



Application Date: **6-23-2020**

Town of Scituate Planning Board
ATTACHMENT D - FOR SITE PLAN APPROVAL APPLICATION
SECTION 753 – PUBLIC REALM DESIGN STANDARDS
September 2019

Applicant Name: **Petro Realty Corp**

Proposed Site Plan Address and Parcel Number: **48-52 New Driftway, Scituate MA/Parcel I.D.:53-3-9 & 53-10-F**

In the Village Center & Neighborhood District (VCN) and Commercial District (C) the following standards apply to new streets, pedestrian passages, pathways and trails, and .

Streets

Street Design: Does the site plan include one or more new streets and do they comply with the design standards of Section 753.3.A as shown below? **Project is for modification of an existing site no new streets are proposed.**

STREET DESIGN STANDARDS			
Street Component	Parkway	Village Center Street	Neighborhood Street
Right-Of-Way (S753.3.A)	60 Ft Min.	50 Ft Min.	40 Ft. Min.
Vehicle Lanes			
Travel Lane (S753.3.B)	12 Min.	11 Min.	10 Min.
Parking Lane (S753.3.C)	Optional/5 Ft. Min.	8 Min.	1 Side or Informal
Bike Lanes (S753.3.D)	Optional/8 Ft. Min.	Optional/8 Ft. Min.	Sharrows/Informal
Multi-Purpose Path (S753.3.L)	Required	N/A	N/A
Sidewalks (S753.3.E)			
Public Frontage Zone	Optional/20 Ft. Min.	Optional/4 Ft. Min.	N/A
Throughway Zone	Optional/5 Ft. Min.	5 Ft. Min.	4 Ft Min.
Furnishing/Utility Zone	5 Ft. Min.	5 Ft. Min	4 Ft. Min.
Street Enhancement Zone (S753.3.E)	Optional	Parking/Curb Ext.	N/A

Sidewalk Design: Do new sidewalks comply with the design standards of Section 753.3.B?

See attached site plans.

Sidewalk Curb Extensions: Do new curb extensions comply with the design standards of Section 753.3.G?

No curb extensions are proposed.

Street Trees: Do new street trees comply with the design standards of Section 753.3.H?

See attached landscape plan.

Driveways and Sidewalk Crossings: Do new curb extensions comply with the design standards of Section 753.3.I?

See attached site plans.

Pedestrian Crosswalks: Do new pedestrian crosswalks comply with the design standards of Section 753.3.J? **See**

attached site plans.

Construction: Are all new streets constructed in accordance with the design standards in Section 7 of the Town of Scituate Subdivision Regulations. (In the absence of official standards, thoroughfares shall be designed and constructed according to the standards deemed to be appropriate by the Town Engineer and Planning Board).

Not applicable.

Pedestrian Passages

Do proposed pedestrian passages comply with the design standards of Section 753.3.K?

Yes, all proposed sidewalks are minimum 5' in width.

Multipurpose Pathways and Walking Trails

Do proposed multipurpose pathways and walking trails pedestrian passages comply with the design standards of Section 753.3.L? **Not applicable.**

Street Enhancements Zone Uses

Do proposed parklets comply with the design standards of Street Enhancement Zone and Section 753.3.M?

Not applicable.

OTHER COMMENTS AND NOTES: