

Meeting Date:
August 21, 2025

Location:
1600 Terex Rd

Parcel Number
3006314

Request
A variance request for the setback of a permanent ground sign

Applicant:
Craig Nida

Property Owner:
Kobelco Stewart Bolling
INC

Zoning:
D8 – Industrial/Business
Park

Case Manager:
Lauren Coffman,
Associate Planner

Contents

- Application, 6-16-2025
- Site Plan, 6-16-2025
- Elevations, 6-16-2025
- Site Photos 6-16-2025



Location Map, City of Hudson GIS

Request:

A variance request of 4 (four) feet from the required minimum setback of fifteen (15) feet resulting in an eleven (11) foot setback pursuant to section 1207.17(d)(4)(a), “Signs – Permanent ground signs” in order to construct a permanent ground sign.

Adjacent Development:

The site is adjacent to industrial development to the east, west, and south. Additionally, the site is adjacent to residential development to the north.

Project Background

The property is located in District 8 – Industrial/Business Park and is situated on Barlow Rd. The lot is approximately 20 acres, and the owners purchased the property in 1989.

The applicant is requesting to construct a permanent ground sign on the property. The City of Hudson’s Land Development Code has the following regulation relative to the placement of permanent signs on a property –

	<i>Maximum Number</i>	<i>Maximum Area</i>	<i>Maximum Height</i>	<i>Minimum Setback (b)</i>
1. Primary Ground Sign (a)				
a. Building Setback 30 feet (b)	1 per lot (c)	40 sq. ft.	8 ft.	15 ft.
b. Building Setback 12 but < 30 feet (b)	1 per lot (c)	30 sq. ft.	6 ft.	Equal to height of sign
2. Entrance/Exit Signs	2 per driveway (1 in, 1 out)	2 sq. ft.	3 ft.	0
3. Instructional Signs	See Section 1207.17(d)(5)			

(a) Not permitted on the site when the building is setback less than 12 feet from the street right-of-way.
 (b) From the street right-of-way.
 (c) Except as otherwise permitted in division (d)(4)B. of this section for lots that exceed 500 feet in street frontage.

- 1207.17(d)(4)(a) – Permanent ground signs: Building setback 30 feet - Minimum setback 15 ft.

The applicant is requesting a variance of four (4) feet from the required minimum setback of fifteen (15) feet resulting in an eleven (11) foot setback in order to construct a permanent ground sign.

The applicant states that the proposed placement of the ground sign is necessary to ensure visibility for westbound traffic. Additionally, the applicant states that the proposed setback would help prevent large trucks from missing the entrance and be the most functional and visible placement of the proposed ground sign for the company.

Considerations

Section 1204.03 of the Land Development Code describes the standards for review of variance requests. These standards are listed below, along with staff findings to assist in your determination. All findings are subject to additional testimony presented to the Board during the public hearing:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variances:

The property in question will yield a reasonable return and there can be beneficial use of the property without the variance as the property in question has sufficient room to relocate the sign to meet all Land Development Code regulations.

2. Whether the variance is substantial:

The variance would represent a 26.7% deviation from the Land Development Code requirement.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variances:

Staff notes the following:

- The property in question is located within an industrial area and is adjacent to other industrial development to the east, west, and south.
- The existing ground sign on the property is currently a non-conforming structure, located approximately eleven (11) feet from the front (northern) property line. The applicant is proposing to remove the existing ground sign and install a larger ground sign in its place.

4. Whether the variance would adversely affect the delivery of governmental services such as water and sewer:

The requested variance would not affect the delivery of governmental services.

5. Whether the applicant purchased the property with knowledge of the requirements.

The owners purchased the property in 1989. The Land Development Code was established in 1999.

6. Whether the applicant's predicament can be obviated feasibly through some method other than a variance:

Staff notes that the applicant could consider re-locating the sign to meet all Land Development Code regulations as there is sufficient room on the subject property.

7. Whether the spirit and intent behind the requirement would be observed and substantial justice done by granting the variance.

The Board of Zoning and Building Appeals shall weigh the above factors, along with given testimony in order to make this determination.

