

# THREE DOGS HGL, LLC MIXED - USE EXPANSION

at

852 & 862 MAIN STREET, WEST DENNIS, 02670

## APPLICANT

THREE DOGS HGL LLC  
852 MAIN STREET,  
WEST DENNIS MA 02670

## PARCEL INFORMATION

STREET ADDRESS 852 & 862 MAIN STREET, WEST DENNIS  
MAP 84  
PARCEL 37 (#852) & 38 (#862)  
CERTIFICATE 220852 (#852)  
DEED BOOK/PAGE 70/139 (#862)  
PLAN REF. 11739A-2, 62/67 & 69, 70/139  
LOT SIZE 7,144 SF. (#852), 11,098 SF. (#862)

## ZONING DISTRICT

GENERAL COMMERCIAL II (GCII)

## GENERAL NOTES:

1. THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN ANY AREAS MAPPED BY THE NATURAL HERITAGE ENDANGERED SPECIES PROGRAM AS PRIORITY HABITATS OF RARE SPECIES OR ESTIMATED HABITATS OF RARE WILDLIFE
2. THE SUBJECT PARCEL IS NOT WITHIN THE LIMITS OF A FEMA FLOOD HAZARD ZONE
3. NO AREAS EXIST WITHIN THE SUBJECT PARCEL THAT ARE SUBJECT TO THE WETLANDS PROTECTION ACT
4. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A ZONE II WELLHEAD PROTECTION AREA
5. THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY

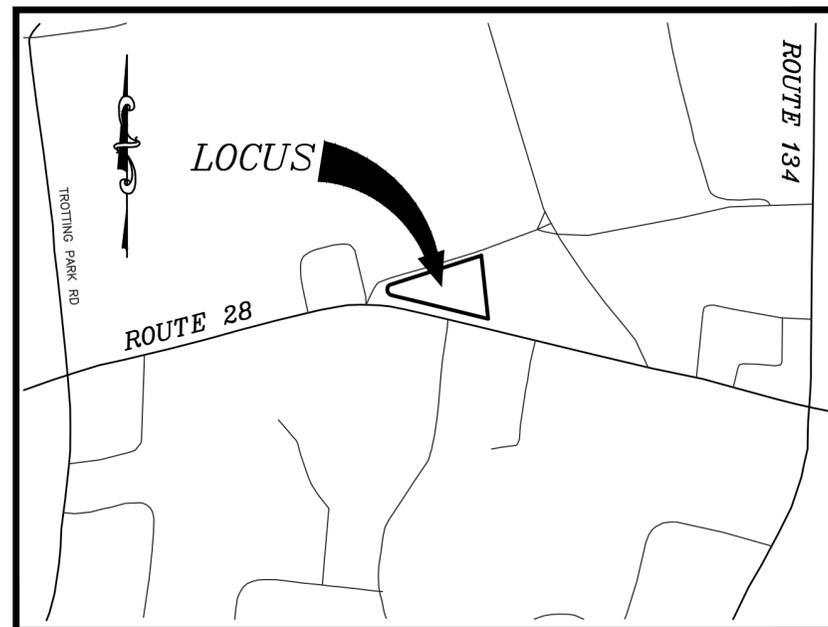
## REQUESTED HEALTH DEPARTMENT VARIANCES

TOWN OF DENNIS SUBSURFACE DISPOSAL OF SEWAGE REGULATIONS – SECTION (9) & 310 CMR 15.211(1) OF THE STATE ENVIRONMENTAL CODE

- MINIMUM SETBACK DISTANCE – MINIMUM SETBACK DISTANCE FROM S.A.S. TO A FULL FOUNDATION SHALL BE 20 FEET. S.A.S. IS LOCATED ±10.0 FEET FROM THE FOUNDATION. A VARIANCE OF ±10.0 FEET IS REQUESTED.
- MINIMUM SETBACK DISTANCE – MINIMUM SETBACK DISTANCE FROM S.A.S. TO PROPERTY LINE SHALL BE 10 FEET. S.A.S. IS LOCATED ±5.3' FEET FROM THE PROPERTY LINE. A VARIANCE OF ±4.7' FEET IS REQUESTED.

TOWN OF DENNIS SUBSURFACE DISPOSAL OF SEWAGE REGULATIONS – 310 CMR 15.248 OF THE STATE ENVIRONMENTAL CODE

- A VARIANCE IS REQUESTED FOR NO RESERVE AREA PROVIDED FOR AN INCREASE IN FLOW



## LOCUS MAP

GRAPHIC SCALE: 1 INCH = 2,000 FEET

## REQUESTED WAIVERS FOR MINOR DEVIATIONS:

- REF. SECTION 3.1.5.2 – NO PARKING OR LOADING SHALL BE LOCATED WITHIN 20 FEET OF STREET LINE AND 10 FEET OF A SIDE PROPERTY LINE. PARKING IS LOCATED 5.8' FROM A SIDE PROPERTY LINE AND 2' FROM STREET NO CLOSER THAN EXISTING
- REF. SECTION 3.1.5.3 – NO MULTI-FAMILY DWELLING PARKING IN YARD SETBACK
- REF. SECTION 3.1.6.1 – PARKING AREAS DESIGNED TO ELIMINATE NEED FOR BACKING INTO ROADWAYS.
- REF. SECTION 3.1.6.6 – PARKING AREAS OF 5 OR MORE SPACES TO HAVE AT LEAST ONE TREE WITHIN 5 FEET OF PARKING
- REF. SECTION 3.1.7.2 – THE NUMBER OF PARKING SPACES REQUIRED FOR A MULTIPLE DWELLING MAY, BY SPECIAL PERMIT, BE REDUCED TO NOT LESS THAN ONE PER FAMILY FOR THE DURATION OF ANY SPECIAL OCCUPANCY UPON BOARD OF APPEALS DETERMINATION THAT THE FAMILY SIZE OR AGE CHARACTERISTICS OF THE OCCUPANTS WILL REDUCE THE NEED FOR THE NUMBER OF SPACES OTHERWISE REQUIRED; AND THAT SUFFICIENT AREA IS AVAILABLE AND WILL BE RETAINED TO PROVIDE SUCH OTHERWISE REQUIRED SPACES.
- REF. SECTION 4.9.2.1 – DENSITY INCREASES SHALL BE ALLOWED BY SPECIAL PERMIT FOR AFFORDABLE HOUSING DEVELOPMENTS AS GOVERNED BY SECTION 4.9.2, AND ANY DENSITY INCREASES SHALL BE ADDRESSED IN COMPLIANCE WITH SECTIONS 4.9.2.2.1–4.9.2.2.2 OF THE BY-LAW.

