TOWN OF HULL
PLANNING BOARD

253 Atlantic Avenue
Hull, Massachusetts 02045

781-925-2000
Fax: 781-925-0224

PLANNING BOARD APPLICATION
(Please print legibly)

Prior to submitting any application to the Planning Board, a building permit application shall be submitted to the Building Commissioner who shall evaluate the plan for conformity with zoning. If the Building Commissioner determines through this evaluation that Planning Board review is required, a letter stating the reasons for this review will be provided to the applicant and the Planning Board. Upon receipt of this letter the applicant may file the application with the appropriate fee (based on the Building Commissioners determination of project cost) with the Planning Board. An application shall be considered incomplete without inclusion of the Building Commissioner letter.

PLEASE NOTE:

1. It is recommended that any applicant submit application materials to the Community Development & Planning Department for preliminary review prior to formal application.

2. If an application is considered to be incomplete, the applicant shall be provided a letter stating the reason(s) that the application is considered to be incomplete. Until all required information is provided, no public hearing shall be scheduled. Completeness of an application is the responsibility of the petitioner.

3. The Planning Board has the authority to employ professional consultants or experts, including, technicians, attorneys, engineers and/or architects for the purposes of reviewing and evaluating, on its behalf, the information shown on the Site Plan and any additional material. The costs of such professional assistance incurred by the Planning Board shall be borne by the applicant.

PLANNING BOARD APPLICATION

Applicant:

120 Nantasket Avenue, LLC
Name
c/o Jonathan Leavitt, 1514 Beacon Street, Suite 48
Street Address
Brookline MA 02446
City State Zip
O 617-823-3926
Contact Phone Number
jkl@leavittassoc.com
Email Address

Property Owner (or write "same"):

Same as Applicant
Name
Street Address
City State Zip
Contact Phone Number
Email Address

Representative (if applicable)

Adam J. Brodsky, Esq., Drohan Tocchio & Morgan, PC
Name
175 Derby Street, Suite 30
Street Address
Hingham MA 02043
City State Zip
781-749-7200
Contact Phone Number
abrodsky@dtm-law.com
Email Address

Engineer (if applicable)

Joseph (Jed) Hannon, P.E., Atlantic Coast Engineering
Name
88 Front Street, Suite 20
Street Address
Scituate MA 02066
City State Zip
781-378-2593
Contact Phone Number
jedh@atlanticcoastengineeringllc.com
Email Address

Property location / Address: 120 Nantasket Avenue
Assessors Map # 48 Lot # 001

Current Use of Property
Vacant -- Please see attached Letter from Adam J. Brodsky, Esq., in support of Application for NBOD Special Permit/Site Plan Review.

Proposed Use of Property
Multi-family Development -- Please see attached Letter from Adam J. Brodsky, Esq., in support of Application for NBOD Special Permit/Site Plan Review

Plymouth Registry of deeds Information: Book: 00671 Page: 162
and/or Certificate Number (if applicable) 134362

Application is for: (check one or more if applicable)

- ☐ Site Plan Review/Special Permit – see checklist (attachment A)
- ☒ Nantasket Beach Overlay District Special Permit - see checklist (attachment B)
- ☐ Marijuana Overlay District Special Permit - see checklist (attachment C)
- ☐ Flexible Plan Development (See ZBL)
- ☐ Major Modification
- ☐ Hotel Use Special Permit (See ZBL)

All of the above require a Public Hearing which requires the following submissions:

	write Y / N / n/a
A fully and accurately completed application	y
Appropriate checklist completed and supporting materials included	y
Proper filing fee to the Planning Office	y
An abutters list 300 feet from the subject property from the Assessor's Department. (Town will inform all abutters by mail with cost to be paid by applicant)	y
Town will draft legal notice to run in a local newspaper for two consecutive weeks prior to the hearing opening. (costs to be paid by applicant)	y

The undersigned hereby applies for a Site Plan Review and/or Special Permit in accordance with the Hull Zoning Bylaw and all amendments thereto and the General Laws of the Commonwealth of Massachusetts. **The undersigned understands and agrees that until the Planning Board issues a written decision *and* the appeal period expires, no work shall begin. If/when a decision is issued by the Planning Board, the petitioner is responsible for adhering to *all* aspects of the decision. No deviations are permitted without written approval by the Planning Board under a major or minor modification.**

Signature of Owner — Nov. 2, 2022 — Date

AND (if applicable)

Signature of Authorized Representative — 11/3/2022 — Date
(Attach Affidavit for Authorization signed by owner)

Pursuant to MGL Chapter 40, Section 57, does the above-referenced applicant/owner owe any taxes/municipal charges to the Town of Hull?

☐ Yes ☐ No

Tax Collector Signature _____ Date _____

RECEIVED BY THE HULL PLANNING DEPARTMENT:

Time & Date Received _____ Received By _____ Fee Total $_____

**signature does not constitute a complete application.*

RECEIVED BY TOWN CLERK'S OFFICE

Date/Time of Receipt: _____ Town Clerk: _____

AUTHORIZATION FORM
To Represent Property Owner(s)
(Please print legibly)

Date: October , 2022

To: Town of Hull

I/we, the undersigned owner(s) grant full permission to:

AUTHORIZED REPRESENTATIVE(S):

Adam J. Brodsky, Esq., Drohan Tocchio & Morgan, PC	
Name	**Name**
175 Derby Street, Suite 30	
Street Address	**Street Address**
Hingham, MA 020443	
City/State/Zip	**City/State/Zip**
781-749-7200	
Phone Number	**Phone Number**
abrodsky@dtm-law.com	
Email	**Email**

to act as our agent and hereby authorize this representative to take any action, including but not limited to paying consultant fees, agreeing to conditions set by any applicable Board or Commission, signing agreements and/or extending deadlines. This agent has my/our full permission to submit applications, present plans, submit requirements and speak on my/our behalf with regard to:

PROPERTY LOCATED AT: 120 Nantasket Avenue **, Hull, MA**

Assessors ID Map # 48 **Lot #** 001

OWNER(S)	**OWNER(S)**
120 Nantasket Avenue, LLC	
Name	**Name**
c/o Jonathan Leavitt, 1514 Beacon Street, Suite 48	
Street Address	**Street Address**
Brookline, MA 02446	
City/State/Zip	**City/State/Zip**
617-823-3926	
Phone Number	**Phone Number**
Touch Levitt jkl@Jonathan leavit leavittassoc.com	
Email	**Email**
Jonathan Leavitt	Jonathan Leavitt
Signature of owner(s)	**Signature of owner(s)**

All of the above require a Public Hearing which requires the following submissions:

	write Y / N / n/a
A fully and accurately completed application	y
Appropriate checklist completed and supporting materials included	y
Proper filing fee to the Planning Office	y
An abutters list 300 feet from the subject property from the Assessor's Department. (Town will inform all abutters by mail with cost to be paid by applicant)	y
Town will draft legal notice to run in a local newspaper for two consecutive weeks prior to the hearing opening. (costs to be paid by applicant)	y

The undersigned hereby applies for a Site Plan Review and/or Special Permit in accordance with the Hull Zoning Bylaw and all amendments thereto and the General Laws of the Commonwealth of Massachusetts. **The undersigned understands and agrees that until the Planning Board issues a written decision *and* the appeal period expires, no work shall begin. If/when a decision is issued by the Planning Board, the petitioner is responsible for adhering to *all* aspects of the decision. No deviations are permitted without written approval by the Planning Board under a major or minor modification.**

_____ _____
Signature of Owner Date

AND (if applicable)

_____ _____
Signature of Authorized Representative Date
(Attach Affidavit for Authorization signed by owner)

Pursuant to MGL Chapter 40, Section 57, does the above-referenced applicant/owner owe any taxes/municipal charges to the Town of Hull?

☐ Yes ☐ No _____ _____
Tax Collector Signature Date

RECEIVED BY THE HULL PLANNING DEPARTMENT:

_____ _____ Fee Total $_____
Time & Date Received Received By
**signature does not constitute a complete application.*

RECEIVED BY TOWN CLERK'S OFFICE

Date/Time of Receipt: _____ Town Clerk: _____

Attachment A
Site Plan Review and Special Permit Checklist
(see ZBL for more detailed information)

REQUIRED SUBMISSIONS:
(All submissions to be in PDF format with specific numbers of hard copies to be determined after consultation with the Planning Director)

(Planning Board may agree to waive specific submissions if it is determined that the submission is not applicable)

	write Y / N / n/a
Narrative describing the proposed work including existing site conditions and proposed work. Should contain sufficient information for the Planning Board to evaluate the project and any impacts on adjacent property owners, neighborhoods, and the town in general.	y
A site plan showing full extent of the project area and the lot. This shall be prepared by qualified professionals such as a registered engineer, architect, or landscape architect. (include location and dimensions of all existing/proposed buildings, parking, loading areas, curb cuts, internal vehicle pedestrian circulation infrastructure, easements, etc...)	y
Elevations, full color renderings and floor plans of buildings and structures to be erected. A written statement detailing the design characteristics for the development, including but not limited to exterior building materials and architectural treatments.	y
A landscape plan at the same scale as the site plan, showing the limits of work, existing trees, and all proposed landscape features and improvements including planting areas with size and type of stock for each shrub or tree.	y
A locus plan showing the entire project and its relation to existing areas, buildings, structures and roads for a distance of 1,000 feet from the project boundaries, or such other distance as may be approved or required by the Planning Board.	y
A photometric plan showing proposed lighting on-site and any effects on surrounding areas (lights should be Dark Sky compliant)	y
A topographic plan overlaid on the site plan with two foot contour intervals.	y
Utility Plan (gas; telephone; electrical communications; water; *and* drainage/sewer)	y
Drainage/Stormwater Plan and Report	y
Parking Plan (include a calculation table for number of spaces required)	y

REQUESTED SUBMISSIONS: *(maybe requested by Planning Board or Town Staff after initial review of the site plan)*

	write Y / N / n/a
A developmental impact study to be prepared by a consultant at the expense of the applicant if the site plan and narrative description do not answer key questions relating to the environment, soils, water, traffic and surrounding community, etc...	
An isometric line drawing (projection) at the same scale as the site plan, showing the entire project and its relation to existing areas, buildings, structures and roads for a distance of 100 feet from the project boundaries.	
A model at the same scale as the site plan, showing the entire project and its relation to existing areas, buildings, structures and roads for a distance of 100 feet from the project boundaries.	
The Planning Board reserves the right to request any additional information it deems necessary to assist in reaching a decision on a project.	

Attachment B
NANTASKET BEACH OVERLAY DISTRICT (NBOD) PROJECT SUBMISSION CHECKLIST

REQUIRED SUBMISSIONS:

Application for Site Plan Review and/or Informal Pre-Application Form	write Y / N / n/a
Ten (10) copies of a site plan showing entire project area at a min scale of 1"=20' prepared by a registered surveyor and/or professional engineer showing:	y
a) all lot lines, easements, wetlands/natural features and existing and proposed topography at 2' contour intervals	y
b) proposed development parcels and the location and dimensions of all buildings (existing and proposed) and proposed uses on each parcel	y
c) existing and proposed street, access way, parking, drainage and utility systems (gas, phone, electrical, water, drainage/sewer, etc)	y
d) Parking and loading area	y
e) location of proposed parks, playgrounds and other open spaces, if any	y
f) If applicable, type of proposed hotel-related amenities, function and conference facility uses and other business uses, square footage and number for each type of use, by type of use	y
g) landscape plan showing all proposed landscape features and proposed improvements including walks, pedestrian ways, planting areas with size and type of stock for each shrub or trees, walls, fences and screening	y
Tabulation of the total number of dwelling units and the number designated for each proposed dwelling type.	y
Outdoor lighting plan for exterior buildings, structures and parking areas designated to minimize glare and light spillover to neighboring properties; down lighting required, along with photographs of products and cut sheets listing quantity, size, shape and specifications of all lighting features	y
Ten (10) copies of building elevations for project at a min scale of 1"=20' prepared by a registered architect	y
Five (5) or more copies of drawings prepared by qualified professionals showing:	y
a) Location and dimensions of all buildings	y
b) Easements	y
c) Parking and loading area	y
d) Walkways and driveways	y
e) Internal roadways and access to public roadways	y
f) Location and type of external lighting	y
g) Utilities (gas, phone, electrical, water, drainage/sewer, etc)	y
h) Location of landscaping and screening	y
i) Location of all existing natural features (pond, brooks, streams, wetlands)	y
j) Topography of the site with two (2) ft contours	y
Written statement detailing the design characteristics for the development, including, but not limited to, exterior building materials, architectural treatment and street furniture	y
Brief narrative description of the project providing (at a minimum) enough information for the Planning Board to understand what site planning, architectural, landscaping and engineering solutions are being proposed to handle the problems of traffic, parking, internal pedestrian circulation, provision of utilities, drainage, flooding, including the potential impacts of future sea level rise, wastewater and solid waste disposal, lighting and signage, environmental protection and aesthetic considerations such as views and design compatibility with surrounding development.	y

Special Permit/Site Plan Review abutters list (300') from the Assessor's Department	y
Completed application checklist	y

REQUESTED SUBMISSIONS: (*by request of the Planning Board or Town Staff)*

	write Y / N / n/a
Traffic impact study (*see s.39B, c.3.1.1)*	
Municipal impact study (*see s.39B, c.3.1.2*	
Licensed survey of topography with 2' contours for project site and abutting residential properties within 250 feet (*see s.39B, c.7.2.1.2*)	
Architecture and engineering plans showing views of project from residencies within 250 feet (*see s. 39A, c.7.2.1.2)*	
Open space plan, including a maintenance plan (*see s.39B, c.8)*	
Other:	

NOTE: *The Planning Board may employ consultants to assist in the review of this application. The cost will be paid by the applicant, provided they are reasonable and given in writing to the applicant before any costs are incurred.*

Specific project requirements checklist:
(*for use by applicant, not required for submission – all requirements pursuant to sections of the By-Law relevant to Special Permit requirements and the Nantasket Beach Overlay District)*

Category	Statutory Requirement	Notes on Compliance
Use	as permitted under s39B, c.5-6 of Zoning By-law ("By-law")	
	the specific site is an appropriate location for such a use (*special permit requirement*: s34-1A.1, c.A.9.f of By-law)	
	the use involved will not be substantially detrimental to the established character of the neighborhood or town, including but not limited to architecture (*special permit requirement:* s34-1A.1, c.A.9.g of By-law)	
Setbacks (*Planning Board may require 25' setbacks on all sides for multi-family structures)*	25' frontage (*or as required by Planning Board)*	
	10' from front lot line (*may be waived by Planning Board due to conform to neighboring properties)*	
	20' from side lot lines where neighboring property is a residential parcel in a residential district	
	20' from rear lot line where neighboring property is a residential parcel in a residential district	
Height	40' plus usual appurtenant structures and any flood freeboard allowance (see s.39B, c7.2 of By-law)	
Open space	as required under s.39B, c.8 of By-law	
Screening	6' opaque fence, wall or continuous evergreen shrubbery along a common property line with residential area.	
	there is protection of adjoining properties against detrimental uses by provisions for surface water	

	drainage, sight buffers and preservation of light and air *(special permit requirement:* s34-1A.1, c.A.9.a of By-law)	
Awnings and canopies	6' extension across face of building as permitted under s.39B, c.9 of By-law	
Signage	*as designated by the Design Review Board*	
Parking / Vehicles	*specific parking requirements depend on use, as required by s.39B, c.10 of By-law with special consideration for shared parking or fee-in-lieu of parking when specific conditions are met*	
	there is convenient and safe vehicular movement, including location of driveway openings and parking areas in relation to traffic and streets *(special permit requirement:* s34-1A.1, c.A.9.b of By-law)	
	there will be no nuisance or serious hazard to vehicles *(special permit requirement:* s34-1A.1, c.A.9.h of By-law)	
Bicycle parking	2 bicycle parking spaces for each 20 off-street parking spaces required, as close to building entrance as possible	
Pedestrians	convenient and safe pedestrian circulation system that provides direct routes between major buildings, parking areas and roads *(special permit requirement:* s34-1A.1, c.A.9.c of By-law)	
	there will be no nuisance or serious hazard to pedestrians *(special permit requirement:* s34-1A.1, c.A.9.h of By-law)	
Façades and building openings	All entrances visible from right-of-way and sidewalk Must have an entrance directly accessible from sidewalk Doors shall not extend beyond exterior façade into pedestrian paths	
Size and detailing	Building reflects moderate-scale structures, not big boxes	
	the impacts of the proposed uses on one another within the development and the proposed development relates harmoniously to the terrain, use, scale, architectural character and proportions of existing and proposed buildings in vicinity *(special permit requirement:* s34-1A.1, c.A.9.e of By-law)	
Massing	Must incorporate features to add visual interest while reducing appearance and bulk.	
Spacing	Buildings shall provide for sight buffers and preservation of light and air to adjacent premises and roadways	
Length of building	80 feet in length maximum along the front unless there is a public landscaped walkway through building lot, public pocket park or plaza and/or height of building stepped down to 30' on front of building abutting roadway	
Building details and outside walls	Buildings include architectural details on ground floor to add visual interest (continuous exterior flat, blank walls not permitted)	
Roof style	Roof incorporates gables, dormers, cupolas, towers or other traditional roof forms. No flat roof unless part of Mansard Roof or dormer or on a building under 30' high	

Mechanical equip	Must be screened and/or enclosed if on a roof	
Water & sewer	there are adequate methods of disposal of sanitary sewage, storm water drainage and solid waste refuse from the uses permitted on the site (*special permit requirement:* s34-1A.1, c.A.9.d of By-law)	
Facilities	adequate and appropriate facilities will be provided for the proper operation of each use (*special permit requirement:* s34-1A.1, c.A.9.i of By-law)	
Public good	the public convenience and welfare will be substantially served (*special permit requirement:* s34-1A.1, c.A.9.j of By-law)	
	adequate assurance is provided that any benefits, special conditions, amenities or the like offered will be established, maintained, completed and serve as a benefit to the community (*special permit requirement:* s34-1A.1, c.A.9.k of By-law)	

Design guidelines and principles:

Applicant to indicate how the project meets design guidelines and principals. (See NBOD bylaw for more specific details)	
Protection and enhancement of important existing site features	
Protection of adjoining premises against detrimental uses by provision of surface water drainage, sound, sight and wind barriers and preservation of views, light and air quality	
Convenience and safety of vehicular and pedestrian movement within the site, the location of driveway openings in relation to traffic or to adjacent streets	
Adequacy of the arrangement of parking and loading spaces	
Adequacy of the methods of disposal of refuse and other wastes	
Relationship of buildings, structures and	

open space to the natural landscape and existing buildings and structures	
Prevention of pollution of surface and groundwater, soil erosion, increased runoff and flooding	
Protection against flood damage on site and protection against flood impacts to adjoining properties, taking into consideration current conditions and the potential for future sea level rise	
Preservation of Landscape	
Community Impacts	
Relation of Proposed Buildings and Structures to Environment	
Drives, Parking and Circulation	
Surface Water Drainage	
Utility Service	

Advertising Features	
Special Features	
Other Environmental Impacts	
Outdoor Lighting	
Vistas and View Corridors	
Flooding	

DROHAN TOCCHIO & MORGAN, P.C.

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175 DERBY STREET, SUITE 30
HINGHAM, MASSACHUSETTS 02043
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www.dtm-law.com

ADAM J. BRODSKY
abrodsky@dtm-law.com

November 3, 2022

***Via* Email and Hand Delivery**

Harry Hibbard, Chair
Town of Hull Planning Board
253 Atlantic Ave.
Hull, MA 02045

RE: 120 Nantasket Avenue (Parcel ID 48-001)
Application for NBOD Special Permit and Site Plan Review

Dear Mr. Hibbard:

This office represents 120 Nantasket Avenue, LLC ("120 Nantasket Avenue") which owns the real property located at 120 Nantasket Avenue in Hull, Massachusetts (the "Property"). 120 Nantasket Avenue is seeking to raze the existing, vacant commercial building on the Property and reconstruct a 21-unit, multi-family development (the "Project").

This letter is submitted in support of 120 Nantasket Avenue's Application for Special Permit and Site Plan Review in the Nantasket Beach Overlay District ("NBOD") under § 410-3.12 *et seq.* of the Town of Hull Zoning Bylaw (the "NBOD Bylaw"), for the Project.

I. Existing Conditions

The Property is owned by 120 Nantasket Avenue, LLC pursuant to Quitclaim Deed recorded with the Plymouth County Registry of Deeds on August 19, 2022 at Book 00671, Page 162, Certificate # 134362. The Property is located within the Commercial Recreation C ("CRC") Zoning District and the NBOD. The Property is not located within a FEMA Flood Zone and is therefore not within the Floodplain District.

The Property consists of a .498 acre parcel with frontage on Nantasket Avenue. There is an existing 2-story masonry, commercial building with a concrete foundation on the Property. The existing building is approximately 14,112 sf. and was built in or around 1972, pursuant to the records of the Town of Hull Assessor. The building is best known for housing the former Atlantic Aquarium until the mid-1970s. For several years now, the building at the Property has been vacant.

II. The Proposed Project

The Project seeks to raze the existing building and construct a new 4-story multi-family structure, utilizing the existing, concrete foundation. The Project includes 21 residential units and related improvements, including a parking garage and outdoor pool and deck. The residential units will consist of (i) 3 one-bedroom units sized between 721 and 767 sf., (ii) 12 two-bedroom units sized between 879 and 1176 sf., and (iii) 6 three-bedroom units sized between 1415 and 1434 sf. Each floor of residential units will be set back from floor below. Each of the residential units will have their own exterior balconies with views of Nantasket Beach. The ground floor level will serve as an open-air garage. Above that, at Level 1 (or the Podium Level), there will be 7 residential units. Level 2 will accommodate 7 units. Finally, 7 residential units will be located on Levels 3 and 4. The outdoor pool and deck area will be constructed at the Podium Level.

The Project is depicted in the enclosed documents:

1) Plan of Land prepared by prepared by Atlantic Coast Engineering, dated October 15, 2022 (3 Sheets, including Existing Conditions Plan, Proposed Conditions Plan and Details); and
2) Architectural Drawings prepared by Leavitt Associates dated November 3, 2022 (Sheets A1 to A4);
3) Landscape and Lighting Plan prepared by Lombardi Design (Sheet L2);
4) Renderings of the Project prepared by Leavitt Associates; and
5) Stormwater Report for 120 Nantasket Avenue prepared by Atlantic Coast Engineering dated October 15, 2022.

A. Dimensional Requirements

The following provides a table showing the existing and proposed dimensional requirements for the Project:

	Required	Existing	Proposed
Lot Area	None[1]	21,700 sf.	21,700 sf.
Frontage	25 ft.[2]	98.06 ft.	98.06 ft.
Front Yard - Nantasket	10 ft.[3]	53 ft	53 ft

[1] NBOD Bylaw, § 410-3.12G.(1).
[2] NBOD Bylaw § 410-3.12G.(1)(b) requires a minimum of 25 linear feet or other which is deemed by the Planning Board to be appropriate for the project site.
[3] NBOD Bylaw § 410-3.12G.(1)(c) requires a minimum Front Yard of 10 linear ft. from the lot line including any right-of-way, "provided however, if there are already buildings fronting on the same street in the same block, the Planning Board may as an exception by Special Permit waive this requirement and establish a frontage to conform to the other buildings. Existing buildings shall not attain non-conforming status because of this setback requirement."

Rear Yard	None[4]	53 ft	53 ft
Side Yard	None[5]	0 ft./19 ft.	0 ft./19 ft.
Lot coverage	30%	65%	65%
Height	40 ft.[6]	30 ft.	40 ft.

The existing building at the Property is 30 ft. in height. The height of the proposed multi-family building will be **40 ft.**

B. Parking

The Project is designed with 21 residential units, including 3 one-bedroom units and 18 two-to-three bedroom units. 120 Nantasket Avenue proposes a total of 39 parking spaces, sized 8 ft wide x 19 ft deep, on-site for these residential units.[7] There are three handicap-accessible spaces. The ground floor level of the building will be a parking garage with 29 covered parking spaces and 10 outdoor parking spaces. There will be 4 outdoor parking spaces at ground level adjacent to Nantasket Avenue. Parking for guests shall be on the street or in public parking areas, as is typically allowed.

Vehicles will enter and exit the parking garage and parking areas via State Park Road. 120 Nantasket Avenue proposes one-way traffic flow through the parking garage and parking areas. Pedestrian access to the building will be provided via three main stairways, one on each side of the parking garage and on more centrally located off the State Park Road. The stairways on each side of the building lead to walkways, providing connectivity with Nantasket Avenue and State Park Road.

There will be a bicycle parking area accommodating 48 bicycles located on the Podium Level of the proposed building.

III. Special Permit

A. Uses

Special Permit approval is required for all projects and uses within the NBOD pursuant to § 410-3.12B.(3). All uses currently allowed in the underlying zoning are allowed in the NBOD

[4] NBOD Bylaw § 410-3.12G.(1)(e) does not require a minimum Rear Yard, except where the property shares a lot line with a residential parcel in a residential district, in which case the minimum Rear Yard is 20 ft.
[5] NBOD Bylaw § 410-3.12G.(1)(d) does not require a minimum Side Yard, except where the property shares a lot line with a residential parcel in a residential district, in which case the minimum Side Yard is 20 ft.
[6] NBOD Bylaw § 410-3.12G.(2) requires the maximum height to be 40 feet plus usual appurtenant structures.
[7] NBOD Bylaw § 410-3.12J. Off-Street Parking Requirements requires 1 spaces/unit for 1-bedroom residential units and studios, and 2 spaces for 2 bedroom residential units.

by Special Permit.[8] Multi-family use is an allowed use in the underlying zoning district under § 410-3.6A.(3)(c) and is allowed within the NBOD.

B. Dimensional Requirements

Side Yard

The existing building foundation is located 19 ft. from the northern property boundary and shares a lot line with a residential parcel in a residential district. Therefore, § 410-3.12G.(1)(d) requires a minimum Side Yard of 20 ft. However, 120 Nantasket Avenue proposes to reconstruct the new building on the existing nonconforming foundation. Therefore, pursuant to § 410-3.12G., the Planning Board may grant a Special Permit to "authorize the continuation, extension and/or modification of pre-existing dimensional nonconformities ...."

C. Design Standards

The Project complies with the Design Standards at NBOD Bylaw § 410-3.12K., which states that "[the Design Standards' purpose is to] guide the development of buildings and renovation in the NBOD with human-scale, pedestrian-oriented, high-quality design that contributions to the Nantasket area's visual interest and vibrancy and related to the community's historic architectural types."

The Project has been thoughtfully designed and considers the standards set forth in the NBOD. The building's size and design alleviate massing concerns given its step-back design and outdoor balconies. The Project's roof conforms with § 410-3.12K.(2).[4] as amended by Town Meeting on May 8, 2021 because the top-story from perimeter walls with street frontage is setback from the street frontage a minimum of 10 feet.

The Project provides an inviting entrance to the Nantasket Beach area, delivering a modern and creative building with landscaping, which is visually appealing. The building was designed with clean lines and a minimalist approach that will have an enduring appeal yet will be feasible in today's highly competitive rental market.

The proposed lighting will provide a safe streetscape but be Dark Sky compliant, which means that all light will point toward the ground, and will utilize LEDs for energy savings and will control the spillage of light. The landscaping will utilize native species that will provide year-round interest with a variety of colors and textures. All plantings will be salt and drought tolerant, and resilient to inundation.

[8] NBOD Bylaw § 410-3.12E.

D. Request for Relief

120 Nantasket Avenue respectfully requests that the Planning Board issue a Special Permit approving the following relief:

1. NBOD Bylaw § 410-3.12E. Multi-Family Use.
2. NBOD Bylaw § 410-3.12G. – Minimum Side Yard.

E. Grounds for Relief

The Proposed Development Is Not Substantially More Detrimental to the Established Character of the Neighborhood and the Town.

The proposed Project will result in redevelopment of an area that has been vacant for several years, which was the intention behind the adoption of the NBOD. By revitalizing a vacant and underutilized property, the tax base of the Town will be enhanced. The Project also provides an undated, modern and interesting design aesthetic to the area that complements the other new multi-family developments in the NBOD. Such improvements will once again create a premier entrance to Hull which once attracted vacationers from all corners of New England.

The Project further aligns with the purposes set forth by the NBOD by developing residential opportunities and encouraging a less sprawling and more efficient form of development that consumes less open space. The scale and density of the project are appropriate for Hull's beachfront community. Overall, the Project will result in an enhancement to the established character of the neighborhood.

More particularly,

a. There is protection of adjoining premises against detrimental uses by provision for surface water drainage, sight buffers and preservation of light and air.
b. The project provides convenient and safe vehicular movement and the location of driveway openings and parking areas in relation to traffic or to adjacent streets.
c. The project provides convenient and safe pedestrian circulation that provides direct routes to parking areas and roads.
d. There is adequate disposal of sanitary sewage, storm water drainage, and disposal of solid waste refuse from the uses permitted on the site.
e. There are no adverse impacts of the proposed uses on one another within the development and the project relates harmoniously to the terrain, use, scale, architectural character and proportions of existing and proposed buildings in the vicinity.
f. The site is an appropriate location for the use.

g. The use will not be substantially detrimental to the established character of the neighborhood or town.
h. There will be no nuisance or serious hazard to vehicles or pedestrians.
i. The public convenience and welfare will be substantially served.
j. Any benefits, special conditions, amenities or the like offered will be established, maintained, completed and serve as a benefit to the community.

120 Nantasket Avenue has satisfied each of the elements required for the grant of a Special Permit.

IV. Site Plan Review

Pursuant to NBOD Bylaw § 410-3.12C.(8), 120 Nantasket Avenue seeks streamlined permitting and requests that the Planning Board conduct Site Plan Review concurrently with its application for a Special Permit.

V. Conclusion

For all the foregoing reasons, 120 Nantasket Avenue respectfully requests the Planning Board to issue a Special Permit and grant Site Plan Review approving the proposed Project. Should you require any additional information, please do not hesitate to contact us. Thank you for your consideration.

Very truly yours,

Adam J. Brodsky
Drohan Tocchio & Morgan, P.C.

cc: Lori West, Town Clerk (*via* email and Federal Express)
Bartley Kelly, Building Commissioner (*via* email)
Chris DiIorio, Director Community Development and Planning (*via* email)
Jennifer Berardi-Constable, Chair, Select Board (*via* email)
Philip E. Lemnios, Town Manager (*via* email)
Thomas Burns, Co-Chair, Design Review Board (*via* email)
Don Ritz, Co-Chair, Design Review Board (*via* email)
Jonathan Leavitt, 120 Nantasket Avenue, LLC (*via* email)
Joseph (Jed) Hannon, P.E., Atlantic Coast Engineering (*via* email)

NOTES:

1. THE PROPERTY LINES SHOWN HEREIN ARE COMPILED FROM PLANS AND DEEDS OF RECORD AND ARE SUPLEMENTED BY AN ON THE GROUND SURVEY. THIS PLAN IS NOT A BOUNDRY LINE RETRACEMENT SURVEY.
2. THE BASIS OF BEARING FOR THIS PLAN IS MA STATE PLANE, NAD83 AND NGVD88.
3. SUBSURFACE UTILIIES ARE ASSUMED BASED ON SURFACE LOCATIONS OF STRUCTURES AQUIRED AT THE TIME OF THE SURVEY. PIPE SIZES AND DIMENSIONS HAVE NOT BEEN VERIFIED BY SUBSURFACE AQUISITION OF ANY KIND.

LOCUS OWNERS:
120 NANTASKET AVENUE, LLC
12 CREST ROAD HULL,
MASSACHUSETTS 02045

ASSESSORS PARCELS:
MAP 48 LOT-001
MAP 37 LOT 010
MAP 48 LOT 015
MAP 48 LOT 019
MAP 48 LOT 001C
MAP 48 LOT 001B
MAP 39 LOT 194

PLAN REFERENCE:

1. LAND COURT PLAN 2595K ENTITLED SUBDIVISION PLAN OF LAND IN HULL, MASSACHUSETTS SCALE 1"=60' PREPARED BY FRANCIS MC HUGH, SURVEYOR DATED SEPTEMBER 10, 1973. CERTIFICATE # 47859.
2. UNRECORDED ALTA/NSPS LAND TITLE SURVEY PLAN FOR 120 NANTASKET AVENUE IN HULL, MASSACHUSETTS. SCALE 1"=20' PREPARED BY FELDMAN LAND SURVEYORS, BOSTON MASSACHUSETTS. DATED SEPTEMBER 25, 2019.
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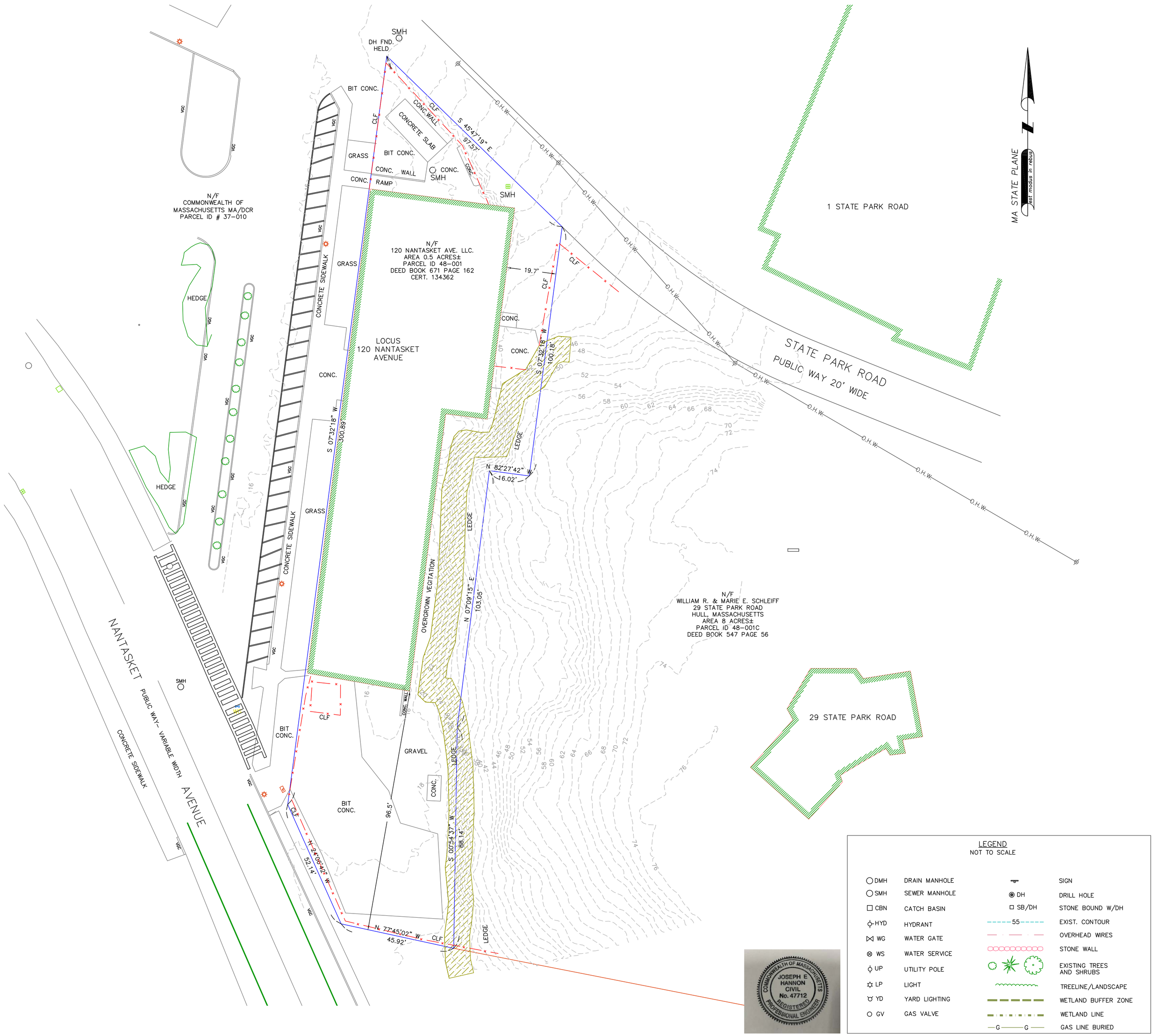
FEMA:
LOCUS PARCEL IS LOCATED IN ZONE X AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FLOOD HAZARD MAP 25023C0038J EFFECTIVE DATE JULY 17, 2012.

ZONING INFORMATION

LOCUS PARCEL 48-001 LIES IN ZONE COMERCIAL ZONE REC "C" DISTRICT AND NANTASKET BEACH OVERLAY DISTRICT. SCHEDULE OF PERMITTED USES MAY BE FOUND IN THE TOWN OF HULL'S ZONING BYLAWS MANUAL APPROVED BY SPECIAL TOWN MEETING IN 2018.

DIMENSIONAL REQUIREMENTS FOR COMERCIAL REC "C" DISTRICT AT THE TIME OF THIS SURVEY ARE:

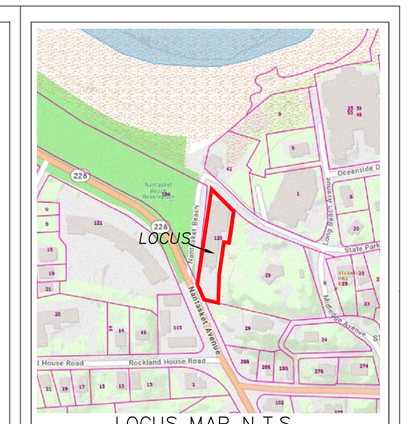
	REQUIRED	ACTUAL
MINIMUM LOT AREA(SF)	10,000	21,700
MINIMUM FRONTAGE(FT)	100.00	98.06
SETBACK REQUIREMENT		
FRONT(FT)	25	53.0±
SIDE(FT)	10	19.0±
REAR(FT)	20	53.0±
HEIGHT(FT)	40	30.0±
LOT COVERAGE(SF)	30%	65%±



LEGEND
NOT TO SCALE

DMH	DRAIN MANHOLE		SIGN
SMH	SEWER MANHOLE	DH	DRILL HOLE
CBN	CATCH BASIN	SB/DH	STONE BOUND W/DH
HYD	HYDRANT	55	EXIST. CONTOUR
WG	WATER GATE		OVERHEAD WIRES
WS	WATER SERVICE		STONE WALL
UP	UTILITY POLE		EXISTING TREES AND SHRUBS
LP	LIGHT		TREELINE/LANDSCAPE
YD	YARD LIGHTING		WETLAND BUFFER ZONE
GV	GAS VALVE		WETLAND LINE
		G G	GAS LINE BURIED

COMMONWEALTH OF MASSACHUSETTS
JOSEPH E HANNON
CIVIL
No. 47712
REGISTERED
PROFESSIONAL ENGINEER



LOCUS MAP N.T.S

REVISIONS
ADD CONTOURS 080422

EXISTING CONDITIONS PLAN OF LAND

PREPARED FOR
120 NANTASKET AVE, LLC
AT
120 NANTASKET AVENUE
HULL, MA.

Atlantic Coast Engineering

SCITUATE HARBOR OFFICE
88 Front St. Suite 22
Scituate, MA 02066
Office: (781)378-2593

QUINCY/MARINA BAY OFFICE
500 Victory Rd., Suite 400
Quincy, MA 02171
Office: (617)404-2001

*Specializing in Engineering, Surveying, Permitting and Construction Consulting

I CERTIFY THAT THE LOCATION OF THE EXISTING STRUCTURES AS SHOWN ON THIS PLAN ARE CORRECT AND ARE THE RESULT OF AN ACTUAL "ON THE GROUND" SURVEY PERFORMED BY MORAN SURVEYING INC. ON JUNE 2022

COMMONWEALTH OF MASSACHUSETTS
STEPHEN F MORAN
41611
PROFESSIONAL LAND SURVEYOR

10.15.22
STEPHEN F. MORAN DATE

SCALE: 1" = 20'
0' 20' 40' 60'

DATE: 10.15.22
COMP./DESIGN: DS
CHECK: SFM
DRAWN: DS
FIELD: SFM/DB
APPROVED: SFM
DWG.No. 22-068
JOB No. 22-068
SHEET 1 OF 3

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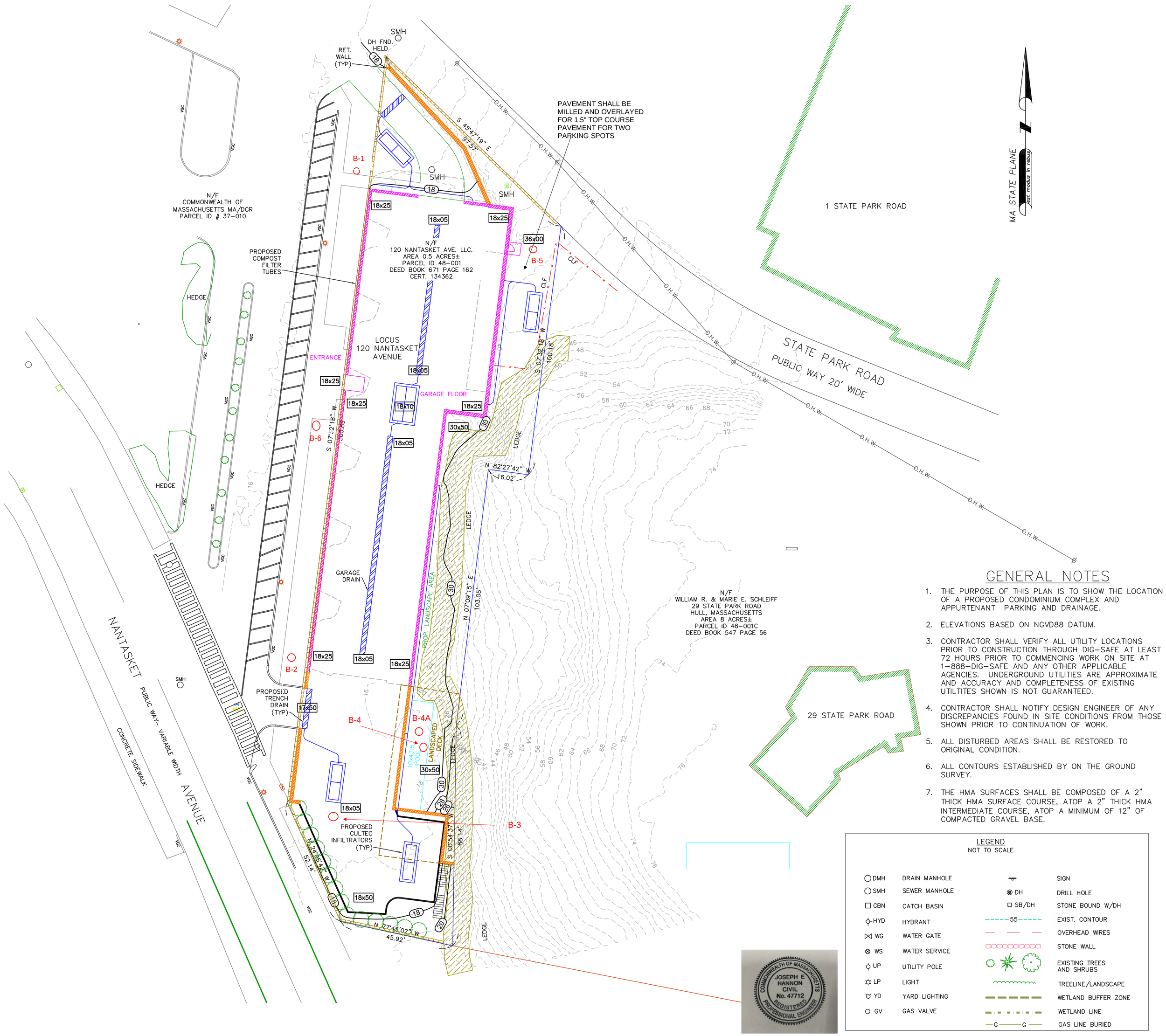

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF A PROPOSED CONDOMINIUM COMPLEX AND APPURTENANT PARKING AND DRAINAGE.
2. ELEVATIONS BASED ON NGVD88 DATUM.
3. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION THROUGH DIG-SAFE AT LEAST 72 HOURS PRIOR TO COMMENCING WORK ON SITE AT 1-888-DIG-SAFE AND ANY OTHER APPLICABLE AGENCIES. UNDERGROUND UTILITIES ARE APPROXIMATE AND ACCURACY AND COMPLETENESS OF EXISTING UTILTITES SHOWN IS NOT GUARANTEED.
4. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES FOUND IN SITE CONDITIONS FROM THOSE SHOWN PRIOR TO CONTINUATION OF WORK.
5. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION.
6. ALL CONTOURS ESTABLISHED BY ON THE GROUND SURVEY.
7. THE HMA SURFACES SHALL BE COMPOSED OF A 2" THICK HMA SURFACE COURSE, ATOP A 2" THICK HMA INTERMEDIATE COURSE, ATOP A MINIMUM OF 12" OF COMPACTED GRAVEL BASE.

LEGEND
NOT TO SCALE

DMH	DRAIN MANHOLE		SIGN
SMH	SEWER MANHOLE	DH	DRILL HOLE
CBN	CATCH BASIN	SB/DH	STONE BOUND W/DH
HYD	HYDRANT	55	EXIST. CONTOUR
WG	WATER GATE		OVERHEAD WIRES
WS	WATER SERVICE		STONE WALL
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LP	LIGHT		TREELINE/LANDSCAPE
YD	YARD LIGHTING		WETLAND BUFFER ZONE
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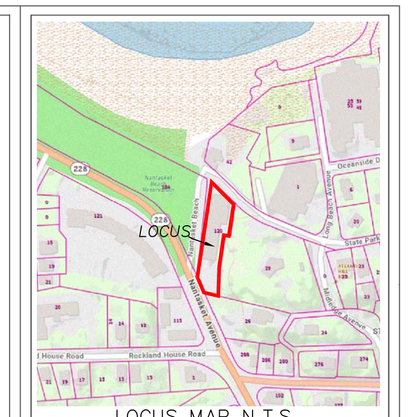
JOSEPH E HANNON CIVIL No. 47712 REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS



LOCUS MAP N.T.S

REVISIONS

EXISTING CONDITIONS PLAN OF LAND

PREPARED FOR
120 NANTASKET AVE, LLC
AT
120 NANTASKET AVENUE
HULL, MA.

