

# Scrubadub Car Wash

## Conceptual Access and Circulation Improvements Natick, MA

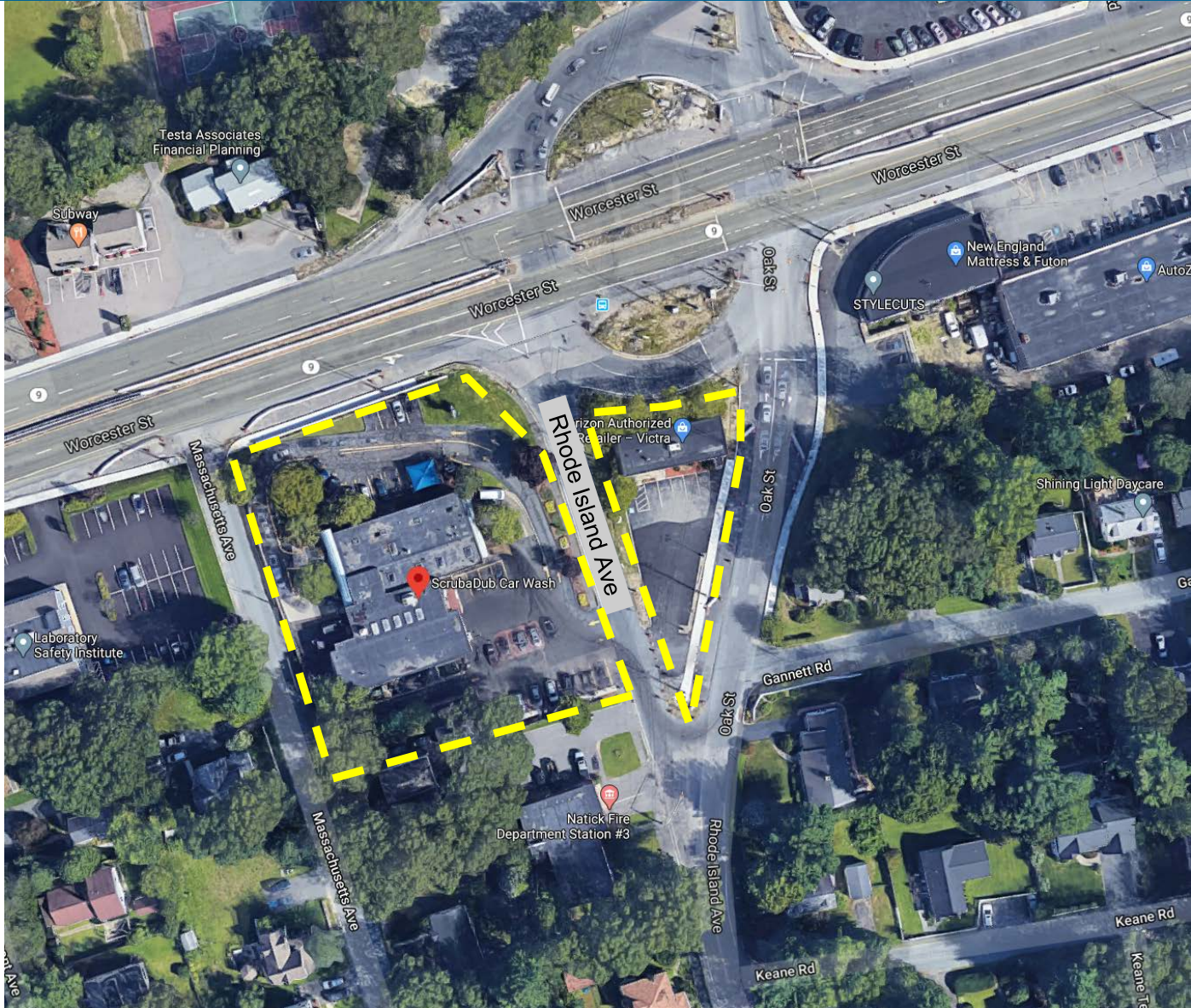
Robert J. Michaud, P.E., Managing Principal

