

**194 LOWLAND STREET
HOLLISTON, MA 01746**

USE: OVERFLOW PARKING WITH SECURITY BOOTH

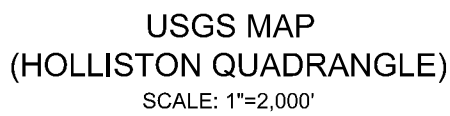
ASSESSOR'S REFERENCE:
MAP 12, BLOCK 4, PARCEL 33.1
MAP 9, BLOCK 2, PARCEL 57.1

MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
BOOK 11451, 11294, 10554
PAGE 206, 344, 74

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

KIMLEY-HORN AND ASSOCIATES, INC.
1700 WILLOW LAWN DRIVE, SUITE 200
RICHMOND, VA 23230
804-673-3882
CONTACT: BRIAN BREWER, P.E.

THIS PROJECT INCLUDES THE DEMOLITION OF MOST EXISTING FEATURES ON SITE AND CONSTRUCTION OF AN ASPHALT-PAVED PARKING LOT AND SECURITY BOOTH FOR TEMPORARY STORAGE OF VEHICLES. THE EXISTING PROPERTY IS APPROXIMATELY **43.1** ACRES AND CONSISTS OF EXISTING WETLANDS, A LARGE POND, AND OVERGROWN VEGETATION. SMALL BUILDING STRUCTURES ARE ALSO LOCATED ON SITE AND WILL BE DEMOLISHED. ADDITIONAL IMPROVEMENTS WILL ALSO INCLUDE UPDATED LANDSCAPING AND IMPROVED STORMWATER MANAGEMENT FACILITIES. EXISTING OVERHEAD ELECTRIC AND UNDERGROUND GAS LINES ARE LOCATED ON THE PROPERTY.



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

SITE DEVELOPMENT PLAN

**PREPARED FOR
ADESA BOSTON**

SHEET NUMBER
1 OF 17

TOWN OF HOLLISTON
MA

REVISIONS

CZ

DATE _____

[illegible]

KHA PROJECT

115382001

DATE
10/20/2021

SCALE AS SHOWN

DESIGNED BY DE

ATF:

Kimley»Horn

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1700 WILLOW LAWN DR, SUITE 200, RICHMOND, VA 23230
PHONE: 804-673-3882
WWW.KIMLEY-HORN.COM

Notes Corresponding to Schedule B

- ⚠️ Water rights, claims or Title to water, whether or not shown by the Public Records. (affects site – plotted)
10. Mortgage and Security Agreement from DCAB, LLC to The Milford Bank and Trust Company in the original principal amount of \$375,000.00 dated June 7, 2007, recorded in Book 69404, Page 69. (affects site – not plottable)
11. Assignment of Leases and Rents from DCAB, LLC to The Milford Bank and Trust Company dated June 7, 2007, recorded in Book 69404, Page 85. (affects site – not plottable)
12. Decision granting a Variance by the Town of Holliston Board of Appeals dated May 11, 1968, recorded in Book 11512, Page 508. (affects site – not plottable)
13. Decision granting a Variance by the Town of Holliston Board of Appeals dated August 12, 1968, recorded in Book 11587, Page 567. (affects site – not plottable)
- ⚠️ Easement and Right of way set forth in Deed from Holliston Sand Company, Inc. to Earl C. Mann, Bernard Quitt, and Brendan J. Perry, as Trustees of Lowland Realty Trust dated December 18, 1969, recorded in Book 11782, Page 269. (affects site – plotted)
- ⚠️ Easement and Right of way set forth in Deed from Holliston Sand Company, Inc. to Earl C. Mann, Bernard Quitt, and Brendan J. Perry, as Trustees of the Lowland Realty Trust datar February 20, 1970, recorded in Book 11813, Page 117. (affects site – plotted)
16. Decision granting a Variance by the Town of Holliston Board of Appeals dated July 27, 1971, recorded in Book 12046, Page 341. (affects site – not plottable)
- ⚠️ Easement from Holliston Sand Company, Inc. to New England Telephone and Telegraph Company dated October 24, 1985, recorded in Book 18256, Page 122. (affects site – plotted)
18. Order of Conditions issued by the Town of Holliston (DEP File No. 185–451) recorded in Book 30054, Page 120. (affects site – not plottable)
- ⚠️ Easement to Boston Edison Co. recorded in Book 6479, Page 219. (affects site – plotted)

Legend of Symbols & Abbreviations

- STK

□

SB

□

WP

□

BBQ

○

IP

○

FND

□

CB

⊗

SMH

●

EMH

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GG

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GM

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TJB

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CATV

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ICV

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—WSF—

—PVC—

—OHW—

—S—

—D—

—W—

—G—

—GS—

—SS—

—WS—

—UE—

—UT—

—AC—

BIT. CONC.

CC

BCW

CCW

N/F

W.F.

W.F.D.

RTG

BFA

LA

AC

MB

WCR

CCC

R.O.W.

SURVEY STAKE

STONE BOUND

WOOD POST

BARBEQUE STAND

IRON PIPE

FOUND

CATCH BASIN

SEWER MANHOLE

ELECTRIC HANDHOLE

GAS GATE

GAS METER

LIGHT POLE

CABLE TELEVISION PEDESTAL

IRRIGATION CONTROL VALVE

HYDRANT

REGULAR PARKING SPACES

TRANSFORMER

CABLE JUNCTION BOX

WOOD STOCKADE FENCE

POLYVINYL FENCE

OVERHEAD WIRES

SEWER PIPELINE

DRAIN PIPELINE

WATER PIPELINE

GAS CONDUIT

GAS SERVICE CONDUIT

SEWER SERVICE PIPELINE

WATER SERVICE PIPELINE

UNDERGROUND ELECTRIC CONDUIT

UNDERGROUND TELEPHONE CONDUIT

ASBESTOS CLAY

BITUMINOUS CONCRETE

CEMENT CONCRETE

BITUMINOUS CONCRETE WALK

CEMENT CONCRETE WALK

NOW OR FORMERLY

WOOD FRAME

WOOD FRAME DWELLING

ROOF TO GROUND

BUILDING FOOTPRINT AREA

LANDING ABOVE

AIR CONDITIONER

MAIL BOX

WHEELCHAIR RAMP

CEMENT CONCRETE CURB

RIGHT OF WAY

Record Legal Description

SCHEDULE A

The Land is described as follows: Real property in the City of Holliston, County of Middlesex, Commonwealth of Massachusetts, described as follows:

