

TOWN OF HOLLISTON  
PLANNING BOARD  
TOWN HALL  
HOLLISTON, MASSACHUSETTS 01748

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: May 19, 2020

Applicant's Name: Auto Dealers Exchange of Concord, LLC d/b/a  
ADESA Auction Boston

Applicant's Address: 63 Western Ave. Framingham, MA 01762

Applicant's Phone Number: 508-270-5410

Owner's Name: DEARB LLC

Owner's Address: 157 Lowland Street

The Owner hereby appoints Peter Barbieri to act as  
his/her/its agent for the purposes of submitting and processing this application for a  
special permit.

The Owner's title to the land that is the subject matter of this application is derived  
under deed from \_\_\_\_\_, dated \_\_\_\_\_

And recorded in \_\_\_\_\_ Registry of Deeds, Book 9404, Page 65

Or Land Court Certificate of Title No. \_\_\_\_\_, registered in \_\_\_\_\_

District Book \_\_\_\_\_, Page \_\_\_\_\_

The land is shown in the Assessor's records as Lot 57.1 on Map 9, Block 2  
33.1

And has an address of or is located at 6 + 157 Lowland Street

Nature and subject matter of Special Permit:

Special Permit for Use outdoor storage of vehicles  
Section III G.6  
Special Permit Ground Water Section V.L.  
Section of Zoning Bylaw that permits this use by grant of Special Permit:

Storage Section III G.6.  
Ground Water Section V.L.4.A.3.C.

The Applicant presents the following evidence that supports the grant the Special Permit:

See Attached

a. The use is in harmony with the general purpose and intent of the bylaw because:

See Attached

b. The general or specific provisions of a grant of a special permit, as set forth in the zoning bylaw are satisfied because:

See Attached

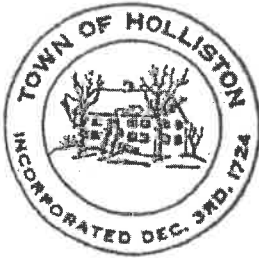
AUTO DEALERS EXCHANGE OF CONCORD, LLC

Applicant's Signature: Srisu Subrahmanyam  
Srisu Subrahmanyam  
CEO ADESA

Owner's Signature:

Michael Brumber

dotloop verified  
05/18/20 1:32 PM EDT  
754G-FV6S-8PBR-KMTG



TOWN OF HOLLISTON  
PLANNING BOARD  
TOWN HALL  
HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR SITE PLAN REVIEW

1. Applicant's name Auto Dealers Exchange of Concord, LLC  
d/b/a ADESA Auction of Boston
2. Applicant's address 63 Western Ave Birmingham MA 01702
3. Applicant's phone # 508-270-5410
4. Owner's name DCAB, LLC
5. Owner's address: 157 Lowland St, Holliston
6. Location of proposed project 0 + 194 Lowland Street
7. Description of proposed project, including proposed building size and use as well as identification of all proposed uses on the site, zoning district, street address and Assessor's Map 9 Block 2 and Lot 57.1  
331

Outdoor storage of vehicles

see attached

8. Designer's Certificate

I hereby certify that the plan entitled Site Development Plan for ADESA Holliston and accompanying data is true and correct to the accuracy required by the Rules and Regulations of the Holliston Planning Board, and my source of information about the location of boundaries shown on said plan were one or more of the following:

- a. Deed dated June 8, 2017 and recorded at the Registry of Deeds in Book 69404 Page 65;
- b. Other plans, as follows: \_\_\_\_\_
- c. Detail and topography has been established by \_\_\_\_\_ aerial survey, ☒ on-ground survey, other \_\_\_\_\_
- d. Other sources, including: \_\_\_\_\_

Signed: \_\_\_\_\_

*Michael Brumber*  
Date Signed: 2020 05 18 13:20:37 -0400

(Registered Professional Engineer or Land Surveyor)

Address: 1700 Willow Lawn Drive, Suite 200, Richmond, VA 23230

9. Signatures

Michael Brumber

DocuSign verified  
05/18/20 1:32 PM EDT  
94TG-MPLZ-WOND-3PWH

05/18/2020

Signature of Owner

date

AUTO DEALERS EXCHANGE OF CONCORD, LLC

Srisu Subrahmanyam

14-May-2020

Signature of Applicant

date

Srisu Subrahmanyam  
COO ADESA

HOLLISTON PLANNING BOARD  
SITE PLAN REVIEW  
DEVELOPMENT IMPACT STATEMENT (DIS)

Please type or print information in blanks below.

1. Name of Proposed Development ADESA Holliston
2. Location 0 + 194 Lowland Street
3. Name of Applicant(s) Auto Dealer Exchange of Concord LLC d/b/a ADESA Auction Boston
4. Brief Description of the Proposed Project  
See attached (memo + Notice of Intent)
5. Name of Individual Preparing this DIS Peter Barbieri  
Address Fletcher, Tilton, 161 Worcester Rd, 5th Floor, Framingham, MA  
Business Phone 508-532-3517

A. Site Description

7. Present permitted and actual land uses by percentage of the site.

| Uses                                 | Percentage |
|--------------------------------------|------------|
| Industrial                           | 14%        |
| Commercial                           |            |
| Residential                          |            |
| Forest                               |            |
| Agricultural                         |            |
| Other (specify) <u>Gravel + pond</u> | <u>86%</u> |

8. Total acreage on the site: 13.1 acres.

| Approximate Acreage                                 | At Present | After Completion |
|-----------------------------------------------------|------------|------------------|
| Meadow or Brushland (non agriculture)               | 5A         | 5A               |
| Forested                                            | 16.5A      | 15.75A           |
| Agricultural (includes orchards, cropland, pasture) |            |                  |
| Wetland                                             | 9.2A       | 9.2A             |
| Water Surface Area                                  | 10.5A      | 10.5A            |
| Flood Plain                                         | 9A         | 9A               |
| Unvegetated (rock, earth, or fill)                  |            |                  |
| Roads, buildings and other impervious surfaces      | 5A         | 5.25A            |
| Other (indicate type) <u>Disturbed / Stockpiles</u> | 8A         | 1.2A             |

### Development Impact Statement (Continued)

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *Note: be sure to include overlay zoning districts.*

| District   | Percentage |
|------------|------------|
| Industrial | 100        |
| Zone II    | 100        |
|            |            |
|            |            |

10. Predominant soil type(s) on the site: \_\_\_\_\_  
Soil drainage (Use the US Soil Conservation Service's definition)

| Soil Type               | % of the Site |
|-------------------------|---------------|
| Well drained            | 2.25          |
| Moderately well drained | 0             |
| Poorly drained          | 87.75         |

11. Are there bedrock outcroppings on the site? ☐ yes ☒ no  
12. Approximate percentage of proposed site with slopes between:

| Slope            | % of the Site |
|------------------|---------------|
| 0 - 10%          | 95.0          |
| 10 - 15%         | 1.0           |
| greater than 15% | 4.0           |

13. What percentage of the site is located in the Groundwater Protection District?  
100 %

How close is the site to a public well? \_\_\_\_\_ feet

To a surface water body? \_\_\_\_\_ feet

Proximity to a public well: \_\_\_\_\_ feet

Proximity to a surface water body: \_\_\_\_\_ feet

14. Does the project site contain any species of plant or animal life that is identified as rare or endangered? (Consult with the Massachusetts National Heritage Program and the Holliston Conservation Commission).

☐ yes ☒ no

If yes, specify:

**Development Impact Statement (Continued)**

15. Are there any unusual or unique features on the site such as trees larger than 30 inches D.B.H., bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formations?  
☐ yes ☒ no

If yes, specify: \_\_\_\_\_

16. Are there any established foot paths running through the site or railroad right of ways?  
☐ yes ☒ no

If yes, specify: \_\_\_\_\_

17. Is the site presently used by the community or neighborhood as an open space or recreation area? ☐ yes ☒ no

Is the site adjacent to conservation land or a recreation area? ☐ yes ☒ no

If yes, specify: \_\_\_\_\_

18. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? ☐ yes ☒ no

If yes, specify: \_\_\_\_\_

19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?  
☒ yes ☐ no

If yes, specify resources found on site or contiguous to site: See Attached

If yes, have the required permits been granted or applied for? Please list permits and status. Small business filing with Conservation Commission

20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? ☐ yes ☒ no

If yes, specify: \_\_\_\_\_

21. Has the site ever been used for the disposal of hazardous waste? Has a 21E Study been conducted for the site? ☐ yes ☒ no

If yes, specify results: \_\_\_\_\_

**Development Impact Statement (Continued)**

22. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? ☐ yes ☒ no

If yes, specify \_\_\_\_\_

23. Does the project contain any buildings or sites of historic or archaeological significance? (Consult with the Holliston Historic Commission or the Holliston Historical Society.)  
☒ yes ☐ no

If yes, please describe SMALL GUARDED SHACK

24. Is the project contiguous to or does it contain a building in a national register district?  
☐ yes ☒ no

**B. Circulation System**

25. What is the average weekday traffic and peak hour traffic volumes generated by the proposed subdivision?

|                           |         |     |
|---------------------------|---------|-----|
| Average weekday traffic   |         | 5-8 |
| Average peak hour volumes | morning | 2-4 |
| Average peak hour volumes | evening | 2-4 |

26. Existing intersection(s): list intersections located within 1000 feet of any access to the pro-posed development:

Name of ways Jeffrey Ave

27. Location of existing sidewalks within 1000 feet of the proposed site? none

28. Are there parcels of undeveloped land adjacent to the site? ☒ yes ☐ no

Will access to these undeveloped parcels be provided within the proposed site?  
☐ yes ☒ no

If yes, please describe \_\_\_\_\_

If no, please explain why lotland conditions prohibit it

**Development Impact Statement (Continued)**

**C. Utilities**

**29. Storm Drainage**

- a. Describe nature, location and surface water body receiving current surface water of the site: See attached
- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: See attached
- c. Will a NPDS Permit be required? X yes    no

**30. Sewage Disposal - Describe nature of sewage disposal service proposed for the site.**

sewer on site no septic

If a tertiary treatment facility is proposed, will it have any excess capacity?  
   yes X no

## **MEMORANDUM**

The Petitioner, Auto Dealers Exchange of Concord, LLC, d/b/a Adesa Boston respectfully requests that the Zoning Board of Appeals grant Special Permits authorizing the use of the Premises known as 0 and 194 Lowland Street (the "Premises") for the parking/storage of vehicles. The Premises are located within an Industrial Zoning District, which allows for the outdoor storage of vehicles (Section III.G.6.) subject to a Special Permit. The Premises is also located within a Zone II Water Resource Area. Section V-L.4.A.e of the By-Law allows for commercial uses of Zone II areas by special permit provided the parking area drainage is recharged and the drainage system compiles with the DEP Storm Water Guidelines.

The Premises consists of approximately 43.1 acres and has over eight hundred and ninety (890) feet of frontage on Lowland Street. The Premises therefore complies with the area and frontage requirements of the By-Law.

