

— O H I O —

HUDSON

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

Date: March 01, 2026

To: Nick Sugar, City Planner, Community Development

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

Re: The Learning Center – Concept Review
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 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 project work limits are over 1 acre and a NOI permit is required.
2. City water is available on the east side of Terex Road.
3. Sanitary sewer access will require a pump station and force main.
4. A wetland delineation has been submitted and 0.05 Acres of Forested wetlands and 0.18 acres of Emergent wetlands exist on the property. It is not clear how much will be impacted.
5. A Traffic Impact Study was submitted. Due to the traffic volume at the intersection of SR 303 and Terex Road, Engineering sent the Traffic Impact Study out for a Peer Review. The primary concerns will require modifications to the Concept Drawing and include the following:
 - a. #14 discusses the traffic stacking on Terex going north to SR 303 extending back past the Proposed Driveway.
 - b. #17 Original study was based on 2 lanes north and 2 lanes south but the north lane has 1 dedicated left turn lane and the other is straight or right. The south bound from SR 303 starts as 2 lanes and merges into 1 near the crossover which was not been accounted for in the original report.
 - c. #19 The conceptual site plan is erroneous in showing an existing median opening. The proposed driveway location will require a new median opening, which is adjacent to the beginning of the NB left-turn lane and within the SB lane reduction from two lanes to one.
6. 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.

Please contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads "David A. Rapp". The signature is fluid and cursive, with the first name "David" and last name "Rapp" clearly legible.

David Rapp, P.E., P.S. Assistant City Engineer
1140 Terex Road, Hudson, OH 44236
Ph: 330-342-1776