Section 1207.17

The LDC also provides the following additional factors for consideration:

(9) Sign variances. In addition to the standards outlined in Section [1204.03](#), the following factors are applicable to sign variances and shall be weighted by the Board of Zoning and Building Appeals to determine whether a practical difficulty exists, and therefore, a sign variance should be granted:

- A. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health or safety;*
- B. A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees, or other obstructions;*
- C. Construction of a conforming sign would require removal or severe alteration to significant features on the site, such as removal of trees, alteration of the natural topography, obstruction of a natural drainage course, or alteration or demolition of significant historical features or site amenities;*

- D. A sign that exceeds the allowable height or area standards of this Code would be more appropriate in scale because of the large size and/or frontage of the premises and/or building;*
- E. The variance shall not adversely impact the character or appearance of the building and/or lot and/or the neighborhood;*
- F. The variance sought is the minimum necessary to allow reasonable use, visibility, and/or readability of the sign; and/or*
- G. The variance will be consistent with the general spirit and intent of this Code.*

Staff Comment: The submitted application does not demonstrate a practical difficulty per the above criteria.

Additional Approvals

The proposal would also require the following:

- A design review with the Architectural and Historic Board of Review.
- Administrative site plan approval

25-873

Board of Zoning and
Building Appeals (BZBA)
Status: Active
Submitted On: 7/15/2025

Primary Location

1600 TEREX
Hudson, Ohio 44236

Owner

KOBELCO STEWART
BOLLING INC
1600 TEREX RD HUDSON, OH
44236

Applicant

 Craig Nida
 330-422-9914
 c.nida@ksbi.com
 1600 Terex Road
Hudson, Ohio 44236

Applicant and Property Owner Information

Applicant Relationship to Property Owner:*

Property Owner

Property Owner Name*

Craig Nida

Property Owner's E-Mail:*

c.nida@ksbi.com

Property Owner Phone Number*

330-422-9914

Type of Hearing Request

Type of Request:*

Variance

Year Property Purchased*

1989

Code Required Regulation (please indicate feet, s.f. or height)* 

Feet

Requested Variance (please indicate the amount of the variance in feet, s.f. or height)* 

3.4 feet

Resulting Set-Back (please indicate feet, s.f. or height)* 

11.6 foot setback from the property line

Explanation of Request and Justification:*

The building sign will not be readily visible to traffic approaching from the west with any additional set back. This will result in large tractor trailers and other vehicles missing the entrance to the property. That will be a safety hazard because there are not many options for trucks to turn around east of our property. Many of our deliveries are from locations far outside of Hudson and the drivers are not familiar with the area.

Supplemental Information for Determining Practical Difficulty

The property in question will yield a reasonable return and there can be a beneficial use of the property with the variance because:*

We are only looking to replace an existing sign in the existing location. The old sign is aged and unsightly, we are looking to replace with a brand new modern sign that is only marginally different in size (6" wider and 4" taller). The only real change we are proposing is to improve the quality of property.

The variance is
substantial

Describe why the variance is substantial or insubstantial*

This variance is substantial in the respect that if not approved there is a safety risk with respect to traffic on Terex Road. Some likely risks will be trucks missing the driveway and 1) stopping in the road 2) backing up into traffic on the roadway due to passing the driveway 3) attempting u-turns east of our building 4) braking hard/stopping quickly to avoid passing the driveway

Would the essential character of the neighborhood be substantially altered?*

no

Explain why the request is the minimum amount necessary to make reasonable use of the property or structure(s):*

The property to our west has trees and hill parallel to the road that would obstruct visibility of our sign if placed any further back from the road. Additionally, I have existing trees that prevent me from moving straight back from the current location, therefore I would also need to move the sign further east on our property which would increase the likelihood of large trucks and other vehicles missing our only entrance to the property.

Would adjoining properties be negatively impacted?*

no

Describe how the adjacent properties will not be affected.*

We would be installing an updated business sign that is nearly identically size and shape in exactly the same location it is now. The new sign has additional information clearly identifying that the driveway is the main entrance for the office and shipping/receiving activities.

Will this request adversely affect public services (mail, water, sewer, safety services, etc.)

no

The situation cannot be feasibly solved by means other than a variance. Explain:*

The visual obstruction is not on our property. Significant tree removal and grading of the neighbors property would be required.

The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. Explain below:

The sign would still remain a more than adequate distance from the road at 35'. It would not be any closer to the road than other signs in our area on Terex Road, many of which are all less than the current 15' requirement. It will be in same location as the current sign which met zoning requirements at the time of original installation. It is more than far enough back from the road to not impede line of sight when trying to enter the roadway from our property.

The circumstance leading to this request was not caused by current owner. It was caused by:*

It is initiated by the current owner to improve the property, more clearly designate where visitor and deliveries should go, and improve overall aesthetics of the business.

List any special circumstances particular to the property/lot (i.e.: exceptional irregularity, narrowness, shallowness or steepness) these circumstances are:*

Single driveway on the west side of the property close to the neighboring property. Currently we have the bare minimum visibility with the current sign placement, moving back an additional 3.4' would make identifying our driveway more difficult due to the trees and elevation of the neighboring property.

