



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ENGLAND DISTRICT
696 VIRGINIA ROAD
CONCORD, MASSACHUSETTS 01742

CENAE-RDC

December 11, 2025

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023),¹ NAE-2025-00147 MFR 1 of 1²

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.³ AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.⁴ For the purposes of this AJD, we have relied on section 10 of the Rivers and Harbors Act of 1899 (RHA),⁵ the Clean Water Act (CWA) implementing regulations published by the Department of the Army in 1986 and amended in 1993 (references 2.a. and 2.b. respectively), the 2008 *Rapanos-Carabell* guidance (reference 2.c.), and other applicable guidance, relevant case law and longstanding practice, (collectively the pre-2015 regulatory regime), and the *Sackett* decision (reference 2.d.) in evaluating jurisdiction.

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. The features addressed in this AJD were evaluated consistent with the definition of “waters of the United States” found in the pre-2015 regulatory regime and consistent with the Supreme Court’s decision in *Sackett*. This AJD did not rely on the 2023 “Revised Definition of ‘Waters of the United States,’” as

¹ While the Supreme Court’s decision in *Sackett* had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.

² When documenting aquatic resources within the review area that are jurisdictional under the Clean Water Act (CWA), use an additional MFR and group the aquatic resources on each MFR based on the TNW, interstate water, or territorial seas that they are connected to. Be sure to provide an identifier to indicate when there are multiple MFRs associated with a single AJD request (i.e., number them 1, 2, 3, etc.).

³ 33 CFR 331.2.

⁴ Regulatory Guidance Letter 05-02.

⁵ USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

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amended on 8 September 2023 (Amended 2023 Rule) because, as of the date of this decision, the Amended 2023 Rule is not applicable in this state due to litigation.

1. SUMMARY OF CONCLUSIONS.

- a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).
 - i. Wetland VP-8 non-jurisdictional. This wetland is a PFO/Vernal Pool habitat. It is 4,500 square feet in size. Its hydrology support comes from high groundwater as it is a natural depression and dries out seasonally. It doesn't have a hydrologic surface connection. This wetland does not have a continuous surface connection to an (a)(1), (a)(2), and/or (a)(3) water and is therefore non jurisdictional.

2. REFERENCES.

- a. Final Rule for Regulatory Programs of the Corps of Engineers, 51 FR 41206 (November 13, 1986).
- b. Clean Water Act Regulatory Programs, 58 FR 45008 (August 25, 1993).
- c. U.S. EPA & U.S. Army Corps of Engineers, Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in *Rapanos v. United States & Carabell v. United States* (December 2, 2008)
- d. *Sackett v. EPA*, 598 U.S. 651, 143 S. Ct. 1322 (2023)

3. REVIEW AREA. The entire lot is 106.8 acres in size. However, the review area is roughly 4,500 square feet. The center of the review area coordinates are 42.8876, -71.3427 which is located off of Olde Rum Trail, Londonderry, New Hampshire. This location is vacant land that has been forested within the last couple of years.

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), INTERSTATE WATER, OR THE TERRITORIAL SEAS TO WHICH THE AQUATIC RESOURCE IS CONNECTED. N/A

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, INTERSTATE WATER, OR THE TERRITORIAL SEAS. N/A

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6. SECTION 10 JURISDICTIONAL WATERS⁶: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.⁷ N/A

7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the pre-2015 regulatory regime. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.
 - a. TNWs (a)(1): N/A
 - b. Interstate Waters (a)(2): N/A
 - c. Other Waters (a)(3): N/A
 - d. Impoundments (a)(4): N/A
 - e. Tributaries (a)(5): N/A
 - f. The territorial seas (a)(6): N/A
 - g. Adjacent wetlands (a)(7): N/A

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

⁶ 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

⁷ This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

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- a. Describe aquatic resources and other features within the review area identified as “generally non-jurisdictional” in the preamble to the 1986 regulations (referred to as “preamble waters”).⁸ Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA as a preamble water. NA
- b. Describe aquatic resources and features within the review area identified as “generally not jurisdictional” in the *Rapanos* guidance. Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA based on the criteria listed in the guidance.

Wetland VP-8 is a PFO/Vernal Pool habitat and is 4,500 square feet in size.

This wetland is non-jurisdictional as it does not have a continuous surface connection to a relatively permanent body of water connected to traditional interstate navigable waters.

- c. Describe aquatic resources and features identified within the review area as waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA. Include the size of the waste treatment system within the review area and describe how it was determined to be a waste treatment system. N/A
- d. Describe aquatic resources and features within the review area determined to be prior converted cropland in accordance with the 1993 regulations (reference 2.b.). Include the size of the aquatic resource or feature within the review area and describe how it was determined to be prior converted cropland. N/A
- e. Describe aquatic resources (i.e. lakes and ponds) within the review area, which do not have a nexus to interstate or foreign commerce, and prior to the January 2001 Supreme Court decision in “*SWANCC*,” would have been jurisdictional based solely on the “Migratory Bird Rule.” Include the size of the aquatic resource or feature, and how it was determined to be an “isolated water” in accordance with *SWANCC*. N/A
- f. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the pre-2015 regulatory regime consistent with the Supreme Court’s decision in *Sackett* (e.g., tributaries that are

⁸ 51 FR 41217, November 13, 1986.