The Premises presently contains two buildings and many soil stockpiles. The developable area of the Premises consists of developable six (6) acres as the balance of the Premises is subject to wetland resource areas including a pond.

The proposal; is to remove the existing buildings and stockpiles and to develop a parking area for the storage of vehicles. A small building for a security guard is proposed. The location of the building satisfies all dimensional requirements. The vehicles would be for the Petitioner's auction facilities in Framingham; which facility is limited in size, and the Petitioner needs additional area for its vehicles. The Petitioner is under Agreement for the purchase of the Premises. The storage of the vehicles would be in the areas depicted on the attached plan. Typically, a vehicle would be stored on the site until such time that the vehicle is brought to auction. Generally, the vehicle would be stored on the site for a period of two (2) weeks.

The parking lot has been designed to comply with all requirements. In additional a thirty (30) foot landscape buffer is proposed along Lowland Street. The parking facility includes a drainage system in compliance with DEP Storm Water Guidelines as more fully described in the

attached Notice of Intent. The parking facility would be located over two (200) feet from Bogastow Brook and over four hundred and fifty (450) feet from the nearest residence.

The use of the Premises would be consistent with the requirements for the issuance of the Special Permits. The proposed removal of the deteriorated buildings and large stockpiles will result in an improvement to the appearance of the property. The defined use of the property with the established limits of alteration and use will eliminate and nuisances that could result from the no-use of the Premises. The drainage system for the parking lot has been designed to comply with DEP Storm Water Guidelines as required.

The vehicles are delivered by tractor trailer trucks, which load and off-load on the property. During the course of a normal workday, it is anticipated that there would be between five (5) and eight (8) trucks entering the site, of which seventy (70) percent or so would be mini-trailers. The volume of trucks and the activity of the site would not be close to the volume of traffic that would be associated with the deployment of the Premises which under the By-Laws allows for buildings of approximately 130,000 sf (using only the six developable acres). Accordingly, the traffic to and from the site for the proposed operation will be significantly less than the use of the property as could be allowed.

In conclusion, the granting of the Special Permit requests will allow for the use of the Premises in a manner consistent with the By-Law and in a manner more pleasing than the current use of the Premises. The Petitioner respectfully requests that the Planning Board authorize the use of the Premises for the storage of vehicles.

AUTO DEALERS EXCHANGE OF  
CONCORD, LLC d/b/a ADESA BOSTON

By: 

Peter R. Barbieri, Esquire  
FLETCHER TILTON PC  
161 Worcester Road, Suite 501  
Framingham, MA 01701  
Direct Phone Line: 508-532-3517  
Email: [pbarbieri@fletchertilton.com](mailto:pbarbieri@fletchertilton.com)

**ADESA HOLLISTON**

194 LOWLAND STREET  
HOLLISTON, MA 01746

| Sheet List Table |                                                 |
|------------------|-------------------------------------------------|
| Sheet Number     | Sheet Title                                     |
| 1 OF 23          | COVER SHEET                                     |
| 2 OF 23          | ALTAN-IP'S LAND TITLE SURVEY (1 of 2)           |
| 3 OF 23          | ALTAN-IP'S LAND TITLE SURVEY (2 OF 2)           |
| 4 OF 23          | TOPOGRAPHIC SURVEY (1 OF 7)                     |
| 5 OF 23          | TOPOGRAPHIC SURVEY (2 OF 7)                     |
| 6 OF 23          | TOPOGRAPHIC SURVEY (3 OF 7)                     |
| 7 OF 23          | TOPOGRAPHIC SURVEY (4 OF 7)                     |
| 8 OF 23          | TOPOGRAPHIC SURVEY (5 OF 7)                     |
| 9 OF 23          | TOPOGRAPHIC SURVEY (6 OF 7)                     |
| 10 OF 23         | TOPOGRAPHIC SURVEY (7 OF 7)                     |
| 11 OF 23         | OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN |
| 12 OF 23         | EXISTING CONDITIONS AND DEMOLITION PLAN         |
| 13 OF 23         | OVERALL SITE PLAN                               |
| 14 OF 23         | SITE PLAN                                       |
| 15 OF 23         | GRADING AND DRAINAGE PLAN                       |
| 16 OF 23         | EROSION AND SEDIMENT CONTROL PLAN               |
| 17 OF 23         | EROSION AND SEDIMENT CONTROL NOTES AND DETAILS  |
| 18 OF 23         | SITE DETAILS                                    |
| 19 OF 23         | SITE DETAILS                                    |
| 20 OF 23         | SITE DETAILS                                    |
| 21 OF 23         | LANDSCAPE PLAN                                  |
| 22 OF 23         | LANDSCAPE DETAILS & SPECIFICATIONS              |
| 23 OF 23         | LIGHTING PLAN                                   |

| ZONING DATA: INDUSTRIAL                       |           |              |  |
|-----------------------------------------------|-----------|--------------|--|
| USE: WHOLESALE OFFICE OR SHOWROOM (PERMITTED) |           |              |  |
|                                               | REQUIRED  | PROVIDED     |  |
| MIN. AREA                                     | 20,000 SF | 1,476,370 SF |  |
| MIN. FRONTAGE                                 | 100 FT    | 166 FT       |  |
| MIN. DEPTH                                    | 150 FT    | • 150 FT     |  |
| MIN. SETBACKS                                 |           |              |  |
| FRONT                                         | 30 FT     | 30 FT        |  |
| SIDE                                          | 20 FT     | 20 FT        |  |
| REAR                                          | 30 FT     | 30 FT        |  |
| MAX. STORIES                                  | 3         | N/A          |  |
| MAX. HEIGHT                                   | 40 FT     | N/A          |  |
| BUILDING AREA                                 | N/A       | N/A          |  |
| MAX. COVERAGE                                 | 40%       | 0%           |  |
| F.A.C.                                        | 0.5       | 0.0          |  |

1. INSTALL SILL FENCE
2. CLEAR AND GRUB
3. REMOVE EXISTING STRUCTURES
4. INSTALL REMAINING EROSION CONTROLS
5. STRIP TOPSOIL AND STOCKPILE
6. PREPARE SITE TO SUBGRADE
7. INSTALL DRAINAGE SYSTEM
8. GRADE SITE
9. INSTALL BINDER PAVEMENT
10. INSTALL CURBS
11. LOAM AND SEED
12. CLEAN UP

## PROJECT DESCRIPTION NARRATIVE

IT'S THE LAW, 72 HOURS BEFORE YOU DIE  
CALL  
"DIG SAFE SYSTEM, INC."  
1-888-344-7233  
WWW.DIGSAFE.COM

USGS MAP  
(HOLLISTON QUADRANGLE)  
SCALE: 1"=2,000'

COVER SHEET

ADESA HOLLISTON  
PREPARED FOR  
ADESA, INC.

1 OF 23

Kimley»Horn



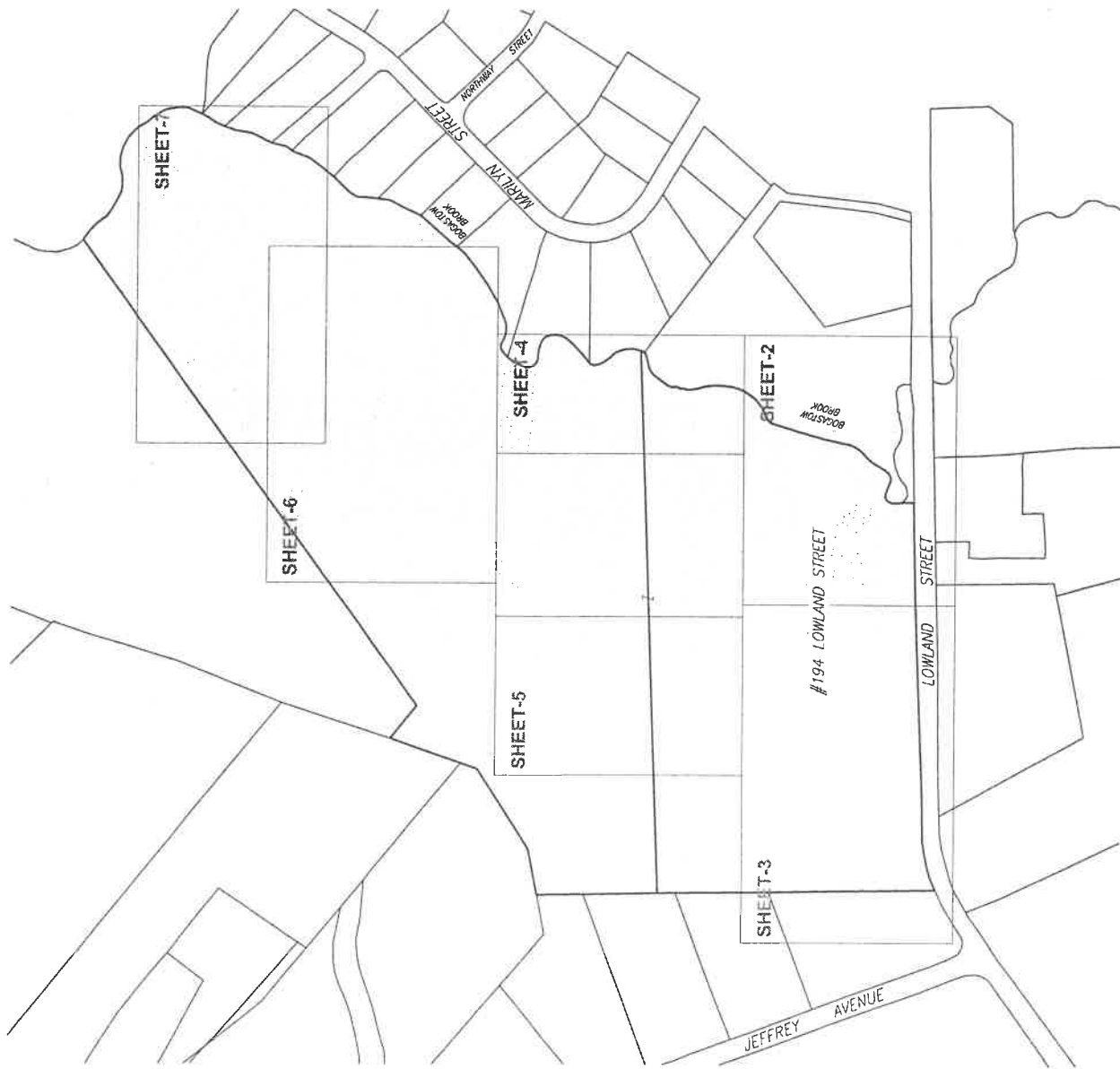
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| KHA PROJECT | 113362001 | DATE | 05/12/2020 | LOCAL AS SHOWN | DESIGNED BY | TGK | DRAWN BY | TGK | CHECKED BY | BUD |
|-------------|-----------|------|------------|----------------|-------------|-----|----------|-----|------------|-----|

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# KEY SHEET AND LOCUS MAP



## NOTES

1. REFLECT SURVEY INFORMATION
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CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY  
 J. FELDMAN, JR., P.E. (MA 5415)  
 4/2/2020  
 DATE

PARTIAL EXISTING CONDITIONS  
 194 LOWLAND STREET  
 HOLLISTON, MASS.