Atlantic Coast Engineering

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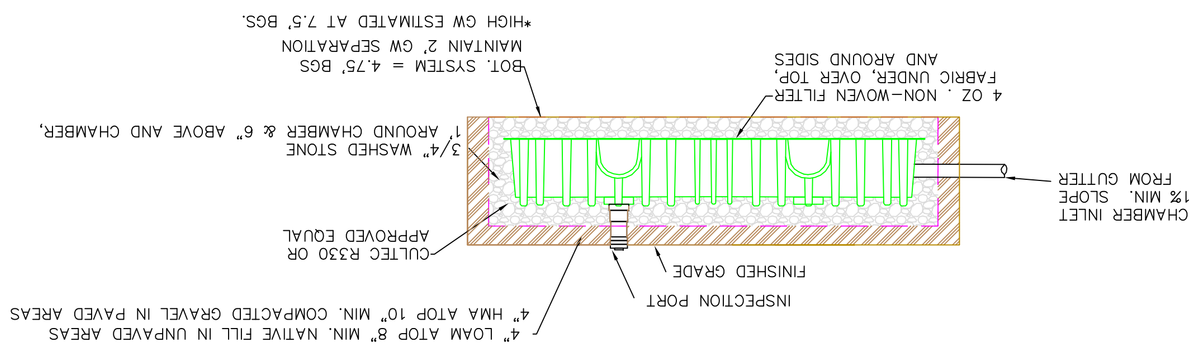
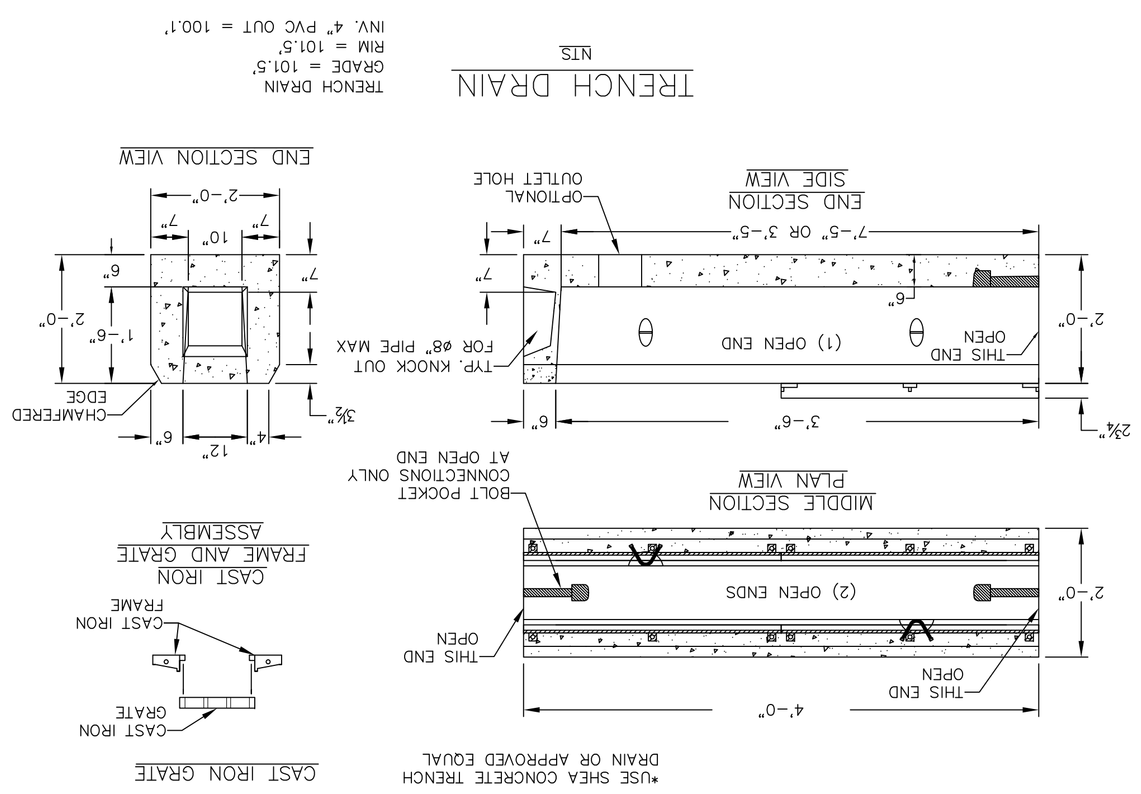
COMMONWEALTH OF MASSACHUSETTS STEPHEN F MORAN 41611 PROFESSIONAL LAND SURVEYOR

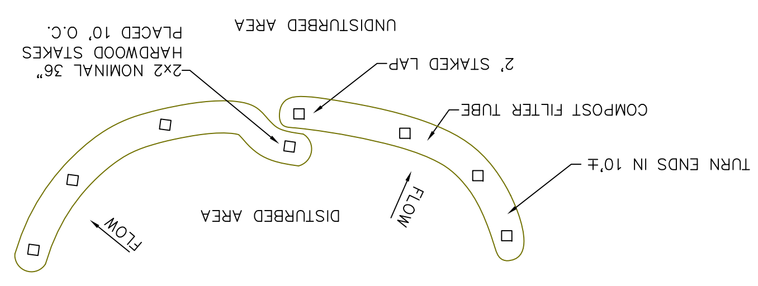
10.15.22
STEPHEN F. MORAN DATE

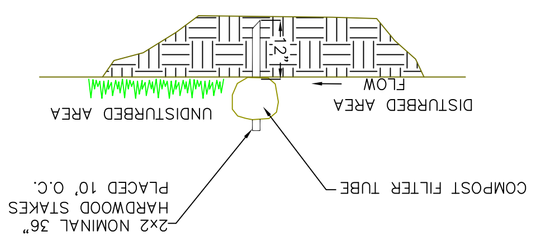
SCALE: 1" = 20'
0' 20' 40' 60'

DATE: 10.15.22
COMP./DESIGN: DS&MP
CHECK: SFM&JH
DRAWN: DS&MP
FIELD: SFM/DB
APPROVED: SFM&JH
DWG.No. 22-068
JOB No. 22-068
SHEET 2 OF 3









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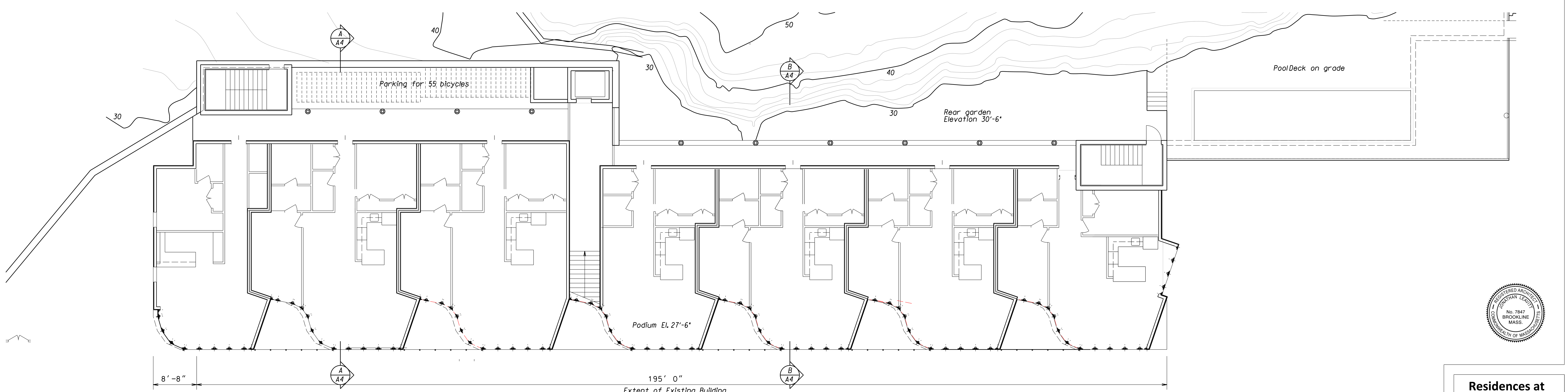
SCALE: AS NOTED
DATE: 10.15.22
COMP./DESIGN: MP
CHECK: JH
DRAWN: MP
FIELD: SFM/DB
APPROVED: JH
DWG.No. 22-068 SHEET 3 OF 3
JOB No. 22-068

EXISTING CONDITIONS
PLAN OF LAND
PREPARED FOR
120 NANTASKET AVE, LLC
AT
120 NANTASKET
AVENUE
HULL, MA.

REVISIONS

LOCUS MAP N.T.S

GROUND FLOOR PLAN



FIRST FLOOR (PODIUM) PLAN

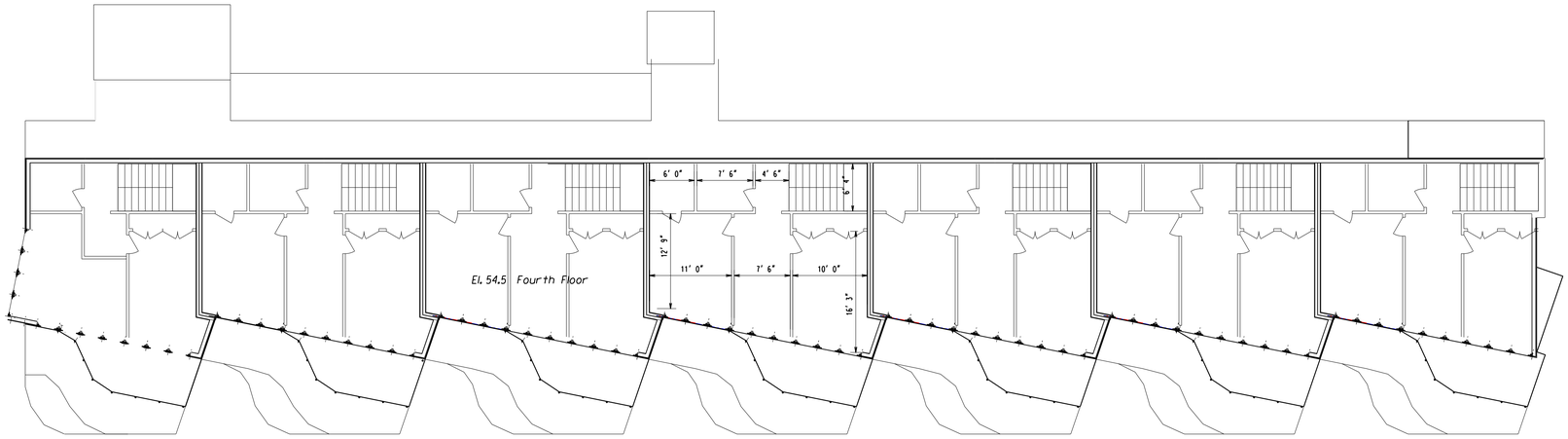
North

Residences at The Aquarium

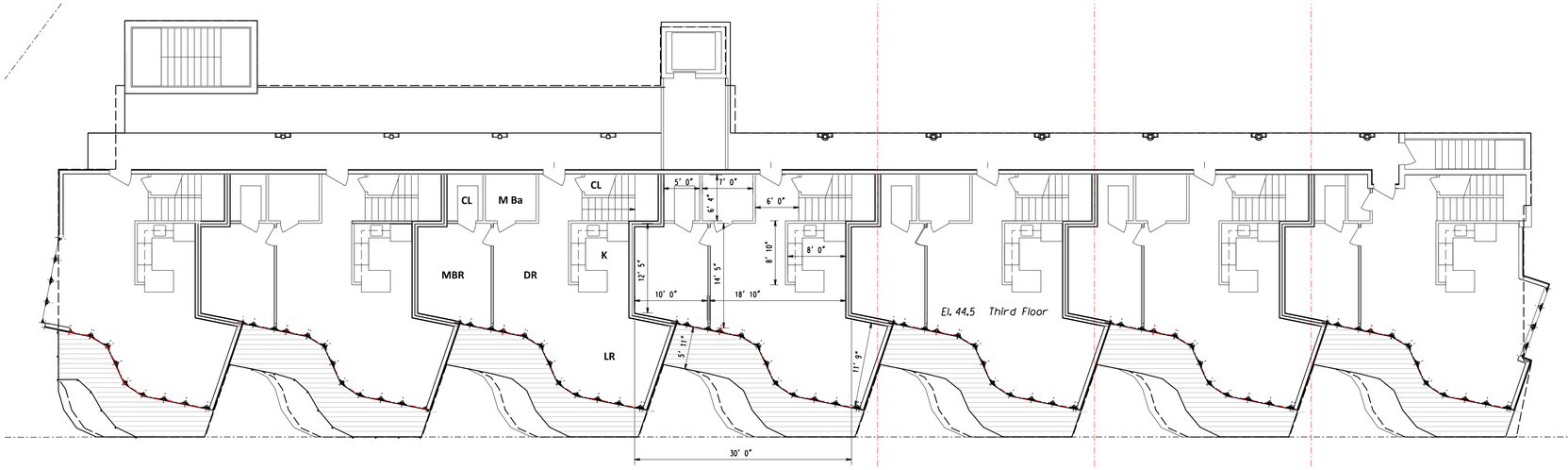
GARAGE AND PODUIM FLOOR PLANS

SCALE	DATE
$\frac{1}{8}$"=1'-0"	Nov. 3, 2022

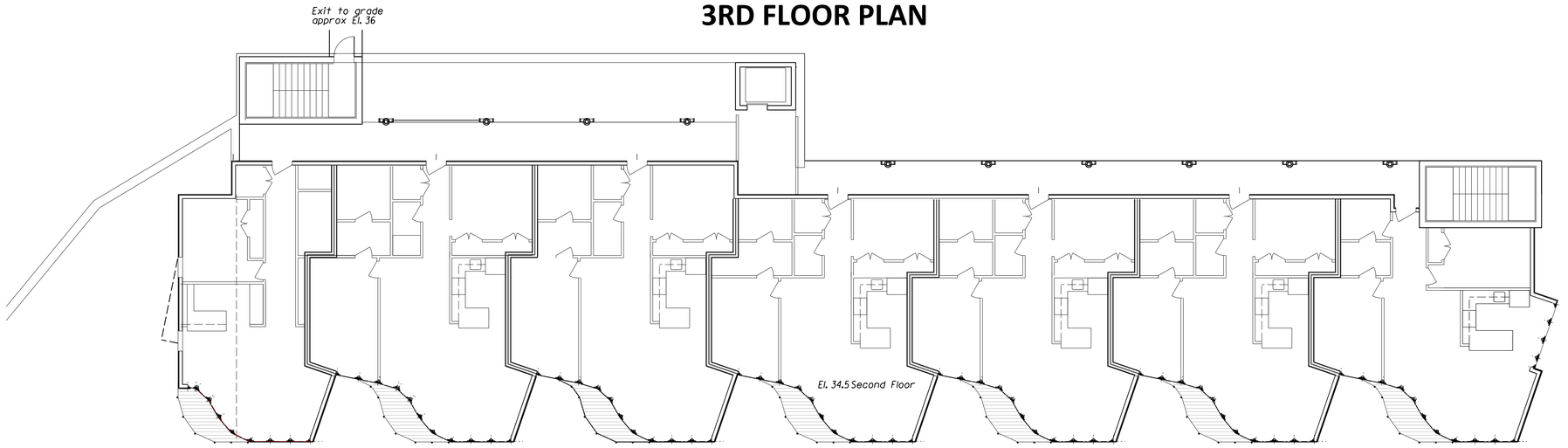
A1



UPPER LEVEL OF 3RD FLOOR UNITS



3RD FLOOR PLAN



2ND FLOOR PLAN

		1 BR	2 BR	3 BR	Parking	Net Sellable
Level 1	A	709			1	
	B		960		2	
	D		960		2	
	D	721			1	
	E		960		2	
	F		960		2	
	G		915		2	
Level 2	A	676			1	
	B		926		2	
	D		926		2	
	D		926		2	
	E		926		2	
	F		926		2	
	G		879		2	
Level 3 & 4	A		1086		2	
	B			1415	2	
	D			1415	2	
	D			1415	2	
	E			1415	2	
	F			1415	2	
	G			1434	2	
		2106	11350	8509	39	21965

Building Areas

Floor	Gross Area
Garage	11,648
Level 1	8,740
Level 2	8,507
Level 3	7,396
Level 4	4,925
Total	**29,568**

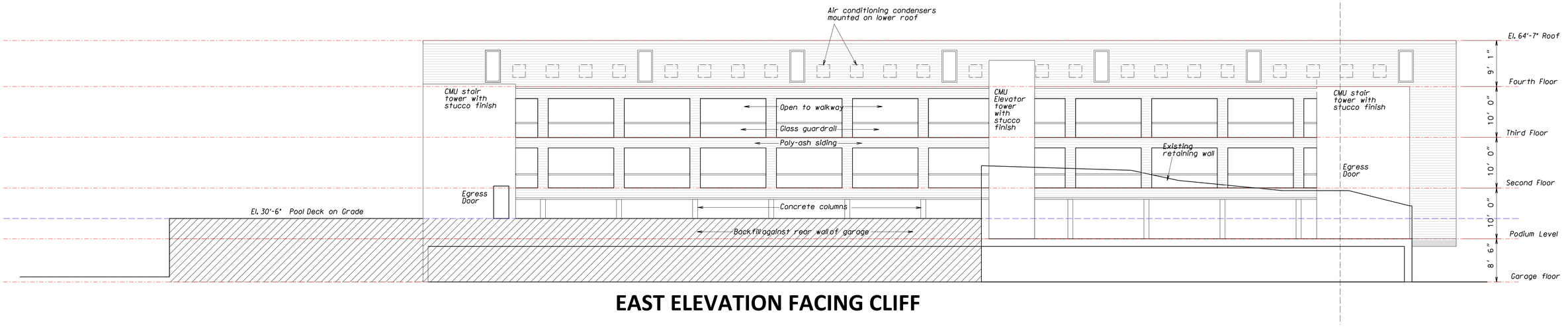
REGISTERED ARCHITECT
JONATHAN LEAVITT
No. 7847
BROOKLINE
MASS.
COMMONWEALTH OF MASSACHUSETTS

Residences at The Aquarium

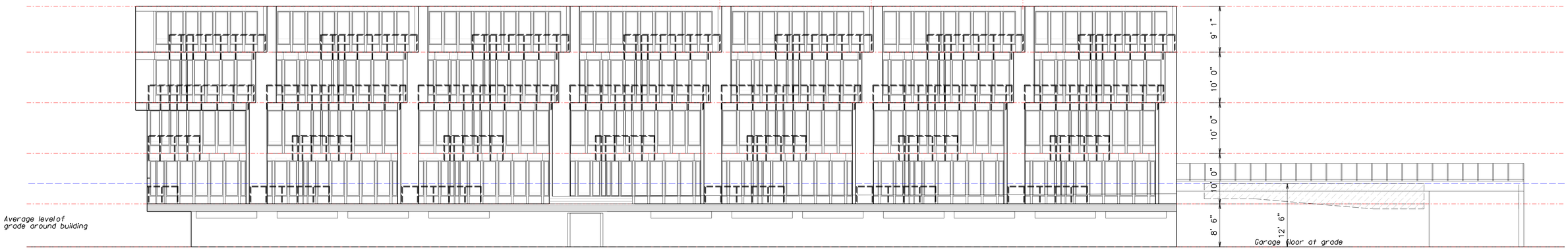
UPPER FLOOR PLANS

SCALE: 1/8"=1'-0" | DATE: Nov. 3, 2022

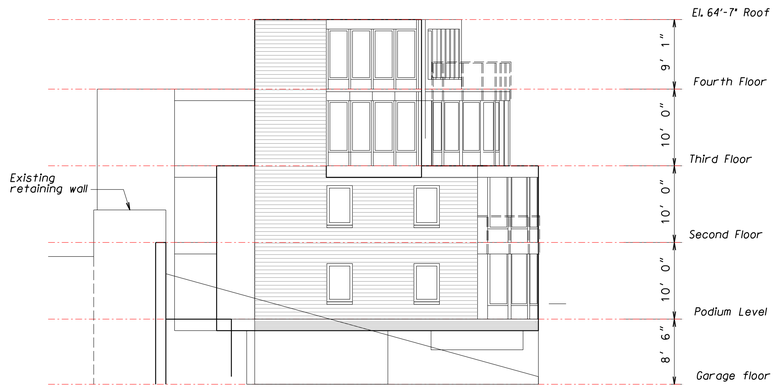
A2



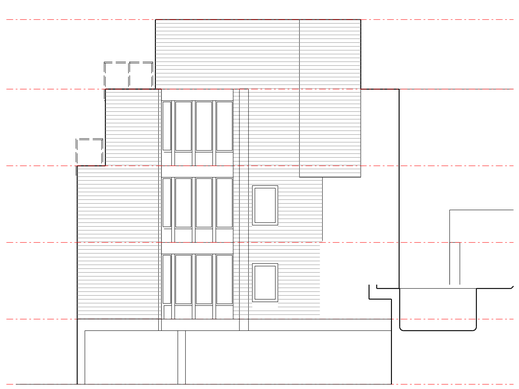
EAST ELEVATION FACING CLIFF



WEST ELEVATION FACING OCEAN



NORTH ELEVATION FACING OCEAN



SOUTH ELEVATION FACING NANTASKET AVENUE

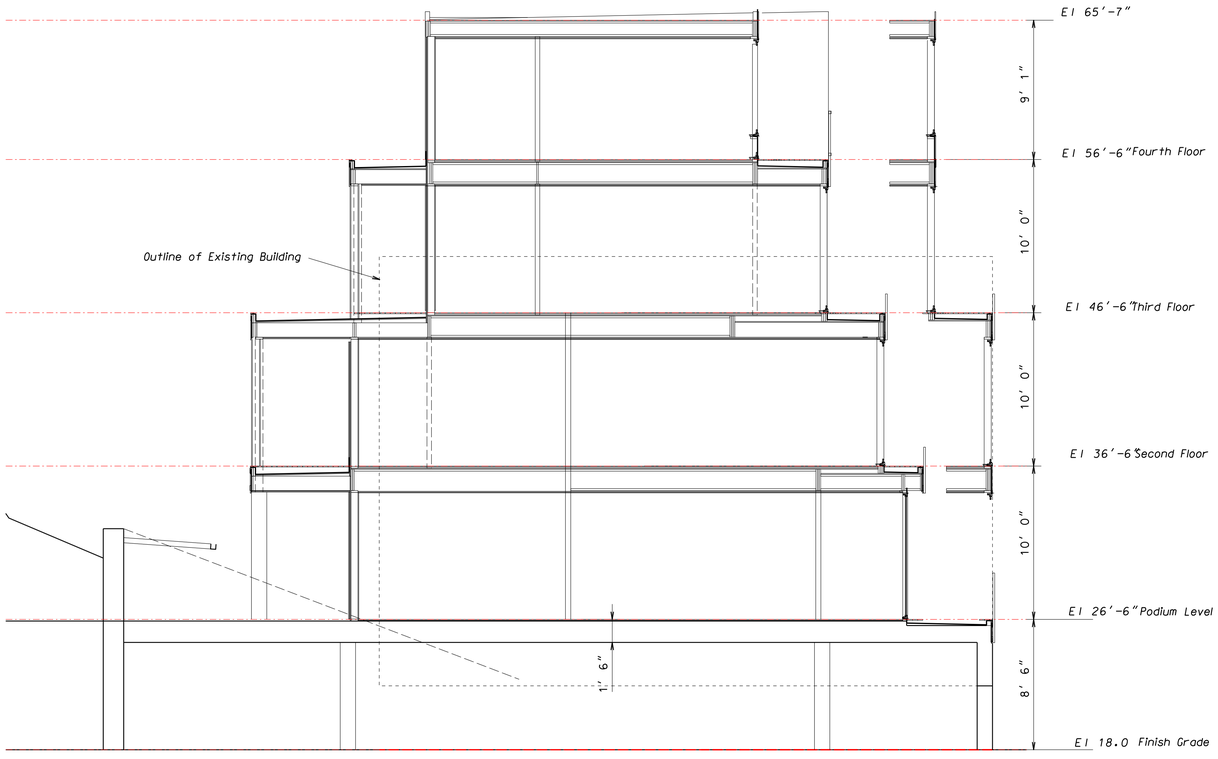
REGISTERED ARCHITECT JONATHAN LEVITT No. 7847 BROOKLINE MASS. COMMONWEALTH OF MASSACHUSETTS

Residences at The Aquarium

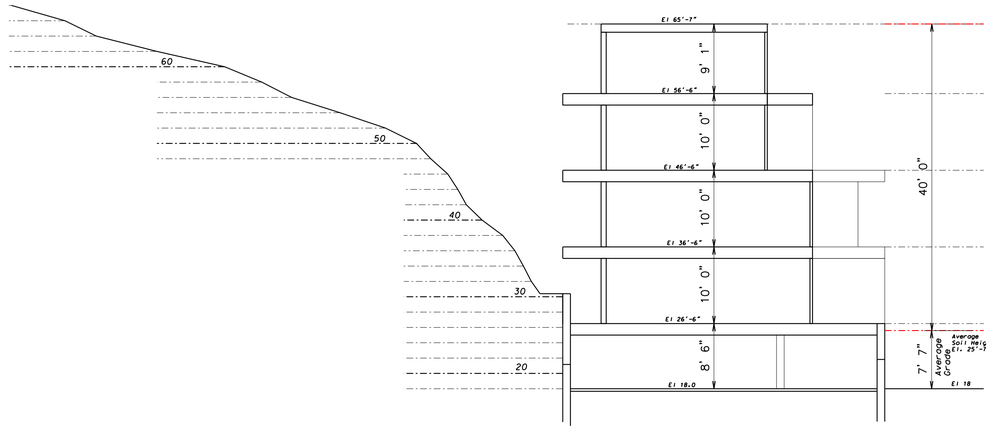
NORTH AND SOUTH ELEVATIONS

SCALE 1/8"=1'-0" | DATE Nov. 3, 2022

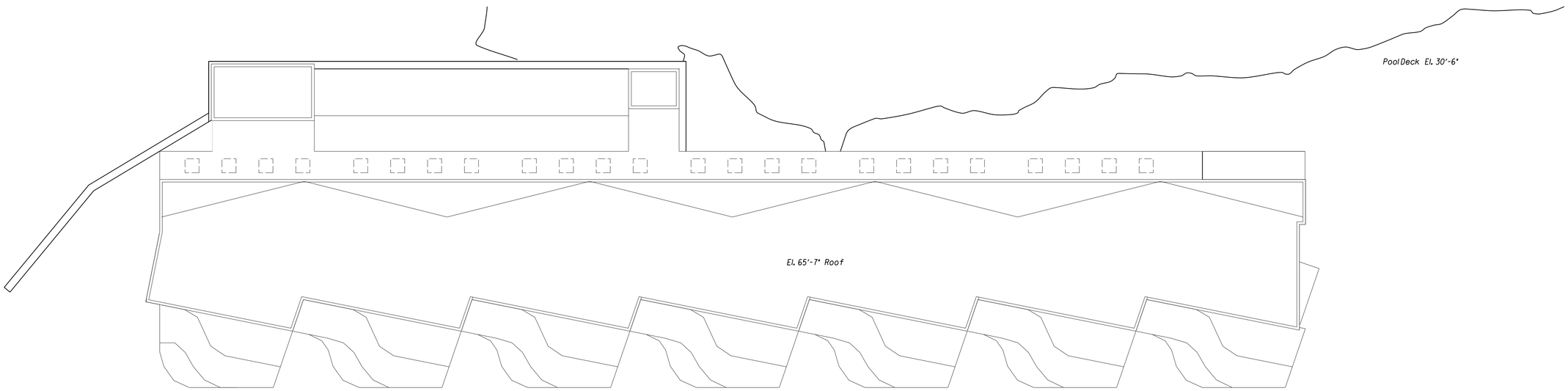
A3



SECTION A-A



SECTION B-B
BUILDING HEIGHT



ROOF PLAN

REGISTERED ARCHITECT
JONATHAN LEVITT
No. 7847
BROOKLINE
MASS.
COMMONWEALTH OF MASSACHUSETTS

Residences at The Aquarium

BUILDING SECTIONS

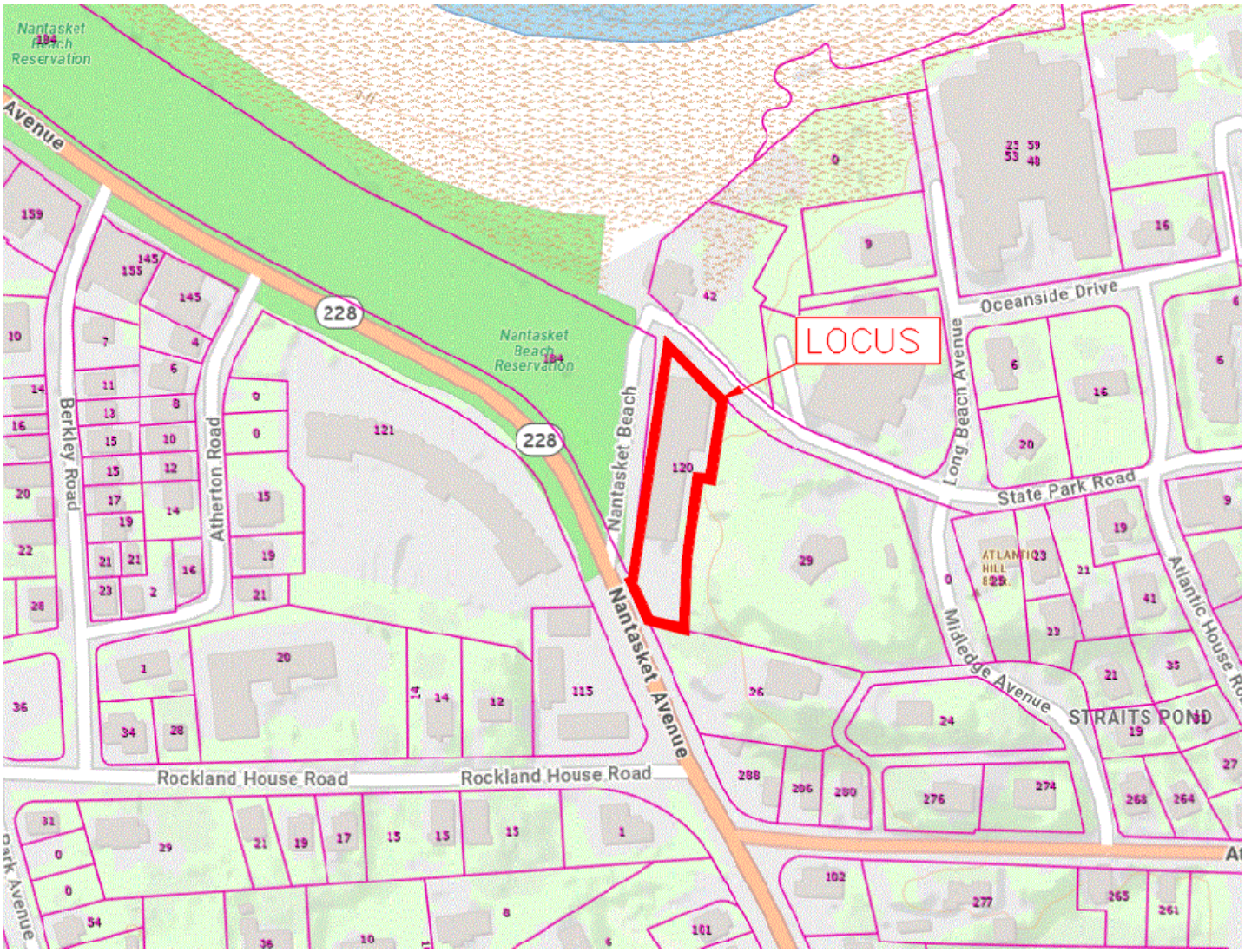
SCALE	DATE
1/8"=1'-0"	Nov. 3, 2022

A4

Stormwater Report

For

120 Nantasket Ave.
Map 48 Lot 1
Hull, MA



Date: October 15, 2022
By: Matthew Pike, P.E.
Checked By: Jed Hannon, P.E.
Atlantic Coast Engineering
88 Front Street, Scituate, MA 02066

Executive Summary

The project proponent proposes to construct a four-story condominium complex with basement level garage at 120 Nantasket Avenue in Hull, Massachusetts at the former site of the Atlantic Aquarium. The subject property is shown as Lot 1 on the Town of Hull Assessors Map 45 and consists of 0.5± acres of land in the Hull Rec "C" Zoning District. Redevelopment of the property will include razing of the former Atlantic Aqaurium, construction of a 4 story condominium complex with basement garage, 39 vehicle parking spaces, 55 bicycle parking spaces, and landscaping and other amenities in harmony with the Hull Waterfront. This report has been developed in accordance with the Massachusetts Stormwater Standards and is intended to be used in support of local and state permitting applications for the project.

Existing Site Description

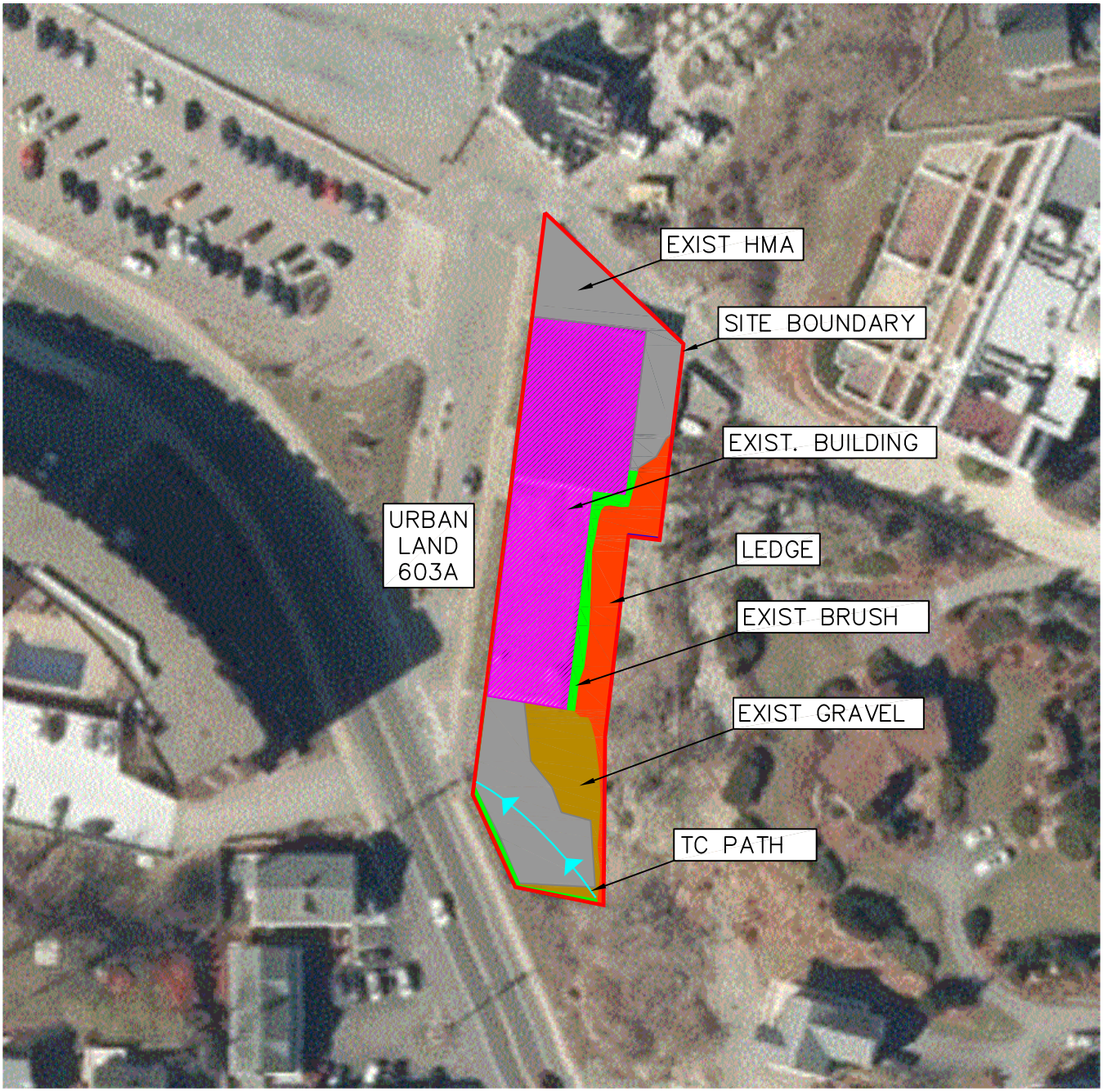
The site is currently fully developed with the former Atlantic Aquarium building and impervious paved and gravel parking areas. The existing lot has frontage and access points on Nantasket Avenue and State Park Road.

Grades on the site are highest along the ledge outcrops along the east property line. The site generally slopes from east to west. Slopes range from 2% within the developed portion of the site to 70% along the undeveloped ledge. There is an existing retaining wall along a portion of the east property line. The site has a high elevation of approximately 56 ft. (NGVD88) and a low elevation of approximately 16 ft. (NGVD88). There is no known existing stormwater infrastructure on site. The existing stormwater flow paths generally runs from east to west and terminates at the west property line.

Soils on site are classified as Urban Land (603A) as shown on United States Department of Agriculture (USDA) National Resources Conservation Service (NRCS) Soil Survey. On-site borings were conducted on 8/4/22 (See appendices). Based on boring data, the depth to the seasonal high-water table is estimated at 7.5' BGS. The Urban Fill is mostly composed of sand and gravel fill, both porous and permeable materials. Based on boring data, a conservative permeability value of 2 in/hr has been estimated to calculate infiltration and drawdown of the stormwater system components. If necessary, any unsuitable material encountered beneath the stormwater system during construction, shall be removed and replaced with clean coarse sand.

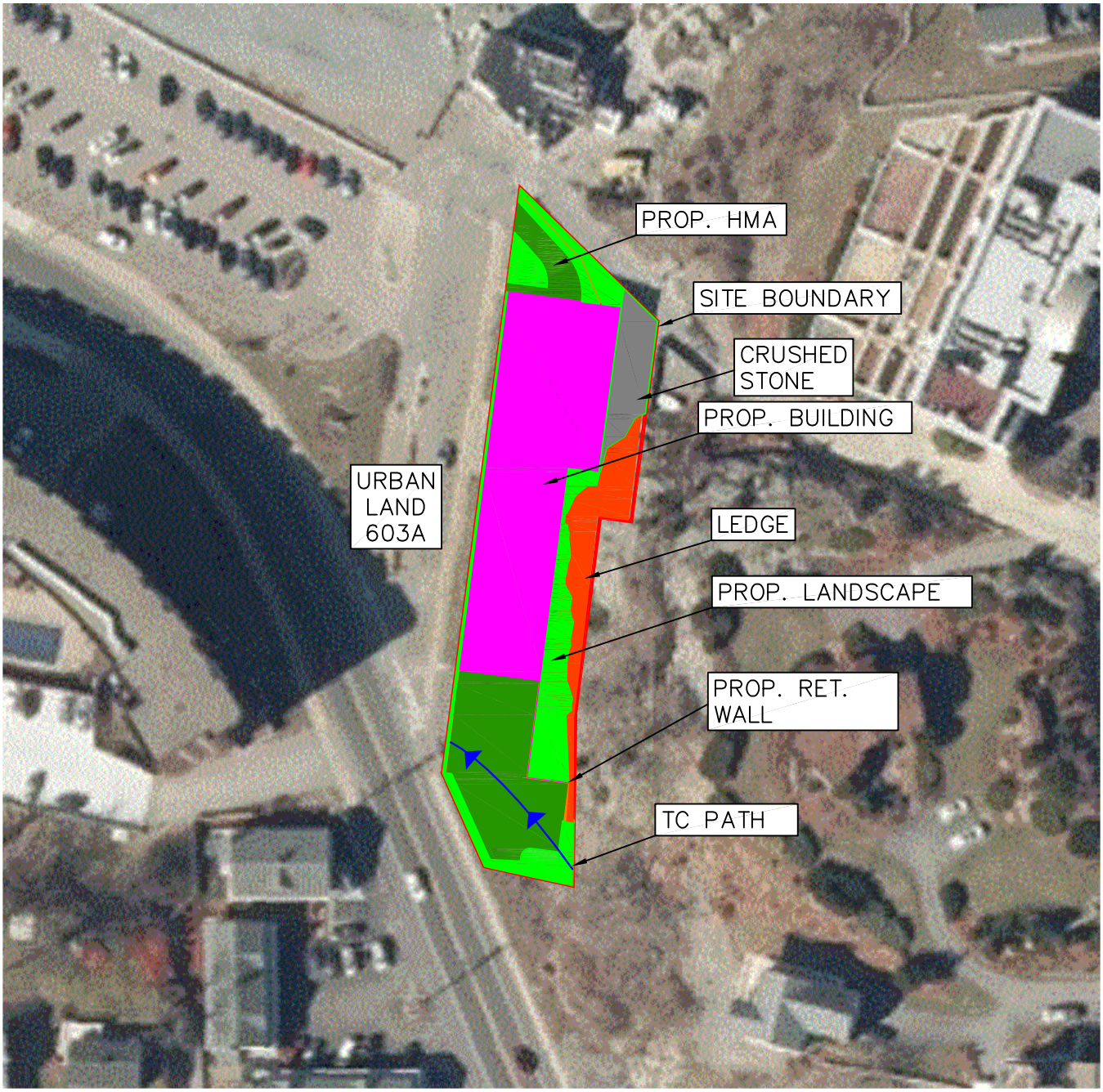
The entirety of the existing site is shown to be in a Zone X on the FEMA Federal Insurance Rate Map (FIRM) #25023C0038J, dated October 15, 2022 (See Appendices).

A summary of the site characteristics in both the existing and proposed conditions is presented in the table below.



0’ 80’ 160’ 240’

E-1	EXISTING AREAS	ATLANTIC COAST ENGINEERING		
	AT: 120 NANTASKET AVENUE	88 FRONT ST., SUITE 22, SCITUATE, MA 02066		
	HULL, MA	1" = 80'	(781)378-2593	DATE: 10/15/22



0’ 80’ 160’ 240’

P-1	PROPOSED AREAS	ATLANTIC COAST ENGINEERING		
	AT: 120 NANTASKET AVENUE	88 FRONT ST., SUITE 22, SCITUATE, MA 02066		
	HULL, MA	1" = 80'	(781)378-2593	DATE: 10/15/22

Watershed Area Summary		
	Existing	Proposed
Roof Area (sf)	9,495	9,569
Pavement (sf)	8,345	4,451
Landscape (sf)	1,053	5,572
Ledge (sf)	2,835	2,136
% Impervious	95%	74%

Operation and Maintenance Plan

The Operations and Maintenance Plan is attached, see Appendix B

Documenting Compliance

The proposed stormwater management system complies with the ten standards of the MA Department of Environmental Protection (MassDEP) Stormwater Management Standards.

This report was prepared under the direction of Jed Hannon, a Registered Professional Engineer (RPE) licensed to do business in the Commonwealth pursuant to MGL Chapter 112 Section 81R.

This section of the Stormwater Report includes the computations required to document compliance with the following standards:

- Standard 1: No new untreated discharges.
- Standard 2: Peak Rate Attenuation.
- Standard 3: Recharge.
- Standard 4: Water Quality.
- Standard 5: Land Uses with Higher Pollution Pollutant Loads (LUHPPLs).
- Standard 6: Critical Areas.
- Standard 7: Redevelopment and Other Projects Subject to the Standards only to the Maximum Extent Practicable.
- Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control.
- Standard 9: Operation and Maintenance Plan.
- Standard 10: Prohibition of Illicit Discharges.

The design of the stormwater management system used the MassDEP Stormwater Handbook as a guideline. The following is a review of each of the 10 standards of the Handbook and how the project satisfies each standard.

1. No new untreated discharges

There are no new untreated discharges to the Massachusetts Bay. The parking lot runoff will be will be treated by parking lot maintenance, and trench drains directed to underground infiltration units. The roof runoff will directed to underground infiltration units via gutter downspouts and underground piping. The landscape areas will be composed of compost amended soil and runoff from those areas will flow overland.

The proposed redevelopment meets this standard.

2. Peak Rate Attenuation

The site discharges to the Massachusetts Bay which is a tidal water body and land subject to coastal storm flowage. According to the Stormwater Handbook, the requirement "can be waived for discharges to land subject to coastal storm flowage." Although a waiver of this requirement is warranted, the stormwater system was developed to reduce peak rate of discharge for the 2, 10, and 100-year - 24-hour storm events. As shown in table 1 below, post-development peak discharges rates do not exceed pre-development peak discharge rates. See attached HydroCad reports for full analysis.

Table 1 - Peak Rate of Discharge (cfs)

	Design Point	
Design Storm	**Pre-**	**Post-**
2 year, 3.3"	1.54	1.17
10 year, 4.9"	2.32	2.00
100 year, 8.5"	4.05	3.86

The proposed redevelopment meets this standard.

3. Groundwater Recharge

The project will result in a reduction in paved and impervious surface area. Therefore, the sites ability to recharge stormwater runoff will be improved through greater surface permeability. In addition to the reduction of impervious surface area, underground infiltration units will further increase groundwater recharge.

A soil analysis was provided and described previously. The proposed on-site subsurface infiltration system will meet the required recharge to groundwater per the Massachusetts Stormwater Standards.

Urban Fill soils are generally classified as HSG D soils. The required recharge volume was determined by the following formula per the Massachusetts Stormwater Standards.

For HSG D Soils:

Building Recharge = (0.10 in / 12 in/ft)(Impervious Area in sf)

= (0.10 in / 12 in/ft)(9,569 sf)
= 80 cf Required Recharge

Driveway/Parking Recharge = (0.10 in / 12 in/ft)(Impervious Area in sf)
= (0.10 in / 12 in/ft)(4,451 sf)
= 37 cf Required Recharge

The entire system volume is far greater than the required recharge volume (772 CF > 107 CF)

Drawdown within 72 hours

DEP Stormwater Standards require an analysis to show that the Required Recharge Volume will drain down in less than 72 hours in order to provide infiltration volume for subsequent rainfall events. Based on the on-site soils, permeability is estimated at 2 in/hr. This rate was used to calculate infiltration and drawdown within 72 hours. The infiltration rate of 2 in/hr, the storage volume, and the bottom area was utilized in the "Static" method formula:

Time drawdown Cultec = Rv/(K)(Bottom Area
193 CF / ((2 in*hr)(1 ft / 12 in.)(96 SF))
12.25 hrs

Where:
Rv = Storage Volume per 2 unit Cultec
K = Saturated Hydraulic Conductivity
Bottom Area = Bottom Area of Recharge Structure

The entire system volume, which is far greater than the required recharge volume will drain down in less than the required 72 hour maximum.

The recharge on this site, as an infiltration BMP measure, will not alter or cause negative changes to the hydrologic regime.

The proposed redevelopment meets this standard.

4. **Water Quality**

The stormwater management system for this site collects runoff from the impervious surfaces, removes the required percentage of TSS, and discharges the treated runoff. The discharge is not directed toward or near a critical area, does not originate from a

Land Use with Higher Potential Pollution Loads (LUHPPL), and the site soils do not exhibit a rapid infiltration rate.

The required water quality volume (Vwq) was determined by the following formula per the Massachusetts Stormwater Standards.

Vwq = (0.5 in / 12 in/ft)(Impervious Area in sf)
Vwq building = (0.5 in / 12 in/ft)(9,569 sf)
Vwq = 399 cf Required Water Quality Volume
Vwq = (0.5 in / 12 in/ft)(Impervious Area in sf)
Vwq paved = (0.5 in / 12 in/ft)(4,451 sf)
Vwq = 185 cf Required Water Quality Volume

The proposed Vwq exceeds this volume as each of the the stormwater management system provides approximately 772 cubic feet (see HydroCad calculations). The system reduces the TSS by 80% (See Appendix D) as required. Therefore, the site complies with the regulations relative to water quality.

The proposed redevelopment meets this standard

5. Land Uses with Higher Potential Pollutant Load

This site is not a Land Use with Higher Potential Pollution Loads (LUHPPL).

