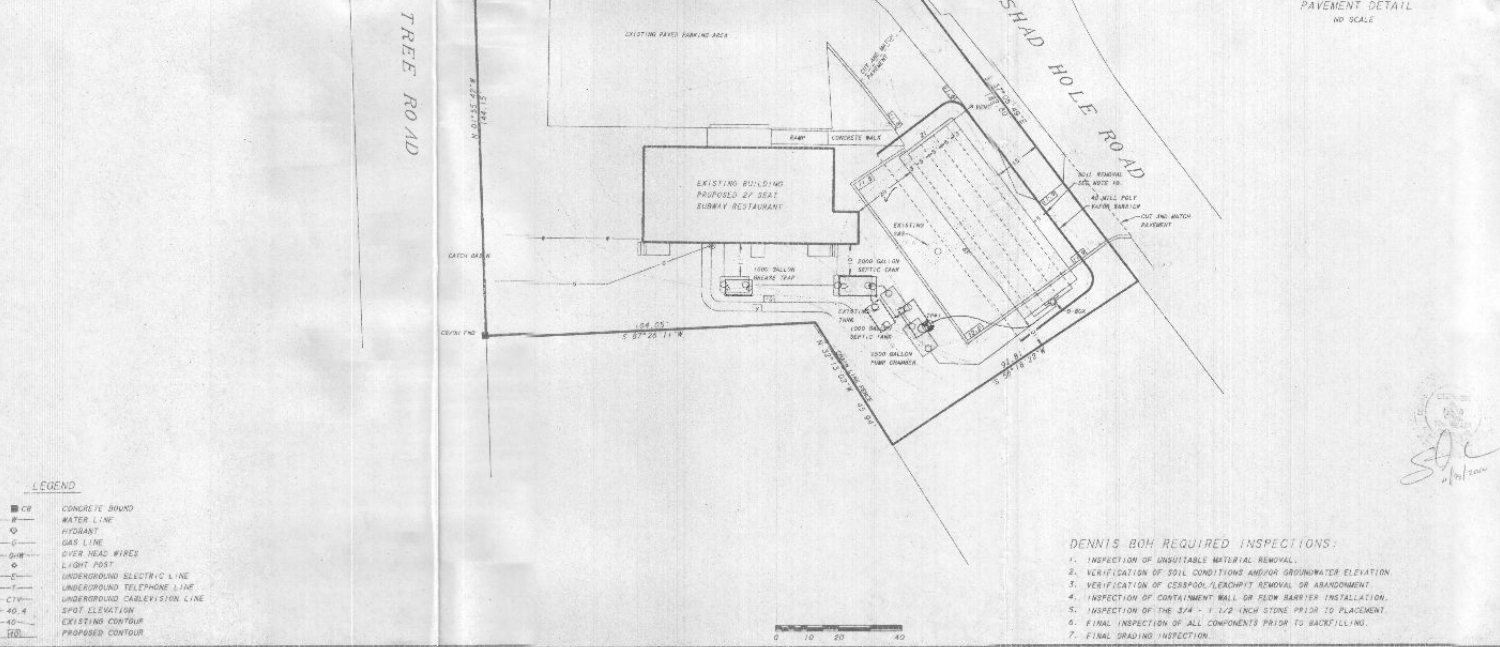
INDICATES PERCOLATION TEST INDICATES OBSERVED GROUNDWATER



- PUMP SYSTEM NOTES:**
- PUMPS TO BE USED SHOWN WITH MODEL, SIZE, AND COLOR.
 - PUMPS SHALL OPERATE IN THE FOLLOWING SEQUENCE:
 A. PUMPS OFF
 B. PRELIMINARY PUMP ON
 C. BACKUP PUMP ON AND ALARM ON
 D. PUMPS MUST ALTERNATE
 - THE PUMP SHALL BE INSTALLED IN TESTED UNDERGROUND WITH THE MANUFACTURER'S PRECAUTIONS AND TYPE OF MONITORING. PUMP IN DOWNHOLE SHALL BE 2' INVERT. PUMP SHOULD BE ABLE TO BE ELECTRONICALLY LIFTED OUT BY THE PUMP CHAMBER AT ANYTIME WITHOUT TO ENTER THE PUMP CHAMBER.
 - USE ALARM BELL STAY AT THE ELEVATION SHOWN AND BE POWERED BY A CIRCUIT SEPARATE FROM THE PUMP POWER.
 - AN ELECTRICAL PERMIT MUST BE OBTAINED FOR THIS INSTALLATION.

VARIANCES REQUIRED:

TOWN OF DENNIS SUBURBAN DISPOSITION OF SOLID WASTE REGULATIONS
 REGULATION 160: STANDARDS FOR ENVIRONMENTALLY SENSITIVE AREAS
 A VARIANCE IS REQUESTED FOR THE ALLOCATION OF SPACE FROM A RETAIL USE TO A RESTAURANT USE IN AN ENVIRONMENTALLY SENSITIVE AREA.



- LEGEND**
- CB CONCRETE BOUND
 - W WATER LINE
 - P HYDRANT
 - G GAS LINE
 - OW OVER HEAD WIRES
 - L LIGHT POST
 - UL UNDERGROUND ELECTRIC LINE
 - UT UNDERGROUND TELEPHONE LINE
 - CTV UNDERGROUND CABLEVISION LINE
 - CE EXISTING CONTOUR
 - PC PROPOSED CONTOUR

- DENNIS BOH REQUIRED INSPECTIONS:**
- INSPECTION OF UNSUITABLE MATERIAL REMOVAL.
 - VERIFICATION OF SOIL CONDITIONS AND/OR GROUNDWATER ELEVATION.
 - VERIFICATION OF CESSPOOL/LEACHPIT REMOVAL OR ABANDONMENT.
 - INSPECTION OF CONTAINMENT WALL OR FLOW BARRIER INSTALLATION.
 - INSPECTION OF THE 3/4" - 1 1/2" INCH STONE PRIOR TO PLACEMENT.
 - FINAL INSPECTION OF ALL COMPONENTS PRIOR TO BACKFILLING.
 - FINAL GRADING INSPECTION.

SEPTIC SYSTEM DESIGN
 19 MAIN STREET, MAP 70, PARCEL 24
DENNISPORT, MA.
 PREPARED FOR:
ELIAS KALDIS
 127 SIGNAL HILL DRIVE, DENNIS, MA 02638
 SCALE: 1" = 20' NOVEMBER 19, 2010
EAGLE SURVEYING, INC
 923 ROUTE 6A
 YARMOUTHPORT, MA 02675
 (508) 362-8932
 (508) 432-8333



JOB NO: 10-116 FIELD: CFW/EEK CALC: SAH/CFW CHECK: CFW DRN: SAH

ABOUT

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