



Londonderry Conservation Commission  
Tuesday, October 11, 2022  
Minutes

**Present:** Marge Badois, Chair; G Harrington, Vice Chair; Deb Lievens, member; Bob Maxwell, member; Susan Malouin, member; and Mike Speltz, alternate member

**Absent:** David Heafey, member; open position (vacant position)

**Also present:** Amy Kizak, GIS Manager/Comprehensive Manager; and Beth Morrison, Recording Secretary

Marge Badois called the meeting to order at 7:33 pm. M Badois appointed M Speltz to vote for D Heafey.

**DRC – Vista Ridge East & West Subdivision – Map 15, Lots 051, 059, 060, 060-2 & 064 – Vista Ridge Dr & Route 28:** Jason Lopez, from Keach-Nordstrom Associates, LLC, 10 Commerce Park N., Suite 3B, Bedford, NH, addressed the Commission. He also introduced Jean Gagnon, owner and applicant. He started with an overview of the project noting that they have five lots located off Vista Ridge Drive, across from the park and ride off Exit 5 of I-93. He went on stating that 191 and 179 Rockingham Road on the west side of Vista Ridge Drive encompass approximately 17.7 acres of land. He reviewed the three lots on the east side of Vista Ridge Drive, 171 and 175 Rockingham Road and 75 Perkins Road, which total approximately 29 acres of land. He said that the project totals about 47 acres of land, which is all located in the Mixed-Use-Commercial (MUC) District. He noted that the parcels are currently undeveloped, but have municipal water, sewer and gas available to them. He stated that there is frontage on Rockingham Road. He pointed out that they are proposing a residential town home development. He explained that back in 2011, the properties on the east side of Vista Ridge Drive, had a proposal for a commercial development, which included 100,000 SF of retail space, a 2,200 SF bank and 7,000 SF of restaurant pad sites. He mentioned that this project included 9,990 SF of wetland impact and had a fairly significant amount of buffer impact for drainage. He commented that this proposed plan never received final approval. He remarked that since 2011, the land has been for sale. He discussed that last October they had a conceptual meeting with the Planning Board for townhomes and incorporating commercial use into the project, since it is in the MUC District. He explained that the plan they presented to the Planning Board had 149 units, but the plan currently in front of the Commission has 130 units, which will be townhomes rented as apartments, with two-story high buildings with garages underneath. He pointed out that they need to discuss the subdivision, site plan, wetland permit and a conditional use permit (CUP) for buffer impact. He stated that they surveyed the property, flagged the wetlands, and filed with the Natural Heritage Bureau, which did not find any endangered species on the property. He mentioned that they submitted a minimum impact expedited wetland application for 1,342 SF of wetland impact, which is on the west side of Vista Ridge Drive, as well as a CUP for 3,592 SF of buffer impact on the west side.



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37 He passed out an 11 x 17 plan, Exhibit 1, consisting of four pages, which is attached hereto for the  
38 Commission to reference during the discussion. He reviewed the five parcels as they exist today with the  
39 Commission, noting there is a 15.6 acre lot, a 2.1 acre lot, a 1.4 acre lot, a 0.3 acre lot and a 27.6 acre lot.  
40 He explained that they want combine the two parcels on the west side to create one lot, which will be  
41 one of the parcels for the site plan application. He mentioned that since they are in the MUC District,  
42 they are required to have a commercial component, but Jean Gagnon is primarily a residential  
43 developer, so they are proposing to separate a 3.5 acre commercial lot that will be reserved for future  
44 commercial use. He went on stating that they are creating a 2.6 acre parcel at the corner of Vista Ridge  
45 Drive and Perkins Road that Jean Gagnon will retain ownership for future use, which will then be  
46 excluded from the project. He summarized that they are taking five parcels and making four parcels,  
47 noting they will go through the Planning Board process for subdivision and lot line adjustments, but this  
48 will not be formalized and recorded until they know they have site plan approval. M Badois asked where  
49 the access will be for the commercial lot. J Lopez illustrated where the access point would be on Exhibit  
50 1. M Speltz asked if the small wetland, on the 1.4 acre parcel, was subject to the Conservation Overlay  
51 District (COD). J Lopez replied that it is not subject to the COD. He added that there are other small  
52 wetlands that are under the half acre threshold for the COD located in the project. M Speltz asked if  
53 they have to cross a wetland by bringing in access off Vista Ridge Drive. J Lopez replied that is correct  
54 because in order to develop the commercial property, they would need to seek filling most of the  
55 wetlands. M Speltz asked about the narrow portion of land between the 1.4 acre parcel and the 0.3 acre  
56 parcel. J Lopez replied that this is going away, referencing Exhibit 1, noting it all becomes incorporated  
57 into a 3.5 acre commercial lot. D Lievens asked if the Commission can hope that there will not be more  
58 development than the commercial lot can handle. J Lopez replied that they need a commercial  
59 component for this application and having the parcel have frontage on Rockingham Road would make  
60 the most sense for a commercial property. D Lievens voiced her understanding of this, but reiterated  
61 that developers will try to put too much into a lot. J Lopez replied that he understood what she was  
62 saying, but most developers try to maximize the land, stating that land and development costs are high,  
63 which are off-set by increasing the square foot area. M Speltz asked what the structure on the eastern  
64 side of the 1.4 acre parcel is. J Lopez asked J Gagnon if they are mobile homes. J Gagnon replied that  
65 there were two houses and a trailer. M Speltz asked if the structures are gone. J Lopez replied that the  
66 buildings are gone. G Harrington asked why they are proposing giving up a 2.1 acre commercial lot that  
67 is to the west of Vista Ridge Drive and move it to the east, as the one to the west does not have a  
68 wetland. J Lopez replied the land is too steep. He added that in order to create a commercial pad site,  
69 they would want to have it flat, so it makes sense to move it all the east site. G Harrington remarked  
70 that in order to do this, they are threatening the wetlands to the east of Vista Ridge Drive. M Speltz  
71 asked why they would not locate the eastern bound of the commercial lot far closer to the proposed  
72 sewer easement since they are drawing new parcel bounds. J Lopez replied that they are providing all  
73 the frontage they can on Rockingham Road and 3.5 acres was a round number. He went on stating that  
74 if they brought the lot line closer they would be sacrificing residential units. G Harrington asked why not  
75 make it a 3.0 acre parcel or 3.1 acre parcel. J Lopez responded that he is just doing what they discussed  
76 with the Planning Board. He added that if the Commission wants to recommend they make this a 3.0