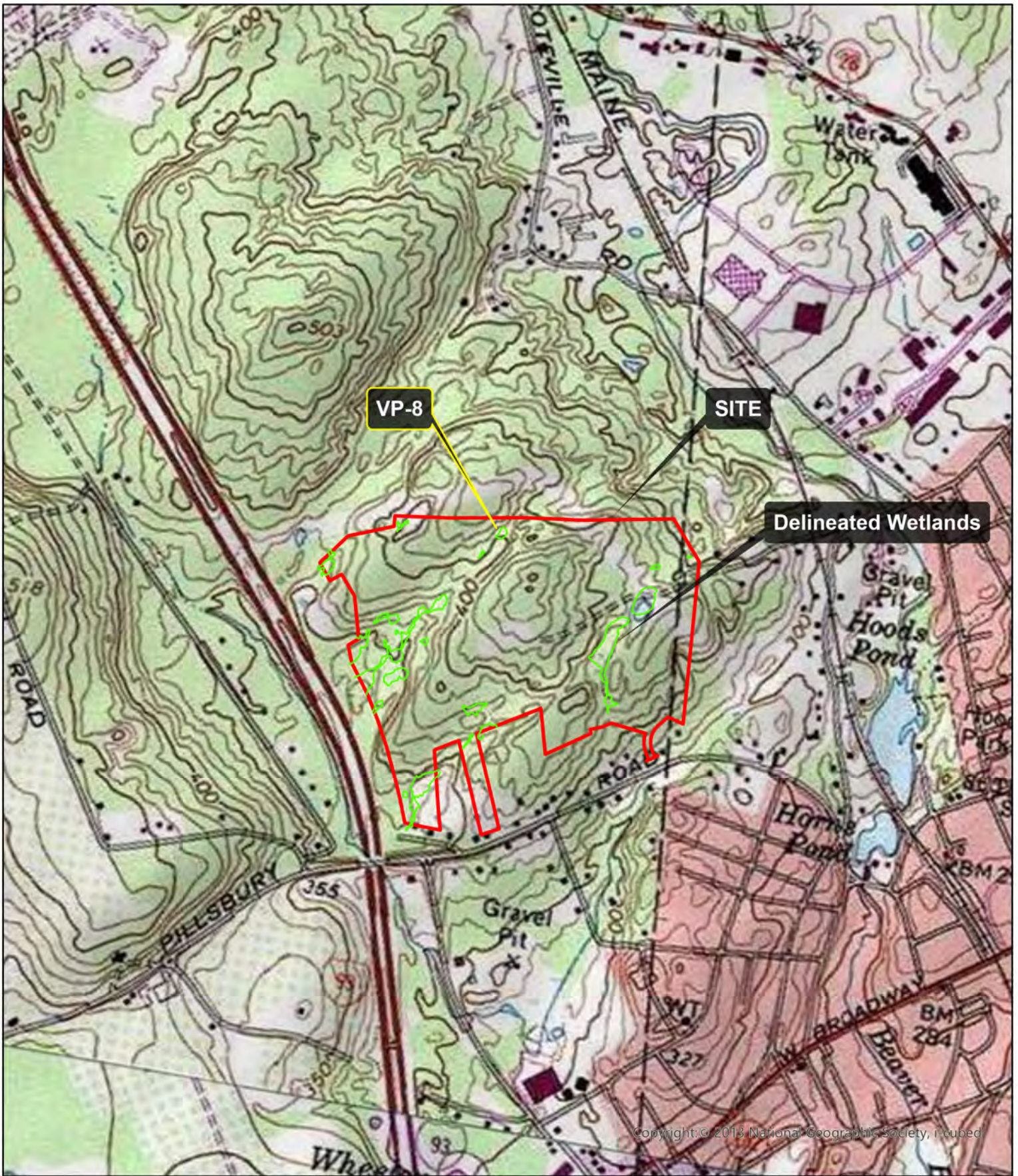
CENAE-RDC

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non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).
Wetland VP-8 is a PFO/Vernal Pool habitat and is 4,500 square feet in size

This wetland doesn't meet the pre-2015 regulatory regime definition of waters of the United States as defined by 40 CFR 230.3 (s) including Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (s)(1) through (6) of 40 CFR 230.3 (s); waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA (other than cooling ponds as defined in 40 CFR 423.11(m) which also meet the criteria of this definition) are not waters of the United States.

9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.
 - a. LOCUS Map
 - b. USGS topo titled "VP8 USGS National Map"
 - c. Google Earth titled "VP8 Aerial Photo (google 2024)"
 - d. NWI map titled "VP8 NWIplus"
 - e. Plans titled "GATEWAY COMMERCE PARK" on 2 sheets and dated "13 DECEMBER 2024".
10. OTHER SUPPORTING INFORMATION. N/A
11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.