This standard does not apply.

6. Discharges to critical areas

The project site is not located within a Zone II or Interim Wellhead Protection area of a public water supply or any other critical area. See appendices.

This standard does not apply.

7. Redevelopment Projects

In order to qualify as a redevelopment project, the project must meet the requirements listed in Volume 1, Chapter 1 of the Stormwater Management Handbook. The project will result in a reduction of impervious areas, which meets requirement 2 in the Handbook; see above sections for references. Regardless of warranted waivers, the project was designed to fully meet all the requirements of the Massachusetts Stormwater Standards.

This proposed redevelopment meets this standard.

8. Construction Phase Operation and Maintenance Plan

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan will be implemented generally as follows. The Owner may require the site contractor to prepare and submit specific plans if required under the NPDES program.

Narrative: As required, erosion and sedimentation control devices shall be implemented to prevent erosion during and after construction. The following erosion and sediment controls will be installed for this project:

- Initially, erosion controls will be installed at the limit of work along the down gradient site borders.

- Construction entrance apron pads will be constructed at the main site access to prevent the tracking of sediment on vehicle tires from transport onto adjacent streets if necessary.

- During construction, any slopes subject to erosion will be stabilized immediately upon completion with loam, hydro-seeding and/or erosion control blankets.

- During construction, water will be used as a dust suppressant in order to control particulate matter emissions during excavation.

Names of Persons or Entity Responsible for Plan Compliance: As part of the Submittal Process, the Landowner shall submit the names of responsible parties.

Construction Period O&M Plan: All erosion control devices shall be inspected on a weekly basis and after every rain event. The construction entrance pads will be inspected on a weekly basis and flushed with clean water in the event they become clogged with dirt.

Names of Persons or Entity Responsible for Plan Compliance: The landowner shall provide the names of the individual(s) responsible for plan compliance prior to commencement of construction.

Construction Period Pollution Prevention Measures: Erosion control measures as shown on the plan and/or as are standard practice shall be installed accordingly. Best Management Practices shall be implemented such as the locations for vehicle maintenance and refueling, storage of supplies, and refuse disposal.

Erosion and Sedimentation Control Plan Drawings: Contractor to install per approved site plan and standard practice if needed.

Detail Drawings and specifications for erosion control BMPs: Contractor may be requested to submit detail drawings and specifications for diversion swales, erosion control dikes and berms, and/or temporary sedimentation basins if required.

Vegetation Planning: Landscaping to be installed per plan.

Site Development Plan: All construction to be based upon approved plan. Plan shall have municipality stamp.

Construction Sequencing Plan: Contractor may be required to submit his plan for proposed sequencing of the work and the associated locations for any proposed diversion swales, erosion control dikes and berms, and temporary sedimentation basins.

Sequencing of Erosion and Sedimentation Controls: All Erosion and Sedimentation controls to be installed and inspected prior to any commencement of site work (other than tree removal necessary to install controls).

Inspection Schedule, Maintenance Schedule and Log Form: Attached to this report. See Appendices.

The proposed redevelopment meets this standard.

9. A long-term operation and maintenance plan

A long-term O&M has been prepared to ensure that the stormwater management system functions as designed. A copy of this O&M plan is included herein.

The proposed redevelopment meets this standard.

10. Illicit discharges

To the best of our knowledge and belief there will be no illicit discharges to the municipal stormwater management system from this site. See appendices for Illicit Discharge Statement. See O&M Plan for illicit discharge inspection information.

The proposed redevelopment meets this standard.

Appendix 'A'

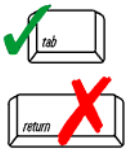
MassDEP Checklist for Stormwater Report

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.[1] This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8[2]
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

[1] The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

[2] For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature

Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

☒ New development

☐ Redevelopment

☐ Mix of New Development and Redevelopment

Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- [X] No disturbance to any Wetland Resource Areas
- [ ] Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- [X] Reduced Impervious Area (Redevelopment Only)
- [X] Minimizing disturbance to existing trees and shrubs
- [ ] LID Site Design Credit Requested:
  - [ ] Credit 1
  - [ ] Credit 2
  - [ ] Credit 3
- [ ] Use of "country drainage" versus curb and gutter conveyance and pipe
- [ ] Bioretention Cells (includes Rain Gardens)
- [ ] Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- [ ] Treebox Filter
- [ ] Water Quality Swale
- [ ] Grass Channel
- [ ] Green Roof
- [ ] Other (describe): _____

Standard 1: No New Untreated Discharges

- [X] No new untreated discharges
- [X] Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- [X] Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☒ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

☒ Soil Analysis provided.

☒ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☒ Static ☐ Simple Dynamic ☐ Dynamic Field[1]

☒ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

- ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
- ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
- ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
- ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

[1] 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.

Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

☒ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.

☒ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☐ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

☒ The BMP is sized (and calculations provided) based on:

- ☒ The ½" or 1" Water Quality Volume or
- ☒ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☐ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☐ Critical areas and BMPs are identified in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

☐ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

- ☐ Limited Project
- ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- ☐ Bike Path and/or Foot Path
- ☐ Redevelopment Project
- ☐ Redevelopment portion of mix of new and redevelopment.

☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☒ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☐ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☒ Name of the stormwater management system owners;
- ☒ Party responsible for operation and maintenance;
- ☒ Schedule for implementation of routine and non-routine maintenance tasks;
- ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☐ Description and delineation of public safety features;
- ☐ Estimated operation and maintenance budget; and
- ☒ Operation and Maintenance Log Form.

☐ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

☐ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

☒ An Illicit Discharge Compliance Statement is attached;

☐ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs.

Appendix 'B'

OPERATION AND MAINTENANCE PLAN/
Long Term Pollution Prevention Plan

for

120 Nantasket Ave., Hull, MA

The proponent/owner is responsible for the operation and maintenance of the proposed stormwater management system as follows:

Stormwater Management System Owners: _____

Party Responsible for the O & M: Home owner

Schedule for Implementation: see O & M Schedule

Plan showing the location of all Stormwater BMPs: See Site Plan Titled – Plan of Land Prepared for Latitude 42 Real Estate LLc., 120 Nantasket Aveue, Hull, MA by Atlantic Coast Engineering, 88 Front Street, Scituate, Mass., dated 10/15/22.

Log Form: See below.

Description of proposed O & M:

After construction, the site shall be inspected to assure that the landscaping is stabilized. If the site is stabilized, then any previously required perimeter erosion control devices shall be removed.

The proposed underground infiltration system shall have at least one PVC inspection port to inspect the system. If excessive buildup of sediment or prolonged periods of standing water are found, the systems will require maintenance by a company familiar with the long-term maintenance and repair of these types of systems.

Other site areas, including the grassed waterway shall be inspected for erosion and repairs implemented as needed and with the frequency shown in the attached schedule.

All illicit non-stormwater discharges into the stormwater system are prohibited.

_____

Accepted By: Date:

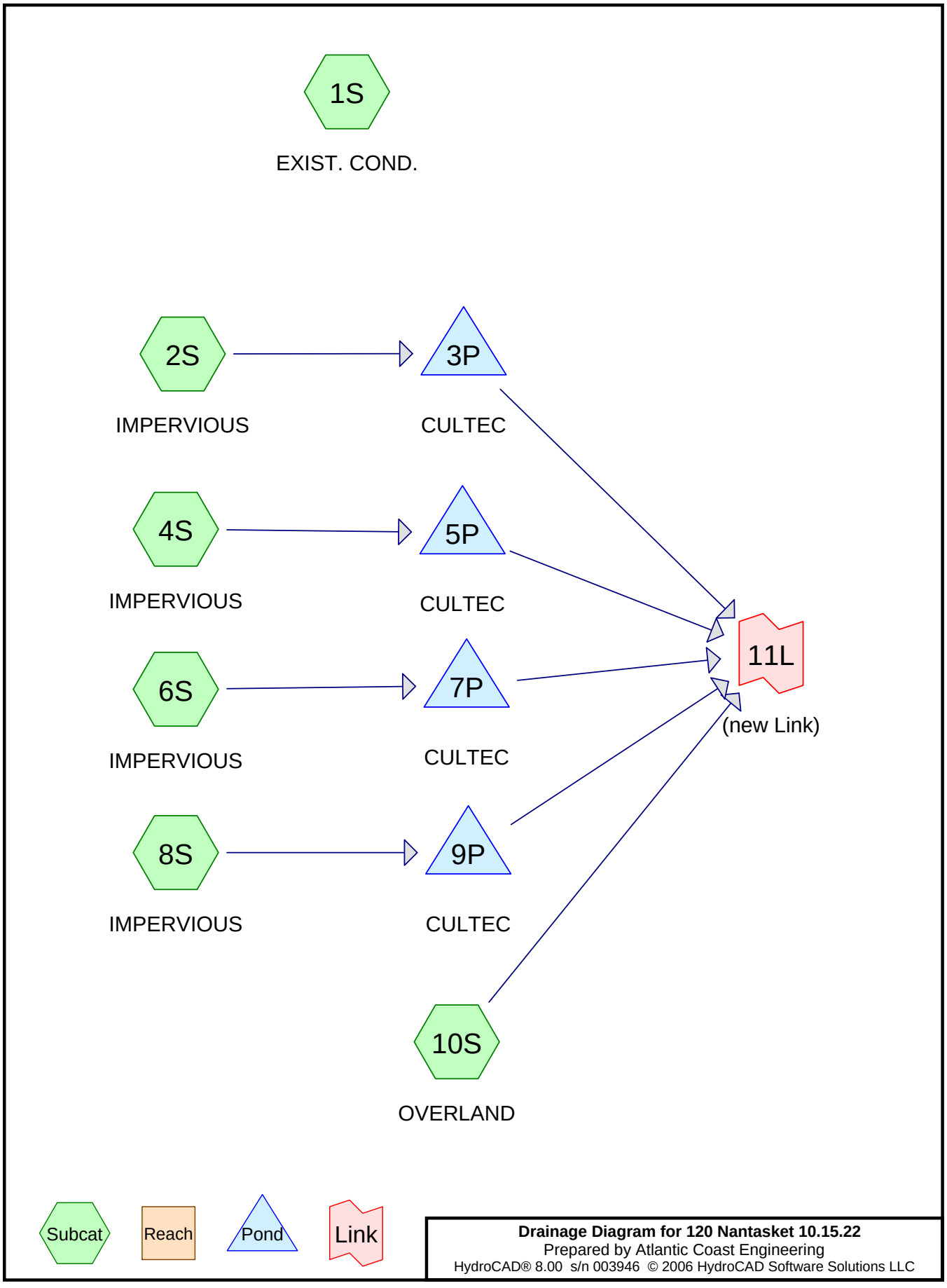
Stormwater Management Operation and Maintenance Schedule
Property: 120 Nantasket Ave, Hull, MA
Date: _____

BMP	Frequency	Date Performed	Comments	Cleaning/ Repair Needed? Yes/No	Date of Cleaning/ Repair	Performed By
Subsurface Infiltration Systems Inspect for proper functioning	After every major storm during first three months and twice per year thereafter.					
Overflow Discharge outlets Inspect for erosion.	After every major storm during first three months and twice per year thereafter.					
Roof Drains & Gutters Inspect for proper functioning	Cleaned and maintained as needed.					
Illicit Discharges Inspect system to verify no illicit discharges exist.	Once per year during dry season.					

Appendix 'C'

HydroCad Calculations

(Attached)



Drainage Diagram for 120 Nantasket 10.15.22
Prepared by Atlantic Coast Engineering

Subcatchment 1S: EXIST. COND.

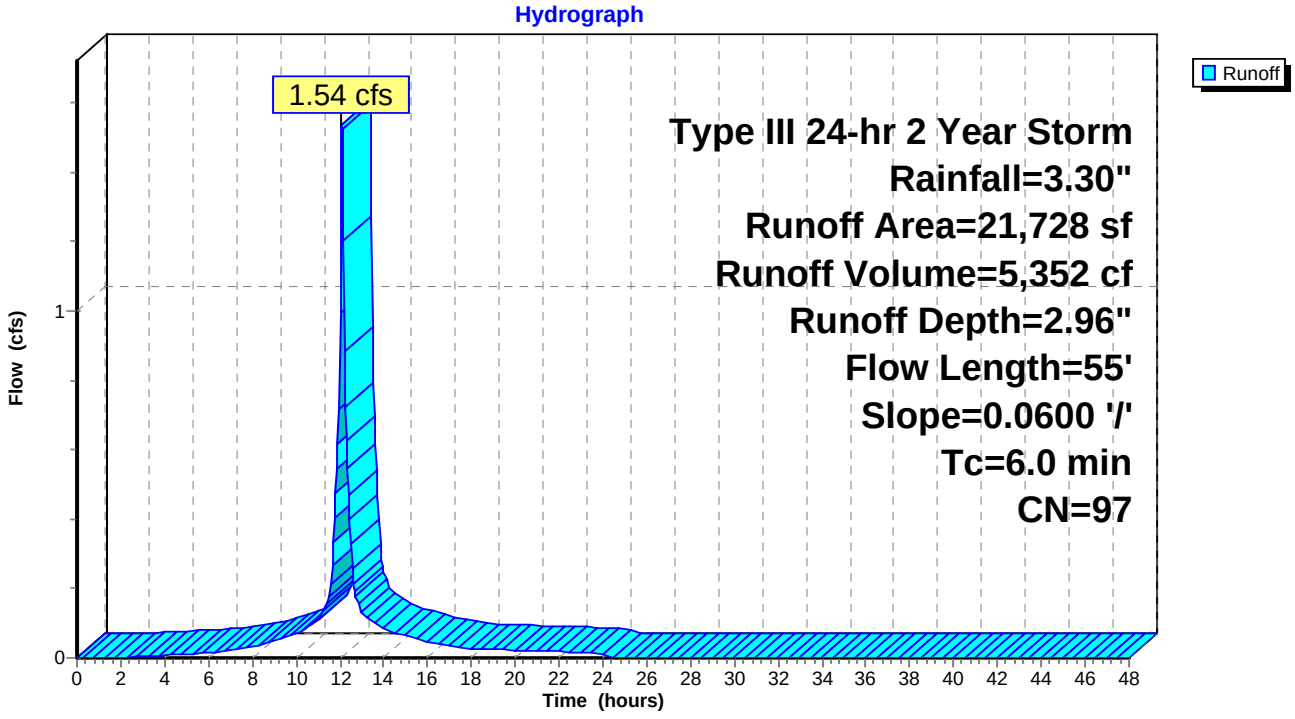
Runoff = 1.54 cfs @ 12.09 hrs, Volume= 5,352 cf, Depth= 2.96"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Storm Rainfall=3.30"

Area (sf)	CN	Description
9,495	98	Building
8,345	98	Hardscapes
2,835	98	Ledge
1,053	84	50-75% Grass cover, Fair, HSG D
21,728	97	Weighted Average
1,053		Pervious Area
20,675		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 1S: EXIST. COND.



Subcatchment 2S: IMPERVIOUS

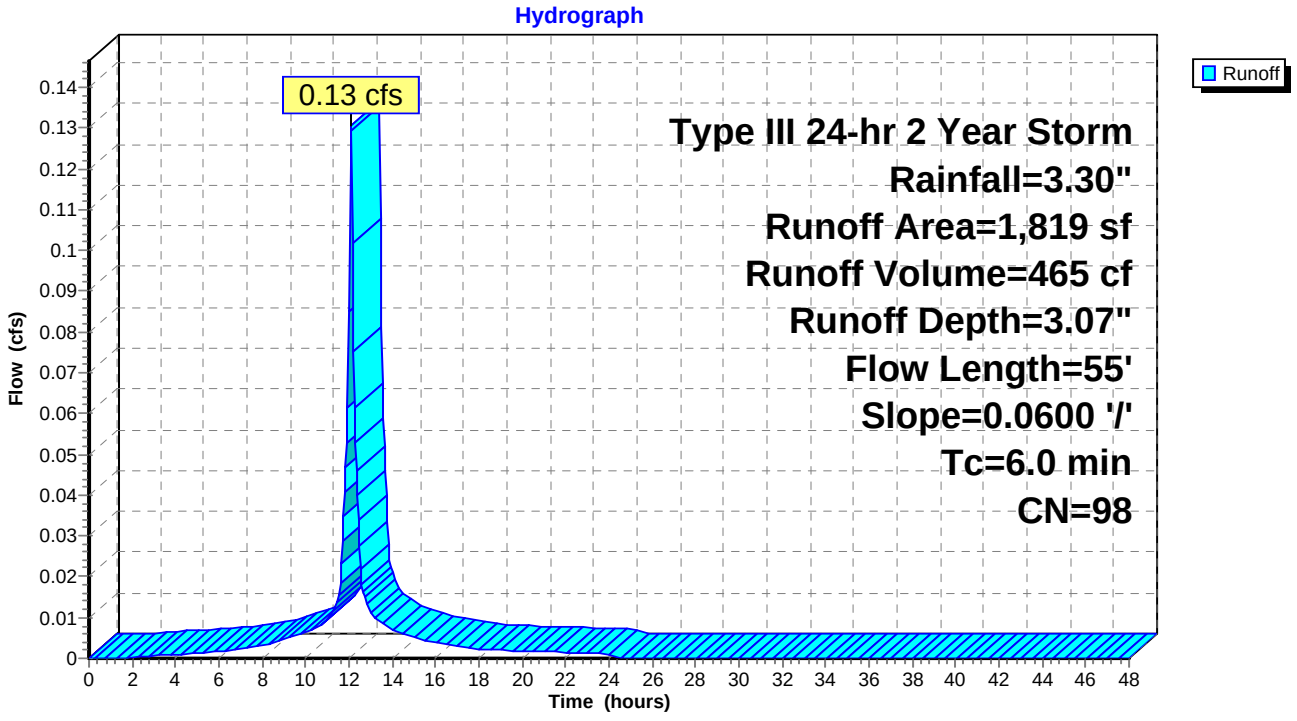
Runoff = 0.13 cfs @ 12.09 hrs, Volume= 465 cf, Depth= 3.07"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Storm Rainfall=3.30"

Area (sf)	CN	Description
1,020	98	Building
799	98	Drive & Ramp
1,819	98	Weighted Average
1,819		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 2S: IMPERVIOUS



Subcatchment 4S: IMPERVIOUS

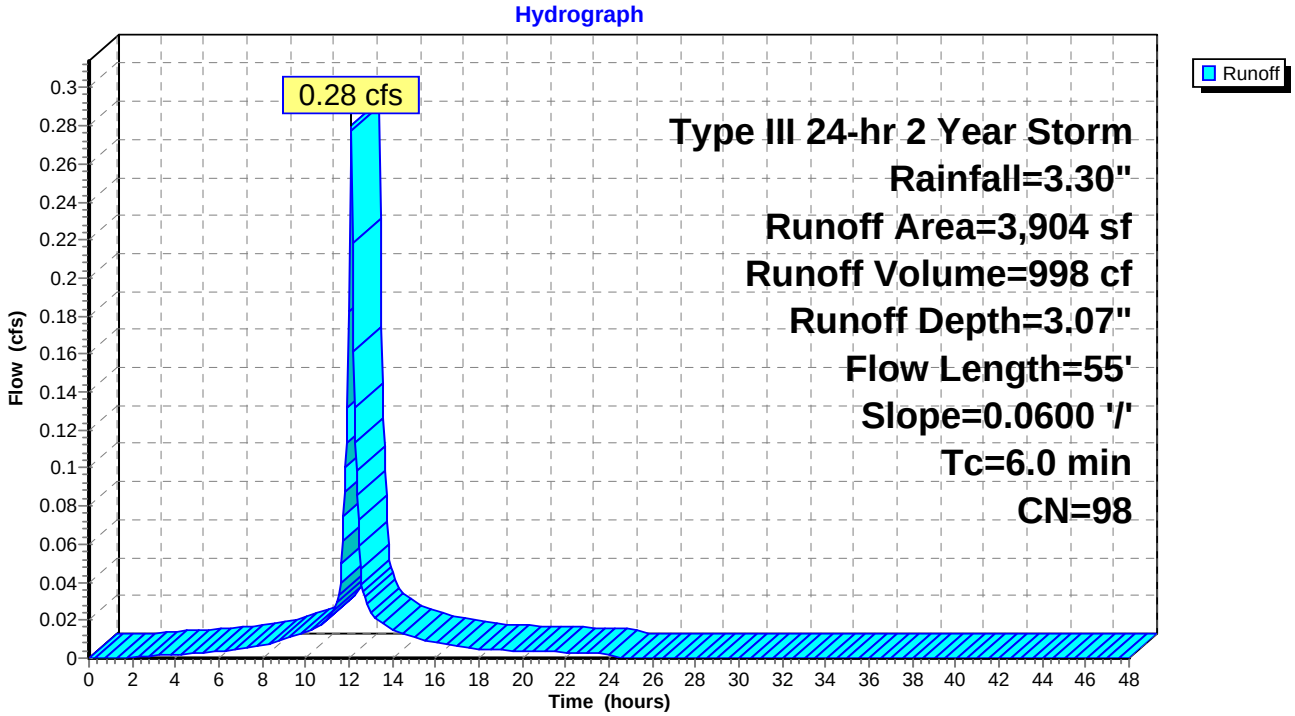
Runoff = 0.28 cfs @ 12.09 hrs, Volume= 998 cf, Depth= 3.07"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Storm Rainfall=3.30"

Area (sf)	CN	Description
3,904	98	Building
3,904		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 4S: IMPERVIOUS



Subcatchment 6S: IMPERVIOUS

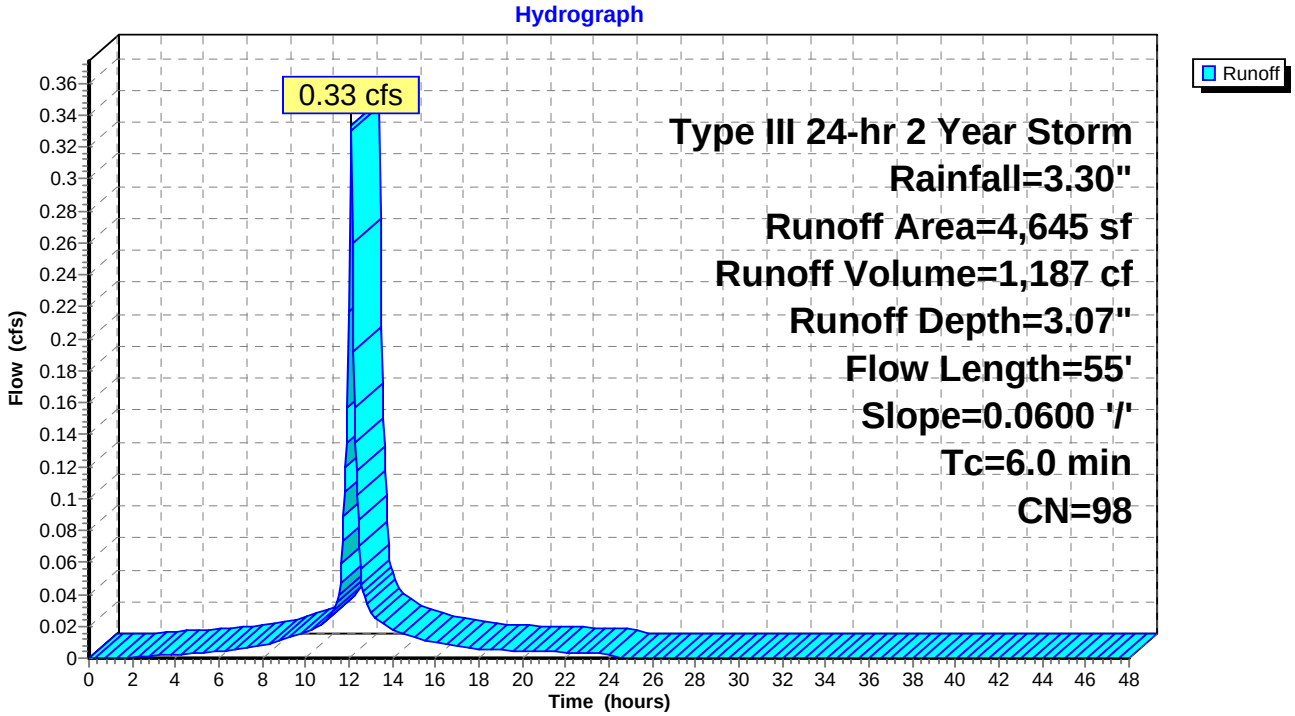
Runoff = 0.33 cfs @ 12.09 hrs, Volume= 1,187 cf, Depth= 3.07"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Storm Rainfall=3.30"

Area (sf)	CN	Description
4,645	98	Building
4,645		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 6S: IMPERVIOUS



Subcatchment 8S: IMPERVIOUS

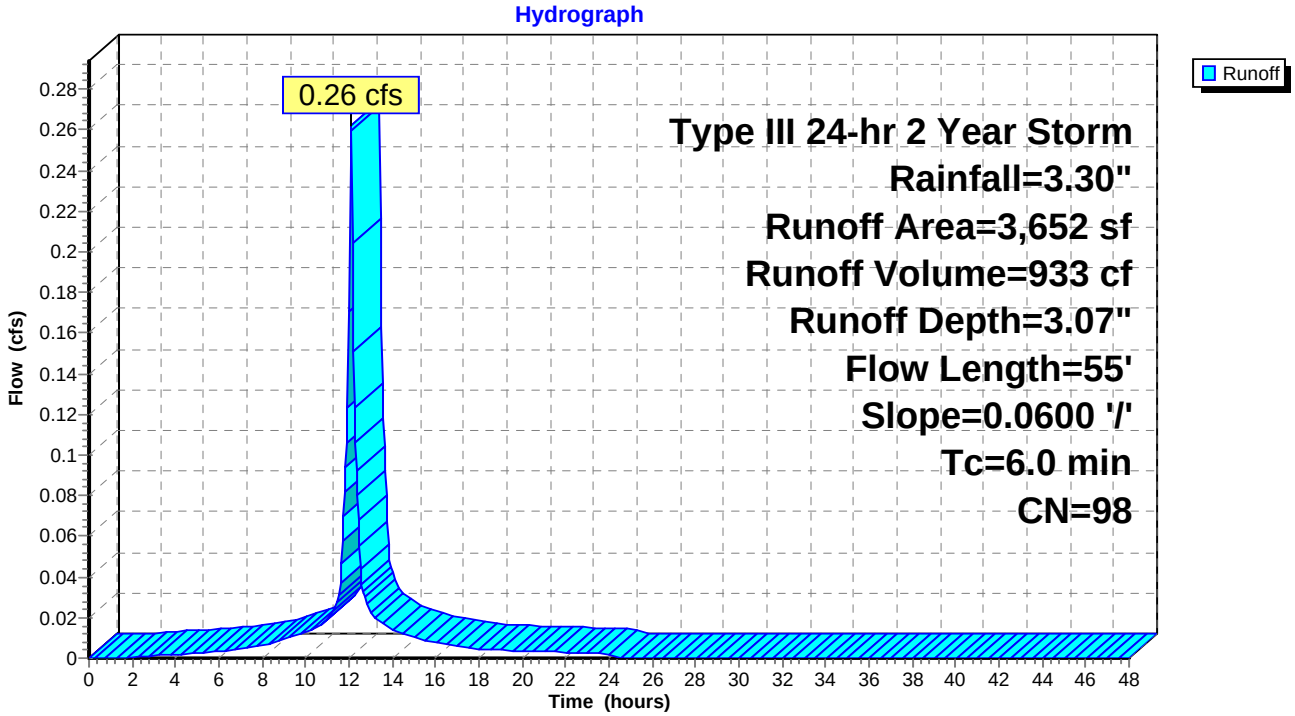
Runoff = 0.26 cfs @ 12.09 hrs, Volume= 933 cf, Depth= 3.07"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Storm Rainfall=3.30"

Area (sf)	CN	Description
3,652	98	Drive & Ramp
3,652		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 8S: IMPERVIOUS



Subcatchment 10S: OVERLAND

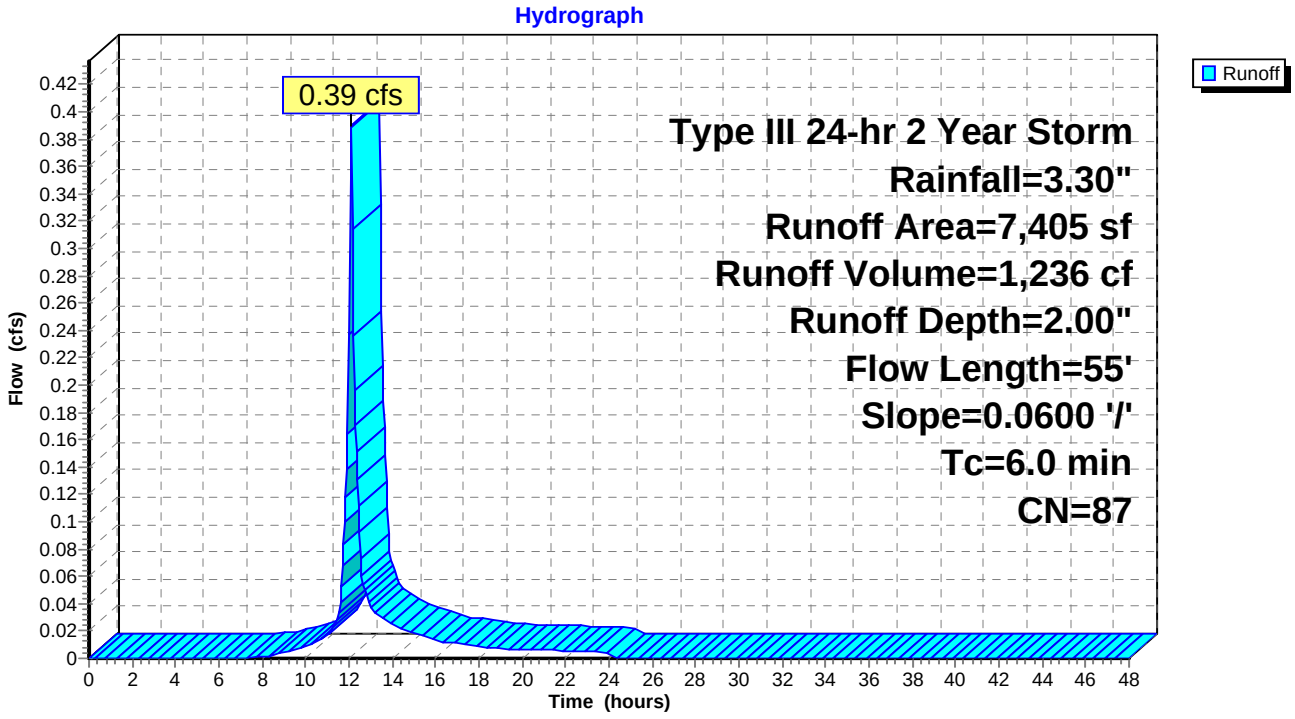
Runoff = 0.39 cfs @ 12.09 hrs, Volume= 1,236 cf, Depth= 2.00"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Storm Rainfall=3.30"

Area (sf)	CN	Description
1,235	98	Parking
2,835	98	Ledge
3,335	74	Compost Amended Grass
7,405	87	Weighted Average
3,335		Pervious Area
4,070		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 10S: OVERLAND



Pond 3P: CULTEC

Inflow Area = 1,819 sf, Inflow Depth = 3.07" for 2 Year Storm event
Inflow = 0.13 cfs @ 12.09 hrs, Volume= 465 cf
Outflow = 0.01 cfs @ 12.40 hrs, Volume= 407 cf, Atten= 90%, Lag= 19.1 min
Discarded = 0.00 cfs @ 9.10 hrs, Volume= 405 cf
Primary = 0.01 cfs @ 12.40 hrs, Volume= 2 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 0.18' @ 12.42 hrs Surf.Area= 96 sf Storage= 193 cf

Plug-Flow detention time= 434.7 min calculated for 406 cf (87% of inflow)
Center-of-Mass det. time= 377.7 min (1,133.5 - 755.8)

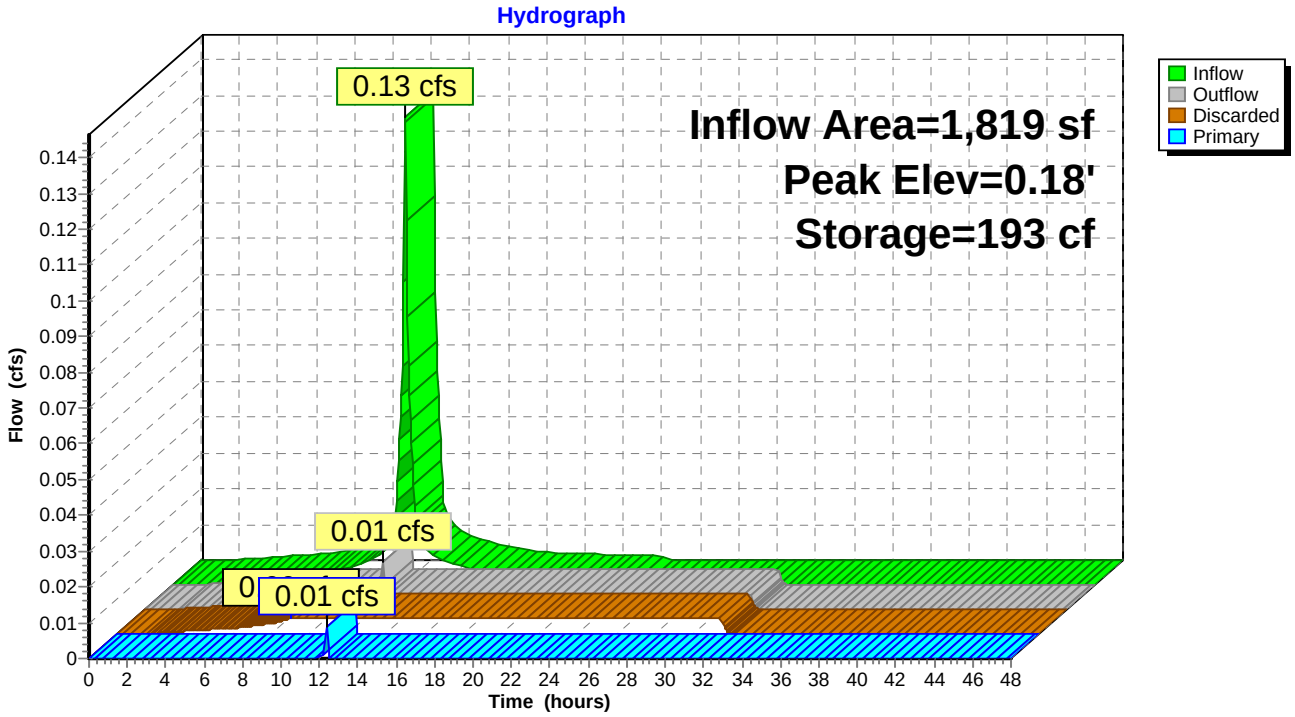
Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	93 cf	**47.8"W x 30.0"H x 6.25'L Cultec R-330** x 2 Inside #2
#2	-5.00'	100 cf	**6.00'W x 16.00'L x 3.58'H Prismatoid** 344 cf Overall - 93 cf Embedded = 251 cf x 40.0% Voids
		193 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	0.00'	**4.0" Vert. Orifice/Grate X 2.00** C= 0.600
#3	Primary	0.00'	**2.00' x 12.00' Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Discarded OutFlow Max=0.00 cfs @ 9.10 hrs HW=-4.95' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.00 cfs @ 12.40 hrs HW=0.00' (Free Discharge)
└**2=Orifice/Grate** (Orifice Controls 0.00 cfs @ 0.09 fps)
└**3=Orifice/Grate** (Weir Controls 0.00 cfs @ 0.09 fps)

Pond 3P: CULTEC



Pond 5P: CULTEC

Inflow Area = 3,904 sf, Inflow Depth = 3.07" for 2 Year Storm event
Inflow = 0.28 cfs @ 12.09 hrs, Volume= 998 cf
Outflow = 0.31 cfs @ 12.06 hrs, Volume= 1,009 cf, Atten= 0%, Lag= 0.0 min
Discarded = 0.00 cfs @ 6.85 hrs, Volume= 490 cf
Primary = 0.30 cfs @ 12.06 hrs, Volume= 519 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 7
Peak Elev= 0.30' @ 12.06 hrs Surf.Area= 96 sf Storage= 193 cf

Plug-Flow detention time= 194.8 min calculated for 998 cf (100% of inflow)
Center-of-Mass det. time= 207.7 min (963.4 - 755.8)

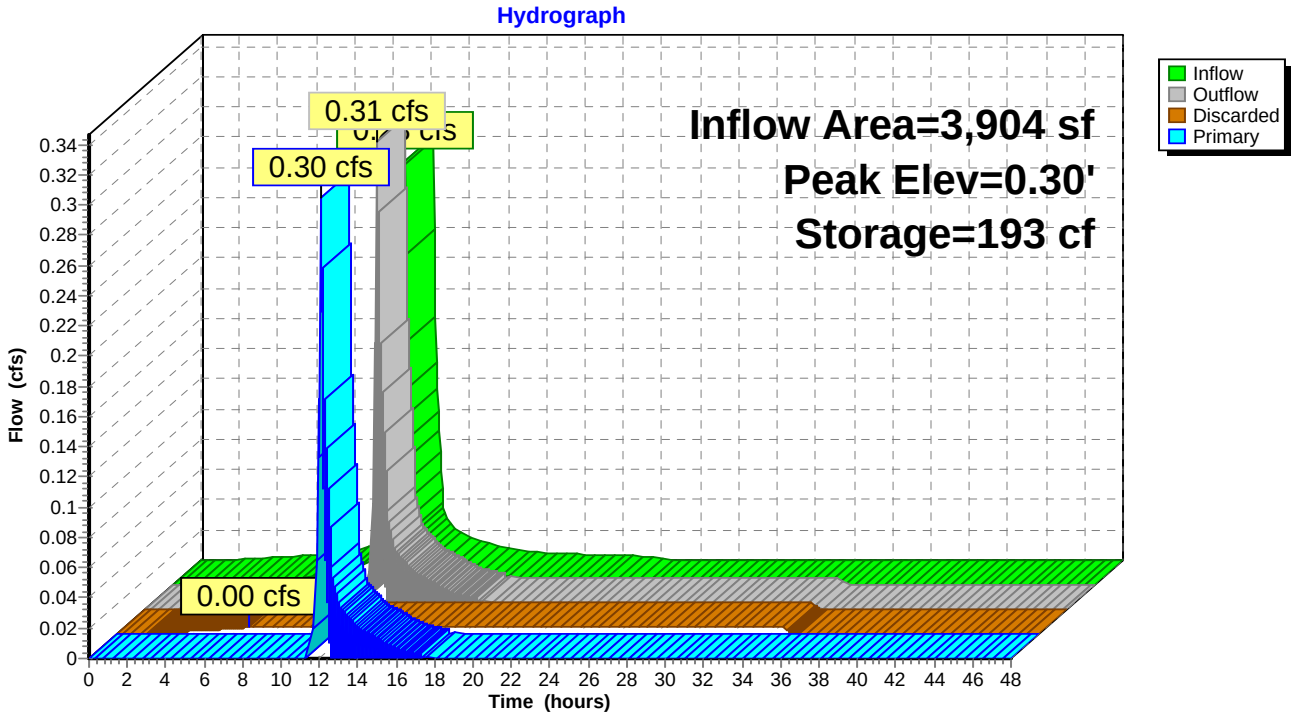
Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	93 cf	**47.8"W x 30.0"H x 6.25'L Cultec R-330** x 2 Inside #2
#2	-5.00'	100 cf	**6.00'W x 16.00'L x 3.58'H Prismatoid** 344 cf Overall - 93 cf Embedded = 251 cf x 40.0% Voids
		193 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	0.00'	**4.0" Vert. Orifice/Grate X 2.00** C= 0.600

Discarded OutFlow Max=0.00 cfs @ 6.85 hrs HW=-4.95' (Free Discharge)
↑└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.29 cfs @ 12.06 hrs HW=0.29' (Free Discharge)
↑└**2=Orifice/Grate** (Orifice Controls 0.29 cfs @ 1.82 fps)

Pond 5P: CULTEC



Pond 7P: CULTEC

Inflow Area = 4,645 sf, Inflow Depth = 3.07" for 2 Year Storm event
Inflow = 0.33 cfs @ 12.09 hrs, Volume= 1,187 cf
Outflow = 0.33 cfs @ 12.09 hrs, Volume= 1,189 cf, Atten= 0%, Lag= 0.0 min
Discarded = 0.00 cfs @ 6.35 hrs, Volume= 507 cf
Primary = 0.33 cfs @ 12.09 hrs, Volume= 681 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 0.24' @ 12.09 hrs Surf.Area= 96 sf Storage= 193 cf

Plug-Flow detention time= 185.7 min calculated for 1,186 cf (100% of inflow)
Center-of-Mass det. time= 187.6 min (943.4 - 755.8)

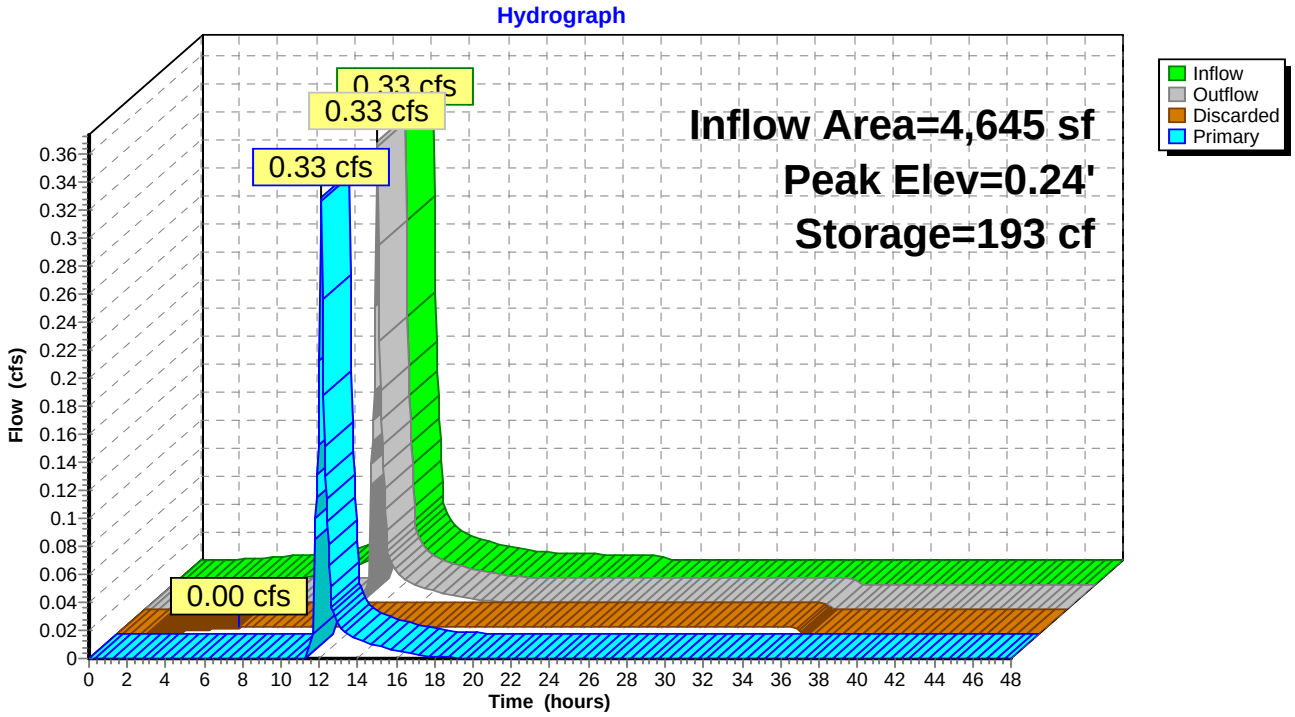
Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	93 cf	**47.8"W x 30.0"H x 6.25'L Cultec R-330** x 2 Inside #2
#2	-5.00'	100 cf	**6.00'W x 16.00'L x 3.58'H Prismatoid** 344 cf Overall - 93 cf Embedded = 251 cf x 40.0% Voids
		193 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	0.00'	**4.0" Vert. Orifice/Grate X 3.00** C= 0.600

Discarded OutFlow Max=0.00 cfs @ 6.35 hrs HW=-4.95' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.32 cfs @ 12.09 hrs HW=0.23' (Free Discharge)
↑—**2=Orifice/Grate** (Orifice Controls 0.32 cfs @ 1.64 fps)

Pond 7P: CULTEC



Pond 9P: CULTEC

Inflow Area = 3,652 sf, Inflow Depth = 3.07" for 2 Year Storm event
Inflow = 0.26 cfs @ 12.09 hrs, Volume= 933 cf
Outflow = 0.22 cfs @ 12.09 hrs, Volume= 686 cf, Atten= 18%, Lag= 0.0 min
Discarded = 0.00 cfs @ 7.05 hrs, Volume= 483 cf
Primary = 0.21 cfs @ 12.09 hrs, Volume= 203 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 4
Peak Elev= 0.01' @ 12.09 hrs Surf.Area= 96 sf Storage= 193 cf

Plug-Flow detention time= 373.2 min calculated for 686 cf (74% of inflow)
Center-of-Mass det. time= 284.6 min (1,040.3 - 755.8)

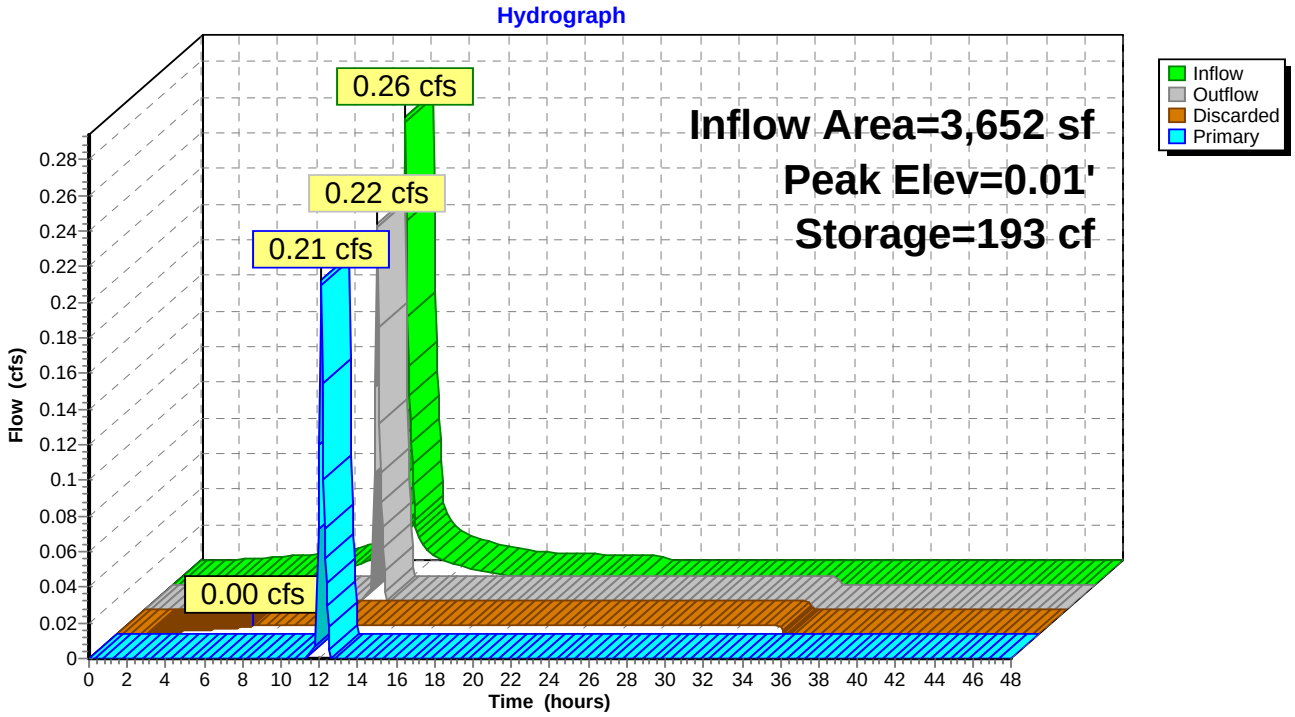
Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	93 cf	**47.8"W x 30.0"H x 6.25'L Cultec R-330** x 2 Inside #2
#2	-5.00'	100 cf	**6.00'W x 16.00'L x 3.58'H Prismatoid** 344 cf Overall - 93 cf Embedded = 251 cf x 40.0% Voids
		193 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	0.00'	**2.00' x 12.00' Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Discarded OutFlow Max=0.00 cfs @ 7.05 hrs HW=-4.95' (Free Discharge)
↑└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.09 cfs @ 12.09 hrs HW=0.01' (Free Discharge)
↑└**2=Orifice/Grate** (Weir Controls 0.09 cfs @ 0.33 fps)

Pond 9P: CULTEC

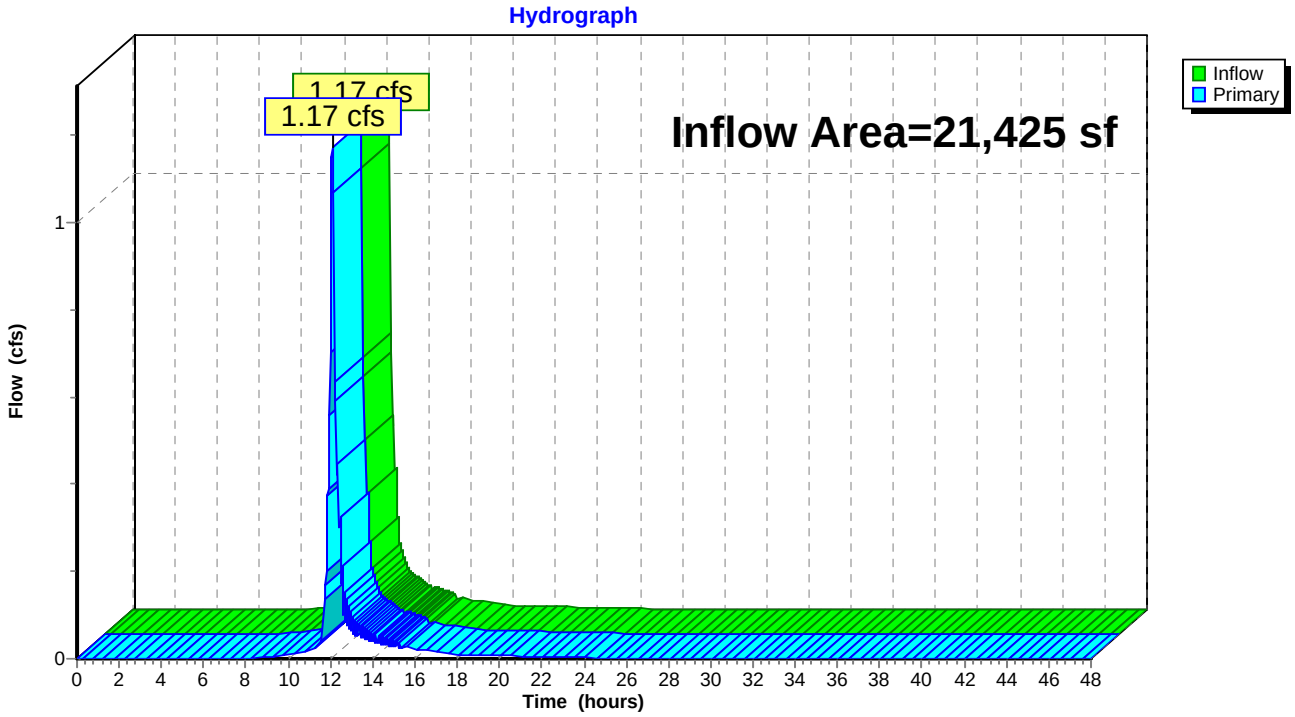


Link 11L: (new Link)

Inflow Area = 21,425 sf, Inflow Depth = 1.48" for 2 Year Storm event
Inflow = 1.17 cfs @ 12.08 hrs, Volume= 2,642 cf
Primary = 1.17 cfs @ 12.08 hrs, Volume= 2,642 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 11L: (new Link)



Subcatchment 1S: EXIST. COND.

