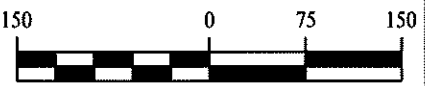
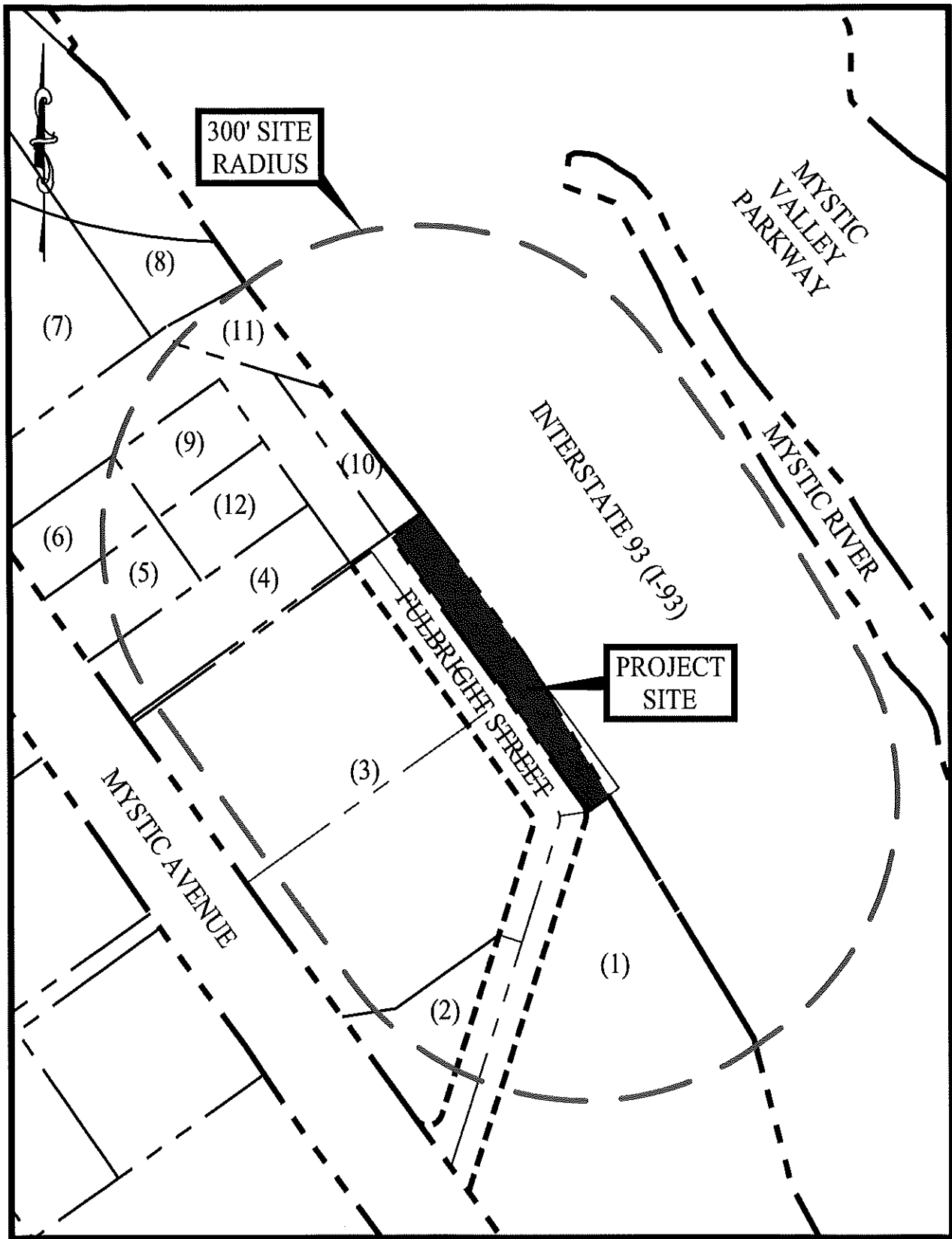


