

HULL CONSERVATION COMMISSION – APRIL 2024

Paragon Dunes

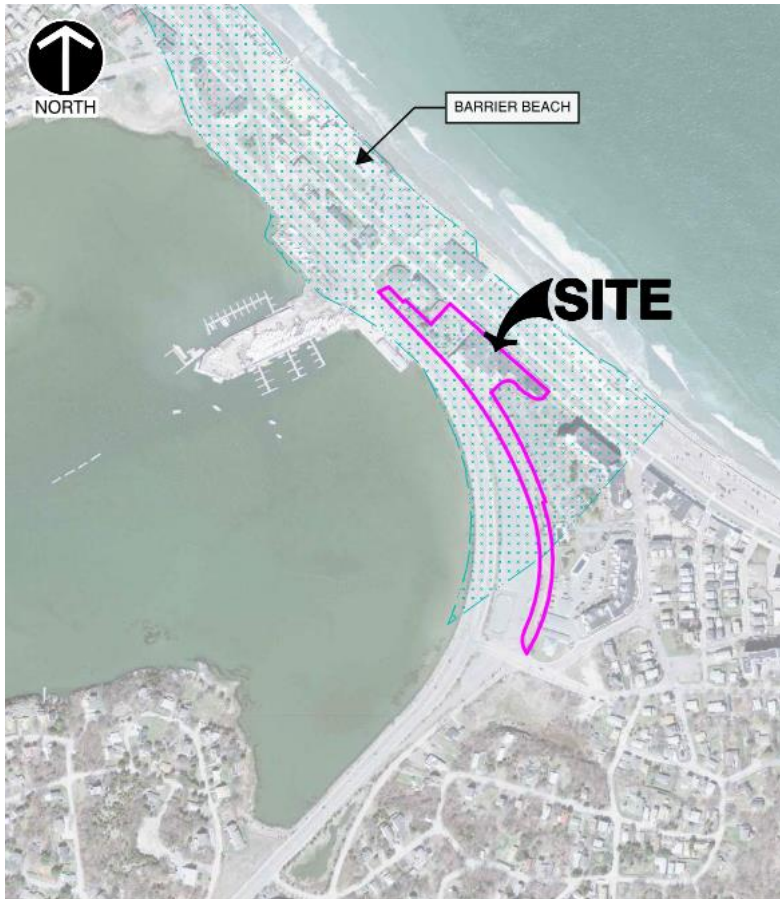
197 Nantasket Avenue
Notice of Intent Application



Proposed Project

Resource Areas

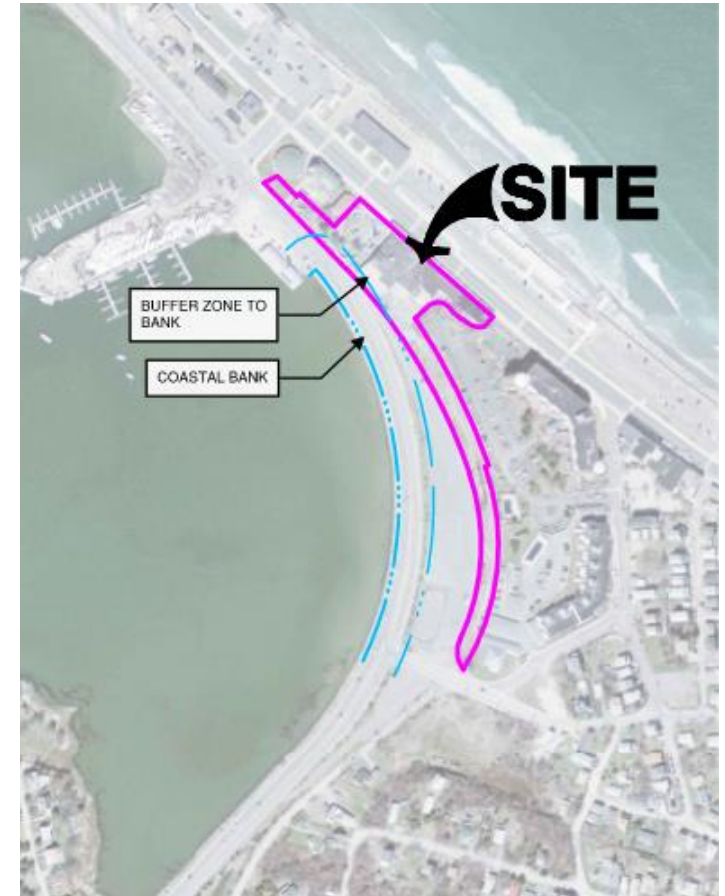
Barrier Beach



Land Subject to Coastal Storm Flowage (LSCSF)