Three certain adjoining parcels of land, together with the buildings and improvements thereon, situated in the Town of Holliston, County of Middlesex, Commonwealth of Massachusetts, separately bounded and described as follows:

Parcel I

Beginning at the intersection of the northeasterly line of Lowland Street with the northwesterly line of the brook, sometimes called Bogastow Brook; thence northwesterly by said Lowland Street about one thousand one hundred twenty-five (1,125) feet to an iron pipe in the intersection of said northwesterly line of Lowland Street and the southeasterly line of an old town road known as Rogers Street; thence northeasterly starting in line with said southeasterly line of Rogers Street but continuing said course in a straight line by land now or formerly of Roy B. and Anne T. Hulbert, where said Rogers Street curves to the north about six hundred thirty-five (635) feet to an iron pipe; thence southeasterly by land now or formerly of said Hubert by a straight line roughly parallel with said Lowland Street, through an iron pipe driven in the northwesterly bank of said brook, about one thousand thirty (1,030) feet to said brook; thence southwesterly by said brook to the point of beginning.

Parcel II

Southwesterly: by land now or formerly of Finn Bros. four hundred sixty (460) feet, more or less;

Northeasterly: by land now or formerly of Benjamin Hildredth one thousand three hundred sixty-three and 4/100 (1,363.4) feet, more or less;

Northwesterly: by land now or formerly of Roy B. and Anne T. Hulbert two hundred thirty and 9/100 (230.0) feet, more or less;

Southwesterly: by Parcel No. I hereinabove described one thousand one hundred sixty and 5/10 (1,160.5) feet, more or less;

As shown on plan entitled "Plan of Land – Holliston, Mass. by Wm. R. Poole, dated April 1964" and recorded with Middlesex South District Registry of Deeds in Plan Book 10554, Page 74.

Parcel III

A certain parcel of land in Holliston, northwesterly of Lowland Street containing 15 acres, more or less, as shown on a plan of land entitled "Plan of Land – Holliston, Mass. Scale 1 inch equals 80 feet, Survey by Wm. R. Poole, August, 1967", which plan is recorded with Middlesex South District Registry of Deeds in Plan Book 11451, Page 206, and more particularly bounded and described as follows according to said plan:

Southwesterly: by Parcel No. II hereinabove described one thousand two hundred forty-one and 6/10 (1,241.6) feet;

Northerly: by land now or formerly of Benjamin A. Hildredth two hundred forty-one and 1/20 (241.2) feet;

Northerly again: by land now or formerly of Edward Serocki two hundred fifty-six (256) feet;

Northeasterly: by land now or formerly of Gardner Morse eighty-eight and 7/10 (88.7) feet; and

Northerly again: by land now or formerly of Gardner Morse one thousand two hundred forty-seven (1,247) feet; and

Northerly and Southerly: by Bogastow Brook one thousand (1,000) feet.

This same land is also depicted in a survey made by Stephen Stapinski for CreSurveys on November 2, 2019, last revised February 10, 2020, designated 19–4750–Site #001, more particularly described as follows:

A parcel of land located on the north side of Lowland Street, beginning at the southwest corner, at land of Robert Mann, at a point on the east side of Lowland Street, running:

North 36° – 43° – 58° West 810.70' along Lowland Street to a point of curvature, thence

R = 416.50' L = 159.21' along a curve to the left along Lowland Street to a point at land of Abramo, thence

North 53° – 01° – 26° East 889.02' along land of Abramo, land of Ftbrmg LLC, land of Jeffery Avenue LLC, land of Claymore Enterprises, LLC to a point at land of 29 Everett LLC, thence

South 42° – 19° – 58° East 120.55' along land of 29 Everett LLC to a point, thence

South 67° – 17° – 19° East 217.79' along land of 29 Everett LLC to a point, thence

North 70° – 44° – 49° East 258.81' along land of Serocki to other land of Serocki, thence

South 05° – 14° – 17° East 88.19' along land of Serocki to a point, thence

South 69° – 26° – 21° East 1,306.33' along land of Serocki to a point at land of NSTAR Electric Company, said point being in the centerline of Bogastow Brook, thence

Southerly and Southwesterly 2,640± along the centerline of Bogastow Brook along land of NSTAR Electric, land of Oteri land of Morrisson, land of Fitch, land of Shearer, land of Daelder land of Fitch, land of Fosberg, land of Lacroix, land of Hafford to a point at land of Robert Mann, thence

South 50° – 01° – 12° West 50.54' along land of Robert Mann to a point on the east side of Lowland Street, said point being the point of beginning

Said parcel contains 1,876,373± square feet or 43.0756± acres land area.

The property described above is the same property described in First American Title Insurance Company Title Commitment no. NCS–987018–BOS1 dated February 7, 2020.

Zoning

ZONE DISTRICT: I (INDUSTRIAL)		
STATUS	DATE: JANUARY 17, 2020	
ITEM	REQUIRED	OBSERVED
PERMITTED USE	VACANT LAND	VACCANT LAND
MIN. LOT AREA	20,000 S.F.	1,777,900 S.F.
MIN. FRONTAGE	100'	1,284.21'
MAX. BLDG. COVERAGE	40%	0.3%
MIN. SETBACKS FRONT	30'	39'
MIN. SETBACKS SIDE	20'	174'/703'
MIN. SETBACKS REAR	30'	1,083'
MAX. BUILDING HEIGHT	3 STORIES/40'	2 STORIES/17'
PARKING REGULAR	PER APPROVED USE	0
PARKING HANDICAP	PER APPROVED USE	0
PARKING TOTAL	21 SPACES	0

ZONING SOURCE IS ANALYSIS REPORT DATED FEBRUARY 7, 2020 BY CREZONING, LTD, 24 N. HIGH ST., AKRON, OH 44308, PROJECT NO. 19–4750–001

Utility Notes

NO UNDERGROUND UTILITIES WERE MARKED ON THE SUBJECT PROPERTY.