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acre parcel, they will change it and put some land back into the site plan for Vista East. He went to the map and asked if he wanted to keep the wetlands he discussed on Vista East. M Speltz replied that was correct to keep it from being proposed for development. J Lopez said he would look at moving the lot line. M Speltz asked what the structure is on the proposed 2.6 acre parcel. J Lopez replied that it is water booster station for the apartments there. M Speltz asked if the water booster station needs to stay. J Lopez replied that it does, noting it is on an easement serving the other apartments. D Lievens made a motion to suggest moving the eastern lot line of commercial lot to keep the wetland and small buffer on the Vista East lot. M Speltz seconded the motion. The motion passed, 6-0-0. The Commissioners recommend approval if the lot line is adjusted.

**DRC – Vista Ridge East & West Site Plan – Map 15, Lots 051, 059, 060, 060-2 & 064 – Vista Ridge Dr & Route 28:** Jason Lopez, from Keach-Nordstrom Associates, LLC, 10 Commerce Park N., Suite 3B, Bedford, NH, addressed the Commission. J Lopez discussed that Vista East will have 68 units comprised of six-unit and eight-unit buildings with garages underneath. He noted that because the grades fall from Vista Ridge Drive down towards the wetlands, they will place all the units parallel to Vista Ridge Drive. He pointed out that there are no wetland impacts proposed for Vista East, but they do have a 3,592 SF impact to the conservation 50-foot buffer. He commented that there will be 62 units on Vista West, on top of the hill and maintain a large, natural buffer between Rockingham Road and the apartments. He said that these will have the appearance of three story buildings. He said that they have proposed a cul-de-sac for fire, mail deliveries and local traffic, which has a 1,342 SF of wetland impact. He reviewed where the storm water flows noting it ultimately all enters the Route 28 drainage system. He mentioned that they have the CUP and wetlands permit with the site plan application. M Speltz asked what happens to the water after they pave it.

D Lievens remarked that she was concerned about the wetland delineation on the site. She explained that on the day they walked, there was a lot more water out there, noting it was after it had rained. She reiterated that she has concerns about the wetland delineation from the wetland scientist. J Lopez told the Commission that they had Gove Environmental delineate the wetlands, stating that the flags were placed in April of 2021. He said that there has been a passage of time and there might be some that need to get replaced. D Lievens mentioned that she cannot sign the wetland permit given what she saw on the site. J Lopez noted her concern and said that he can have the wetland consultant do a site walk with her to voice her concerns. D Lievens commented that she was concerned about the total square footage noted on the wetland application. M Badois mentioned that the water was flowing the day they walked the site and could picture the water flowing to the back of the units. She asked where the water was going to go. J Lopez reiterated that the flags were placed a long time ago and might need to be refreshed, as well as having the wetland consultant go back out to the site. M Badois added that it would have been easier if the stonewalls were indicated on the plans as well. J Lopez said that he would have to discuss this with the surveyor to get them on the plan set.

J Lopez circled back to the question M Speltz asked about the drainage. He explained that coming from the water towers, valley forms and starts to channelize, which is ultimately what the wetland scientist



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115 flagged as a jurisdictional wetland. He went on noting the drainage eventually heads out to the Route 28  
116 drainage system. M Badois asked if he is cutting off the water before it gets to the development. J Lopez  
117 replied that is correct and noted they are running it around the development. M Badois asked if the  
118 water would flow back into its current course. J Lopez showed her where the outlet is on the side of the  
119 pond noting it would eventually flow into the Route 28 drainage system. M Badois asked if this was the  
120 same place the water flows now. J Lopez replied it is not, as they are picking up the water and moving it  
121 around the development. He asked if she was asking about the hydrologic connection. M Badois replied  
122 that he is showing the impact where he is paving, but she believes he is cutting off the flow to wetland,  
123 which she thinks is unfortunate. J Lopez replied that the reason the water flows into the pond is that  
124 they are picking up untreated run-off, so they would have to run parallel pipes to take what is essentially  
125 off-site clean run-off to the outlet to keep the hydrologic connection. D Lievens asked for the page  
126 number of the plan set he was referring to. A Kizak replied it was sheet 27 of 75. M Badois reiterated  
127 that she does not think the impact was only 1,342 SF as they are impacting the whole stream. J Lopez  
128 stated that he understands her comment and would have to take a look at it. M Speltz offered a solution  
129 to take out two units there, so it can function how it is now. M Badois suggested that they could divide  
130 the buildings, which would not cause him to lose any units, but instead have bigger buildings. J Lopez  
131 replied that he would have to look at this with Jean Gagnon.

