
















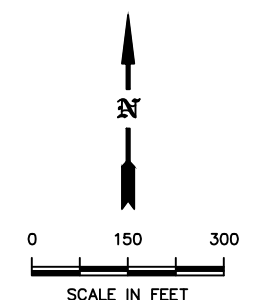


- ### KEY:
- | | | |
|---|---|------------------------|
|  | = | Proposed Parcels |
|  | = | |
|  | = | Ex. Right of Way |
|  | = | Setbacks |
|  | = | Conservation Ease. |
|  | = | Wetland Setbacks |
|  | = | Brandywine Creek |
|  | = | Ex. Sanitary |
|  | = | Ex. Water |
|  | = | Ex. Parcels |
|  | = | Ex. Building Pad |
|  | = | Proposed Lots |
|  | = | Riparian Setbacks |
|  | = | Flood Plains |
|  | = | Wetlands |
|  | = | Conservation Area |
|  | = | Proposed Bore Location |

DRAFT



DEVELOPMENT SUMMARY

Zoning: District 6

Minimum lot size: Two acres

Minimum setbacks: Front—50ft, Side,Rear 25ft

Parking: 25% is permitted in front
with remainder to side or rear

Permitted uses: Allowed uses include office, showroom/salesroom for distribution, wholesale trade, light industrial, research laboratories, warehouse, day care, medical clinic, hospital

Stormwater Management: Proposed Shared Stormwater Basin per City of Hudson Standards

Fiber Network: Hudson Velocity Broadband

Water: City of Cleveland

Sanitary: Summit County Department of Sanitary Sewer



**1140 Terex Rd
Hudson, Ohio 44236
(330) 342-1770**

**996 HINES HILL ROAD
OFFICE PARK
CONCEPT**

PRELIMINARY LAYOUT PLAN

Drawn:	Checked:	Date:
JMA		8/28/2025
Scale:	Drawing No:	
1"=300'		FIGURE-1