Flood Note

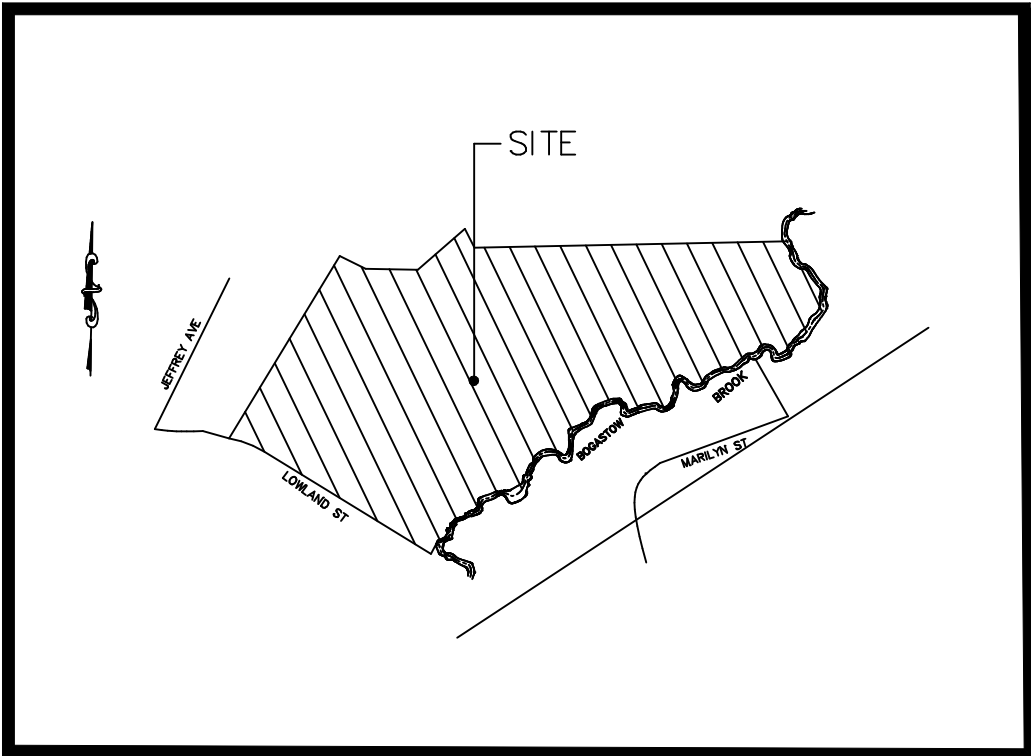
By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map,Community Panel No. 25017C0633E, which bears an effective date of 6/4/2010 and is not in a Special Flood Hazard Area.

Encroachment Statement

- Ⓐ GUY WIRE ENCROACHES ONTO SUBJECT PROPERTY 6'
- Ⓑ UTILITY POLE ENCROACHES ONTO SUBJECT PROPERTY 1'
- Ⓒ UTILITY POLE ENCROACHES ONTO SUBJECT PROPERTY 3'

Miscellaneous Notes

1. THE BEARING BASE IS FROM PLAN ENTITLED N36°–43°–58°W ALONG LOWLAND STREET AS SHOWN ON PLAN RECORDED MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS PLAN 453 OF 2017 DATED APRIL 5, 2017 HAMPSHIRE COUNTY REGISTRY OF DEEDS.
2. NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS, OBSERVED, BUT SITE IS AN OPEN EXCAVATED SOIL PIT.
3. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. PROPERTY HAS DIRECT ACCESS TO LOWLAND STREET, DEDICATED A PUBLIC WAY.
5. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
6. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
7. THERE WERE VISIBLE EVIDENCE OF WETLAND FIELD MARKERS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY AND NO WETLAND REPORT WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.
8. TAX PARCEL ID #012.0004.0033.1 AND #009.0002.0057.1
9. THERE IS NO OBSERVABLE EVIDENCE OF ANY SHARED PARTY WALLS ON THE SUBJECT PROPERTY.
10. THE RECORD DESCRIPTION OF THE PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE AND ITS CONTIGUOUS WITHOUT ANY GAPS OR GORES.
11. AT THE TIME OF SURVEY THE PROPERTY ADDRESS FOR THE SUBJECT PROPERTY WAS POSTED.
12. THERE IS NO VISIBLE EVIDENCE OF STRIPED PARKING SPACES.
13. THERE IS NO VISIBLE EVIDENCE OF LOADING DOCKS.



Vicinity Map

ALTA/NSPS Land Title Survey

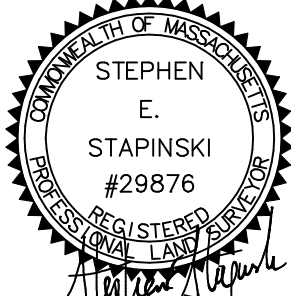
Adesa-Holliston

Project #19-4750-Site #001
194 Lowland Street
Holliston, MA 01746

County of Middlesex

To: McDermott Will & Emery LLP; Auto Dealers Exchange of Concord, LLC d/b/a ADESA Boston, a Massachusetts limited liability company; Near North Title Group; First American Title Insurance Company and CREsurveys, Ltd.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on November 2, 2019.



Surveyor's signature _____ Date 3/12/20

Stephen Stapinski
66 Park Street
Andover, MA 01810
(978)475–3555

Surveyor License #:29876
Date of last revision: March 12, 2020
Sheet 1 of 2

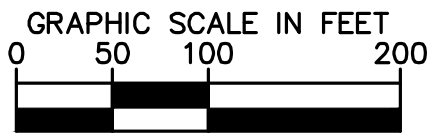
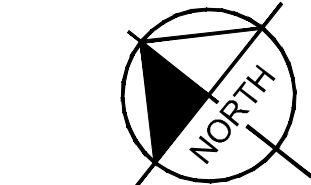
PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