Buffer Zone to Coastal Bank



Proposed Project

Revised Courtyard Design



Proposed Project

Revised Courtyard Design

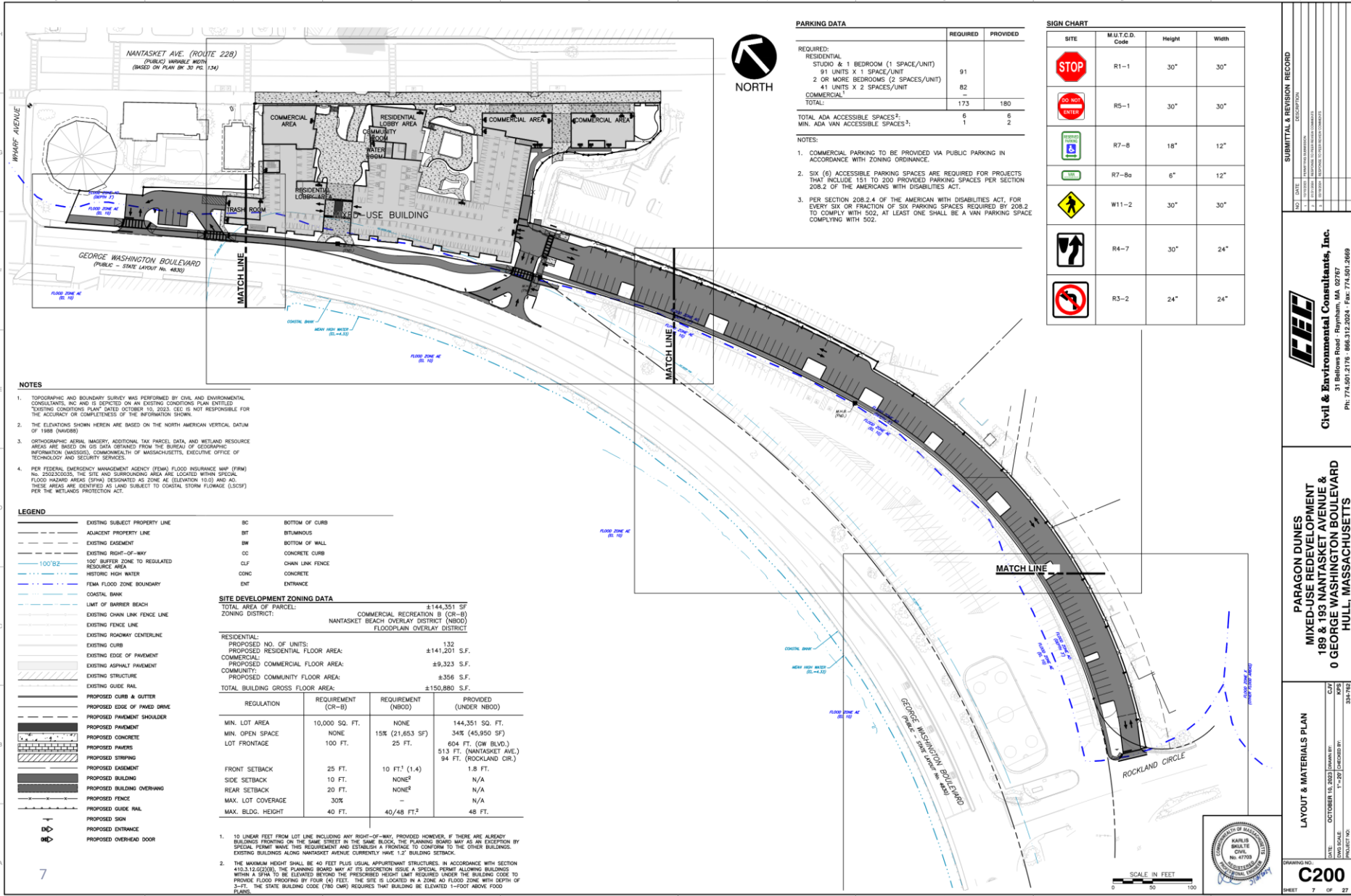


Proposed Project

Revised Courtyard Design



PROJECT LAYOUT



- Zoning Compliant Parking
- Activated streetscape and Pedestrian connectivity along Nantasket Avenue
- Improved vehicular access and landscaping along George Washington Boulevard
- Garage located above Zone AE flood elevation
- Building Dry & Wet Flood Proofing compliance with FEMA & Building Code Regulations

