

Onejoy Place
Site Plan Review
Bill Scott
9/20/2017

Recording Plat

1. Joy Place is labeled as "Private". Who has the rights to use it? Is it just this development or do any of the abutters benefit from its use as well? And who is responsible for maintenance and repair of this road? I think the surveyor should add a note that spells out some of these details so that there's no confusion later on.
2. The boundary figure is missing a bearing and distance label along the northwesterly side of Joy Place as it connects to Brackett Street.
3. The surveyor needs to add a description and elevation of the City Benchmark that was used as the basis for the elevations referred to in Note 4.
4. Is there a set back that's required for the proposed building near the corner of Brian Chick's land? It looks like that is the portion of the new building that comes closest to an abutting boundary line.

All of the plan sheets that have elevations shown (i.e. Grading plan, Utility plan, Existing Conditions plan) should have a note that identifies the elevation datum and that references the survey by Owen Haskell and the Recording Plat.