CRESURVEYS
EMAIL: INFO@CRESURVEYS.COM
PHONE: (330) 777-0502
24 N. HIGH ST. SUITE 103 AKRON, OH 44308

(330) 777-0502

CRESURVEYS

Plotted By: Brewer, Brian Street: Set: KIMLEY-HORN AND ASSOCIATES, INC. 2021 KIMLEY-HORN AND ASSOCIATES, INC. 1700 WILLOW LANE DR., SUITE 200, RICHMOND, VA 23230
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- | | |
|---------------------|-------------------------------------|
| --- | EXISTING PROPERTY LINE |
| --- | PROPOSED LIMITS OF CONSTRUCTION |
| --- | EXISTING CONTOURS |
| X | EXISTING FEATURE TO BE REMOVED |
| [Hatched Box] | EXISTING SITE FEATURE TO BE REMOVED |
| [Hatched Box] | EXISTING BUILDING TO BE DEMOLISHED |
| [Wavy Line] | WETLANDS |
| [Cross-hatched Box] | TREE CLEARING AREA |
| --- | BORDERING LAND SUBJECT TO FLOODING |
| --- | 50' WETLAND BUFFER |
| --- | 100' WETLAND BUFFER |
| --- | 200' RIVERFRONT AREA |
| ① | DRAIN MANHOLE |
| ② | MONITORING WELL |
| ③ | TELEPHONE MANHOLE |
| ④ | MANHOLE |
| ⑤ | HYDRANT |
| ⑥ | WATER SHUT OFF/WATER GATE |
| ⑦ | GAS SHUT OFF/GAS GATE |
| ⑧ | CATCH BASIN |
| ⑨ | GUY WIRE |
| ⑩ | UTILITY POLE |
| ⑪ | MAIL BOX |
| ⑫ | TRANSFORMER |
| ⑬ | WETLAND FLAG |
| ⑭ | GATE POST |
| ⑮ | INDICATES COMMON OWNERSHIP |
| BC | BOTTOM OF CURB |
| [X.X'] | BUILDING DIMENSION |
| BFA | BUILDING FOOTPRINT AREA |
| BT | BITUMINOUS |
| BTW | BOTTOM OF WALL |
| CC | CONCRETE |
| CC | CONCRETE CURB |
| ⑯ | DECIDUOUS TREE |
| ⑰ | CONIFEROUS TREE |
| CLF | CHAIN LINK FENCE |
| CONC | CONCRETE |
| FFE | FINISH FLOOR ELEVATION |
| GFA | GROSS FLOOR AREA |
| GR | GUARD RAIL |
| I= | INVERT ELEVATION |
| MAHW | MEAN ANNUAL HIGH WATER |
| R= | RADIUS OR RIM ELEVATION |
| S | SET |
| SQ. FT. | SQUARE FEET |
| TBM | TEMPORARY BENCH MARK |
| TC | TOP OF CURB |
| TOW | TOP OF WATER |
| VGC | VERTICAL GRANITE CURB |
| WF-## | WETLAND FLAG NUMBER |
| D | DRAIN |
| G | GAS |
| OHW | OVERHEAD WIRES |
| -12"(CP) | PIPE SIZE AND MATERIAL |
| PVC | POLYVINYL CHLORIDE |
| CP | CONCRETE PIPE |
| X | CHAINLINK FENCE |
| [Box] | GUARD RAIL |

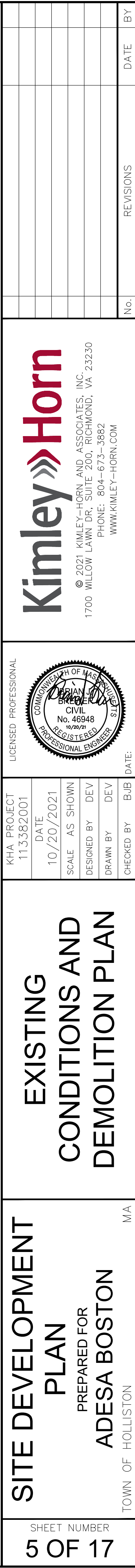
DEMOLITION NOTES

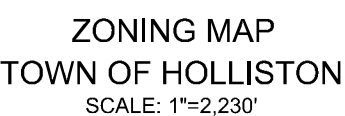
- ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, FOUNDATIONS, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE FOUNDATIONS CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

EXISTING CONDITIONS NOTES

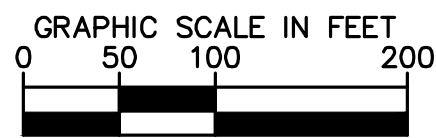
- EXISTING CONDITIONS SHOWN ON THIS SHEET FROM SURVEY CONDUCTED ON APRIL 22, 2020 BY FELDMAN LAND SURVEYORS.

SHEET DEVELOPMENT	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN	TOWN OF HOLLISTON	MA	REVISIONS	No.	DATE	BY														
<div>Kimley-Horn</div> <div>© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 1700 WILLOW LANE DR., SUITE 200, RICHMOND, VA 23230 PHONE: 804-673-3882 WWW.KIMLEY-HORN.COM</div> <div> LICENSED PROFESSIONAL ENGINEER</div> <div><table><tbody><tr><td>KHA PROJECT</td><td>113382001</td></tr><tr><td>DATE</td><td>10/20/2021</td></tr><tr><td>SCALE</td><td>AS SHOWN</td></tr><tr><td>DESIGNED BY</td><td>DEV</td></tr><tr><td>DRAWN BY</td><td>DEV</td></tr><tr><td>CHECKED BY</td><td>BJB</td></tr><tr><td>DATE:</td><td></td></tr></tbody></table></div>								KHA PROJECT	113382001	DATE	10/20/2021	SCALE	AS SHOWN	DESIGNED BY	DEV	DRAWN BY	DEV	CHECKED BY	BJB	DATE:	
KHA PROJECT	113382001																				
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SCALE	AS SHOWN																				
DESIGNED BY	DEV																				
DRAWN BY	DEV																				
CHECKED BY	BJB																				
DATE:																					
SHEET NUMBER 4 OF 17																					





SIGNATURE OF PLANNING BOARD MEMBER



	EXISTING PROPERTY LINE
	PROPOSED CURB
	PROPOSED FENCE LINE
	PROPOSED TREE LINE
	PROPOSED STORMWATER STRUCTURES
	PROPOSED LIGHT FIXTURE
	PROPOSED STANDARD DUTY ASPHALT

1. THESE PLANS ARE VALID FOR CONSTRUCTION ONLY WHEN USED IN CONJUNCTION WITH THE MASS HIGHWAY DESIGN GUIDELINES AND STANDARDS AND SPECIFICATIONS, CURRENT EDITION, ALL PUBLIC RIGHTS AND INTERESTS IN THE MATERIALS, AND THE CONTRACTOR TO CURRENT STANDARDS AND SPECIFICATIONS OF THE MASSACHUSETTS HIGHWAY DEPARTMENT, AND TOWN OF HOLLISTON DPW, AS SPECIFIED BY THE ABOVE ENTITY HAVING JURISDICTION.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY CODES, LEGAL REQUIREMENTS, ETC., IN THE CONSTRUCTION OF ALL IMPROVEMENTS. WORK WITHIN PUBLIC RIGHT OF WAY SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL TO STATE REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EQUIPMENTS, MATERIAL, AND GENERAL CONSTRUCTION DEBRIS FROM THE CONSTRUCTION SITE AND ANY ADJACENT STREET, LOT, PUBLIC WAY, OR PROPERTY THEREIN OR ADJACENT THERETO. DUMPING OF SUCH DEBRIS ONTO SEVEREITY ONTO ADJACENT PROPERTY OR ONTO OTHER LAND IN THE TOWN IS PROHIBITED.
4. WRAP ALL STORM DRAIN JOINTS WITH FILTER FABRIC.
5. ALL UTILITY LINES SUCH AS ELECTRIC, TELEPHONE, CABLE, GAS OR OTHER SIMILAR LINES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
6. COORDINATES, IN U.S. SURVEY FEET, ARE IN THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (MCS), MAINLAND ZONE, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83). ELEVATIONS, IN U.S. SURVEY FEET, FOR THE PROJECT ARE BASED ON THE MEAN SEA LEVEL TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
7. EXISTING UTILITIES AND DRAINAGE STRUCTURES/PIPES, AS SHOWN ON THE PLANS, MAY NOT BE ACCURATELY REPRESENTED. THE EXACT LOCATION OF ALL SYSTEMS, SPECIAL CARE SHOULD BE TAKEN WHEN EXCAVATING AROUND OR UNDER UTILITY LINES WHERE SHOWN ON PLANS, AND THE CONTRACTOR MUST COMPLY WITH MASSACHUSETTS "DIG SAFE" REQUIREMENTS, WHERE AN EXISTING UTILITY OR DRAINAGE STRUCTURE/PIPE IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER PRIOR TO COMMENCING WORK.
8. UNLESS OTHERWISE NOTED, EXISTING UTILITIES CURRENTLY IN SERVICE SHALL CONTINUE TO BE IN SERVICE THROUGHOUT CONSTRUCTION UNLESS APPROVED BY THE ENGINEER. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITY SERVICES, THE RESPECTIVE UTILITY OWNERS MUST BE NOTIFIED IMMEDIATELY AND ALL DAMAGED UTILITY INFRASTRUCTURE WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
9. TRAFFIC ON EXISTING ROADWAYS MUST BE MAINTAINED DURING CONSTRUCTION WHEN ANY WORK IS BEING PERFORMED WITHIN THE EXISTING RIGHT OF WAY. THE MAINTENANCE OF TRAFFIC PLAN FOR THIS WORK MUST BE IN CONFORMANCE WITH THE MASS HIGHWAY STANDARD DETAILS AND CONDITIONS FOR THE TOWN OF HOLLISTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE TOWN OF HOLLISTON DPW FOR ANY WORK IN RIGHT OF WAY.
10. THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS AND STREETS, AND SHALL REPAIR AND REPLACE AT HIS/HER OWN EXPENSE, AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
11. THE CONTRACTOR SHALL CONFIRM, PRIOR TO CONSTRUCTION, THE STATUS OF PROPERTY OWNERSHIP AND RIGHTS FOR ALL PROPERTIES UPON WHICH WORK IS PROPOSED. THE CONTRACTOR SHALL NOT PROCEED WITH ANY CONSTRUCTION UNTIL GIVEN AUTHORIZATION TO PROCEED BY THE OWNER.
12. THE DRAWINGS CONTAINED HEREIN ARE PROVIDED AS A DESIGN DOCUMENT ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION UNLESS SO INSTRUCTED IN WRITING BY KIMLEY-HORN AND ASSOCIATES.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 3 BUSINESS DAYS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
14. LIMITS OF CONSTRUCTION SHOWN ON THE PLANS ARE A GRAPHICAL REPRESENTATION ONLY. ACTUAL CONSTRUCTION LIMITS SHALL BE RESTRICTED TO WITHIN THE APPLICABLE PROPERTY BOUNDARIES. AT NO TIME SHALL THE CONTRACTOR VIOLATE DEDICATED MASSACHUSETTS WETLAND BOUNDARIES AS SHOWN ON THE PLANS. WETLANDS BOUNDARIES WITHIN THE PHASE 1A CONSTRUCTION LIMITS WERE DELINEATED BY EPSILON CONSULTANTS, INC. IN DECEMBER 2019.
15. CONTRACTOR TO COORDINATE WITH PROJECT OWNER TO DESIGNATE AND CONSTRUCT ON-SITE HEAVY DUTY PAVEMENT AREAS.
16. CONTRACTOR TO ENSURE THE WOOD AND BLOCK BARRIER IS INSTALLED SUCH THAT THE TOP OF THE BARRIER IS A MINIMUM OF 6' ABOVE NEAREST