REVISIONS

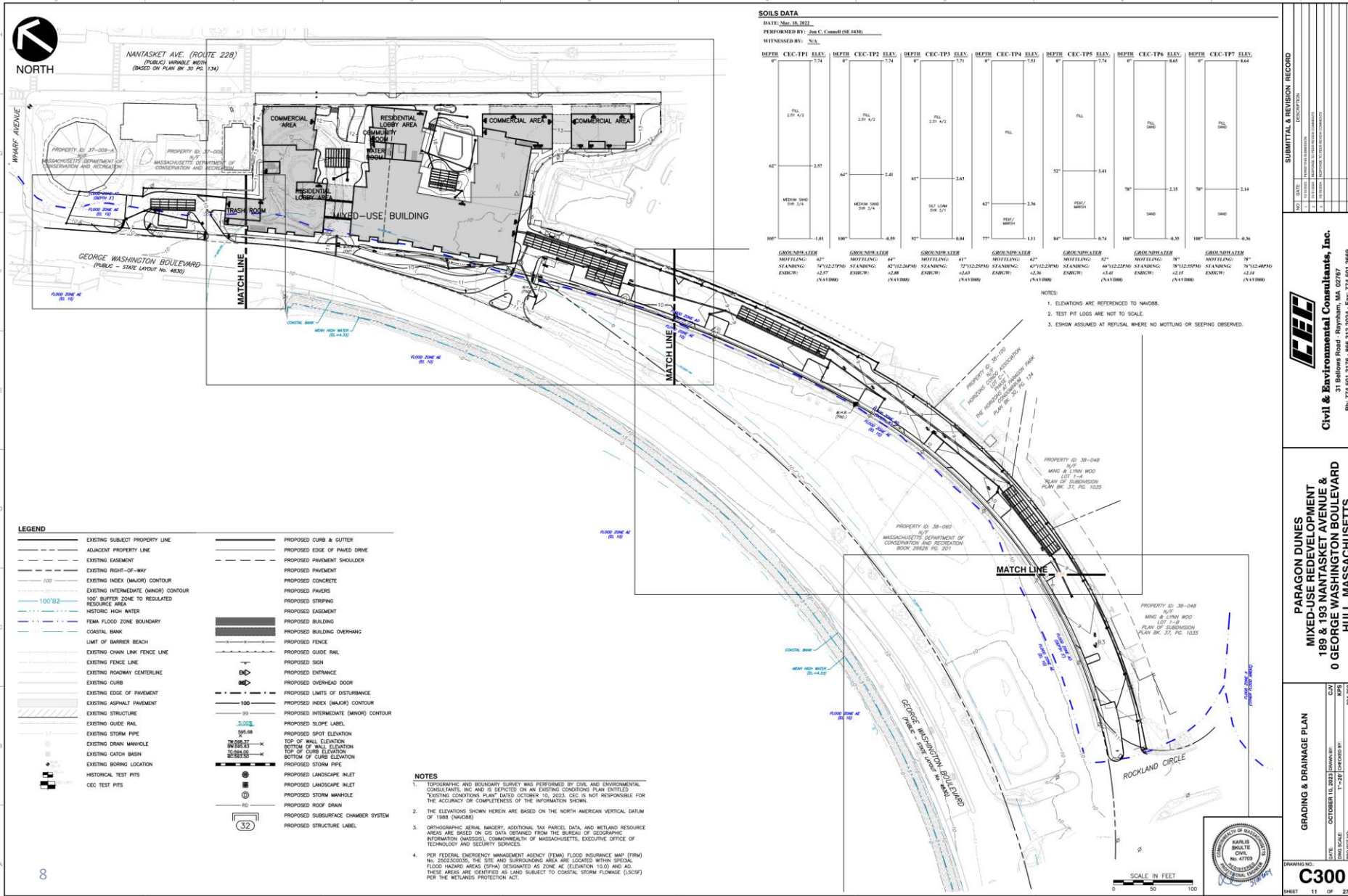
- Opening at north courtyard
- Improved pedestrian connectivity

