

## Exhibits – 228 Piscataqua Rd Subdivision

### Overall Views

Curb View: Very private. Current home left of driveway. Proposed new lot on right splits a shared driveway.



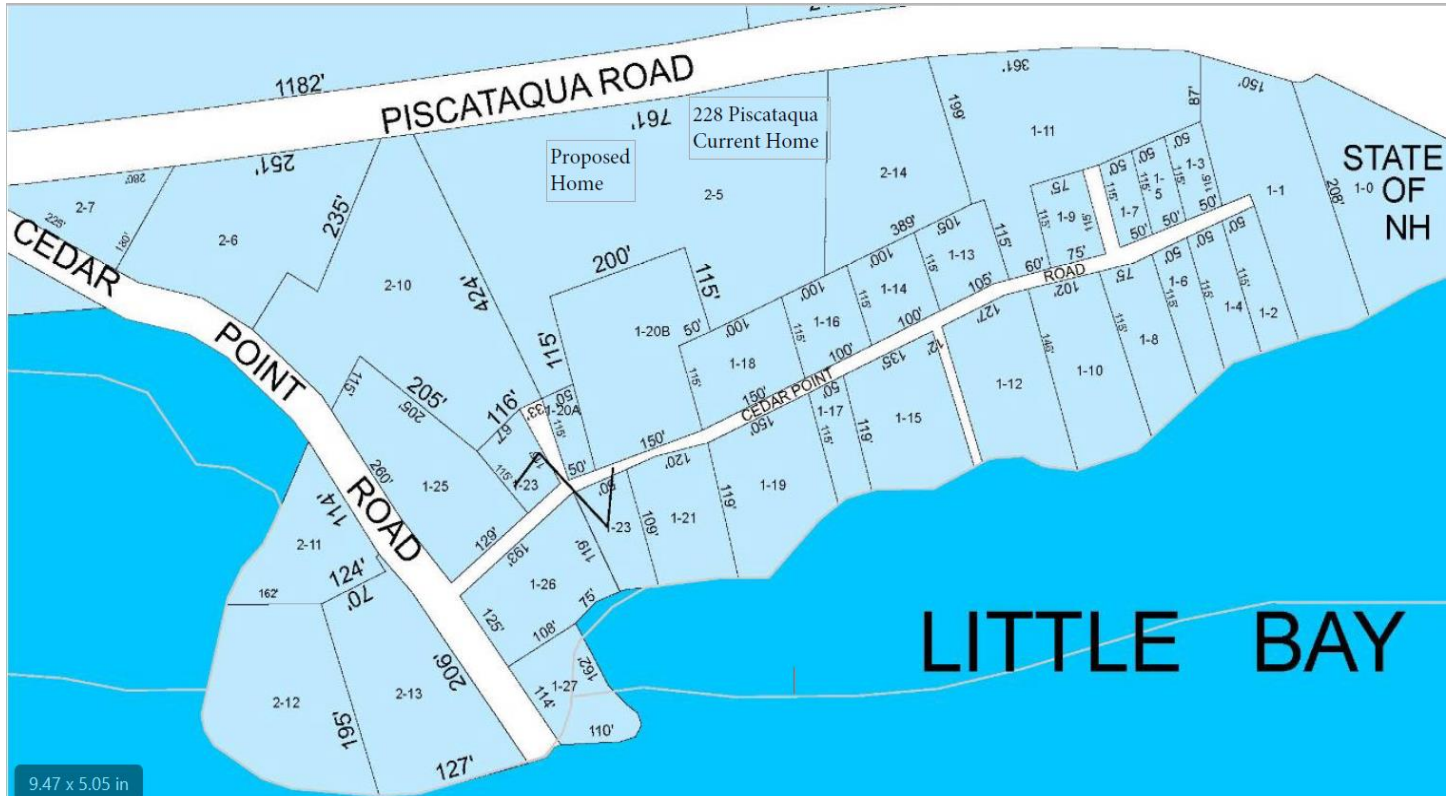
Westbound Yard from Cedar Point's Hillcrest: Proposed lot line continues right to left (between cars). Building envelope just beyond tent/fence area.