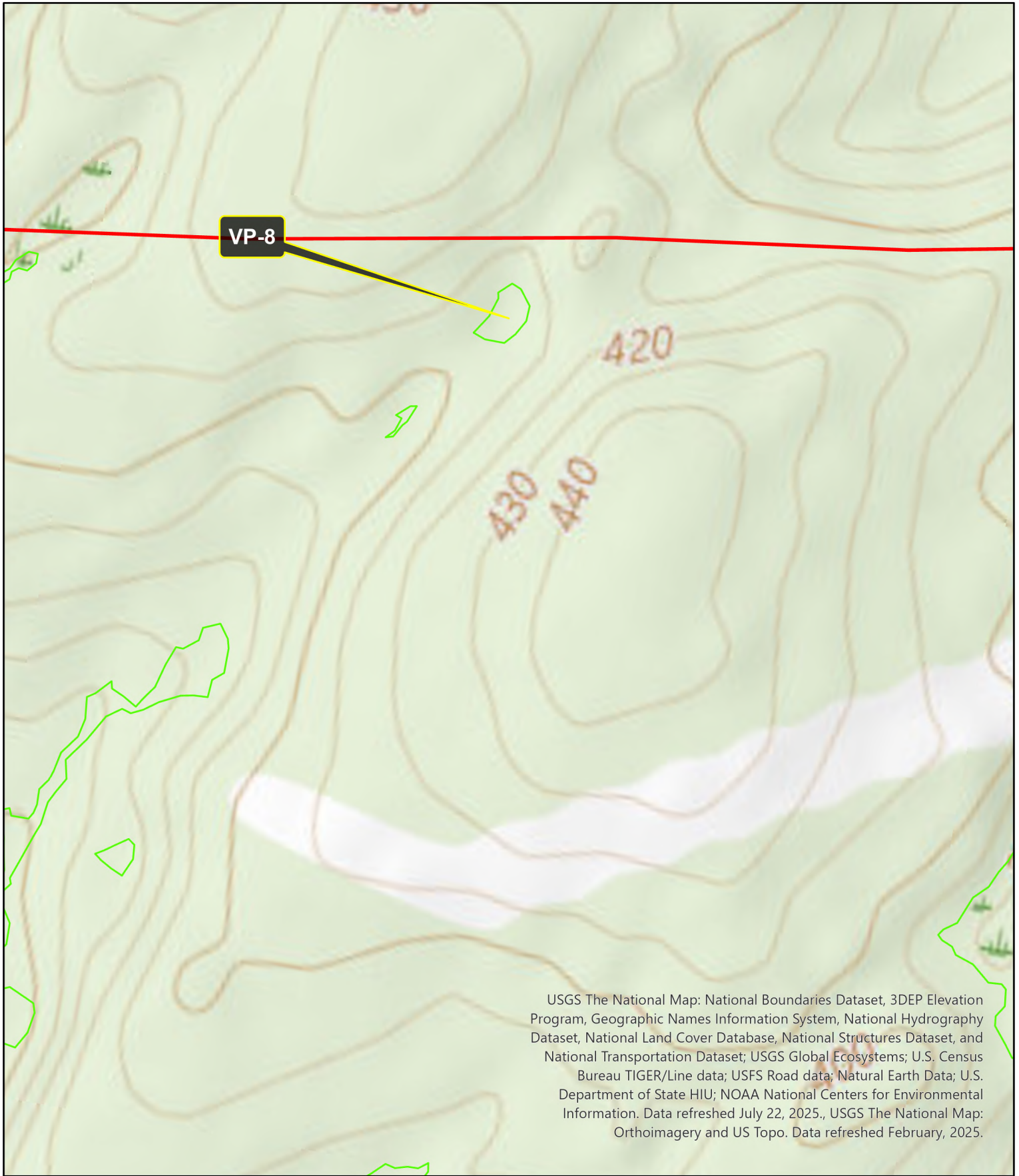
1:12,000

Locus Map

Gateway Commerce Park
Exit 4A-Old Rum Trail
Londonderry, NH



Gove Environmental Services, Inc.
8 Continental Drive, Bldg 2 Unit H, Exeter NH 03833 603.778.0644



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information. Data refreshed July 22, 2025., USGS The National Map: Orthoimagery and US Topo. Data refreshed February, 2025.



1:2,400

VP8 USGS National Map

Gateway Commerce Park
Exit 4A-Old Rum Trail
Londonderry, NH



Gove Environmental Services, Inc.
8 Continental Drive, Bldg 2 Unit H, Exeter NH 03833 603.778.0644