132 G Harrington asked if there was a walking trail on Vista East. J Lopez replied that they need to provide  
133 access to the detention ponds for maintenance, so those are gravel drives access roads for both  
134 drainage easements. D Lievens voiced her opinion that Vista East looks like a good approach, except for  
135 the buffer impact. She asked if there were wetland impacts. J Lopez replied that they do not have  
136 wetland impacts. M Badois asked if it was just grading impacts. J Lopez replied that they have grading  
137 impacts and utility pipes along the detention pond. M Speltz asked if he meant the buffer. J Lopez  
138 replied that the pipes are just outside the buffer, but for the installation of the pipes, they will have  
139 temporary impact. M Speltz asked if the area will be regraded. J Lopez replied that it will be dug up, the  
140 pipe installed and the area will be regraded and allowed to revegetate. M Speltz commented that it will  
141 be permanent in the sense that it will be graded, but asked if it required any maintenance. J Lopez  
142 replied that there is no need to do maintenance and after the work is done the Conservation Overlay  
143 buffer signs could be placed to prevent people from landscaping, or mowing. G Harrington asked if there  
144 was a landscape plan. J Lopez replied that there is in the full site plan, which are sheets 45-52. M Speltz  
145 asked about the stormwater management on the east side. J Lopez responded that this it is going to be  
146 curbed, so they will have a closed drainage system for the developed area, noting most drainage will be  
147 picked up in the catch basin system. He illustrated where there will be pocket ponds on the plan set,  
148 noting the ponds will have anywhere from three-feet to five-feet of water on the bottom, which is  
149 required for the Alteration of Terrain (AOT) permit. M Speltz asked if they would have infiltration. J  
150 Lopez replied that they would not. He added that the soil on the site is pretty poor, so infiltration is not  
151 required by AOT. He explained that they will need an AOT permit and will go through Stantec's review  
152 for compliance. He corrected himself noting that there is some infiltration on the hill. M Speltz asked if  
153 all the stormwater that falls on the roofs of Vista Ridge Drive is added to this project. J Lopez replied that



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is correct. He said that the full drainage system mitigates the peaks and addressed the volume. M Speltz asked if both projects, Vista West and Vista East, eventually end up in the Route 28 system. J Lopez replied that Vista West does, but there is a 36-inch pipe that runs under the park and ride and heads towards Jack's Bridge Road. M Speltz asked if the climate changed, would the stormwater system he is proposing be overwhelmed. J Lopez replied that is what the engineering standard for drainage analysis looks at. He noted that they are designing the stormwater system based on best practices, what has been adopted by Londonderry's ordinances and The New Hampshire Department of Environmental Services (NHDES). M Speltz asked if they used a 500-year event. J Lopez replied that Londonderry requires a 25-year event and that AOT requires a 2-year, 10-year and a 50-year event. He added that they do not have any wetland crossings for roadways, which would require a 100-year event. B Maxwell asked about snow storage. J Lopez replied that they have this on the full site plan set. M Badois asked if the Commission wanted a comment regarding reconfiguring the buildings to restore the natural drainage. J Lopez asked if the Commission would be looking to take three units from each building to have two nine-unit buildings. D Lieven suggested taking two-units from the southwest building and adding them to the other buildings and moving the circle. J Lopez pointed out that he has a buffer requirement and cannot add any more units in that particular place. M Badois reviewed where she proposed taking the units and adding them. The Commissioners had the following comments for the DRC:

1. Suggest reconfiguring buildings in Vista West to allow the brook to flow through its natural course.
2. Original buffer to be revegetated and marked with buffer signs at original location.

**Wetland Permit – Vista Ridge East & West – Map 15, Lots 051, 059, 060, 060-2 & 064 – Vista Ridge Dr & Route 28:** Jason Lopez, from Keach-Nordstrom Associates, LLC, 10 Commerce Park N., Suite 3B, Bedford, NH, addressed the Commission. J Lopez explained that if the Commission chooses not to sign off on the application, it would then move to the standard process, which has an increased timeline for NHDES to review. He noted that they have 1,342 SF of permanent impact for the placement of the cul-de-sac. M Speltz expressed his opinion, that the Commission cannot sign off on the wetland impact and will have to let it go through standard process. J Lopez asked if D Lievens wanted an onsite meeting with the wetland scientist. D Lievens reiterated that she did not understand the wetland delineation on the site. J Lopez stated that the flags may have to be placed again, as they may be missing since they have been up for more than a year. D Lievens noted that the square footage needs to be clarified. J Lopez asked what the Commission wanted as the next steps, such as walking the site with the wetland scientist, having the wetland scientist come talk to the Commission or to move forward with the standard application. M Speltz commented that he believes this needs to be a standard application as there are other concerns. He added that he believes it is worth going on a site walk as well. G Harrington noted that the flags should be remarked and have the site walk. J Lopez suggested that they can do the site walk and if the Commission is comfortable they can sign off on the application and if not, they will go through the standard process. M Speltz mentioned that the Commission has another meeting in two weeks. J Lopez explained that they utilized Gove Environmental at the start of the project, but now Chris



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193 Danforth has since joined the firm as the wetland consultant. He said that he would reach out to M  
194 Badois to schedule a meeting.