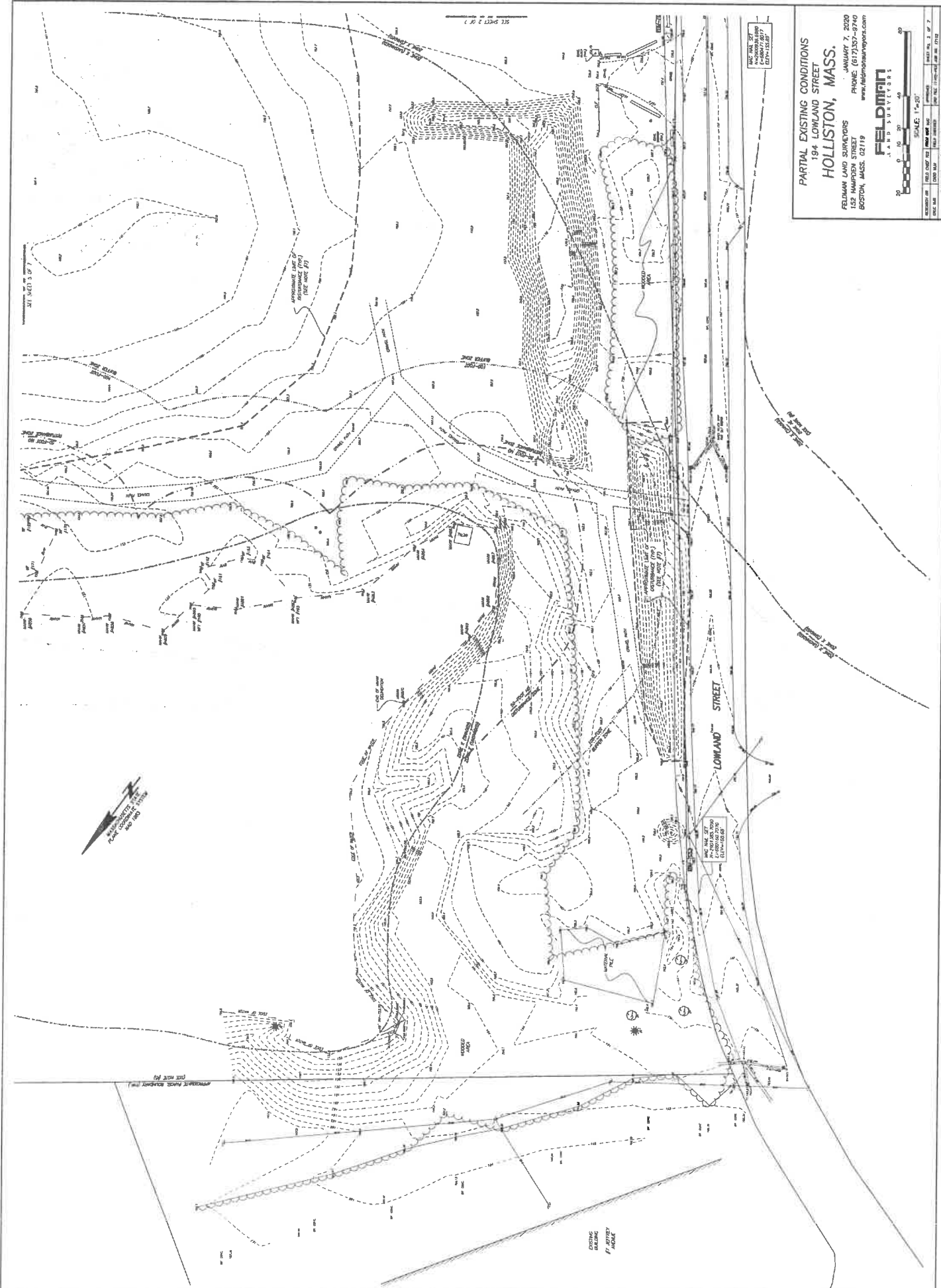
FELDMAN LAND SURVEYORS  
 150 HOLLISTON STREET  
 BOSTON, MASS. 02118  
 JANUARY 7, 2020  
 PHONE: (617) 537-8740  
 www.feldmansurveyors.com

SCALE: 1"=100'



| DESCRIPTION | DATE | BY | FOR |
|-------------|------|----|-----|
| PREPARED BY |      |    |     |
| CHECKED BY  |      |    |     |
| DATE        |      |    |     |





PARTIAL EXISTING CONDITIONS  
194 LOWLAND STREET  
HOLLISTON, MASS.

FELDMAN LAND SURVEYORS  
151 WASHINGTON STREET  
BOSTON, MASS. 02119  
PHONE: (617) 537-3740  
www.feldmansurveyors.com

JANUARY 7, 2020

SCALE: 1"=40'

0 10 20 30 40 50 60 70 80 90 100

DATE: 01/07/2020  
DRAWN BY: J. FELDMAN  
CHECKED BY: J. FELDMAN  
DATE: 01/07/2020

PROJECT: 194 LOWLAND STREET, HOLLISTON, MASS.

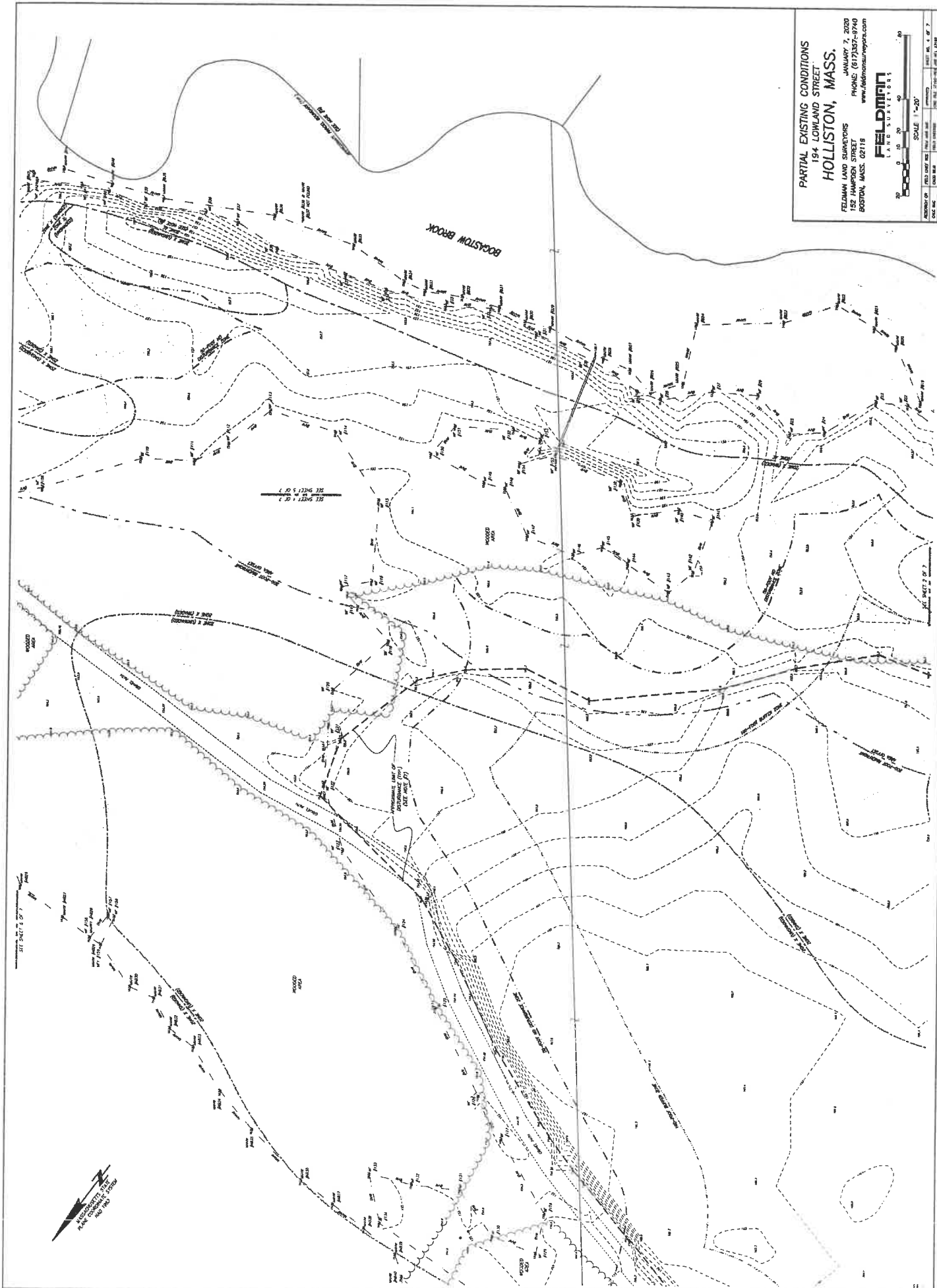
PARTIAL EXISTING CONDITIONS  
194 LOWLAND STREET  
HOLLISTON, MASS.

FELDMAN LAND SURVEYORS  
JANUARY 7, 2020  
152 HAMPSHIRE STREET  
BOSTON, MASS. 02118  
PHONE: (617)357-9740  
www.feldmansurveyors.com