## INDEX OF DRAWINGS

SHEET NO.	TITLE
1 OF 8	TITLE SHEET
2 OF 8	EXISTING CONDITIONS PLAN
3 OF 8	PROPOSED 852 & 862 MAIN STREET ANR PLAN
4 OF 8	PROPOSED SITE PLAN
5 OF 8	PROPOSED GRADING PLAN
6 OF 8	PROPOSED UTILITY PLAN
7 OF 8	DETAIL SHEET 1
8 OF 8	DETAIL SHEET 2

## PREPARED BY:

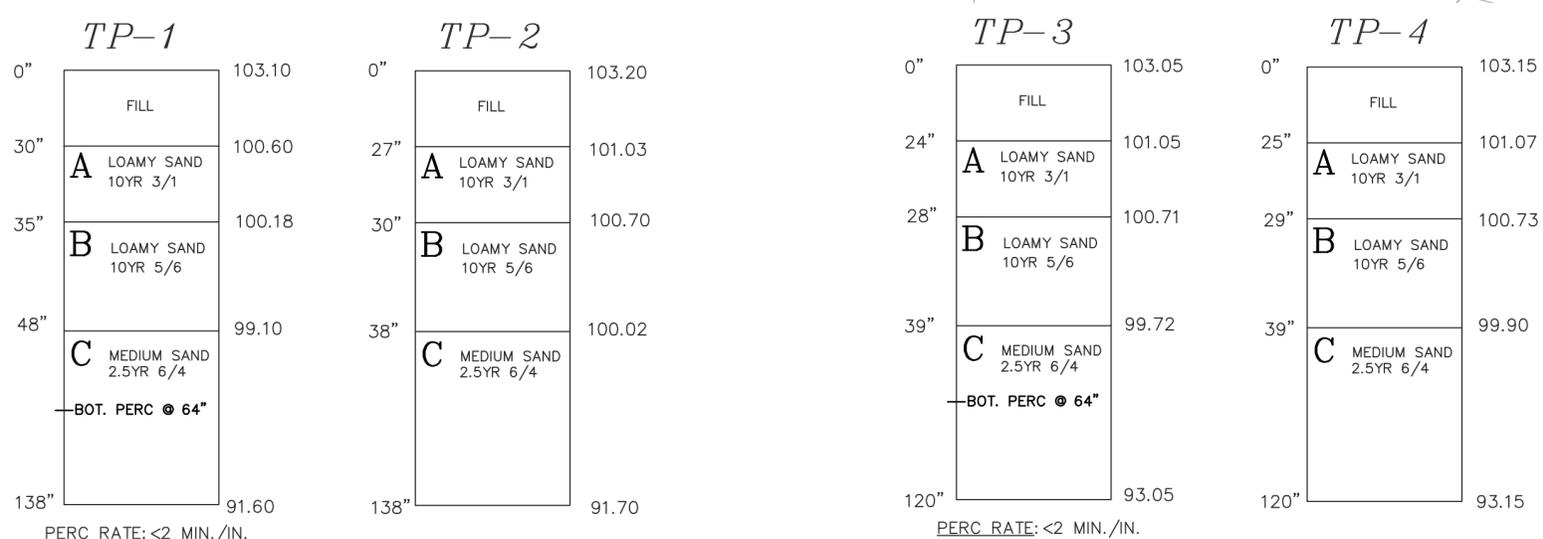
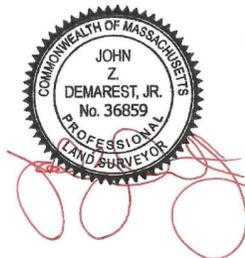
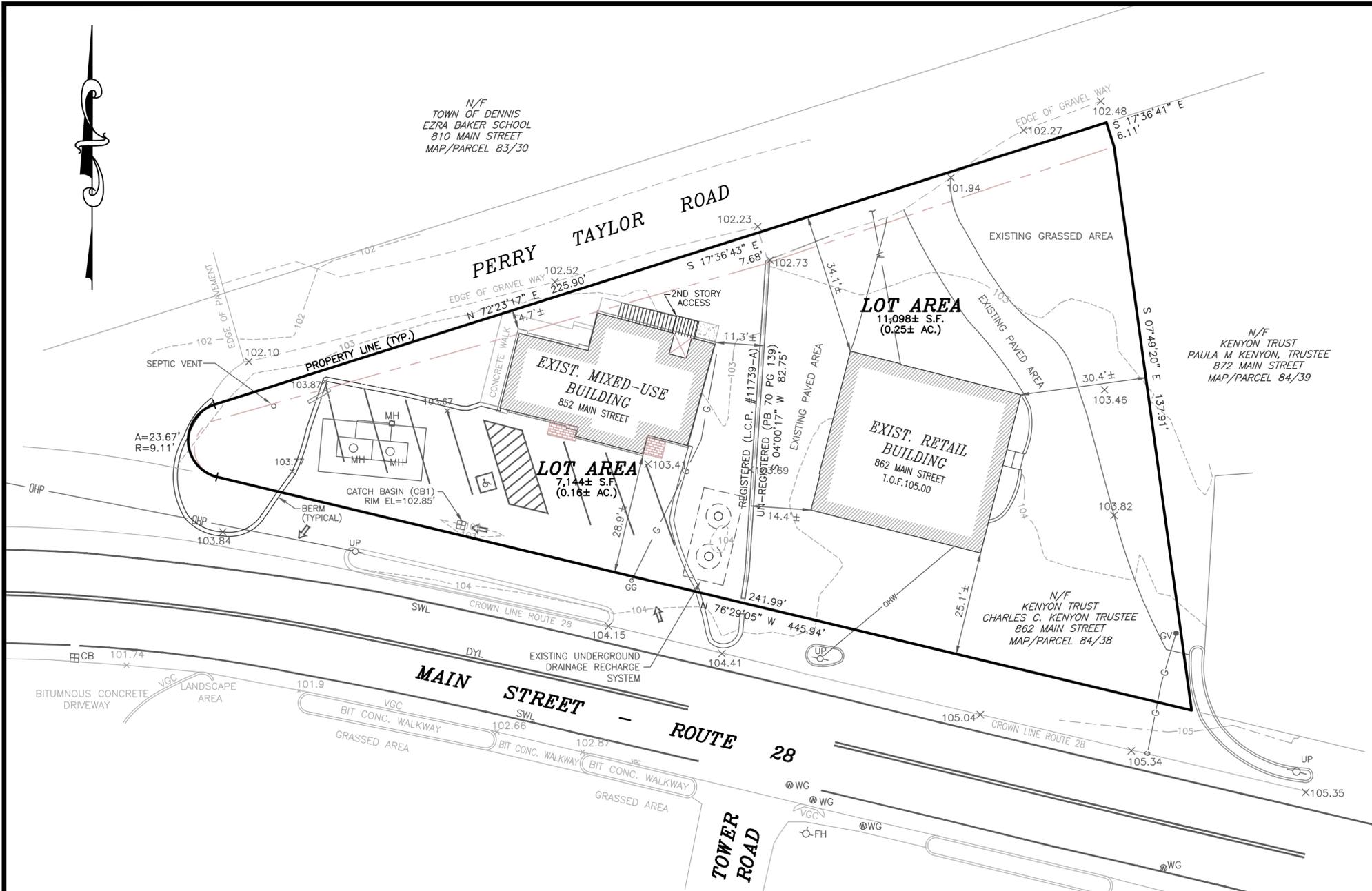