January 20, 2022

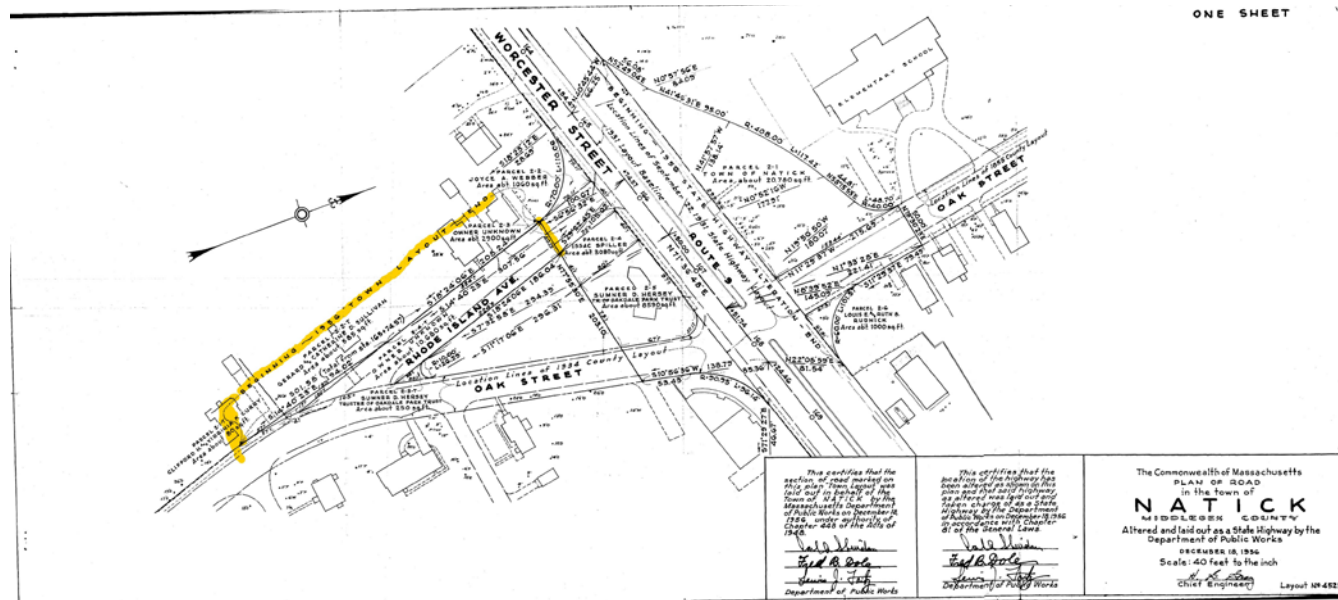


MDM

# Rhode Island Ave Orientation (2016)



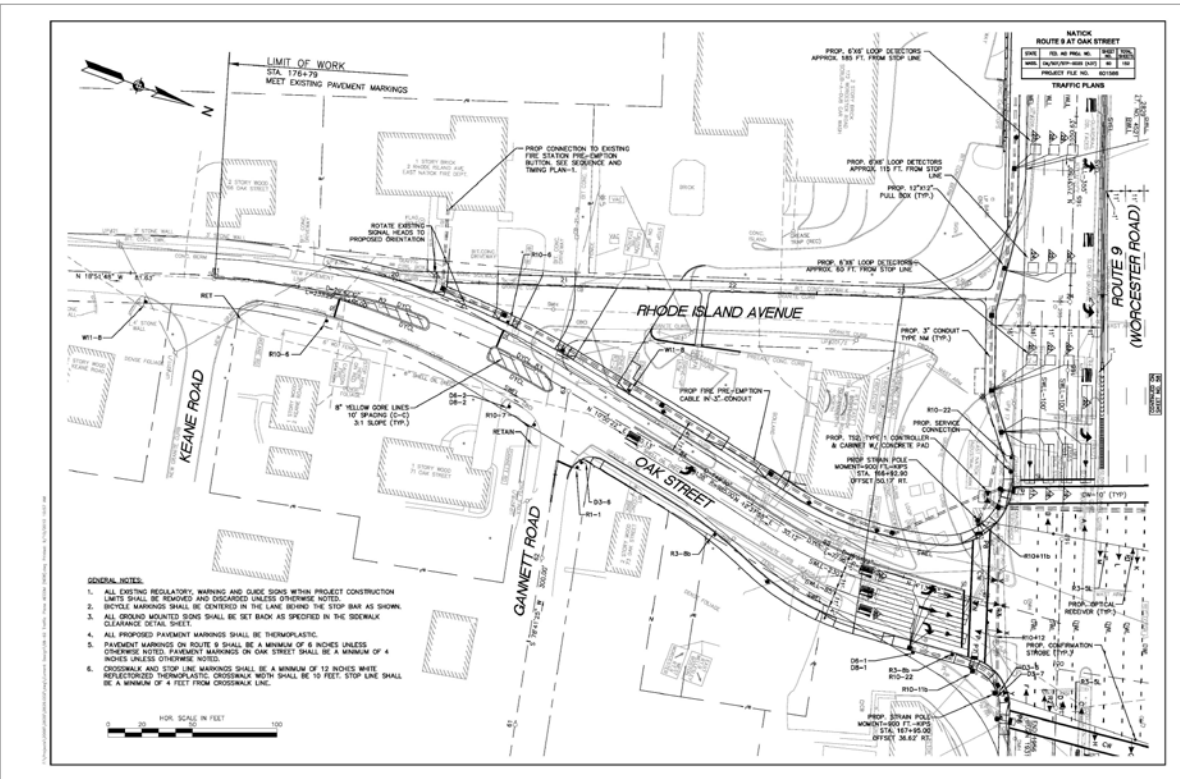
# Rhode Island Town Layout