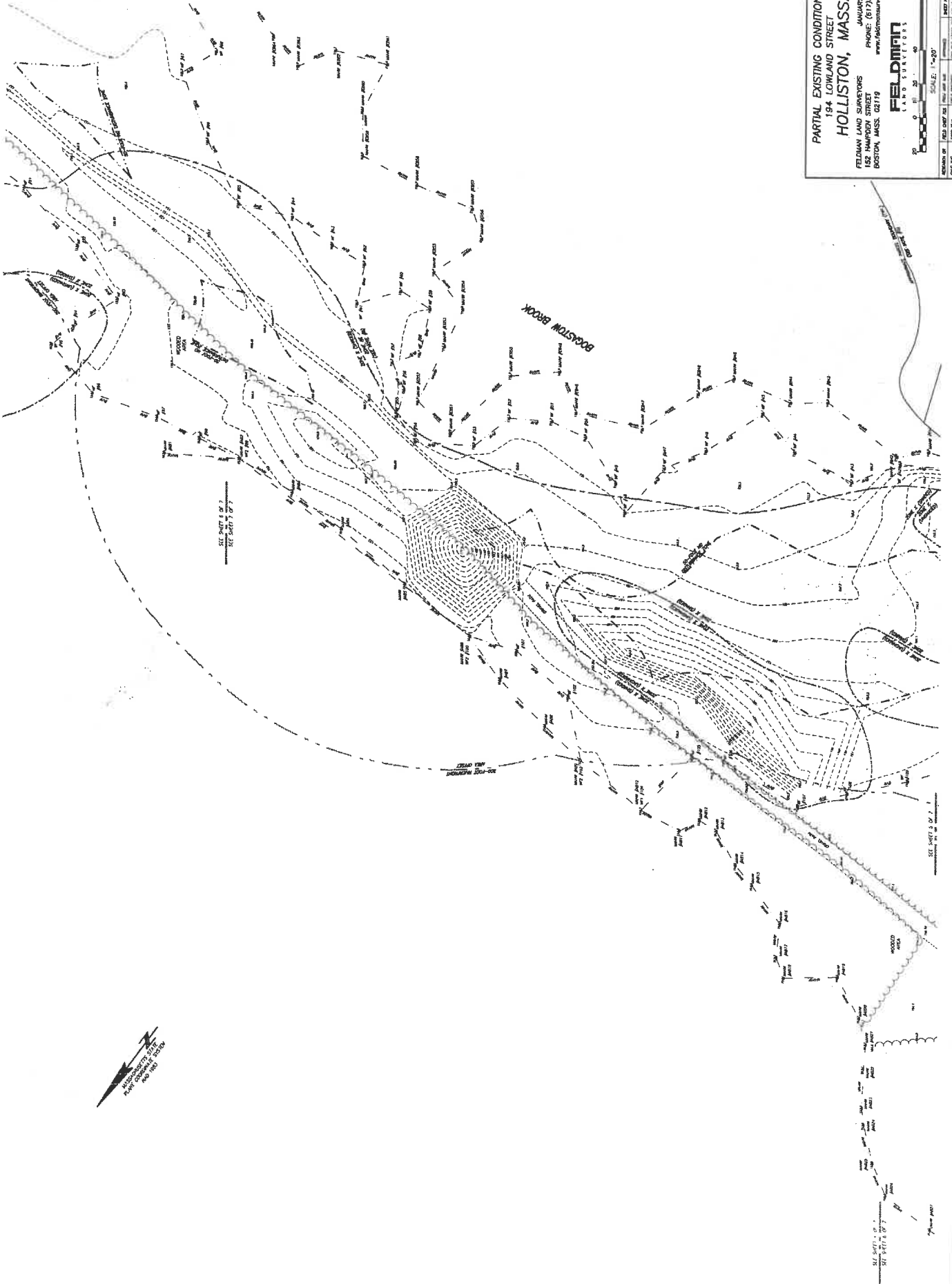
**FELDMAN**  
LAND SURVEYORS

SCALE 1"=20'

PROJECT NO. 194-20  
DATE: 01/07/2020  
BY: J. FELDMAN  
CHECKED BY: J. FELDMAN  
APPROVED BY: J. FELDMAN







PARTIAL EXISTING CONDITIONS  
194 LOWLAND STREET  
HOLLISTON, MASS.

JANUARY 7, 2020  
FELDMAN LAND SURVEYORS  
155 FAIRVIEW STREET  
BOSTON, MASS. 02116  
PHONE: (617) 337-8740  
WWW.FELDMANLANDSURVEYORS.COM

FELDMAN  
LAND SURVEYORS



|              |          |    |                   |
|--------------|----------|----|-------------------|
| REVISION NO. | DATE     | BY | DESCRIPTION       |
| 1            | 01/07/20 | JS | ISSUED FOR PERMIT |
| 2            | 01/07/20 | JS | ISSUED FOR PERMIT |
| 3            | 01/07/20 | JS | ISSUED FOR PERMIT |
| 4            | 01/07/20 | JS | ISSUED FOR PERMIT |
| 5            | 01/07/20 | JS | ISSUED FOR PERMIT |
| 6            | 01/07/20 | JS | ISSUED FOR PERMIT |
| 7            | 01/07/20 | JS | ISSUED FOR PERMIT |







|           |      |            |                |           |     |          |    |            |    |       |
|-----------|------|------------|----------------|-----------|-----|----------|----|------------|----|-------|
| 113382001 | DATE | 05/12/2020 | SCALE AS SHOWN | DEPART BY | TCX | DEATH BY | 88 | CREATED BY | 88 | DATE: |
|-----------|------|------------|----------------|-----------|-----|----------|----|------------|----|-------|

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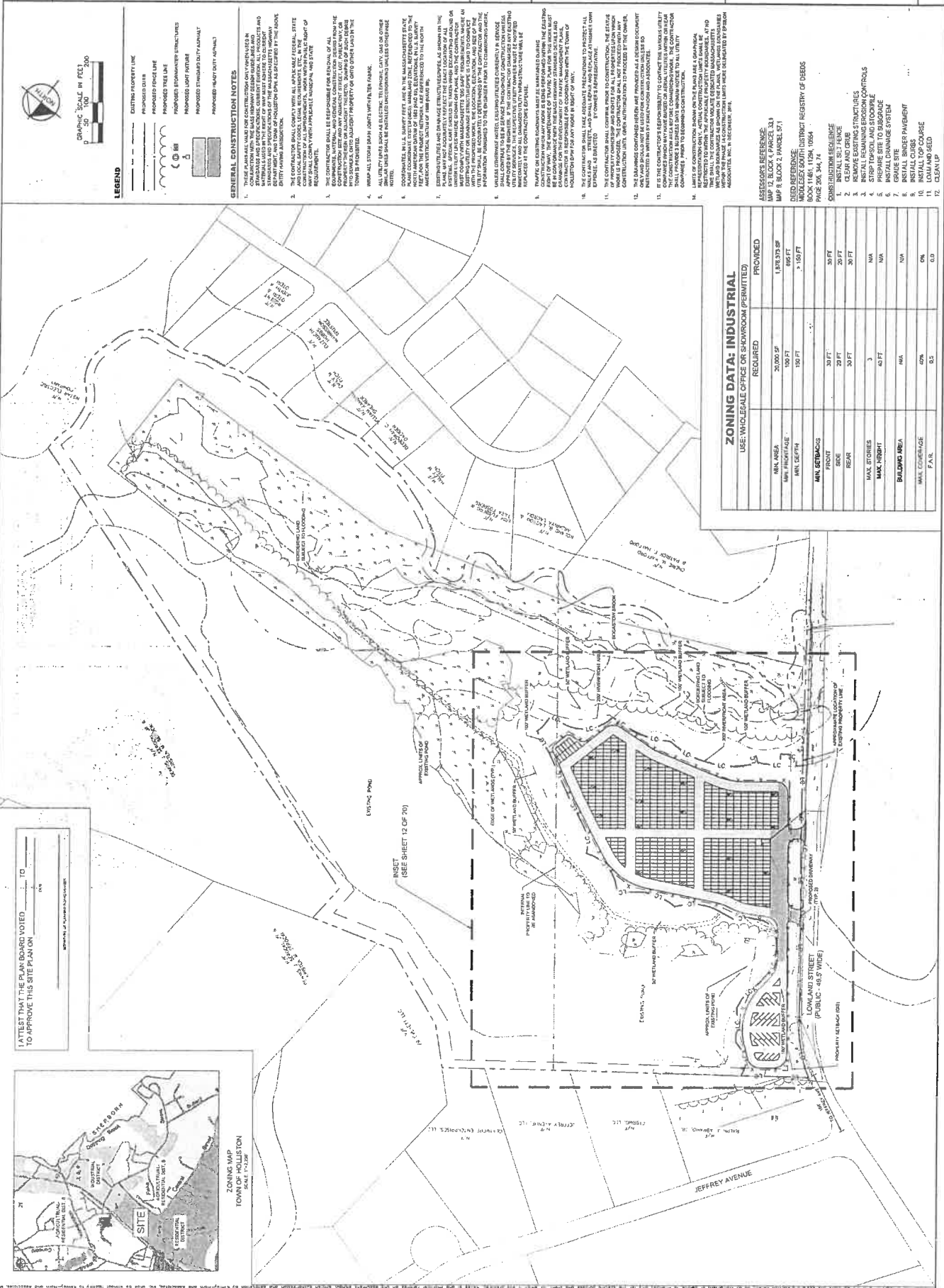
ADESA HOLLISTON  
PREPARED FOR  
ADESA, INC.

OVERALL SITE PLAN

DATE: 05/12/2020  
SCALE: AS SHOWN  
CHECKED BY: [Signature]  
DESIGNED BY: [Signature]

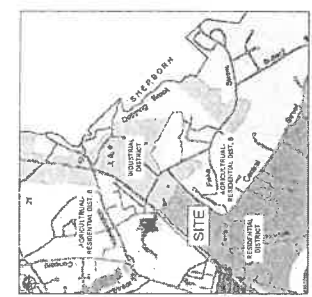
Kimley»Horn  
1700 KIMLEY-HORN BLVD., SUITE 200, RICHMOND, VA 23260  
WWW.KIMLEY-HORN.COM

| No. | REVISIONS | DATE |
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| ZONING DATA: INDUSTRIAL                       |           |              |
|-----------------------------------------------|-----------|--------------|
| USE: WHOLESALE OFFICE OR SHOWROOM (PERMITTED) |           |              |
| REQUIRED                                      | PROVIDED  |              |
| MAX. AREA                                     | 20,000 SF | 1,075,375 SF |
| MIN. THICKNESS                                | 100 FT    | 895 FT       |
| MIN. DEPTH                                    | 150 FT    | 150 FT       |
| MIN. SETBACKS                                 |           |              |
| FRONT                                         | 30 FT     | 30 FT        |
| SIDE                                          | 20 FT     | 30 FT        |
| REAR                                          | 30 FT     | 30 FT        |
| MAX. STORES                                   | 3         | N/A          |
| MAX. HEIGHT                                   | 40 FT     | N/A          |
| BUILDING AREA                                 |           |              |
| MAX. COVERAGE                                 | 0%        | 0%           |
| P.A.V.                                        | 0.5       | 0.0          |