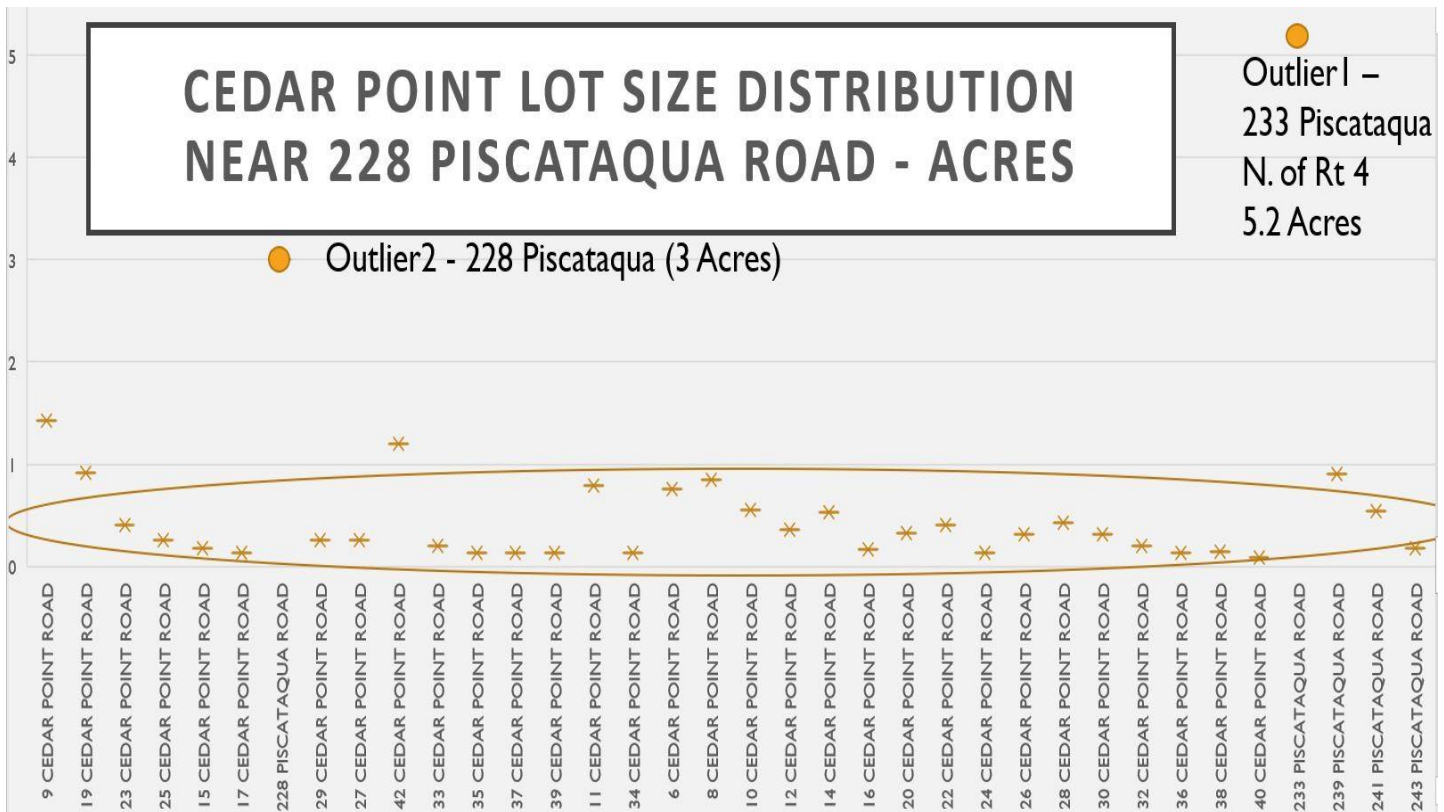


Density

Durham Town Tax Lot Map: Small lot sizes around lot 2-5.

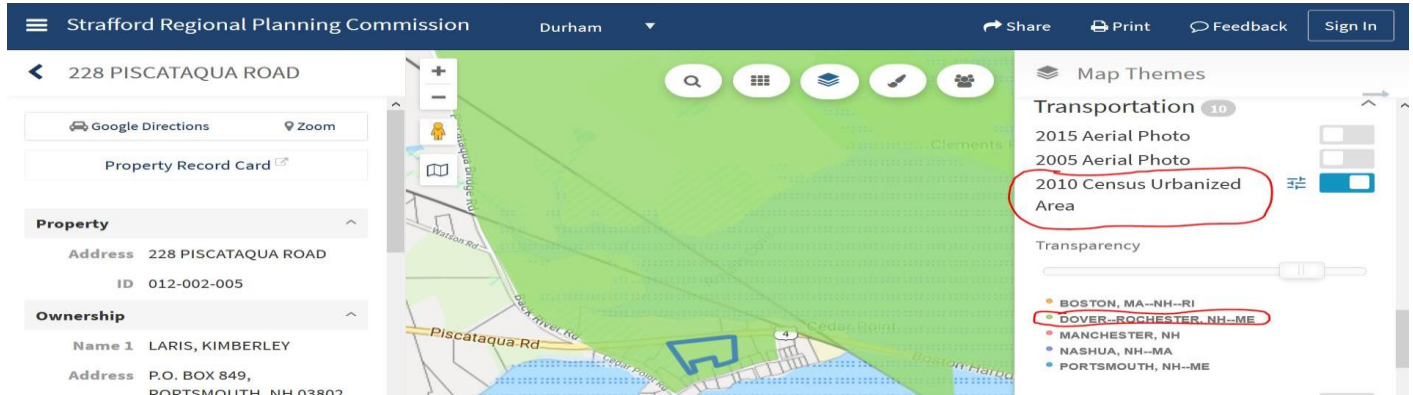


Cedar Point Lot Size Centrality: Distribution chart shows majority less than 1 acre, with centrality less than .75 acres. See also a 2015 [approved variance request link](#) to appreciate the small lot sizes/set-backs (see Additional Information).