N/F  
TOWN OF DENNIS  
EZRA BAKER SCHOOL  
810 MAIN STREET  
MAP/PARCEL 83/30

N/F  
KENYON TRUST  
PAULA M KENYON, TRUSTEE  
872 MAIN STREET  
MAP/PARCEL 84/39

N/F  
KENYON TRUST  
CHARLES C. KENYON TRUSTEE  
862 MAIN STREET  
MAP/PARCEL 84/38



**SOIL PROFILES**  
NOT TO SCALE

NO GROUNDWATER OBSERVED  
DATE: JUNE 27, 2019  
PERFORMED BY: DARREN MEYER RS, CSE 1614  
WITNESSED BY: CARRIE SCHOERNER, DENNIS HEALTH

**AJM**  
SITE DESIGN, LLC  
Residential Site Design and Permitting

4 CRESTVIEW DRIVE  
EAST SANDWICH, MA 02537  
PHONE: (508) 400-2365

**LOCATION:**  
852 & 862 MAIN STREET  
WEST DENNIS, MA 02670

**CLIENT:**  
THREE DOGS HGL LLC  
852 MAIN STREET  
WEST DENNIS MA 02670

**DRAWING TITLE:**  
EXISTING CONDITIONS PLAN

**SCALE:** 1"=20'    **DATE:** 09/27/2025    **DRAWING NO.:** 2 OF 8

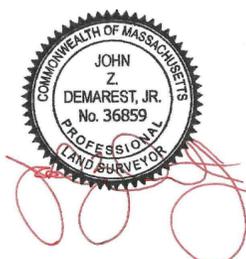
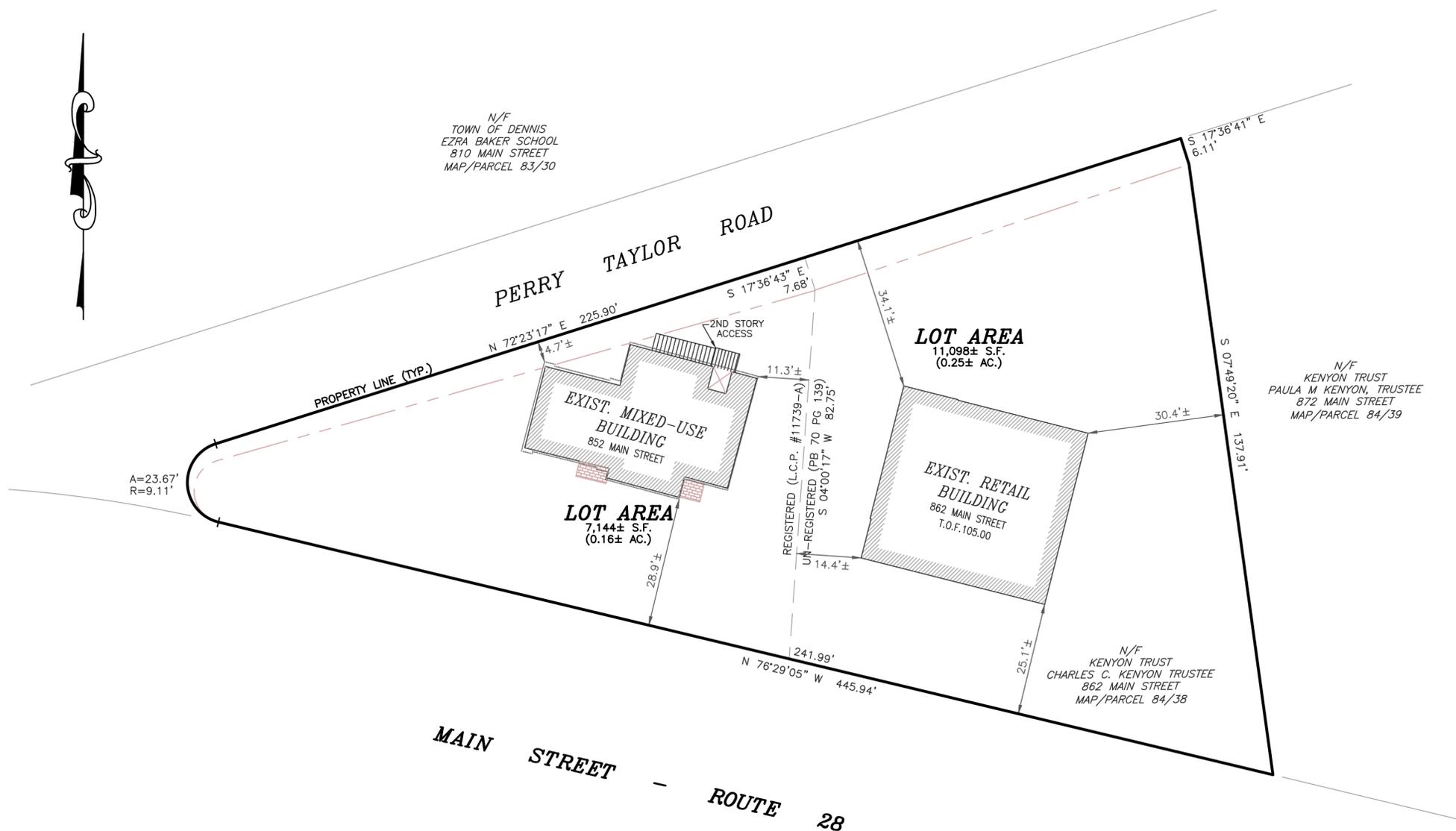
REVISIONS		
NO.	DATE	DESCRIPTION



N/F  
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EZRA BAKER SCHOOL  
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862 MAIN STREET  
MAP/PARCEL 84/38



**DENNIS PLANNING BOARD**

PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING ORDINANCE REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE ABOVE ENDORSEMENT

MAIN STREET - ROUTE 28  
TOWER ROAD

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS EFFECTIVE JANUARY 1, 1976 AND AMENDED JANUARY 7, 1988

DATE \_\_\_\_\_ JOHN Z. DEMAREST JR., P.L.S.