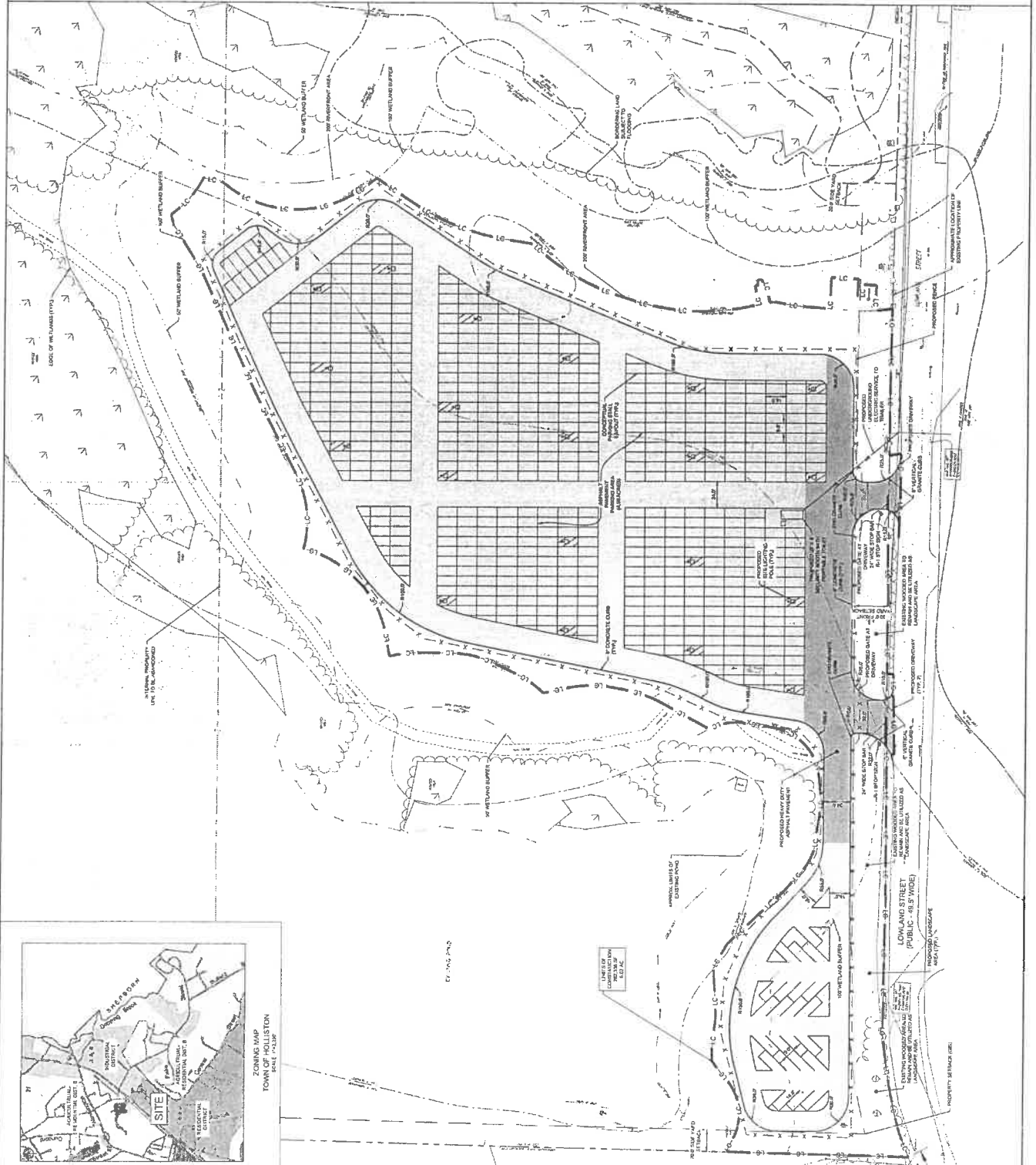
I ATTEST THAT THE PLAN HAS BEEN VOTED TO APPROVE THIS SITE PLAN ON \_\_\_\_\_ TO \_\_\_\_\_



ZONING MAP  
TOWN OF HOLLISTON  
MASSACHUSETTS

NOTES: 1. THE SITE IS LOCATED WITHIN THE INDUSTRIAL ZONING DISTRICT OF THE TOWN OF HOLLISTON, MASSACHUSETTS. 2. THE SITE IS SUBJECT TO THE TOWN OF HOLLISTON ZONING BYLAW, AS AMENDED. 3. THE SITE IS SUBJECT TO THE TOWN OF HOLLISTON SUBDIVISION MAP ACT. 4. THE SITE IS SUBJECT TO THE TOWN OF HOLLISTON LAND USE AND DEVELOPMENT ORDINANCE. 5. THE SITE IS SUBJECT TO THE TOWN OF HOLLISTON OPEN SPACE AND RECREATION BYLAW. 6. THE SITE IS SUBJECT TO THE TOWN OF HOLLISTON HISTORIC DISTRICT BYLAW. 7. THE SITE IS SUBJECT TO THE TOWN OF HOLLISTON SIGNAGE BYLAW. 8. THE SITE IS SUBJECT TO THE TOWN OF HOLLISTON TREE PROTECTION BYLAW. 9. THE SITE IS SUBJECT TO THE TOWN OF HOLLISTON WETLANDS PROTECTION BYLAW. 10. THE SITE IS SUBJECT TO THE TOWN OF HOLLISTON WATER RESOURCES BYLAW. 11. THE SITE IS SUBJECT TO THE TOWN OF HOLLISTON AIR QUALITY BYLAW. 12. THE SITE IS SUBJECT TO THE TOWN OF HOLLISTON NOISE ABATEMENT BYLAW. 13. THE SITE IS SUBJECT TO THE TOWN OF HOLLISTON LIGHT POLLUTION BYLAW. 14. 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|                |            |
|----------------|------------|
| AKA PROJECT    | 113362001  |
| DATE           | 05/12/2020 |
| SCALE AS SHOWN |            |
| DESIGNED BY    | TKX        |
| DRAWN BY       | BB         |
| CHECKED BY     | BB         |

[illegible]

**LEGEND**

|                                                                                   |                                |
|-----------------------------------------------------------------------------------|--------------------------------|
|  | EXISTING PROPERTY LINE         |
|  | PROPOSED CURB                  |
|  | PROPOSED FENCE LINE            |
|  | PROPOSED TREE LINE             |
|  | PROPOSED STORMWATER STRUCTURES |
|  | PROPOSED LIGHT VENTURE         |
|  | PROPOSED STANDARD DUTY ASPHALT |
|  | PROPOSED "HEAVY DUTY" ASPHALT  |

GRAPHIC SCALE IN FEET

[illegible]

ADESA HOLLISTON  
PREPARED FOR  
ADESA, INC.

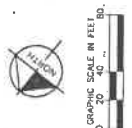
## GRADING AND DRAINAGE PLAN

113582001  
DATE 05/12/2020  
SCALE AS SHOWN  
WEIGHED BY TSK  
DWAYN BY 88



**Kimley»Horn**  
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1700 WILLOW LANE DR., SUITE 200, RICHMOND, VA 23230  
PHONE: 804-673-2882  
WWW.KIMLEY-HORN.COM

| NO. | REVISIONS | DATE | BY |
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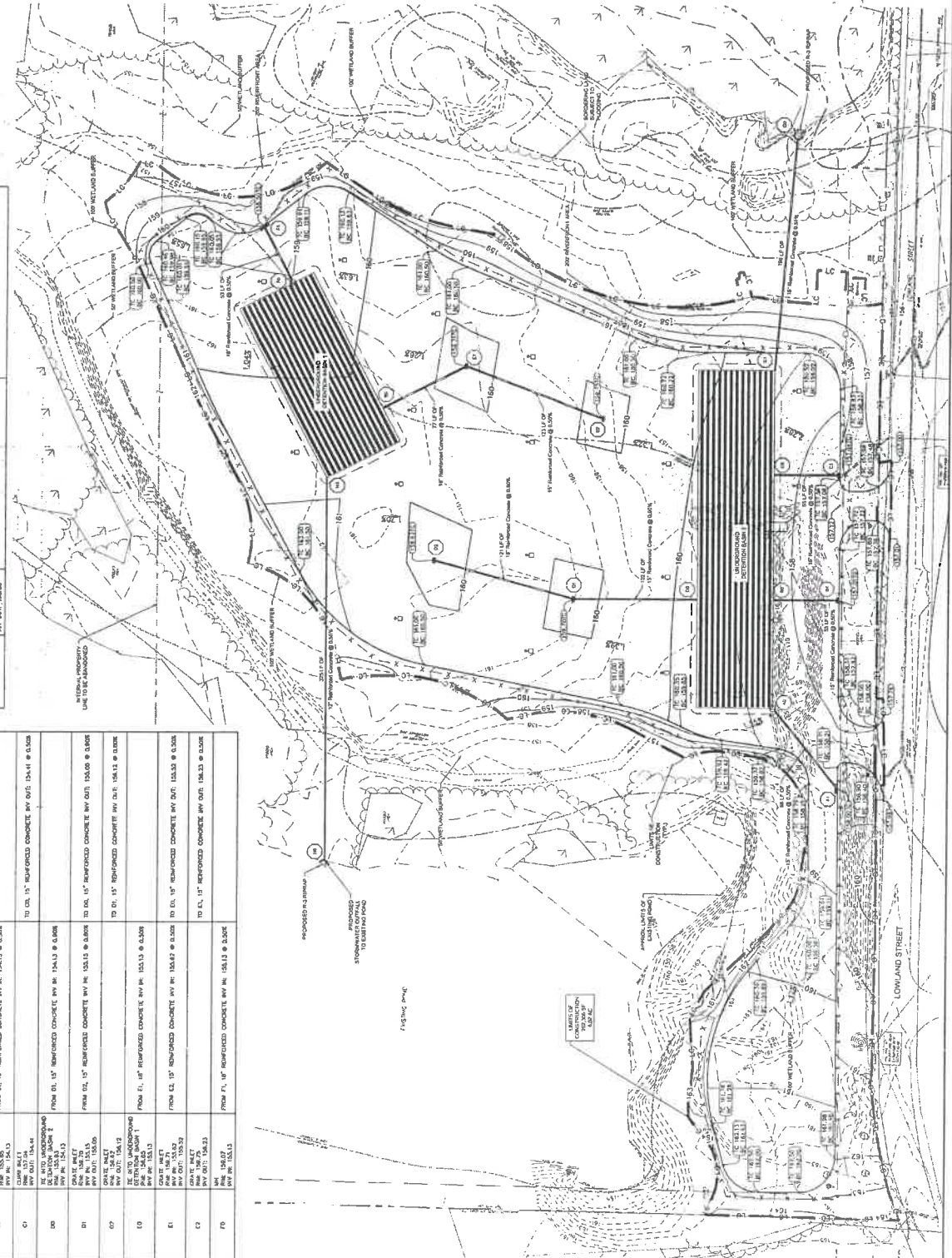