PROCOPIO
Civil & Environmental Consultants, Inc.
PH: 774.501.2175 FAX: 774.501.2669
WWW.PROCOPIO.COM

PARAGON DUNES
MIXED-USE REDEVELOPMENT
189 & 193 NANTASKET AVENUE &
0 GEORGE WASHINGTON BOULEVARD
HULL, MASSACHUSETTS

LAYOUT & MATERIALS PLAN
DATE: OCTOBER 10, 2023 DRAWN BY: [Name] CHECKED BY: [Name] DESIGNED BY: [Name] SCALE: 1"=25'

C200
SHEET 7 OF 27



- Design of Stormwater Management System for parking lot previously reviewed and approved
- Project meets existing grades at property line
- Project meets Stormwater Management Standards
- Improvements to Water Quality & Recharge
- Peer review performed as part of Planning Board Submission
- Flood Resilient Design – Flood Openings & Elevated Residential

REVISIONS

- Grading to convey through north courtyard area.
- Courtyards and north parking area designed to contain 100-year flood.
- Additional/more discrete drainage analysis.

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PARAGON DUNES MIXED-USE REDEVELOPMENT PLAN
189 & 195 NANTASKET AVENUE & 0 GEORGE WASHINGTON BOULEVARD
HULL, MASSACHUSETTS

GRADING & DRAINAGE PLAN
DATE: OCTOBER 10, 2023
DRAWN BY: JON C. CONRAD
CHECKED BY: T. CONRAD
SCALE: AS SHOWN
APPROVED BY: [Signature]

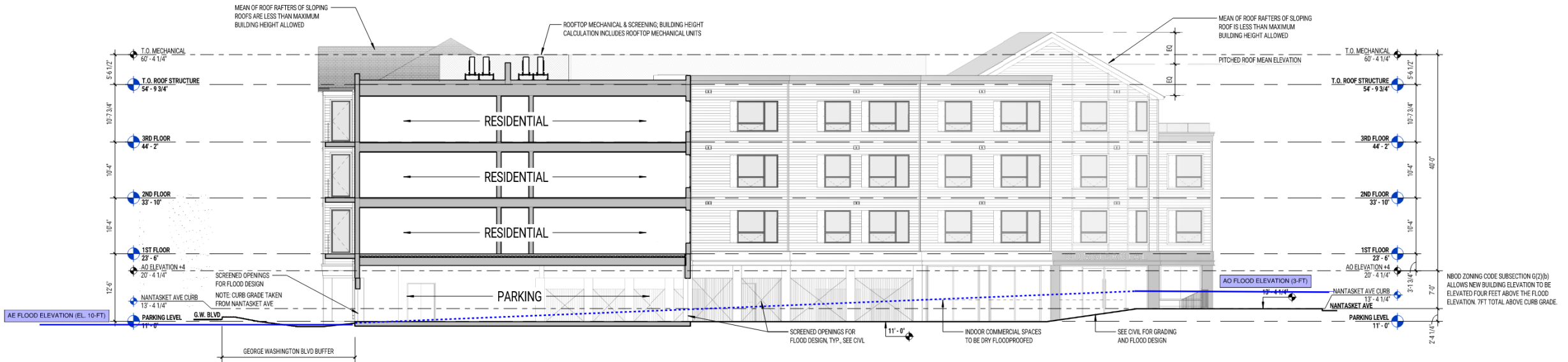
DATE: OCTOBER 10, 2023
DRAWN BY: JON C. CONRAD
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SCALE: AS SHOWN
APPROVED BY: [Signature]