**OWNER OF RECORD:**

THREE DOGS HGL, LLC  
852 MAIN STREET  
WEST DENNIS, MA 02670

**REFERENCES:**

CERTIFICATE #220852  
LAND COURT PLAN #11739-A2

ASSESSORS MAP 84 PARCEL 37

WORKING PLAN  
852 & 862 MAIN STREET  
WEST DENNIS, MA

PREPARED FOR:  
THREE DOGS HGL, LLC  
SCALE: 1" = 20' OCTOBER 30, 2025



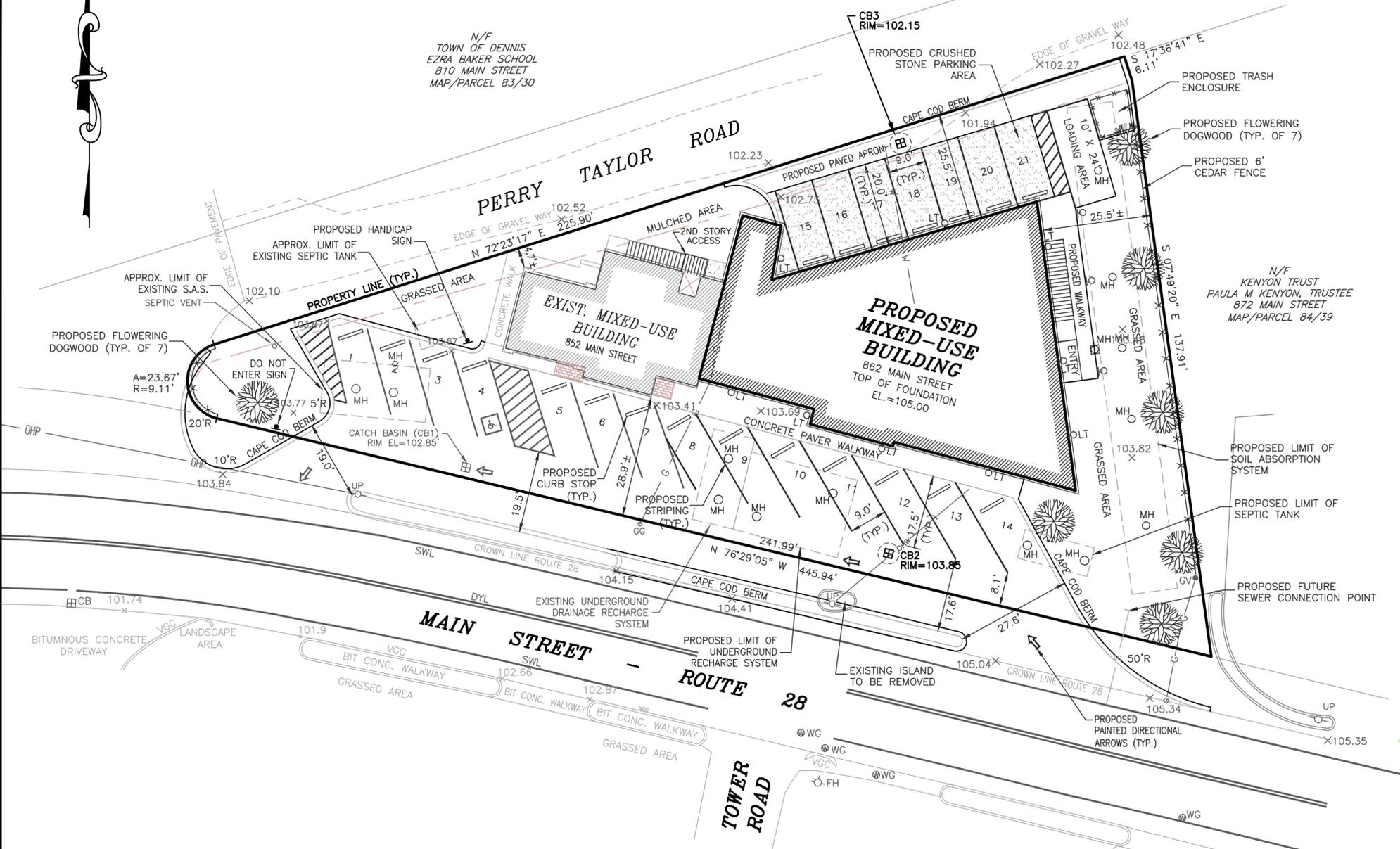
DEMAREST LAND SURVEYING  
338 MAYFAIR ROAD  
SOUTH DENNIS, MA 02660  
508-364-9049



N/F  
TOWN OF DENNIS  
EZRA BAKER SCHOOL  
810 MAIN STREET  
MAP/PARCEL 83/30

### LEGEND

- PROPERTY LINE
- - - - 153 - - - - EXISTING CONTOUR
- - - - OHP - - - - EXISTING OVERHEAD WIRES
- WG ○ EXISTING WATER GATE VALVE
- WG ● PROPOSED WATER GATE
- UP ○ EXISTING UTILITY POLE
- TP-2 □ SITE OF OBSERVATION HOLE/PERC TEST
- LP ✖ PROPOSED LIGHT POLE
- ▨ EDGE OF PROPOSED BUILDING
- 15'R RADIUS OF CURB OR BERM
- CB □ PROPOSED CATCH BASIN
- MH RIM AND COVER TO GRADE
- LT PROPOSED LIGHT PACK



N/F  
KENYON TRUST  
PAULA M KENYON, TRUSTEE  
872 MAIN STREET  
MAP/PARCEL 84/39



### PARKING REQUIREMENTS

PARKING USE	REQUIRED	EXISTING	PROPOSED	COMMENTS
RESIDENTIAL	2 PER UNIT	1	15	9 TOTAL RESIDENTIAL UNITS (1.6 SPACES/UNIT PROVIDED)
OFFICE (1 HANDICAP)	1 PER EMP/MAX SHIFT	6	6	6 EMPLOYESS MAX FOR ALL OFFICE SPACE
TOTAL PARKING		7	21	1 HANDICAP PARKING SPACE PROVIDED

### ZONING INFORMATION

#### PROVIDED INTENSITY OF USE SCHEDULE – GENERAL CCOMMERCIAL II

	REQUIRED	EXISTING (#852)	EXISTING (#862)	PROVIDED
LOT AREA	40,000 S.F.	7,144 S.F.	11,098 S.F.	18,244 S.F.
FRONTAGE	150.00'	130.9'±	111.0'±	241.99'
FRONT YARD SETBACK (ROUTE 28)	50.0'	28.9'±	25.1'±	28.9'±
FRONT/REAR YARD SETBACK (PERRY TAYLOR)	50.0'	4.7'±	34.1'±	4.7'±
SIDE YARD SETBACK	25.0'	11.3'±(R)	30.4'±(R), 14.4'±(L)	25.5'± (R)
REAR YARD SETBACK (NONE)	25.0'	N/A	N/A	N/A
TOTAL AREA OF LOT COVERED <sup>1</sup>	----	4,389 S.F.	7,267 S.F.	12,166 S.F.
TOTAL LOT COVERAGE	70.0%	61.4%±	65.4%±	66.7%