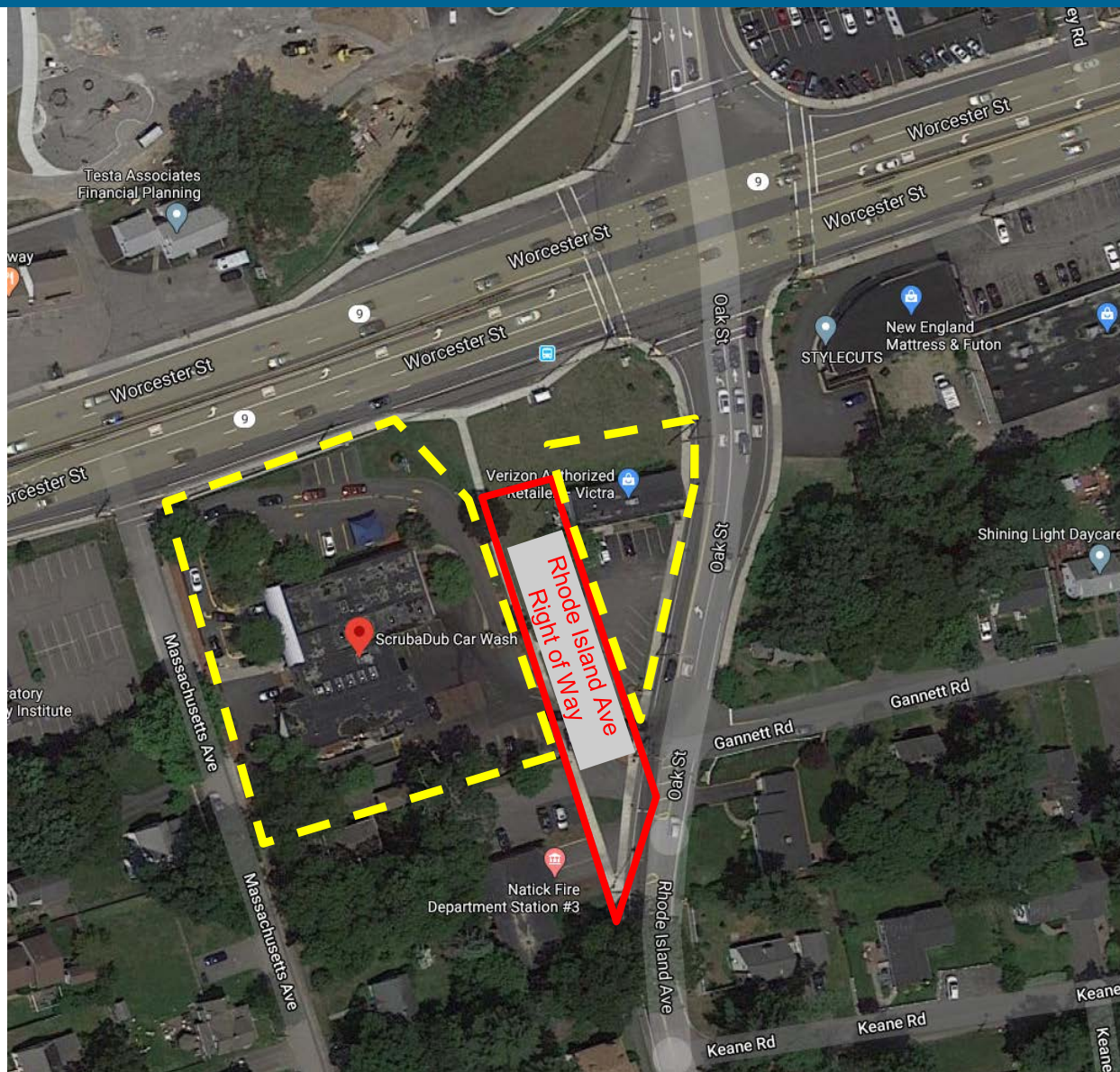
- 1956 Taking by Town, Fee Simple
- Parcel 2-4-T; Lot area 10,680 sf
- 1956 Highway Alteration Plan (above) defining property boundaries