USE: OVERFLOW PARKING WITH SECURITY BOOTH

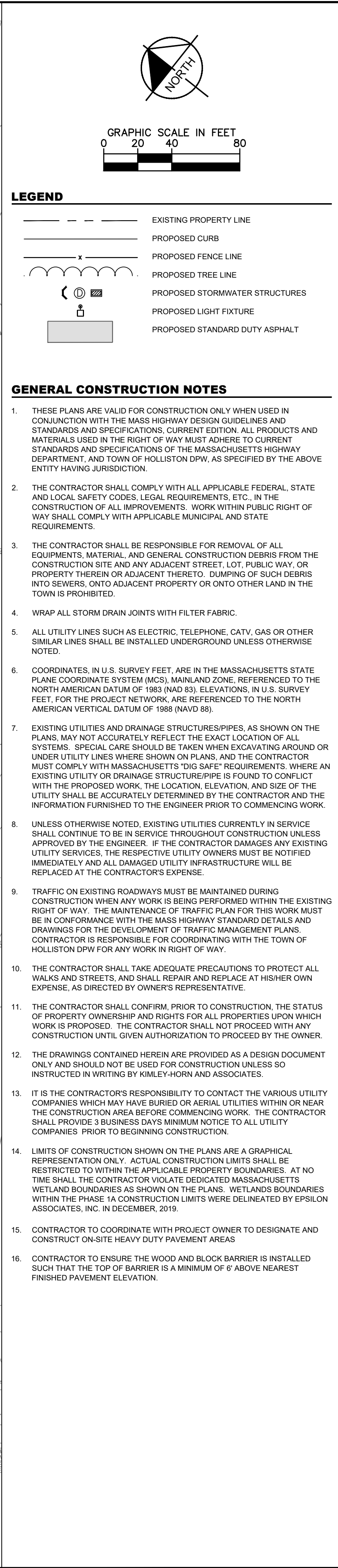
ZONING DATA: INDUSTRIAL		
USE: OVERFLOW PARKING WITH SECURITY BOOTH		
	REQUIRED	PROVIDED
MIN. AREA	20,000 SF	1,876,373 SF
MIN. FRONTAGE	100 FT	896 FT
MIN. DEPTH	150 FT	> 150 FT
MIN. SETBACKS		
FRONT	30 FT	66 FT
SIDE	20 FT	415 FT
REAR	30 FT	1,120 FT
MAX. STORIES	3	1
MAX. HEIGHT	40 FT	15'
BUILDING AREA	N/A	256 SF
MAX. COVERAGE	40%	0.0001%
F.A.R.	0.5	0.0

MAP 12, BLOCK 4, PARCEL 33.1
MAP 9, BLOCK 2, PARCEL 57.1

MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
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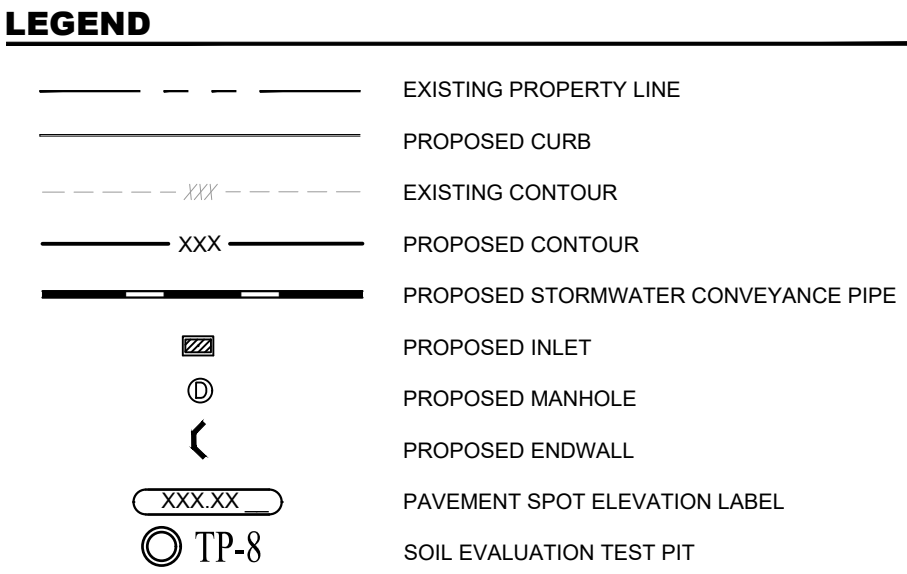
1. INSTALL SILT FENCE
2. CLEAR AND GRUB
3. REMOVE EXISTING STRUCTURES
4. INSTALL REMAINING EROSION CONTROL
5. STRIP TOPSOIL AND STOCKPILE
6. PREPARE SITE TO SUBGRADE
7. INSTALL DRAINAGE SYSTEM
8. GRADE SITE
9. INSTALL BINDER PAVEMENT
10. INSTALL CURBS
11. INSTALL TOP COURSE
12. LOAM AND SEED
13. CLEAN UP





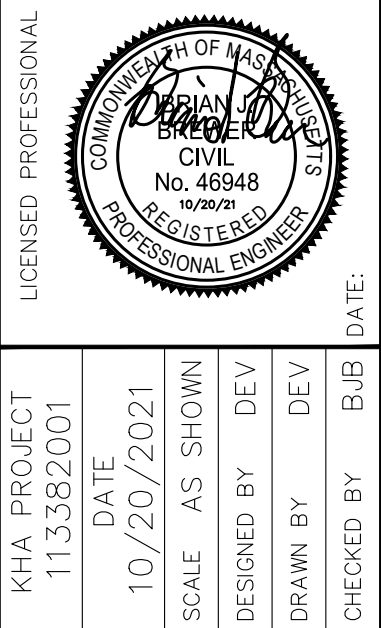
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
F1	CURB INLET RIM: 135.55 INV OUT: 156.62		TO F0, 18" REINFORCED CONCRETE INV OUT: 156.62 @ 0.50%
G0	FES RIM: 150.94 INV IN: 155.00	FROM G1, 15" REINFORCED CONCRETE INV IN: 155.00 @ 0.50%	
G1	OUTLET CONTROL STRUCTURE RIM: 160.92 INV OUT: 155.66		TO G0, 15" REINFORCED CONCRETE INV OUT: 155.66 @ 0.50%
H0	FES RIM: 156.21 INV IN: 154.00	FROM H1, 18" REINFORCED CONCRETE INV IN: 154.00 @ 0.65%	
H1	OUTLET CONTROL STRUCTURE RIM: 161.46 INV OUT: 156.00		TO H0, 18" REINFORCED CONCRETE INV OUT: 156.00 @ 0.65%
J0	CONNECT TO EXIST STORM RIM: 157.25 INV IN: 154.30	FROM J1, 12" REINFORCED CONCRETE INV IN: 154.30 @ 0.50%	
J1	4" MANHOLE RIM: 158.37 INV IN: 154.32 INV OUT: 154.32	FROM J2, 12" REINFORCED CONCRETE INV IN: 154.32 @ 0.50%	TO J0, 12" REINFORCED CONCRETE INV OUT: 154.32 @ 0.50%
J2	GRATE INLET RIM: 157.91 INV OUT: 154.54		TO J1, 12" REINFORCED CONCRETE INV OUT: 154.54 @ 0.50%
K0	CONNECT TO EXIST STORM RIM: 156.00 INV IN: 151.90	FROM K1, 12" REINFORCED CONCRETE INV IN: 151.90 @ 0.50%	
K1	4" MANHOLE RIM: 156.00 INV IN: 151.94 INV OUT: 151.94	FROM K2, 12" REINFORCED CONCRETE INV IN: 151.94 @ 0.50%	TO K0, 12" REINFORCED CONCRETE INV OUT: 151.94 @ 0.50%