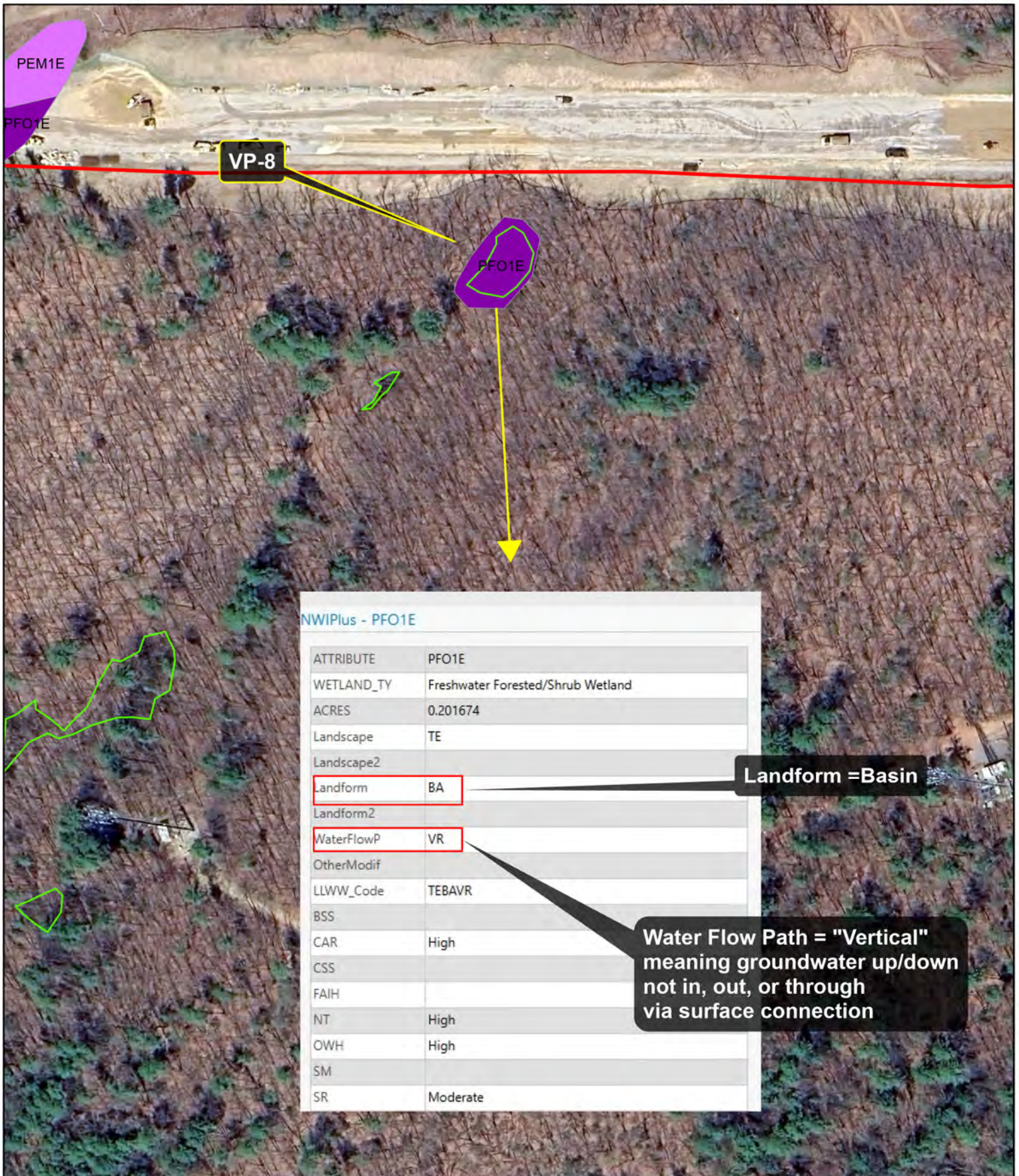
1:4,915

VP8 Aerial Photo (google 2024)

Gateway Commerce Park
Exit 4A-Old Rum Trail
Londonderry, NH



Gove Environmental Services, Inc.
8 Continental Drive, Bldg 2 Unit H, Exeter NH 03833 603.778.0614



Landform =Basin

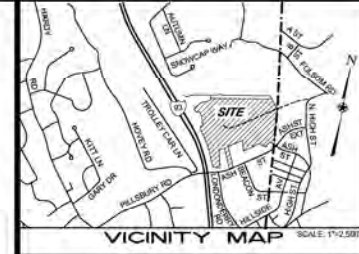
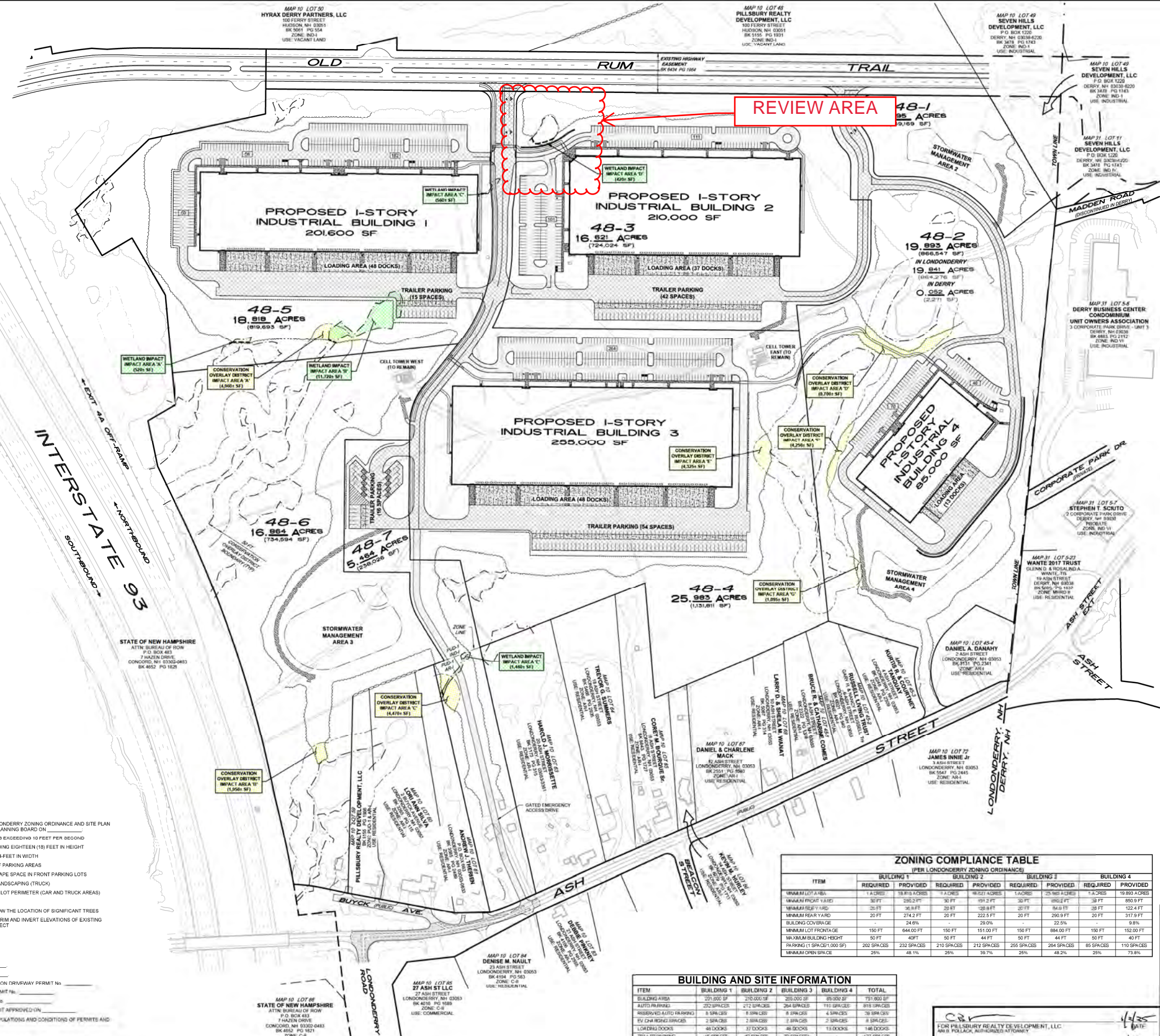
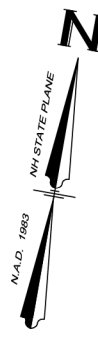
Water Flow Path = "Vertical" meaning groundwater up/down not in, out, or through via surface connection