# MassDOT Route 9 Improvements

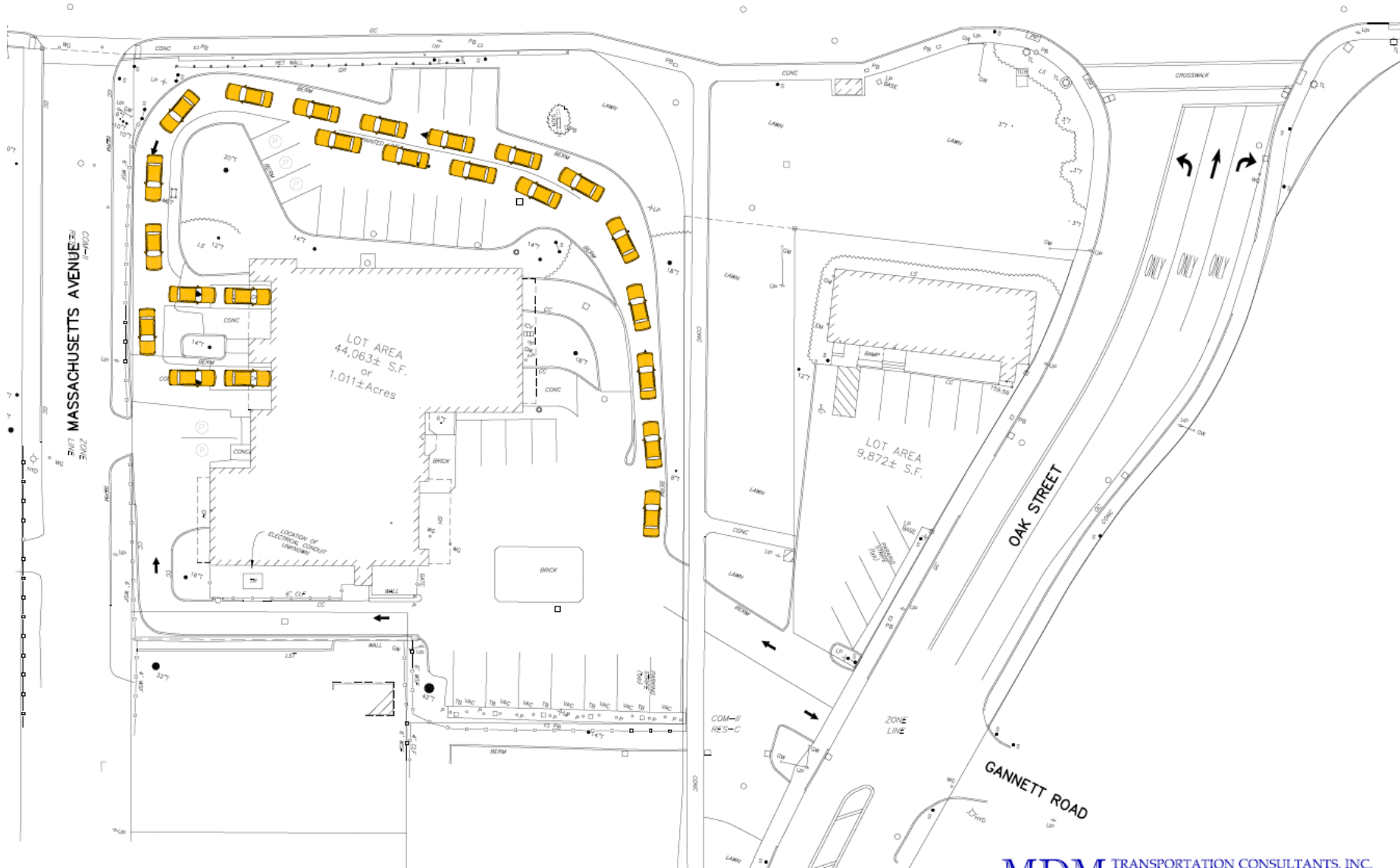


# Current Intersection Layout (2020)



# Existing Queue Capacity (23)

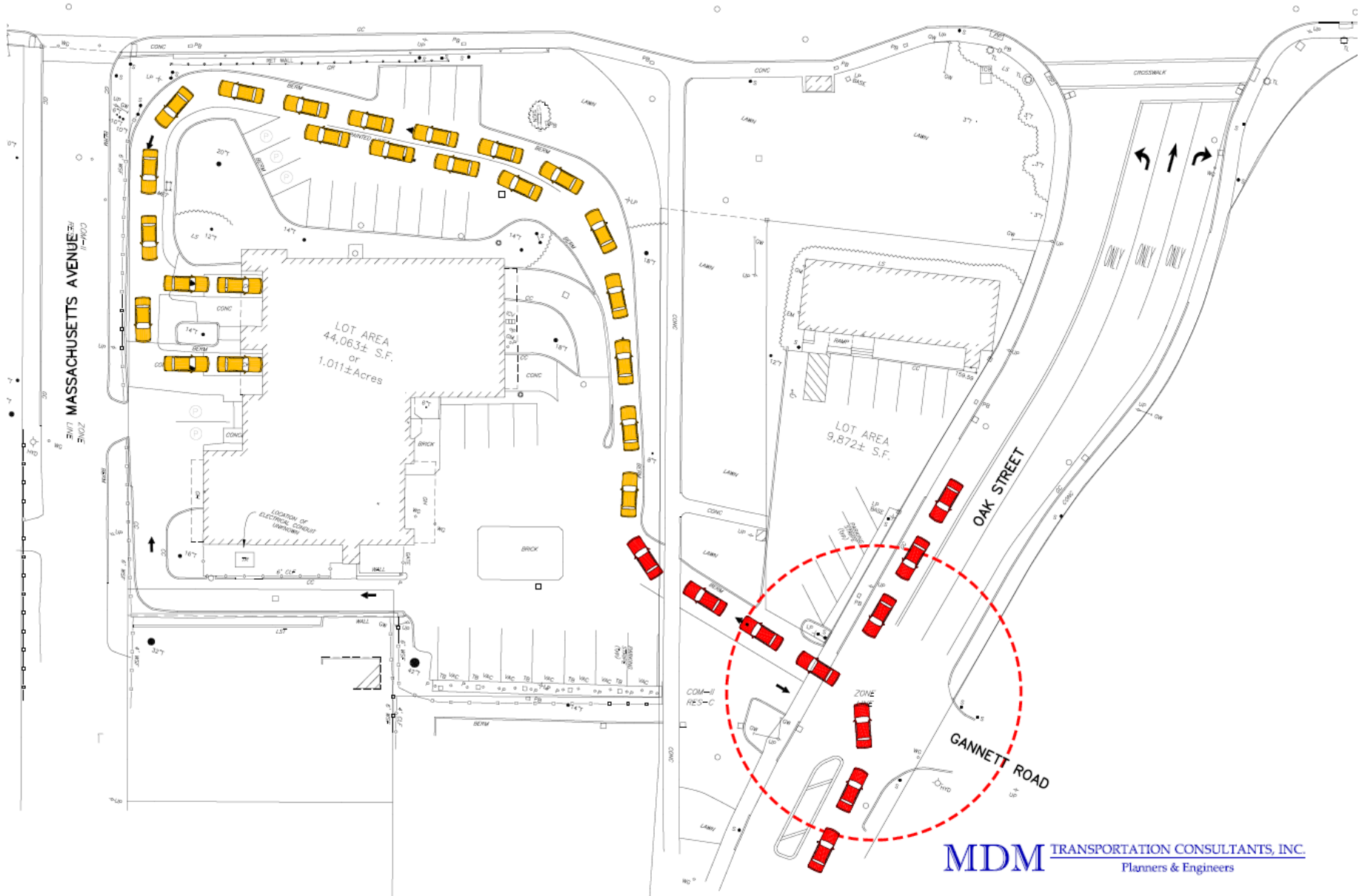
WORCESTER STREET  
(ROUTE 9)