BZBA Meeting Information

The following persons are authorized to represent this application with respect to all matters associated with the project*

Matt Sutter, Jason Gilbert, Dan Watkins

By checking this box, I do hereby certify that I am authorized to represent the property owner and to accept any conditions that the Board may impose.*



By checking this box, I do hereby certify that the information to the City of Hudson in and with this application is true and accurate and consents to employees and/or agents of the City of Hudson entering upon the premises of this application for purposes of inspection and verification of information pertaining to the application, and if this application is approved, to verify conformance to requirements and conditions of such approval. I acknowledge that City reviews or approvals do not absolve the subject property from deed restrictions, easements, or homeowner association covenants, restrictions, or regulations regarding structures and uses on the property.*



TOPOGRAPHIC SURVEY

PART OF OUTLOT 16 AND 17
LOCATED IN THE CITY OF HUDSON, SUMMIT COUNTY, OHIO

SCALES	HORZ. 1" = 30'
PROJECT ID NO.	250707
SHEET NO.	OF 1

TOPOGRAPHIC SURVEY
PART OF OUTLOT 16 AND 17
LOCATED IN THE CITY OF HUDSON,
SUMMIT COUNTY, OHIO

DATE	07/08/2025
APP'D	
BY	
DATE	
DESCRIPTION	
REV.	
LTR.	

DATE	07/08/2025
APP'D	
BY	
DATE	
DESCRIPTION	
REV.	
LTR.	

INFO@DSIOHIO.COM
1850 KIMBALL RD., S.E.
CANTON, OHIO 44707
OFFICE (330)455-2999
WWW.DSIOHIO.COM

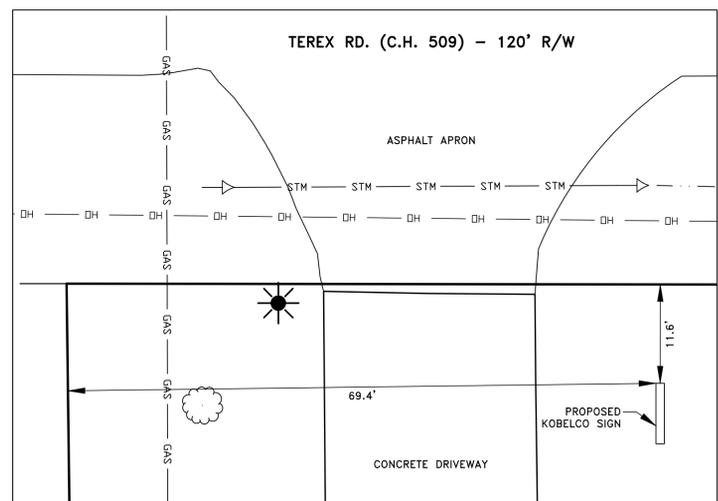
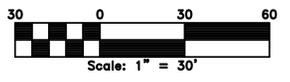
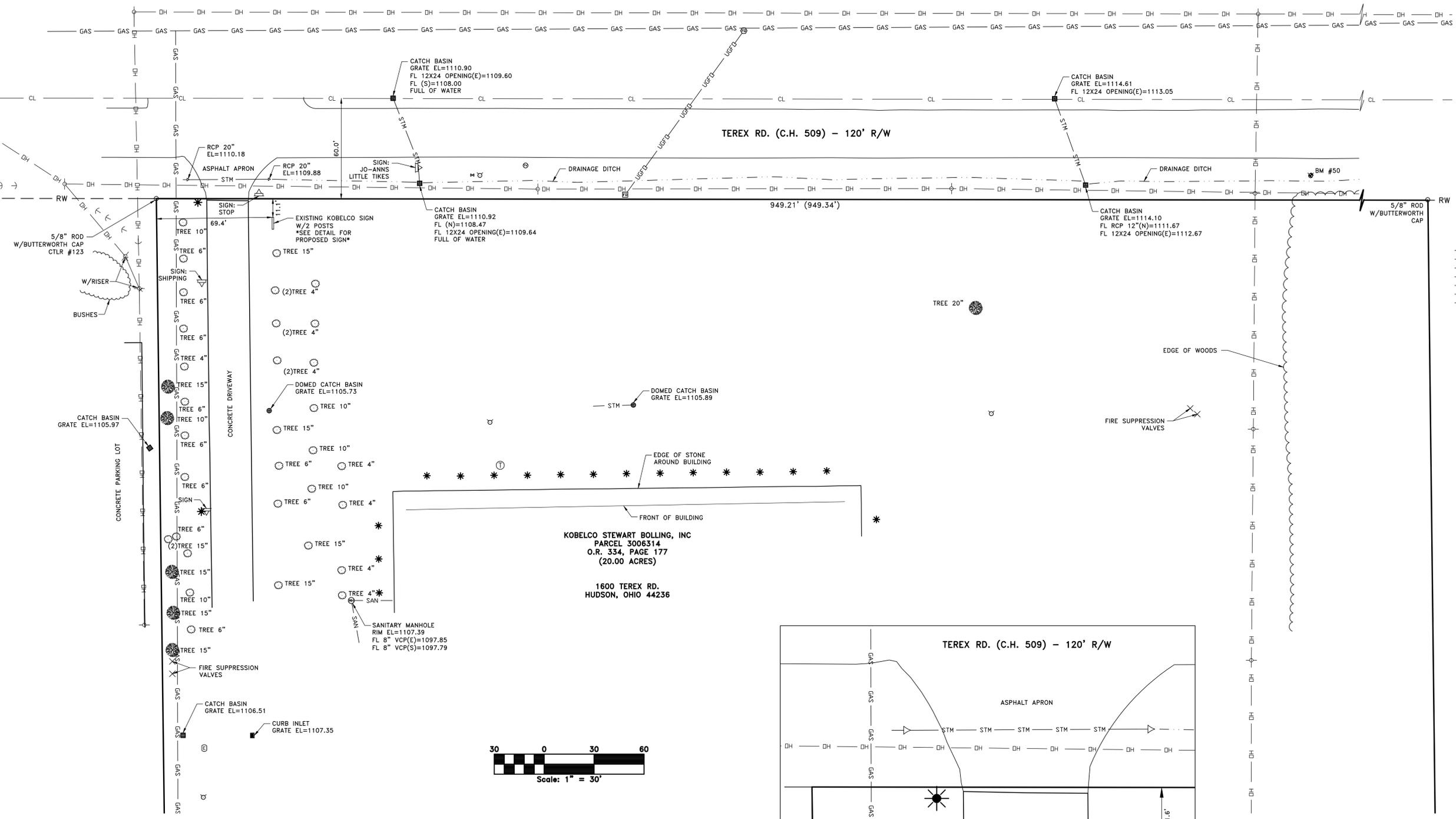
deibel
surveying
i n c