195 M Speltz asked how the 2.6-acre lot is zoned. J Lopez replied it is zoned MUC. He pointed out that they  
196 are going to retain this parcel for future use and exclude it from this development. J Gagnon replied that  
197 he would like to put residential. M Speltz asked if it is a newly created lot. J Lopez replied that they are  
198 taking five lots and making four lots out of it, so essentially it is. M Speltz asked if he could redraw the  
199 boundary of the 2.6-acre lot to exclude the buffer. J Lopez replied that when dealing with the drainage  
200 there, he needs to be able to outlet closer to the wetland. He added that there is need for a CUP for an  
201 outlet to the drainage system.

202 **CUP – Vista Ridge East & West – Map 15, Lots 051, 059, 060, 060-2 & 064 – Vista Ridge Dr & Route 28:**  
203 Jason Lopez, from Keach-Nordstrom Associates, LLC, 10 Commerce Park N., Suite 3B, Bedford, NH,  
204 addressed the Commission. S Malouin pointed out that number four on the CUP application mentions  
205 sale price, but he stated that they would be rentals, so this should be adjusted. J Lopez replied that he  
206 has to take out sale price and replace it with rental price. M Speltz commended him on being the first  
207 person before the Commission that admitted the CUP is for economic advantage. He stated that he  
208 understood his argument that the economic advantage will also limit the environmental impact. He  
209 asked for him to explain why there is no alternative route for access. J Lopez replied that on Vista East  
210 there are no other ways through or around this site that will minimize the buffer impact. He added that  
211 he did not know how to reconfigure this without losing an entire building, which touches on the  
212 economic point. D Lievens voiced her opinion that the CUP should be edited before sending this to the  
213 Planning Board. J Lopez said he would edit this on the CUP. M Badois noted that one of the comments  
214 will be that section four needs to be revised. M Speltz agreed with J Lopez that since they are allowing  
215 the impacted area to naturalize, it is not a significant impact to the buffer, but recommended planting in  
216 this area to speed the process along. M Speltz made a motion to recommend the CUP to the Planning  
217 Board with the following comments:

- 218 1. Section four of the CUP application needs to be revised to reflect “rental” prices not “sales  
219 price.”  
220 2. Recommend adding woody plantings to speed up revegetation of buffer impact.

221 G Harrington seconded the motion. The motion passed, 6-0-0.

222 **Unfinished Business**

223 **Financial update:** D Lievens informed the Commission that she did not get any reports because her  
224 contact person is no longer listed on the town’s webpage. She asked A Kizak for an update. A Kizak  
225 replied that she was not aware of any changes and would look into this. D Lievens mentioned that she  
226 emailed Justin Campo, Finance Director, and is awaiting a reply.



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227 **Articles:** D Lievens told the Commission that she was contacted by Paul Margolin about having a hard  
228 time getting articles published in the Londonderry Times. She suggested taking some time off. She said  
229 that they might send their articles to the Derry news. She added that she is now the administrator of the  
230 Facebook page.

231 **Hunting:** B Maxwell mentioned that he put a listing of hunting dates up at Hickory Hill. M Badois noted  
232 that if you go on the New Hampshire Fish & Game website there is a nice graphic for deer hunting  
233 season.

234 **Eversource/Exit 4A:** M Badois said that J Trottier asked for a little time to go on site walk with  
235 Eversource as he is working on something with them. She noted that she is waiting for J Trottier to get  
236 back to her.

237 **Mountain bike Trail:** M Badois told the Commission that she went out with three people from the  
238 mountain bike club, noting that one is a professional trail creator. She reviewed the picture of the trail in  
239 their packet, stating that it is a lovely trail. B Maxwell mentioned that this is a legitimate trail. He asked if  
240 this goes from junction eight to junction five. M Badois replied that is correct. B Maxwell said that he  
241 would not have any objection to this trail. M Speltz asked if the red on the plan was what is being  
242 proposed. M Badois replied that is correct. She mentioned that she asked them to email her with a work  
243 day and hopefully the Commission can help. She added that they are proposing a name of "Steep No  
244 More."

245 **ARM grant Lithia Springs site visit:** M Speltz informed the Commission that the site visit is on October  
246 20, 2022, from 1:30 p.m. to 2:30 p.m. at Lithia Springs.

247 **Sign for Mack property:** M Badois mentioned that she would be surprised if the Commission received  
248 the sign before the end of the year. M Speltz asked if there was an alternative vendor. M Badois replied  
249 that she would email him and check his schedule.

250 **Charlie Moreno:** M Badois asked if anyone could remember where they were with this process. D  
251 Lievens replied that she would look into this.

252 **Buffer mitigation policy:** M Speltz asked if there were any more comments. A Kizak explained that was  
253 approved at the last meeting and it has been passed out by J Trottier to some developers.

254 **New Business**

255 **Cohas dam:** M Badois mentioned that she received an email from M Byerly noting that a beaver has  
256 blocked the dam. G Harrington commented that he believes this is managed by New Hampshire Fish &  
257 Game. M Speltz asked if this is on the north or south side of the Rail Trail. M Badois replied that she  
258 thought the north side. M Speltz pointed out that there is a dam on the south side and it is a constant  
259 battle with the beaver. M Badois noted that this is the natural cycle.



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260 **White Trail:** M Badois pointed out that the mountain bikers said that there was a tree down on the  
261 White Trail. B Maxwell commented that if it is still an issue in a couple of weeks, he would take care of it  
262 then.

263 **2023 Meeting Dates:** A Kizak reviewed the proposed 2023 meeting dates with the Commission. She said  
264 that this would be published on the website.