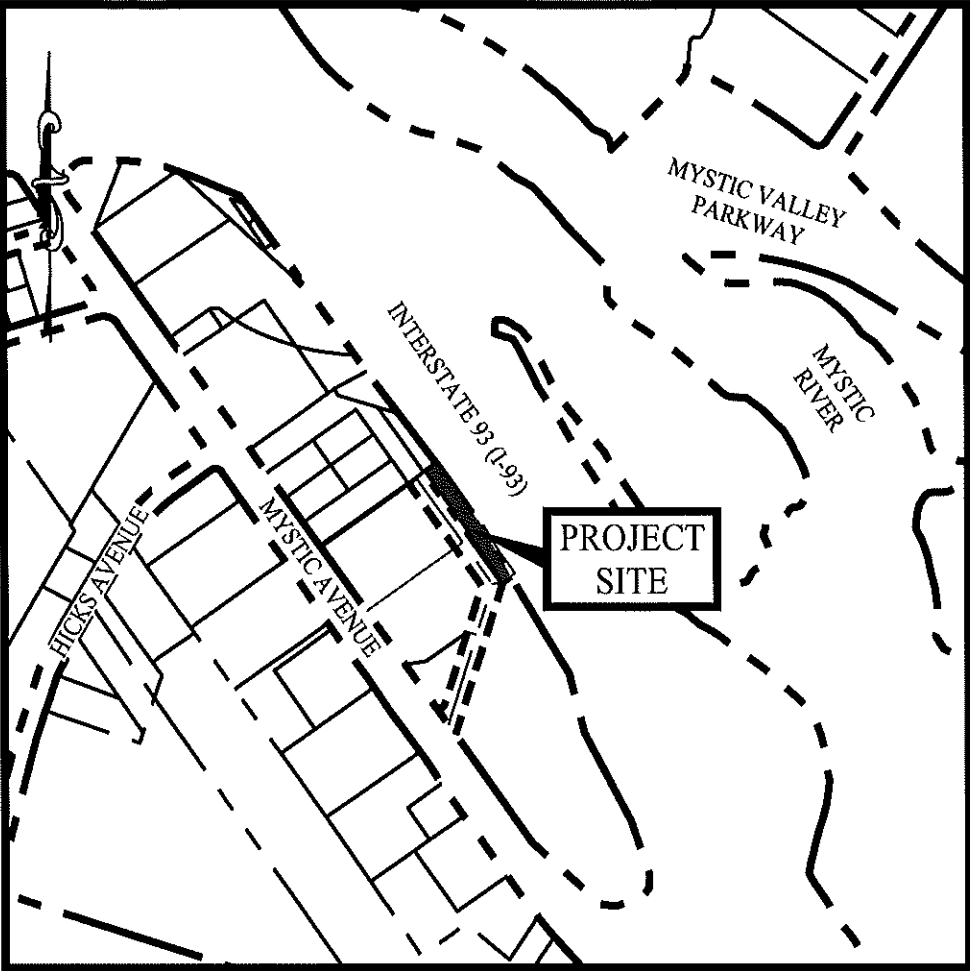
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- 5. THE PROJECT SITE AND ALL ADJOINING PROPERTIES LIE WITHIN THE COMMERCIAL 2 (C-2) ZONING DISTRICT OF THE CITY OF MEDFORD.