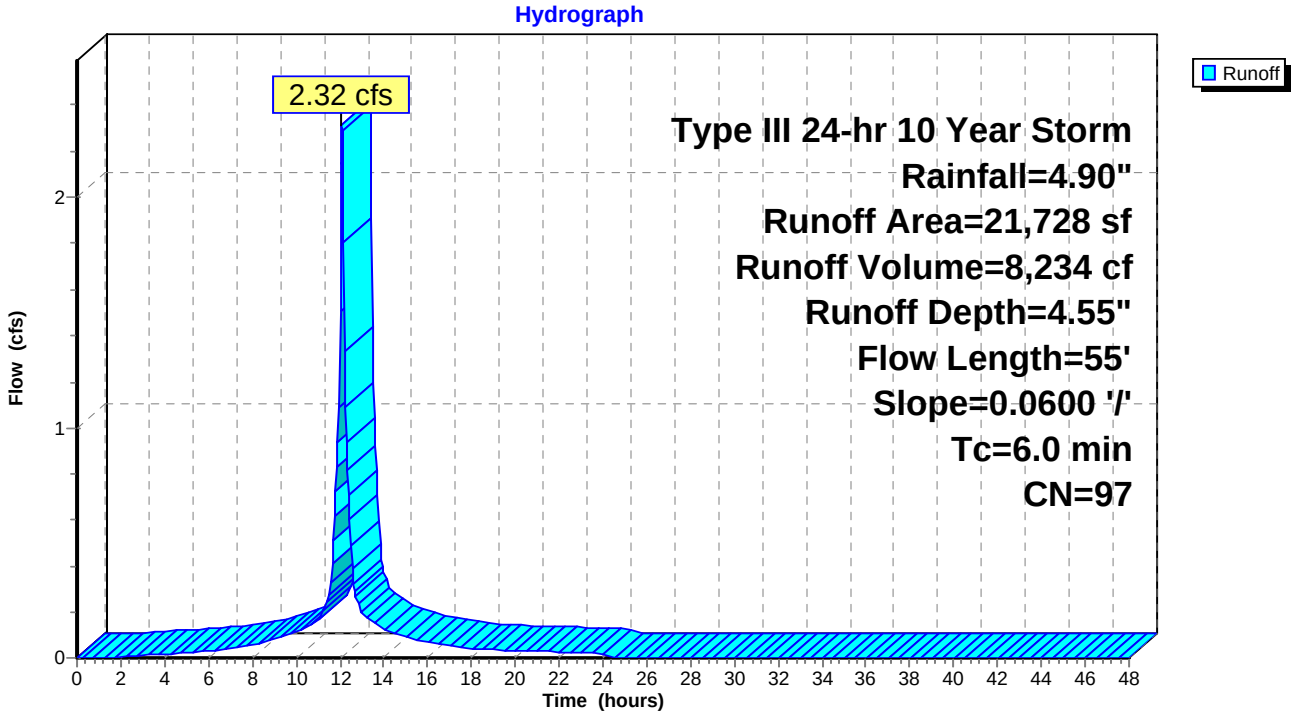
Runoff = 2.32 cfs @ 12.09 hrs, Volume= 8,234 cf, Depth= 4.55"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.90"

Area (sf)	CN	Description
9,495	98	Building
8,345	98	Hardscapes
2,835	98	Ledge
1,053	84	50-75% Grass cover, Fair, HSG D
21,728	97	Weighted Average
1,053		Pervious Area
20,675		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 1S: EXIST. COND.



Subcatchment 2S: IMPERVIOUS

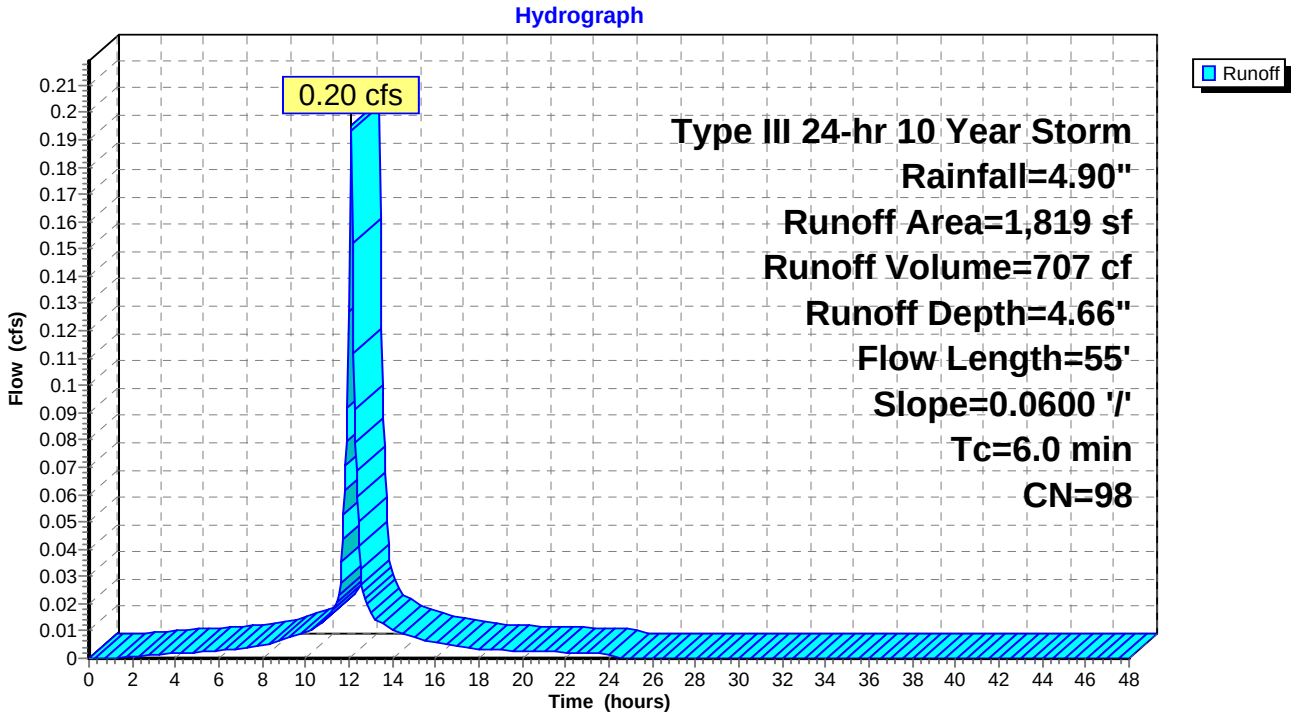
Runoff = 0.20 cfs @ 12.09 hrs, Volume= 707 cf, Depth= 4.66"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.90"

Area (sf)	CN	Description
1,020	98	Building
799	98	Drive & Ramp
1,819	98	Weighted Average
1,819		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 2S: IMPERVIOUS



Subcatchment 4S: IMPERVIOUS

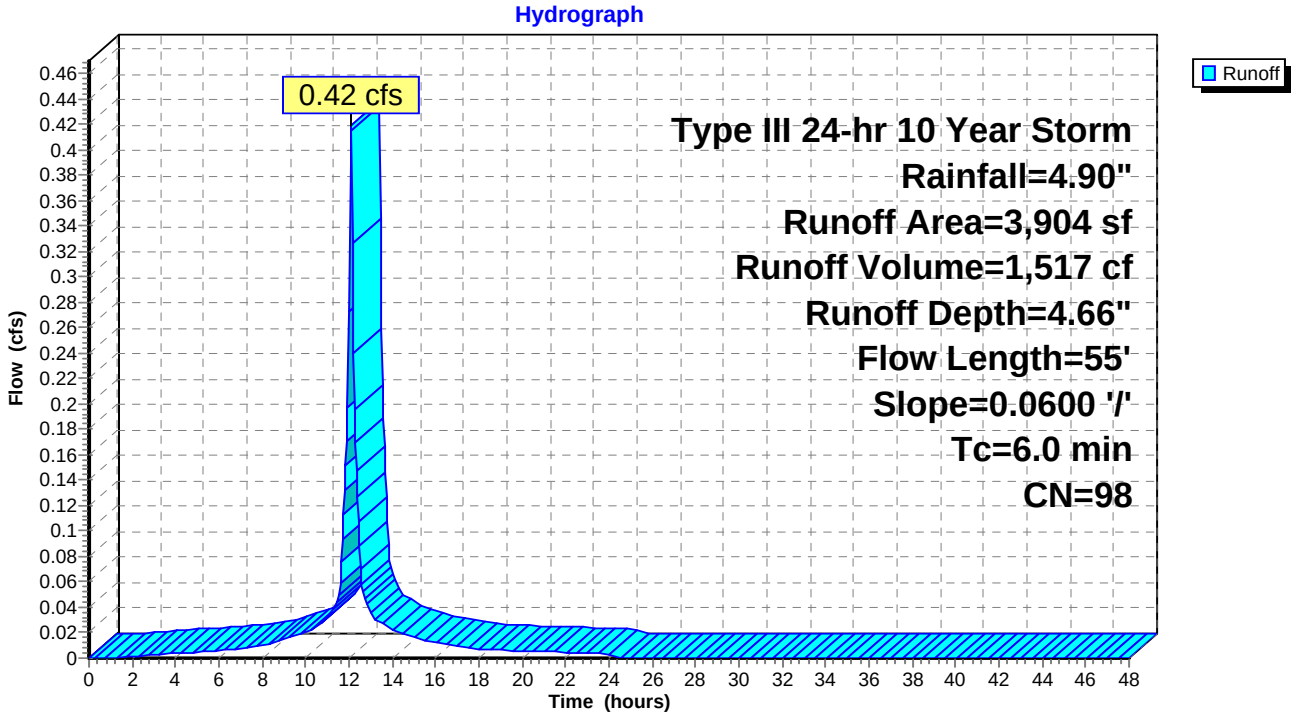
Runoff = 0.42 cfs @ 12.09 hrs, Volume= 1,517 cf, Depth= 4.66"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.90"

Area (sf)	CN	Description
3,904	98	Building
3,904		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 4S: IMPERVIOUS



Subcatchment 6S: IMPERVIOUS

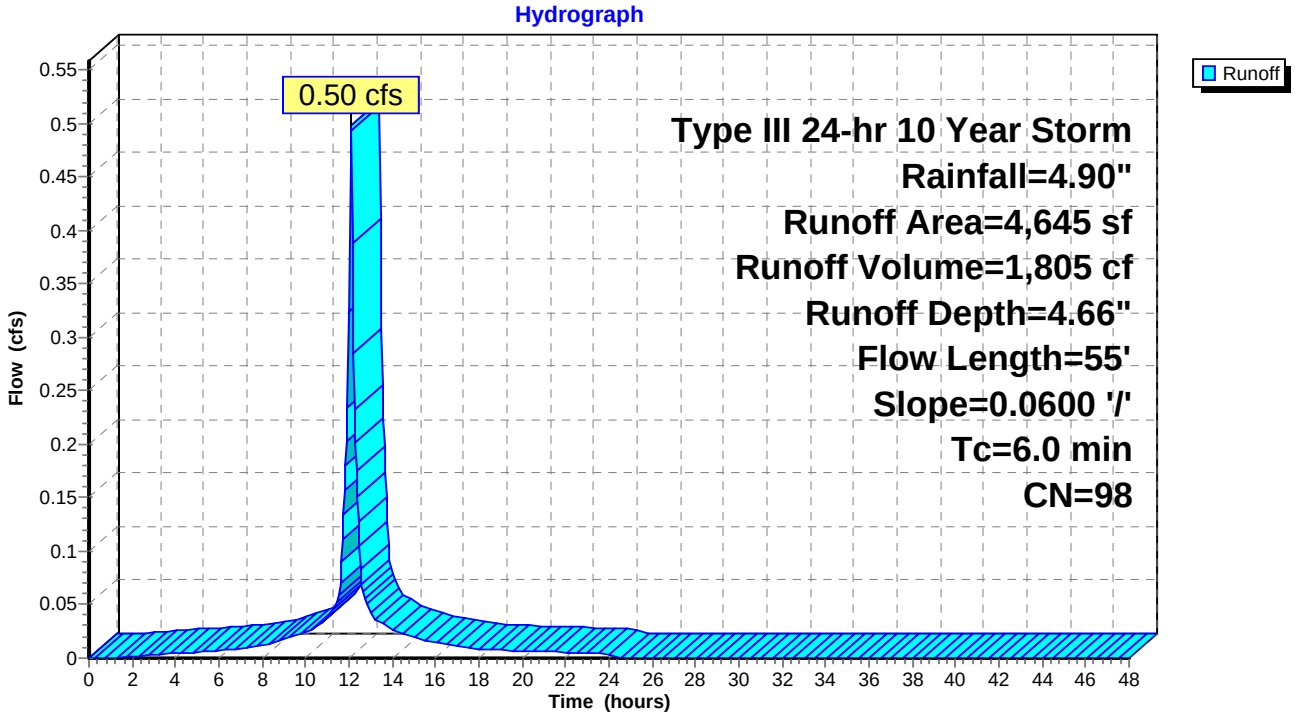
Runoff = 0.50 cfs @ 12.09 hrs, Volume= 1,805 cf, Depth= 4.66"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.90"

Area (sf)	CN	Description
4,645	98	Building
4,645		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 6S: IMPERVIOUS



Subcatchment 8S: IMPERVIOUS

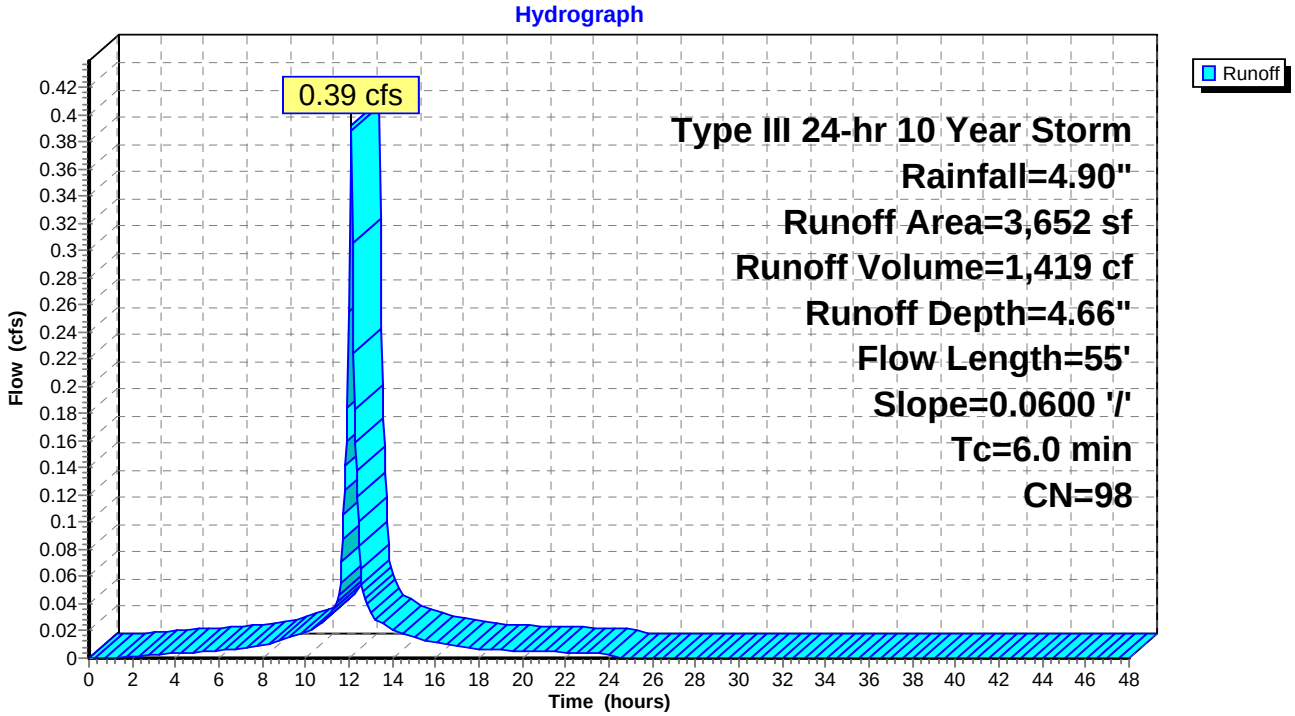
Runoff = 0.39 cfs @ 12.09 hrs, Volume= 1,419 cf, Depth= 4.66"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.90"

Area (sf)	CN	Description
3,652	98	Drive & Ramp
3,652		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 8S: IMPERVIOUS



Subcatchment 10S: OVERLAND

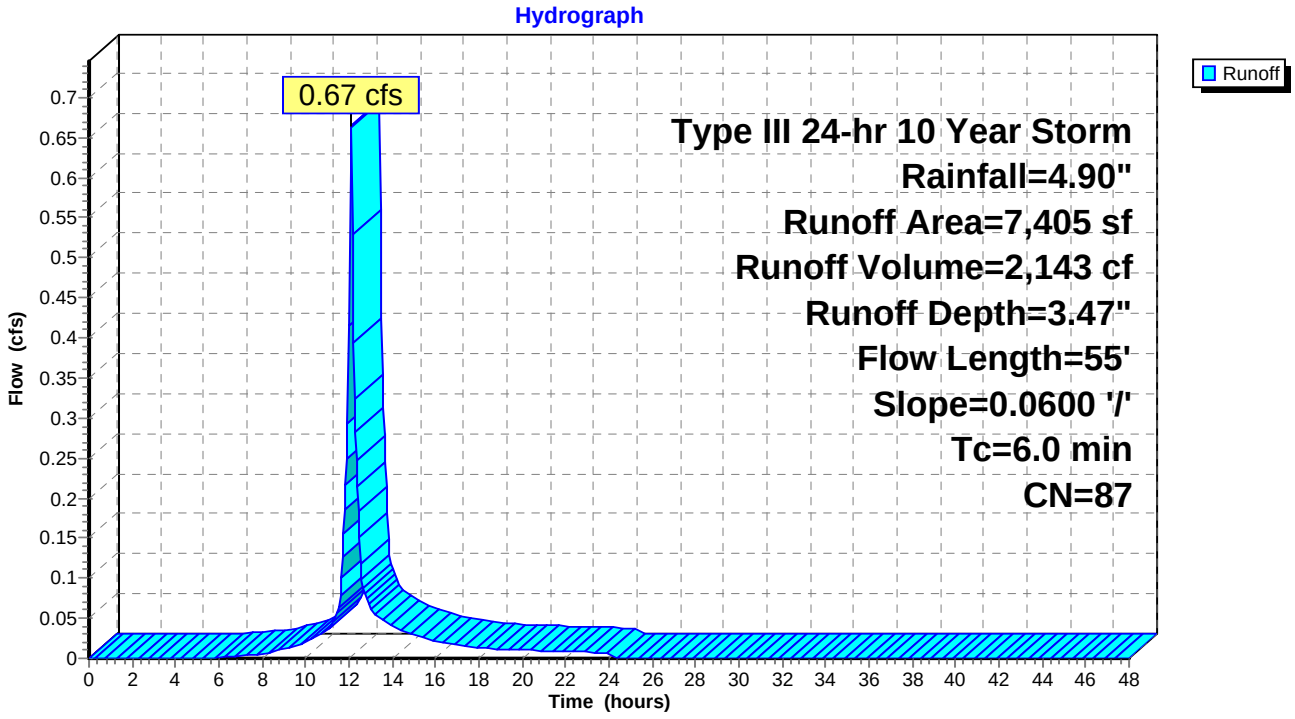
Runoff = 0.67 cfs @ 12.09 hrs, Volume= 2,143 cf, Depth= 3.47"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.90"

Area (sf)	CN	Description
1,235	98	Parking
2,835	98	Ledge
3,335	74	Compost Amended Grass
7,405	87	Weighted Average
3,335		Pervious Area
4,070		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 10S: OVERLAND



Pond 3P: CULTEC

Inflow Area = 1,819 sf, Inflow Depth = 4.66" for 10 Year Storm event
Inflow = 0.20 cfs @ 12.09 hrs, Volume= 707 cf
Outflow = 0.12 cfs @ 12.11 hrs, Volume= 496 cf, Atten= 40%, Lag= 1.5 min
Discarded = 0.00 cfs @ 7.80 hrs, Volume= 458 cf
Primary = 0.11 cfs @ 12.11 hrs, Volume= 38 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 0.01' @ 12.10 hrs Surf.Area= 96 sf Storage= 193 cf

Plug-Flow detention time= 453.4 min calculated for 496 cf (70% of inflow)
Center-of-Mass det. time= 358.4 min (1,106.8 - 748.4)

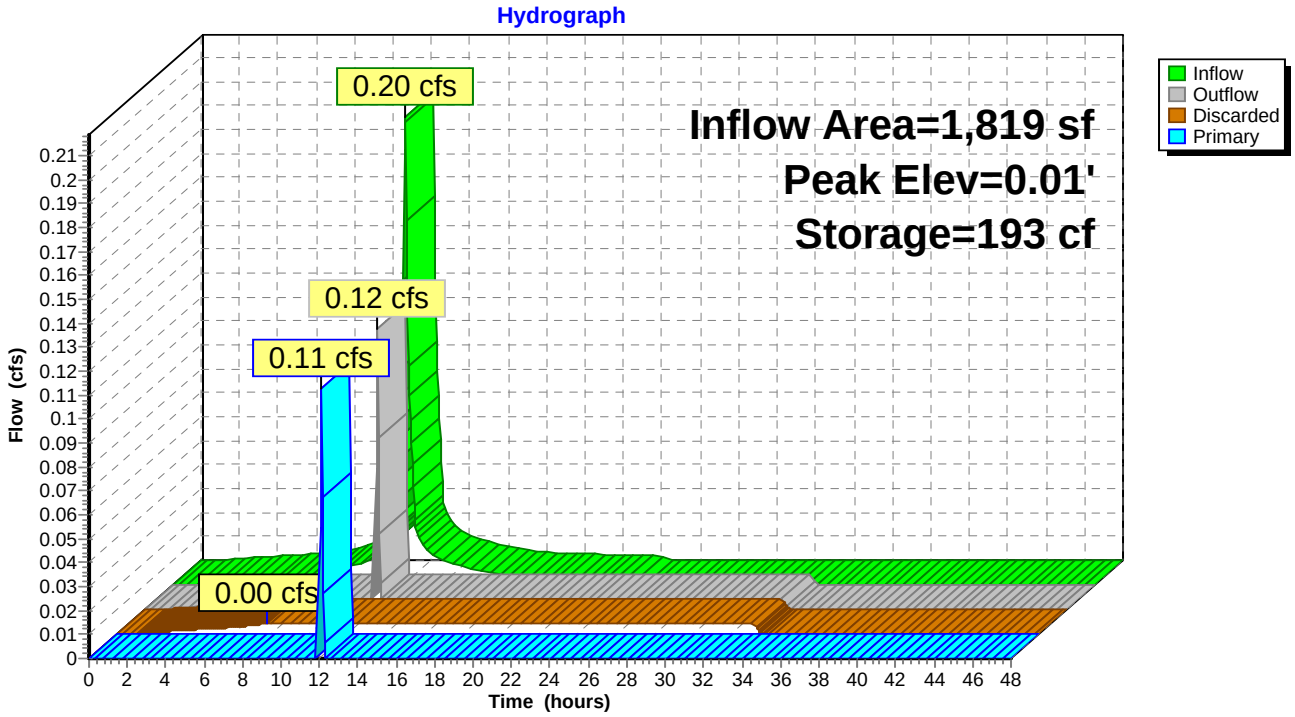
Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	93 cf	**47.8"W x 30.0"H x 6.25'L Cultec R-330** x 2 Inside #2
#2	-5.00'	100 cf	**6.00'W x 16.00'L x 3.58'H Prismatoid** 344 cf Overall - 93 cf Embedded = 251 cf x 40.0% Voids
		193 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	0.00'	**4.0" Vert. Orifice/Grate X 2.00** C= 0.600
#3	Primary	0.00'	**2.00' x 12.00' Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Discarded OutFlow Max=0.00 cfs @ 7.80 hrs HW=-4.95' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.08 cfs @ 12.11 hrs HW=0.01' (Free Discharge)
└**2=Orifice/Grate** (Orifice Controls 0.00 cfs @ 0.33 fps)
└**3=Orifice/Grate** (Weir Controls 0.08 cfs @ 0.32 fps)

Pond 3P: CULTEC



Pond 5P: CULTEC

Inflow Area = 3,904 sf, Inflow Depth = 4.66" for 10 Year Storm event
Inflow = 0.42 cfs @ 12.09 hrs, Volume= 1,517 cf
Outflow = 0.42 cfs @ 12.07 hrs, Volume= 1,517 cf, Atten= 0%, Lag= 0.0 min
Discarded = 0.00 cfs @ 4.65 hrs, Volume= 534 cf
Primary = 0.42 cfs @ 12.07 hrs, Volume= 982 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 7
Peak Elev= 0.41' @ 12.07 hrs Surf.Area= 96 sf Storage= 193 cf

Plug-Flow detention time= 158.2 min calculated for 1,517 cf (100% of inflow)
Center-of-Mass det. time= 158.0 min (906.3 - 748.4)

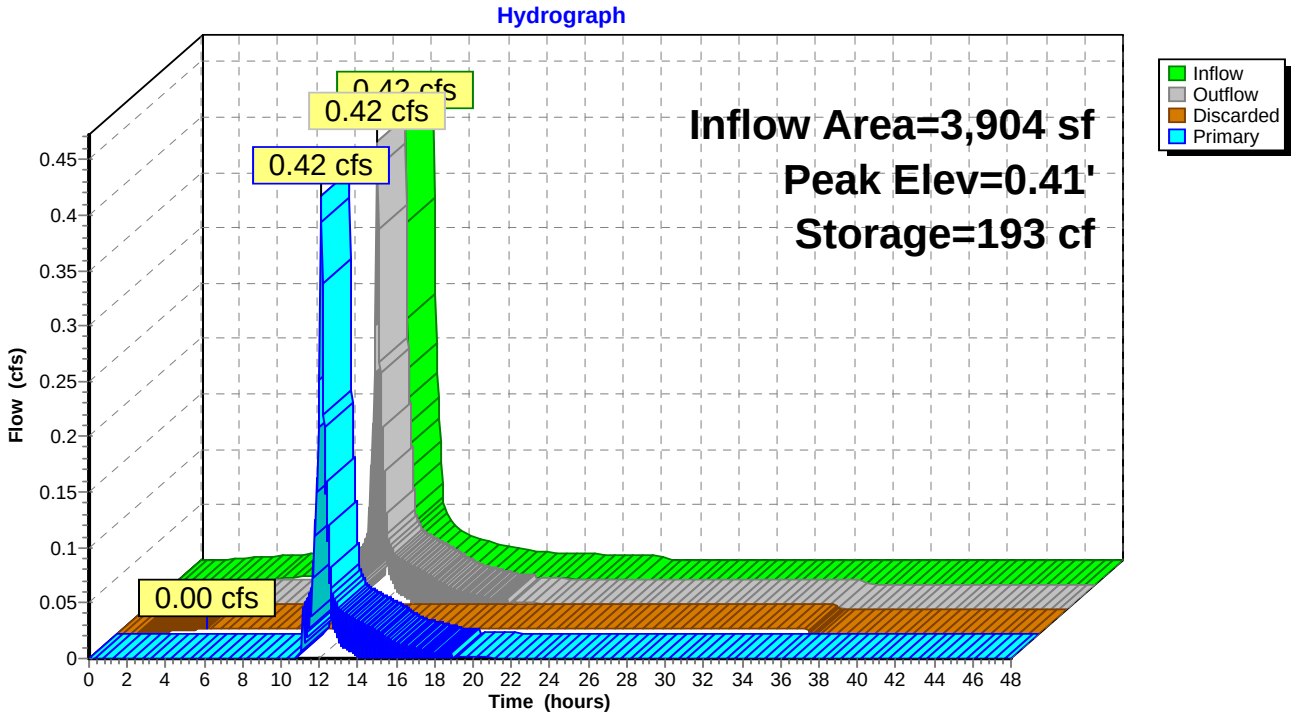
Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	93 cf	**47.8"W x 30.0"H x 6.25'L Cultec R-330** x 2 Inside #2
#2	-5.00'	100 cf	**6.00'W x 16.00'L x 3.58'H Prismatoid** 344 cf Overall - 93 cf Embedded = 251 cf x 40.0% Voids
		193 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	0.00'	**4.0" Vert. Orifice/Grate X 2.00** C= 0.600

Discarded OutFlow Max=0.00 cfs @ 4.65 hrs HW=-4.95' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.40 cfs @ 12.07 hrs HW=0.39' (Free Discharge)
↑—**2=Orifice/Grate** (Orifice Controls 0.40 cfs @ 2.28 fps)

Pond 5P: CULTEC



Pond 7P: CULTEC

Inflow Area = 4,645 sf, Inflow Depth = 4.66" for 10 Year Storm event
Inflow = 0.50 cfs @ 12.09 hrs, Volume= 1,805 cf
Outflow = 0.48 cfs @ 12.09 hrs, Volume= 1,310 cf, Atten= 5%, Lag= 0.0 min
Discarded = 0.00 cfs @ 3.95 hrs, Volume= 541 cf
Primary = 0.47 cfs @ 12.09 hrs, Volume= 769 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 0.31' @ 12.09 hrs Surf.Area= 96 sf Storage= 193 cf

Plug-Flow detention time= 246.4 min calculated for 1,310 cf (73% of inflow)
Center-of-Mass det. time= 155.2 min (903.5 - 748.4)

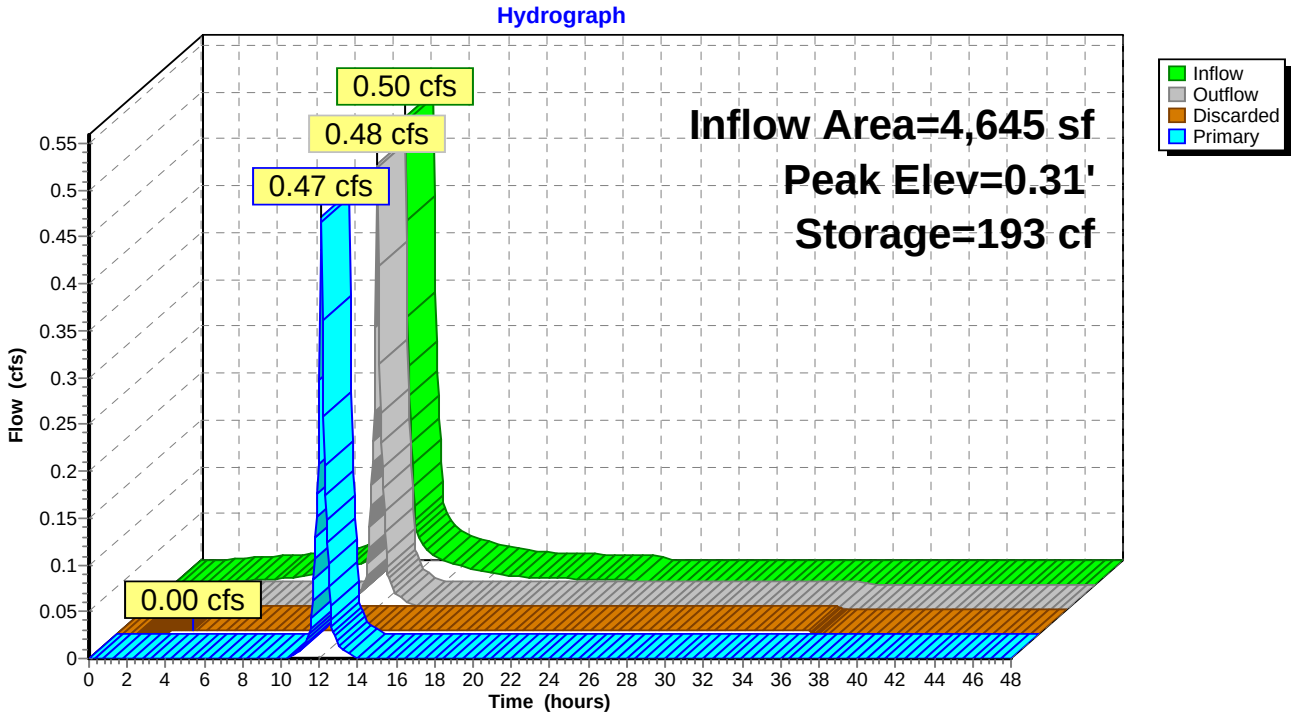
Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	93 cf	**47.8"W x 30.0"H x 6.25'L Cultec R-330** x 2 Inside #2
#2	-5.00'	100 cf	**6.00'W x 16.00'L x 3.58'H Prismatoid** 344 cf Overall - 93 cf Embedded = 251 cf x 40.0% Voids
		193 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	0.00'	**4.0" Vert. Orifice/Grate X 3.00** C= 0.600

Discarded OutFlow Max=0.00 cfs @ 3.95 hrs HW=-4.95' (Free Discharge)
↑└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.46 cfs @ 12.09 hrs HW=0.30' (Free Discharge)
↑└**2=Orifice/Grate** (Orifice Controls 0.46 cfs @ 1.87 fps)

Pond 7P: CULTEC



Pond 9P: CULTEC

Inflow Area = 3,652 sf, Inflow Depth = 4.66" for 10 Year Storm event
Inflow = 0.39 cfs @ 12.09 hrs, Volume= 1,419 cf
Outflow = 0.37 cfs @ 12.09 hrs, Volume= 1,072 cf, Atten= 6%, Lag= 0.0 min
Discarded = 0.00 cfs @ 4.95 hrs, Volume= 531 cf
Primary = 0.37 cfs @ 12.09 hrs, Volume= 541 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 4
Peak Elev= 0.02' @ 12.09 hrs Surf.Area= 96 sf Storage= 193 cf

Plug-Flow detention time= 278.4 min calculated for 1,071 cf (75% of inflow)
Center-of-Mass det. time= 193.6 min (941.9 - 748.4)

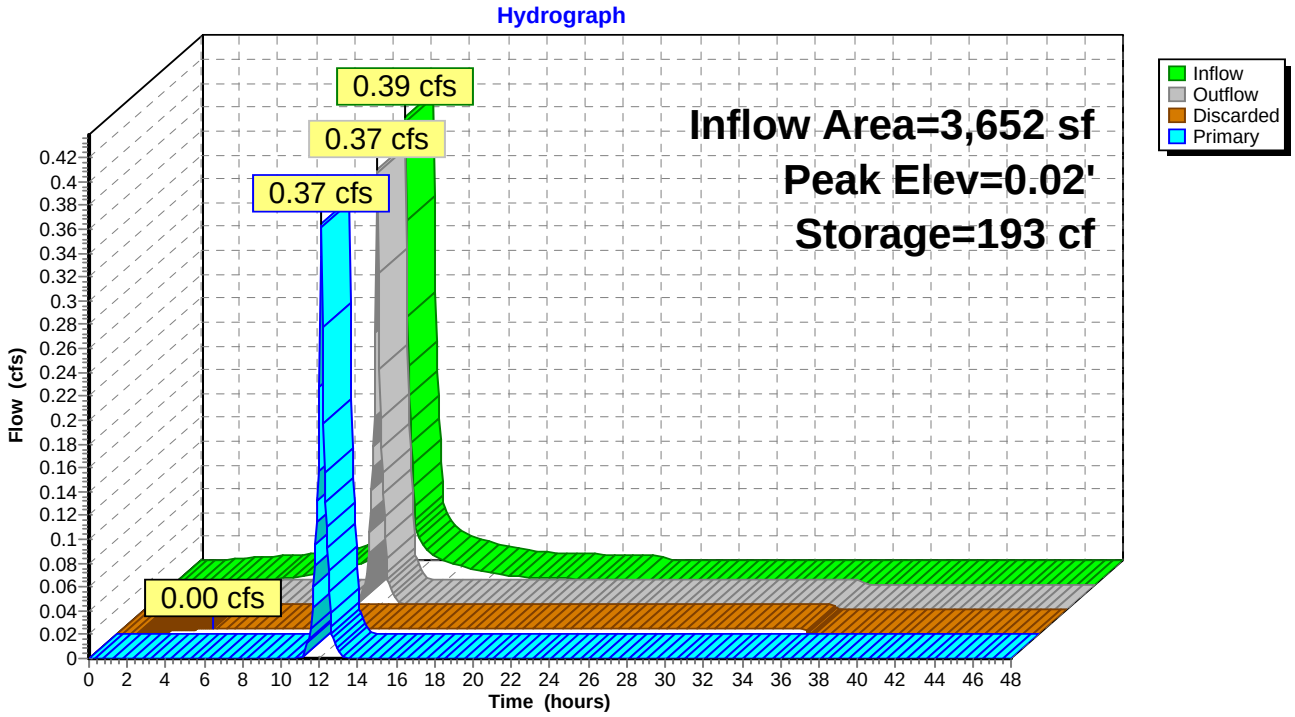
Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	93 cf	**47.8"W x 30.0"H x 6.25'L Cultec R-330** x 2 Inside #2
#2	-5.00'	100 cf	**6.00'W x 16.00'L x 3.58'H Prismatoid** 344 cf Overall - 93 cf Embedded = 251 cf x 40.0% Voids
		193 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	0.00'	**2.00' x 12.00' Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Discarded OutFlow Max=0.00 cfs @ 4.95 hrs HW=-4.95' (Free Discharge)
↑└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.21 cfs @ 12.09 hrs HW=0.02' (Free Discharge)
↑└**2=Orifice/Grate** (Weir Controls 0.21 cfs @ 0.43 fps)

Pond 9P: CULTEC

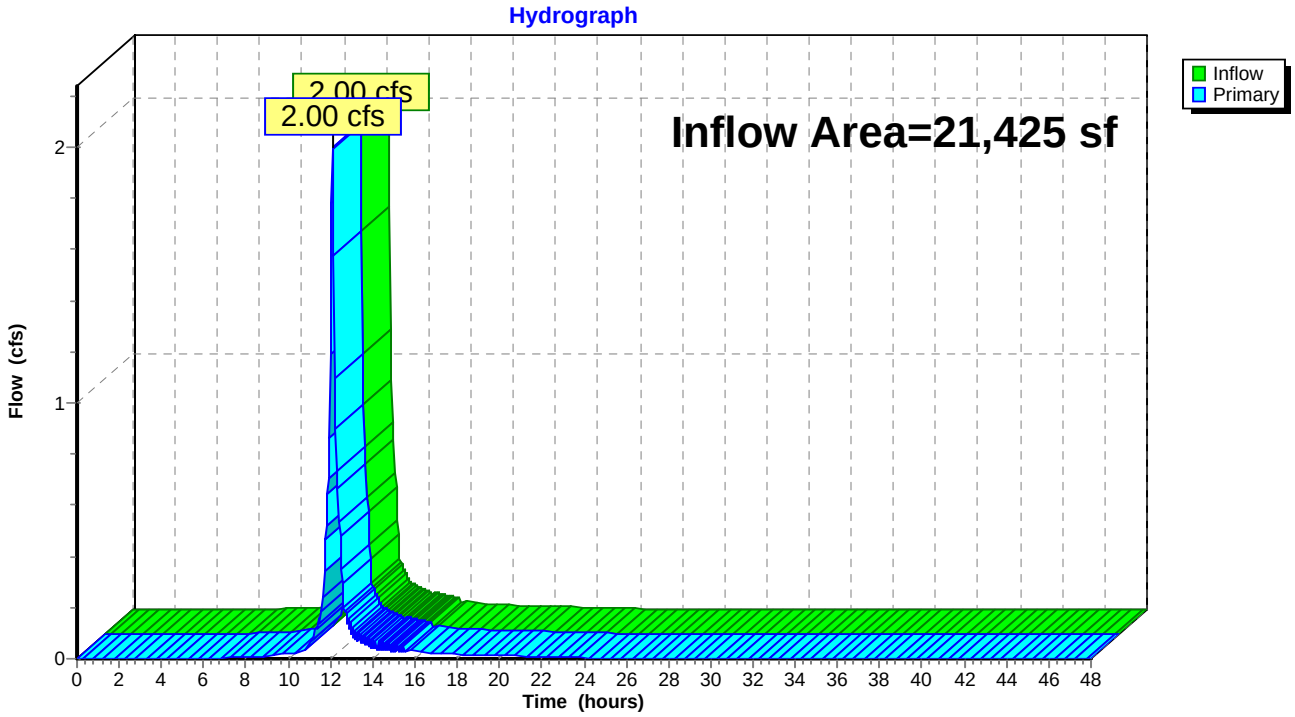


Link 11L: (new Link)

Inflow Area = 21,425 sf, Inflow Depth = 2.51" for 10 Year Storm event
Inflow = 2.00 cfs @ 12.09 hrs, Volume= 4,474 cf
Primary = 2.00 cfs @ 12.09 hrs, Volume= 4,474 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 11L: (new Link)



Subcatchment 1S: EXIST. COND.