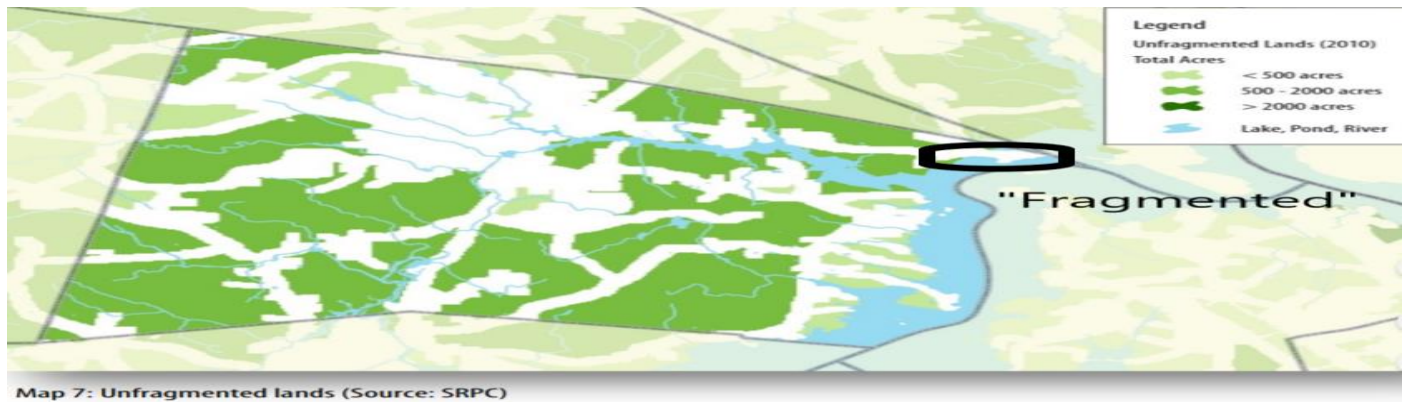


## Density - Continued

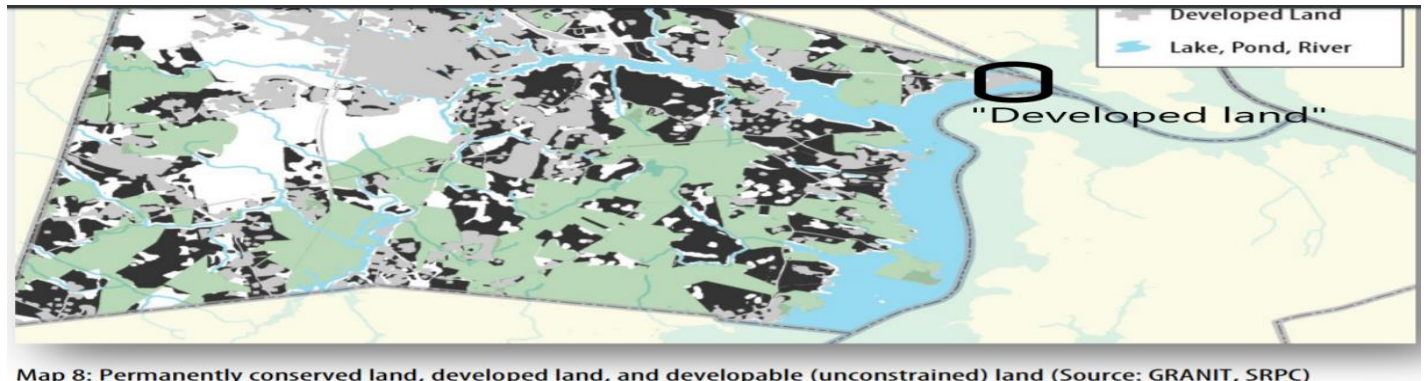
### 2010 Federal Census – “Urbanized Area”



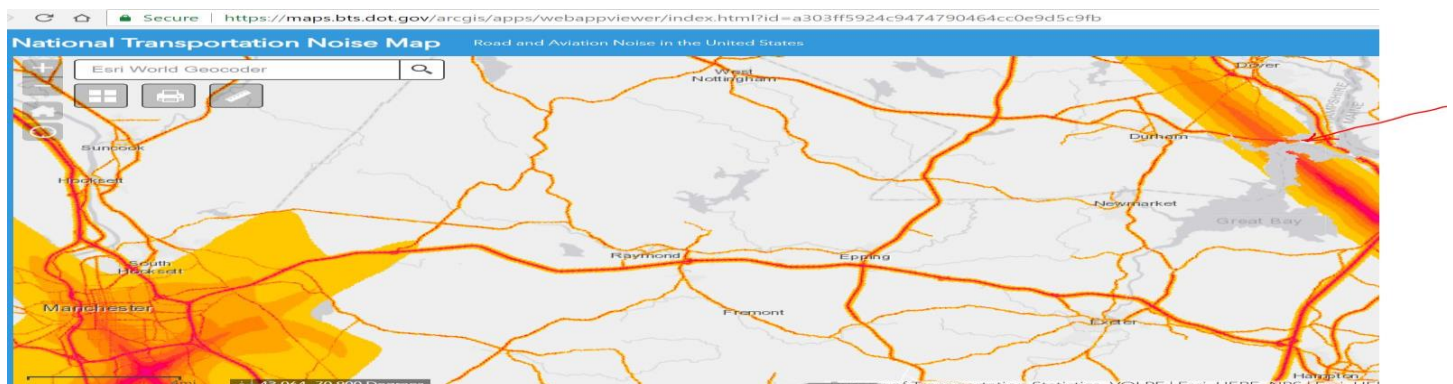
### 2015 Durham Natural Resources Report: “Fragmented Land”