1. TOTAL AREA OF DRIVEWAY, PATIOS AND BUILDINGS

### SITE NOTES:

- ALL WORK SHALL CONFORM TO THE TOWN OF DENNIS AND THE COMMONWEALTH OF MASSACHUSETTS CONSTRUCTION STANDARDS AND REGULATIONS.
- ALL BITUMINOUS AREAS SHALL MATCH EXISTING TIE IN GRADES
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIGSAFE PRIOR TO COMMENCING ANY CONSTRUCTION
- ALL UTILITIES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE CONDUITS, PIPING, ETC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF DENNIS' REQUIREMENTS
- IN THE CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE ALL OTHER DRAWINGS
- REFERENCE GRADING PLANS, UTILITY PLANS AND DETAILS FOR ADDITIONAL NOTES.
- ALL SIGNS SHALL CONFORM TO THE LATEST REVISION OF THE TOWN OF DENNIS SIGN CODE
- A TOWN OF DENNIS STORMWATER PERMIT SHALL BE REQUIRED FOR THE PROPOSED WORK.
- A MASSACHUSETTS STATE HIGHWAY ACCESS PERMIT IS REQUIRED FOR THE PROPOSED WORK
- PLANTINGS SHOWN ON THIS PLAN SHALL BE WARRANTED FOR 3 FULL GROWING SEASONS BY THE INSTALLER, AND MAINTAINED, WATERED AND OTHERWISE CARED FOR TO ENSURE HEALTHY PERMANENT GROWTH. THE DEVELOPER, AND THEN THE OWNERS OF THE UNITS, SHALL REPLACE ANY DEAD OR DAMAGED TREES TO ENSURE THE EFFECTIVENESS OF THIS SCREENING VEGETATION.
- CONSTRUCTION REQUIREMENTS: (A) THE PARKING OF CONTRACTOR'S VEHICLES AND EQUIPMENT SHALL BE ON THE SUBJECT PROPERTY; (B) NO EXTERIOR DEMOLITION OR CONSTRUCTION WORK (OTHER THAN LANDSCAPING) SHALL OCCUR BEFORE 7:30AM OR AFTER 6:00PM MONDAY – FRIDAY AND BEFORE 8:00AM AND AFTER 4:30PM ON SATURDAY. THERE SHALL BE NO EXTERIOR DEMOLITION OR CONSTRUCTION WORK ON SUNDAYS OR FEDERAL RECOGNIZED HOLIDAYS.