PROJ. NO. 23-001
SHEET 11 OF 27



Proposed Project

Building Section

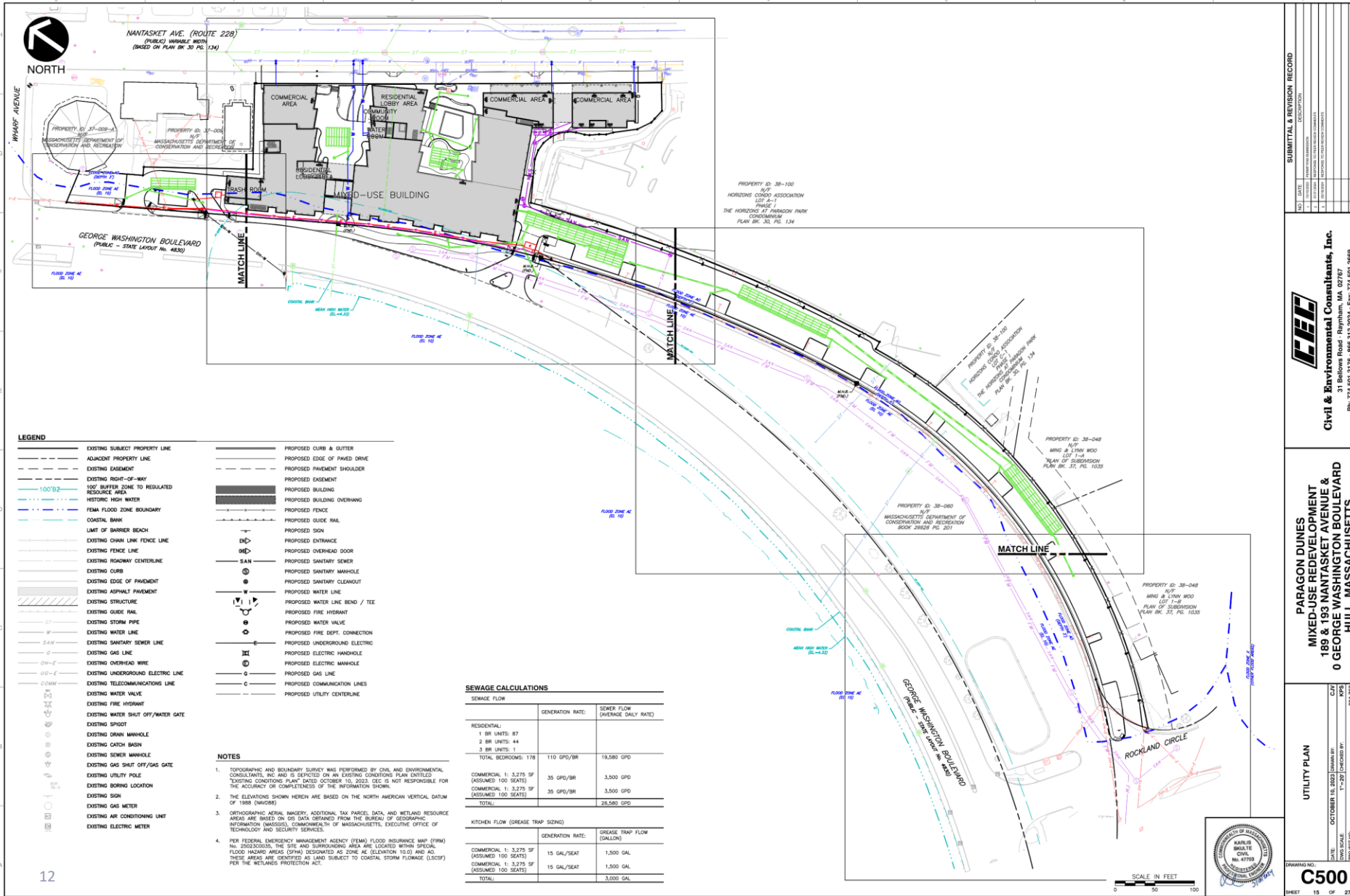


2 BUILDING & FLOOD DESIGN SECTION
SCALE: 1" = 10'-0"

- **DRY FLOOD PROOFING OF COMMERCIAL AND AMENITY SPACES**
- **WET FLOOD PROOFING OF GARAGE AND STORAGE AREAS**
- **RESIDENTIAL LIVING APPROXIMATELY 7-FT ABOVE AO ELEVATION (23.5-FT - 16.5-FT)**

UTILITIES

- Connections to existing utilities along frontage
- Water
 - Connections from Nantasket
- Sewer
 - Grease Traps
 - Connection along GW Blvd
- Natural Gas
 - Commercial Uses
- Electric
 - Elevated Transformer
 - Underground infrastructure along GW Blvd
- Telecommunications
 - Connections along frontage