### 2015 Durham Natural Resources Report: “Developed Land”



### 2018 US Noise Map: Cedar Point’s noise pollution compares to urban Manchester

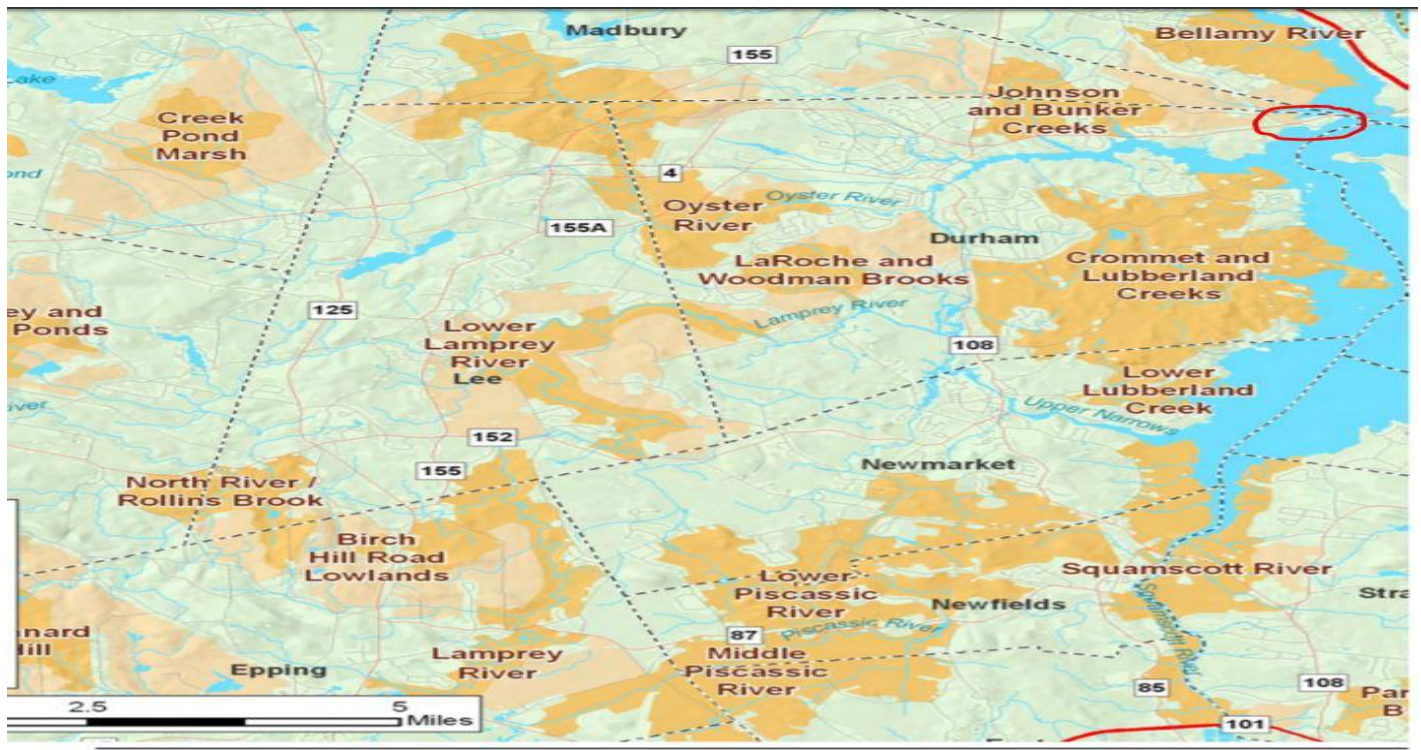


## Set-Asides, Soils, Wetlands, and Water Supply

Strafford County Set-Asides: Despite density, Cedar Point's shared and non-buildable areas exceeds 20%.



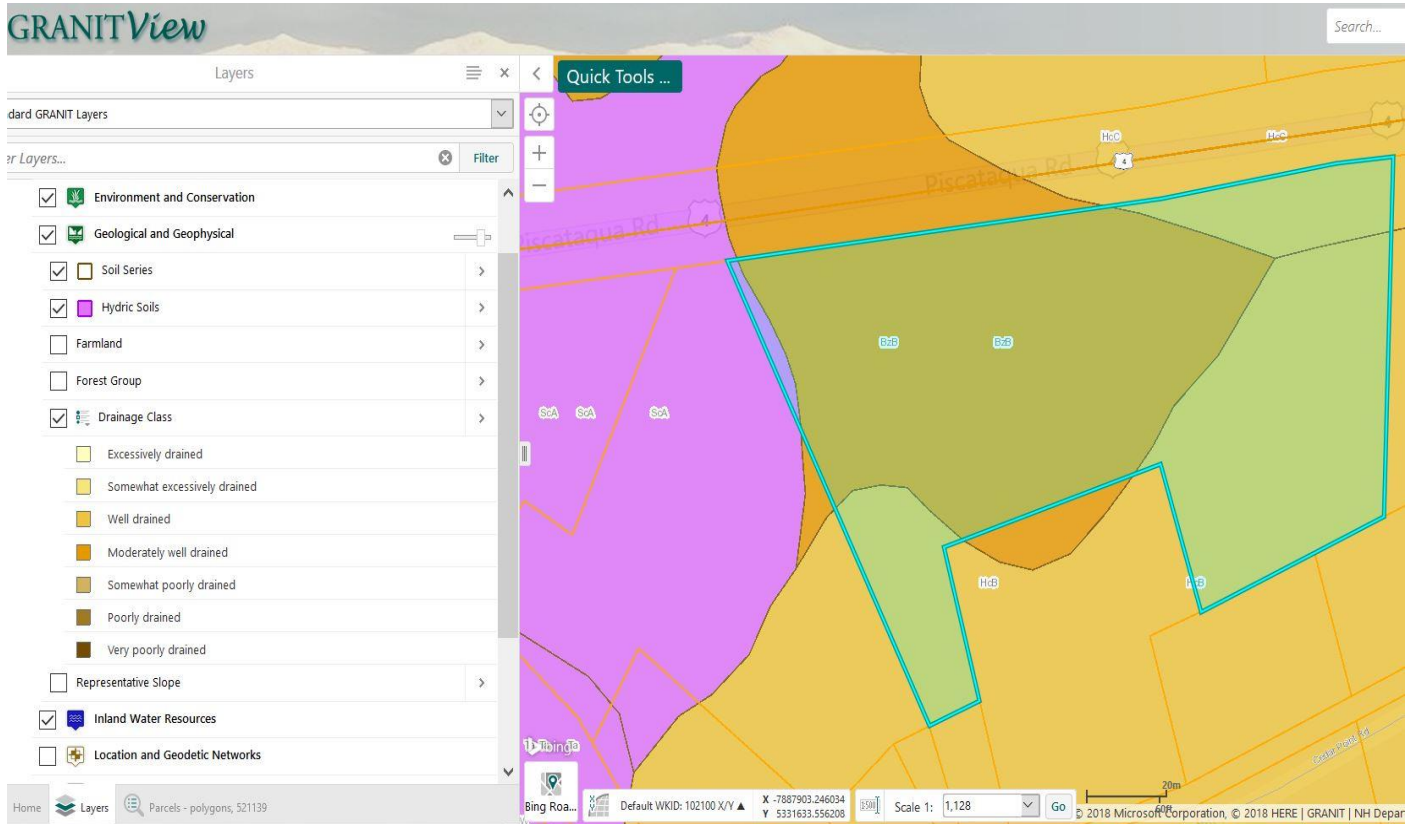
NH Coastal Watersheds Land Conservation Plan: Excludes Cedar Point, but surrounded by many formal set-asides.