### PAVING, GRADING AND DRAINAGE NOTES

- [illegible]

| STRUCTURE NAME: |  | DETAILS:                                      | PIES IN: 1 | STRUCTURE TABLE                                         |  | PIES OUT |
|-----------------|--|-----------------------------------------------|------------|---------------------------------------------------------|--|----------|
| F1              |  | 100% 15" REINFORCED CONCRETE<br>WY DUT 151.42 |            | 10 FL 15" REINFORCED CONCRETE<br>WY DUT 151.42 @ 4200   |  |          |
| G1              |  | 100% 15" REINFORCED CONCRETE<br>WY DUT 151.42 |            | FROM CM, 15" REINFORCED CONCRETE<br>WY IN 153.06 @ 4312 |  |          |
| H1              |  | 100% 15" REINFORCED CONCRETE<br>WY DUT 151.42 |            | TO CM, 15" REINFORCED CONCRETE<br>WY DUT 151.42 @ 4312  |  |          |
| I1              |  | 100% 15" REINFORCED CONCRETE<br>WY DUT 151.42 |            | FROM CM, 15" REINFORCED CONCRETE<br>WY IN 153.29        |  |          |
| J1              |  | 100% 15" REINFORCED CONCRETE<br>WY DUT 151.42 |            | TO CM, 15" REINFORCED CONCRETE<br>WY DUT 151.42 @ 4320  |  |          |

| STRUCTURE TABLE |                                                               |                                                       |           |  |
|-----------------|---------------------------------------------------------------|-------------------------------------------------------|-----------|--|
|                 | DETAILS                                                       | PIPES IN                                              | PIPES OUT |  |
| A0              | PIPE 15A-13<br>FROM 15A-13                                    | FROM A1, 15" REINFORCED CONCRETE INV 15A-13 @ 0.000   |           |  |
| A1              | PIPE 15A-17<br>FROM 15A-13<br>TO SECTION 15B-13               | TO A0, 15" REINFORCED CONCRETE INV 015 15A-17 @ 0.000 |           |  |
| B0              | SECTION 15B-13<br>FROM B1, 15" REINFORCED CONCRETE INV 15A-13 | FROM B1, 15" REINFORCED CONCRETE INV 15A-13 @ 0.000   |           |  |
| B1              | PIPE 15A-13<br>FROM 15A-13<br>TO SECTION 15B-13               | TO B0, 15" REINFORCED CONCRETE INV 015 15A-13 @ 0.000 |           |  |
| C0              | PIPE 15A-13<br>FROM 15A-13<br>TO SECTION 15B-13               | FROM C1, 15" REINFORCED CONCRETE INV 15A-13 @ 0.000   |           |  |
| C1              | PIPE 15A-13<br>FROM 15A-13<br>TO SECTION 15B-13               | TO C0, 15" REINFORCED CONCRETE INV 015 15A-13 @ 0.000 |           |  |
| D0              | PIPE 15A-13<br>FROM 15A-13<br>TO SECTION 15B-13               | FROM D1, 15" REINFORCED CONCRETE INV 15A-13 @ 0.000   |           |  |
| D1              | PIPE 15A-13<br>FROM 15A-13<br>TO SECTION 15B-13               | TO D0, 15" REINFORCED CONCRETE INV 015 15A-13 @ 0.000 |           |  |
| E0              | PIPE 15A-13<br>FROM 15A-13<br>TO SECTION 15B-13               | FROM E1, 15" REINFORCED CONCRETE INV 15A-13 @ 0.000   |           |  |
| E1              | PIPE 15A-13<br>FROM 15A-13<br>TO SECTION 15B-13               | TO E0, 15" REINFORCED CONCRETE INV 015 15A-13 @ 0.000 |           |  |
| F0              | PIPE 15A-13<br>FROM 15A-13<br>TO SECTION 15B-13               | FROM F1, 15" REINFORCED CONCRETE INV 15A-13 @ 0.000   |           |  |
| F1              | PIPE 15A-13<br>FROM 15A-13<br>TO SECTION 15B-13               | TO F0, 15" REINFORCED CONCRETE INV 015 15A-13 @ 0.000 |           |  |



TOWN OF HOLLISTON  
ADESA HOLLISTON  
PREPARED FOR  
ADESA, INC.

EROSION AND  
SEDIMENT CONTROL  
PLAN

MA PROJECT  
113382001  
DATE  
05/12/2020  
SCALE AS SHOWN  
DESIGNED BY  
TCK  
CHECKED BY  
BB  
DATE  
05/12/2020



Kimley-Horn  
1700 MILLER LANE, SUITE 200, HOLLISTON, VA 23060  
PHONE: 804-933-3662  
WWW.KH-HORN.COM

| REVISIONS | DATE | BY |
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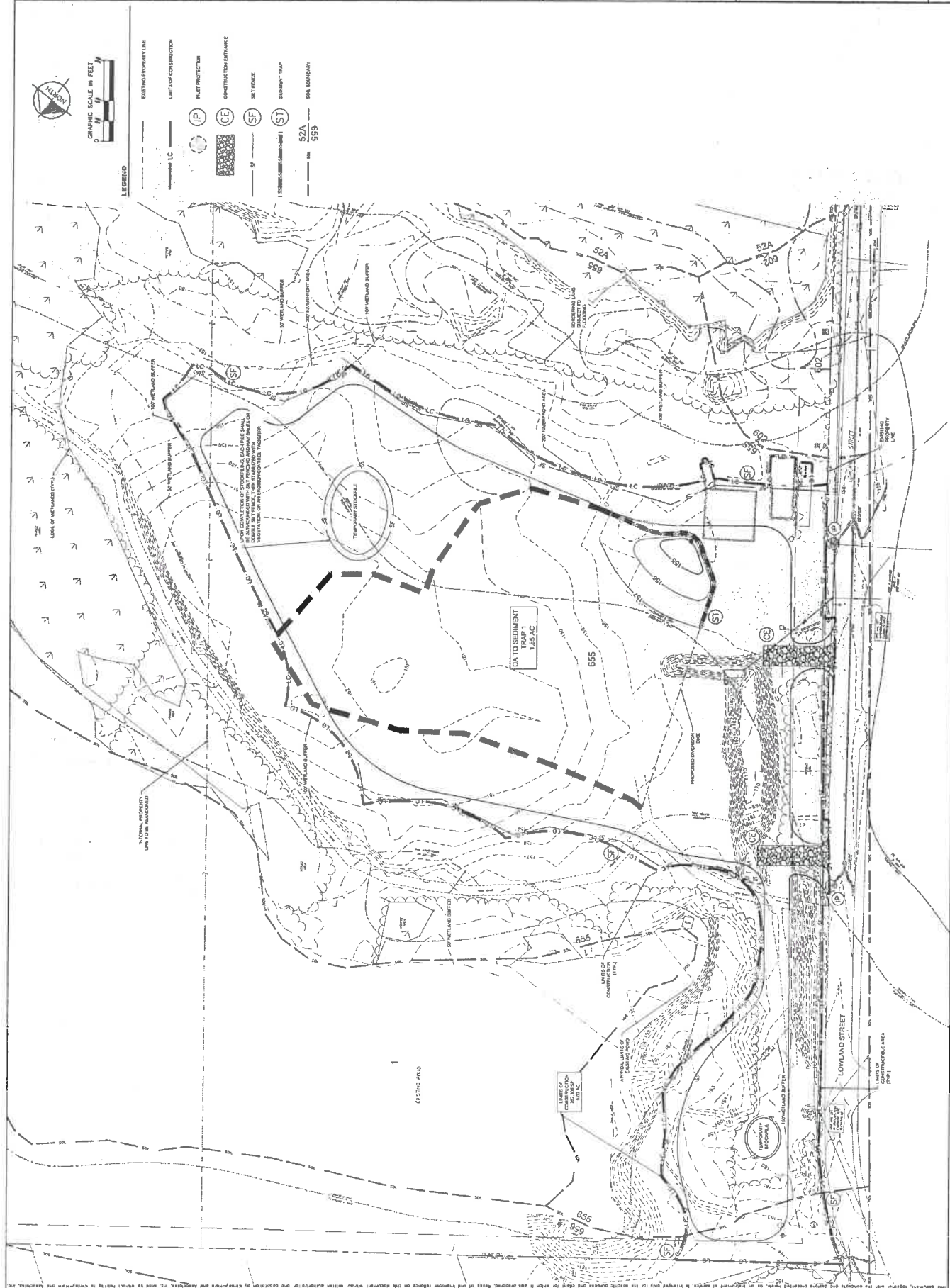


Figure 1 is a schematic diagram of the experimental setup. The top part shows a cross-section of a concrete slab with a grid of reinforcement bars. A central section is labeled "P.C. PIPE" and "SLOPE". The bottom part shows a side view of the slab with a "1.5 T" label and a "1.0 T" label. A "1.0 T" label is also present near the top right corner.

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with 2" x 1" holes per vertical foot

**P. OUTLETRISER STRUCTURE**

NOT TO SCALE

SEDIMENT

SECTION X-X'

HAY BALES AND SILT FENCES  
FOR EROSION CONTROL

4. *Form of Spectral S.E.*

PORT FOR UNDERPINNING OF DETERIORATION AND BUILD-UP OF CLOSING, AND, IF YARD REPAIR SHALL BE REMOVED AND REPLACED BY CONTRACTOR, TO STAND IS MAINTAINED. AREAS SHOULD BE FORTIFIED AND RE-SEEDING AS DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL INSPECTION AND APPROVAL OF SIGHTS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S OBLIGATION TO BE ENFORCED WITHIN STIPULATED TRAPPING MEASURES. DISPOSABLES ON SITE AS WELL AS THE MATERIALS TRANSPORTED FROM THE