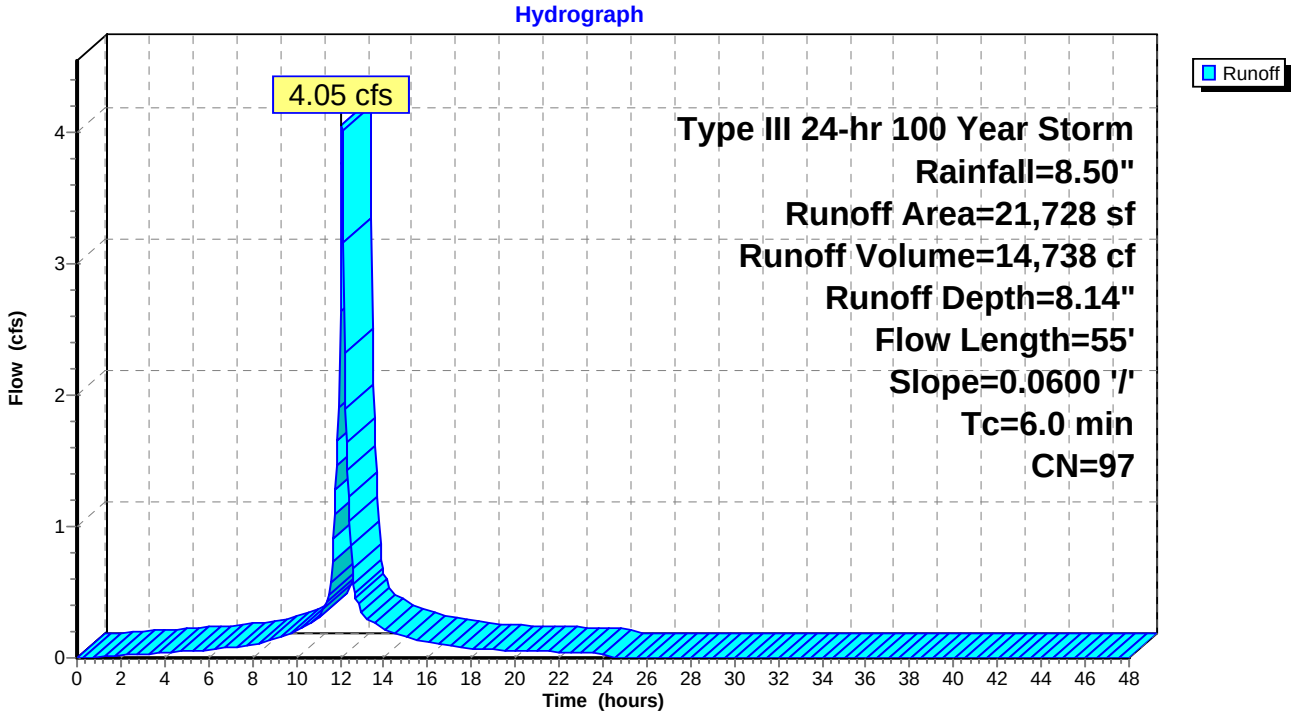
Runoff = 4.05 cfs @ 12.09 hrs, Volume= 14,738 cf, Depth= 8.14"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Storm Rainfall=8.50"

Area (sf)	CN	Description
9,495	98	Building
8,345	98	Hardscapes
2,835	98	Ledge
1,053	84	50-75% Grass cover, Fair, HSG D
21,728	97	Weighted Average
1,053		Pervious Area
20,675		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 1S: EXIST. COND.



Subcatchment 2S: IMPERVIOUS

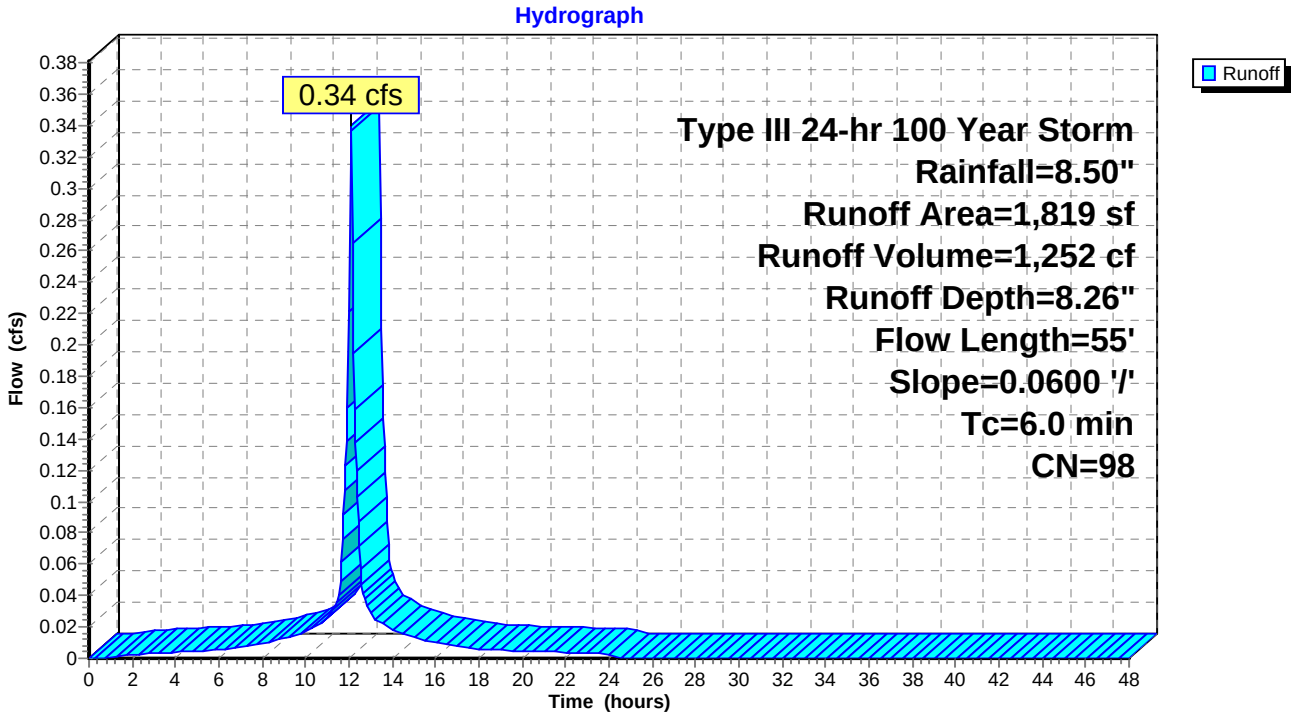
Runoff = 0.34 cfs @ 12.09 hrs, Volume= 1,252 cf, Depth= 8.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Storm Rainfall=8.50"

Area (sf)	CN	Description
1,020	98	Building
799	98	Drive & Ramp
1,819	98	Weighted Average
1,819		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 2S: IMPERVIOUS



Subcatchment 4S: IMPERVIOUS

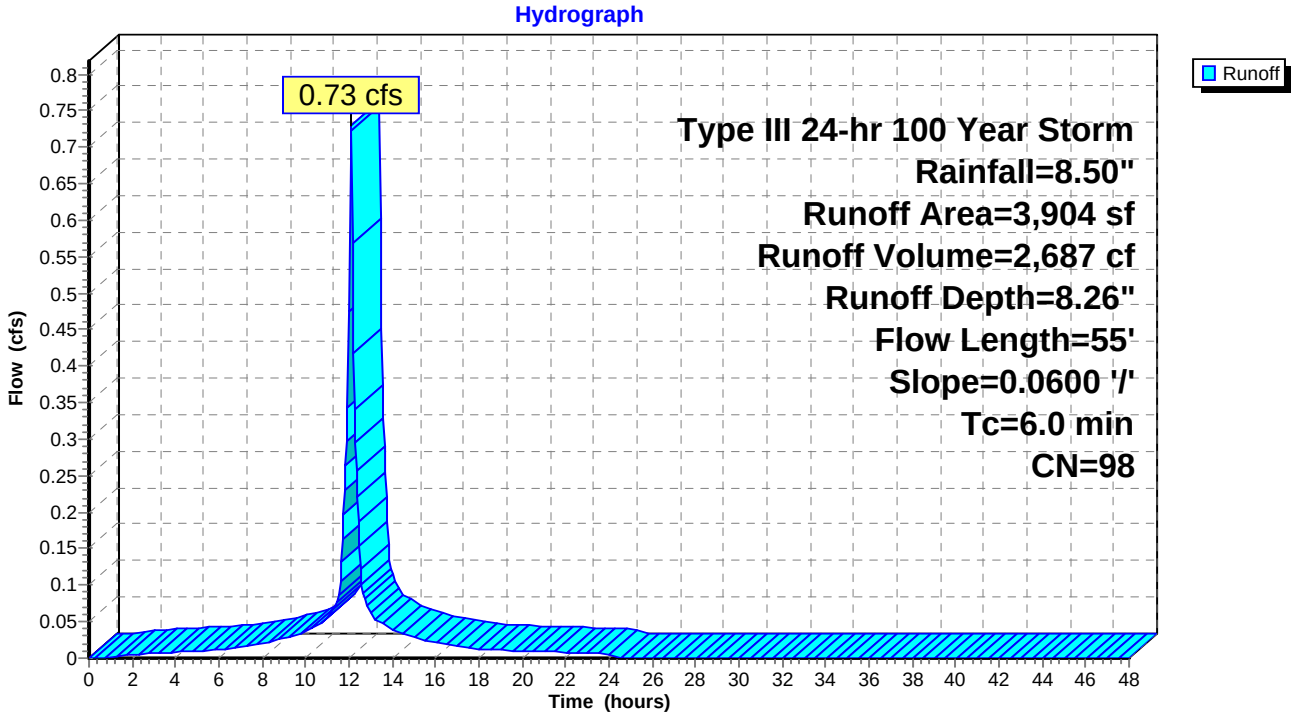
Runoff = 0.73 cfs @ 12.09 hrs, Volume= 2,687 cf, Depth= 8.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Storm Rainfall=8.50"

Area (sf)	CN	Description
3,904	98	Building
3,904		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 4S: IMPERVIOUS



Subcatchment 6S: IMPERVIOUS

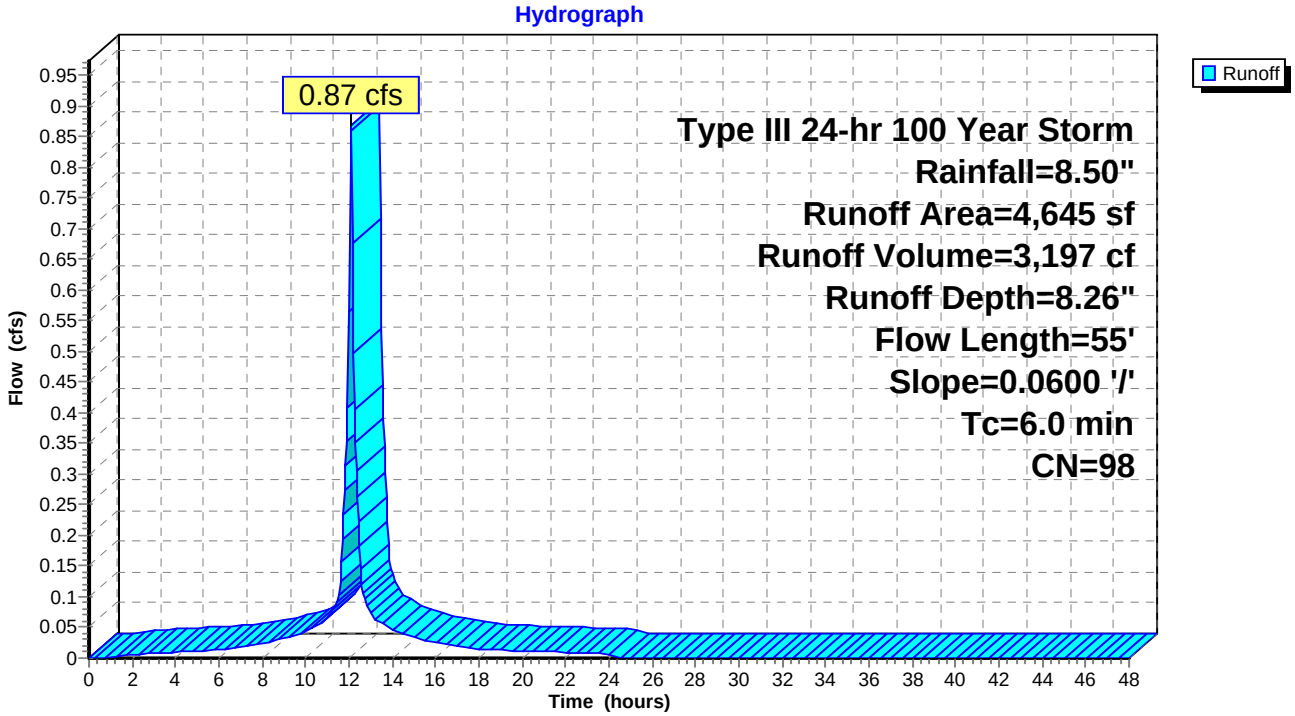
Runoff = 0.87 cfs @ 12.09 hrs, Volume= 3,197 cf, Depth= 8.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Storm Rainfall=8.50"

Area (sf)	CN	Description
4,645	98	Building
4,645		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 6S: IMPERVIOUS



Subcatchment 8S: IMPERVIOUS

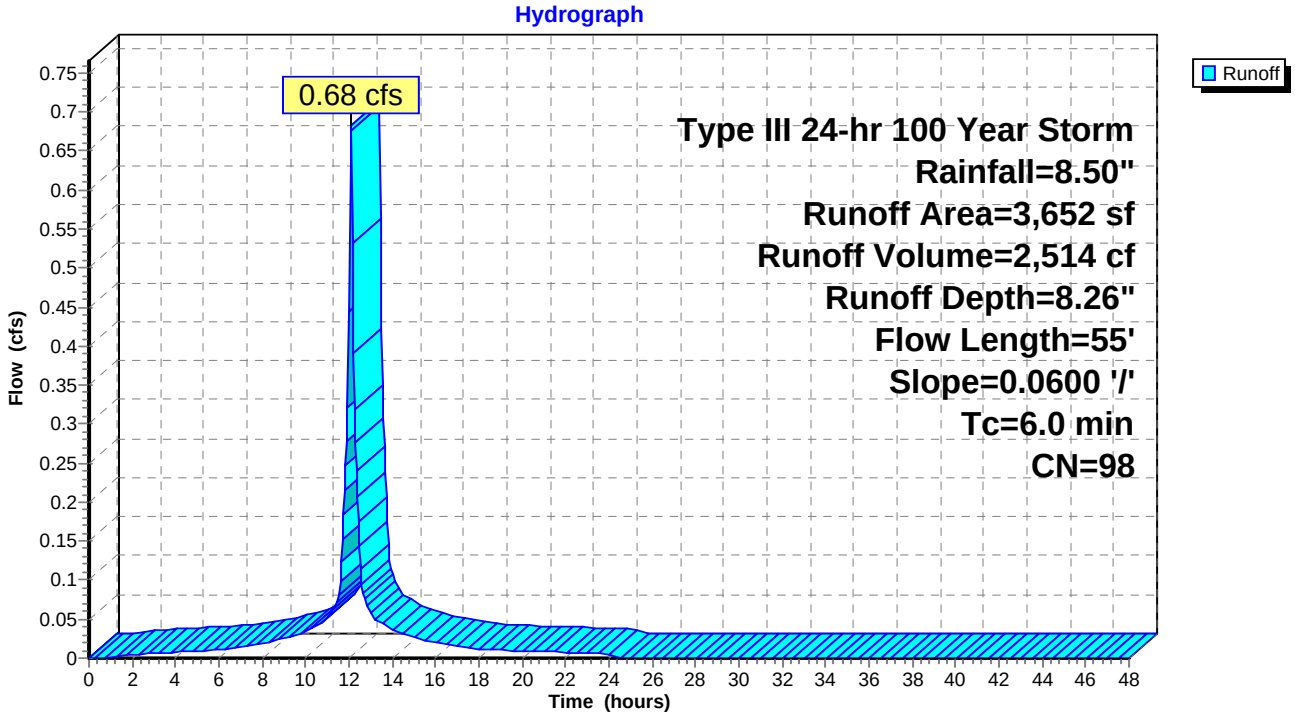
Runoff = 0.68 cfs @ 12.09 hrs, Volume= 2,514 cf, Depth= 8.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Storm Rainfall=8.50"

Area (sf)	CN	Description
3,652	98	Drive & Ramp
3,652		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 8S: IMPERVIOUS



Subcatchment 10S: OVERLAND

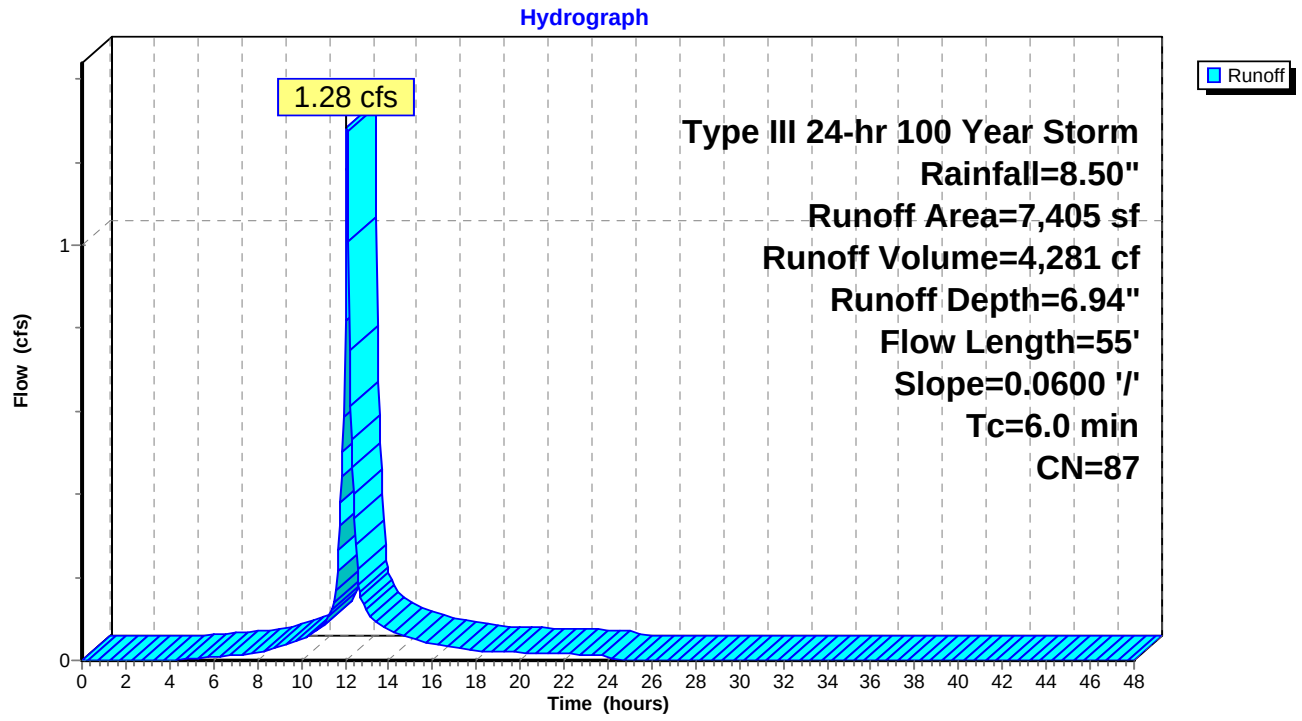
Runoff = 1.28 cfs @ 12.09 hrs, Volume= 4,281 cf, Depth= 6.94"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Storm Rainfall=8.50"

Area (sf)	CN	Description
1,235	98	Parking
2,835	98	Ledge
3,335	74	Compost Amended Grass
7,405	87	Weighted Average
3,335		Pervious Area
4,070		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 10S: OVERLAND



Pond 3P: CULTEC

Inflow Area = 1,819 sf, Inflow Depth = 8.26" for 100 Year Storm event
Inflow = 0.34 cfs @ 12.09 hrs, Volume= 1,252 cf
Outflow = 0.34 cfs @ 12.09 hrs, Volume= 1,169 cf, Atten= 1%, Lag= 0.0 min
Discarded = 0.00 cfs @ 4.90 hrs, Volume= 532 cf
Primary = 0.33 cfs @ 12.09 hrs, Volume= 637 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 0.02' @ 12.09 hrs Surf.Area= 96 sf Storage= 193 cf

Plug-Flow detention time= 221.5 min calculated for 1,169 cf (93% of inflow)
Center-of-Mass det. time= 184.2 min (924.7 - 740.5)

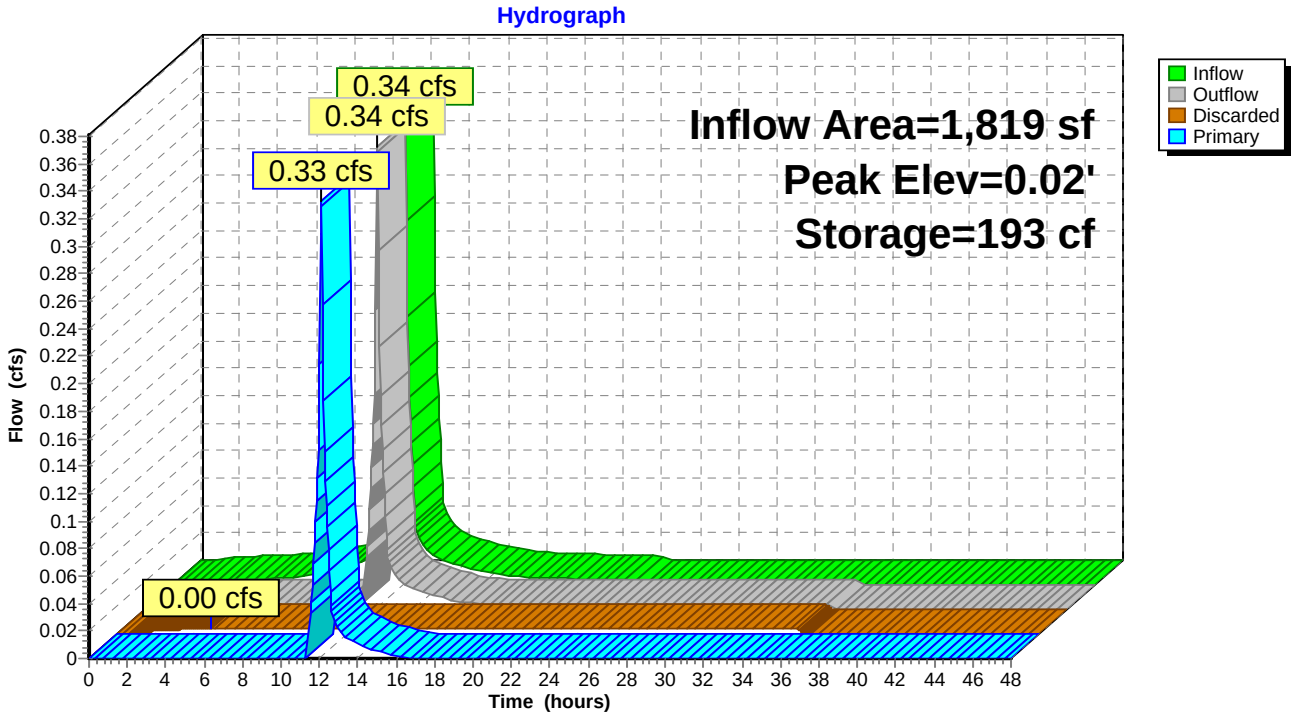
Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	93 cf	**47.8"W x 30.0"H x 6.25'L Cultec R-330** x 2 Inside #2
#2	-5.00'	100 cf	**6.00'W x 16.00'L x 3.58'H Prismatoid** 344 cf Overall - 93 cf Embedded = 251 cf x 40.0% Voids
		193 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	0.00'	**4.0" Vert. Orifice/Grate X 2.00** C= 0.600
#3	Primary	0.00'	**2.00' x 12.00' Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Discarded OutFlow Max=0.00 cfs @ 4.90 hrs HW=-4.95' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.26 cfs @ 12.09 hrs HW=0.02' (Free Discharge)
└**2=Orifice/Grate** (Orifice Controls 0.00 cfs @ 0.48 fps)
└**3=Orifice/Grate** (Weir Controls 0.26 cfs @ 0.46 fps)

Pond 3P: CULTEC



Pond 5P: CULTEC

Inflow Area = 3,904 sf, Inflow Depth = 8.26" for 100 Year Storm event
Inflow = 0.73 cfs @ 12.09 hrs, Volume= 2,687 cf
Outflow = 0.72 cfs @ 12.08 hrs, Volume= 2,689 cf, Atten= 2%, Lag= 0.0 min
Discarded = 0.00 cfs @ 2.05 hrs, Volume= 560 cf
Primary = 0.71 cfs @ 12.08 hrs, Volume= 2,129 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 7
Peak Elev= 0.88' @ 12.08 hrs Surf.Area= 96 sf Storage= 193 cf

Plug-Flow detention time= 99.5 min calculated for 2,687 cf (100% of inflow)
Center-of-Mass det. time= 100.7 min (841.2 - 740.5)

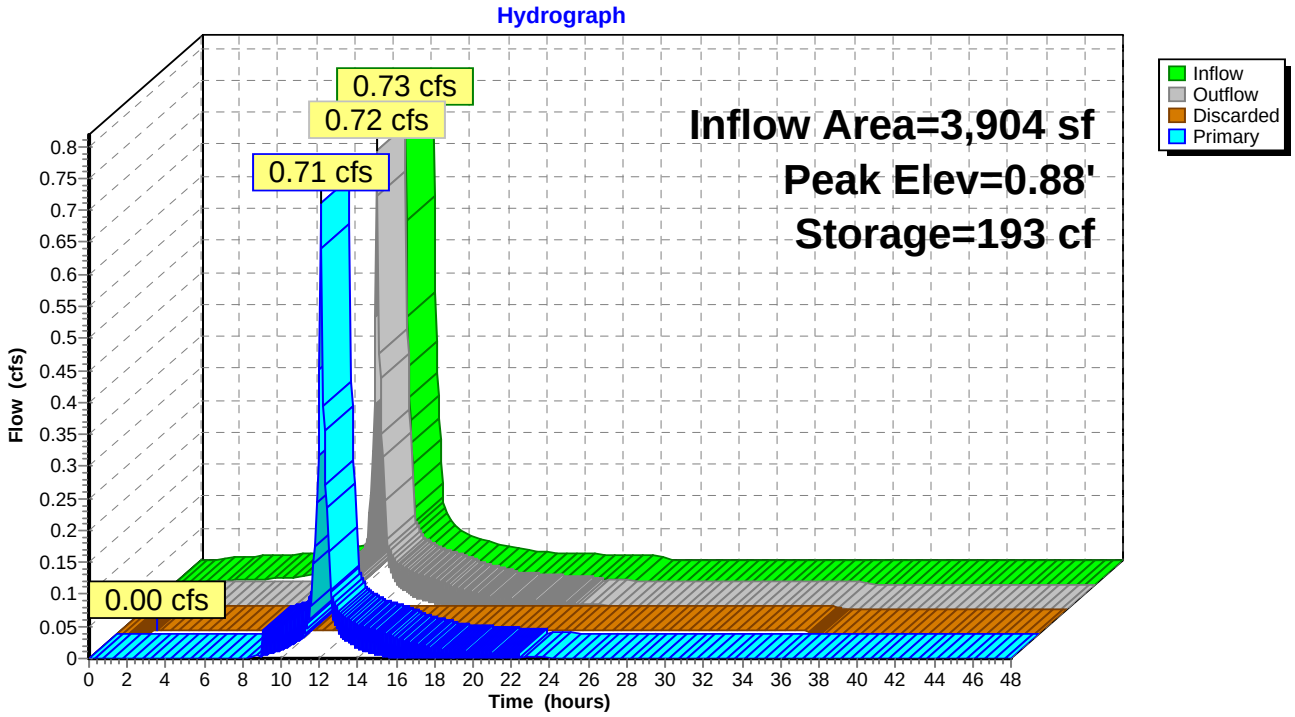
Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	93 cf	**47.8"W x 30.0"H x 6.25'L Cultec R-330** x 2 Inside #2
#2	-5.00'	100 cf	**6.00'W x 16.00'L x 3.58'H Prismatoid** 344 cf Overall - 93 cf Embedded = 251 cf x 40.0% Voids
		193 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	0.00'	**4.0" Vert. Orifice/Grate X 2.00** C= 0.600

Discarded OutFlow Max=0.00 cfs @ 2.05 hrs HW=-4.95' (Free Discharge)
↑└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.70 cfs @ 12.08 hrs HW=0.85' (Free Discharge)
↑└**2=Orifice/Grate** (Orifice Controls 0.70 cfs @ 3.99 fps)

Pond 5P: CULTEC



Pond 7P: CULTEC

Inflow Area = 4,645 sf, Inflow Depth = 8.26" for 100 Year Storm event
Inflow = 0.87 cfs @ 12.09 hrs, Volume= 3,197 cf
Outflow = 0.86 cfs @ 12.09 hrs, Volume= 2,706 cf, Atten= 1%, Lag= 0.0 min
Discarded = 0.00 cfs @ 1.70 hrs, Volume= 562 cf
Primary = 0.85 cfs @ 12.09 hrs, Volume= 2,144 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 0.63' @ 12.09 hrs Surf.Area= 96 sf Storage= 193 cf

Plug-Flow detention time= 136.8 min calculated for 2,703 cf (85% of inflow)
Center-of-Mass det. time= 71.2 min (811.7 - 740.5)

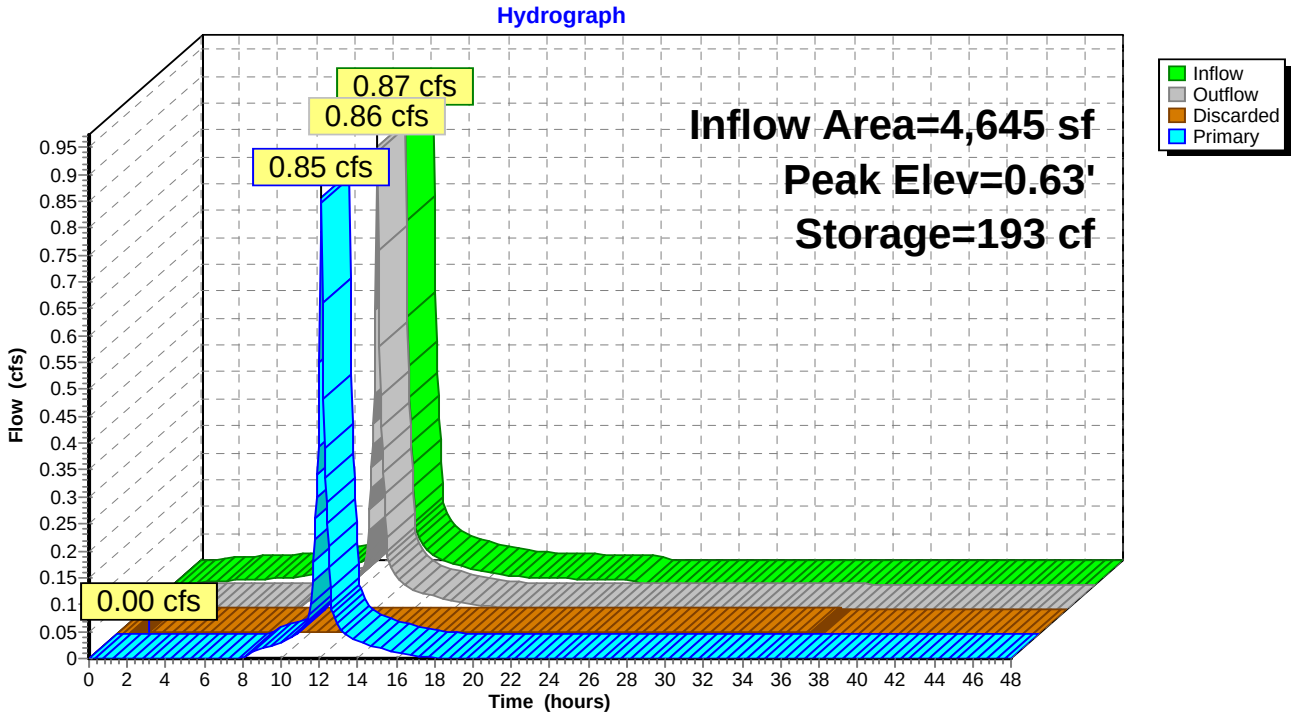
Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	93 cf	**47.8"W x 30.0"H x 6.25'L Cultec R-330** x 2 Inside #2
#2	-5.00'	100 cf	**6.00'W x 16.00'L x 3.58'H Prismatoid** 344 cf Overall - 93 cf Embedded = 251 cf x 40.0% Voids
		193 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	0.00'	**4.0" Vert. Orifice/Grate X 3.00** C= 0.600

Discarded OutFlow Max=0.00 cfs @ 1.70 hrs HW=-4.95' (Free Discharge)
↑└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.83 cfs @ 12.09 hrs HW=0.60' (Free Discharge)
↑└**2=Orifice/Grate** (Orifice Controls 0.83 cfs @ 3.18 fps)

Pond 7P: CULTEC



Pond 9P: CULTEC

Inflow Area = 3,652 sf, Inflow Depth = 8.26" for 100 Year Storm event
Inflow = 0.68 cfs @ 12.09 hrs, Volume= 2,514 cf
Outflow = 0.68 cfs @ 12.09 hrs, Volume= 2,599 cf, Atten= 0%, Lag= 0.0 min
Discarded = 0.00 cfs @ 2.20 hrs, Volume= 559 cf
Primary = 0.68 cfs @ 12.09 hrs, Volume= 2,040 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 4
Peak Elev= 0.03' @ 12.09 hrs Surf.Area= 96 sf Storage= 193 cf

Plug-Flow detention time= 71.9 min calculated for 2,512 cf (100% of inflow)
Center-of-Mass det. time= 111.4 min (851.8 - 740.5)

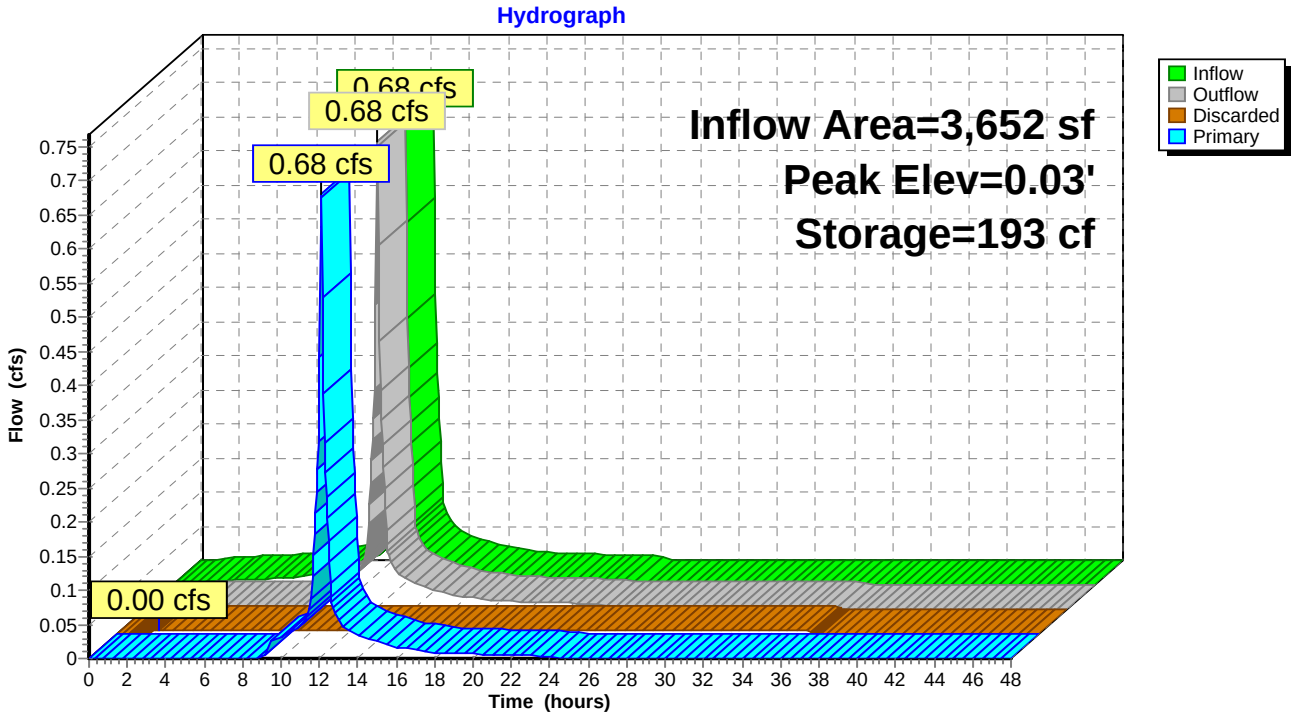
Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	93 cf	**47.8"W x 30.0"H x 6.25'L Cultec R-330** x 2 Inside #2
#2	-5.00'	100 cf	**6.00'W x 16.00'L x 3.58'H Prismatoid** 344 cf Overall - 93 cf Embedded = 251 cf x 40.0% Voids
		193 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	0.00'	**2.00' x 12.00' Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Discarded OutFlow Max=0.00 cfs @ 2.20 hrs HW=-4.95' (Free Discharge)
↑└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.53 cfs @ 12.09 hrs HW=0.03' (Free Discharge)
↑└**2=Orifice/Grate** (Weir Controls 0.53 cfs @ 0.59 fps)

Pond 9P: CULTEC

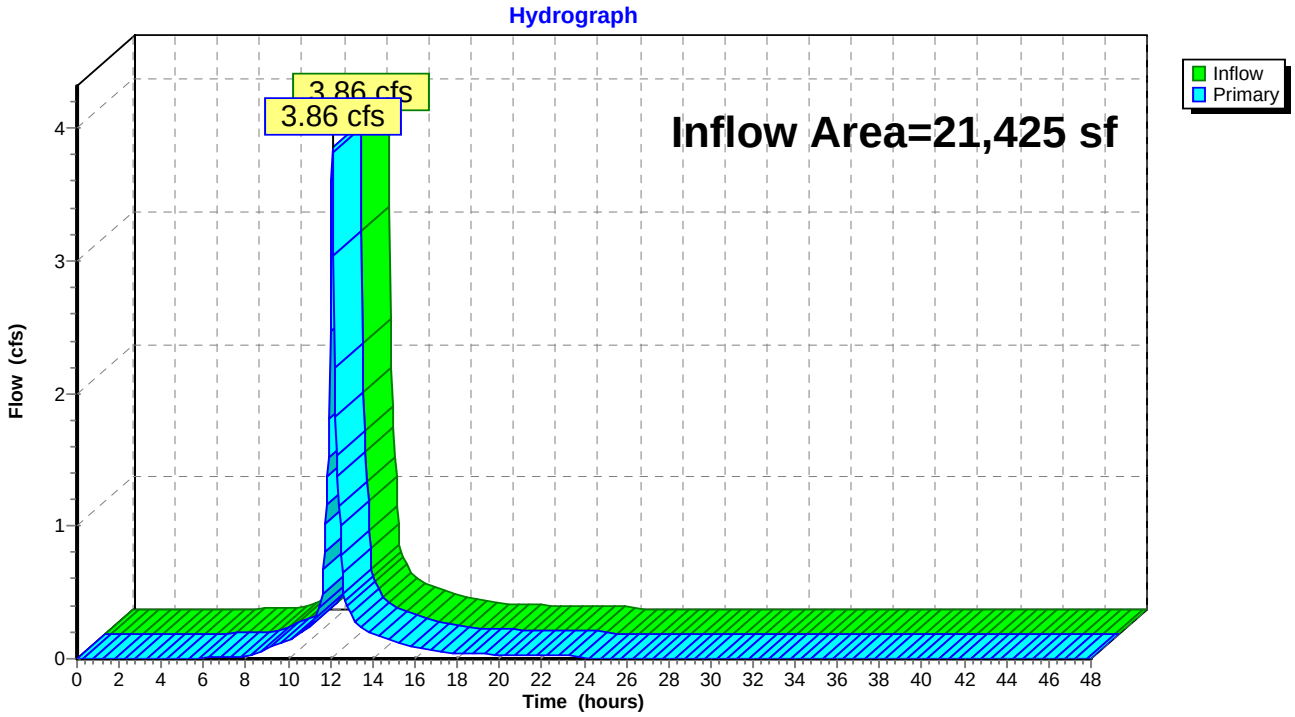


Link 11L: (new Link)

Inflow Area = 21,425 sf, Inflow Depth = 6.29" for 100 Year Storm event
Inflow = 3.86 cfs @ 12.09 hrs, Volume= 11,231 cf
Primary = 3.86 cfs @ 12.09 hrs, Volume= 11,231 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 11L: (new Link)



Subcatchment 1S: EXIST. COND.

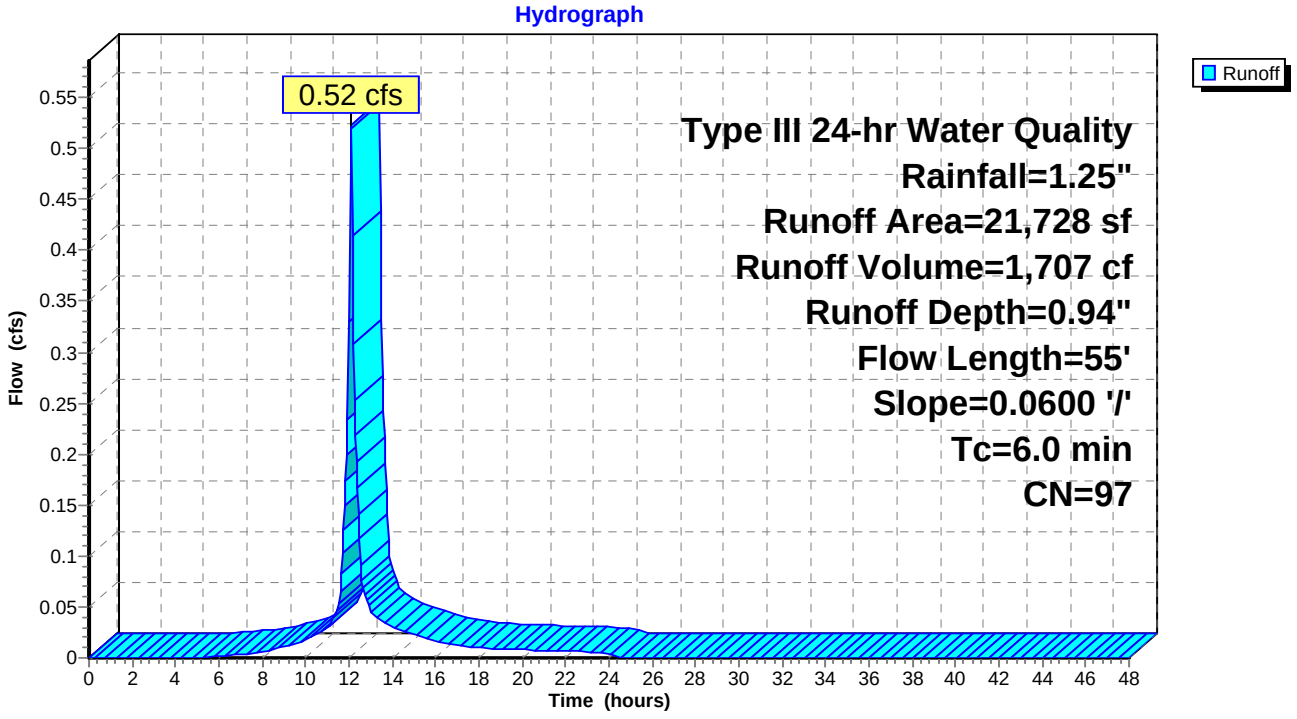
Runoff = 0.52 cfs @ 12.09 hrs, Volume= 1,707 cf, Depth= 0.94"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr Water Quality Rainfall=1.25"

Area (sf)	CN	Description
9,495	98	Building
8,345	98	Hardscapes
2,835	98	Ledge
1,053	84	50-75% Grass cover, Fair, HSG D
21,728	97	Weighted Average
1,053		Pervious Area
20,675		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 1S: EXIST. COND.