SPOT ELEVATION LEGEND			
ME	MATCH EXISTING	TC	TOP OF CURB
P	PAVEMENT	BC	BOTTOM OF CURB

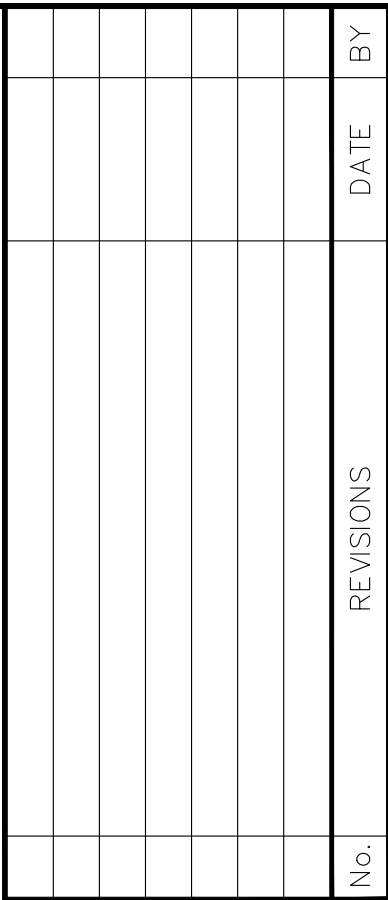






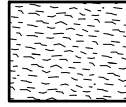
- [illegible]

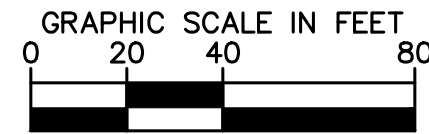
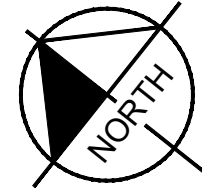
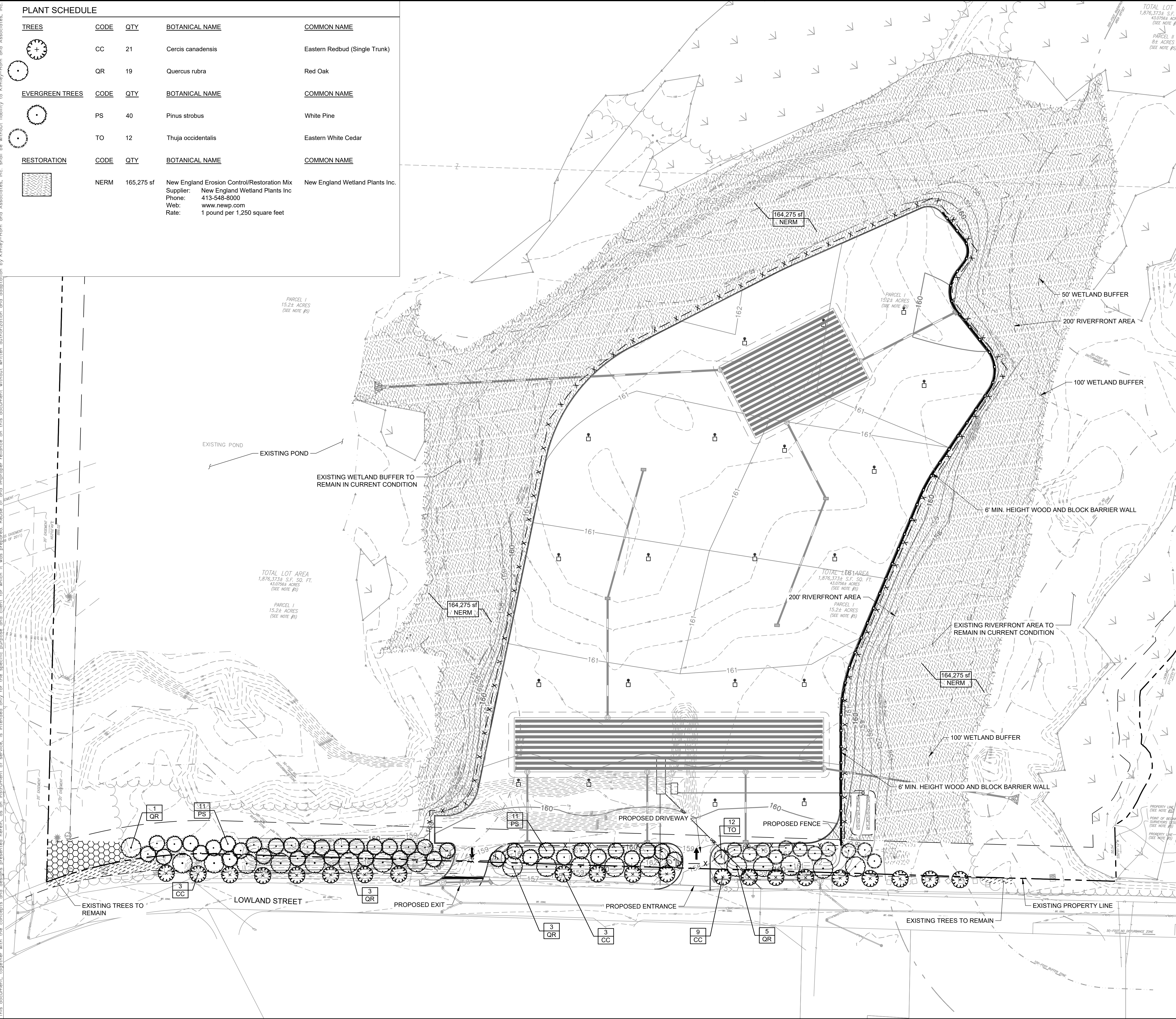
TOTAL LOT AREA
1,876,373± S.F. SQ. FT.
43.0756± ACRES
(SEE NOTE #5)



GRADING AND DRAINAGE PLAN



PLANT SCHEDULE				
<u>TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
	CC	21	Cercis canadensis	Eastern Redbud (Single Trunk)
	QR	19	Quercus rubra	Red Oak
<u>EVERGREEN TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
	PS	40	Pinus strobus	White Pine
	TO	12	Thuja occidentalis	Eastern White Cedar
<u>RESTORATION</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
	NERM	165,275 sf	New England Erosion Control/Restoration Mix Supplier: New England Wetland Plants Inc Phone: 413-548-8000 Web: www.newp.com Rate: 1 pound per 1,250 square feet	New England Wetland Plants Inc.