1:2,013

VP8 NWIplus

Gateway Commerce Park
Exit 4A-Old Rum Trail
Londonderry, NH



- NOTES:**
- PURPOSE OF PLAN: TO PREPARE A SITE PLAN FOR THE PROPOSED INDUSTRIAL DEVELOPMENT AND TO SHOW THE LOCATION OF ALL BUILDINGS, ACCESS DRIVES, AUTOMOBILE PARKING, LOADING DOCKS AND OTHER ACCOMPANYING SITE IMPROVEMENTS.
 - LOT AREAS:

MAP 10 LOT 48-1	3.195 ACRES
MAP 10 LOT 48-2	19.841 ACRES
MAP 10 LOT 48-3	0.092 ACRES
MAP 10 LOT 48-4	16.621 ACRES
MAP 10 LOT 48-5	20.983 ACRES
MAP 10 LOT 48-6	18.918 ACRES
MAP 10 LOT 48-7	16.864 ACRES
MAP 10 LOT 48-8	5.864 ACRES
 - PRESENT ZONING: WOODMOUNT COMMONS - PLANNED UNIT DEVELOPMENT (UNCLASIFIED ZONING - PUD-I INDUSTRIAL)

NOTE: A PORTION OF THE PROPERTY (OLD LOT 62) IS ZONED PUD-I WITH UNDERLYING ZONE: AGRICULTURAL RESIDENTIAL (AR-1)

IN ACCORDANCE WITH SECTION 2.4 OF THE WOODMOUNT COMMONS PLANNED UNIT DEVELOPMENT MASTER PLAN USES THAT ARE PERMITTED IN THE UNDERLYING ZONING DISTRICT SHALL BE CONSIDERED PERMITTED USES IN A PUD-I (SEE ZONING COMPLIANCE TABLE BELOW)
 - EXISTING USE: UNDEVELOPED CONDOMINIUM UNIT OWNERS ASSOCIATION
 - PROPOSED USE: INDUSTRIAL/COMMERCE PARK
 - SITE SHALL BE SERVICED BY:

SEWER	TOWN OF LONDONDERRY
WATER	PENACLUCK WATER WORKS
GAS	CITY UTILITIES
POWER	EVERSOURCE
TELECOMMUNICATIONS	CONSOLIDATED COMMUNICATIONS
 - PARKING: SEE ZONING COMPLIANCE, AND BUILDING AND SITE INFORMATION TABLES BELOW
 - THESE PARCELS ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM) FOR ROCKINGHAM COUNTY, TOWN OF LONDONDERRY, NEW HAMPSHIRE, COMMUNITY NO. 330134, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 3301340036 & 3301340038, DATED: MAY 17, 2005
 - PROPOSED SITE LIGHTING SHALL NOT EXCEED 0.2 FOOT CANDLES AT THE PROPERTY LINE.
 - THIS ENTIRE PLAN SET IS ON FILE AT THE LONDONDERRY TOWN OFFICES.
 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
 - IN ACCORDANCE WITH SECTION 8.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 9:12.2.1 OF THE LONDONDERRY SITE PLAN REGULATIONS, THE OWNER SHALL BE REQUIRED TO OBTAIN AND MAINTAIN A CERTIFICATE OF OCCUPANCY.
 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
 - IN ACCORDANCE WITH SECTION 8.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 9:12.1, ALL OFF-SITE IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY AND/OR THE INSPECTOR, IF APPLICABLE, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - THE OWNER/CONTRACTOR IS REQUIRED TO FILE AN E-MAIL NOTICE OF INTENT UNDER GENERAL PERMIT # NH-19-0000 AT LEAST FIFTEEN (15) DAYS PRIOR TO START OF CONSTRUCTION.
 - SCREENINGS OF ROCK, TOP MECHANICAL EQUIPMENT SHALL BE IN ACCORDANCE WITH SECTION 3.12.2.1.1 OF THE LONDONDERRY SITE PLAN REGULATIONS.
 - NO OUTDOOR STORAGE OF GOODS OR MATERIALS IS PROPOSED.
 - SNOW REMOVAL SHALL BE PLACED IN OPEN AREAS OF THE SITE AS SHOWN ON SHEETS C05.1-C05.5. IN THE EVENT THAT ACCUMULATED SNOW VOLUMES EXCEED AVAILABLE ON-SITE STORAGE CAPABILITIES, EXCESS SNOW SHALL BE REMOVED FROM THE SITE, AND DISPOSED OF IN A LEGAL MANNER. WINTER MAINTENANCE TO BE PERFORMED BY A GREEN SNOWPRO CERTIFIED CONTRACTOR (OR FUNCTIONAL EQUIVALENT CERTIFICATION). SNOW SHALL NOT BE PUSHED OR DUMPED OVER THE RETAINING WALL AND INTO THE WETLAND BUFFER AREAS.
 - THE DEVELOPMENT AGREEMENT FOR THIS PROJECT IS ON FILE WITH THE TOWN OF LONDONDERRY PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT AND THE ROCKINGHAM COUNTY REGISTER OF DEEDS.
 - FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE.
 - PRIOR TO THE DELIVERY OF COMBUSTIBLE MATERIALS AND THE START OF ANY BUILDING CONSTRUCTION, THE WATER SUPPLY FOR FIRE PROTECTION, WHETHER TEMPORARY OR PERMANENT, SHALL BE AVAILABLE AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.
 - LOT CORNER MONUMENTS SHALL BE SET IN ACCORDANCE WITH THE LONDONDERRY SITE PLAN REGULATIONS, SECTION 3.02. ANY MONUMENTS NOT SET PRIOR TO APPROVAL BY THE LONDONDERRY PLANNING BOARD SHALL BE BONDED FOR AS PART OF THE CONDITIONS OF APPROVAL.
 - THE ANTICIPATED TRUCK DELIVERY VEHICLES FOR THE PROJECT ARE WB-50, WB-62 AND WB-67 TRACTOR TRAILERS.
 - A BUILDING PERMIT WILL BE REQUIRED FOR THE PROPOSED RETAINING WALLS 3 & 4.
 - OWNERS OF RECORD:

MAP 10, LOTS 48-1 THRU 48-7	PILLSBURY REALTY DEVELOPMENT, LLC
100 FERRY STREET	HUDSON, NH 03051
BK 5145, PG. 2428, BK 5155, PG. 1931, BK 5155, PG. 1933, BK 5155, PG. 1938	
HYRAX DERRY PARTNERS, LLC	
100 FERRY STREET	HUDSON, NH 03051
BK 5061, PG. 524	

WAIVERS:

- WAIVERS FROM THE FOLLOWING SECTIONS OF THE LONDONDERRY ZONING ORDINANCE AND SITE PLAN REGULATIONS WERE GRANTED BY THE LONDONDERRY PLANNING BOARD ON:
- LSPR SECTION 3.07.2: DRAINAGE PIPE VELOCITIES EXCEEDING 10 FEET PER SECOND
 - LSPR SECTION 3.07.3: DRAIN STRUCTURES EXCEEDING EIGHTEEN (18) FEET IN HEIGHT
 - LSPR SECTION 3.08.2: DRIVEWAYS EXCEEDING 24 FEET IN WIDTH
 - LSPR SECTION 3.09.2: STRUCTURAL SECTION OF PARKING AREAS
 - LSPR SECTION 3.10.3.1: 10% INTERIOR LANDSCAPE SPACE IN FRONT PARKING LOTS
 - LSPR SECTION 3.10.3.2: INTERNAL PARKING LOT LANDSCAPING (TRUCK)
 - LSPR SECTION 3.10.3.3: SHADE TREES AT PARKING LOT PERIMETER (CAR AND TRUCK AREAS)
 - LSPR SECTION 4.01.c: SITE PLAN SCALE
 - LSPR SECTION 4.12.1: REQUIREMENT TO SHOW THE LOCATION OF SIGNIFICANT TREES
 - LSPR SECTION 4.14.1: REQUIREMENT TO SHOW RIM AND INVERT ELEVATIONS OF EXISTING DRAINAGE SYSTEMS IN THE VICINITY OF THE PROJECT

PERMITS GRANTED:

- NHDES ALTERATION OF TERRAIN PERMIT No. A6T-1
- NHDES SEWER CONNECTION PERMIT No. _____
- NH HAMPSHIRE DEPARTMENT OF TRANSPORTATION DRIVEWAY PERMIT No. _____
- TOWN OF LONDONDERRY SEWER DISCHARGE PERMIT No. _____
- TOWN OF LONDONDERRY STORMWATER PERMIT No. _____
- TOWN OF LONDONDERRY CONDITIONAL USE PERMIT APPROVED ON: _____

NOTE: THE CONTRACTOR SHALL COMPLY WITH ALL STIPULATIONS AND CONDITIONS OF PERMITS AND APPROVALS.

ZONING COMPLIANCE TABLE
(PER LONDONDERRY ZONING ORDINANCES)

ITEM	BUILDING 1		BUILDING 2		BUILDING 3		BUILDING 4	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MINIMUM LOT AREA	1.1 ACRES	18.814 ACRES	1.1 ACRES	19.841 ACRES	1.1 ACRES	25.983 ACRES	1.1 ACRES	19.893 ACRES
MINIMUM FRONT YARD	30 FT	282.2 FT	30 FT	191 FT	30 FT	166.2 FT	30 FT	650.9 FT
MINIMUM REAR YARD	20 FT	36.8 FT	20 FT	28.8 FT	20 FT	16.9 FT	20 FT	122.4 FT
MINIMUM SIDE YARD	20 FT	274.2 FT	20 FT	222.8 FT	20 FT	200 FT	20 FT	317.9 FT
BUILDING COVERAGE		24.6%		29.0%		22.5%		9.8%
MINIMUM LOT FRONTAGE	150 FT	644.00 FT	150 FT	151.00 FT	150 FT	684.00 FT	150 FT	152.00 FT
MAXIMUM BUILDING HEIGHT	50 FT	40 FT	50 FT	44 FT	50 FT	44 FT	50 FT	40 FT
PARKING (1 SPACE/1,000 SF)	202 SPACES	232 SPACES	210 SPACES	212 SPACES	256 SPACES	284 SPACES	85 SPACES	110 SPACES
MINIMUM OPEN SPACE	25%	48.1%	25%	39.7%	25%	48.2%	25%	73.9%

BUILDING AND SITE INFORMATION

ITEM	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	TOTAL
BUILDING AREA	201,600 SF	210,000 SF	255,000 SF	86,000 SF	752,600 SF
AUTO PARKING	202 SPACES	210 SPACES	264 SPACES	110 SPACES	886 SPACES
RESERVED AUTO PARKING	8 SPACES	8 SPACES	8 SPACES	4 SPACES	28 SPACES
TRUCK CHANGEOVER SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES	8 SPACES
LOADING DOCKS	48 DOCKS	37 DOCKS	48 DOCKS	13 DOCKS	146 DOCKS
TRAILER PARKING	15 SPACES	42 SPACES	70 SPACES	54 SPACES	181 SPACES
* INCLUDES SATELLITE TRAILER PARKING LOT					



BENCHMARKS

1. IPRK FND CAP TFM BUYCK AVE AT RTE 93 ELEV. = 329.17 (NAVDS83)

2. SB FND NORTHERLY SIDE OF MADDEN RD AT TOWN LINE ELEV. = 229.68 (NAVDS83)

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE WITH THE U.S. ARMY CORPS OF ENGINEERS JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHCENTRAL AND NORTHEAST (REGION 2).

WETLAND DELINEATION PREPARED BY: COVE ENVIRONMENTAL SERVICES BRENDAN J. QUIGLEY CERTIFIED WETLAND SCIENTIST (#2069)



FOR PILLSBURY REALTY DEVELOPMENT, LLC
AND HYRAX DERRY PARTNERS, LLC
AUTHORIZED ATTORNEYS

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE

ON DATE: _____

CERTIFIED BY: _____

MASTER SITE PLAN
MAP 10, LOTS 48-1 THRU 48-7
GATEWAY COMMERCE PARK
EXIT 4A - OLD RUM TRAIL
LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR:
TC BOSTON DEVELOPMENT INC.
25 FRANKLIN STREET, 5TH FLOOR, BOSTON, MA 02110 (617) 800-7705

PILLSBURY REALTY DEVELOPMENT, LLC
100 FERRY STREET, HUDSON, NH 03051 (978) 821-1613

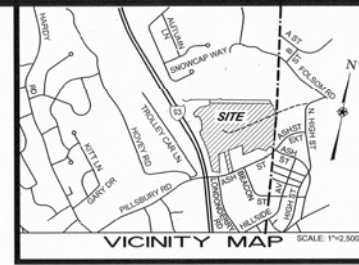
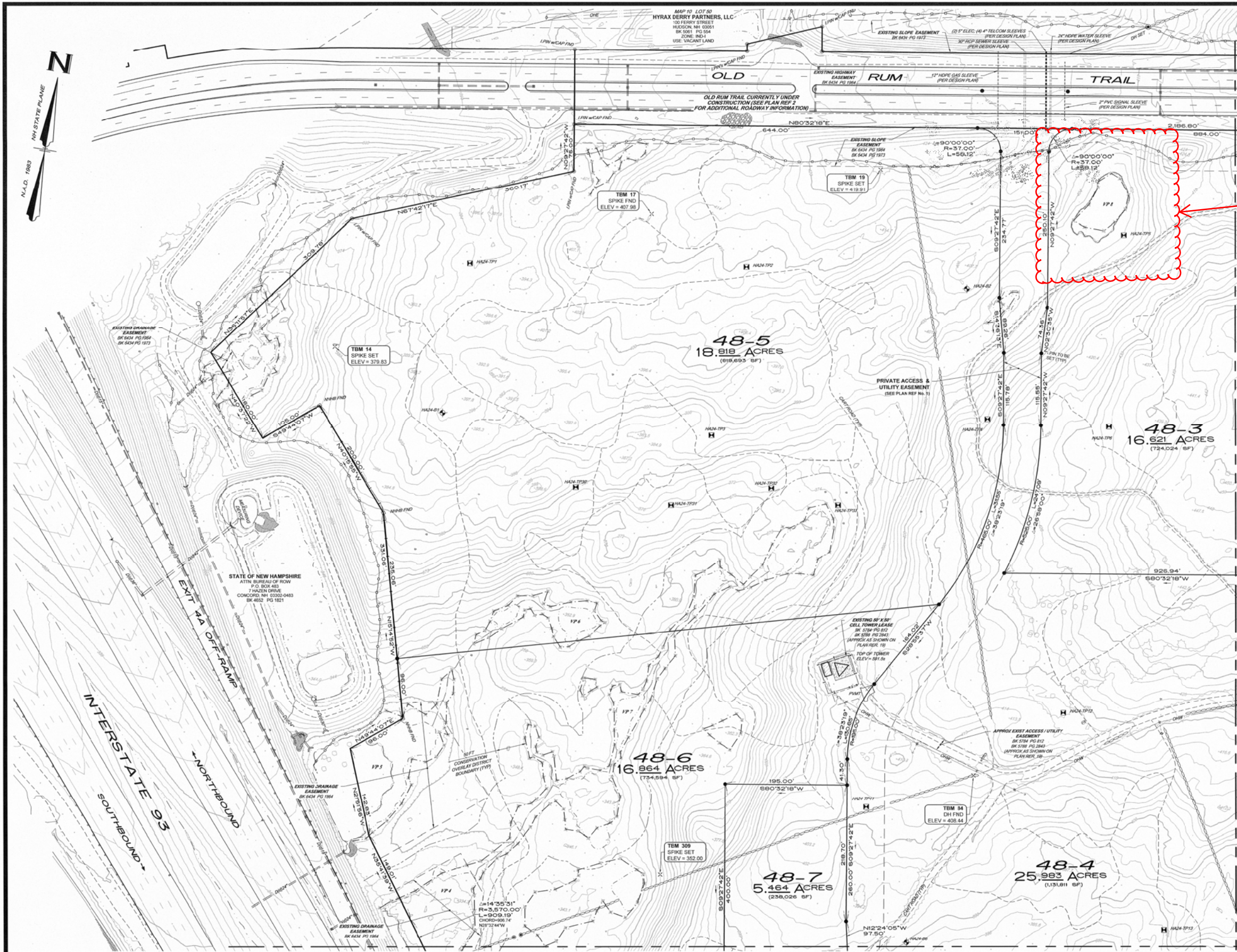
HYRAX DERRY PARTNERS, LLC
100 FERRY STREET, HUDSON, NH 03051 (978) 821-1613

SCALE: 1"=120 FEET
1"=36.578 METERS

13 DECEMBER 2024

HSI and **IMEG**
Civil Engineers/Land Surveyors
Hayes-Swanson, Inc. 3 Chapman Street, Middlebury, VT 05753 (802) 243-1057

DRIVING LOCATION: LONDONDERRY, NH 03051
DRAWING NUMBER: 24-001
SCALE: 1"=120 FEET
DATE: 12/13/24
PROJECT: GATEWAY COMMERCE PARK