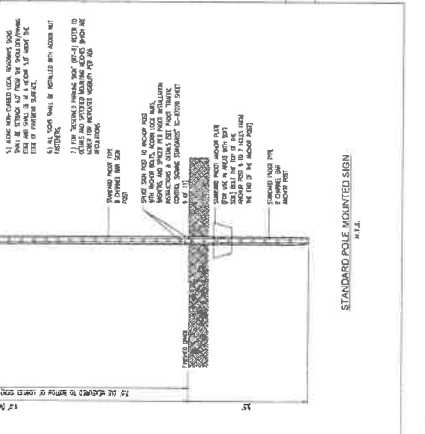
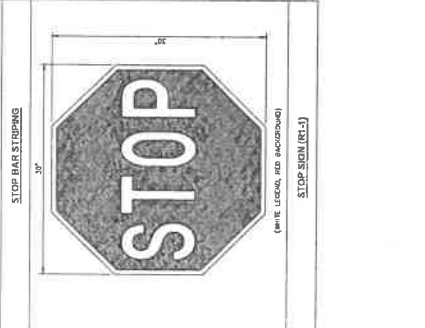
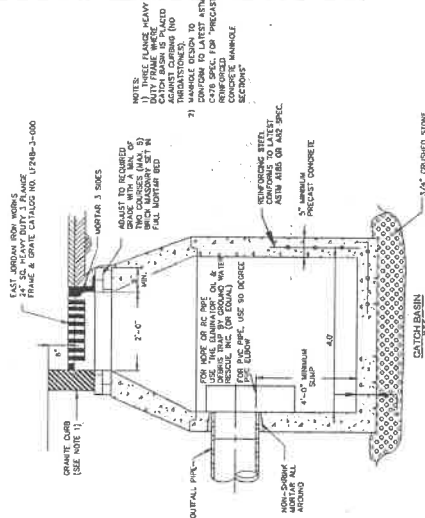
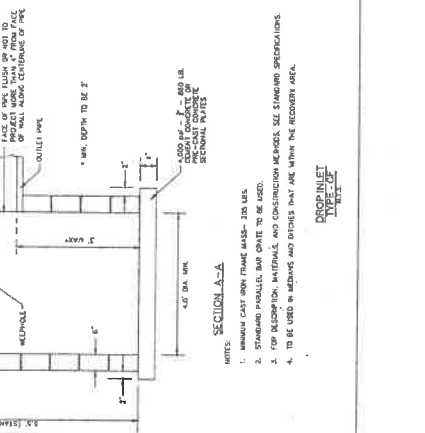
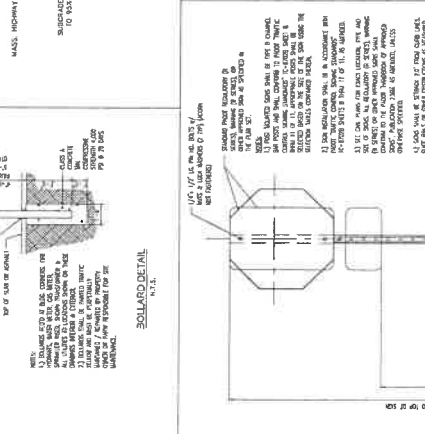
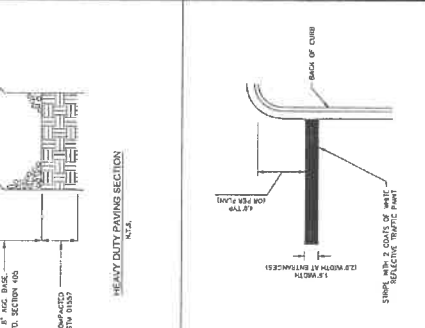
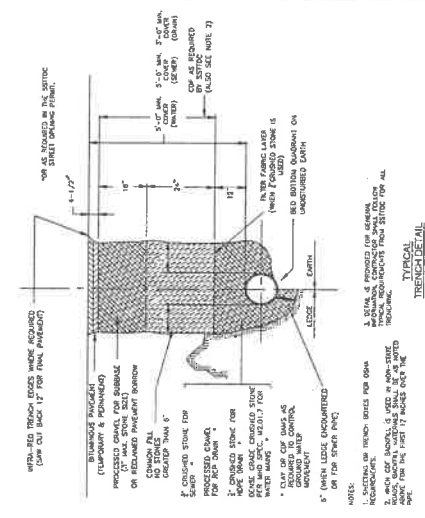
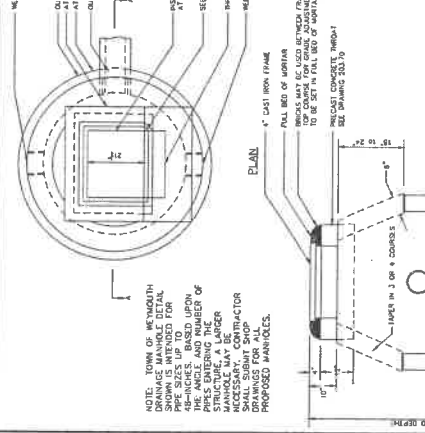
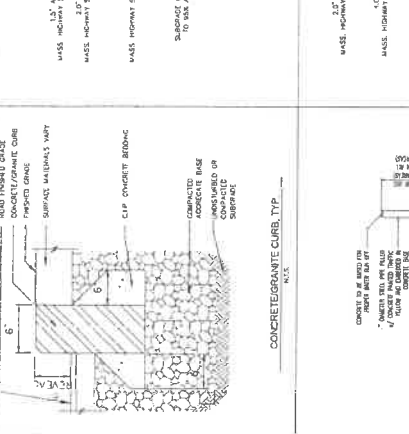
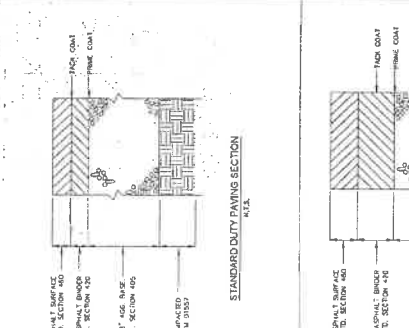
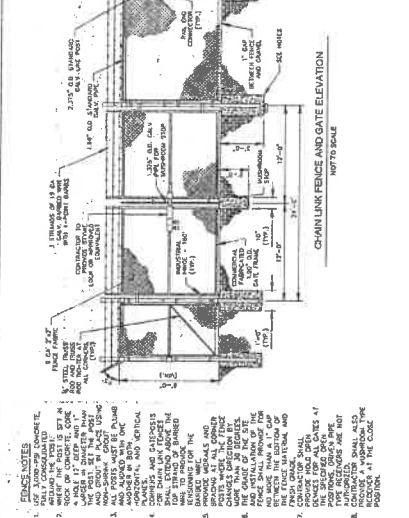
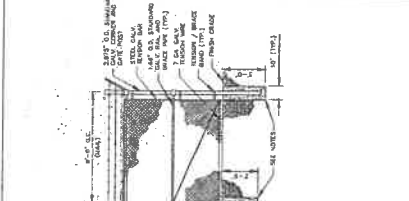
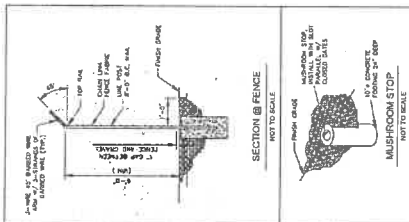
1. CONCENTRATION MEASURES WILL BE OBTAINED BY MONITORING THE ACTION OF THE TARGET MECHANISM.
2. EXPOSURE AND DOSE-RESPONSE MEASURES WHICH HAVE THE BEST SENSITIVITY AND SPECIFICITY WILL BE USED.
3. EXPOSURE AND DOSE-RESPONSE MEASURES WHICH HAVE THE BEST SENSITIVITY AND SPECIFICITY WILL BE USED.
4. ALL TOXICOLOGICAL AND CHEMICAL DATA WILL BE USED TO ESTABLISH A DOSE-RESPONSE RELATIONSHIP.
5. CONCENTRATION OF THE TARGET MECHANISM WILL BE USED TO ESTABLISH A DOSE-RESPONSE RELATIONSHIP.

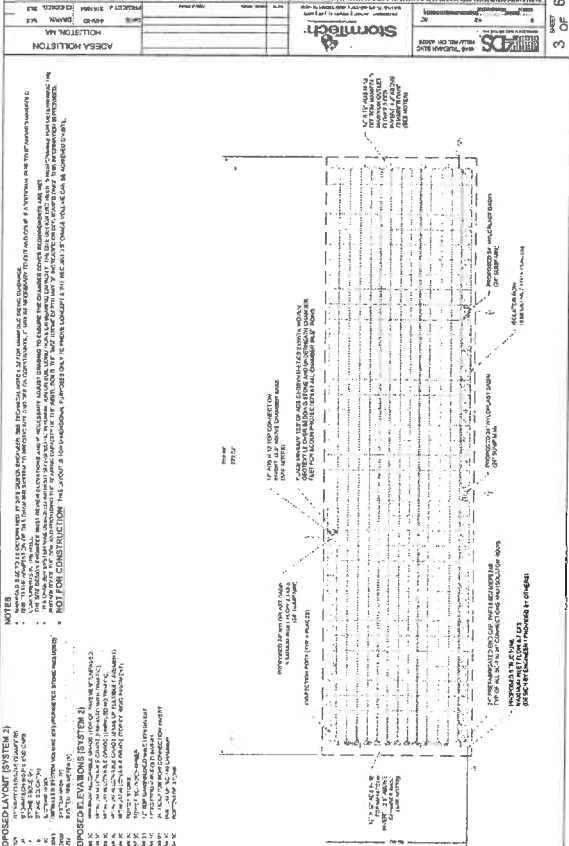
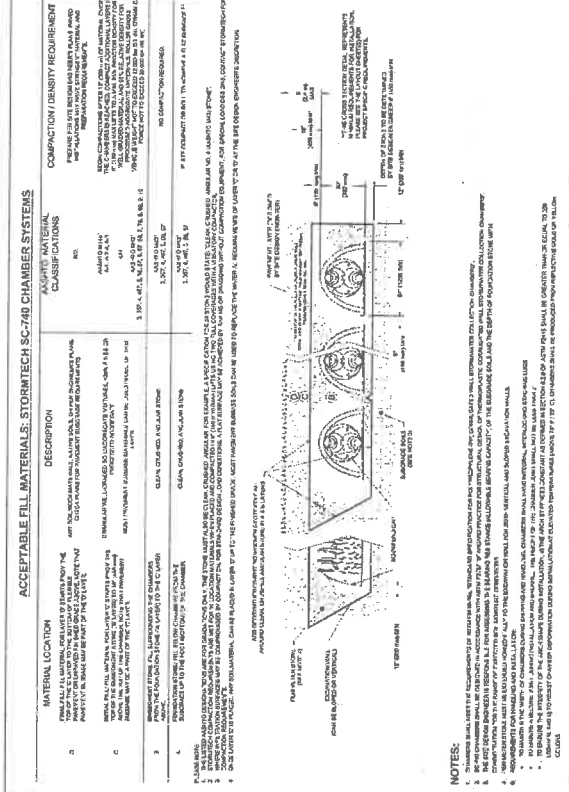
SITE DETAILS

113382001  
DATE 05/12/2020  
SCALE AS SHOWN  
CHECKED BY  
DRAWN BY  
DESIGNED BY  
PROJECT NO.

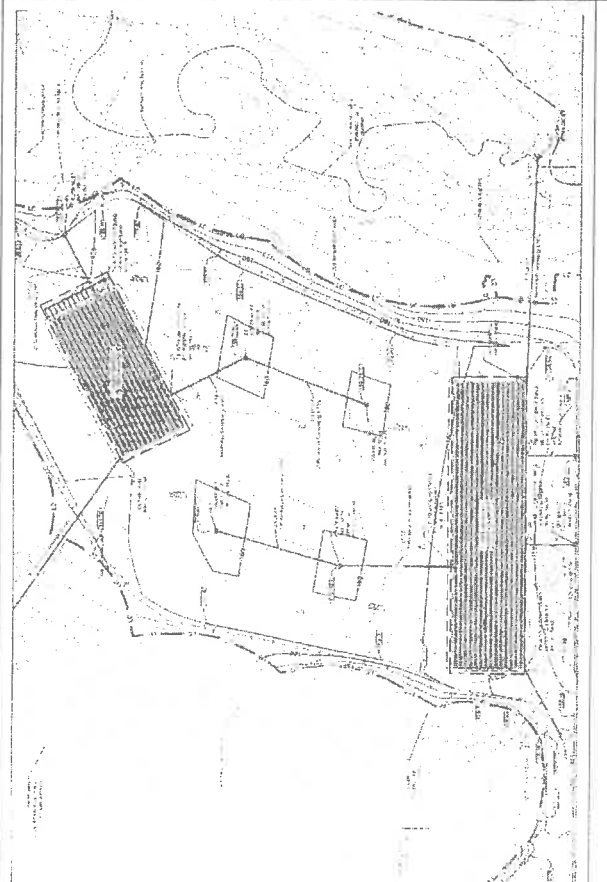
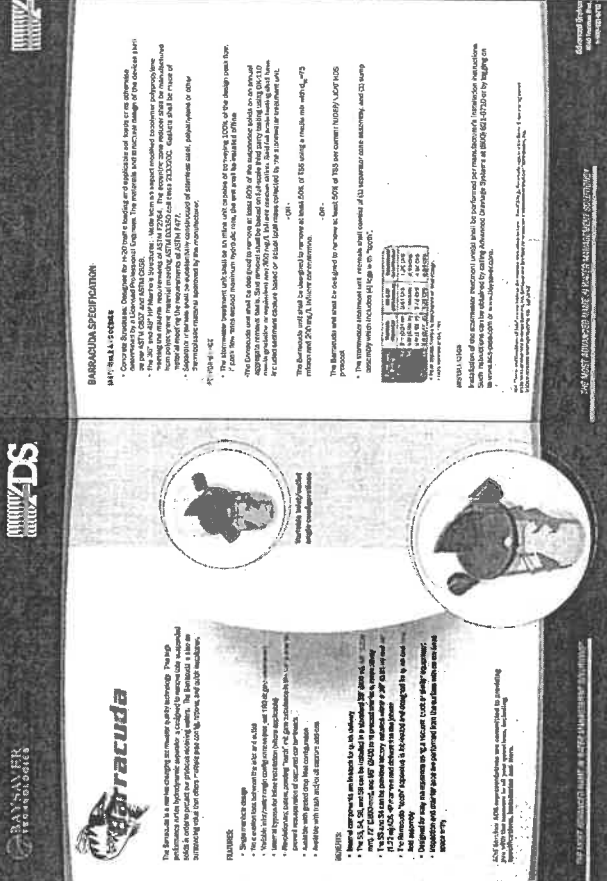
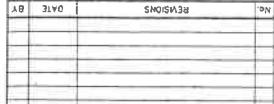
Kimley-Horn  
1200 MILLER LANE, SUITE 100, HOLLISTON, MA 01930  
PHONE: 801-673-3882  
WWW.KIMLEY-HORN.COM