300 FOOT ABUTTERS LIST

ID	PARCEL NUMBER	ADDRESS	AREA	ZONE	OWNER
(1)	5-02-12	400 MYSTIC AVE.	4.87 AC	C-2	HERB CHAMBERS 400 MYSTIC LLC
(2)	5-02-16	0 MYSTIC AVE.	12,693 SF	C-2	EMPIRE MANAGEMENT CORPORATION
(3)	5-02-17	340 MYSTIC AVE.	50,423 SF	C-2	EMPIRE MANAGEMENT CORPORATION
(4)	5-02-19	326 MYSTIC AVE.	20,724 SF	C-2	MYSTIC PROPERTY ASSOCIATES LIMITED PARTNERSHIP
(5)	5-02-20	322 MYSTIC AVE.	12,306 SF	C-2	MYSTIC PROPERTY ASSOCIATES LIMITED PARTNERSHIP
(6)	5-02-21	312 MYSTIC AVE.	10,735 SF	C-2	MYSTIC PROPERTY ASSOCIATES LIMITED PARTNERSHIP
(7)	5-02-23	300 MYSTIC AVE.	63,827 SF	C-2	MYSTIC PROPERTY ASSOCIATES LIMITED PARTNERSHIP
(8)	5-02-28	0 MYSTIC AVE.	8,640 SF	C-2	MYSTIC AV TRUST 312-326 C/O COMBINED PROPERTIES INC
(9)	5-02-29	314 MYSTIC AVE.	10,156 SF	C-2	MYSTIC PROPERTY ASSOCIATES LIMITED PARTNERSHIP
(10)	5-02-31	0 FULBRIGHT ST	6,743 SF	C-2	MYSTIC PROPERTY ASSOCIATES LIMITED PARTNERSHIP
(11)	5-02-31A	0 FULBRIGHT ST	7,505 SF	C-2	MYSTIC PROPERTY ASSOCIATES LIMITED PARTNERSHIP
(12)	5-02-32	320 MYSTIC AVE.	11,634 SF	C-2	MYSTIC PROPERTY ASSOCIATES LIMITED PARTNERSHIP





PROPERTY INSET MAP

SCALE: 1" = 500'

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJOINING LOT LINE
	BUILDING SETBACK
	LIMIT OF EASEMENT
	EXISTING BUILDING LIMITS
	PROPOSED BUILDING LIMITS
	PROPOSED BUILDING HATCH
	BUILDING OVERHANG LINE / CANOPY
	SAWCUT PAVEMENT LINE
	EDGE OF PAVEMENT
	CONCRETE CURB
	STANDARD DUTY BITUMINOUS
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK / PAVEMENT
	SIDEWALK LIMITS
	PARKING SPACE COUNT
	FENCE ENCLOSURE
	VEHICLE
	DUMPSTER / TRASH RECEPTACLE
	TRAFFIC SIGN

SITE PLAN NOTES

1. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "DIG SAFE" 72 HOURS BEFORE THE COMMENCEMENT OF WORK AT "811" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES.
2. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY AND SECURITY OF THE SITE DURING ALL PHASES OF CONSTRUCTION. THE ARCHITECT AND ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
4. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROLS NECESSARY FOR THIS PROJECT.
5. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING AND SIDEWALKS ADJACENT TO THE BUILDING.
6. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED.
7. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
8. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
9. PAVEMENT MARKING KEY:
 - 4" SSWL 4" SINGLE SOLID WHITE LINE
 - 24" SSWSB 24" SINGLE SOLID WHITE STOP BAR
10. PARKING SPACES SHALL BE STRIPED WITH 4" SSWL; HATCHED AREA SHALL BE STRIPED WITH 4" SSWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE AND WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
11. THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE ENGINEER OF RECORD. DURING CONSTRUCTION CONTRACTOR IS TO HAVE THE SITE MAINTAINED FREE OF ALL TRASH, LITTER, DEBRIS AND OVERGROWN VEGETATION.
12. THE OWNER SHALL BE RESPONSIBLE TO HAVE THE SITE MAINTAINED FREE OF ALL TRASH, LITTER, DEBRIS AND OVERGROWN VEGETATION.
13. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH MASSACHUSETTS DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.