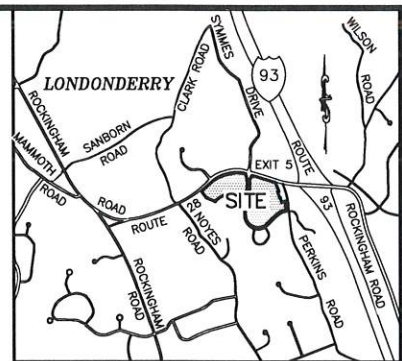
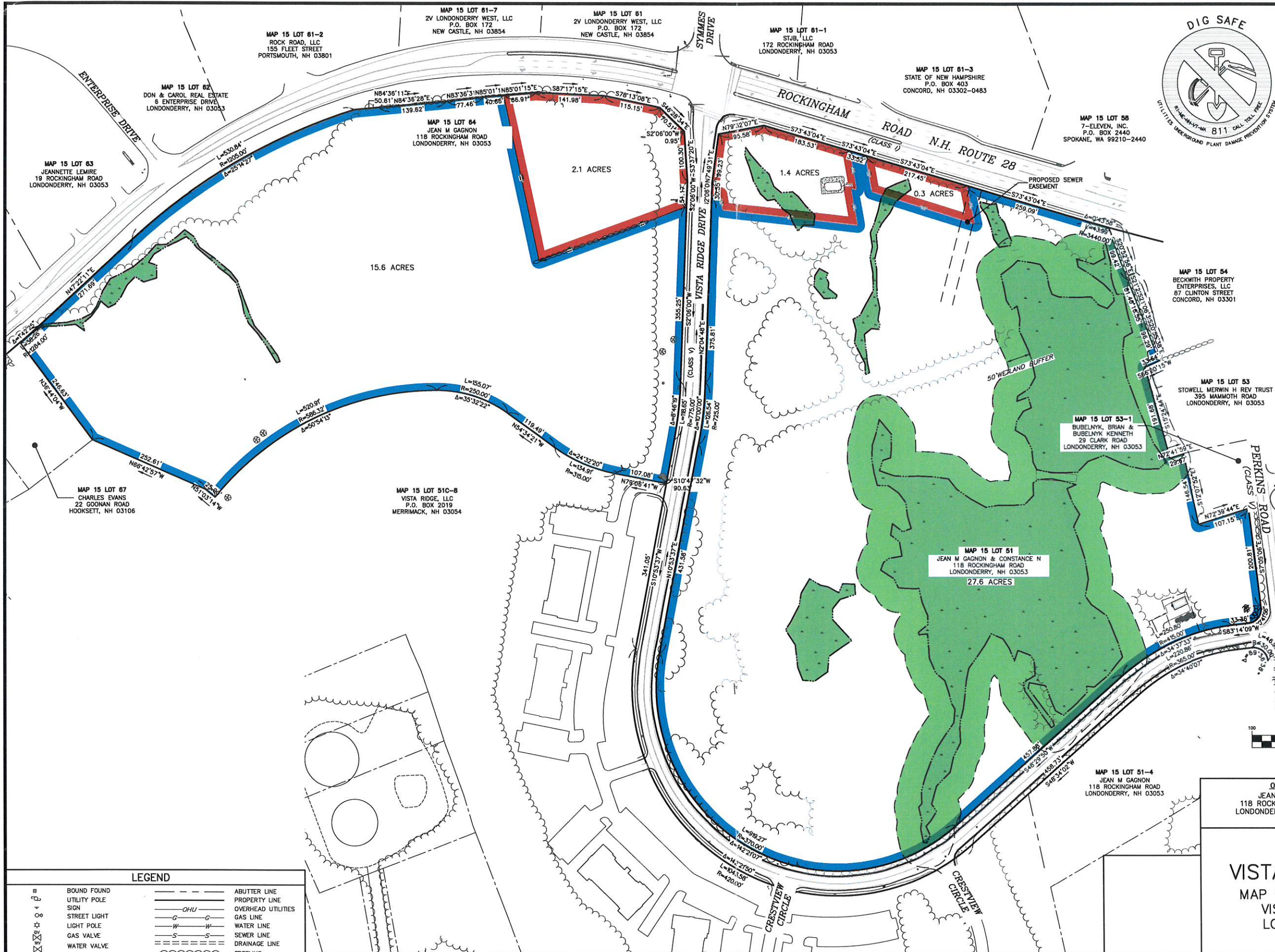
265 **NHACC dues:** M Badois informed the Commission that the dues are \$1050 and the conference is on  
266 November 5, 2022. D Lievens made a motion to pay the NHACC dues of \$1050 out of the line item  
267 budget. G Harrington seconded the motion. The motion passed, 6-0-0.

268 **Other Business**

269 **Minutes:** The Commissioners went over the public minutes of September 27, 2022. B Maxwell made a  
270 motion to approve the minutes as amended. G Harrington seconded the motion. The motion passed, 5-  
271 0-1, with M Speltz abstaining.

272 **Adjournment:** D Lievens made a motion to adjourn the meeting at 9:18 p.m. M Speltz seconded the  
273 motion. The motion passed, 6-0-0.