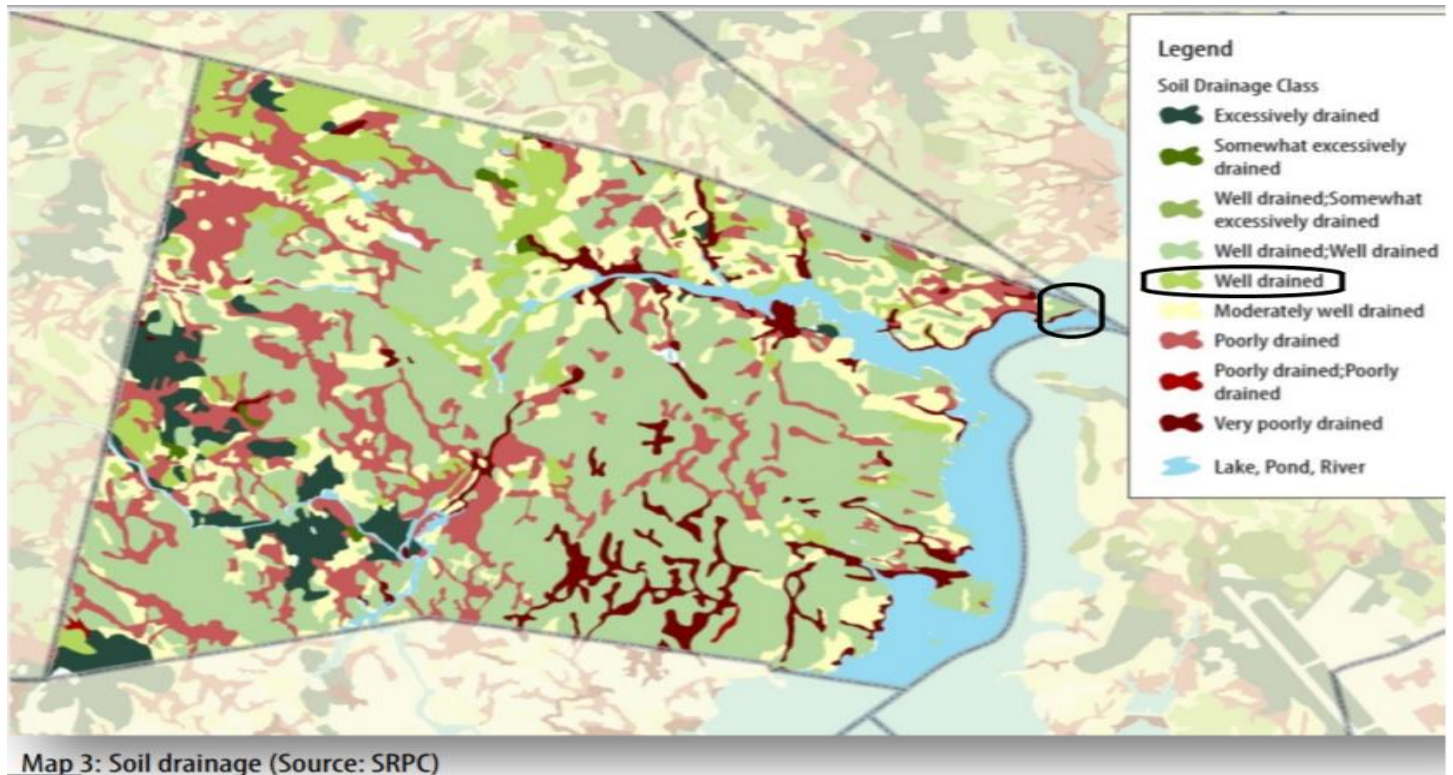
The Land Conservation Plan for New Hampshire's Coastal Watersheds / IV-5