4 CRESTVIEW DRIVE  
EAST SANDWICH, MA 02537  
PHONE: (508) 400-2365

**RESIDENTIAL Site Design and Permitting**

**LOCATION:**  
852 & 862 MAIN STREET  
WEST DENNIS, MA 02670

**CLIENT:**  
THREE DOGS HGL LLC  
852 MAIN STREET  
WEST DENNIS MA 02670

**DRAWING TITLE:**  
PROPOSED SITE PLAN

**SCALE:** 1"=20'     **DATE:** 09/27/2025     **DRAWING NO.** 4 OF 8

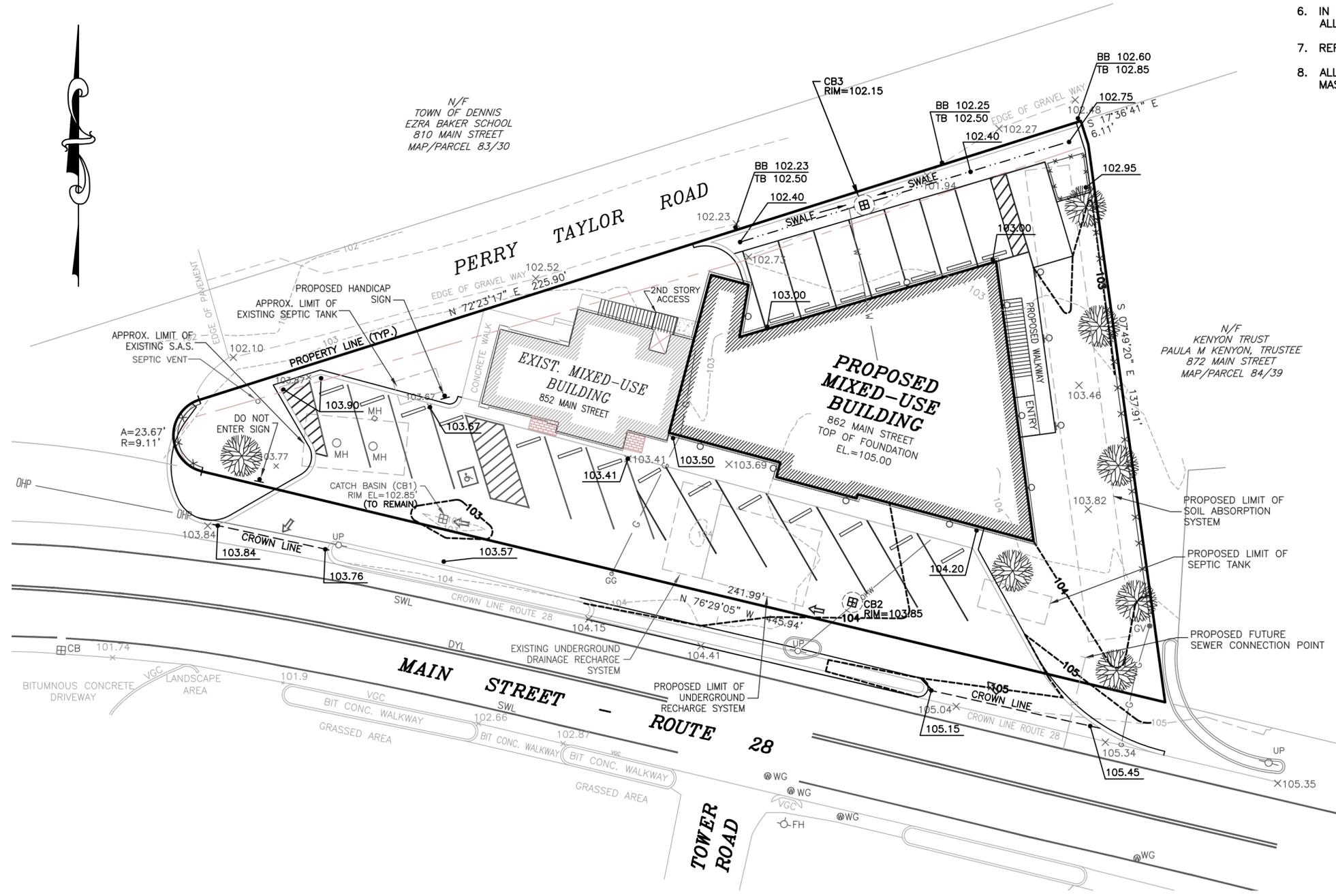
REVISIONS		
NO.	DATE	DESCRIPTION

**SITE NOTES:**

1. ALL WORK SHALL CONFORM TO THE TOWN OF DENNIS AND THE COMMONWEALTH OF MASSACHUSETTS CONSTRUCTION STANDARDS AND REGULATIONS.
2. ALL BITUMINOUS PATCH AREAS TO MATCH EXISTING GRADES
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIGSAFE PRIOR TO COMMENCING ANY CONSTRUCTION
4. ALL UTILITIES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE CONDUITS, PIPING, ETC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF DENNIS' REQUIREMENTS
6. IN THE CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE ALL OTHER DRAWINGS
7. REFERENCE SITE PLAN, UTILITY PLAN AND DETAIL SHEETS FOR ADDITIONAL NOTES.
8. ALL HANDICAPPED AREAS SHALL CONFORM TO A.D.A. STANDARDS AND MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REQUIREMENTS.

**LEGEND**

- PROPERTY LINE
- - - - 153 - - - - EXISTING CONTOUR
- - - - OHP - - - - EXISTING OVERHEAD WIRES
- WG ○ EXISTING WATER GATE VALVE
- GG ○ EXISTING GAS GATE
- UP ○ EXISTING UTILITY POLE
- TP-2 ■ SITE OF OBSERVATION HOLE/PERC TEST
- LP \* PROPOSED LIGHT POLE
- ▨ EDGE OF PROPOSED BUILDING
- ⊕ CB PROPOSED CATCH BASIN
- MH RIM AND COVER TO GRADE
- ⊖ LT PROPOSED LIGHT PACK



**AJ SITE DESIGN, LLC**  
 Residential Site Design and Permitting  
 4 CRESTVIEW DRIVE  
 EAST SANDWICH, MA 02537  
 PHONE: (508) 400-2365

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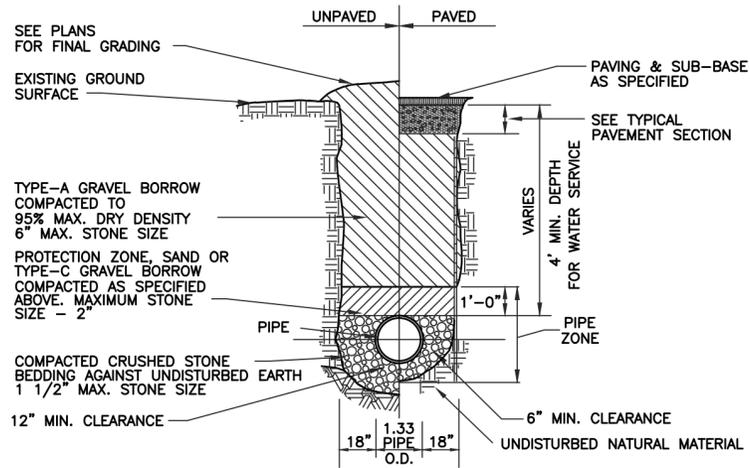
**DRAWING TITLE:**  
PROPOSED GRADING PLAN

**SCALE:** 1"=20      **DATE:** 09/27/2025      **DRAWING NO.:** 5 OF 8

REVISIONS		
NO.	DATE	DESCRIPTION

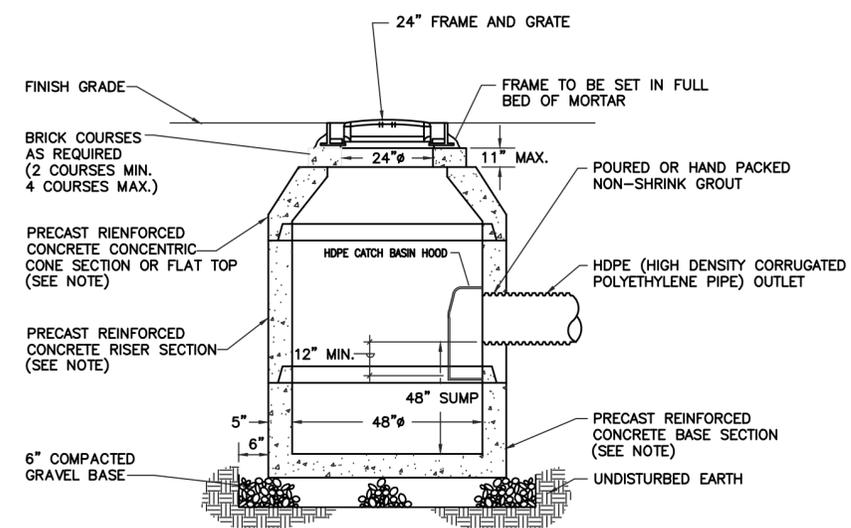






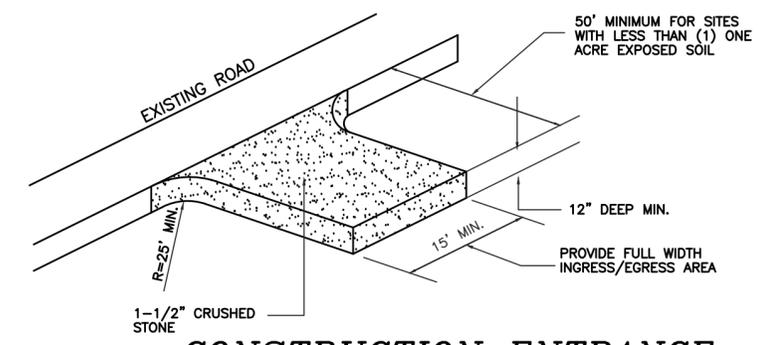
- GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
- CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

