

3. THE PROPERTY IS LOCATED WITHIN THE INDUSTRIAL ZONING DISTRICT.
2. THE FOLLOWING USES HAVE HISTORICALLY BEEN PRESENT AT THE PROPERTY AND WILL CONTINUE TO OPERATE AT THE SITE.
 - 2.1. 334 ATTACHMENT 1, USE E-1: REMOVAL OF LOAM, SAND OR GRAVEL (ROCK CRUSHING)
3. THE PURPOSE OF THIS SITE PLAN IS SEEK APPROVAL FOR SEVERAL ALLOWED OR PERMISSIBLE USES ON THE PROPERTY. THE FOLLOWING USES ARE ANTICIPATED TO BE ACTIVE ON THE PROPERTY IN ACCORDANCE WITH ZONING ORDINANCE SECTION 334-20 AND 334-21:
 - 3.1. 334 ATTACHMENT 1, USE E-15: CONTRACTOR'S YARD OR LANDSCAPING BUSINESS. PROPOSED TENANT ANTICIPATED TO BE EMC LLC - 3 CRAIG RD - ACTON MA 01720. SHOULD THIS SPECIFIC TENANT CHANGE, THE APPLICANT SHALL INFORM THE TOWN.
 - 3.2. UNDEVELOPED LAND
 - 3.3. ATTACHMENT 1, USE D-9: MOTOR VEHICLE SALES AND RENTAL (SALE OF TRANSPORT TRAILERS, STORAGE CONTAINERS AND COMMERCIAL VEHICLES)
4. ANY CHANGE OF USE NOT SPECIFICALLY MENTIONED HERE WOULD REQUIRE REVIEW AND/OR APPROVAL OF THE PLANNING BOARD.
5. HOURS OF OPERATION MONDAY THROUGH FRIDAY, 7:00AM - 7:00PM
6. THE REPLACEMENT OR MANAGEMENT OF FLUIDS ASSOCIATED WITH MOTORIZED VEHICLES IS PROHIBITED IN OUTDOOR LOCATIONS ON THE PROPERTY.
7. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
8. A PORTION OF THE SUBJECT PREMISES IS LOCATED IN A FLOOD ZONE ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NH COMMUNITY PANEL #33011005080 HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
9. NO SIGNS ARE PROPOSED.
10. THERE WILL BE NO EXTERIOR LIGHTING.
11. ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION, ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF NEW HAMPSHIRE AT THE CONTRACTORS EXPENSE.
12. ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.
13. ALL PERMITS AND APPROVALS NECESSARY FROM AGENCIES GOVERNING THE WORK SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
14. SNOW SHALL BE TAKEN OFF-SITE ONCE SNOW STORAGE AREAS ON SITE BECOME INADEQUATE, AND BEGINS TO BLOCK ACCESS TO AND FROM THE SITE OR BLOCKS THE USE OF ON-SITE PARKING. ANY EXCESS WILL BE TRUCKED OFF-SITE & DISPOSED OF IN ACCORDANCE WITH LOCAL AND NHDES GUIDELINES.
15. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.
16. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATIONS.
17. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION, ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
18. THERE ARE NO CURRENTLY ADOPTED PERTINENT HIGHWAY PROJECTS.

1. DURING EARTH MOVING OPERATIONS, EROSION CONTROL BARRIERS SHALL BE INSTALLED AND MAINTAINED TO THE SATISFACTION OF THE TOWN ENGINEER.
2. STOCKPIILING OF MATERIALS IS NOT ALLOWED IN THE WETLAND BUFFER AREA.
3. THE WETLAND BUFFER BOUNDARY SHALL BE IDENTIFIED AND MARKED PRIOR TO THE START OF CONSTRUCTION PER HUDSON ZONING ORDINANCE, ARTICLE IX §334-35 (E.).
4. VEHICLE OPERATION ACTIVITIES INVOLVING THE SUBJECT LOT SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 A.M. AND 7:00 P.M.
5. HOURS OF REFUSE REMOVAL SHALL BE EXCLUSIVE TO THE HOURS BETWEEN 7:00 A.M. AND 7:00 P.M., MONDAY THROUGH FRIDAY ONLY.