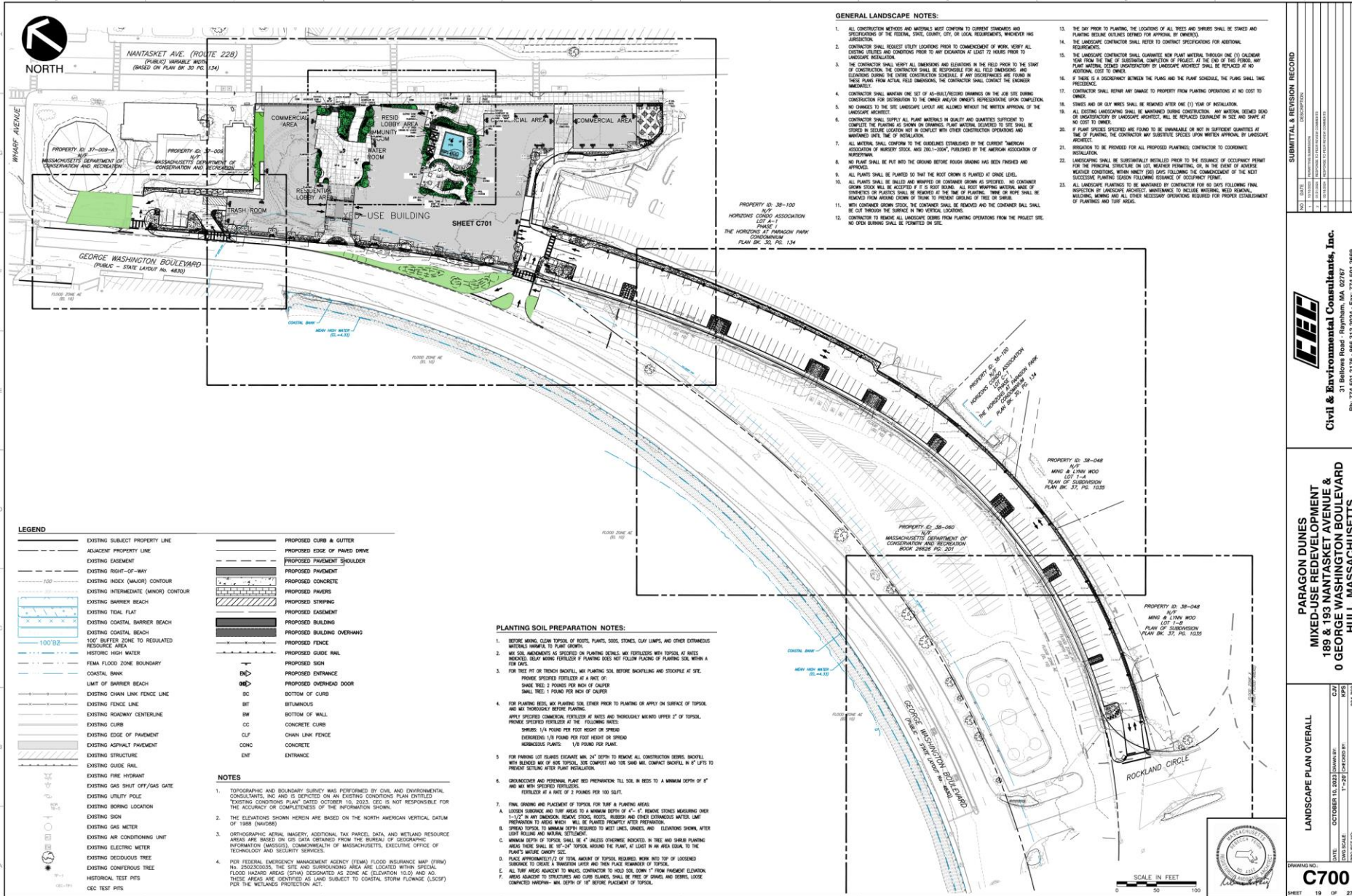


LANDSCAPE DESIGN

- Create active street along Nantasket Avenue
- Flood resilient design maximizing connections to wet-flood proofed garage
- Use of coastal and native plant species
- Design compliant with open space, parking landscaping and screening requirements

REVISIONS

- Grading and Layout of North courtyard to enhance pedestrian connections and flood conveyance



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HULL, MASSACHUSETTS

LANDSCAPE PLAN OVERALL
DATE: OCTOBER 10, 2023 DRAWN BY: [Name]
SCALE: 1"=20' CHECKED BY: [Name]
DESIGNED BY: [Name]
APPROVED BY: [Name]
PROJECT NO. [Number]
SHEET 19 OF 27