- SURVEY NOTES:**
- THE EXISTING BOUNDARY AND TOPOGRAPHY AS SHOWN ON THE PLAN, IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND IN MAY AND OCTOBER 2024 AND AERIAL PHOTOGRAPHY PROVIDED BY OTHERS.
 - THE EXISTING BOUNDARY AND TOPOGRAPHY AS SHOWN ON THE PLAN, IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND IN MAY AND OCTOBER 2024 AND AERIAL PHOTOGRAPHY PROVIDED BY OTHERS.
 - THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.
 - THE DRAINAGE INFRASTRUCTURE WITHIN THE 100 FOOT WIDE BUFFER FROM RECORD PLANS AND IS GRAPHICALLY DEPICTED HEREON IN ORDER TO REPRESENT THE DRAINAGE CONDITIONS ON AND IMMEDIATELY ADJACENT TO THE SITE. ADDITIONAL DRAINAGE EXISTS WITHIN THE 100 FT BUFFER THAT IS NOT DEPICTED ON THIS PLAN.

- TEST PIT/BORING NOTES**
- FOR GEOTECHNICAL INFORMATION THE CONTRACTOR SHALL REFER TO THE REPORT ENTITLED "REPORT ON HOOKMOUNT INDUSTRIAL PARK, GEOTECHNICAL DUE DILIGENCE REPORT, 48 MADDOX ROAD, LONDONDERRY, NEW HAMPSHIRE" BY HALEY & ALDRICH, INC. FOR TC BOSTON DEVELOPMENT, INC. DATED AUGUST 2024.
 - BORING AND TEST PIT LOCATIONS WERE PROVIDED BY HALEY & ALDRICH, INC. AND ARE SHOWN AS APPROXIMATE.

ZONING NOTE 4

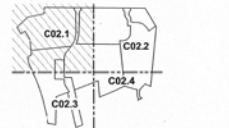
THE ZONING/SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND AS SUCH ARE ONLY OPINIONS EXPRESSED BY HAYNES/SHAWSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OVERSEER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

UTILITY NOTE 4

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE WITH THE U.S. ARMY CORPS OF ENGINEERS JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHCENTRAL AND NORTHEAST (REGION 2).

WETLAND DELINEATION PREPARED BY:
GOVE ENVIRONMENTAL SERVICES
BRENDAN J. QUIGLEY
CERTIFIED WETLAND SCIENTIST (#249)



EXISTING CONDITIONS PLAN
(MAP 10, LOTS 48-1 THRU 48-7)
GATEWAY COMMERCE PARK
EXIT 4A - OLD RUM TRAIL
LONDONDERRY, NEW HAMPSHIRE
PREPARED FOR:
TC BOSTON DEVELOPMENT INC.
265 FRANKLIN STREET, STE 2002 BOSTON, MA 02110 (617) 880-7705
RECORD OWNERS:
PILLSBURY REALTY DEVELOPMENT, LLC
100 FERRY STREET HUDSON, NEW HAMPSHIRE 03051 (603) 821-1013
HYRAX DERRY PARTNERS, LLC
100 FERRY STREET HUDSON, NEW HAMPSHIRE 03051 (603) 821-1613

NOTES

- SEE SHEET C02.2 FOR PLAN REFERENCES.

13 DECEMBER 2024

ESI **IMEG** *Civil Engineers/Land Surveyors*
3 Congress Street Nashua, NH 03062
131 Middlesex Turnpike Burlington, MA 01803
603.883.2057 603.233.5150

FIELD BOOK: 126123021236 DRAWING NAME: 5960E-C02
DRAWING LOCATION: 2-1350015960E/5960E-C02

5960 C02.1

LEGEND

— 100.0 —	EXISTING GROUND CONTOUR	✕ TBM 1	TEMPORARY BENCHMARK	□ ASP#	N.H. HIGHWAY BOUND
— 100.0 —	EXISTING SPOT ELEVATION	— — —	BUILDING FLAGGING LIMIT	□ SP	STONE BOUND
— — —	STORM DRAIN & CATCH BASIN	— — —	WETLAND FLAGGING LIMIT	□ C.AND	CONCRETE BOUND
— — —	STORM DRAIN & HEAD WALL	— — —	CONSERVATION OVERLAY DISTRICT	□ I.PIN	IRON PIN
— — —	UTILITY POLE WITH GUY SUPPORT	— — —	CHALKLINE FENCE	□ I.PIN	IRON PIPE
— — —	STREET LIGHT	— — —	GUARDRAIL	□ I.PIN	DRILL HOLE & STONE WALL
— — —	OVERHEAD ELECTRIC & TELEPHONE	— — —	CURBING	□ I.PIN	STONE BOUND TO BE SET
— — —	TREE LINE	— — —	BORING LOCATION & IDENTIFIER	□ I.PIN	IRON PIN TO BE SET
— — —	VERNAL POOL & IDENTIFIER	— — —	TEST PIT LOCATION & IDENTIFIER	□ I.PIN	

SEE SHEET C02.2 FOR A COMPLETE LEGEND AND LIST OF ABBREVIATIONS

BENCHMARKS

IPIN FND CAP TBM
BUYCK AVE AT RTE 93
ELEV = 223.17
(NAVD83)

SB FND NORTHERLY SIDE OF
MADDOX RD AT TOWN LINE
ELEV = 228.98
(NAVD83)

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "L" (L) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 9/23/01, EFFECTIVE 01/01/09.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

DATE: 12/13/24

No.	DATE	REVISION	BY

FOR PILLSBURY REALTY DEVELOPMENT, LLC
ARI B. POLLACK, AUTHORIZED ATTORNEY

FOR HYRAX DERRY PARTNERS, LLC
ARI B. POLLACK, AUTHORIZED ATTORNEY

DATE: 12/13/24