**TYPICAL UTILITY TRENCH DETAIL**  
NOT TO SCALE

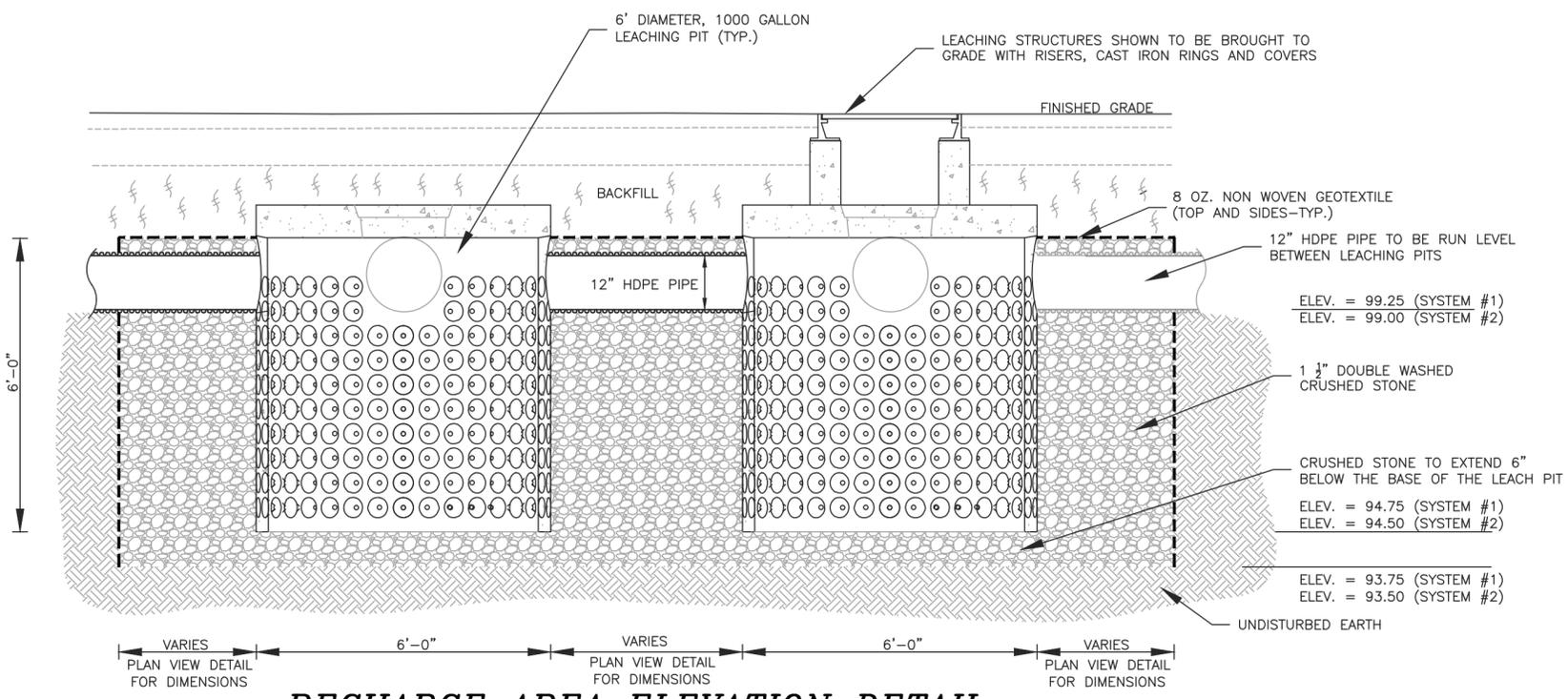


NOTE: DRAINAGE INLET AND FRAME AND GRATE SHALL BE FOR HEAVY DUTY TRAFFIC LOAD (AASHTO H20/HS 20 LOADING CONDITIONS).

**48\"/>**



**CONSTRUCTION ENTRANCE CRUSHED STONE APRON**  
NOT TO SCALE



**RECHARGE AREA ELEVATION DETAIL**  
NOT TO SCALE

**STORMWATER ELEVATIONS**

STORM FREQUENCY	SYSTEM #1 ELEV	SYSTEM #2 ELEV
2YR	95.96'	94.36'
10YR	97.41'	96.21'
25YR	98.41'	97.70'
100YR	100.08'	100.42'



**AM SITE DESIGN, LLC**  
Residential Site Design and Permitting  
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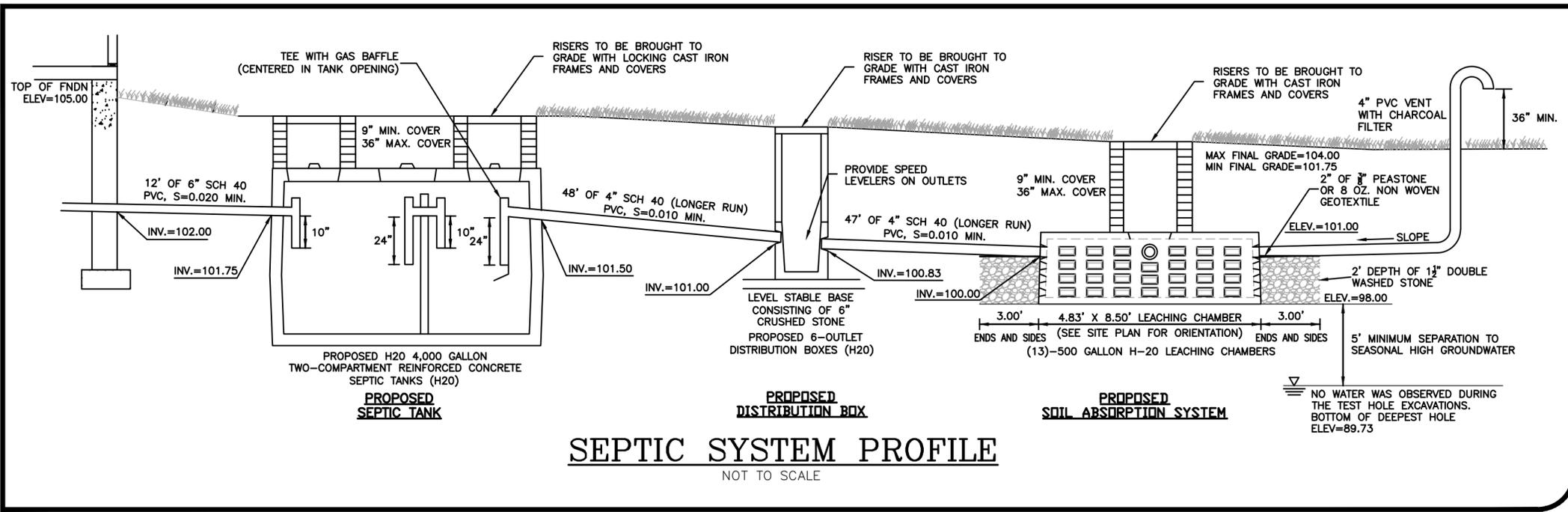
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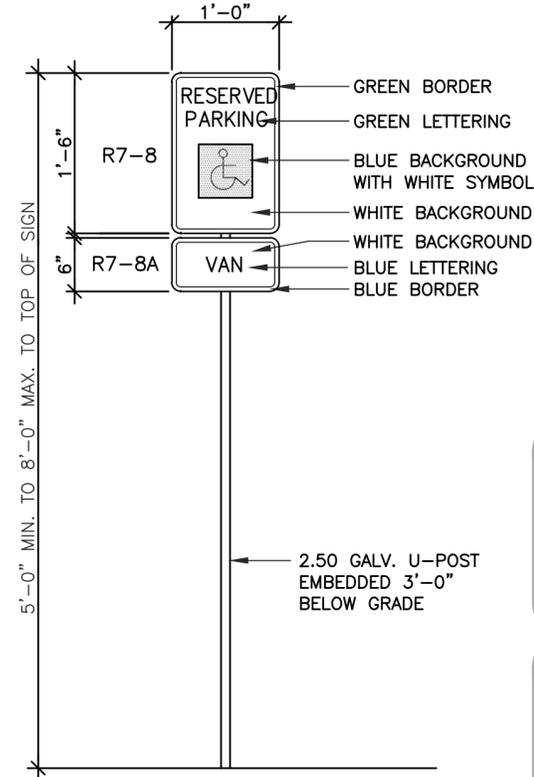
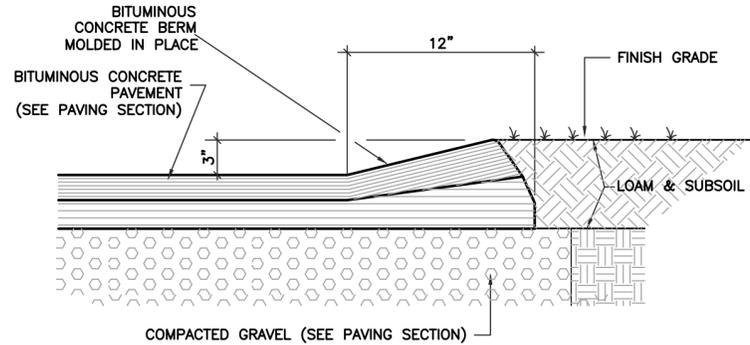
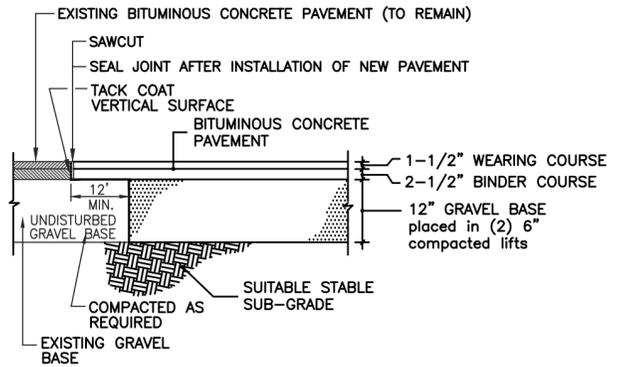
DRAWING TITLE:  
DETAILS SHEET 1