# Soils

## NH GRANITView: Well-drained Soil

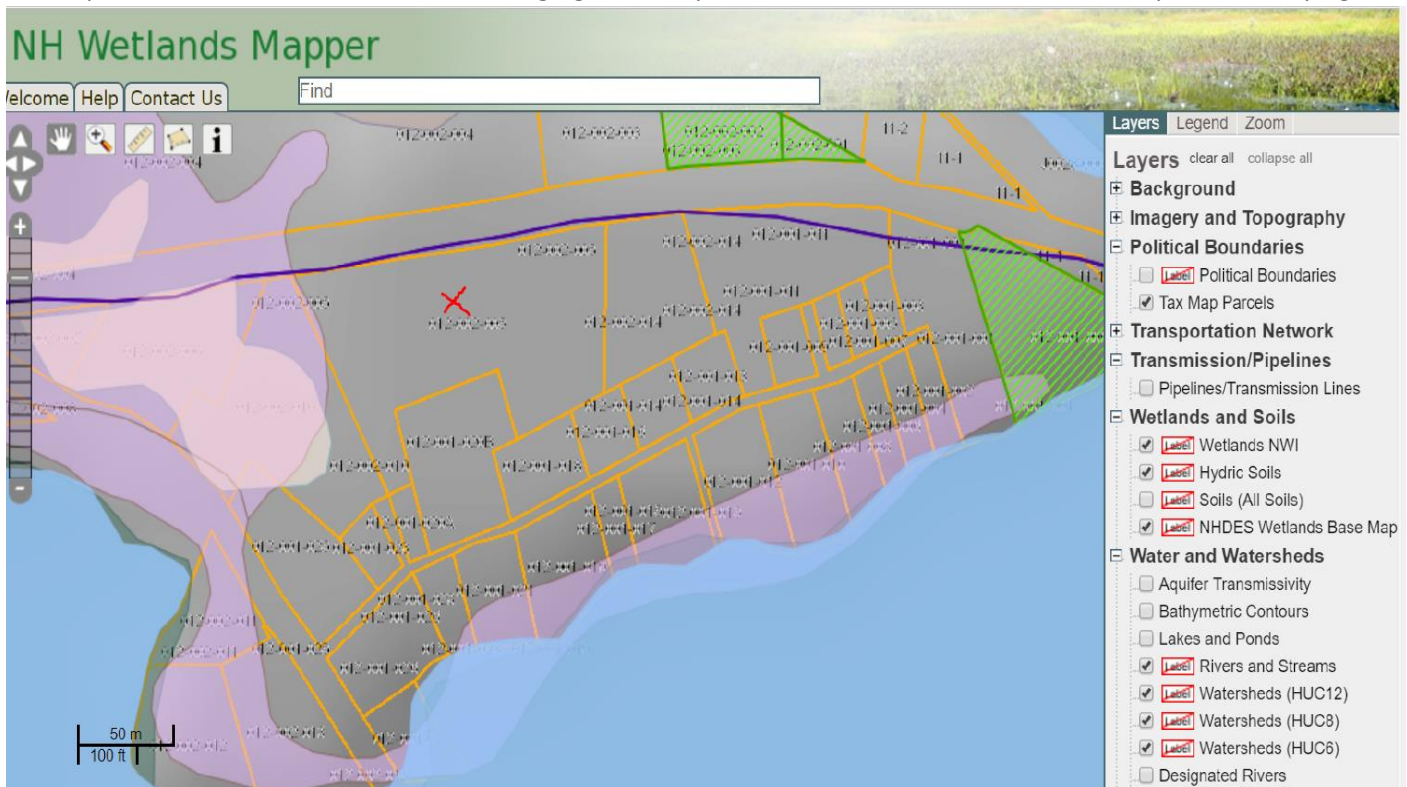


## 2015 Durham Natural Resources Report: Well-drained soil

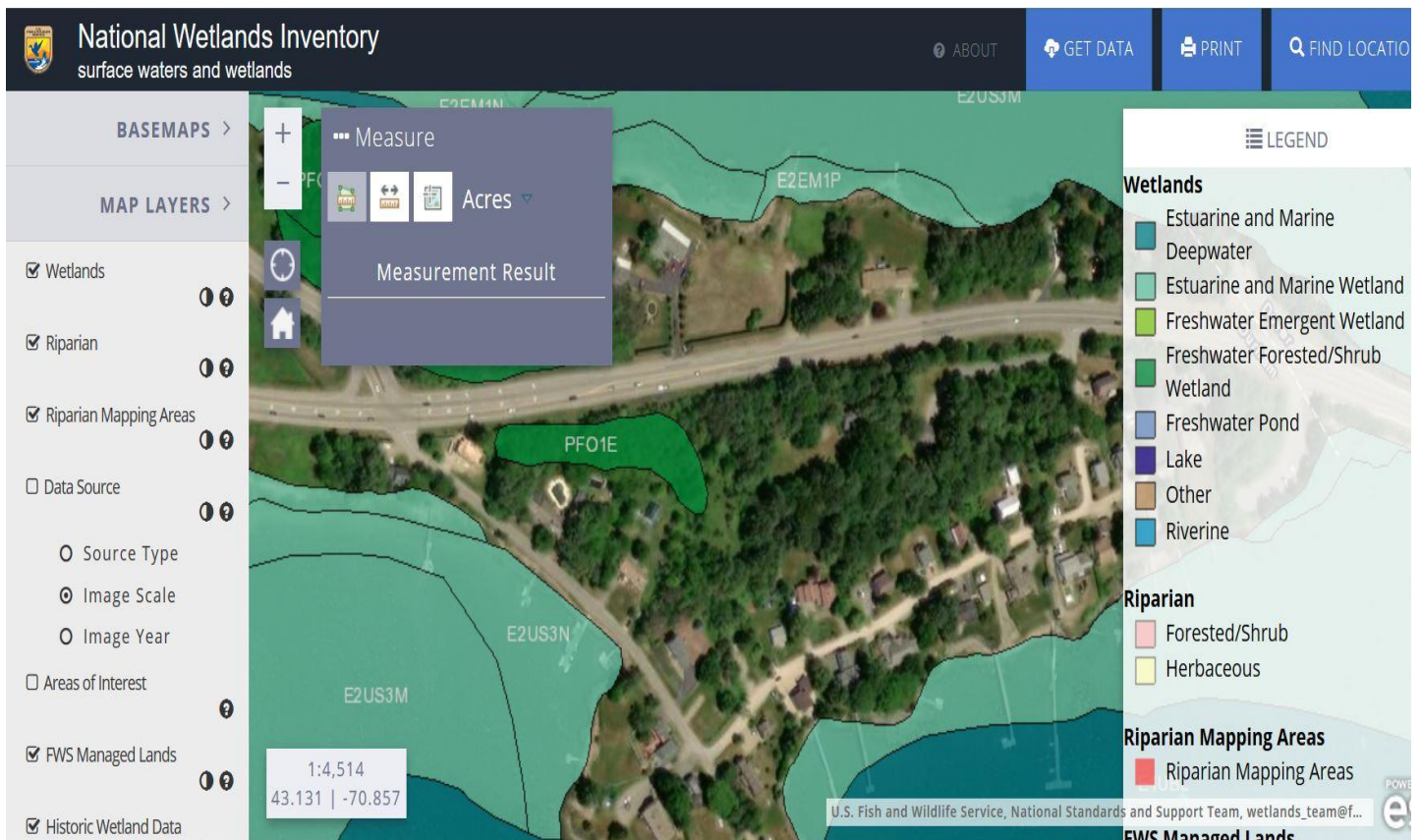


## Wetlands

**NH Wetland Designation:** Prior to 2015, the wetland buffer was just on the lot's west boundary. A neighbor's recent development widened the wetland, encouraging invasive plants. Eradication continues, but many trees are dying.