274 Respectfully Submitted,  
275 Beth Morrison  
276 Recording Secretary



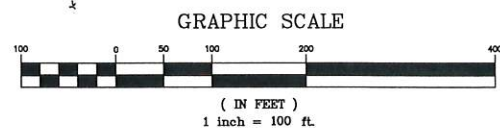
VICINITY MAP  
SCALE: 1" = 2,500'±

SEE SHEET 1 FOR NOTES  
AND REFERENCE PLANS

OWNER OF LOTS 51, 59, 60, 60-2 & 64

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_



OWNER: JEAN GAGNON 118 ROCKINGHAM ROAD LONDONDERRY, NH 03052	APPLICANT: JEAN GAGNON 118 ROCKINGHAM ROAD LONDONDERRY, NH 03052
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EXISTING OVERALL PLAN  
**VISTA EAST & VISTA WEST**  
MAP 15 LOTS 51, 59, 60, 60-2 & 64  
VISTA RIDGE DRIVE & ROUTE 28  
LONDONDERRY, NEW HAMPSHIRE  
ROCKINGHAM COUNTY

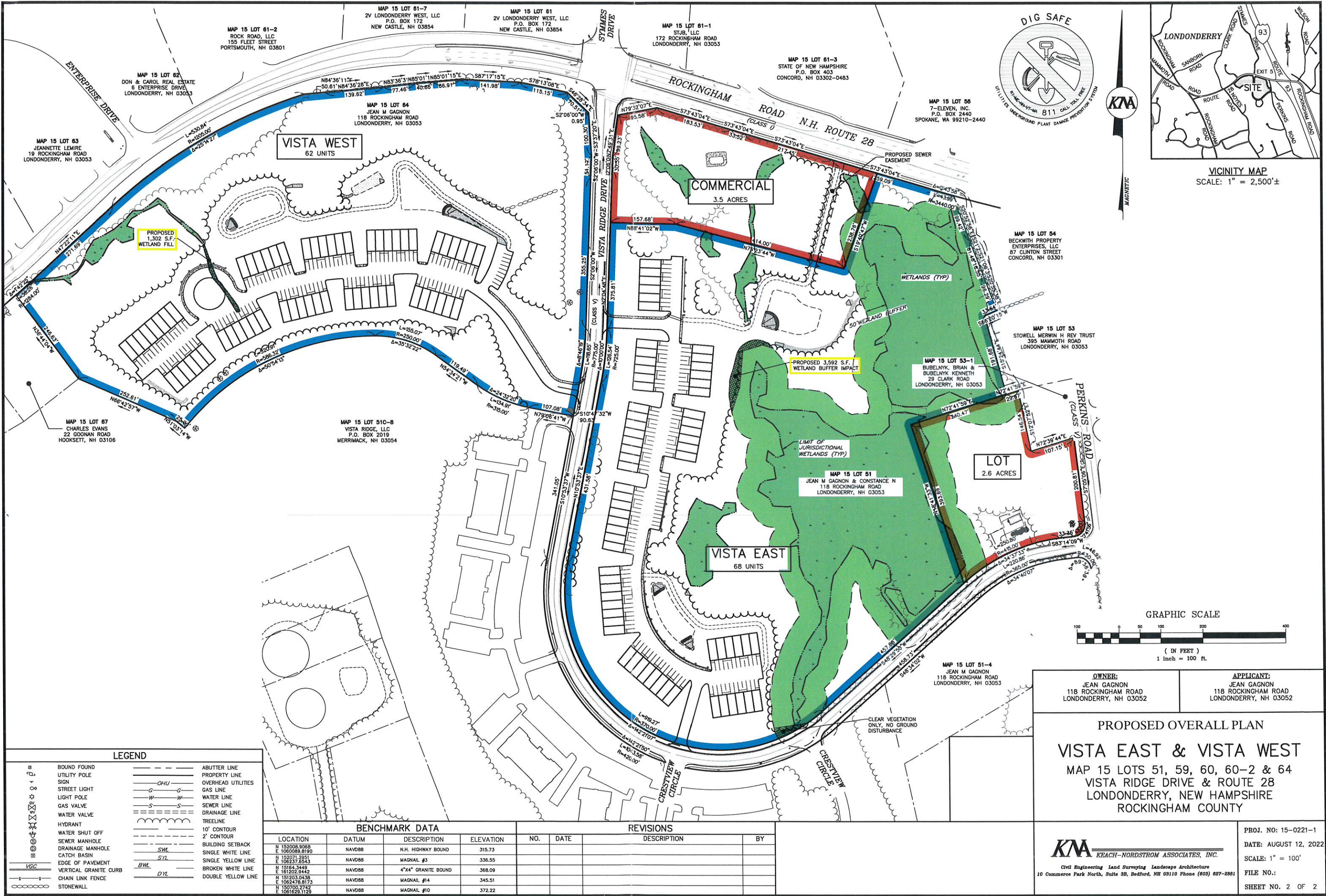
BENCHMARK DATA				REVISIONS		
LOCATION	DATUM	DESCRIPTION	ELEVATION	NO.	DATE	BY
N 152008.9088 E 1060089.8190	NAVDB8	N.H. HIGHWAY BOUND	315.73			
N 152071.2851 E 106237.8543	NAVDB8	MAGNAIL #3	336.55			
N 15164.3449 E 161202.9442	NAVDB8	4"x4" GRANITE BOUND	368.09			
N 151203.0439 E 1062476.8173	NAVDB8	MAGNAIL #14	345.51			
N 150700.2742 E 1061629.1129	NAVDB8	MAGNAIL #10	372.22			

