



ENGINEERING • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1770

Date: April 7, 2026

To: Nick Sugar, City Planner, Community Development

From: David Rapp, P.E., P.S. Assistant City Engineer

**Re: The Learning Center – Concept Review2**  
Viewpoint #26-73

The City of Hudson Engineering Department has reviewed the plans submitted and the comments are below. Note: The City of Hudson Engineering Standards (Engineering Standards) and Land Development Code (LDC) are available online at the City of Hudson Website [www.hudson.oh.us](http://www.hudson.oh.us) under the Engineering Dept. and Community Development Department respectively. The standards are also available in print for a fee. Please contact our office (330-342-1776) if you would like a cost for the printed version.

The City of Hudson Engineering Department has the following comments:

**General Comments:**

1. The Site Plan has been modified with the building fronting on E. Streetsboro but leaving the entrance on Terex.
2. The project work limits are over 1 acre and a NOI permit is required.
3. City water is available on the east side of Terex Road.
4. Sanitary sewer access will require a pump station and force main.
5. A wetland delineation has been submitted. The Applicants wetland consultant will need to formally document the Category of wetland but the lower level Category 1 is anticipated.
6. A full Traffic Impact Study was updated. Due to the traffic volume at the intersection of SR 303 and Terex Road, Engineering sent the Updated Traffic Impact Study out for a Peer Review of the changes. The primary concerns will require modifications to the Concept Drawing and include the following:
  - a. There is still a concern about the stacking distance of the left turn lane on Terex going north to SR 303. The vehicles could extend back past the Proposed Driveway delaying left turns from the parking lot and causing congestion within the site, only during peak hours. A right only may be required during those peak hours.
  - b. The south bound from SR 303 has been modified into one lane with a turning lane for the daycare which helps the traffic flow.
  - c. The conceptual site plan was corrected to show the existing median opening being removed and the proposed driveway location and median crossing added.
  - d. Additional modifications will also be incorporated into the subsequent plans as depicted in the attached redline drawings.
  - e. Staff anticipates a follow-up peer review for traffic impacts will be made by the City's consultant once final plans have been submitted.

7. The drawings do have land set aside for Stormwater detention. The pond is located along SR 303 and is the natural low spot to discharge to the northeast.
8. The internal traffic pattern needs to be studied further. All lanes appear to be 24' wide which will allow traffic to flow in both directions and may cause confusion for the drivers. Please contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads "David A. Rapp". The signature is written in a cursive style with a large initial 'D'.

David Rapp, P.E., P.S. Assistant City Engineer  
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Ph: 330-342-1776