# Peak Queue Impacts (20+ Days/Year)

WORCESTER STREET  
(ROUTE 9)



# Oak Street Queue Impacts





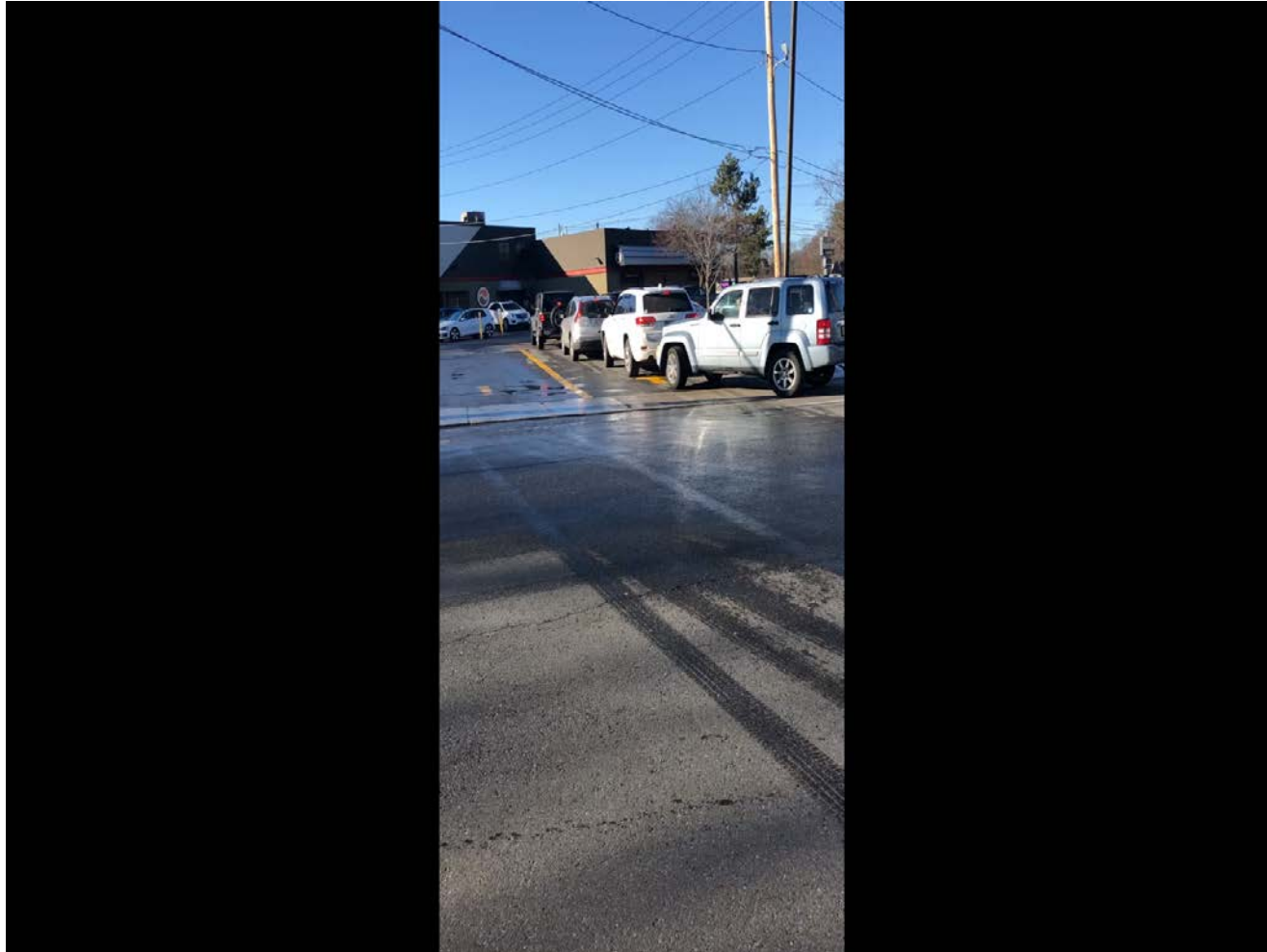
# Oak Street Queue Impacts



# Oak Street Queue Impacts



# Peak Queue Video (Oak Street)

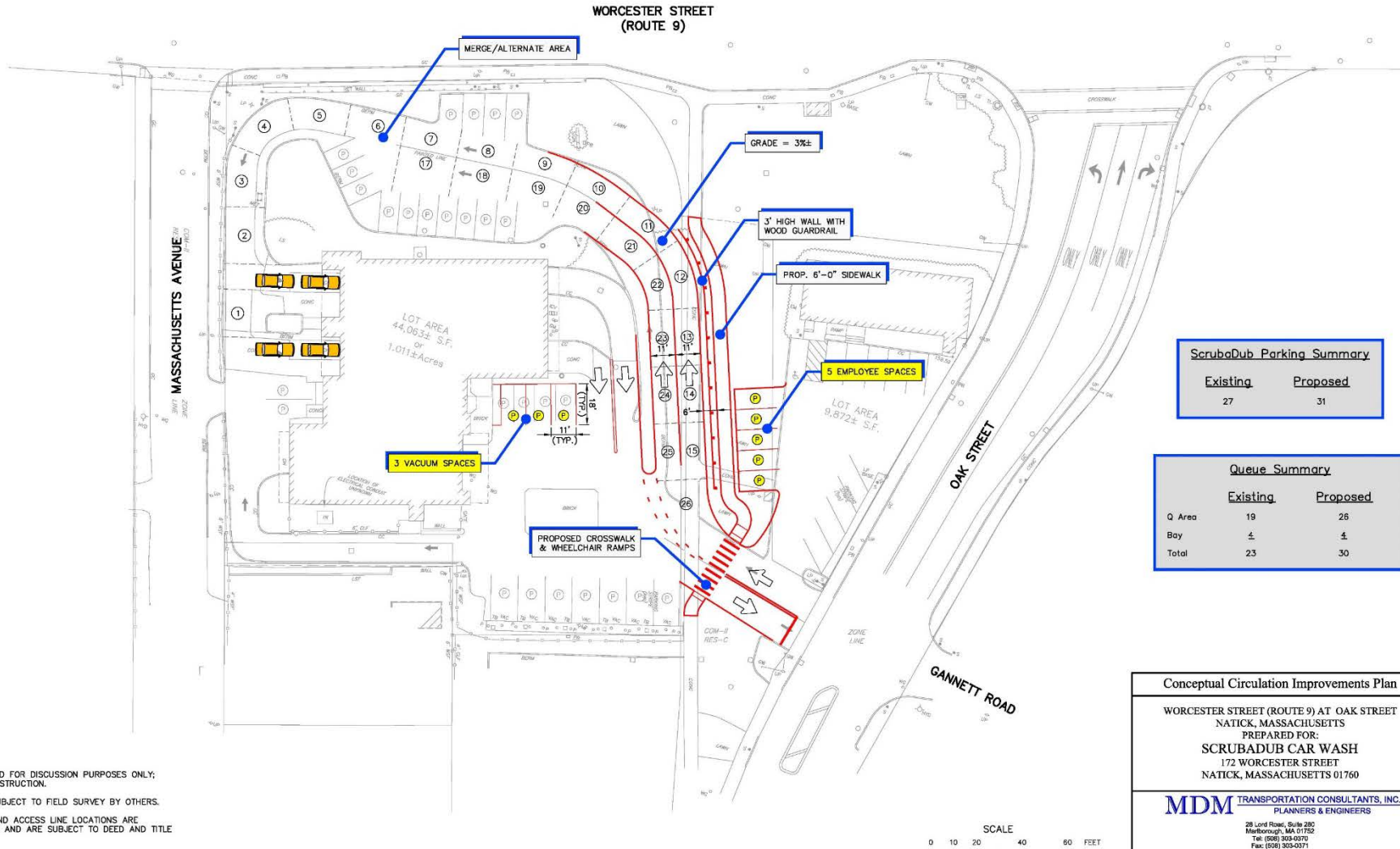




# Peak Queue Video (On-Site)



# Conceptual Improvement Plan – Rhode Island Ave



	Existing	Proposed
	27	31

	Existing	Proposed
Q Area	19	26