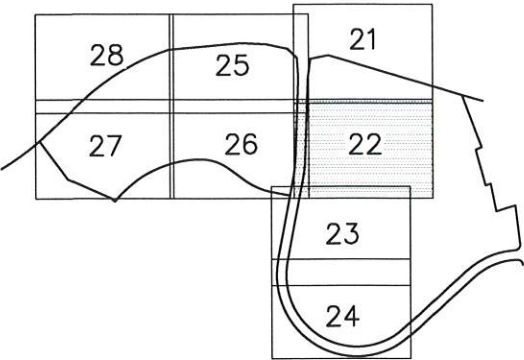
Exhibit 1

**KMA**  
KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-8881

PROJ. NO: 15-0221-1  
DATE: AUGUST 12, 2022  
SCALE: 1" = 100'  
FILE NO.:  
SHEET NO. 1 OF 2

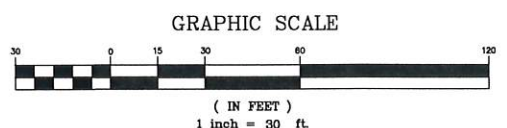
LEGEND			
	BOUND FOUND		ABUTTER LINE
	UTILITY POLE		PROPERTY LINE
	SIGN		OVERHEAD UTILITIES
	STREET LIGHT		GAS LINE
	LIGHT POLE		WATER LINE
	GAS VALVE		SEWER LINE
	WATER VALVE		DRAINAGE LINE
	HYDRANT		TREELINE
	WATER SHUT OFF		10' CONTOUR
	SEWER MANHOLE		2' CONTOUR
	DRAINAGE MANHOLE		BUILDING SETBACK
	CATCH BASIN		SINGLE WHITE LINE
	EDGE OF PAVEMENT		SINGLE YELLOW LINE
	VERTICAL GRANITE CURB		BROKEN WHITE LINE
	CHAIN LINK FENCE		DOUBLE YELLOW LINE
	STONEWALL		





KEY PLAN  
SCALE: 1" = 1,500'

LOAM & SEED ALL  
DISTURBED AREAS (TYP.)



OWNER:  
JEAN GAGNON  
118 ROCKINGHAM ROAD  
LONDONDERRY, NH 03052

APPLICANT:  
JEAN GAGNON  
118 ROCKINGHAM ROAD  
LONDONDERRY, NH 03052

GRADING & DRAINAGE PLAN  
VISTA EAST & VISTA WEST  
MAP 15 LOTS 51, 59, 60, 60-2 & 64  
VISTA RIDGE DRIVE & ROUTE 28  
LONDONDERRY, NEW HAMPSHIRE  
ROCKINGHAM COUNTY

**KMA**  
KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-8881

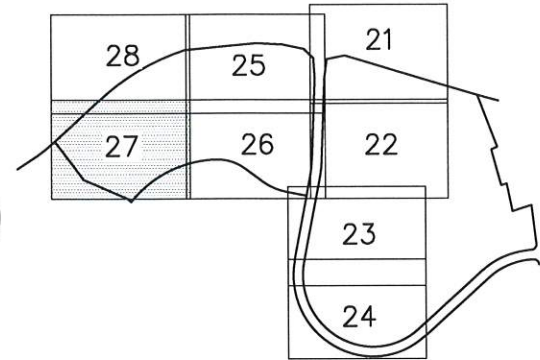
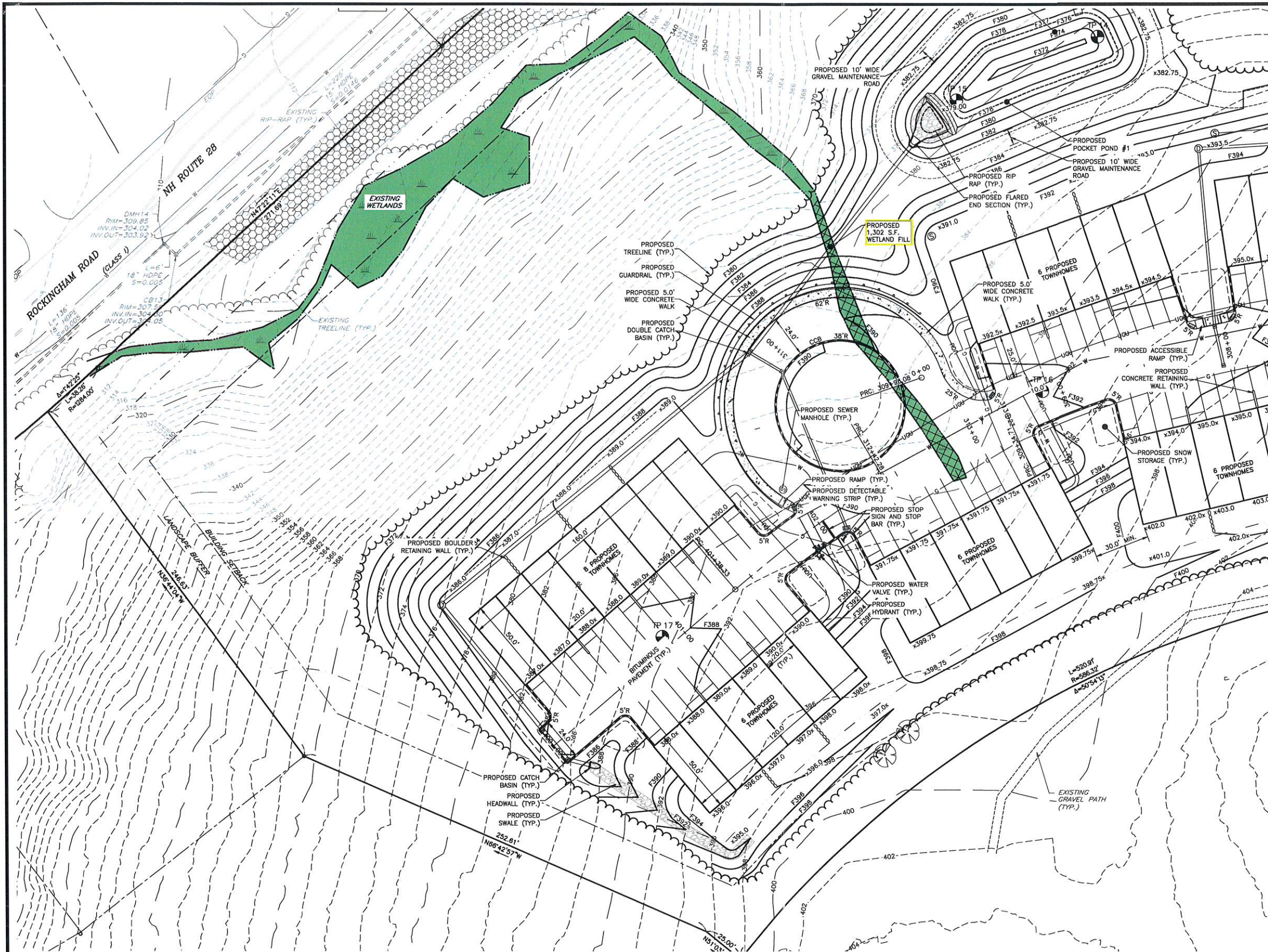
PROJ. NO: 15-0221-1  
DATE: AUGUST 12, 2022  
SCALE: 1" = 30'  
FILE NO.:  
SHEET NO. 22 OF 75

