

LANDCOURT SURVEYS  
LOT SURVEYS

SUBDIVISIONS  
MORTGAGE SURVEYS

REGISTERED LAND SURVEYOR

REGISTERED ENGINEER  
CONSULTING

**PARSONS AND FAIA INC.**

135 RANGE HEIGHTS ROAD

LYNN, MASSACHUSETTS 01904

781-593-7927

Nahant Coast Guard Design Development Advisory Committee  
Town Hall  
Nahant, Massachusetts 01908

August 24, 2019

RE: Survey services for property on Castle, Gardner and Goddard  
Roads, Nahant Massachusetts

**PHASE ONE**

1. Perimeter survey with markers on property corners,  
Locate existing Heritage Trail, and encroachments. \$3000.00 - \$3500.00
  2. Prepare a "Perimeter Plan of Land" showing the  
Site with five (5) areas to be retained by the town  
Plan will show survey points both set and found. \$1500.00 - \$2000.00
  3. Topographical Site Plan showing proposed site  
Regrading, using existing topographical plan  
By others. Suggest waiting until decision on the  
Number of lots. This plan would be used to  
A rendering to be completed by others. \$2,400.00 - \$3,000.00
  4. Subdivide parcel into 10, 12 or 15 lots with  
Turnaround or hammer head at the end of  
Goddard Road. Possibly reduce Goddard  
Road to 33 feet wide. Lots will require  
Variances. \$3,000.00 - \$3,600.00
  5. Soil testing in several areas for drainage  
(backhoe provided by others) \$1000.00 - \$1,500.00
  6. Meetings with boards to review and discuss  
Items 1- 5 and make revisions if needed. Billed  
At \$130.00/hr. 6 hrs. \$ 780.00
  7. Present to Town Meeting billed at \$130.00/hr. \$420.00  
Possible rendering by others approximately  
\$1,200.00. This will show the Castle Road view. Not included
- Total PHASE ONE \$12,100 - \$14,800.00**

**PHASE TWO**

1. *Prepare approval not required plan for Lots on Castle and Gardner Roads, and Prepare Site Development Plan for same Variances will be required.* \$3000.00 - \$3600.00

2. *Prepared Definitive Subdivision Plan For lots on Goddard Road improvements.*

- A. *Subdivision Plan*
- B. *Site Development Plan*
- C. *Utility Plan*
- D. *Any other plans required by Planning board regulations.*
- E. *Drainage report*

*This will require waivers from planning board such as centerline Radius , turnaround ,grade , etc.*

*Planning board meetings included. Any revisions and/or changes to These plans will be billed at \$130.00/hr.*

*Printing not included.* \$10000.00 - \$12000.00

*Part of the site appears to be within the 100 foot Buffer zone to land subject to coastal storm flowage Which will require conservation commission filing. This is not included in this proposal. It will require A filing of a Notice of Intent ,notification to abutters , Advertising and filing fees.*

**Total PHASE TWO** \$13000.00 - \$15600.

*A \$4000.00 retainer for PHASE ONE will be required with balance due upon Completion of PHASE ONE.*

*A \$7000.00 retainer will be required for PHASE TWO with balance due upon Submission to Planning board.*

*We would suggest limiting the scope of work to within the existing layout of Goddard Road*

\_\_\_\_\_  
Accepted by

\_\_\_\_\_  
Date