DATUM & BASIS OF BEARINGS
THE BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, GRID NORTH. TO DETERMINE GRID NORTH THE OHIO DEPARTMENT OF TRANSPORTATION'S REAL TIME NETWORK WAS USED. THE REFERENCE DATUM AND REFERENCE FRAME ARE NAD83 (2011).

- LEGEND:**
- STEEL MONUMENTATION FOUND (AS NOTED)
 - SUMMIT COUNTY MONUMENT
 - DENOTES RECORD INFORMATION
 - CL CENTERLINE ROAD
 - RW RIGHT-OF-WAY
 - STM STORM SEWER LINE
 - SAN SANITARY SEWER LINE
 - GAS UNDERGROUND GAS LINE
 - OH OVERHEAD UTILITY LINE
 - UGFO UNDERGROUND FIBER OPTIC LINE
 - CATCH BASIN
 - FLOW LINE
 - DOMED CATCH BASIN
 - CURB INLET
 - UTILITY POLE
 - LIGHTED UTILITY POLE
 - GUY WIRE
 - ⊕ ELECTRIC JUNCTION BOX
 - ★ LAMP POST/GROUND LIGHT
 - ⊕ FIBER OPTIC BOX
 - ⊕ COMMUNICATION MANHOLE
 - ⊕ FIBER OPTIC MARKER
 - ⊕ TV MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - ⊕ SANITARY MANHOLE
 - ◆ BENCHMARK

- SOURCES USED:**
- TAX MAP - HU-00003
 - DEEDS (AS SHOWN)
 - SURVEYS:
 - LAWRENCE L. BUTTERWORTH - DATED 09/18/1989
 - LAWRENCE L. BUTTERWORTH - DATED 10/08/1990
 - LAWRENCE L. BUTTERWORTH - DATED 03/13/1991
 - CHRISTOPHER J. DEMPSEY - DATED 05/06/2020
 - SUMMIT COUNTY GIS DATA

NOTE:
ALL UTILITY LOCATIONS ARE APPROXIMATE BASED ON FIELD MARKINGS SURVEYED, OR PLANS PROVIDED BY UTILITY COMPANY.



PT. NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM #50	566701.870	2262591.876	1117.73	N.W. BONNET BOLT OF FIRE HYDRANT
CTRL #123	566687.814	2261898.203	1110.80	5/8" REBAR W/BUTTERWORTH CAP


 CURTIS G. DEIBEL #6673
 JULY 08, 2025



THIS IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4753-37 OF THE OHIO ADMINISTRATIVE CODE

TOPOGRAPHIC SURVEY

PART OF OUTLOT 16 AND 17
LOCATED IN THE CITY OF HUDSON, SUMMIT COUNTY, OHIO

SCALES	HORIZ. 1" = 30'
PROJECT NO.	250707
SHEET NO.	OF

TOPOGRAPHIC SURVEY
 PART OF OUTLOT 16 AND 17
 LOCATED IN THE CITY OF HUDSON,
 SUMMIT COUNTY, OHIO

DATE	DATE	DATE	DATE
BY	BY	BY	BY
DATE	DATE	DATE	DATE

REV.	DATE	DESCRIPTION

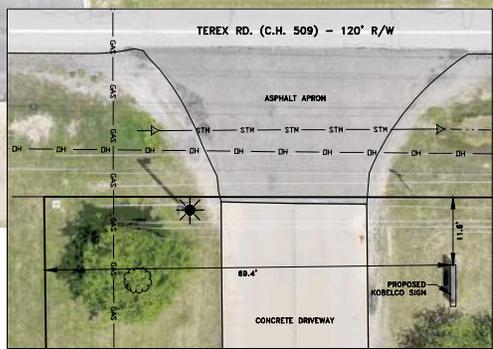
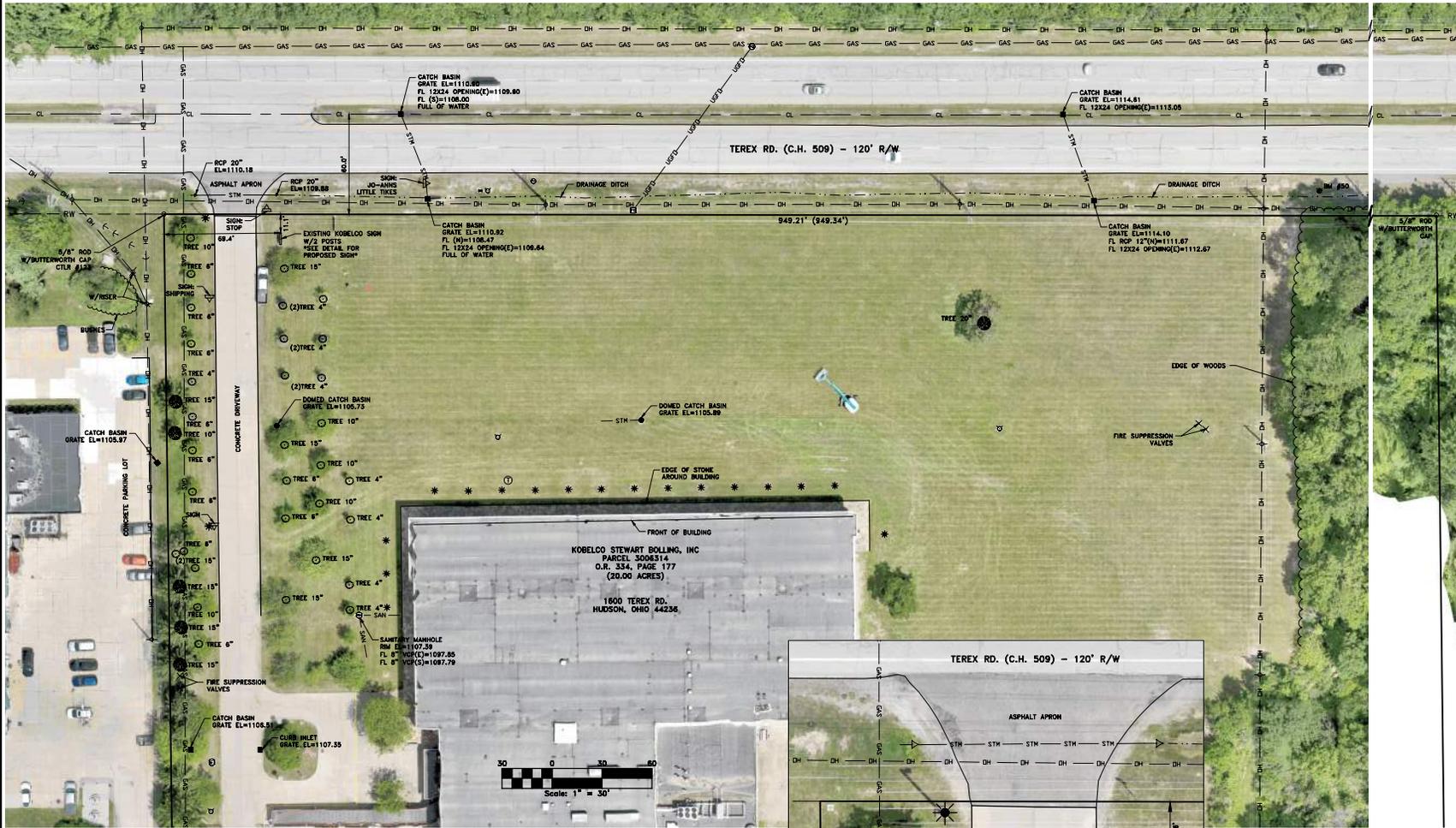
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- LEGEND:**
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 - SUMMIT COUNTY MONUMENT
 - DENOTES RECORD INFORMATION
 - CL — CENTERLINE ROAD
 - RW — RIGHT-OF-WAY
 - STM — STORM SEWER LINE
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 - FIBER OPTIC MARKER
 - TV MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SANITARY MANHOLE
 - BENCHMARK

- SOURCES USED:**
- TAX MAPS - HI-00005
 - DEEDS (AS SHOWN)
 - SURVEYS
 - LAWRENCE L. BUTTERWORTH - DATED 08/18/1988
 - LAWRENCE L. BUTTERWORTH - DATED 11/09/1980
 - LAWRENCE L. BUTTERWORTH - DATED 03/12/1991
 - CHRISTOPHER L. DUMPEY - DATED 05/06/2020
 - SUMMIT COUNTY GIS DATA

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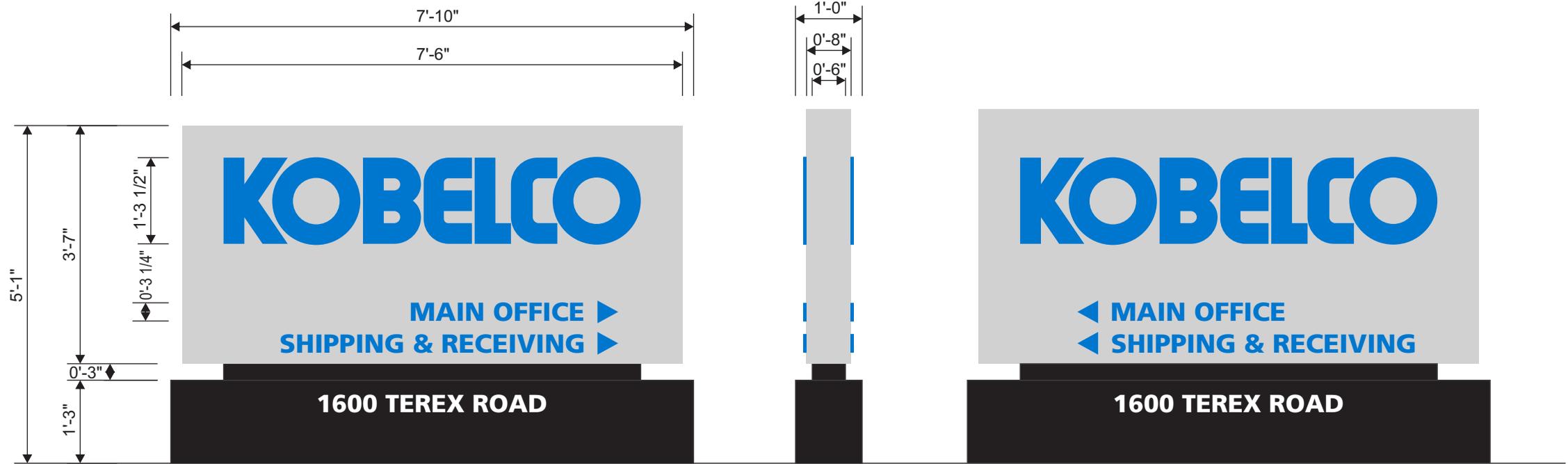
CONTROL AND BENCHMARK	EASTING	ELEVATION	DESCRIPTION
PI# NO.	NORTHING		
BM #50	568701.870	2262591.876	N.W. BONNET BOLT OF FIRE HYDRANT
CTRL #123	568887.814	2261898.203	5/8" REBAR W/BUTTERWORTH CAP

PROPOSED SIGN DETAIL:
 Scale: 1" = 10'