SIGN LEGEND

SIZES (IN)	MUTCD #	SUPPORTS	SIZES (IN)	MUTCD #	SUPPORTS	SIZES (IN)	MUTCD #	SUPPORTS
30"x30"	R1-1	1	12"x18" 12"x6"	R7-8 R7-8P	1	30"x30"	R5-1	1



Kevin Solli, P.E.
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Rev. #:	Date	Description

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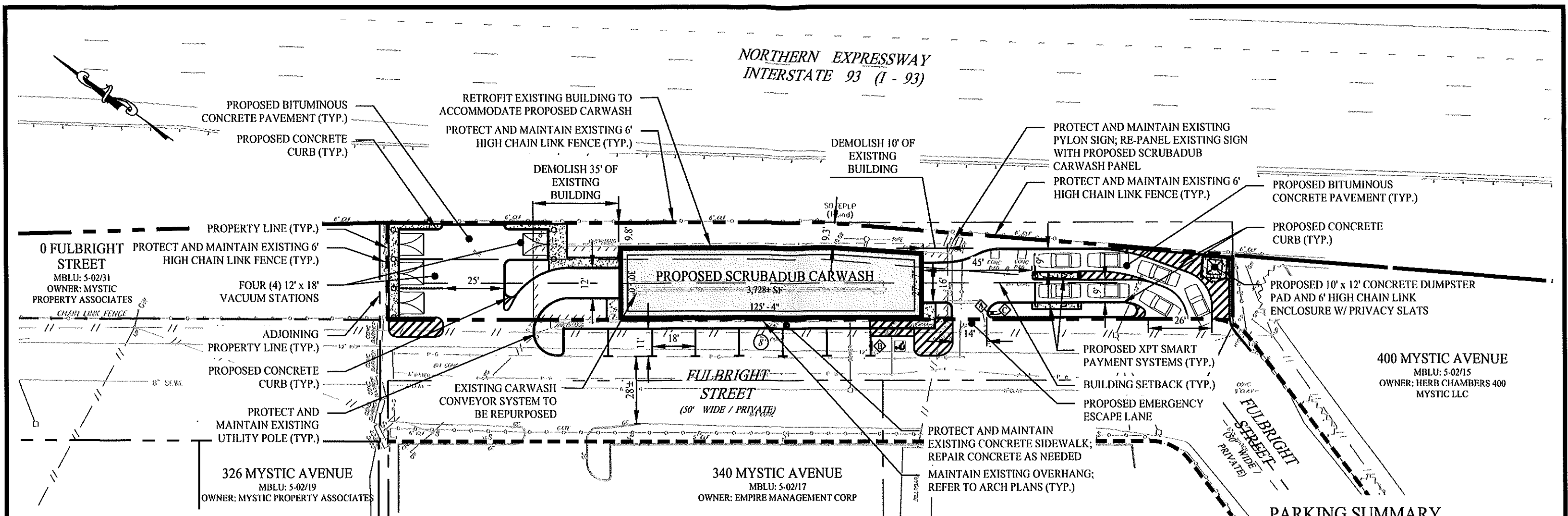
Drawn By:	STM
Checked By:	KMS
Project #:	22204101
Plan Date:	06/26/23
Scale:	NTS



Project: **PROPOSED**
SCRUBADUB CARWASH
42 FULBRIGHT STREET
MEDFORD, MASSACHUSETTS

Sheet Title:
SITE PLAN
NOTES &
LEGENDS

Sheet #:
2 of 3



PARKING SUMMARY

PROPOSED DEVELOPMENT	GFA	REQUIREMENT	REQ.	PROP.
PROPOSED CARWASH FACILITY	3,728± SF	1 SPACE / 350 SF	11	12*

NOTE:
* THE PROPOSED NUMBER OF PARKING SPACES IS INCLUSIVE OF THE FOUR (4) PROPOSED VACUUM SPACES AND THE EIGHT (8) PARALLEL PARKING SPACES LOCATED WITHIN FULBRIGHT STREET.

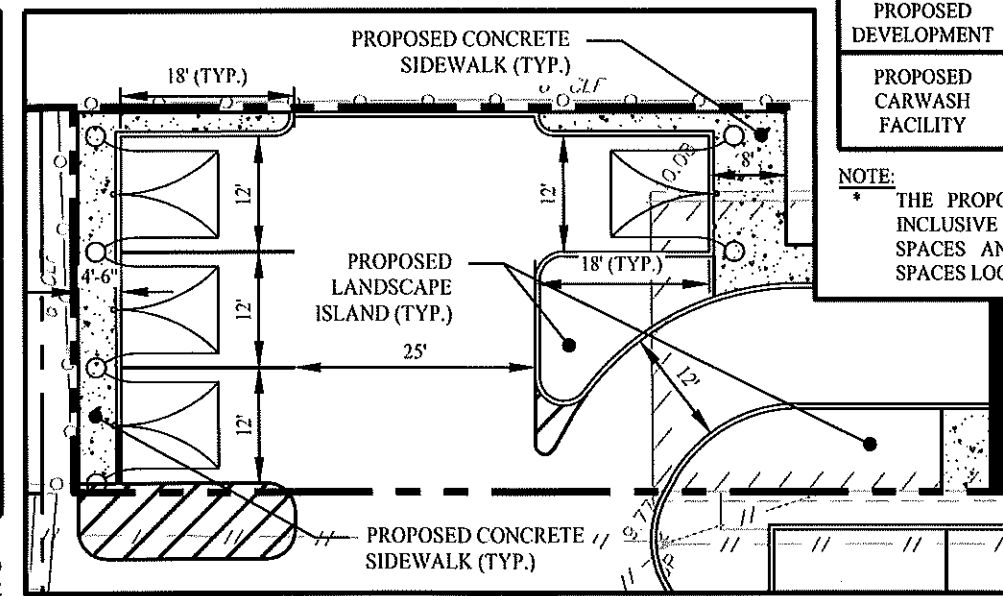
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5. THE ENTIRE SITE LIES WITHIN THE 500-YEAR FEMA FLOODPLAIN. FLOODPLAIN INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 25017C0438E, EFFECTIVE 06/4/2010, PANEL 438 OF 656.
6. REFER TO SHEET 2 OF 3 FOR SITE PLAN NOTES AND LEGENDS.



ZONING COMPLIANCE TABLE				
ZONE: COMMERCIAL 2 ZONING DISTRICT (C-2)				
ZONING REQUIREMENT (C-2)	REQUIREMENT	EXISTING CONDITIONS	PROPOSED CONDITIONS	
MIN. PARCEL AREA	10,000 SF	12,716± SF	12,716± SF	
MIN. FRONTAGE	35 FT	347.88± FT	347.88± FT	
MIN. FRONT YARD BUILDING SETBACK	15 FT	0.00 FT	0.00± FT	
MIN. SIDE YARD BUILDING SETBACK	15 FT	59.9± FT	95.11± FT	
MIN. REAR YARD BUILDING SETBACK	15 FT	9.3± FT	9.3± FT	
MAXIMUM LOT COVERAGE	50%	39.8%	29.3%	
MAXIMUM BUILDING HEIGHT	2 STORIES / 30 FT	24± FT	27± FT	

NOTE:
* THE EXISTING STRUCTURE IS EXISTING NON-CONFORMING WITH THE FRONT AND REAR BUILDING SETBACKS. THE PROJECT PROPOSES TO MAINTAIN PORTIONS OF THE EXISTING STRUCTURE AND RETROFIT ACCORDINGLY TO ACCOMMODATE THE NEW TENANT.



VACUUM AREA ENLARGEMENT

SCALE: 1" = 20'



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Drawn By: STM
Checked By: KMS
Project #: 22204101
Plan Date: 06/26/23
Scale: 1" = 40'



Project: PROPOSED
SCRUBADUB CARWASH
42 FULBRIGHT STREET
MEDFORD, MASSACHUSETTS

Sheet Title: SITE
LAYOUT
PLAN

Sheet #: 1 of 3

Rev. #: Date Description