Bay	±	±
Total	23	30

## NOTES

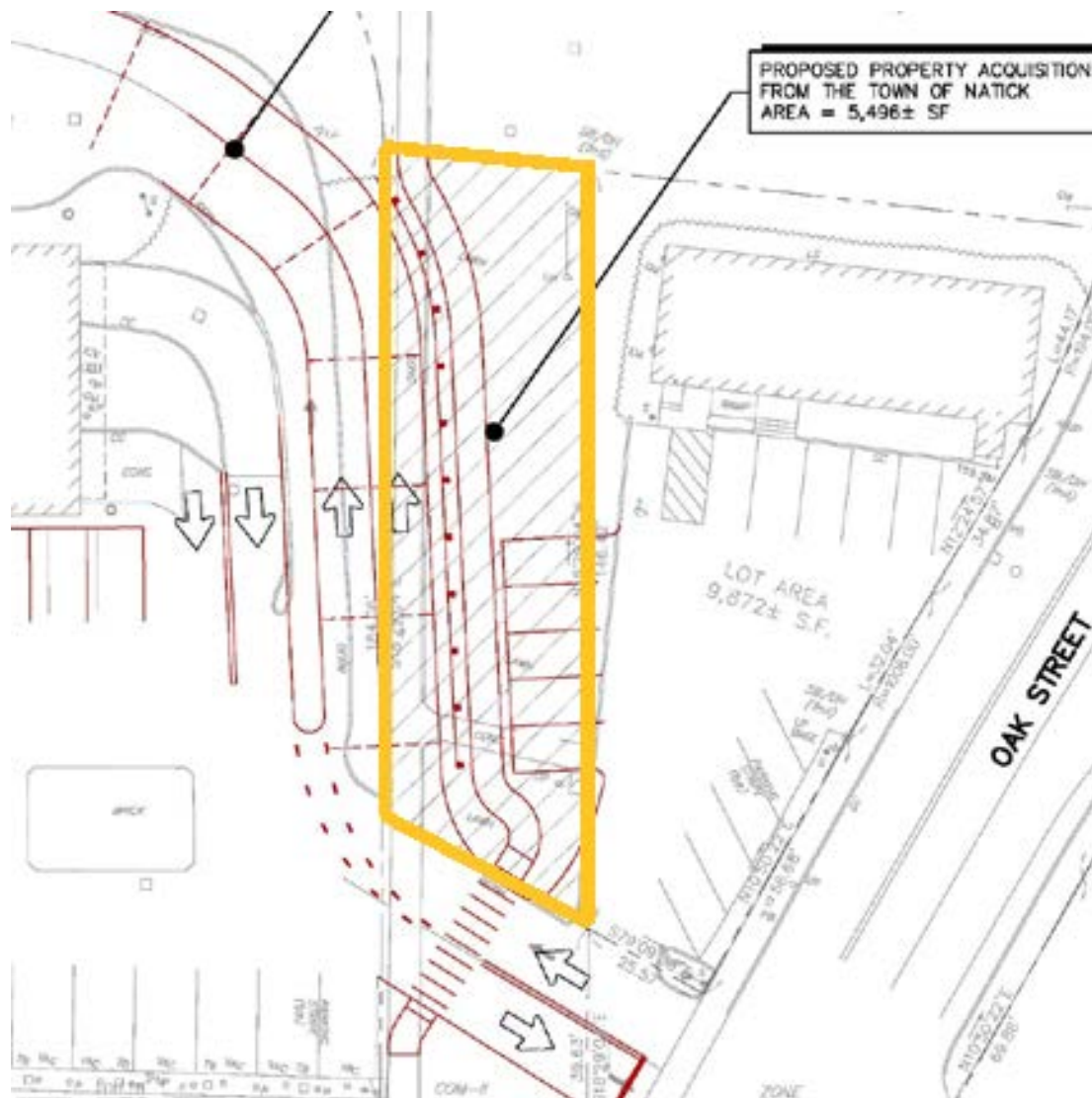
1. THIS PLAN INTENDED FOR DISCUSSION PURPOSES ONLY; IT IS NOT FOR CONSTRUCTION.
2. FINAL DESIGN IS SUBJECT TO FIELD SURVEY BY OTHERS.
3. PROPERTY LINES AND ACCESS LINE LOCATIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO DEED AND TITLE RECORDS.
4. BASE PLAN SOURCE: PRECISION LAND SURVEYING, INC.



<b>Conceptual Circulation Improvements Plan</b>	
WORCESTER STREET (ROUTE 9) AT OAK STREET NATICK, MASSACHUSETTS PREPARED FOR: <b>SCRUBADUB CAR WASH</b> 172 WORCESTER STREET NATICK, MASSACHUSETTS 01760	
<b>MDM</b> TRANSPORTATION CONSULTANTS, INC. PLANNERS & ENGINEERS <small>28 Lord Row, Suite 280                  Marlborough, MA 01752                  Tel: (508) 353-0371                  Fax: (508) 353-0371</small>	
DATE: March 4, 2021	SCALE: As Noted