Subcatchment 2S: IMPERVIOUS

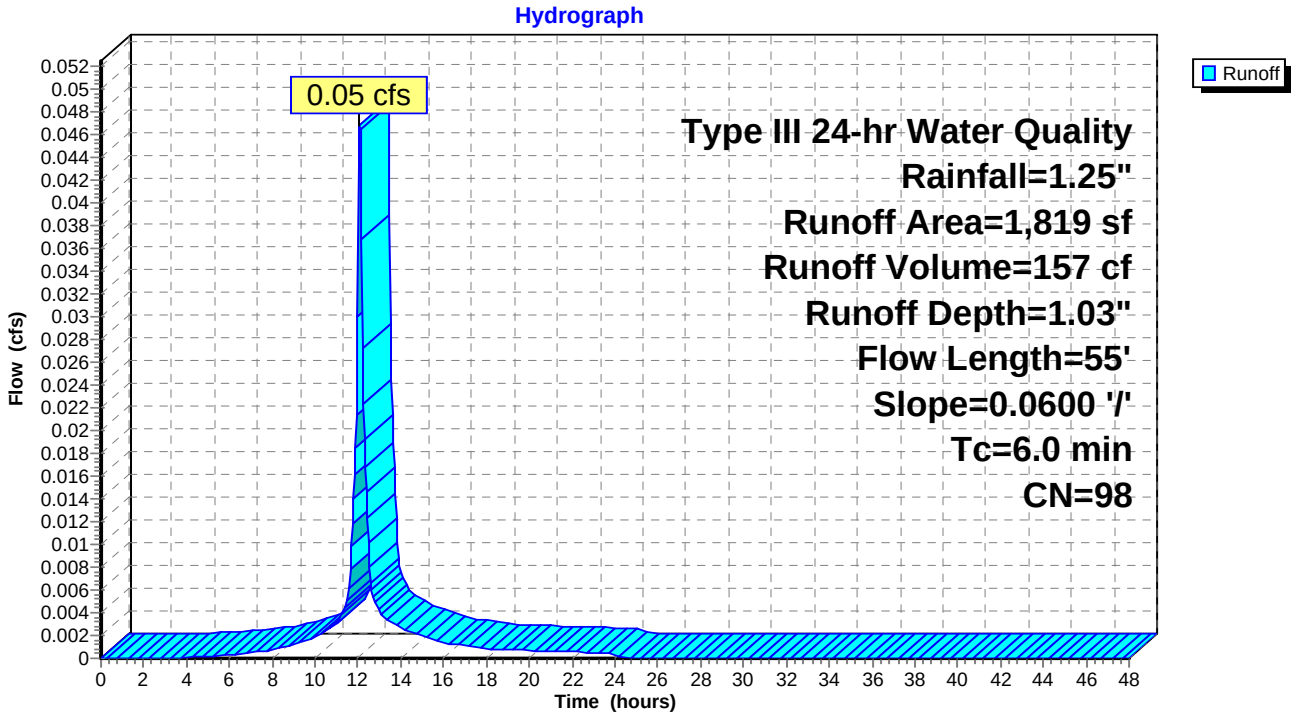
Runoff = 0.05 cfs @ 12.09 hrs, Volume= 157 cf, Depth= 1.03"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr Water Quality Rainfall=1.25"

Area (sf)	CN	Description
1,020	98	Building
799	98	Drive & Ramp
1,819	98	Weighted Average
1,819		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 2S: IMPERVIOUS



Subcatchment 4S: IMPERVIOUS

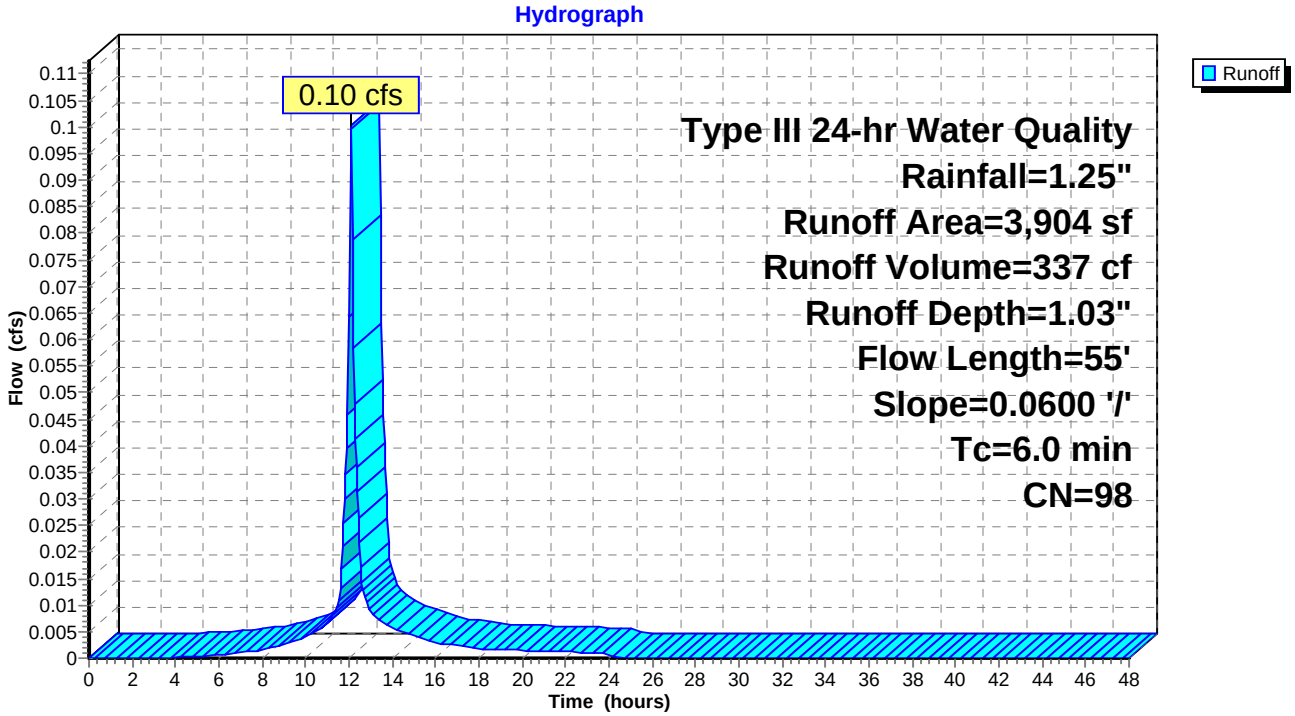
Runoff = 0.10 cfs @ 12.09 hrs, Volume= 337 cf, Depth= 1.03"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr Water Quality Rainfall=1.25"

Area (sf)	CN	Description
3,904	98	Building
3,904		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 4S: IMPERVIOUS



Subcatchment 6S: IMPERVIOUS

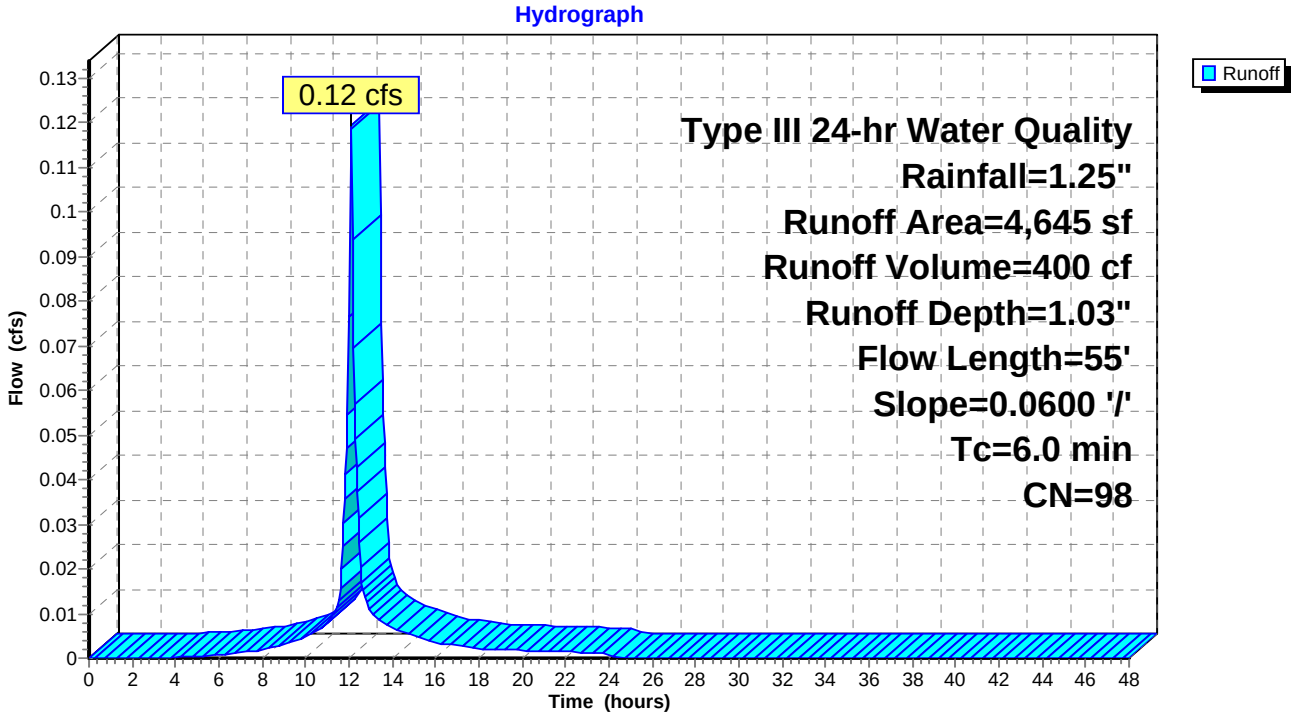
Runoff = 0.12 cfs @ 12.09 hrs, Volume= 400 cf, Depth= 1.03"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr Water Quality Rainfall=1.25"

Area (sf)	CN	Description
4,645	98	Building
4,645		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 6S: IMPERVIOUS



Subcatchment 8S: IMPERVIOUS

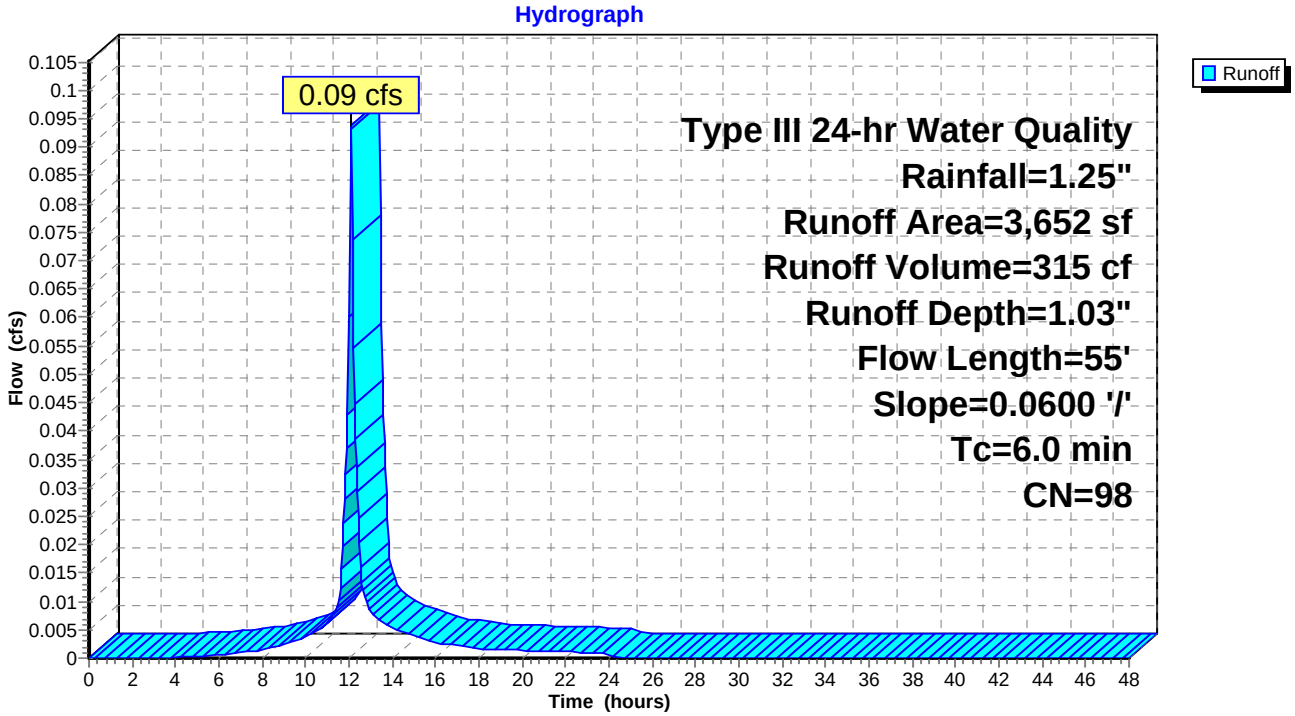
Runoff = 0.09 cfs @ 12.09 hrs, Volume= 315 cf, Depth= 1.03"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr Water Quality Rainfall=1.25"

Area (sf)	CN	Description
3,652	98	Drive & Ramp
3,652		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 8S: IMPERVIOUS



Subcatchment 10S: OVERLAND

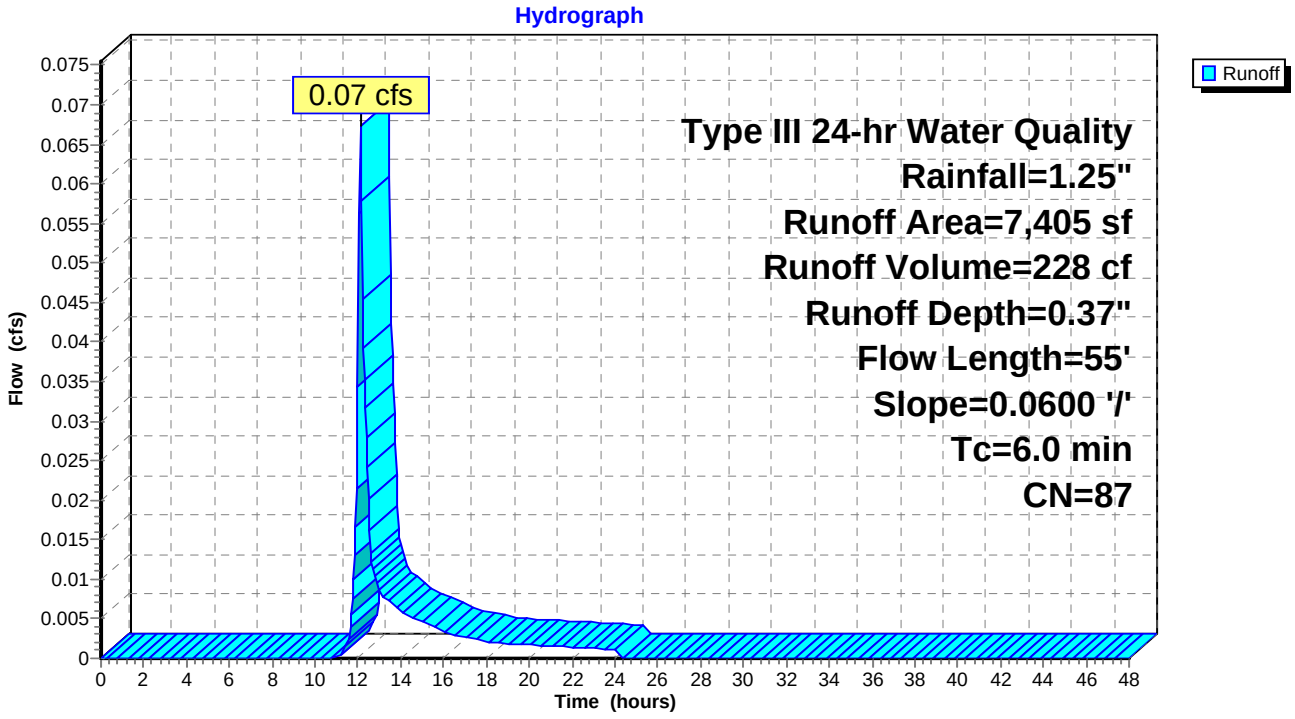
Runoff = 0.07 cfs @ 12.10 hrs, Volume= 228 cf, Depth= 0.37"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr Water Quality Rainfall=1.25"

Area (sf)	CN	Description
1,235	98	Parking
2,835	98	Ledge
3,335	74	Compost Amended Grass
7,405	87	Weighted Average
3,335		Pervious Area
4,070		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	55	0.0600	1.95		**Sheet Flow, Sheet** Smooth surfaces n= 0.011 P2= 3.40"
0.5	55	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 10S: OVERLAND



Pond 3P: CULTEC

Inflow Area = 1,819 sf, Inflow Depth = 1.03" for Water Quality event
Inflow = 0.05 cfs @ 12.09 hrs, Volume= 157 cf
Outflow = 0.00 cfs @ 11.55 hrs, Volume= 157 cf, Atten= 90%, Lag= 0.0 min
Discarded = 0.00 cfs @ 11.55 hrs, Volume= 157 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 6
Peak Elev= -3.93' @ 12.93 hrs Surf.Area= 96 sf Storage= 58 cf

Plug-Flow detention time= 99.0 min calculated for 157 cf (100% of inflow)
Center-of-Mass det. time= 99.0 min (879.7 - 780.7)

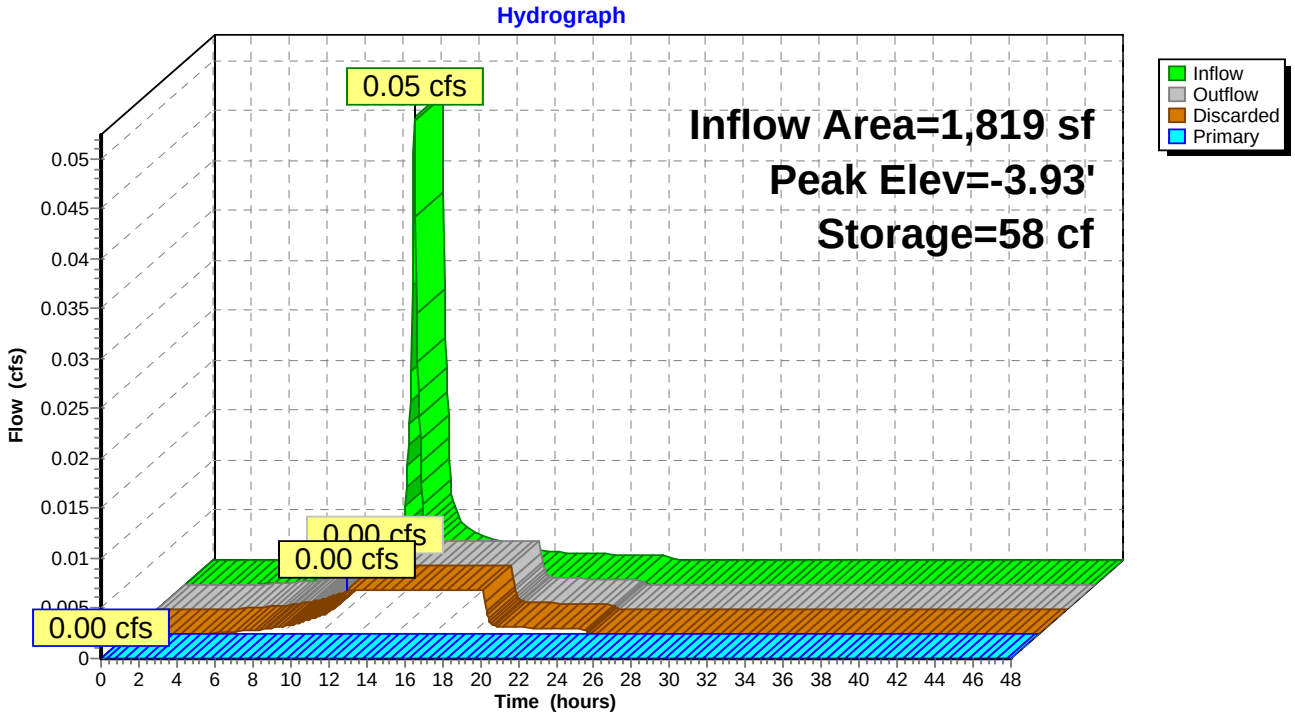
Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	93 cf	**47.8"W x 30.0"H x 6.25'L Cultec R-330** x 2 Inside #2
#2	-5.00'	100 cf	**6.00'W x 16.00'L x 3.58'H Prismatoid** 344 cf Overall - 93 cf Embedded = 251 cf x 40.0% Voids
		193 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	0.00'	**4.0" Vert. Orifice/Grate X 2.00** C= 0.600
#3	Primary	0.00'	**2.00' x 12.00' Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Discarded OutFlow Max=0.00 cfs @ 11.55 hrs HW=-4.94' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=-5.00' (Free Discharge)
└**2=Orifice/Grate** (Controls 0.00 cfs)
└**3=Orifice/Grate** (Controls 0.00 cfs)

Pond 3P: CULTEC



Pond 5P: CULTEC

Inflow Area = 3,904 sf, Inflow Depth = 1.03" for Water Quality event
Inflow = 0.10 cfs @ 12.09 hrs, Volume= 337 cf
Outflow = 0.00 cfs @ 10.40 hrs, Volume= 337 cf, Atten= 96%, Lag= 0.0 min
Discarded = 0.00 cfs @ 10.40 hrs, Volume= 337 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 7
Peak Elev= -2.03' @ 14.83 hrs Surf.Area= 96 sf Storage= 170 cf

Plug-Flow detention time= 342.6 min calculated for 336 cf (100% of inflow)
Center-of-Mass det. time= 342.6 min (1,123.3 - 780.7)

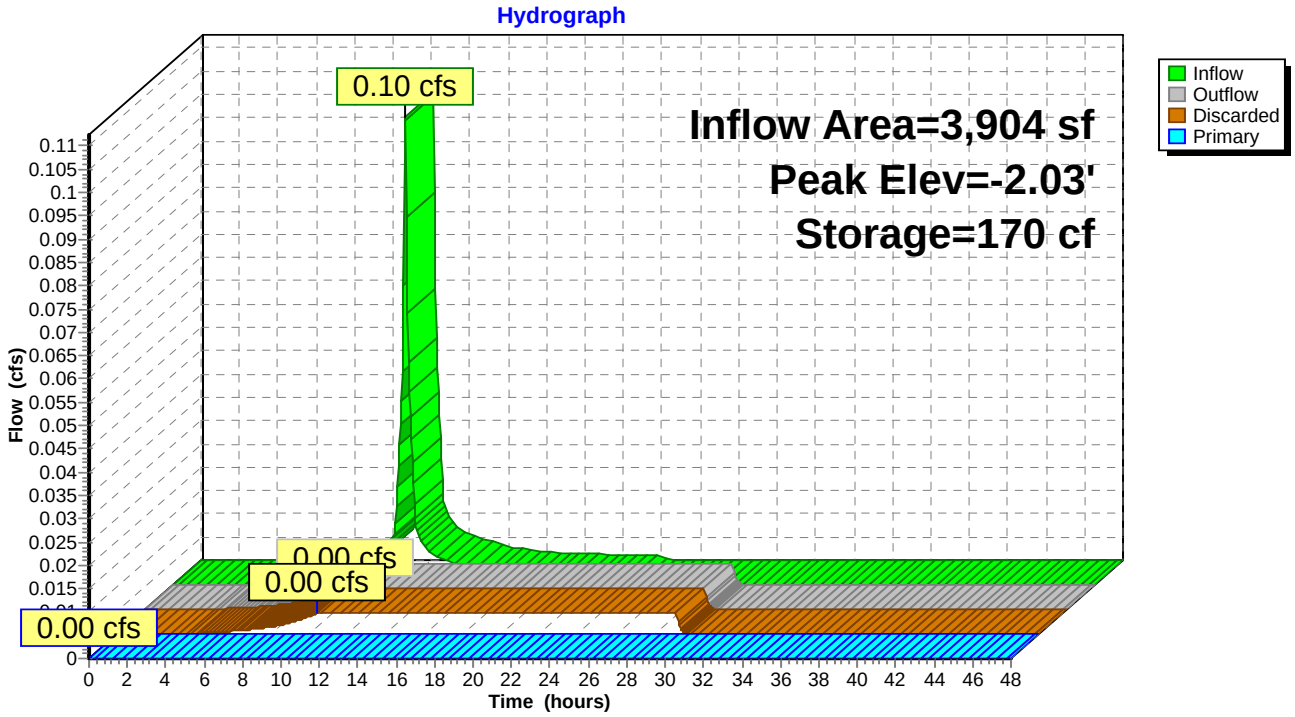
Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	93 cf	**47.8"W x 30.0"H x 6.25'L Cultec R-330** x 2 Inside #2
#2	-5.00'	100 cf	**6.00'W x 16.00'L x 3.58'H Prismatoid** 344 cf Overall - 93 cf Embedded = 251 cf x 40.0% Voids
		193 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	0.00'	**4.0" Vert. Orifice/Grate X 2.00** C= 0.600

Discarded OutFlow Max=0.00 cfs @ 10.40 hrs HW=-4.95' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=-5.00' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 5P: CULTEC



Pond 7P: CULTEC

Inflow Area = 4,645 sf, Inflow Depth = 1.03" for Water Quality event
Inflow = 0.12 cfs @ 12.09 hrs, Volume= 400 cf
Outflow = 0.01 cfs @ 12.87 hrs, Volume= 394 cf, Atten= 90%, Lag= 47.0 min
Discarded = 0.00 cfs @ 10.00 hrs, Volume= 377 cf
Primary = 0.01 cfs @ 12.87 hrs, Volume= 18 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 6
Peak Elev= 0.02' @ 12.85 hrs Surf.Area= 96 sf Storage= 193 cf

Plug-Flow detention time= 389.7 min calculated for 394 cf (98% of inflow)
Center-of-Mass det. time= 380.3 min (1,161.1 - 780.7)

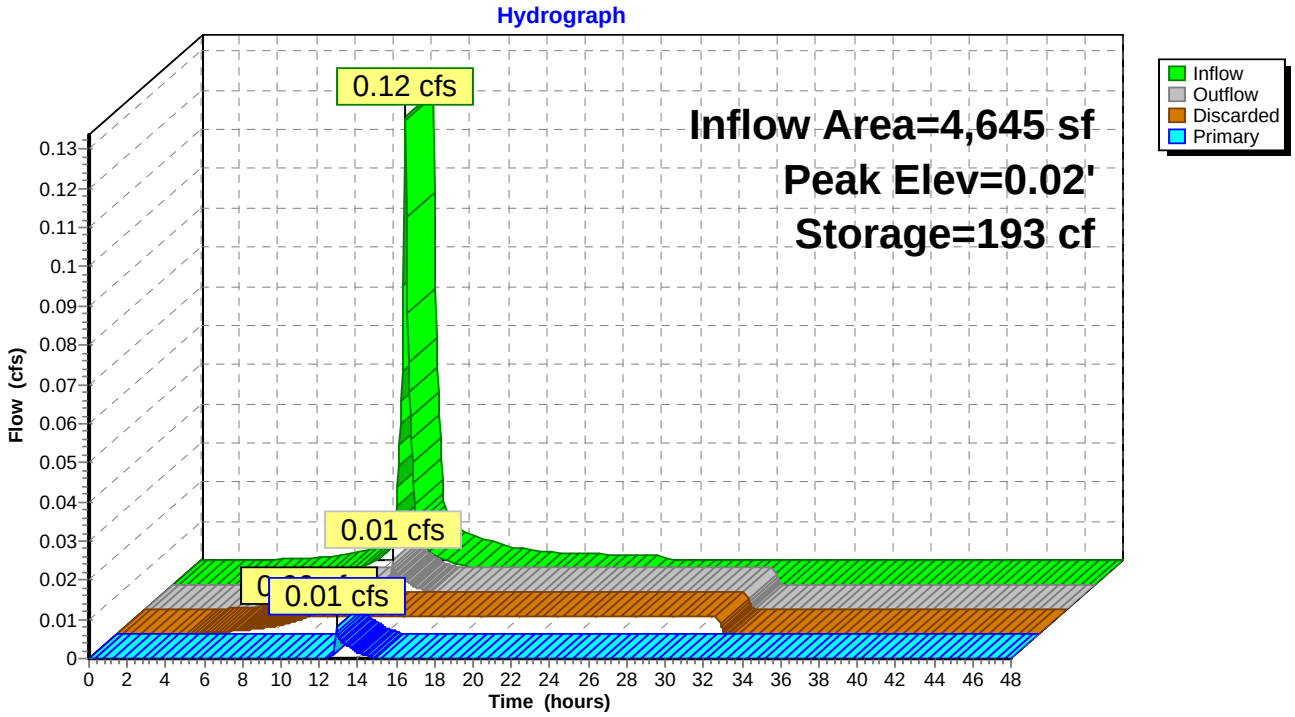
Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	93 cf	**47.8"W x 30.0"H x 6.25'L Cultec R-330** x 2 Inside #2
#2	-5.00'	100 cf	**6.00'W x 16.00'L x 3.58'H Prismatoid** 344 cf Overall - 93 cf Embedded = 251 cf x 40.0% Voids
		193 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	0.00'	**4.0" Vert. Orifice/Grate X 3.00** C= 0.600

Discarded OutFlow Max=0.00 cfs @ 10.00 hrs HW=-4.95' (Free Discharge)
↑└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.00 cfs @ 12.87 hrs HW=0.02' (Free Discharge)
↑└**2=Orifice/Grate** (Orifice Controls 0.00 cfs @ 0.51 fps)

Pond 7P: CULTEC



Pond 9P: CULTEC

Inflow Area = 3,652 sf, Inflow Depth = 1.03" for Water Quality event
Inflow = 0.09 cfs @ 12.09 hrs, Volume= 315 cf
Outflow = 0.00 cfs @ 10.50 hrs, Volume= 315 cf, Atten= 95%, Lag= 0.0 min
Discarded = 0.00 cfs @ 10.50 hrs, Volume= 315 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs / 4
Peak Elev= -2.37' @ 14.59 hrs Surf.Area= 96 sf Storage= 154 cf

Plug-Flow detention time= 309.4 min calculated for 315 cf (100% of inflow)
Center-of-Mass det. time= 309.3 min (1,090.0 - 780.7)

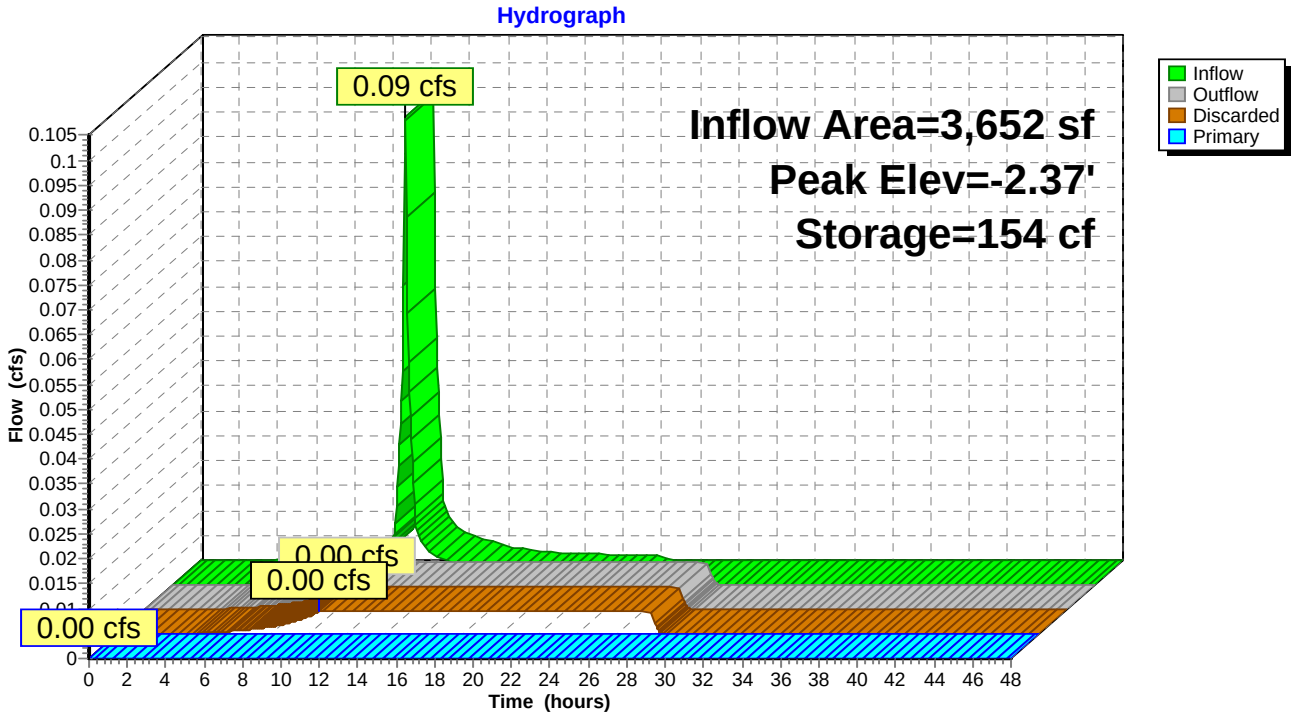
Volume	Invert	Avail.Storage	Storage Description
#1	-4.50'	93 cf	**47.8"W x 30.0"H x 6.25'L Cultec R-330** x 2 Inside #2
#2	-5.00'	100 cf	**6.00'W x 16.00'L x 3.58'H Prismatoid** 344 cf Overall - 93 cf Embedded = 251 cf x 40.0% Voids
		193 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	0.00'	**2.00' x 12.00' Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Discarded OutFlow Max=0.00 cfs @ 10.50 hrs HW=-4.95' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=-5.00' (Free Discharge)
└**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 9P: CULTEC

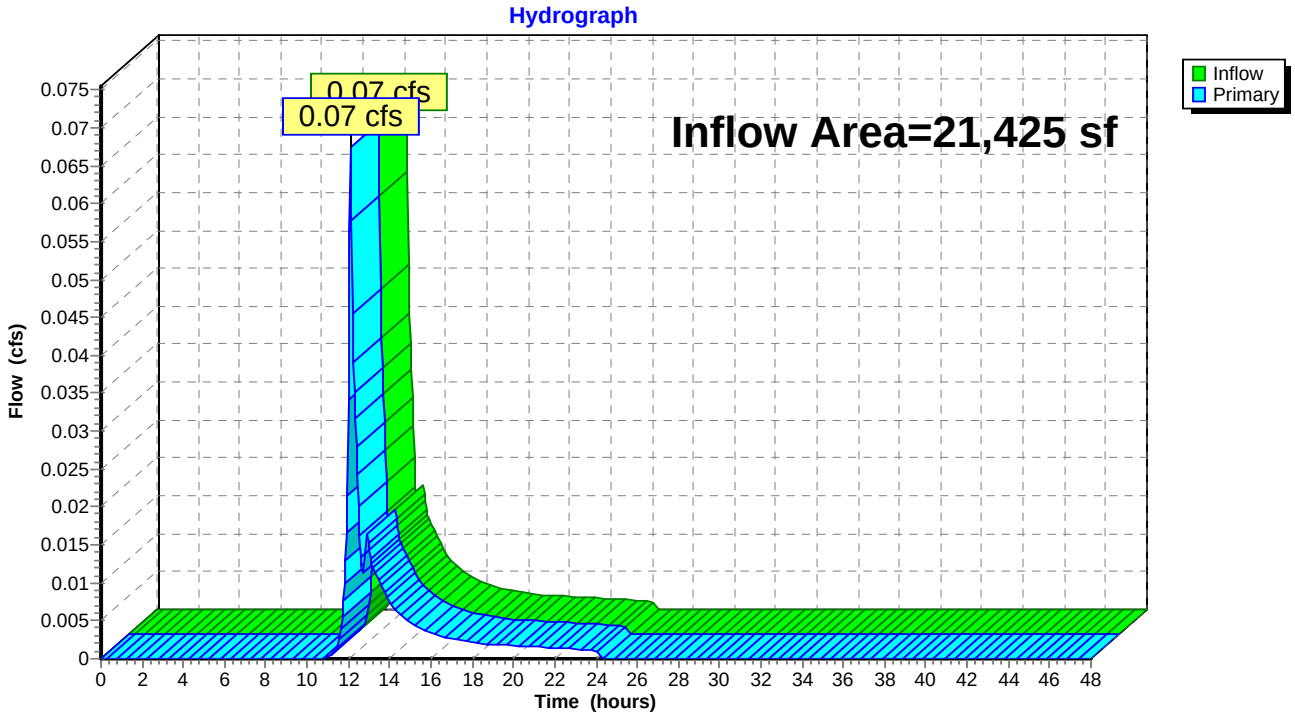


Link 11L: (new Link)

Inflow Area = 21,425 sf, Inflow Depth = 0.14" for Water Quality event
Inflow = 0.07 cfs @ 12.10 hrs, Volume= 246 cf
Primary = 0.07 cfs @ 12.10 hrs, Volume= 246 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 11L: (new Link)



Appendix 'D'

TSS Calculations

(Attached)

Infiltrator

INSTRUCTIONS:

Version 1, Automated: Mar. 4, 2008

1. In BMP Column, click on Blue Cell to Activate Drop Down Menu
2. Select BMP from Drop Down Menu
3. After BMP is selected, TSS Removal and other Columns are automatically completed.

Location: Infiltration Trench

TSS Removal Calculation Worksheet

B BMP[1]	C TSS Removal Rate[1]	D Starting TSS Load*	E Amount Removed (C*D)	F Remaining Load (D-E)
Infiltration Basin	**0.80**	**1.00**	**0.80**	**0.20**
	0.00	**0.20**	**0.00**	**0.20**
	0.00	**0.20**	**0.00**	**0.20**
	0.00	**0.20**	**0.00**	**0.20**
	0.00	**0.20**	**0.00**	**0.20**

Total TSS Removal = **80%**

Separate Form Needs to be Completed for Each Outlet or BMP Train

Project: **120 Nantasket Ave.**

Prepared By: **Atlantic Coast Eng.**

Date: **10/15/22**

*Equals remaining load from previous BMP (E) which enters the BMP

Appendix 'E'

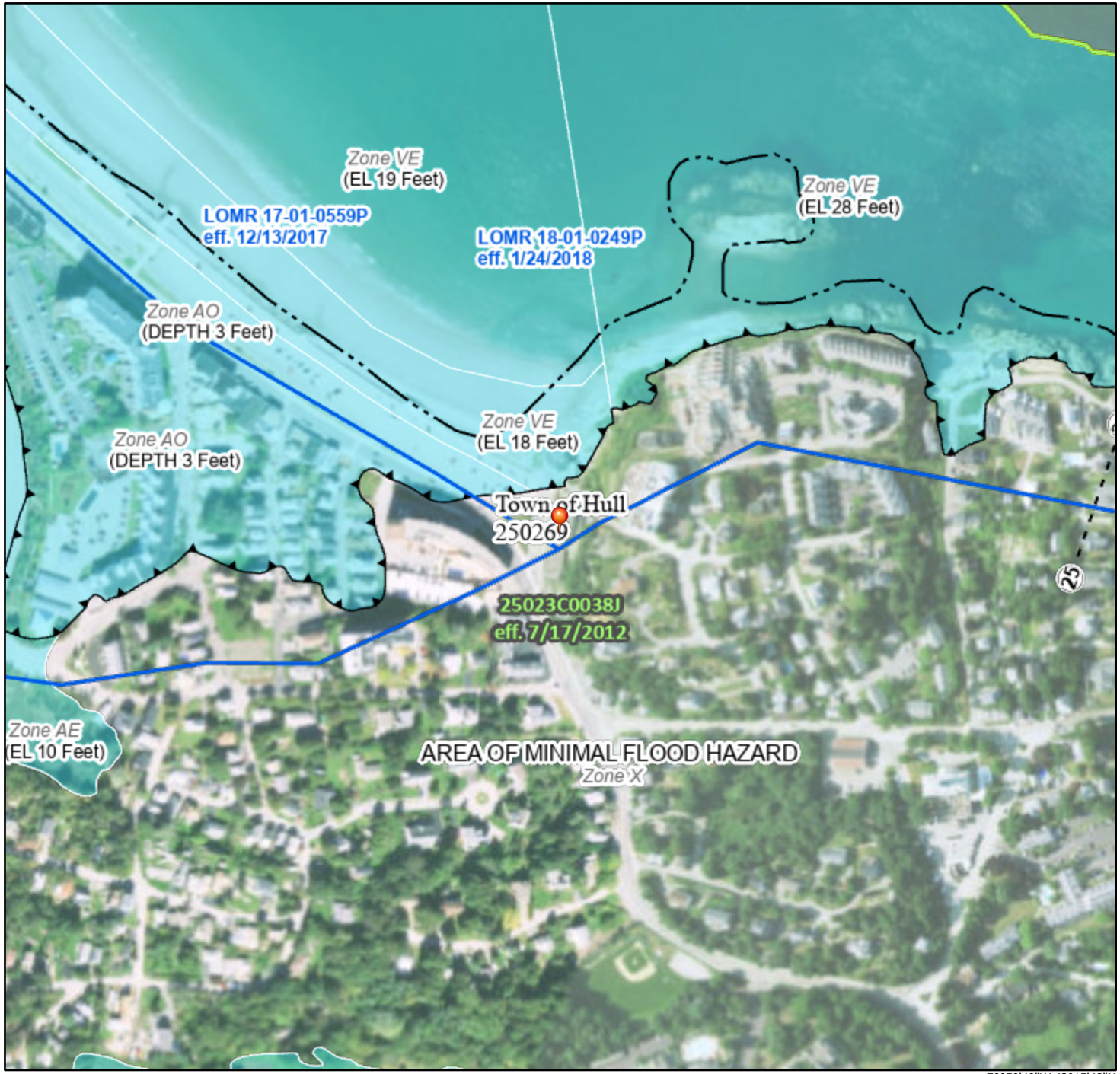
FEMA FIRMette

(Attached)

National Flood Hazard Layer FIRMette

FEMA

70°51'18"W 42°16'14"N



70°50'40"W 42°15'48"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/16/2022 at 9:53 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix 'F'

Illicit Discharge

Compliance Statement

(Attached)

Illicit Discharge Compliance Statement

Responsibility:

The Owner is responsible for ultimate compliance with all provisions of the Massachusetts Stormwater Management Policy, the USEPA NPDES Construction General Permit (if required) and responsible for identifying and eliminating illicit discharges (as defined by the USEPA).

OWNER NAME: _____

ADDRESS: _____

_____

_____

TEL. NUMBER: _____

Engineer's Compliance Statement:

To the best of my knowledge, the attached plans, computations and specifications meet the requirements of Standard 10 of the Massachusetts Stormwater Handbook regarding illicit discharges to the stormwater management system and that no detectable illicit discharges exist on the site. All documents and were prepared under my direction and qualified personnel properly gathered and evaluated the information submitted, to the best of my knowledge.

Included with this statement are site plans, drawn to scale, that identify the location of systems for conveying stormwater on the site and show that these systems do not allow the entry of any illicit discharges into the stormwater management system. The plans also show any systems for conveying wastewater and/or groundwater on the site and show that there are no connections between the stormwater and wastewater systems.

For a redevelopment project (if applicable), all actions taken to identify and remove illicit discharges, including without limitation, visual screening, dye or smoke testing, and the removal of any sources of illicit discharges to the stormwater management system are documented and included with this statement.

Appendix 'G'

Zone II Map

(Attached)

Z2	ZONE 2 MAP	ATLANTIC COAST ENGINEERING		
	AT: 120 NANTASKET AVENUE	88 FRONT ST., SUITE 22, SCITUATE, MA 02066		
	HULL, MA	N.T.S.	(781)378-2593	DATE: 10/15/22

Appendix 'H'

IWPA Map

(Attached)

IWPA	IWPA MAP	ATLANTIC COAST ENGINEERING		
	AT: 120 NANTASKET AVENUE	88 FRONT ST., SUITE 22, SCITUATE, MA 02066		
	HULL, MA	N.T.S.	(781)378-2593	DATE: 10/15/22

Appendix 'I'

Priority/Estimated Habitats of

Rare Wildlife/Species Map

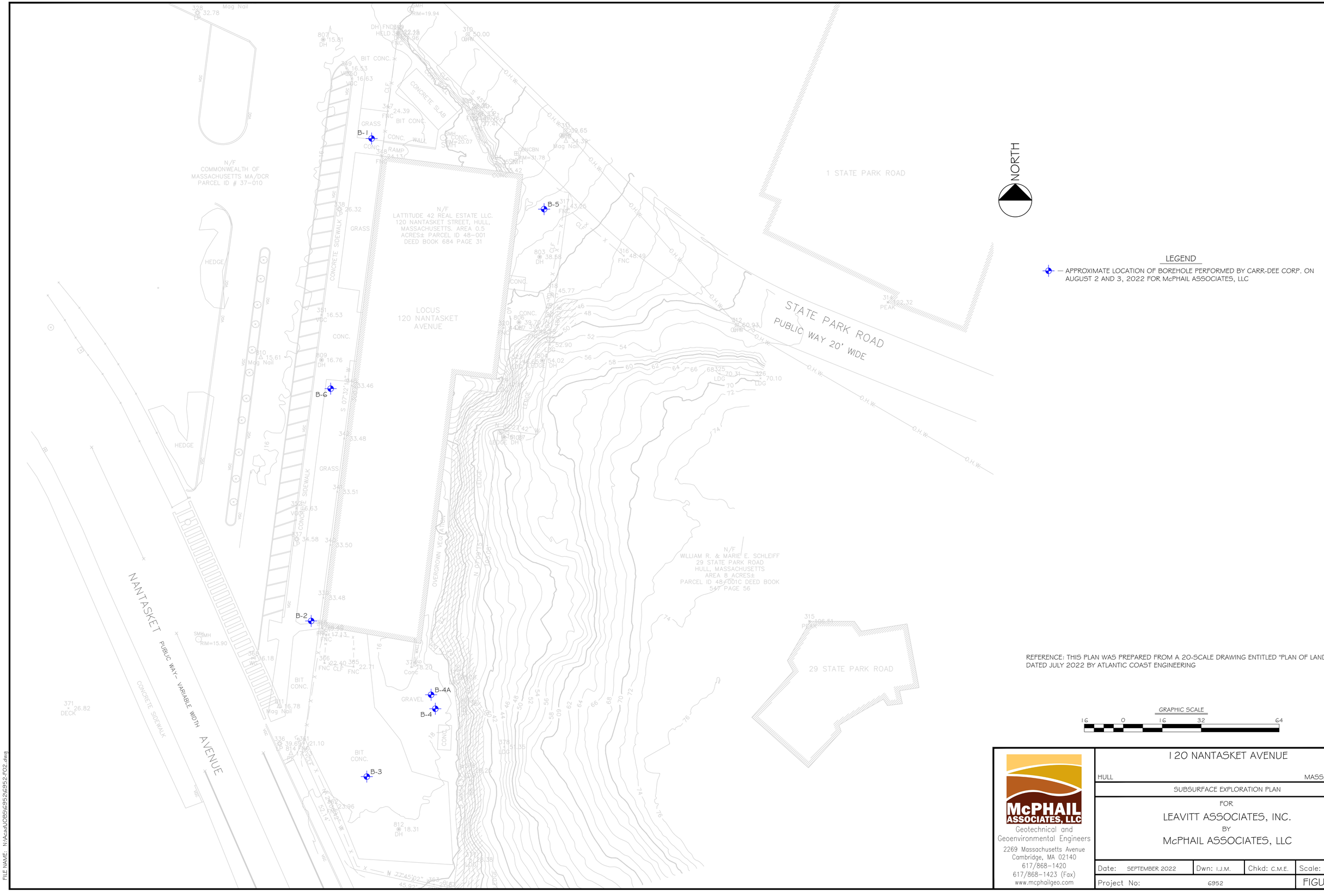
(Attached)

NHESP	NHESP MAP	ATLANTIC COAST ENGINEERING		
	AT: 120 NANTASKET AVENUE	88 FRONT ST., SUITE 22, SCITUATE, MA 02066		
	HULL, MA	N.T.S.	(781)378-2593	DATE: 10/15/22

Appendix 'J'

Boring Logs

(Attached)



NORTH

LEGEND

— APPROXIMATE LOCATION OF BOREHOLE PERFORMED BY CARR-DEE CORP. ON AUGUST 2 AND 3, 2022 FOR McPHAIL ASSOCIATES, LLC

REFERENCE: THIS PLAN WAS PREPARED FROM A 20-SCALE DRAWING ENTITLED "PLAN OF LAND" DATED JULY 2022 BY ATLANTIC COAST ENGINEERING

GRAPHIC SCALE

16 0 16 32 64

McPHAIL ASSOCIATES, LLC
Geotechnical and
Geoenvironmental Engineers
2269 Massachusetts Avenue
Cambridge, MA 02140
617/868-1420
617/868-1423 (Fax)
www.mcphailgeo.com

120 NANTASKET AVENUE

HULL MASSACHUSETTS

SUBSURFACE EXPLORATION PLAN

FOR

LEAVITT ASSOCIATES, INC.

BY

McPHAIL ASSOCIATES, LLC

Date: SEPTEMBER 2022	Dwn: I.J.M.	Chkd: C.M.E.	Scale: 1/16" = 1'-0"
Project No: 6952			FIGURE 2

FILE NAME: N:\Acad\JOBS\6952\6952-FIG2.dwg

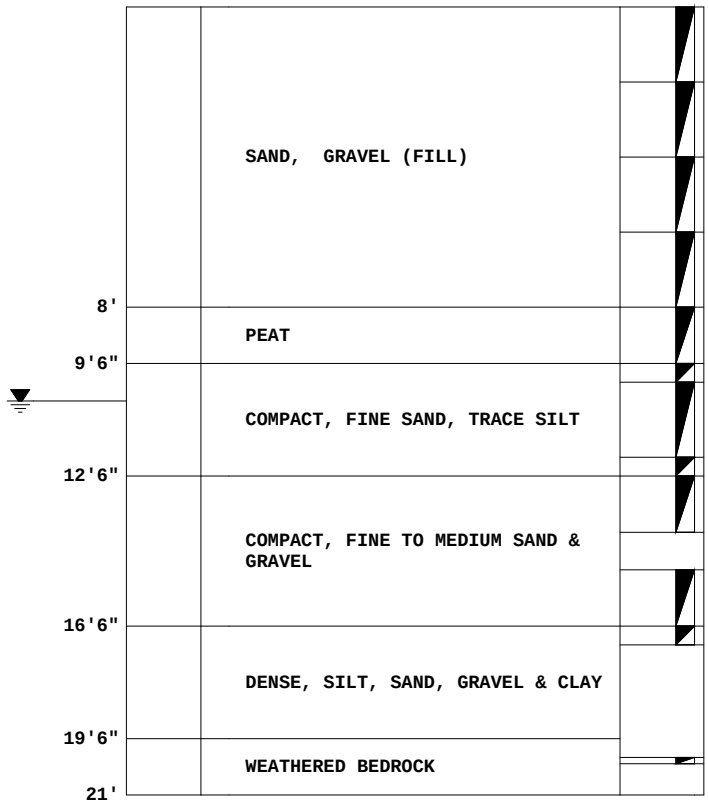
CARR-DEE CORP.

37 LINDEN STREET MEDFORD, MA 02155-0001 Telephone (781) 391-4500

To: LEAVITT ASSOC., INC., 1514 BEACON ST., BROOKLINE, MA Date: 8-4-2022 Job No.: 20220106

Location: 120 NANATASKET AVENUE, HULL, MA Scale: 1 in.= 5 ft.