CURTIS G. DEIBEL #6673
 JULY 08, 2025

THIS BOUNDARY SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH CHAPTER 4723-37 OF THE OHIO ADMINISTRATIVE CODE





39.82 SQ. FT.

(1) COMPLETE D/F NON-ILLUMINATED MONUMENT SIGN WITH FLAT ALUMINUM FACES. THE SIGN IS TO HAVE 8" DEPTH. THE SIGN IS TO BE CENTER POLE MOUNTED, WITH AN ALUMINUM POLE COVER. THE SIGN IS TO HAVE A 3" REVEAL BETWEEN CABINET AND POLE COVER. ADDRESS IS TO BE VINYL DECORATION. ALL OTHER COPY IS TO BE ROUTED 1/2" PVC, STUD MOUNTED TO FACES, FLUSH.

COLORS:
 CABINET: GRAY TBD
 REVEAL, POLE COVER: BLACK
 COPY: PMS 285C BLUE
 ADDRESS: WHITE

KOBELCO
 1600 TEREX ROAD
 HUDSON, OH
 ORDER #:



EXISTING



PROPOSED

ACCEPTED BY: _____ DATE: _____

ALL INFORMATION CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND PROPRIETARY. IT IS THE SOLE PROPERTY OF ADAMS SIGNS AND IS NOT TO BE REPRODUCED BY ANYONE WITHOUT WRITTEN CONSENT FROM ADAMS SIGNS.

THIS SIGN SHALL REMAIN THE PROPERTY OF ADAMS SIGNS UNTIL FULLY PAID FOR.

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



ADAMS ELECTRIC SIGNS
MASSILLON, OHIO

SCALE: 1/2" = 1'-0"