LANDSCAPE LEGEND

- EXISTING TREELINE
- NEWLY ESTABLISHED TREELINE

NOTES:

- ALL DISTURBED AREAS NOT COVERED BY LANDSCAPING SHALL BE SEEDED & ESTABLISHED PER THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION EROSION AND SEDIMENT CONTROL GUIDELINES AND SEEDING SPECIFICATIONS ON THIS PLAN

Street Buffer Strip		Art VII Sec 7.4.2(C)(1)
Total Street Frontage	900 LF	
Existing Trees To Remain	250 LF (See Note 1)	
Proposed Driveway	80 LF	
Net Street Frontage	570 LF	
		REQUIRED PROVIDED
Trees (1 per 30 LF of Net Street Frontage)	19 Trees	21 Trees

Notes:

1. Per Section 7.4.1(C) of Article VII, the Street Buffer Strip shall preserve and credit existing trees. The remaining street frontage shall be planted with deciduous trees at a rate of 1 tree per 30 LF per the requirements of Section 7.4.2(C)(1)
2. Trees in the Street Buffer Strip are underneath overhead utilities. Tree species in this location have been selected per the guidance of Eversource Recommended Trees under Utilities.

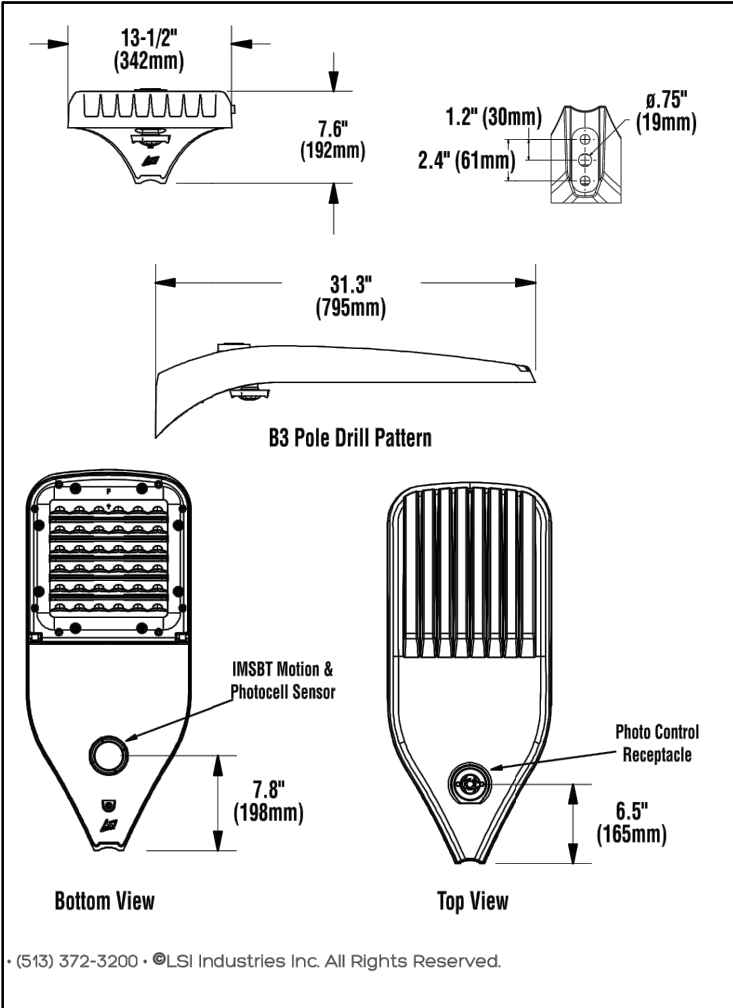
Large Parking Area		<i>Art VII Sec 7.4.2(C)(3)</i>
<u>Parking Area</u>	201,202 SF	
REQUIRED PROVIDED		
Landscape Space (10% of Parking Area)	20,120 SF	23,953 SF
		2,896 SF Ex. Trees 71 Proposed Trees (See Note 2)

Notes:

1. The use of this site is for storing cars prior to auction. The required Landscape Space has been adjacent to Lowland Street in an effort to maximize tree preservation [Sec 7.4.2(E)(6)] and minimize site impacts [Sec 7.4.2(E)(4)(A) & [Sec 7.4.2(E)(7)]. Pursuant to Article VII, Section 7.4.4 the applicant requests the Planning Board approve this revised location
2. Per Section 7.4.1(C) of Article VII, the Large parking area shall preserve and credit existing trees. The remaining landscape space square footage shall be planted with a mix of evergreen and deciduous trees at a rate of 1 tree per 300 SF.



- NOTES:
- 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



LIGHT FIXTURE
N.T.S.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	20	X-S5	SINGLE	24490	0.900	187	MRM-LED-24L-SIL-5W-50-70CRI

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Paved Areas & Drives	Illuminance	Fc	2.43	9.9	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.01	0.3	0.0	N.A.	N.A.

LIGHTING NOTES:

- Mounting Height = 15'
- Light Loss Factor = 0.90
- Footcandle Values Calculated @ 3' A.F.F.
- Reflectance Values - 80/50/20 (office spaces)
50/30/20 (warehouse areas)

National Lighting Vendor:

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

All electrical work shall comply with National, State, and Local codes including and not limited to the National Electric Code, NFPA 101 Life Safety Code, ASHREA and /or IECC Energy Codes.

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SEE MORE



This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance 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 adjustments, and other variable field conditions.

Contractor to check and verify all dimensions on site before commencing any work shown.

ADESA - Holliston, MA

SITE LAYOUT

Scale:	1" = 50'	Drawing No:	LP1
Date:	10/1/20	Project No:	
Drawn By:	SJM		

CB16692-SITE-2

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