LEGEND

- REBAR FOUND
- IRON PIPE FOUND
- UTILITY POLE
- SIGN
- GAS VALVE
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- SEWER MANHOLE
- CATCH BASIN
- WETLAND
- OVERHEAD UTILITIES
- PROPERTY LINE
- ABUTTER LINE
- TREELINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CONCRETE
- BUILDING SETBACK
- BUFFER LINE
- FLOOD LINE
- ZONE LINE
- STONEWALL
- PROP. EDGE OF PAVEMENT

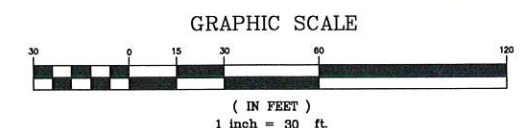
BENCHMARK DATA

LOCATION	DATUM	DESCRIPTION	ELEVATION	NO.	DATE	REVISIONS	DESCRIPTION	BY
N 152008.9088	NAVD88	N.H. HIGHWAY BOUND	315.73					
E 1060089.8190	NAVD88	MAGNAIL #3	336.55					
N 152071.2951	NAVD88	4"x4" GRANITE BOUND	368.09					
E 106237.8543	NAVD88	MAGNAIL #14	345.51					
N 15164.3449	NAVD88	MAGNAIL #10	372.22					
E 161202.9442	NAVD88							
N 151203.0438	NAVD88							
E 1062478.8173	NAVD88							
N 150700.2742	NAVD88							
E 1061629.1129	NAVD88							



KEY PLAN  
SCALE: 1" = 1,500'

LOAM & SEED ALL  
DISTURBED AREAS (TYP.)



<b>OWNER:</b> JEAN GAGNON 118 ROCKINGHAM ROAD LONDONDERRY, NH 03052	<b>APPLICANT:</b> JEAN GAGNON 118 ROCKINGHAM ROAD LONDONDERRY, NH 03052
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GRADING & DRAINAGE PLAN  
**VISTA EAST & VISTA WEST**  
MAP 15 LOTS 51, 59, 60, 60-2 & 64  
VISTA RIDGE DRIVE & ROUTE 28  
LONDONDERRY, NEW HAMPSHIRE  
ROCKINGHAM COUNTY

**KMA**  
KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

PROJ. NO: 15-0221-1  
DATE: AUGUST 12, 2022  
SCALE: 1" = 30'  
FILE NO.:  
SHEET NO. 27 OF 75

LEGEND

	REBAR FOUND		PROPERTY LINE
	IRON PIPE FOUND		ABUTTER LINE
	UTILITY POLE		TREE LINE
	SIGN		EDGE OF PAVEMENT
	GAS VALVE		EDGE OF GRAVEL
	WATER VALVE		CONCRETE
	HYDRANT		BUILDING SETBACK
	WATER SHUT OFF		BUFFER LINE
	SEWER MANHOLE		FLOOD LINE
	CATCH BASIN		ZONE LINE
	WETLAND		STONEWALL
	OVERHEAD UTILITIES		PROP. EDGE OF PAVEMENT

BENCHMARK DATA				REVISIONS			
LOCATION	DATUM	DESCRIPTION	ELEVATION	NO.	DATE	DESCRIPTION	BY
N 152008.9068 E 1080089.8190	NAVD88	N.H. HIGHWAY BOUND	315.73				
N 152071.2951 E 106237.6543	NAVD88	MAGNAIL #3	336.55				
N 15164.3449 E 161202.9442	NAVD88	4"x4" GRANITE BOUND	368.09				
N 151203.0439 E 1062478.8173	NAVD88	MAGNAIL #14	345.51				
N 150700.2742 E 1061629.1129	NAVD88	MAGNAIL #10	372.22				