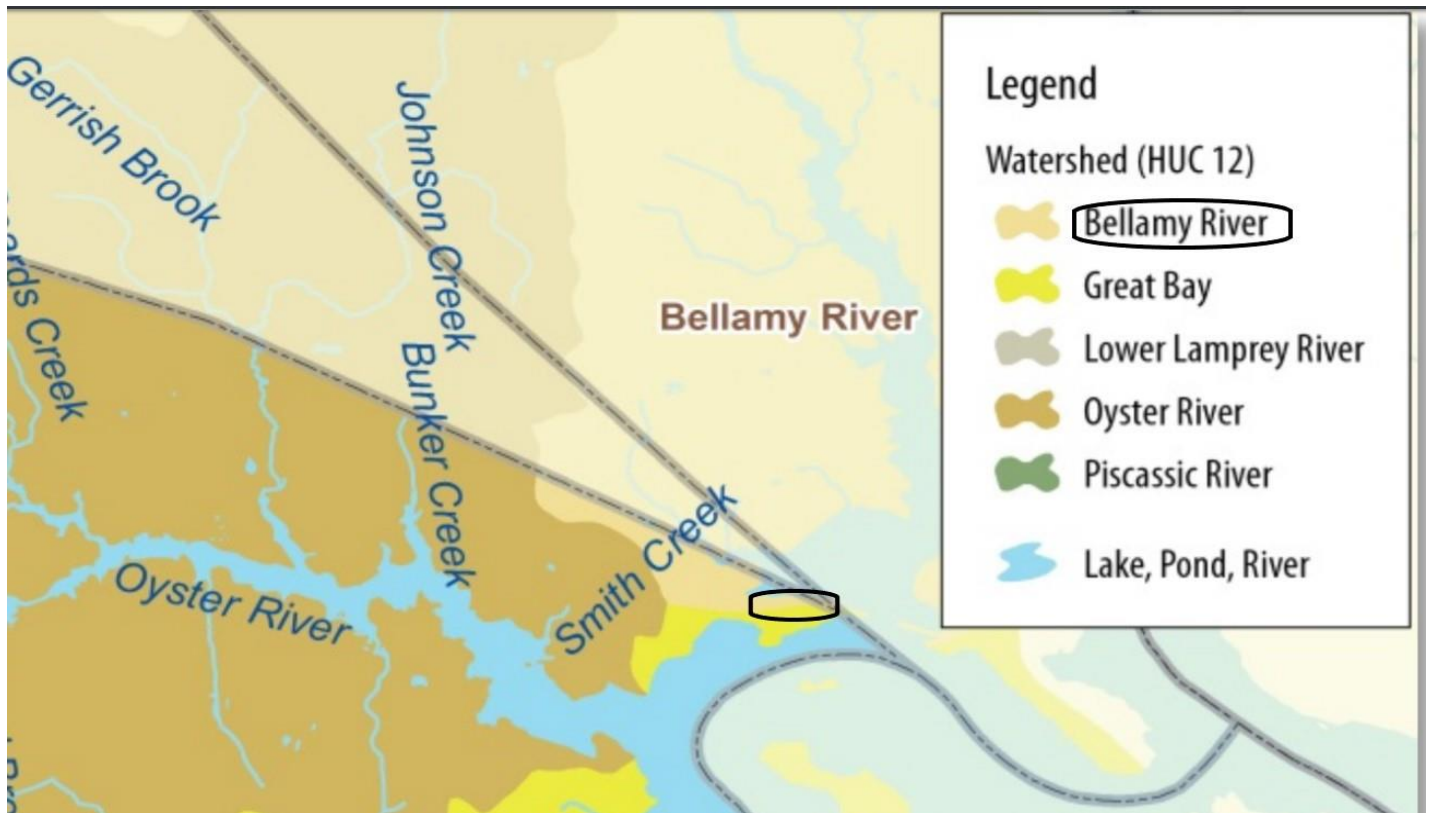


**Federal Designation:** Shows the best wetland is outside west property boundary (small, fragmented by Route 4), without wetland vegetation pre-2015 (note the clear and open west lawn line). Noxious invasives now dominate the area.

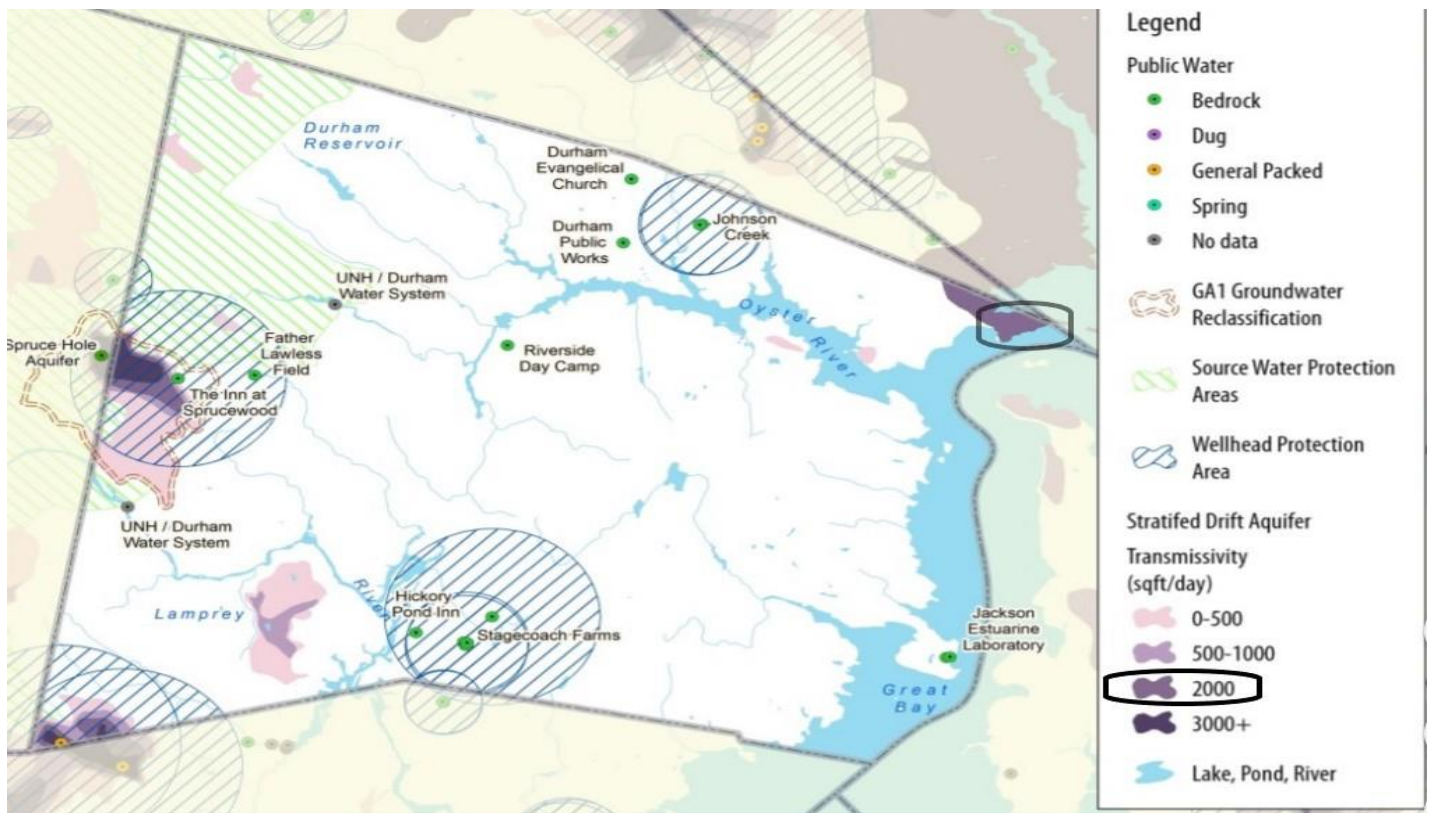


## Water Supply

NH GRANITView: Some south shore Cedar Point resident wells are impacted by tidal Great Bay brackish water. However, the Bellamy River to the north is the fresh watershed source for this property.



2015 Durham Natural Resources Report: On the whole, Cedar Point's high fresh water flow rate is 2000 sqft/day.



Map 1: Source water and public water system (Source: SRPC)