- THE FOLLOWING WAIVERS ARE REQUESTED FOR REVIEW BY THE HUDSON PLANNING BOARD:
1. §276-11.1.8.(2): TO ALLOW A PLAN SCALE GREATER THAN "1"=50' FOR SITE PLANS AS THEY ARE LEGIBLE AT THE SCALE PRESENTED
2. §276-11.1.8.(24) (OPEN SPACE CALCULATION): THE APPLICANT IS NOT PROPOSING NEW/ADDITIONAL CONSTRUCTION WORK. AS A RESULT, THE EXISTING CONDITIONS OF THE SITE, WHICH IS NEARLY ENTIRELY UNDEVELOPED, WILL REMAIN.
3. § 275-8.c.(2), (3), (4), (5), (6), (7), (11) (PARKING REQUIREMENTS): THE APPLICANT IS NOT PROPOSING NEW/ADDITIONAL CONSTRUCTION WORK. PRESENTLY, THE LOT IS COVERED BY COMPACTED GRAVEL ACROSS THE OPERATING AREAS. THE SITE PLAN INCLUDES CALCULATIONS SHOWING ADEQUATE PARKING; HOWEVER, THE NATURE OF THE GRAVEL SURFACE AS WELL AS THE IMPERMANENT/ROTATING NATURE OF THE USE, MEANS THAT INSTALLING PERMANENT PARKING SPACES WOULD NOT BENEFIT THE USERS OF THE PROPERTY OR THE PUBLIC AT LARGE.
4. § 275-9.A (STORMWATER MANAGEMENT PLAN) :THE APPLICANT IS NOT PROPOSING NEW/ADDITIONAL CONSTRUCTION WORK. THERE WILL BE NO CHANGES TO THE IMPERVIOUS SURFACES FOUND ON SITE, SO REQUIRING THE EXTENSIVE ENGINEERING NECESSARY FOR A STORMWATER MANAGEMENT PLAN IS AN UNNECESSARY HARSHSHIP.
5. § 275-9.B (TRAFFIC STUDY): THE APPLICANT IS NOT PROPOSING NEW/ADDITIONAL CONSTRUCTION WORK. THERE WILL BE NO CHANGES TO THE EXISTING TRAFFIC PATTERNS AND TRIP GENERATION FROM THE SITE, SO REQUIRING A TRAFFIC STUDY IS AN UNNECESSARY HARSHSHIP.
6. § 275-9.C (NOISE STUDY): THE APPLICANT IS NOT PROPOSING NEW/ADDITIONAL CONSTRUCTION WORK. THERE WILL BE NO CHANGES TO THE EXISTING NOISE GENERATED ON SITE, SO REQUIRING A NOISE STUDY IS AN UNNECESSARY HARSHSHIPING AN ENVIRONMENTAL IMPACT STUDY IS AN UNNECESSARY HARSHSHIP.
7. § 275-9.I (ENVIRONMENTAL IMPACT STUDY): THE APPLICANT IS NOT PROPOSING NEW/ADDITIONAL CONSTRUCTION WORK. THERE WILL BE NO CHANGES TO THE SITE, SO REQUIRING AN ENVIRONMENTAL IMPACT STUDY IS AN UNNECESSARY HARSHSHIP.

ZJBV PROPERTIES, LLC
300 GAY STREET
MANCHESTER, NH 03103

DATE _____

**ISSUED FOR
REVIEW**
JUNE 09, 2025

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

| | | |
|-----|----------|------------------------------------|
| 6 | 05-14-25 | ADDITION OF WELL & SEPTIC LOCATION |
| 5 | 03-11-25 | REVS PER TOWN COMMENTS |
| 4 | 01-07-25 | REVS PER TOWN COMMENTS |
| 3 | 09-25-24 | REVS PER TOWN COMMENTS |
| 2 | 03-29-24 | REVS PER PEER REVIEW COMMENTS |
| 1 | 03-04-24 | REVS PER PEER REVIEW COMMENTS |
| REV | DATE | DESCRIPTION |

APPLICANT\OWNER:

ZJBV PROPERTIES, LLC
c/o JOSEPH'S EQUIPMENT
300 GAY STREET
MANCHESTER, NH 03103

PROJECT:

SITE PLAN
MAP 105 LOT 004
326 DERRY ROAD
HUDSON, NEW HAMPSHIRE

| | | | |
|-------------|----------|-------------|------------------------------|
| PROJECT NO. | 2596-06 | DATE: | 01-30-2024 |
| SCALE: | 1" = 80' | DWG. : | C:2596-06_LAYOUT & MATERIALS |
| DRAFTED BY: | MM | CHECKED BY: | MAM |

PREPARED BY:



ALLEN & MAJOR
ASSOCIATES, INC

civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
w w w . a l l e n m a j o r . c o m

400 HARVEY ROAD
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WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

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DRAWING TITLE:

SHEET No.

LAYOUT & MATERIALS PLAN

C-101

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