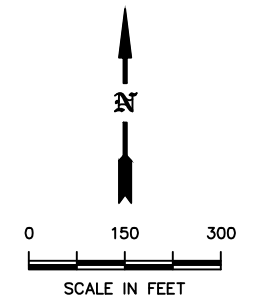


KEY:

- = 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

ACREAGE PER PARCEL

- 1402652.6 SqFt
32.20 Acres
- 1374736.1 SqFt
31.55 Acres



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

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

**996 HINES HILL ROAD
 OFFICE PARK
 CONCEPT**

**PRELIMINARY
 LAYOUT
 PLAN**

Drawn: JMA	Checked:	Date: 9/5/2025
Scale: 1"=300'	Drawing No:	FIGURE-1

DRAFT