SCALE: 1"=20      DATE: 09/27/2025      DRAWING NO. 7 OF 8

REVISIONS		
NO.	DATE	DESCRIPTION



- GENERAL NOTES:**
- ALL CHANGES TO THIS PLAN MUST BE APPROVED BY THE LOCAL BOARD OF HEALTH AND THE DESIGN ENGINEER.
  - ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE STATE ENVIRONMENTAL CODE, TITLE V, AND ANY APPLICABLE LOCAL RULES AND REGULATIONS, EXCEPT AS REQUESTED BELOW.
  - THE SEWAGE DISPOSAL SYSTEM SHALL NOT BE BACKFILLED PRIOR TO INSPECTION AND APPROVAL BY THE BOARD OF HEALTH AND THE DESIGN ENGINEER.
  - ANY CONDITIONS ENCOUNTERED DURING CONSTRUCTION DIFFERING FROM THOSE SHOWN HEREON SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION CONTINUES.
  - ALL ELEVATIONS BASED ON ASSUMED DATUM.
  - THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR THE FAILURE OF THE CONTRACTOR OR OWNER TO NOTIFY THE LOCAL BOARD OF HEALTH FOR PROPER INSPECTIONS DURING CONSTRUCTION.
  - WATER SUPPLY PROVIDED BY TOWN WATER.
  - ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION AGREED UPON BETWEEN OWNER AND CONTRACTOR.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PRIOR TO BEGINNING CONSTRUCTION.
  - 48 HOUR NOTICE FOR ENGINEER CERTIFICATION.
  - NO PRIVATE ABUTTING WELLS EXIST WITHIN 150' OF PROPOSED LEACHING.
  - NO WETLANDS WITHIN 100' OF PROPOSED LEACHING.



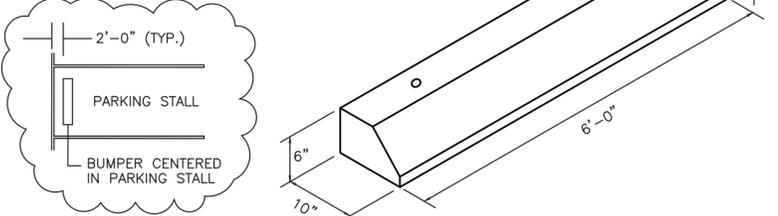
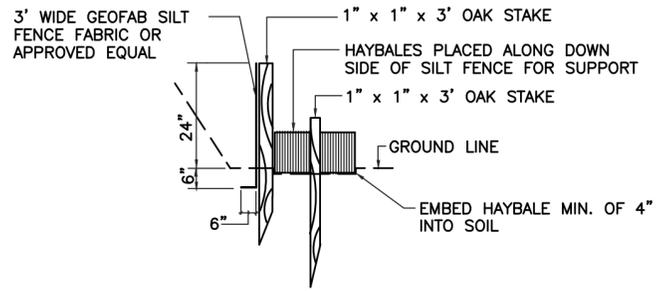
**SEPTIC SYSTEM DESIGN CALCULATIONS**

DESIGN FLOW  
 110 GALLONS/DAY/BEDROOM X 11 BEDROOMS = 1,210.00 GALLONS/DAY  
 591 SF OFFICE @ 75 GPD PER 1,000 S.F. = 44.32  
 TOTAL DESIGN FLOW = 1,254.32

TANK CAPACITY  
 300% DAILY FLOW (RETENTION TIME) = 3,765 GALLONS  
 USE 4,000 GALLON TANK TWO COMPARTMENT TANK

REQUIRED LEACHING CAPACITY  
 DESIGN PERC RATE = < 2 MIN/INCH  
 1,254.32 GPD / 0.74 GPD PER SQ. FT. = 1,695.02 SQ. FT.

PROVIDED LEACHING CAPACITY  
 BOTTOM AREA = 116.50' X 10.83' = 1,261.70 SQ. FT.  
 SIDE AREA = 254.66' X 2.00' = 509.32 SQ. FT.  
 TOTAL LEACHING AREA = 1,771.02 SQ. FT.  
 GALLONS PER DAY PROVIDED = 1,310.55 GPD



**AM SITE DESIGN, LLC**  
Residential Site Design and Permitting  
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THREE DOGS HGL LLC  
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WEST DENNIS MA 02670

DRAWING TITLE:  
DETAILS SHEET 2

SCALE: 1"=20 DATE: 09/27/2025 DRAWING NO. 8 OF 8

**REVISIONS**

NO.	DATE	DESCRIPTION