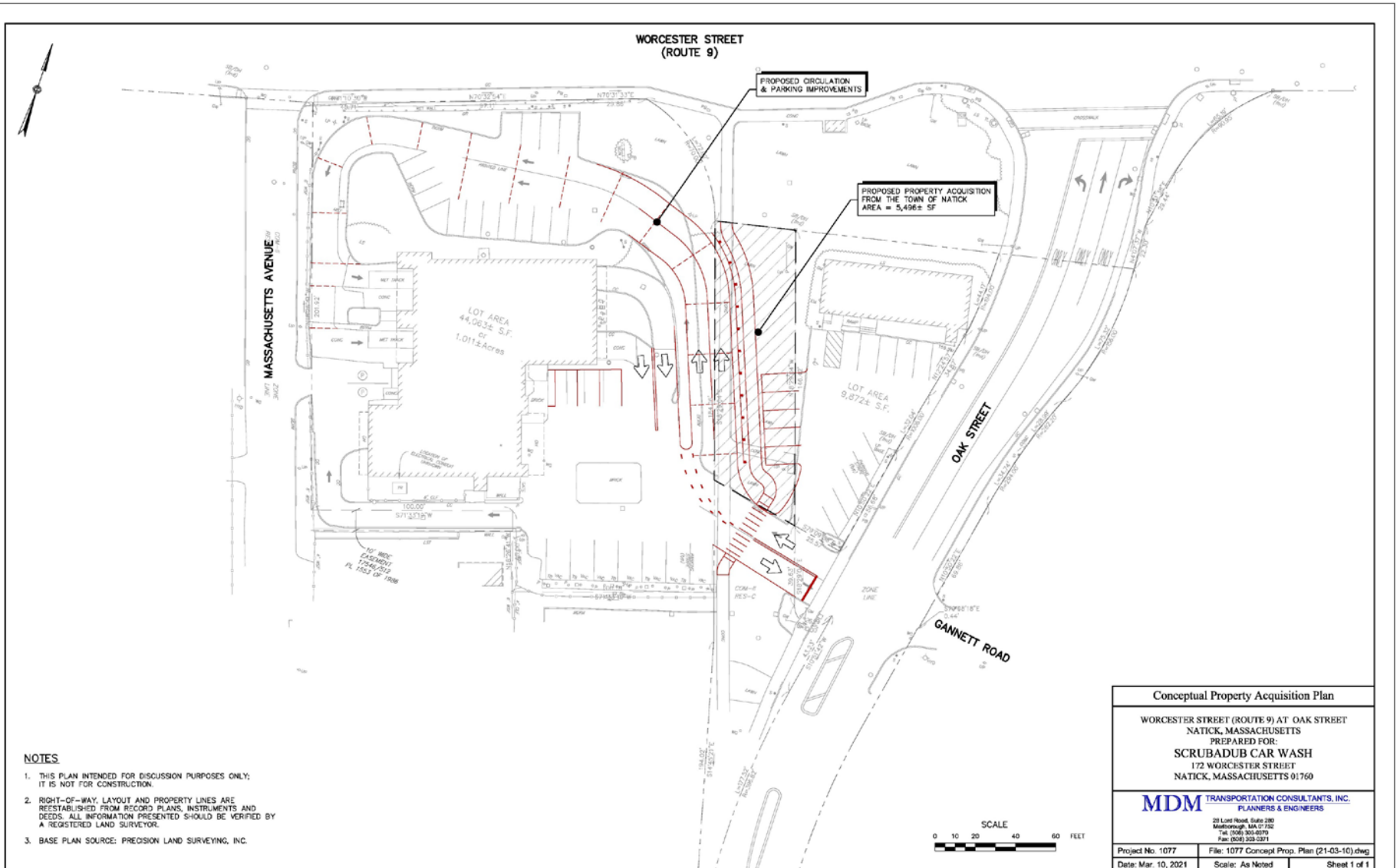


# Requested Acquisition Area





# Conceptual Improvement Plan – Rhode Island Ave



**NOTES**

1. THIS PLAN INTENDED FOR DISCUSSION PURPOSES ONLY; IT IS NOT FOR CONSTRUCTION.
2. RIGHT-OF-WAY, LAYOUT AND PROPERTY LINES ARE REESTABLISHED FROM RECORD PLANS, INSTRUMENTS AND DEEDS. ALL INFORMATION PRESENTED SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR.
3. BASE PLAN SOURCE: PRECISION LAND SURVEYING, INC.

<b>Conceptual Property Acquisition Plan</b>		
WORCESTER STREET (ROUTE 9) AT OAK STREET NATICK, MASSACHUSETTS PREPARED FOR: <b>SCRUBADUB CAR WASH</b> 172 WORCESTER STREET NATICK, MASSACHUSETTS 01760		
<b>MDM</b> TRANSPORTATION CONSULTANTS, INC. PLANNERS & ENGINEERS <small>28 Lind Road, Suite 200                  Marlborough, MA 01752                  Tel: (508) 353-8270                  Fax: (508) 353-0371</small>		
Project No: 1077	File: 1077 Concept Prop. Plan (21-03-10).dwg	
Date: Mar. 10, 2021	Scale: As Noted	Sheet 1 of 1

# KEY FINDINGS

- Acquisition of Rhode Island Ave allows:
  - Increases on-site Q to 30-32 vehicles (a net increase of 7-9 vehicles)
  - Reduces/eliminates occurrence of Q impact to Oak Street and Route 9
  - Reduces/eliminates use of Police Detail at Oak Street