

Pegan Hill Development Opportunity

Dover & Natick, MA

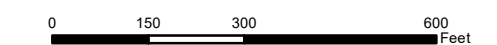
Site Analysis Plan

LEGEND

- ▭ Subject Property - 46.58 ±Ac
- ▭ TTOR
- ▭ NEFF
- ▭ 30' Wide Dover Land
- ▭ Existing 30' Wide Pegan Lane ROW
- ▭ Adjacent Properties
- ▭ Protected Land
- ▭ Open Water
- ▭ DEP Wetlands
- ▭ Surveyed Wetlands
- ▭ Wetlands No-Disturb Buffer
- ▭ Wetlands No-Build Zone
- ▭ Wetlands Buffer Zone
- Deep Hole Test (April 2009)
- ⊕ Passing Perc Test (April 2009)
- ⊕ Passing Perc Test (October 2013)
- ⊕ Failed Perc Test (October 2013)
- ~ Contours (ft)

Date: 09/26/22

Project Number: MA1736

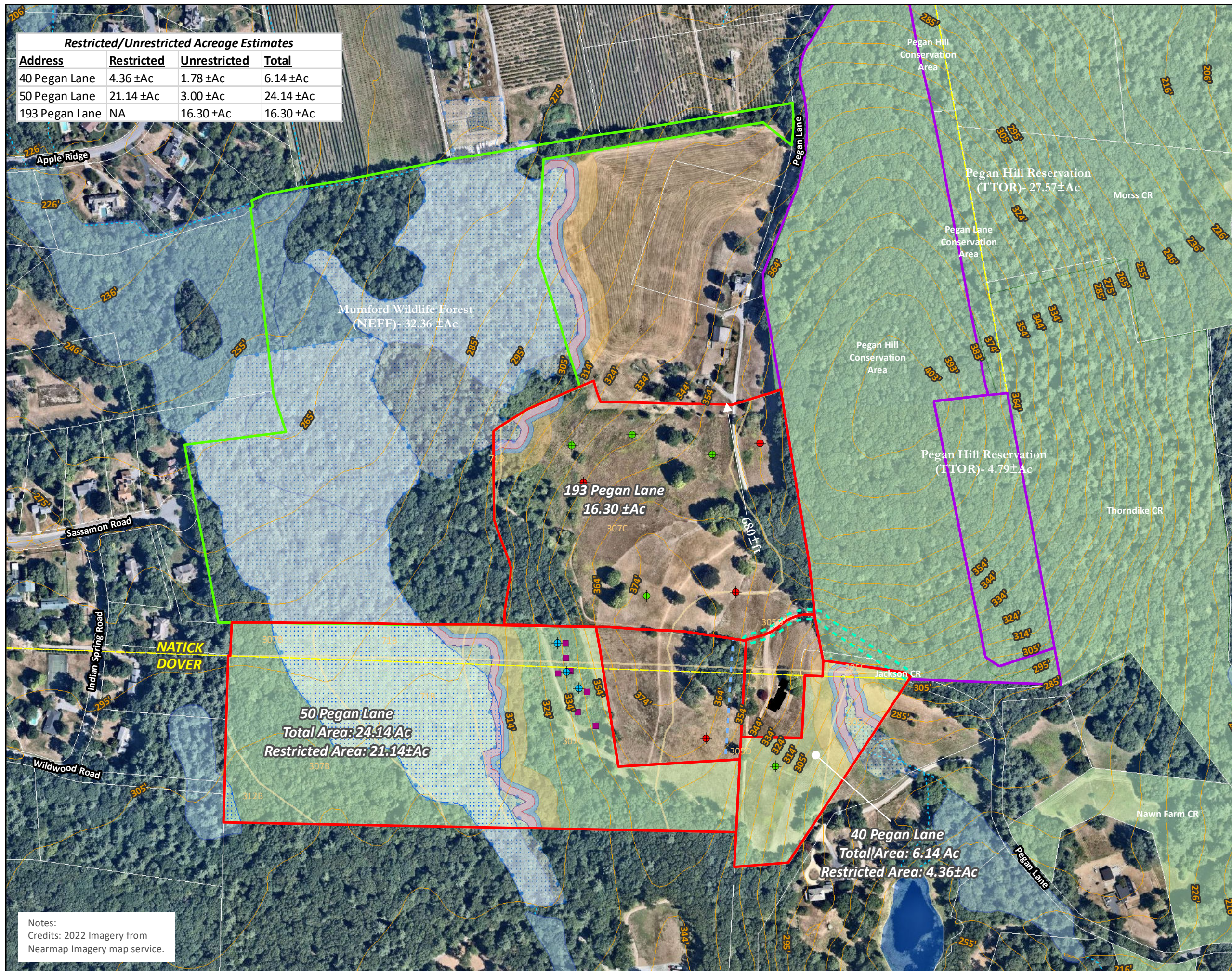


Scale: 1" = 300'



This plan is conceptual only and is not represented as an engineered plan.

Restricted/Unrestricted Acreage Estimates			
Address	Restricted	Unrestricted	Total
40 Pegan Lane	4.36 ±Ac	1.78 ±Ac	6.14 ±Ac
50 Pegan Lane	21.14 ±Ac	3.00 ±Ac	24.14 ±Ac
193 Pegan Lane	NA	16.30 ±Ac	16.30 ±Ac



Notes:
Credits: 2022 Imagery from
Nearmap Imagery map service.

LandVest