BORING 1



S#1, 0' to 2' (10-5-8-5) RECOVERED 11 in.

S#2, 2' to 4' (5-4-5-6) RECOVERED 12 in.

S#3, 4' to 6' (6-6-6-6) RECOVERED 14 in.

S#4, 6' to 8' (3-3-3-3) RECOVERED 14 in.

S#5, 8' to 9'6" (2-1-1) RECOVERED 12 in.

S#5A, 9'6" to 10' (5) RECOVERED 6 in.

S#6, 10' to 12' (5-6-8-11) RECOVERED 16 in.

S#7, 12' to 12'6" (6) RECOVERED 6 in.

S#7A, 12'6" to 14' (13-15-14) RECOVERED 10 in.

S#8, 15' to 16'6" (4-6-9) RECOVERED 18 in.

S#8A, 16'6" to 17' (23) RECOVERED 4 in.

S#9, 20' to 20'2" (100/2") RECOVERED 2 in.

WATER LEVEL 10'6"
SIZE OF AUGERS: 2-1/4" I.D., LENGTH: 21'0"
DRILLER: G. SMITH, INSPECTOR: T. CORMICAN
DATE STARTED & COMPLETED: 8-2-2022

All samples have been visually classified by . Unless otherwise specified, water levels noted were observed at completion of borings, and do not necessarily represent permanent ground water levels. Figures in parenthesis indicate the number of blows required to drive Two-inch Split Sampler 6 inches using 140 lb. weight falling 30 inches(±). Figures in column to left (if noted) indicate number of blows to drive casing one foot, using 300 lb. weight falling 24 inches (±).

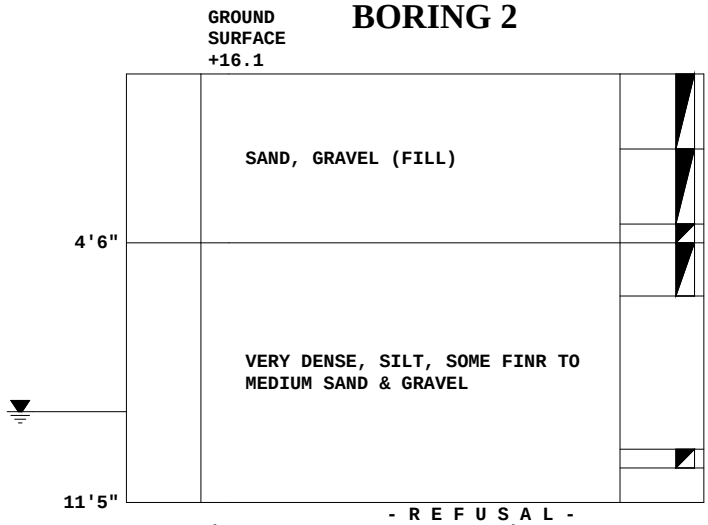
CARR-DEE CORP.

37 LINDEN STREET MEDFORD, MA 02155-0001 Telephone (781) 391-4500

To: LEAVITT ASSOC., INC., 1514 BEACON ST., BROOKLINE, MA Date: 8-4-2022 Job No.: 20220106

Location: 120 NANATASKET AVENUE, HULL, MA Scale: 1 in.= 5 ft.

BORING 2



S#1, 0' to 2' (3-6-6-12) RECOVERED 16 in.

S#2, 2' to 4' (6-12-11-16) RECOVERED 16 in.

S#3, 4' to 4'6" (20) RECOVERED 6 in.

S#3A, 4'6" to 5'11" (28-43-100/5") RECOVERED 10 in.

S#4, 10' to 10'6" (109) RECOVERED 6 in.

S#5, 11'5" to 11'5" (100/0") RECOVERED 0 in.

WATER LEVEL 9'
SIZE OF AUGERS: 2-1/4" I.D., LENGTH: 11'5"
DRILLER: G. SMITH, INSPECTOR: T. CORMICAN
DATE STARTED & COMPLETED: 8-3-2022

All samples have been visually classified by . Unless otherwise specified, water levels noted were observed at completion of borings, and do not necessarily represent permanent ground water levels. Figures in parenthesis indicate the number of blows required to drive Two-inch Split Sampler 6 inches using 140 lb. weight falling 30 inches(±). Figures in column to left (if noted) indicate number of blows to drive casing one foot, using 300 lb. weight falling 24 inches (±).

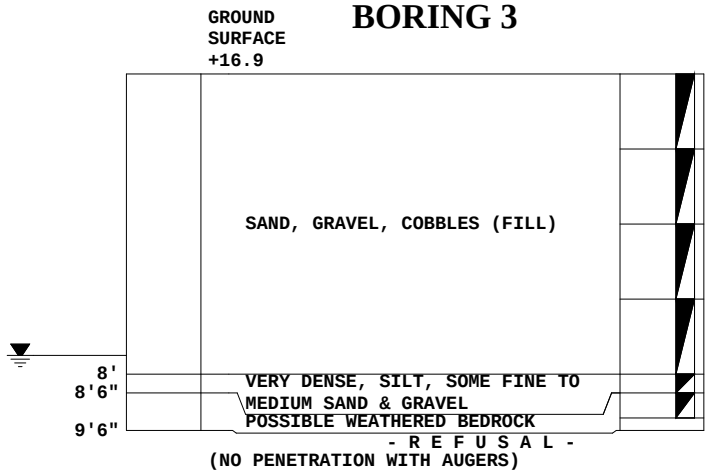
CARR-DEE CORP.

37 LINDEN STREET MEDFORD, MA 02155-0001 Telephone (781) 391-4500

To: LEAVITT ASSOC., INC., 1514 BEACON ST., BROOKLINE, MA Date: 8-4-2022 Job No.: 20220106

Location: 120 NANATASKET AVENUE, HULL, MA Scale: 1 in.= 5 ft.

BORING 3



S#1, 0' to 2' (2-8-16-11) RECOVERED 17 in.

S#2, 2' to 4' (6-4-4-3) RECOVERED 16 in.

S#3, 4' to 6' (4-4-5-6) RECOVERED 11 in.

S#4, 6' to 8' (5-3-4-6) RECOVERED 8 in.

S#5, 8' to 8'6" (55) RECOVERED 4 in.

S#5A, 8'6" to 9'2" (112-100/2") RECOVERED 6 in.

WATER LEVEL 7'6"
SIZE OF AUGERS: 2-1/4" I.D., LENGTH: 9'6"
DRILLER: G. SMITH, INSPECTOR: T. CORMICAN
DATE STARTED & COMPLETED: 8-3-2022

All samples have been visually classified by . Unless otherwise specified, water levels noted were observed at completion of borings, and do not necessarily represent permanent ground water levels. Figures in parenthesis indicate the number of blows required to drive Two-inch Split Sampler 6 inches using 140 lb. weight falling 30 inches(±). Figures in column to left (if noted) indicate number of blows to drive casing one foot, using 300 lb. weight falling 24 inches (±).

CARR-DEE CORP.

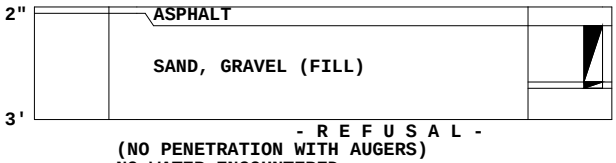
37 LINDEN STREET MEDFORD, MA 02155-0001 Telephone (781) 391-4500

To: LEAVITT ASSOC., INC., 1514 BEACON ST., BROOKLINE, MA Date: 8-4-2022 Job No.: 20220106

Location: 120 NANATASKET AVENUE, HULL, MA Scale: 1 in.= 5 ft.

BORING 4

GROUND SURFACE
+16.7



S#1, 6" to 2' (5-15-31) RECOVERED 10 in.

S#2, 2' to 2'2" (100/2") RECOVERED 2 in.

- R E F U S A L -

(NO PENETRATION WITH AUGERS)
NO WATER ENCOUNTERED
SIZE OF AUGERS: 2-1/4" I.D., LENGTH: 3'0"
DRILLER: G. SMITH, INSPECTOR: T. CORMICAN
DATE STARTED & COMPLETED: 8-3-2022

All samples have been visually classified by . Unless otherwise specified, water levels noted were observed at completion of borings, and do not necessarily represent permanent ground water levels. Figures in parenthesis indicate the number of blows required to drive Two-inch Split Sampler 6 inches using 140 lb. weight falling 30 inches(±). Figures in column to left (if noted) indicate number of blows to drive casing one foot, using 300 lb. weight falling 24 inches (±).

CARR-DEE CORP.

37 LINDEN STREET MEDFORD, MA 02155-0001 Telephone (781) 391-4500

To: LEAVITT ASSOC., INC., 1514 BEACON ST., BROOKLINE, MA Date: 8-4-2022 Job No.: 20220106

Location: 120 NANATASKET AVENUE, HULL, MA Scale: 1 in.= 5 ft.

BORING 4A

GROUND SURFACE
+16.4

AUGERED (NO SAMPLES TAKEN)

3'1"

- R E F U S A L -

(NO PENETRATION WITH AUGERS)
NO WATER ENCOUNTERED
SIZE OF AUGERS: 2-1/4" I.D., LENGTH: 3'0"
DRILLER: G. SMITH, INSPECTOR: T. CORMICAN
DATE STARTED & COMPLETED: 8-3-2022

All samples have been visually classified by . Unless otherwise specified, water levels noted were observed at completion of borings, and do not necessarily represent permanent ground water levels. Figures in parenthesis indicate the number of blows required to drive Two-inch Split Sampler 6 inches using 140 lb. weight falling 30 inches(±). Figures in column to left (if noted) indicate number of blows to drive casing one foot, using 300 lb. weight falling 24 inches (±).

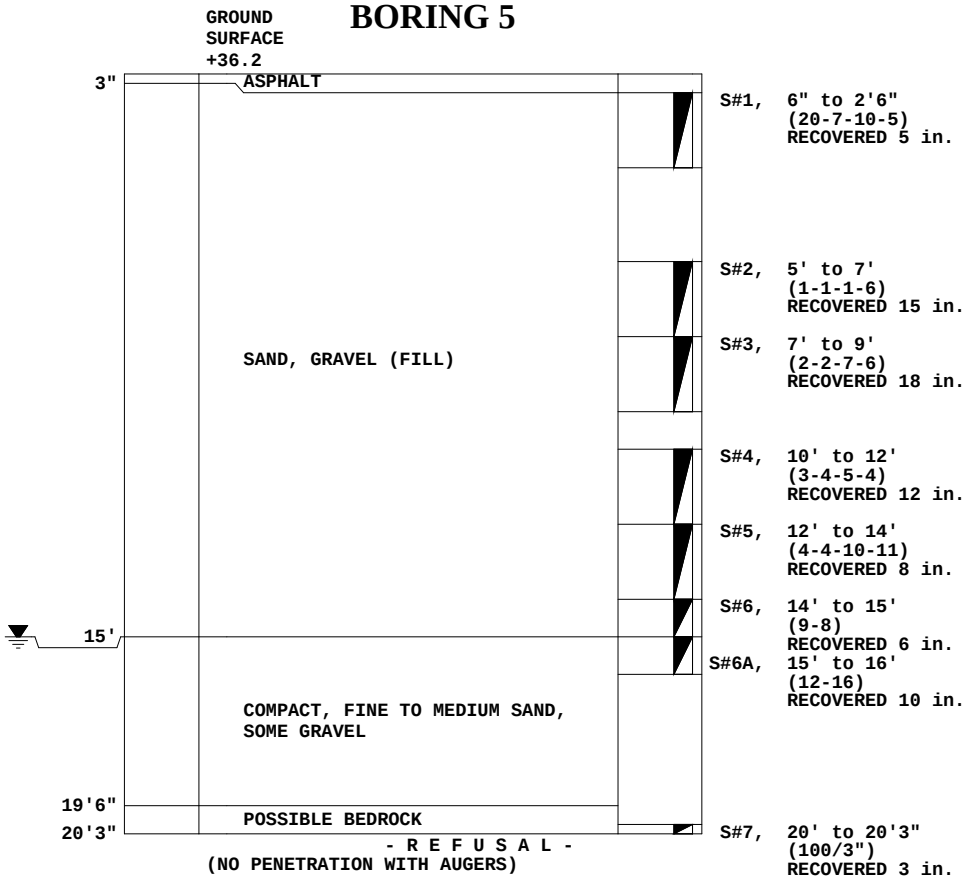
CARR-DEE CORP.

37 LINDEN STREET MEDFORD, MA 02155-0001 Telephone (781) 391-4500

To: LEAVITT ASSOC., INC., 1514 BEACON ST., BROOKLINE, MA Date: 8-4-2022 Job No.: 20220106

Location: 120 NANATASKET AVENUE, HULL, MA Scale: 1 in.= 5 ft.

BORING 5



WATER LEVEL 15'
SIZE OF AUGERS: 2-1/4" I.D., LENGTH: 20'3"
DRILLER: G. SMITH, INSPECTOR: T. CORMICAN
DATE STARTED & COMPLETED: 8-2-2022

All samples have been visually classified by . Unless otherwise specified, water levels noted were observed at completion of borings, and do not necessarily represent permanent ground water levels. Figures in parenthesis indicate the number of blows required to drive Two-inch Split Sampler 6 inches using 140 lb. weight falling 30 inches(±). Figures in column to left (if noted) indicate number of blows to drive casing one foot, using 300 lb. weight falling 24 inches (±).

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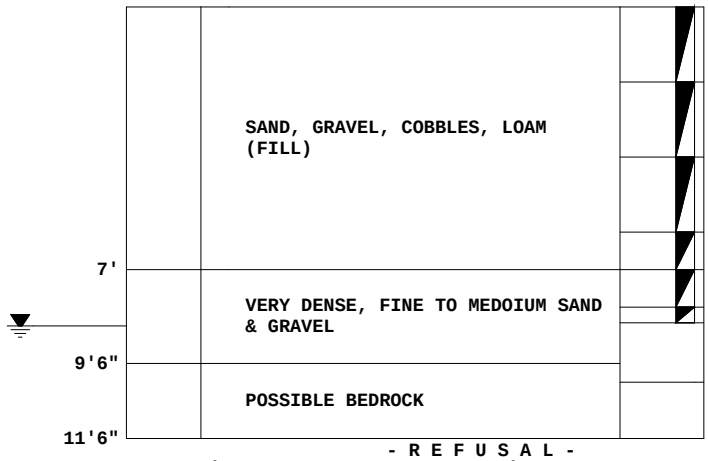
37 LINDEN STREET MEDFORD, MA 02155-0001 Telephone (781) 391-4500

To: LEAVITT ASSOC., INC., 1514 BEACON ST., BROOKLINE, MA Date: 8-4-2022 Job No.: 20220106

Location: 120 NANATASKET AVENUE, HULL, MA Scale: 1 in.= 5 ft.

BORING 6



S#1, 0' to 2' (5-6-5-4) RECOVERED 12 in.

S#2, 2' to 4' (9-7-6-6) RECOVERED 12 in.

S#3, 4' to 6' (8-5-2-1) RECOVERED 6 in.

S#4, 6' to 7' (2-4) RECOVERED 8 in.

S#4A, 7' to 8' (19-24) RECOVERED 3 in.

S#5, 8' to 8'5" (100/5") RECOVERED 3 in.

S#6, 10' to 10' (100/0") RECOVERED 0 in.

S#7, 11'6" to 11'6" (100/0") RECOVERED 0 in.

WATER LEVEL 8'6"
SIZE OF AUGERS: 2-1/4" I.D., LENGTH: 11'6"
DRILLER: G. SMITH, INSPECTOR: T. CORMICAN
DATE STARTED & COMPLETED: 8-3-2022

All samples have been visually classified by . Unless otherwise specified, water levels noted were observed at completion of borings, and do not necessarily represent permanent ground water levels. Figures in parenthesis indicate the number of blows required to drive Two-inch Split Sampler 6 inches using 140 lb. weight falling 30 inches(±). Figures in column to left (if noted) indicate number of blows to drive casing one foot, using 300 lb. weight falling 24 inches (±).

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER · HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

35250

DT&M
DROHAN TOCCHIO & MORGAN PC
ATTORNEYS AT LAW

175 DERBY ST. STE. 30
HINGHAM, MA 02043

ROCKLAND TRUST

53-447/113

10/26/2022

PAY TO THE ORDER OF Town of Hull

$**275.00

Two Hundred Seventy-Five and 00/100********** DOLLARS

Town of Hull
253 Atlantic Ave
Hull, MA 02045

2 SIGNATURES REQUIRED OVER $2500.00

AUTHORIZED SIGNATURE

MEMO

⑈035250⑈ ⑆011304478⑆ 793800255 2⑈

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

35249

DT&M
DROHAN TOCCHIO & MORGAN PC
ATTORNEYS AT LAW

175 DERBY ST. STE. 30
HINGHAM, MA 02043

ROCKLAND TRUST

53-447/113

10/26/2022

PAY TO THE ORDER OF Town of Hull

$**200.00

Two Hundred and 00/100********** DOLLARS

Town of Hull
253 Atlantic Ave
Hull, MA 02045

2 SIGNATURES REQUIRED OVER $2500.00

AUTHORIZED SIGNATURE

MEMO

Security features. Details on back.

⑈035249⑈ ⑆011304478⑆ 793800255 2⑈

HULL BOARD OF ASSESSORS

ABUTTERS LIST APPLICATION

DATE REQUESTED August 10, 2022 - DATE PAID 8/10/22

MINIMUM OF ONE (1) WORKING DAY REQUIRED TO PRODUCE LIST

SUBJECT PROPERTY ADDRESS 120 Nantasket Avenue

MAP 48 LOT 001 OWNER Latitude 42 Real Estate LLC

REASON FOR ABUTTERS LIST

_____ CONSERVATION COMMISSION
_____ TRAILERS HEARINGS
ALL PARCELS WITHIN 100' OF LOT LINES

_x_ ZONING BOARD OF APPEALS & SITE PLAN REVIEW
ALL PARCELS WITHIN 300' OF LOT LINES
TWO SETS OF LABELS – ONE RECORD CARD

_____ COMMON VICTUALER LICENSE
_____ LIQUOR LICENSE
_____ ENTERTAINMENT LICENSE
ABUTTERS 300' (STREETS ARE TRANSPARENT)

_____ OTHER _____

PROVIDE CRITERION FOR LIST

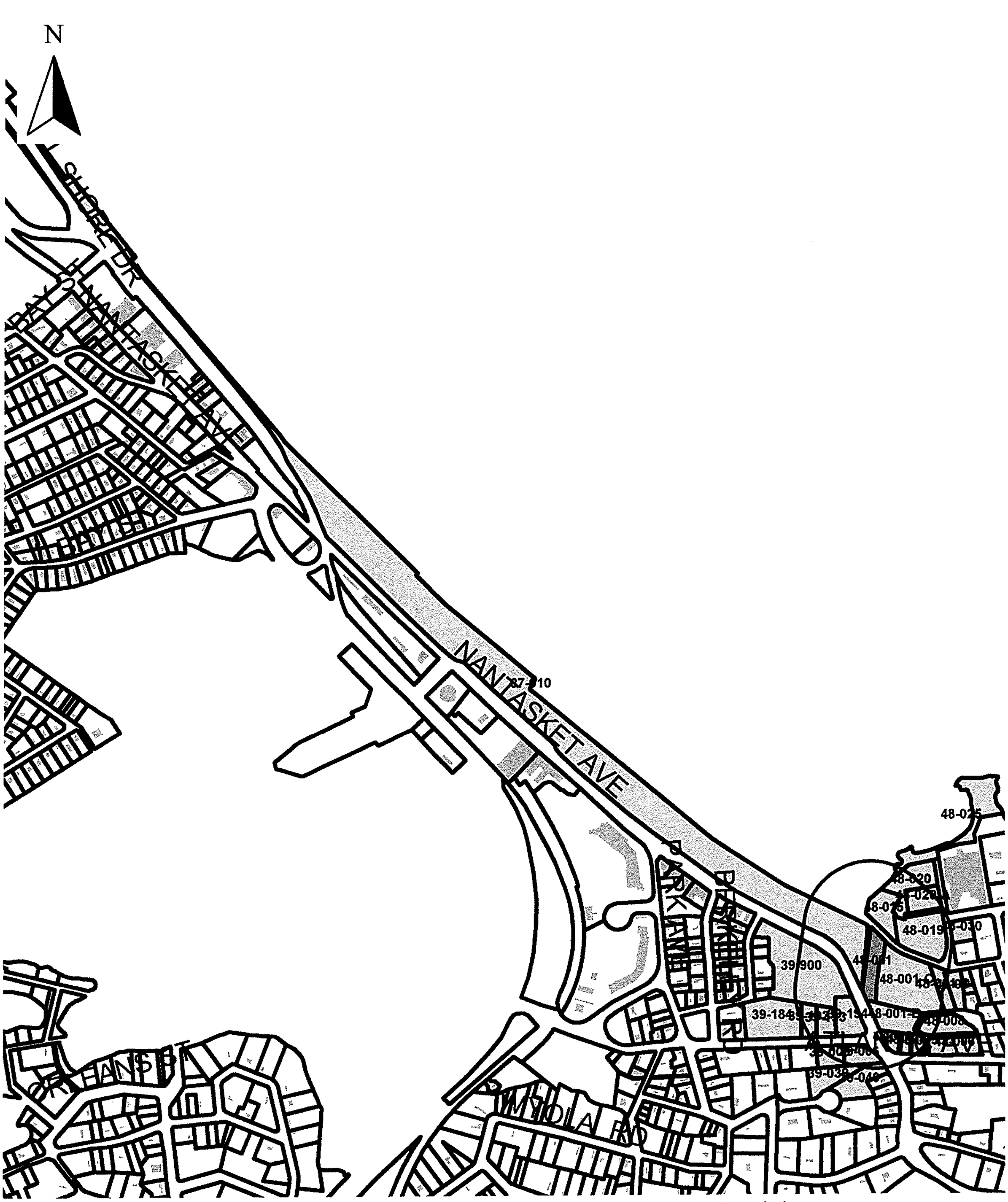
_____

PERSON REQUESTING LIST Drohan, Tocchio & Morgan, Adam J. Brodsky, Esq.

ADDRESS 175 Derby Street, Suite 30

TELEPHONE 781-749-7200 (Agent's phone)

LIST TO BE PICKED UP x MAILED _____



For assessment purposes only: not to be used in legal boundary descriptions.

Town of Hull
Assessors Office
253 Atlantic Avenue
Hull, MA 02045
781-925-2205

Abutters List Locus Map

0 600 1200 Feet

1" = 600'

August 10, 2022

Subject Parcel ID: 48-001
Address: 120 NANTASKET AVE
Radius: 300'

48	001		1 of 1	INDUSTRIAL	TOTAL ASSESSED: 935,000
MAP	LOT	SUFFIX	CARD		!4751!

HULL

PROPERTY LOCATION

No	Alt No	Direction/Street/City
120		NANTASKET AVE, HULL

OWNERSHIP

Unit#:

Owner 1:	LATITUDE 42 REAL ESTATE LLC
Owner 2:	
Owner 3:	
Street 1:	12 CREST RD
Street 2:	
Twn/City:	HULL
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	02045
Type:	

PREVIOUS OWNER

Owner 1:	D.J. & NICK ENTERPRISES, LLC -
Owner 2:	C/O ROBELLE INDUSTRIES INC -
Street 1:	60 CAMPANELLI DRIVE
Twn/City:	BRAINTREE
St/Prov:	MA
Cntry:	
Postal:	02184

NARRATIVE DESCRIPTION

This Parcel contains 21,700 SQ FT of land mainly classified as COM WHS with a(n) WAREHOUSE Building Built about 1972, Having Primarily CONC BLOCK Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	CRC	COM REC	100	U		
o				t		
n				l		
Census:	5001			Exmpt		
Flood Haz:	2					
D				Topo		
s				Street		
t				Traffic		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
316	439,800	900	21700.000	494,300	935,000
Total Card	439,800	900	0.498	494,300	935,000
Total Parcel	439,800	900	0.498	494,300	935,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 66.26 | /Parcel: 66.26

Legal Description: DOC:228113 CTF:69078

Entered Lot Size | Total Land: 21700 | Land Unit Type: SF

User Acct: 48-001

GIS Ref:

GIS Ref:

Insp Date: 05/02/22

PREVIOUS ASSESSMENT

Parcel ID: 48-001

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	316	FV	482,100	900	21,700.	395,400	878,400	878,400	Year End Roll	1/25/2022
2022	316	NC	482,100	900	21,700.	395,400	878,400	878,400	Year End Roll	9/21/2021
2021	316	FV	506,600	900	21,700.	395,400	902,900	902,900	Year End Roll	12/14/2020
2020	316	FV	120,800	900	21,700.	369,000	490,700	490,700	Year End Roll	12/17/2019
2020	316	NC	120,800	900	21,700.	369,000	490,700	490,700	Year End Roll	10/18/2019
2019	316	FV	116,200	900	21,700.	359,800	476,900	476,900	Year End Roll	1/15/2019
2018	316	FV	108,400	900	21,700.	342,700	452,000	452,000	Year End Roll	1/9/2018
2017	316	FV	108,400	900	21,700.	342,700	452,000	452,000	Year End Roll	1/5/2017

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4751

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
D.J. & NICK ENT	648-31		12/23/2019		900,000	No	Yes			
MIROJ LLC,	578-1		9/28/2010	INTRA-CORP	100	No	No			
NARDO ALBERT J.	549-145		12/31/2006		1,250,000	No	No			
	345-78		1/1/1900			No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2019	19-220	ROOF	60,000	C				
10/13/2016	17-176	REPAIRS	7,000	C				
2/7/2012	12-297	DEMOLITI	20,000	C				
3/11/2011	11-270	DEMOLITI	18,000	C				
7/22/2010	11-37	INT ALTE	40,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2022	FIELDREV CHG	KP	KPIZZELLA
6/9/2021	MEASURED	189	J HARRIS
3/27/2012	MEAS+INSPCTD	JD	JOE DIVITO
4/8/2003	MEAS+INSPCTD	201	S MCCATHERN
5/16/2000	MEAS+INSPCTD	PER	

PRINT

Date	Time
08/10/22	13:20:39

LAST REV

Date	Time
05/02/22	08:34:41
apro	

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	AO
Prior Id # 2:	X
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	COM WHS		21700		SQ FT	SITE		0	30.	0.759	2	1.00		VIEW	25					494,250		0				494,300	

Total AC/HA:	0.49816	Total SF/SM:	21700.00	Parcel LUC:	316	COM WHS	Prime NB Desc	COM EXCL	Total:	494,250	Spl Credit		Total:	494,300

mac

2023

Town of Hull
Assessors Office

LIST OF ABUTTERS TO....
Parcel No.: 48-001
Owner: LATITUDE 42 REAL ESTATE LLC
Address: 120 NANTASKET AVE

August 10, 2022
1:11:25PM

Abutter's Name	Parcel Location	Parcel No. Book - Page	Mailing Address
MA/DCR	184 NANTASKET AVE	37-010	MA/DCR 251 CAUSEWAY ST BOSTON, MA 02114
MA/DCR	178 NANTASKET AVE	37-010	MA/DCR 251 CAUSEWAY ST BOSTON, MA 02114
MA/DCR	176 NANTASKET AVE	37-010	MA/DCR 251 CAUSEWAY ST BOSTON, MA 02114
PHILLIPS KAREN M	1 ROCKLAND HOUSE RD	39-006 33628-78	PHILLIPS KAREN M 1 ROCKLAND HOUSE RD HULL, MA 02045-0000
WEISER ERIC	15 ROCKLAND HOUSE RD	39-009 51069-118	WEISER ERIC 15 ROCKLAND HOUSE RD HULL, MA 02045-0000
TRUGLIA ANTHONY & PHAEDRA	8 OLNEY ST	39-039 608-156	TRUGLIA ANTHONY & PHAEDRA 8 OLNEY STREET HULL, MA 02045
LAVOIE RICHARD J & BARBARA S	6 OLNEY ST	39-040 506-53	LAVOIE RICHARD J & BARBARA S 6 OLNEY ST HULL, MA 02045-0000
SEAWATCH OWNER ASSOCIATION	20 ROCKLAND HOUSE RD	39-184 12169-158	SEAWATCH OWNER ASSOCIATION 20 ROCKLAND HOUSE RD HULL, MA 02045-0000

Abutter's Name	Parcel Location	Parcel No. Book - Page	Mailing Address
CEDARWOOD VILLAGE LLC	14 ROCKLAND HOUSE RD	39-192 43942-246	CEDARWOOD VILLAGE LLC P.O. BOX 224 HINGHAM, MA 02043
CEDARWOOD VILLAGE LLC	12 ROCKLAND HOUSE RD	39-193 46500-179	CEDARWOOD VILLAGE LLC P.O. BOX 224 HINGHAM, MA 02043
NANTASKET HOSPITALITY GROUP	115 NANTASKET AVE	39-194 652-132	NANTASKET HOSPITALITY GROUP 10 STRATFORD TERR COHASSET, MA 02025-2155
NANTASKET HOSPITALITY GROUP	115 NANTASKET AVE	39-194 652-132	NANTASKET HOSPITALITY GROUP 10 STRATFORD TERR COHASSET, MA 02025-2155
NANTASKET HOSPITALITY GROUP	115 NANTASKET AVE	39-194 652-132	NANTASKET HOSPITALITY GROUP 10 STRATFORD TERR COHASSET, MA 02025-2155
OCEAN PLACE CONDO ASSOCIATIO	121 NANTASKET AVE	39-900 8071-163	OCEAN PLACE CONDO ASSOCIATION 121 NANTASKET AVE HULL, MA 02045-0000
BONISOLLI ROBERT W & SUSAN M	26 MIDLEDGE AVE	48-001-B 664-107	BONISOLLI ROBERT W & SUSAN M 26 MIDLEDGE AVE HULL, MA 02045
SCHLEIFF WILLIAM R & MARIE E	29 STATE PARK RD	48-001-C 547-56	SCHLEIFF WILLIAM R & MARIE E 29 STATE PARK RD HULL, MA 02045-3210

Abutter's Name	Parcel Location	Parcel No. Book - Page	Mailing Address
CONGREVE STREET CORP	0 STATE PARK RD	48-001-D 396-3	CONGREVE STREET CORP 1 CITIZENS DR STE 4 RIVERSIDE, RI 02915-0000
GRATTA PAUL V TRS	288 ATLANTIC AVE	48-002 408-78	GRATTA PAUL V TRS PO BOX 421 HULL, MA 02045-0000
GRATTA PAUL V TRS	288 ATLANTIC AVE	48-002 408-78	GRATTA PAUL V TRS PO BOX 421 HULL, MA 02045-0000
PAGLIUCA CESARE F	286 ATLANTIC AVE	48-004 459-114	PAGLIUCA CESARE F 249 FOREST STREET MEDFORD, MA 02155-0000
GALIPEAU ARIEL	280 ATLANTIC AVE	48-005 659-111	GALIPEAU ARIEL 280 ATLANTIC AVE HULL, MA 02045-0000
CONNORS TRACEY	276 ATLANTIC AVE	48-006 27834-4	CONNORS TRACEY 276 ATLANTIC AVE HULL, MA 02045
SULLIVAN JOHN P & ANNA T	24 MIDLEDGE AVE	48-008 45768-304	SULLIVAN JOHN P & ANNA T 23 WESTMORELAND ST DORCHESTER, MA 02124
DANIELS HARRY T & KAREN L	25 STATE PARK RD	48-014 54720-1	DANIELS HARRY T & KAREN L 25 STATE PARK RD HULL, MA 02045-0000

Abutter's Name	Parcel Location	Parcel No. Book - Page	Mailing Address
HULL STATE PARK LLC	42 STATE PARK RD	48-015 665-26	HULL STATE PARK LLC 832 DORCHESTER AVE DORCHESTER, MA 02125
OCEANIA RESIDENCES CONDO	1 LONG BEACH AVE	48-019 34766-49	OCEANIA RESIDENCES CONDO 1 LONGBEACH AVE HULL, MA 02045
HULL TOWN OF	0 LONG BEACH AVE	48-020 19392-129	HULL TOWN OF 253 ATLANTIC AVENUE HULL, MA 02045-0000
BROYLES ANA	9 LONG BEACH AVE	48-020-A 52805-347	BROYLES ANA 32 BURKE LANE WELLESLEY HILLS, MA 02481
HULL TOWN OF	0 LONG BEACH AVE	48-025 19392-129	HULL TOWN OF 253 ATLANTIC AVENUE HULL, MA 02045-0000
DONNELLY JOHN R & LAURIE	6 LONG BEACH AVE	48-030 44113-83	DONNELLY JOHN R & LAURIE 6 LONG BEACH AVENUE HULL, MA 02045

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

PHILLIPS KAREN M
1 ROCKLAND HOUSE RD
HULL, MA 02045-0000

WEISER ERIC
15 ROCKLAND HOUSE RD
HULL, MA 02045-0000

TRUGLIA ANTHONY & PHAEDRA
8 OLNEY STREET
HULL, MA 02045

LAVOIE RICHARD J & BARBARA S
6 OLNEY ST
HULL, MA 02045-0000

SEAWATCH OWNER ASSOCIATION
20 ROCKLAND HOUSE RD
HULL, MA 02045-0000

CEDARWOOD VILLAGE LLC
P.O. BOX 224
HINGHAM, MA 02043

CEDARWOOD VILLAGE LLC
P.O. BOX 224
HINGHAM, MA 02043

NANTASKET HOSPITALITY GROUP
10 STRATFORD TERR
COHASSET, MA 02025-2155

NANTASKET HOSPITALITY GROUP
10 STRATFORD TERR
COHASSET, MA 02025-2155

NANTASKET HOSPITALITY GROUP
10 STRATFORD TERR
COHASSET, MA 02025-2155

OCEAN PLACE CONDO ASSOCIATION
121 NANTASKET AVE
HULL, MA 02045-0000

BONISOLLI ROBERT W & SUSAN M
26 MIDLEDGE AVE
HULL, MA 02045

SCHLEIFF WILLIAM R & MARIE E
29 STATE PARK RD
HULL, MA 02045-3210

CONGREVE STREET CORP
1 CITIZENS DR STE 4
RIVERSIDE, RI 02915-0000

GRATTA PAUL V TRS
PO BOX 421
HULL, MA 02045-0000

GRATTA PAUL V TRS
PO BOX 421
HULL, MA 02045-0000

PAGLIUCA CESARE F
249 FOREST STREET
MEDFORD, MA 02155-0000

GALIPEAU ARIEL
280 ATLANTIC AVE
HULL, MA 02045-0000

CONNORS TRACEY
276 ATLANTIC AVE
HULL, MA 02045

SULLIVAN JOHN P & ANNA T
23 WESTMORELAND ST
DORCHESTER, MA 02124

DANIELS HARRY T & KAREN L
25 STATE PARK RD
HULL, MA 02045-0000

HULL STATE PARK LLC
832 DORCHESTER AVE
DORCHESTER, MA 02125

OCEANIA RESIDENCES CONDO
1 LONGBEACH AVE
HULL, MA 02045

HULL TOWN OF
253 ATLANTIC AVENUE
HULL, MA 02045-0000

BROYLES ANA
32 BURKE LANE
WELLESLEY HILLS, MA 02481

HULL TOWN OF
253 ATLANTIC AVENUE
HULL, MA 02045-0000

DONNELLY JOHN R & LAURIE
6 LONG BEACH AVENUE
HULL, MA 02045

1 LONG BEACH AVE 101 48-019-101
LUC: 102

TURNER GERALD J TRS
SOTREL IRREV TR
1 LONG BEACH AVENUE #101
HULL, MA 02045

1 LONG BEACH AVE 102 48-019-102
LUC: 102

RABBITT EDWARD C & ANNE C TRS
EDWARD C & ANNE C RABBITT REV LIVING TR
10134 BERTRAM LN
FORT MYERS, FL 33919

1 LONG BEACH AVE 103 48-019-103
LUC: 102

YI SCOTT JAMES & VERNA
1 LONGBEACH AVE UNIT #103
HULL, MA 02045

1 LONG BEACH AVE 104 48-019-104
LUC: 102

NASH TIMOTHY J & SUSAN S
1 LONG BEACH AVENUE #104
HULL, MA 02045-3261

1 LONG BEACH AVE 201 48-019-201
LUC: 102

DUNLAP DAVID H JR
INGOLDSBY MARY E LIFE EST
1 LONG BEACH AVE #201
HULL, MA 02045

1 LONG BEACH AVE 202 48-019-202
LUC: 102

KILLILEA THOMAS W
1 LONG BEACH AVE #202
HULL, MA 02045

1 LONG BEACH AVE 203 48-019-203
LUC: 102

GRAHAM THOMAS C
OCONNOR CATHERINE A
1 LONG BEACH AVE #203
HULL, MA 02045

1 LONG BEACH AVE 204 48-019-204
LUC: 102

DUDANI RAJENDER
SAYANA PREETI
1 LONG BEACH AVE #204
HULL, MA 02045

1 LONG BEACH AVE 301 48-019-301
LUC: 102

GREEN RICHARD W & JUDITH F
1 LONG BEACH AVENUE #301
HULL, MA 02045

1 LONG BEACH AVE 302 48-019-302
LUC: 102

HUBBELL CONSTANCE N TRS
CONSTANCE N HUBBELL 2000 REV TR
1 LONG BEACH AVE #302
HULL, MA 02045

1 LONG BEACH AVE 303 48-019-303
LUC: 102

KILDUFF JAY R
1 LONG BEACH AVENUE #303
HULL, MA 02045

1 LONG BEACH AVE 304 48-019-304
LUC: 102

KILDUFF JAY R.
1 LONG BEACH AVE #304
HULL, MA 02045

1 LONG BEACH AVE 401 48-019-401
LUC: 102

DICENSO ROBERT E & DENISE A
1 LONG BEACH AVE #401
HULL, MA 02045

1 LONG BEACH AVE 402 48-019-402
LUC: 102

1 LONGBEACH AVE #402 RLTY TR
POTTER ERIK T TRS
1 LONG BEACH AVE #402
HULL, MA 02045

1 LONG BEACH AVE 403 48-019-403
LUC: 102

RYAN DOUGLAS J & CYNTHIA R
1 LONG BEACH AVENUE #403
HULL, MA 02045

1 LONG BEACH AVE 404 48-019-404
LUC: 102

REDDY SARATHCHANDRA I
REDDY KIRANMAYI P
20 WEBSTER ST #707
BROOKLINE, MA 02446

121 NANTASKET AVE 101 39-199
LUC: 102
SCOTT JOANN WRIGHT TRS
NANTASKET WRIGHT RLTY TRUST
23 MARINERS WAY
PLYMOUTH, MA 02360

121 NANTASKET AVE 102 39-200
LUC: 102
BANNISTER RANDOLPH C
121 NANTASKET AVE #102
HULL, MA 02045

121 NANTASKET AVE 201 39-201
LUC: 102
DECOSTA MARY K
121 NANTASKET AVENUE #201
HULL, MA 02045

121 NANTASKET AVE 202 39-202
LUC: 102
BROADLEY ANN S
121 NANTASKET AVENUE #202
HULL, MA 02045

121 NANTASKET AVE 203 39-203
LUC: 102
MACNEIL SUZANNE L
121 NANTASKET AVE #203
HULL, MA 02045

121 NANTASKET AVE 204 39-204
LUC: 102
VALENTE BARBARA A & DAVID C TRS
BARBARA A VALENTE REV TR
82 SUMMER ST
NORWELL, MA 02061

121 NANTASKET AVE 205 39-205
LUC: 102
RANDALL CLEMENTINA
236 CUSHING ST
HINGHAM , MA 02043

121 NANTASKET AVE 206 39-206
LUC: 102
CHRISTIAN RICHARD G & SOPHIE
TRS CHRISTIAN FAMILY TRUST
121 NANTASKET AVE #206
HULL, MA 02045

121 NANTASKET AVE 207 39-207
LUC: 102
LINCOLN DONALD C & BRIAN D TRS
LINCOLN FAM IRREV TR
121 NANTASKET AVE # 207
HULL, MA 02045

121 NANTASKET AVE 208 39-208
LUC: 102
GOVONI MARY LOU
121 NANTASKET AVE #208
HULL, MA 02045-0000

121 NANTASKET AVE 209 39-209
LUC: 102
HORSFORD PETER A & SUSAN D TRS
HORSFORD FAM TR
121 NANTASKET AVE #209
HULL, MA 02045-0000

121 NANTASKET AVE 301 39-301
LUC: 102
FEINBERG JILL M TRS
JILL M FEINBERG REV TR
121 NANTASKET AVE UNIT 301
HULL, MA 02045-0000

121 NANTASKET AVE 302 39-302
LUC: 102
ALBERT ELEANOR N TRS
ELEANOR ALBERT FAMILY TRUST
121 NANT AVE #302
HULL, MA 02045-0000

121 NANTASKET AVE 303 39-303
LUC: 102
MILLER CHERYL TRS
CHERYL A MILLER TRUST
121 NANTASKET AVE UNIT 303
HULL, MA 02045

121 NANTASKET AVE 304 39-304
LUC: 102
LOCKE LUCY ANN
PO BOX 507
SCITUATE, MA 02066

121 NANTASKET AVE 305 39-305
LUC: 102
CARRAHER BONNIE L
121 NANTASKET AVENUE #305
HULL, MA 02045

121 NANTASKET AVE 306 39-306
LUC: 102
PATTERSON LILLIAN V
121 NANTASKET AVE #306
HULL, MA 02045-0000

121 NANTASKET AVE 307 39-307
LUC: 102
HASSAN HICHAM ALI
218 NEWBURY ST SU 3
BOSTON, MA 02116

121 NANTASKET AVE 308 39-308
LUC: 102
GURLEY GEORGE K & SHIRILL R
TRS ARTHUR RLTY TRUST
35 GURLEY LANE
BRIDGEWATER, MA 02324

121 NANTASKET AVE 309 39-309
LUC: 102
KUPSC LISA
903 NANTASKET AVE
HULL, MA 02045

121 NANTASKET AVE 401 39-401
LUC: 102
WARREN MARK G TRS
MARK G WARREN IRREV SECURITY
P.O. BOX 1152
BROCKTON, MA 02303

121 NANTASKET AVE 402 39-402
LUC: 102
DAME ROBERT R & WINIFRED M
121 NANTASKET AVE #402
HULL, MA 02045

121 NANTASKET AVE 403 39-403
LUC: 102
KATIBIAN JOHN K & EVELYN A TRS KATIBIAN FAM
121 NANTASKET AVE #403
HULL, MA 02045-0000

121 NANTASKET AVE 404 39-404
LUC: 102
WELSH PETER & TRACEY
75 LAMBERTS LN
COHASSET, MA 02025

121 NANTASKET AVE 405 39-405
LUC: 102
RILEY JOHN E & DEBORAH S
121 NANTASKET AVENUE #405
HULL, MA 02045

121 NANTASKET AVE 406 39-406
LUC: 102
BREEN LINDA M TRS LINDA M BREE N REVOCABLE
121 NANTASKET AVE #406
HULL, MA 02045-0000

121 NANTASKET AVE 407 39-407
LUC: 102
DAVINE JULIE A TRS
THE GREGORY & BEVERLY COBB FAM IRREV INCC
121 NANTASKET AVE #407
HULL, MA 02045-0000

121 NANTASKET AVE 408 39-408
LUC: 102
LYONS CHRISTINE A & MICHAEL R TRS
LYONS FAM RLTY TR
121 NANTASKET AVE UNIT #408
HULL, MA 02045

121 NANTASKET AVE 409 39-409
LUC: 102
ALBANO HEDWIG A & ESPERANZA
121 NANTASKET AVE #409
HULL, MA 02045-0000

121 NANTASKET AVE 501 39-501
LUC: 102
CARAGAY ALEGRIA B & ADLER NORM AN
121 NANT AVE UN 501
HULL, MA 02045-0000

121 NANTASKET AVE 805 39-805

LUC: 102

MILLARD ELIZABETH J TRS
M & A LIVING TRUST
121 NANTASKET AVE #805
HULL, MA 02045-0000

121 NANTASKET AVE 806 39-806

LUC: 102

CORRADO RALPH C TRS
RALPH C CORRADO TRUST
121 NANTASKET AVE #806
HULL, MA 02045-0000

121 NANTASKET AVE 807 39-807

LUC: 102

CARAVANA ROBERT B & CAROL V TRS
40 REED ST NOMINEE TR
40 REED ST
LEXINGTON, MA 02421

121 NANTASKET AVE 808 39-808

LUC: 102

LAMBERT PATRICIA ANNE
MULVEY KATHRYN LOUISE
121 NANTASKET AVE #808
HULL, MA 02045-0000

121 NANTASKET AVE 809 39-809

LUC: 102

OBRIEN SIOBHAN
KELLY BRIAN P
121 NANTASKET AVE #809
HULL, MA 02045

20 ROCKLAND HOUSE RD 101 39-184-1
LUC: 102

ZHANG MARY
20 ROCKLAND HOUSE RD #101
HULL, MA 02045

20 ROCKLAND HOUSE RD 102 39-184-2
LUC: 102

CEDARWOOD VILLAGE LLC
P.O. BOX 224
HINGHAM, MA 02043

20 ROCKLAND HOUSE RD 103 39-184-3
LUC: 102

GALLIGAN JOHN P
GALLIGAN WILLIAM T
20 ROCKLAND HSE RD #103
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 104 39-184-4
LUC: 102

MULDER ELLEN
LUTHER JOHN
214 ATLANTIC AVE #2
HULL, MA 02045

20 ROCKLAND HOUSE RD 601 39-184-5
LUC: 102

LABELLE SUSAN P
20 ROCKLAND HSE RD #601
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 201 39-184-A
LUC: 102

BOCK NANCY M
20 ROCKLAND HSE RD #201
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 202 39-184-B
LUC: 102

STANLEY MICHAEL P
20 ROCKLAND HOUSE RD #202
HULL, MA 02045

20 ROCKLAND HOUSE RD 203 39-184-C
LUC: 102

CEDARWOOD VILLAGE LLC
P.O. BOX 224
HINGHAM, MA 02043

20 ROCKLAND HOUSE RD 204 39-184-D
LUC: 102

MOSKOWITZ ROBB M & NANCY ANN
12 HEADWATERS DR
HALIFAX, MA 02338

20 ROCKLAND HOUSE RD 205 39-184-E
LUC: 102

WALSH MARY JANE
20 ROCKLAND HSE RD #205
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 206 39-184-F
LUC: 102

KANE JOAN TRS
ROCKLAND HOUSE ROAD REALTY TR
20 ROCKLAND HOUSE RD #206
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 301 39-184-G
LUC: 102

SULLIVAN JENNIFER
20 ROCKLAND HOUSE RD #301
HULL, MA 02045

20 ROCKLAND HOUSE RD 302 39-184-H
LUC: 102

NELDER LOUISE T
20 ROCKLAND HSE RD #302
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 303 39-184-I
LUC: 102

TUMOLO STEPHEN M
TEGERSTRAND JULENE M
20 ROCKLAND HOUSE ROAD #303
HULL, MA 02045

20 ROCKLAND HOUSE RD 304 39-184-J
LUC: 102

COLBERT KATHLEEN A
20 ROCKLAND HOUSE RD #304
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 305 39-184-K
LUC: 102

CONWAY WILLIAM J & DENISE M
20 ROCKLAND HOUSE RD #305
HULL, MA 02045

20 ROCKLAND HOUSE RD 306 39-184-L
LUC: 102

CALCAGNO JOHN B TRS ROCKLAND H OUSE TRUS
C/O DONNA PERRY
20 ROCKLAND HSE RD #306
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 401 39-184-M
LUC: 102

VERVILLE KENNETH A
20 ROCKLAND HSE RD #401
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 402 39-184-N
LUC: 102

DOLAN THERESA M
C/O DOLAN GEORGE F
20 ROCKLAND HSE RD #402
HULL, MA 02045

20 ROCKLAND HOUSE RD 403 39-184-O
LUC: 102

FISH RICHARD A & LORETTA C TRS
LORETTA C FISH LIVING TRUST
20 ROCKLAND HSE #403
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 404 39-184-P
LUC: 102

COLE DEREK A & LYDIA I TRS
COLE FAMILY REV TR
20 ROCKLAND HOUSE RD #404
HULL, MA 02045

20 ROCKLAND HOUSE RD 405 39-184-Q
LUC: 102

TONER CATHERINE
20 ROCKLAND HOUSE RD #405
HULL, MA 02045

20 ROCKLAND HOUSE RD 406 39-184-R
LUC: 102

MOTYKA MARY E TRS
20 ROCKLAND HOUSE RD TR
20 ROCKLAND HSE RD #406
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 501 39-184-S
LUC: 102

FOX JAMES
20 ROCKLAND HOUSE RD #501
HULL, MA 02045

20 ROCKLAND HOUSE RD 502 39-184-T
LUC: 102

WAGNER JOHN & CAROLINE
20 ROCKLAND HOUSE RD #502
HULL, MA 02045

20 ROCKLAND HOUSE RD 503 39-184-U
LUC: 102

PHILIPS ROBERT M
20 ROCKLAND HOUSE RD #503
HULL, MA 02045

20 ROCKLAND HOUSE RD 504 39-184-V
LUC: 102

MCCRANN REGINA CLARE
20 ROCKLAND HSE RD #504
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 505 39-184-W
LUC: 102

GRANT KENDRA LYNN
20 ROCKLAND HOUSE RD #505
HULL, MA 02045

20 ROCKLAND HOUSE RD 506 39-184-X
LUC: 102

HUNT EILEEN TRS
DAIGLER KATHLEEN TRS
20 ROCKLAND HSE RD #506
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 507 39-184-Y
LUC: 102

MCCANN PATRICK
DUARTE MONIQUE N
20 ROCKLAND HOUSE RD #507
HULL, MA 02045-0000

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

NANTASKET HOSPITALITY GROUP
10 STRATFORD TERR
COHASSET, MA 02025-2155

GALIPEAU ARIEL
280 ATLANTIC AVE
HULL, MA 02045-0000

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

NANTASKET HOSPITALITY GROUP
10 STRATFORD TERR
COHASSET, MA 02025-2155

CONNORS TRACEY
276 ATLANTIC AVE
HULL, MA 02045

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

NANTASKET HOSPITALITY GROUP
10 STRATFORD TERR
COHASSET, MA 02025-2155

SULLIVAN JOHN P & ANNA T
23 WESTMORELAND ST
DORCHESTER, MA 02124

PHILLIPS KAREN M
1 ROCKLAND HOUSE RD
HULL, MA 02045-0000

OCEAN PLACE CONDO ASSOCIATION
121 NANTASKET AVE
HULL, MA 02045-0000

DANIELS HARRY T & KAREN L
25 STATE PARK RD
HULL, MA 02045-0000

WEISER ERIC
15 ROCKLAND HOUSE RD
HULL, MA 02045-0000

BONISOLLI ROBERT W & SUSAN M
26 MIDLEDGE AVE
HULL, MA 02045

HULL STATE PARK LLC
832 DORCHESTER AVE
DORCHESTER, MA 02125

TRUGLIA ANTHONY & PHAEDRA
8 OLNEY STREET
HULL, MA 02045

SCHLEIFF WILLIAM R & MARIE E
29 STATE PARK RD
HULL, MA 02045-3210

OCEANIA RESIDENCES CONDO
1 LONGBEACH AVE
HULL, MA 02045

LAVOIE RICHARD J & BARBARA S
6 OLNEY ST
HULL, MA 02045-0000

CONGREVE STREET CORP
1 CITIZENS DR STE 4
RIVERSIDE, RI 02915-0000

HULL TOWN OF
253 ATLANTIC AVENUE
HULL, MA 02045-0000

SEAWATCH OWNER ASSOCIATION
20 ROCKLAND HOUSE RD
HULL, MA 02045-0000

GRATTA PAUL V TRS
PO BOX 421
HULL, MA 02045-0000

BROYLES ANA
32 BURKE LANE
WELLESLEY HILLS, MA 02481

CEDARWOOD VILLAGE LLC
P.O. BOX 224
HINGHAM, MA 02043

GRATTA PAUL V TRS
PO BOX 421
HULL, MA 02045-0000

HULL TOWN OF
253 ATLANTIC AVENUE
HULL, MA 02045-0000

CEDARWOOD VILLAGE LLC
P.O. BOX 224
HINGHAM, MA 02043

PAGLIUCA CESARE F
249 FOREST STREET
MEDFORD, MA 02155-0000

DONNELLY JOHN R & LAURIE
6 LONG BEACH AVENUE
HULL, MA 02045

1 LONG BEACH AVE 101 48-019-101
LUC: 102

TURNER GERALD J TRS
SOTREL IRREV TR
1 LONG BEACH AVENUE #101
HULL, MA 02045

1 LONG BEACH AVE 102 48-019-102
LUC: 102

RABBITT EDWARD C & ANNE C TRS
EDWARD C & ANNE C RABBITT REV LIVING TR
10134 BERTRAM LN
FORT MYERS, FL 33919

1 LONG BEACH AVE 103 48-019-103
LUC: 102

YI SCOTT JAMES & VERNA
1 LONGBEACH AVE UNIT #103
HULL, MA 02045

1 LONG BEACH AVE 104 48-019-104
LUC: 102

NASH TIMOTHY J & SUSAN S
1 LONG BEACH AVENUE #104
HULL, MA 02045-3261

1 LONG BEACH AVE 201 48-019-201
LUC: 102

DUNLAP DAVID H JR
INGOLDSBY MARY E LIFE EST
1 LONG BEACH AVE #201
HULL, MA 02045

1 LONG BEACH AVE 202 48-019-202
LUC: 102

KILLILEA THOMAS W
1 LONG BEACH AVE #202
HULL, MA 02045

1 LONG BEACH AVE 203 48-019-203
LUC: 102

GRAHAM THOMAS C
OCONNOR CATHERINE A
1 LONG BEACH AVE #203
HULL, MA 02045

1 LONG BEACH AVE 204 48-019-204
LUC: 102

DUDANI RAJENDER
SAYANA PREETI
1 LONG BEACH AVE #204
HULL, MA 02045

1 LONG BEACH AVE 301 48-019-301
LUC: 102

GREEN RICHARD W & JUDITH F
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HULL, MA 02045

1 LONG BEACH AVE 302 48-019-302
LUC: 102

HUBBELL CONSTANCE N TRS
CONSTANCE N HUBBELL 2000 REV TR
1 LONG BEACH AVE #302
HULL, MA 02045

1 LONG BEACH AVE 303 48-019-303
LUC: 102

KILDUFF JAY R
1 LONG BEACH AVENUE #303
HULL, MA 02045

1 LONG BEACH AVE 304 48-019-304
LUC: 102

KILDUFF JAY R.
1 LONG BEACH AVE #304
HULL, MA 02045

1 LONG BEACH AVE 401 48-019-401
LUC: 102

DICENSO ROBERT E & DENISE A
1 LONG BEACH AVE #401
HULL, MA 02045

1 LONG BEACH AVE 402 48-019-402
LUC: 102

1 LONGBEACH AVE #402 RLTY TR
POTTER ERIK T TRS
1 LONG BEACH AVE #402
HULL, MA 02045

1 LONG BEACH AVE 403 48-019-403
LUC: 102

RYAN DOUGLAS J & CYNTHIA R
1 LONG BEACH AVENUE #403
HULL, MA 02045

1 LONG BEACH AVE 404 48-019-404
LUC: 102

REDDY SARATHCHANDRA I
REDDY KIRANMAYI P
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121 NANTASKET AVE 101 39-199
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SCOTT JOANN WRIGHT TRS
NANTASKET WRIGHT RLTY TRUST
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PLYMOUTH, MA 02360

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LUC: 102
BANNISTER RANDOLPH C
121 NANTASKET AVE #102
HULL, MA 02045

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LUC: 102
DECOSTA MARY K
121 NANTASKET AVENUE #201
HULL, MA 02045

121 NANTASKET AVE 202 39-202
LUC: 102
BROADLEY ANN S
121 NANTASKET AVENUE #202
HULL, MA 02045

121 NANTASKET AVE 203 39-203
LUC: 102
MACNEIL SUZANNE L
121 NANTASKET AVE #203
HULL, MA 02045

121 NANTASKET AVE 204 39-204
LUC: 102
VALENTE BARBARA A & DAVID C TRS
BARBARA A VALENTE REV TR
82 SUMMER ST
NORWELL, MA 02061

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LUC: 102
RANDALL CLEMENTINA
236 CUSHING ST
HINGHAM , MA 02043

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LUC: 102
CHRISTIAN RICHARD G & SOPHIE
TRS CHRISTIAN FAMILY TRUST
121 NANTASKET AVE #206
HULL, MA 02045

121 NANTASKET AVE 207 39-207
LUC: 102
LINCOLN DONALD C & BRIAN D TRS
LINCOLN FAM IRREV TR
121 NANTASKET AVE # 207
HULL, MA 02045

121 NANTASKET AVE 208 39-208
LUC: 102
GOVONI MARY LOU
121 NANTASKET AVE #208
HULL, MA 02045-0000

121 NANTASKET AVE 209 39-209
LUC: 102
HORSFORD PETER A & SUSAN D TRS
HORSFORD FAM TR
121 NANTASKET AVE #209
HULL, MA 02045-0000

121 NANTASKET AVE 301 39-301
LUC: 102
FEINBERG JILL M TRS
JILL M FEINBERG REV TR
121 NANTASKET AVE UNIT 301
HULL, MA 02045-0000

121 NANTASKET AVE 302 39-302
LUC: 102
ALBERT ELEANOR N TRS
ELEANOR ALBERT FAMILY TRUST
121 NANT AVE #302
HULL, MA 02045-0000

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LUC: 102
MILLER CHERYL TRS
CHERYL A MILLER TRUST
121 NANTASKET AVE UNIT 303
HULL, MA 02045

121 NANTASKET AVE 304 39-304
LUC: 102
LOCKE LUCY ANN
PO BOX 507
SCITUATE, MA 02066

121 NANTASKET AVE 305 39-305
LUC: 102
CARRAHER BONNIE L
121 NANTASKET AVENUE #305
HULL, MA 02045

121 NANTASKET AVE 306 39-306
LUC: 102
PATTERSON LILLIAN V
121 NANTASKET AVE #306
HULL, MA 02045-0000

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LUC: 102
HASSAN HICHAM ALI
218 NEWBURY ST SU 3
BOSTON, MA 02116

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LUC: 102
GURLEY GEORGE K & SHIRILL R
TRS ARTHUR RLTY TRUST
35 GURLEY LANE
BRIDGEWATER, MA 02324

121 NANTASKET AVE 309 39-309
LUC: 102
KUPSC LISA
903 NANTASKET AVE
HULL, MA 02045

121 NANTASKET AVE 401 39-401
LUC: 102
WARREN MARK G TRS
MARK G WARREN IRREV SECURITY
P.O. BOX 1152
BROCKTON, MA 02303

121 NANTASKET AVE 402 39-402
LUC: 102
DAME ROBERT R & WINIFRED M
121 NANTASKET AVE #402
HULL, MA 02045

121 NANTASKET AVE 403 39-403
LUC: 102
KATIBIAN JOHN K & EVELYN A TRS KATIBIAN FAM
121 NANTASKET AVE #403
HULL, MA 02045-0000

121 NANTASKET AVE 404 39-404
LUC: 102
WELSH PETER & TRACEY
75 LAMBERTS LN
COHASSET, MA 02025

121 NANTASKET AVE 405 39-405
LUC: 102
RILEY JOHN E & DEBORAH S
121 NANTASKET AVENUE #405
HULL, MA 02045

121 NANTASKET AVE 406 39-406
LUC: 102
BREEN LINDA M TRS LINDA M BREE N REVOCABLE
121 NANTASKET AVE #406
HULL, MA 02045-0000

121 NANTASKET AVE 407 39-407
LUC: 102
DAVINE JULIE A TRS
THE GREGORY & BEVERLY COBB FAM IRREV INCC
121 NANTASKET AVE #407
HULL, MA 02045-0000

121 NANTASKET AVE 408 39-408
LUC: 102
LYONS CHRISTINE A & MICHAEL R TRS
LYONS FAM RLTY TR
121 NANTASKET AVE UNIT #408
HULL, MA 02045

121 NANTASKET AVE 409 39-409
LUC: 102
ALBANO HEDWIG A & ESPERANZA
121 NANTASKET AVE #409
HULL, MA 02045-0000

121 NANTASKET AVE 501 39-501
LUC: 102
CARAGAY ALEGRIA B & ADLER NORM AN
121 NANT AVE UN 501
HULL, MA 02045-0000

121 NANTASKET AVE 502 39-502
LUC: 102
CARAGAY ALEGRIA B & ADLER NORM AN
121 NANT AVE UN 501
HULL, MA 02045-0000

121 NANTASKET AVE 503 39-503
LUC: 102
DEVLIN ROBERTA A
121 NANTASKET AVE #503
HULL, MA 02045-0000

121 NANTASKET AVE 504 39-504
LUC: 102
DION ROBERT G
DAVLIN CECILIA B TRS
121 NANTASKET AVE #504
HULL, MA 02045

121 NANTASKET AVE 505 39-505
LUC: 102
GABRUK LINDA A TRS
DEVANEY RITA V TRS
121 NANTASKET AVENUE #505
HULL, MA 02045

121 NANTASKET AVE 506 39-506
LUC: 102
JACOBS KATHRYN A
121 NANTASKET AVENUE #506
HULL, MA 02045-0000

121 NANTASKET AVE 507 39-507
LUC: 102
BREWER LINCOLN C
121 NANTASKET AVE #507
HULL, MA 02045

121 NANTASKET AVE 508 39-508
LUC: 102
MUURAHAINEN NORMA TRS
NORMA MUURAHAINEN REV LIV TR
121 NANTASKET AVENUE #508
HULL, MA 02045

121 NANTASKET AVE 509 39-509
LUC: 102
DAVIS PHYLLIS D & BALOMATIS CH RISTOPHER
121 NANTASKET AVE #509
HULL, MA 02045-0000

121 NANTASKET AVE 601 39-601
LUC: 102
KIDD MICHAEL SUSAN
121 NANTASKET AVE #601
HULL, MA 02045

121 NANTASKET AVE 602 39-602
LUC: 102
SWEENEY CHARLES FRANCIS
121 NANTASKET AVE #602
HULL, MA 02045

121 NANTASKET AVE 603 39-603
LUC: 102
GODFREY LAWRENCE W
121 NANTASKET AVE #603
HULL, MA 02045-0000

121 NANTASKET AVE 604 39-604
LUC: 102
WOOD CHRISTINE C TRS WOOD NOMI NEE TR II
121 NANTASKET AVE #604
HULL, MA 02045-3175

121 NANTASKET AVE 605 39-605
LUC: 102
GARCIA MICHAEL L
GARCIA JOANNE K
121 NANTASKET AVE UNIT 605
HULL, MA 02045

121 NANTASKET AVE 606 39-606
LUC: 102
HABERSTROH ROBERT
121 NANTASKET AVENUE #606
HULL, MA 02045

121 NANTASKET AVE 607 39-607
LUC: 102
FROIO CAROL A
121 NANTASKET AVE #607
HULL, MA 02045-0000

121 NANTASKET AVE 608 39-608
LUC: 102
SCHNIPPER PHILIP D & AMY C ALBERT
C/O LYONS ANNE
121 NANTASKET AVENUE #608
HULL, MA 02045

121 NANTASKET AVE 609 39-609
LUC: 102
NORE JOSEPH P
19 SUMMER ST
WESTWOOD, MA 02090-0000

121 NANTASKET AVE 701 39-701
LUC: 102
CAMPBELL TIMOTHY & MURPHY ROBE RTA TRS C/
121 NANT AVE UN 701
HULL, MA 02045-0000

121 NANTASKET AVE 702 39-702
LUC: 102
BALDASSINI JAMES D
121 NANTASKET AVE #702
HULL, MA 02045

121 NANTASKET AVE 703 39-703
LUC: 102
COLLINS JOHN
23 WYCLIFF AVE
BOSTON, MA 02132-0000

121 NANTASKET AVE 704 39-704
LUC: 102
BOWERS THOMAS F JR & JANICE L TRS
BOWERS FAM REV TR
121 NANTASKET AVE #704
HULL, MA 02045

121 NANTASKET AVE 705 39-705
LUC: 102
CORKERY FRANCES & BARBARA
121 NANTASKET AVE #705
HULL, MA 02045

121 NANTASKET AVE 706 39-706
LUC: 102
PETRIE JANE L
121 NANTASKET AVE #706
HULL, MA 02045-0000

121 NANTASKET AVE 707 39-707
LUC: 102
LUCID ARLENE L LIFE EST
INEZIAN AMY A TRS
121 NANTASKET AVE #707
HULL, MA 02045-0000

121 NANTASKET AVE 708 39-708
LUC: 102
CREPEAU RONALD D
121 NANTASKET AVE #708
HULL, MA 02045-0000

121 NANTASKET AVE 709 39-709
LUC: 102
NORE MITCHELL J & JANET
PO BOX 478
MEDFIELD, MA 02052-0478

121 NANTASKET AVE 801 39-801
LUC: 102
SCHOLL RICHARD & BRENDA
121 NANTASKET AVE #801
HULL, MA 02045-0000

121 NANTASKET AVE 802 39-802
LUC: 102
COLLINS JULIE
121 NANTASKET AVE #802
HULL, MA 02045

121 NANTASKET AVE 803 39-803
LUC: 102
PRENDERGAST MARY F
121 NANTASKET AVE #803
HULL, MA 02045

121 NANTASKET AVE 804 39-804
LUC: 102
GIBSON KAREN G
121 NANTASKET AVE #804
HULL, MA 02045-0000

121 NANTASKET AVE 805 39-805
LUC: 102

MILLARD ELIZABETH J TRS
M & A LIVING TRUST
121 NANTASKET AVE #805
HULL, MA 02045-0000

121 NANTASKET AVE 806 39-806
LUC: 102

CORRADO RALPH C TRS
RALPH C CORRADO TRUST
121 NANTASKET AVE #806
HULL, MA 02045-0000

121 NANTASKET AVE 807 39-807
LUC: 102

CARAVANA ROBERT B & CAROL V TRS
40 REED ST NOMINEE TR
40 REED ST
LEXINGTON, MA 02421

121 NANTASKET AVE 808 39-808
LUC: 102

LAMBERT PATRICIA ANNE
MULVEY KATHRYN LOUISE
121 NANTASKET AVE #808
HULL, MA 02045-0000

121 NANTASKET AVE 809 39-809
LUC: 102

OBRIEN SIOBHAN
KELLY BRIAN P
121 NANTASKET AVE #809
HULL, MA 02045

20 ROCKLAND HOUSE RD 101 39-184-1
LUC: 102

ZHANG MARY
20 ROCKLAND HOUSE RD #101
HULL, MA 02045

20 ROCKLAND HOUSE RD 102 39-184-2
LUC: 102

CEDARWOOD VILLAGE LLC
P.O. BOX 224
HINGHAM, MA 02043

20 ROCKLAND HOUSE RD 103 39-184-3
LUC: 102

GALLIGAN JOHN P
GALLIGAN WILLIAM T
20 ROCKLAND HSE RD #103
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 104 39-184-4
LUC: 102

MULDER ELLEN
LUTHER JOHN
214 ATLANTIC AVE #2
HULL, MA 02045

20 ROCKLAND HOUSE RD 601 39-184-5
LUC: 102

LABELLE SUSAN P
20 ROCKLAND HSE RD #601
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 201 39-184-A
LUC: 102

BOCK NANCY M
20 ROCKLAND HSE RD #201
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 202 39-184-B
LUC: 102

STANLEY MICHAEL P
20 ROCKLAND HOUSE RD #202
HULL, MA 02045

20 ROCKLAND HOUSE RD 203 39-184-C
LUC: 102

CEDARWOOD VILLAGE LLC
P.O. BOX 224
HINGHAM, MA 02043

20 ROCKLAND HOUSE RD 204 39-184-D
LUC: 102

MOSKOWITZ ROBB M & NANCY ANN
12 HEADWATERS DR
HALIFAX, MA 02338

20 ROCKLAND HOUSE RD 205 39-184-E
LUC: 102

WALSH MARY JANE
20 ROCKLAND HSE RD #205
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 206 39-184-F
LUC: 102

KANE JOAN TRS
ROCKLAND HOUSE ROAD REALTY TR
20 ROCKLAND HOUSE RD #206
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 301 39-184-G
LUC: 102

SULLIVAN JENNIFER
20 ROCKLAND HOUSE RD #301
HULL, MA 02045

20 ROCKLAND HOUSE RD 302 39-184-H
LUC: 102

NELDER LOUISE T
20 ROCKLAND HSE RD #302
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 303 39-184-I
LUC: 102

TUMOLO STEPHEN M
TEGERSTRAND JULENE M
20 ROCKLAND HOUSE ROAD #303
HULL, MA 02045

20 ROCKLAND HOUSE RD 304 39-184-J
LUC: 102

COLBERT KATHLEEN A
20 ROCKLAND HOUSE RD #304
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 305 39-184-K
LUC: 102

CONWAY WILLIAM J & DENISE M
20 ROCKLAND HOUSE RD #305
HULL, MA 02045

20 ROCKLAND HOUSE RD 306 39-184-L
LUC: 102

CALCAGNO JOHN B TRS ROCKLAND H OUSE TRUS
C/O DONNA PERRY
20 ROCKLAND HSE RD #306
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 401 39-184-M
LUC: 102

VERVILLE KENNETH A
20 ROCKLAND HSE RD #401
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 402 39-184-N
LUC: 102

DOLAN THERESA M
C/O DOLAN GEORGE F
20 ROCKLAND HSE RD #402
HULL, MA 02045

20 ROCKLAND HOUSE RD 403 39-184-O
LUC: 102

FISH RICHARD A & LORETTA C TRS
LORETTA C FISH LIVING TRUST
20 ROCKLAND HSE #403
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 404 39-184-P
LUC: 102

COLE DEREK A & LYDIA I TRS
COLE FAMILY REV TR
20 ROCKLAND HOUSE RD #404
HULL, MA 02045

20 ROCKLAND HOUSE RD 405 39-184-Q
LUC: 102

TONER CATHERINE
20 ROCKLAND HOUSE RD #405
HULL, MA 02045

20 ROCKLAND HOUSE RD 406 39-184-R
LUC: 102

MOTYKA MARY E TRS
20 ROCKLAND HOUSE RD TR
20 ROCKLAND HSE RD #406
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 501 39-184-S
LUC: 102

FOX JAMES
20 ROCKLAND HOUSE RD #501
HULL, MA 02045

20 ROCKLAND HOUSE RD 502 39-184-T
LUC: 102

WAGNER JOHN & CAROLINE
20 ROCKLAND HOUSE RD #502
HULL, MA 02045

20 ROCKLAND HOUSE RD 503 39-184-U
LUC: 102

PHILIPS ROBERT M
20 ROCKLAND HOUSE RD #503
HULL, MA 02045

20 ROCKLAND HOUSE RD 504 39-184-V
LUC: 102

MCCRANN REGINA CLARE
20 ROCKLAND HSE RD #504
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 505 39-184-W
LUC: 102

GRANT KENDRA LYNN
20 ROCKLAND HOUSE RD #505
HULL, MA 02045

20 ROCKLAND HOUSE RD 506 39-184-X
LUC: 102

HUNT EILEEN TRS
DAIGLER KATHLEEN TRS
20 ROCKLAND HSE RD #506
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 507 39-184-Y
LUC: 102

MCCANN PATRICK
DUARTE MONIQUE N
20 ROCKLAND HOUSE RD #507
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 508 39-184-Z

LUC: 102

WOLF RICHARD A & JANICE M
TRS WOLF LIVING TRUST
2097 HOPESPRING LOOP
THE VILLAGES , FL 32162

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

NANTASKET HOSPITALITY GROUP
10 STRATFORD TERR
COHASSET, MA 02025-2155

GALIPEAU ARIEL
280 ATLANTIC AVE
HULL, MA 02045-0000

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

NANTASKET HOSPITALITY GROUP
10 STRATFORD TERR
COHASSET, MA 02025-2155

CONNORS TRACEY
276 ATLANTIC AVE
HULL, MA 02045

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

NANTASKET HOSPITALITY GROUP
10 STRATFORD TERR
COHASSET, MA 02025-2155

SULLIVAN JOHN P & ANNA T
23 WESTMORELAND ST
DORCHESTER, MA 02124

PHILLIPS KAREN M
1 ROCKLAND HOUSE RD
HULL, MA 02045-0000

OCEAN PLACE CONDO ASSOCIATION
121 NANTASKET AVE
HULL, MA 02045-0000

DANIELS HARRY T & KAREN L
25 STATE PARK RD
HULL, MA 02045-0000

WEISER ERIC
15 ROCKLAND HOUSE RD
HULL, MA 02045-0000

BONISOLLI ROBERT W & SUSAN M
26 MIDLEDGE AVE
HULL, MA 02045

HULL STATE PARK LLC
832 DORCHESTER AVE
DORCHESTER, MA 02125

TRUGLIA ANTHONY & PHAEDRA
8 OLNEY STREET
HULL, MA 02045

SCHLEIFF WILLIAM R & MARIE E
29 STATE PARK RD
HULL, MA 02045-3210

OCEANIA RESIDENCES CONDO
1 LONGBEACH AVE
HULL, MA 02045

LAVOIE RICHARD J & BARBARA S
6 OLNEY ST
HULL, MA 02045-0000

CONGREVE STREET CORP
1 CITIZENS DR STE 4
RIVERSIDE, RI 02915-0000

HULL TOWN OF
253 ATLANTIC AVENUE
HULL, MA 02045-0000

SEAWATCH OWNER ASSOCIATION
20 ROCKLAND HOUSE RD
HULL, MA 02045-0000

GRATTA PAUL V TRS
PO BOX 421
HULL, MA 02045-0000

BROYLES ANA
32 BURKE LANE
WELLESLEY HILLS, MA 02481

CEDARWOOD VILLAGE LLC
P.O. BOX 224
HINGHAM, MA 02043

GRATTA PAUL V TRS
PO BOX 421
HULL, MA 02045-0000

HULL TOWN OF
253 ATLANTIC AVENUE
HULL, MA 02045-0000

CEDARWOOD VILLAGE LLC
P.O. BOX 224
HINGHAM, MA 02043

PAGLIUCA CESARE F
249 FOREST STREET
MEDFORD, MA 02155-0000

DONNELLY JOHN R & LAURIE
6 LONG BEACH AVENUE
HULL, MA 02045

1 LONG BEACH AVE 101 48-019-101
LUC: 102

TURNER GERALD J TRS
SOTREL IRREV TR
1 LONG BEACH AVENUE #101
HULL, MA 02045

1 LONG BEACH AVE 102 48-019-102
LUC: 102

RABBITT EDWARD C & ANNE C TRS
EDWARD C & ANNE C RABBITT REV LIVING TR
10134 BERTRAM LN
FORT MYERS, FL 33919

1 LONG BEACH AVE 103 48-019-103
LUC: 102

YI SCOTT JAMES & VERNA
1 LONGBEACH AVE UNIT #103
HULL, MA 02045

1 LONG BEACH AVE 104 48-019-104
LUC: 102

NASH TIMOTHY J & SUSAN S
1 LONG BEACH AVENUE #104
HULL, MA 02045-3261

1 LONG BEACH AVE 201 48-019-201
LUC: 102

DUNLAP DAVID H JR
INGOLDSBY MARY E LIFE EST
1 LONG BEACH AVE #201
HULL, MA 02045

1 LONG BEACH AVE 202 48-019-202
LUC: 102

KILLILEA THOMAS W
1 LONG BEACH AVE #202
HULL, MA 02045

1 LONG BEACH AVE 203 48-019-203
LUC: 102

GRAHAM THOMAS C
OCONNOR CATHERINE A
1 LONG BEACH AVE #203
HULL, MA 02045

1 LONG BEACH AVE 204 48-019-204
LUC: 102

DUDANI RAJENDER
SAYANA PREETI
1 LONG BEACH AVE #204
HULL, MA 02045

1 LONG BEACH AVE 301 48-019-301
LUC: 102

GREEN RICHARD W & JUDITH F
1 LONG BEACH AVENUE #301
HULL, MA 02045

1 LONG BEACH AVE 302 48-019-302
LUC: 102

HUBBELL CONSTANCE N TRS
CONSTANCE N HUBBELL 2000 REV TR
1 LONG BEACH AVE #302
HULL, MA 02045

1 LONG BEACH AVE 303 48-019-303
LUC: 102

KILDUFF JAY R
1 LONG BEACH AVENUE #303
HULL, MA 02045

1 LONG BEACH AVE 304 48-019-304
LUC: 102

KILDUFF JAY R.
1 LONG BEACH AVE #304
HULL, MA 02045

1 LONG BEACH AVE 401 48-019-401
LUC: 102

DICENSO ROBERT E & DENISE A
1 LONG BEACH AVE #401
HULL, MA 02045

1 LONG BEACH AVE 402 48-019-402
LUC: 102

1 LONGBEACH AVE #402 RLTY TR
POTTER ERIK T TRS
1 LONG BEACH AVE #402
HULL, MA 02045

1 LONG BEACH AVE 403 48-019-403
LUC: 102

RYAN DOUGLAS J & CYNTHIA R
1 LONG BEACH AVENUE #403
HULL, MA 02045

1 LONG BEACH AVE 404 48-019-404
LUC: 102

REDDY SARATHCHANDRA I
REDDY KIRANMAYI P
20 WEBSTER ST #707
BROOKLINE, MA 02446

121 NANTASKET AVE 101 39-199
LUC: 102
SCOTT JOANN WRIGHT TRS
NANTASKET WRIGHT RLTY TRUST
23 MARINERS WAY
PLYMOUTH, MA 02360

121 NANTASKET AVE 102 39-200
LUC: 102
BANNISTER RANDOLPH C
121 NANTASKET AVE #102
HULL, MA 02045

121 NANTASKET AVE 201 39-201
LUC: 102
DECOSTA MARY K
121 NANTASKET AVENUE #201
HULL, MA 02045

121 NANTASKET AVE 202 39-202
LUC: 102
BROADLEY ANN S
121 NANTASKET AVENUE #202
HULL, MA 02045

121 NANTASKET AVE 203 39-203
LUC: 102
MACNEIL SUZANNE L
121 NANTASKET AVE #203
HULL, MA 02045

121 NANTASKET AVE 204 39-204
LUC: 102
VALENTE BARBARA A & DAVID C TRS
BARBARA A VALENTE REV TR
82 SUMMER ST
NORWELL, MA 02061

121 NANTASKET AVE 205 39-205
LUC: 102
RANDALL CLEMENTINA
236 CUSHING ST
HINGHAM , MA 02043

121 NANTASKET AVE 206 39-206
LUC: 102
CHRISTIAN RICHARD G & SOPHIE
TRS CHRISTIAN FAMILY TRUST
121 NANTASKET AVE #206
HULL, MA 02045

121 NANTASKET AVE 207 39-207
LUC: 102
LINCOLN DONALD C & BRIAN D TRS
LINCOLN FAM IRREV TR
121 NANTASKET AVE # 207
HULL, MA 02045

121 NANTASKET AVE 208 39-208
LUC: 102
GOVONI MARY LOU
121 NANTASKET AVE #208
HULL, MA 02045-0000

121 NANTASKET AVE 209 39-209
LUC: 102
HORSFORD PETER A & SUSAN D TRS
HORSFORD FAM TR
121 NANTASKET AVE #209
HULL, MA 02045-0000

121 NANTASKET AVE 301 39-301
LUC: 102
FEINBERG JILL M TRS
JILL M FEINBERG REV TR
121 NANTASKET AVE UNIT 301
HULL, MA 02045-0000

121 NANTASKET AVE 302 39-302
LUC: 102
ALBERT ELEANOR N TRS
ELEANOR ALBERT FAMILY TRUST
121 NANT AVE #302
HULL, MA 02045-0000

121 NANTASKET AVE 303 39-303
LUC: 102
MILLER CHERYL TRS
CHERYL A MILLER TRUST
121 NANTASKET AVE UNIT 303
HULL, MA 02045

121 NANTASKET AVE 304 39-304
LUC: 102
LOCKE LUCY ANN
PO BOX 507
SCITUATE, MA 02066

121 NANTASKET AVE 305 39-305
LUC: 102
CARRAHER BONNIE L
121 NANTASKET AVENUE #305
HULL, MA 02045

121 NANTASKET AVE 306 39-306
LUC: 102
PATTERSON LILLIAN V
121 NANTASKET AVE #306
HULL, MA 02045-0000

121 NANTASKET AVE 307 39-307
LUC: 102
HASSAN HICHAM ALI
218 NEWBURY ST SU 3
BOSTON, MA 02116

121 NANTASKET AVE 308 39-308
LUC: 102
GURLEY GEORGE K & SHIRILL R
TRS ARTHUR RLTY TRUST
35 GURLEY LANE
BRIDGEWATER, MA 02324

121 NANTASKET AVE 309 39-309
LUC: 102
KUPSC LISA
903 NANTASKET AVE
HULL, MA 02045

121 NANTASKET AVE 401 39-401
LUC: 102
WARREN MARK G TRS
MARK G WARREN IRREV SECURITY
P.O. BOX 1152
BROCKTON, MA 02303

121 NANTASKET AVE 402 39-402
LUC: 102
DAME ROBERT R & WINIFRED M
121 NANTASKET AVE #402
HULL, MA 02045

121 NANTASKET AVE 403 39-403
LUC: 102
KATIBIAN JOHN K & EVELYN A TRS KATIBIAN FAM
121 NANTASKET AVE #403
HULL, MA 02045-0000

121 NANTASKET AVE 404 39-404
LUC: 102
WELSH PETER & TRACEY
75 LAMBERTS LN
COHASSET, MA 02025

121 NANTASKET AVE 405 39-405
LUC: 102
RILEY JOHN E & DEBORAH S
121 NANTASKET AVENUE #405
HULL, MA 02045

121 NANTASKET AVE 406 39-406
LUC: 102
BREEN LINDA M TRS LINDA M BREE N REVOCABLE
121 NANTASKET AVE #406
HULL, MA 02045-0000

121 NANTASKET AVE 407 39-407
LUC: 102
DAVINE JULIE A TRS
THE GREGORY & BEVERLY COBB FAM IRREV INCC
121 NANTASKET AVE #407
HULL, MA 02045-0000

121 NANTASKET AVE 408 39-408
LUC: 102
LYONS CHRISTINE A & MICHAEL R TRS
LYONS FAM RLTY TR
121 NANTASKET AVE UNIT #408
HULL, MA 02045

121 NANTASKET AVE 409 39-409
LUC: 102
ALBANO HEDWIG A & ESPERANZA
121 NANTASKET AVE #409
HULL, MA 02045-0000

121 NANTASKET AVE 501 39-501
LUC: 102
CARAGAY ALEGRIA B & ADLER NORM AN
121 NANT AVE UN 501
HULL, MA 02045-0000

121 NANTASKET AVE 502 39-502
LUC: 102
CARAGAY ALEGRIA B & ADLER NORM AN
121 NANT AVE UN 501
HULL, MA 02045-0000

121 NANTASKET AVE 503 39-503
LUC: 102
DEVLIN ROBERTA A
121 NANTASKET AVE #503
HULL, MA 02045-0000

121 NANTASKET AVE 504 39-504
LUC: 102
DION ROBERT G
DAVLIN CECILIA B TRS
121 NANTASKET AVE #504
HULL, MA 02045

121 NANTASKET AVE 505 39-505
LUC: 102
GABRUK LINDA A TRS
DEVANEY RITA V TRS
121 NANTASKET AVENUE #505
HULL, MA 02045

121 NANTASKET AVE 506 39-506
LUC: 102
JACOBS KATHRYN A
121 NANTASKET AVENUE #506
HULL, MA 02045-0000

121 NANTASKET AVE 507 39-507
LUC: 102
BREWER LINCOLN C
121 NANTASKET AVE #507
HULL, MA 02045

121 NANTASKET AVE 508 39-508
LUC: 102
MUURAHAINEN NORMA TRS
NORMA MUURAHAINEN REV LIV TR
121 NANTASKET AVENUE #508
HULL, MA 02045

121 NANTASKET AVE 509 39-509
LUC: 102
DAVIS PHYLLIS D & BALOMATIS CH RISTOPHER
121 NANTASKET AVE #509
HULL, MA 02045-0000

121 NANTASKET AVE 601 39-601
LUC: 102
KIDD MICHAEL SUSAN
121 NANTASKET AVE #601
HULL, MA 02045

121 NANTASKET AVE 602 39-602
LUC: 102
SWEENEY CHARLES FRANCIS
121 NANTASKET AVE #602
HULL, MA 02045

121 NANTASKET AVE 603 39-603
LUC: 102
GODFREY LAWRENCE W
121 NANTASKET AVE #603
HULL, MA 02045-0000

121 NANTASKET AVE 604 39-604
LUC: 102
WOOD CHRISTINE C TRS WOOD NOMI NEE TR II
121 NANTASKET AVE #604
HULL, MA 02045-3175

121 NANTASKET AVE 605 39-605
LUC: 102
GARCIA MICHAEL L
GARCIA JOANNE K
121 NANTASKET AVE UNIT 605
HULL, MA 02045

121 NANTASKET AVE 606 39-606
LUC: 102
HABERSTROH ROBERT
121 NANTASKET AVENUE #606
HULL, MA 02045

121 NANTASKET AVE 607 39-607
LUC: 102
FROIO CAROL A
121 NANTASKET AVE #607
HULL, MA 02045-0000

121 NANTASKET AVE 608 39-608
LUC: 102
SCHNIPPER PHILIP D & AMY C ALBERT
C/O LYONS ANNE
121 NANTASKET AVENUE #608
HULL, MA 02045

121 NANTASKET AVE 609 39-609
LUC: 102
NORE JOSEPH P
19 SUMMER ST
WESTWOOD, MA 02090-0000

121 NANTASKET AVE 701 39-701
LUC: 102
CAMPBELL TIMOTHY & MURPHY ROBE RTA TRS C/
121 NANT AVE UN 701
HULL, MA 02045-0000

121 NANTASKET AVE 702 39-702
LUC: 102
BALDASSINI JAMES D
121 NANTASKET AVE #702
HULL, MA 02045

121 NANTASKET AVE 703 39-703
LUC: 102
COLLINS JOHN
23 WYCLIFF AVE
BOSTON, MA 02132-0000

121 NANTASKET AVE 704 39-704
LUC: 102
BOWERS THOMAS F JR & JANICE L TRS
BOWERS FAM REV TR
121 NANTASKET AVE #704
HULL, MA 02045

121 NANTASKET AVE 705 39-705
LUC: 102
CORKERY FRANCES & BARBARA
121 NANTASKET AVE #705
HULL, MA 02045

121 NANTASKET AVE 706 39-706
LUC: 102
PETRIE JANE L
121 NANTASKET AVE #706
HULL, MA 02045-0000

121 NANTASKET AVE 707 39-707
LUC: 102
LUCID ARLENE L LIFE EST
INEZIAN AMY A TRS
121 NANTASKET AVE #707
HULL, MA 02045-0000

121 NANTASKET AVE 708 39-708
LUC: 102
CREPEAU RONALD D
121 NANTASKET AVE #708
HULL, MA 02045-0000

121 NANTASKET AVE 709 39-709
LUC: 102
NORE MITCHELL J & JANET
PO BOX 478
MEDFIELD, MA 02052-0478

121 NANTASKET AVE 801 39-801
LUC: 102
SCHOLL RICHARD & BRENDA
121 NANTASKET AVE #801
HULL, MA 02045-0000

121 NANTASKET AVE 802 39-802
LUC: 102
COLLINS JULIE
121 NANTASKET AVE #802
HULL, MA 02045

121 NANTASKET AVE 803 39-803
LUC: 102
PRENDERGAST MARY F
121 NANTASKET AVE #803
HULL, MA 02045

121 NANTASKET AVE 804 39-804
LUC: 102
GIBSON KAREN G
121 NANTASKET AVE #804
HULL, MA 02045-0000

121 NANTASKET AVE 805 39-805
LUC: 102

MILLARD ELIZABETH J TRS
M & A LIVING TRUST
121 NANTASKET AVE #805
HULL, MA 02045-0000

121 NANTASKET AVE 806 39-806
LUC: 102

CORRADO RALPH C TRS
RALPH C CORRADO TRUST
121 NANTASKET AVE #806
HULL, MA 02045-0000

121 NANTASKET AVE 807 39-807
LUC: 102

CARAVANA ROBERT B & CAROL V TRS
40 REED ST NOMINEE TR
40 REED ST
LEXINGTON, MA 02421

121 NANTASKET AVE 808 39-808
LUC: 102

LAMBERT PATRICIA ANNE
MULVEY KATHRYN LOUISE
121 NANTASKET AVE #808
HULL, MA 02045-0000

121 NANTASKET AVE 809 39-809
LUC: 102

OBRIEN SIOBHAN
KELLY BRIAN P
121 NANTASKET AVE #809
HULL, MA 02045

20 ROCKLAND HOUSE RD 101 39-184-1
LUC: 102

ZHANG MARY
20 ROCKLAND HOUSE RD #101
HULL, MA 02045

20 ROCKLAND HOUSE RD 102 39-184-2
LUC: 102

CEDARWOOD VILLAGE LLC
P.O. BOX 224
HINGHAM, MA 02043

20 ROCKLAND HOUSE RD 103 39-184-3
LUC: 102

GALLIGAN JOHN P
GALLIGAN WILLIAM T
20 ROCKLAND HSE RD #103
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 104 39-184-4
LUC: 102

MULDER ELLEN
LUTHER JOHN
214 ATLANTIC AVE #2
HULL, MA 02045

20 ROCKLAND HOUSE RD 601 39-184-5
LUC: 102

LABELLE SUSAN P
20 ROCKLAND HSE RD #601
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 201 39-184-A
LUC: 102

BOCK NANCY M
20 ROCKLAND HSE RD #201
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 202 39-184-B
LUC: 102

STANLEY MICHAEL P
20 ROCKLAND HOUSE RD #202
HULL, MA 02045

20 ROCKLAND HOUSE RD 203 39-184-C
LUC: 102

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P.O. BOX 224
HINGHAM, MA 02043

20 ROCKLAND HOUSE RD 204 39-184-D
LUC: 102

MOSKOWITZ ROBB M & NANCY ANN
12 HEADWATERS DR
HALIFAX, MA 02338

20 ROCKLAND HOUSE RD 205 39-184-E
LUC: 102

WALSH MARY JANE
20 ROCKLAND HSE RD #205
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 206 39-184-F
LUC: 102

KANE JOAN TRS
ROCKLAND HOUSE ROAD REALTY TR
20 ROCKLAND HOUSE RD #206
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 301 39-184-G
LUC: 102

SULLIVAN JENNIFER
20 ROCKLAND HOUSE RD #301
HULL, MA 02045

20 ROCKLAND HOUSE RD 302 39-184-H
LUC: 102

NELDER LOUISE T
20 ROCKLAND HSE RD #302
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 303 39-184-I
LUC: 102

TUMOLO STEPHEN M
TEGERSTRAND JULENE M
20 ROCKLAND HOUSE ROAD #303
HULL, MA 02045

20 ROCKLAND HOUSE RD 304 39-184-J
LUC: 102

COLBERT KATHLEEN A
20 ROCKLAND HOUSE RD #304
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 305 39-184-K
LUC: 102

CONWAY WILLIAM J & DENISE M
20 ROCKLAND HOUSE RD #305
HULL, MA 02045

20 ROCKLAND HOUSE RD 306 39-184-L
LUC: 102

CALCAGNO JOHN B TRS ROCKLAND H OUSE TRUS
C/O DONNA PERRY
20 ROCKLAND HSE RD #306
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 401 39-184-M
LUC: 102

VERVILLE KENNETH A
20 ROCKLAND HSE RD #401
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 402 39-184-N
LUC: 102

DOLAN THERESA M
C/O DOLAN GEORGE F
20 ROCKLAND HSE RD #402
HULL, MA 02045

20 ROCKLAND HOUSE RD 403 39-184-O
LUC: 102

FISH RICHARD A & LORETTA C TRS
LORETTA C FISH LIVING TRUST
20 ROCKLAND HSE #403
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 404 39-184-P
LUC: 102

COLE DEREK A & LYDIA I TRS
COLE FAMILY REV TR
20 ROCKLAND HOUSE RD #404
HULL, MA 02045

20 ROCKLAND HOUSE RD 405 39-184-Q
LUC: 102

TONER CATHERINE
20 ROCKLAND HOUSE RD #405
HULL, MA 02045

20 ROCKLAND HOUSE RD 406 39-184-R
LUC: 102

MOTYKA MARY E TRS
20 ROCKLAND HOUSE RD TR
20 ROCKLAND HSE RD #406
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 501 39-184-S
LUC: 102

FOX JAMES
20 ROCKLAND HOUSE RD #501
HULL, MA 02045

20 ROCKLAND HOUSE RD 502 39-184-T
LUC: 102

WAGNER JOHN & CAROLINE
20 ROCKLAND HOUSE RD #502
HULL, MA 02045

20 ROCKLAND HOUSE RD 503 39-184-U
LUC: 102

PHILIPS ROBERT M
20 ROCKLAND HOUSE RD #503
HULL, MA 02045

20 ROCKLAND HOUSE RD 504 39-184-V
LUC: 102

MCCRANN REGINA CLARE
20 ROCKLAND HSE RD #504
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 505 39-184-W
LUC: 102

GRANT KENDRA LYNN
20 ROCKLAND HOUSE RD #505
HULL, MA 02045

20 ROCKLAND HOUSE RD 506 39-184-X
LUC: 102

HUNT EILEEN TRS
DAIGLER KATHLEEN TRS
20 ROCKLAND HSE RD #506
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 507 39-184-Y
LUC: 102

MCCANN PATRICK
DUARTE MONIQUE N
20 ROCKLAND HOUSE RD #507
HULL, MA 02045-0000

20 ROCKLAND HOUSE RD 508 39-184-Z

LUC: 102

WOLF RICHARD A & JANICE M
TRS WOLF LIVING TRUST
2097 HOPESPRING LOOP
THE VILLAGES , FL 32162