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
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|           |      |            |                |                     |                     |
|-----------|------|------------|----------------|---------------------|---------------------|
| 113382001 | DATE | 05/12/2020 | SCALE AS SHOWN | 0.50 INCHES BY 1.00 | 0.50 INCHES BY 1.00 |
|-----------|------|------------|----------------|---------------------|---------------------|



## LANDSCAPE PLAN



113382001  
DATE  
05/12/2020  
SCALE AS SHOWN  
DESIGNED BY DW  
DRAWN BY DW  
CHECKED BY BB  
DATE

Kimley»Horn

[illegible]

| PLANT SCHEDULE |      |     |                |                |       |             |
|----------------|------|-----|----------------|----------------|-------|-------------|
| ORDER          | CODE | QTY | BOTANICAL NAME | COMMON NAME    | CONT  | CALHT       |
|                | AQ   | 13  | Acad system    | Panama's Maple | 8 x 8 | 7' Cal      |
|                | QR   | 9   | Quercus rosea  | Red Oak        | 8 x 8 | 4' Cal      |
| ORDER          | CODE | QTY | BOTANICAL NAME | COMMON NAME    | CONT  | CALHT       |
|                | PG   | 12  | Pinus mitis    | White Pine     | 8 x 8 | 6' HT. JURY |

## LANDSCAPE LEGEND

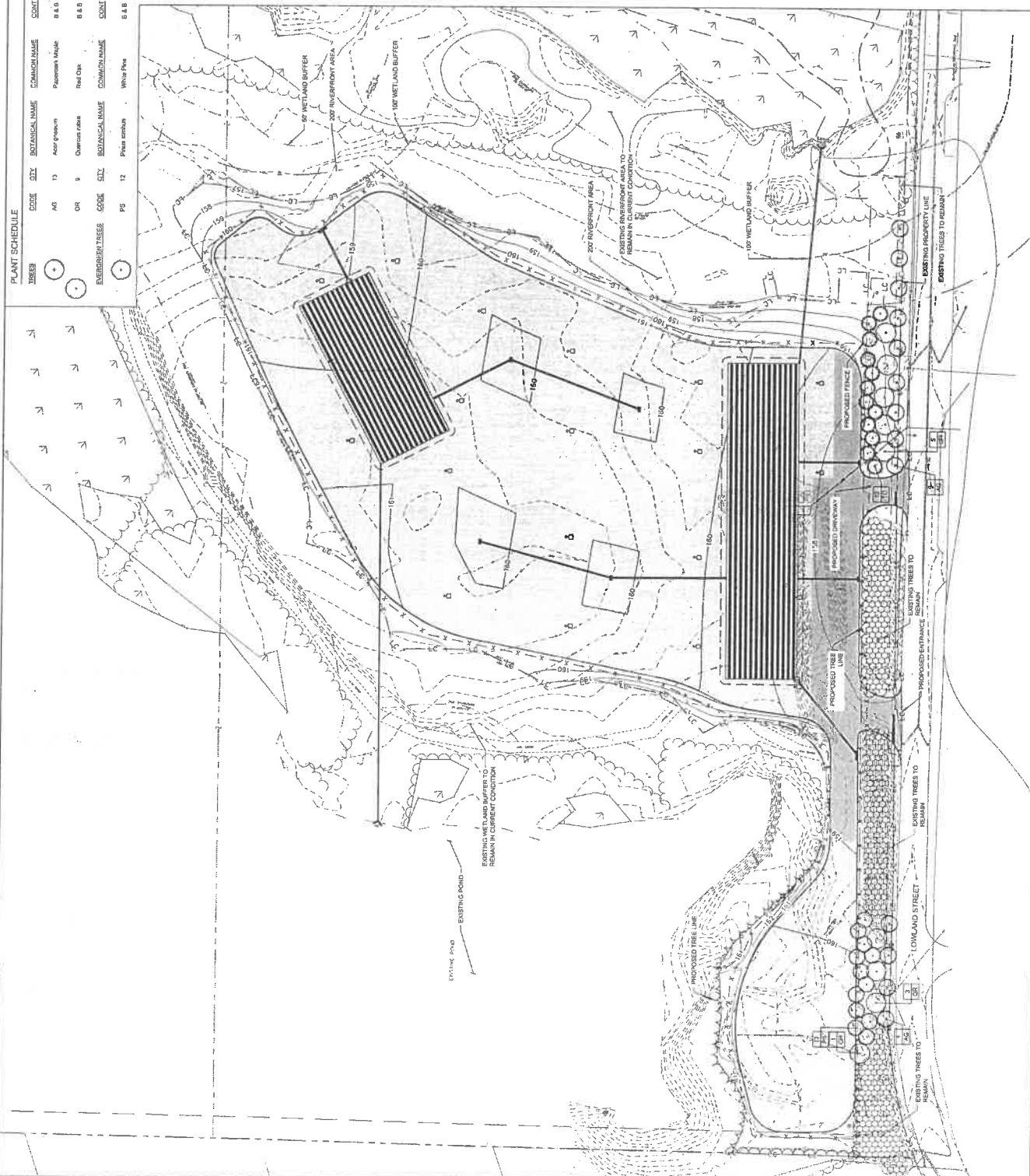
EXISTING TREELINE  
NEWLY ESTABLISHED TREELINE  
EXISTING TREES TO REMAIN -  
STREET BUFFER STRIP  
EXISTING TREES TO REMAIN -  
PARKING AREA LANDSCAPE SPACE

NOTES:

|                                   |                     |                         |          |
|-----------------------------------|---------------------|-------------------------|----------|
| Street Builder Strip              |                     | APR 28, Sec 2, 4, 7C(1) |          |
| Total Street Frontage             | 900 LF              |                         |          |
| Existing Trees To Retain          | 445 LF (See Note 3) |                         |          |
| 1 <sup>st</sup> -grade Driveway   | 80 LF               |                         |          |
| Net Street Frontage               | 375 LF              |                         |          |
| REQUIRED PROVIDED                 |                     |                         |          |
| Trees                             | 13 Trees            | 13 Trees                | 13 Trees |
| (at 30 LF of Net Street Frontage) |                     |                         |          |

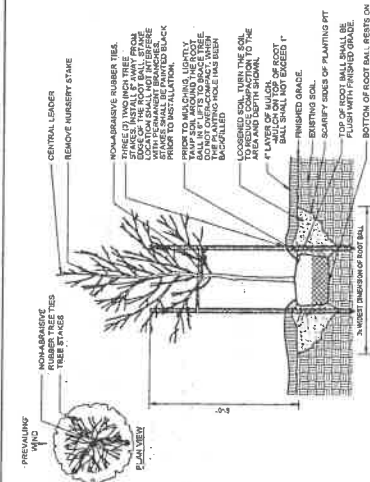
**Notes:**  
Per Section 7.4.1(C) of Article VI, the Street Buffer Strip shall preserve and credit existing trees. The remaining street frontage to be planted with deciduous trees at a rate of 1 tree per 30 LF per the requirements of Section 7.4.2(G)(1).  
Trees in the Street Buffer Strip are underground overhead utilities. This species in this location have been selected per the guidance Encourage Recommended Trees under Utilities.

| Project Name                              | 201,202 SF<br>REQUIRED | PROVIDED  | Ex. Trees<br>33<br>Proposed Trees<br>(see Note 2) |
|-------------------------------------------|------------------------|-----------|---------------------------------------------------|
| City Parking Area                         |                        |           |                                                   |
| Parking Area                              | 20,120 SF              | 20,997 SF |                                                   |
| Landscaping Space<br>(10% of Paving Area) |                        | 11,135 SF |                                                   |

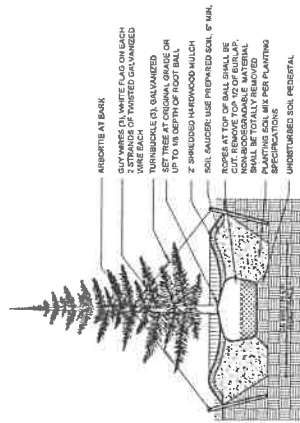
[illegible]

[illegible]

## DECIDUOUS TREE PLANTING



## EVERGREEN TREE PLANTING



## GENERAL NOTES

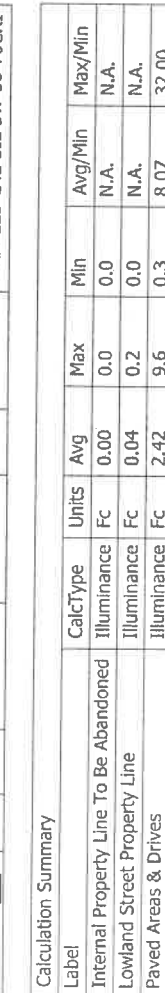
- [illegible]

## PERFORMANCE SPECIFICATION

- [illegible]

Q. *ivergreen and Deciduous Groundcover*

- [illegible]



**National Lighting Vendor:**  
For pricing and technical assistance contact:  
Matt Earles of CBMC INC, tel# 317-695-7840,  
mearles@cbmcinc.com

|           |          |             |     |
|-----------|----------|-------------|-----|
| Scale:    | 1" = 20' | Drawing No: | 101 |
| Site:     | 5/11739  | Project No: |     |
| Drawn By: |          | Check By:   |     |

ADESA - Holliston, MA

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accord with IESNA approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and LED lumen package, location and other variables. See other variable field readings.

SEE MORE



**CBMC • LIGHTING SOLUTIONS**  
5855 KOPECKY DR. SUITE G. | INDIANAPOLIS, IN 46217  
317-780-8350 | [WWW.CBMCINC.COM](http://WWW.CBMCINC.COM)

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NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWING FOR MANUFACTURER RECOMMENDED LIGHT POLE FOUNDATION FOR REVIEW PRIOR TO CONSTRUCTION. TOP OF FOUNDATION SHALL BE A MINIMUM 3' ABOVE GRADE AND 24" DIAMETER.