DATE: 3-24-25 / 4-24-25 / 5-1-25 / 8-4-25

SALES: JASON GILBERT

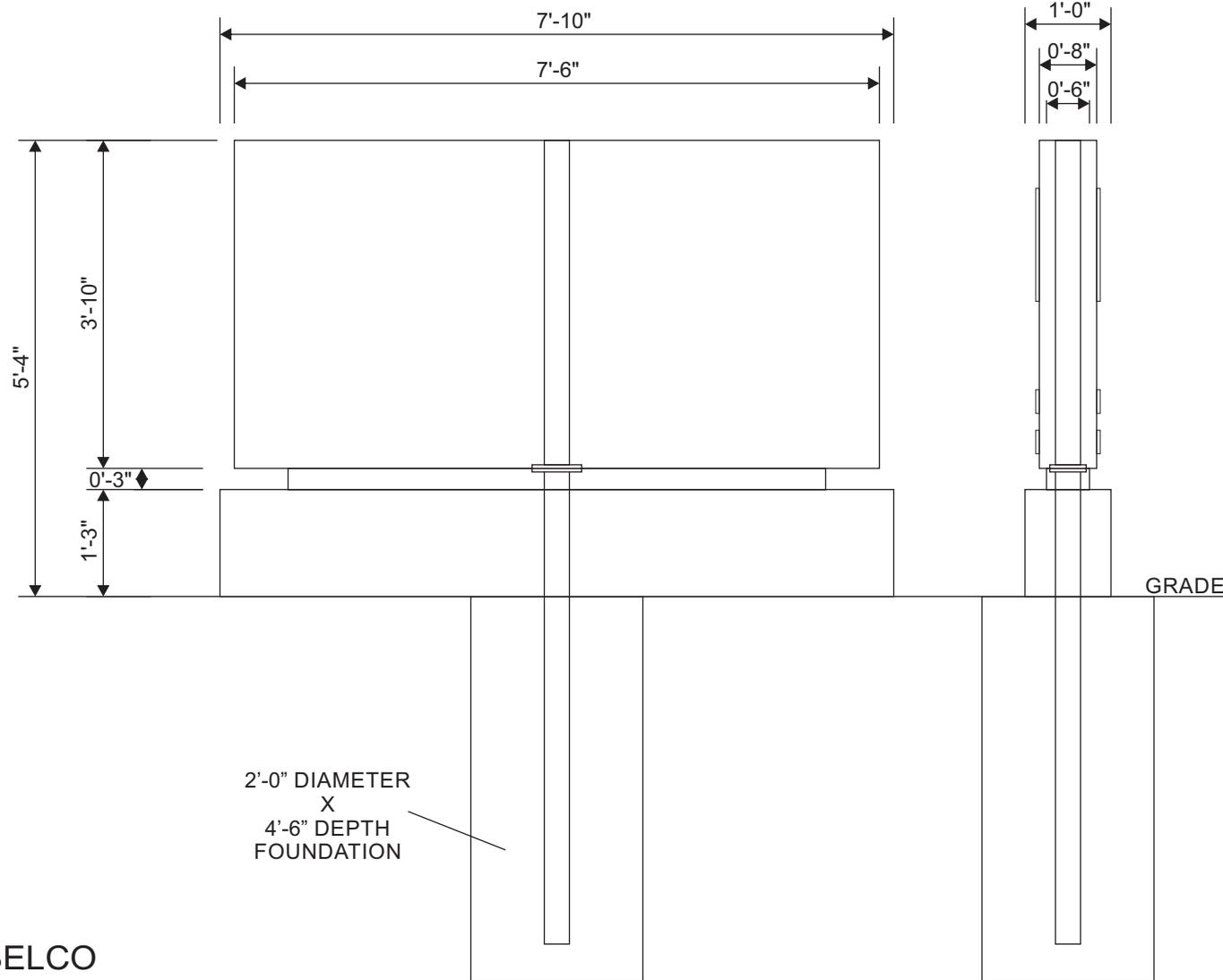
ART: RS

DWG. #: 0325030

CKD.:

AS BUILT: CABINET TRIM SIZE:

FACE TRIM SIZE:



CIRCULAR / SQUARE / RECTANGULAR FOUNDATION CALCULATION RESULTS

CENTROID HEIGHT: 2.600 FT
 SIGN AREA: 39.82 SQ. FT.
 NUMBER OF SUPPORT COLUMNS: 1
 STEEL TYPE: NEW
 WIND PRESSURE: 27.000 LBS. / SQ. FT.

SECTION MODULUS: 1.173 PER COLUMN
 SCHEDULE 40 PIPE (IN INCHES, ROUND): 3.000 EACH COLUMN
 OR 2.500 INCH STEEL SQUARE TUBE: (0.188 INCH WALL), EACH COLUMN

CAISSON TYPE: CIRCULAR
 BASE DIAMETER / WIDTH: 2.000 FT.
 VERT. BEARING SOIL PRESSURE: 1500
 LATERAL BEARING SOIL PRESSURE: 150
 EST. SIGN WEIGHT: 400.000 LBS.
 EST. COLUMN WEIGHT: 50.000 LBS. / EACH

FOOTING DEPTH: 4.500 FT. PER COLUMN
 VALID FOOTING DIAMETER: 2.000 FT. PER COLUMN
 CONCRETE YARDS: 0.516 YARDS TOTAL

2'-0" DIAMETER
 X
 4'-6" DEPTH
 FOUNDATION

KOBELCO
 1600 TEREX ROAD
 HUDSON, OH
 ORDER #:

ACCEPTED BY: _____ DATE: _____

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KOBELCO
 1600 TEREX ROAD
 HUDSON, OH
 ORDER #:

ACCEPTED BY: _____ DATE: _____

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ADAMS ELECTRIC SIGNS
MASSILLON, OHIO

SCALE: NTS

DATE: 3-24-25 / 4-24-25 / 5-1-25

SALES: JASON GILBERT

ART: RS

DWG. #: 0325030

CKD.:

AS BUILT:

CABINET TRIM SIZE:

FACE TRIM SIZE:

NORTH



WEST



EAST



SOUTH



KOBELCO
1600 TEREX ROAD
HUDSON, OH
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SALES: JASON GILBERT

ART: RS

DWG. #: 0325030

CKD.:

AS BUILT: CABINET TRIM SIZE:

FACE TRIM SIZE:



Qty: 4 Small
Boxwood Bushes

Mulch bed, black
2'-6" around all
sides. Overall size
approximately
5'-8" x 12'-6"

KOBELCO
1600 TEREX ROAD
HUDSON, OH
ORDER #:

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MASSILLON, OHIO

SCALE: NTS

DATE: 3-24-25 / 4-24-25 / 5-1-25

SALES: JASON GILBERT

ART: RS

DWG. #: 0325030

CKD.:

AS BUILT: CABINET TRIM SIZE:

FACE TRIM SIZE:

1600
KOBELCO
KOBEL STEEL GROUP



STOP

1600
KOBELCO
KOBELCO STEEL GROUP





KOBELCO





KODAK

GREEN SIGN

GREEN SIGN

BLUE SIGN

1600

KOBELCO

KOBE STEEL GROUP



1600

KOBELCO

KOBE STEEL GROUP



NOBELCO



GREEN SIGN

STOP SIGN

WE'RE HIRING

BELCO



1600
KOBELCO
KOBE STEEL GROUP

WE'RE
Join our
Compe
& Be
www.ksbi

