



Redevelopment & Vision Plan for Copley Circle

REQUEST FOR PROPOSAL - DESIGN CONCEPT STUDIES

Connect

Goals and Objectives

Focus Group Meetings & Discussions

Champion

Case Studies

Context and Connections

Development & Design examples

Lead by Design

Site and Context Sketches & Explorations

Refined Site Development Concepts

Endure

Final Vision Plan and Illustrative Site Plan

Massing Studies

2-Story Alternative

Recommendations and Guidelines for Implementation

COPLEY CHAMBER OF COMMERNCE

Conversation with Allison Chrien (4/16/2025)

Work must tell Copley’s stories

Copley Circle could be programmed, if improved

Better Block activities showed desire/demand

Maintain small town feel

COPLEY HISTORICAL SOCIETY MUSEUM TOUR

Toured the museum and learned additional details about the development of Copley Township

Farming and supporting agricultural industry has been the core of the Township since it s founding

Many of the Historic Society members have a long-standing connection and love of Copley

COPLEY HISTORIC SOCIETY

Conversation with Lynn, Margaret, Gene, Heather, Wayne, Len, Sandy, Donna, Helen, Tom
Discussed multiple scenarios where we would be studying site plans/arrangements to see what would best fit.

Preference to keep the existing buildings; highest priority is the “house” attached to the Antique Mall

Recognition that some of the buildings have experienced various levels of deterioration which may impact their re-use and/or viability for future redevelopment

Group understood that there is a potential scenario where buildings are razed.

Consensus among the group that new construction/development “pay homage” to history/context

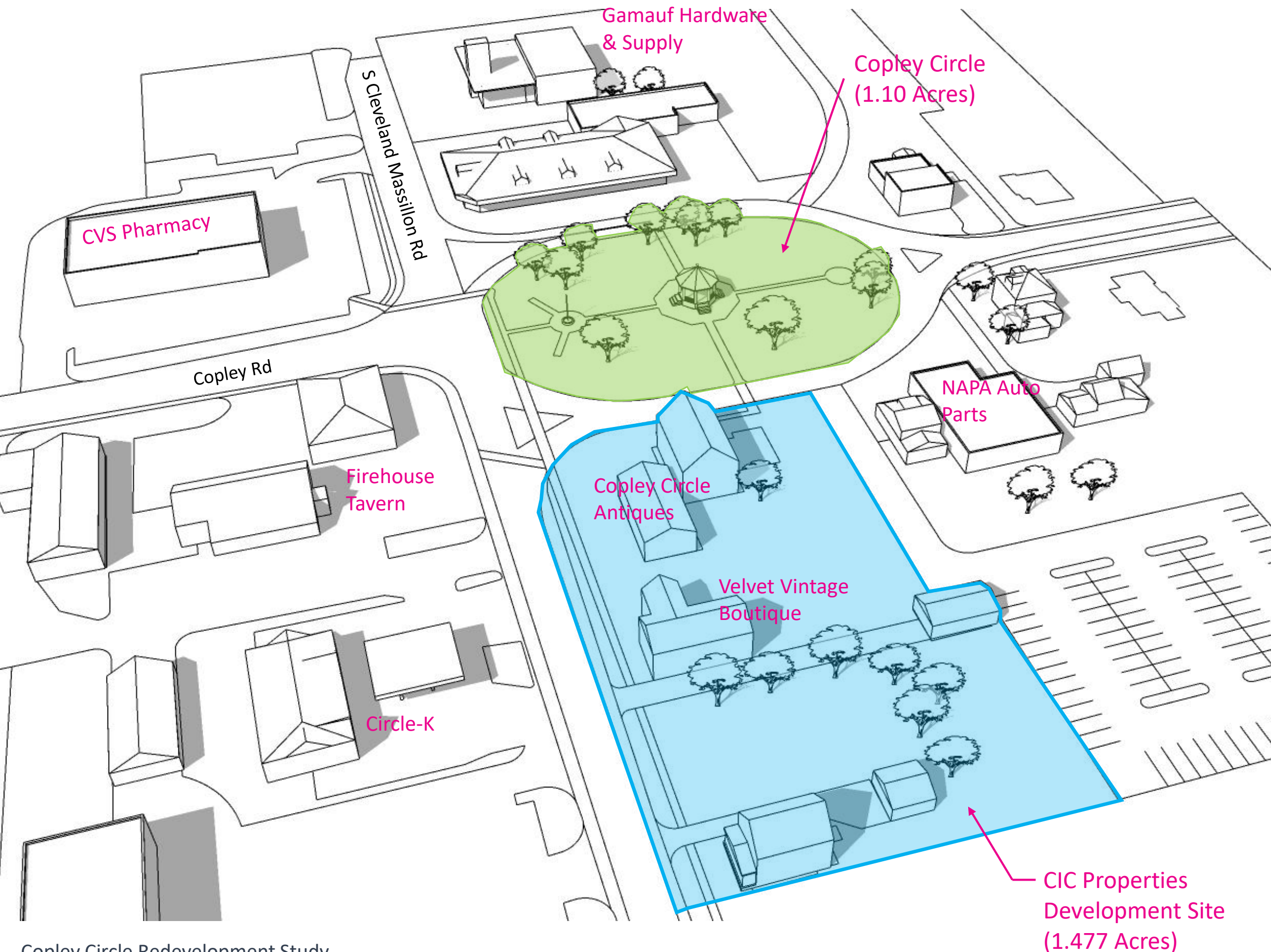
Potential to salvage parts of existing buildings, for example: foundation barn-stones as benches/site retaining walls.

Was stressed that CIC, through this process, only controls/impacts what the development looks like; uses/tenants/businesses/operations cannot be predetermined or prescribed because it limits development potential and/or infringes on property rights.

The Township’s existing zoning code and policies are limited on setting mandatory materials, aesthetics, colors, etc.

Love of the Cricle and statements that it must remain for public use – clarity that the Circle is not going to be “built on” by this project AND that we would be exploring options to enhance/improve the green space. Discussions included the group’s affinity for the gazebo.

CIC | Understanding Context



FOUNDATIONS:

- Regional Districts & Developments
- Market Study (2022)
- Environmental Analysis (2023)
- Focus Group Conversations
- Zoning Code Influences
- Public Space Case Studies

Market Study Findings (2022)

Safety around the circle is a primary issue

Residents enjoy additional amenities at the circle

Residents like the potential for a permanent bike lane

Entertainment and food services have high retail and consumer opportunity

Environmental Analysis Findings (2023)

Antiques property was previously a service station-

Tanks were removed - Developer may want to run their own studies - CIC is pursuing a grant for a Phase II on the property.

CIC | Copley Circle



IMPORTANT INFO:

- 1.10 Acres
- Gazebo & flagpole as central features
- Open Area / Event Lawn
- High-speed & one-way traffic surrounds
- Wide street crossings
- Informal tree canopy
- Good shade coverage
- Multiple access points
- No perimeter sidewalks or paths

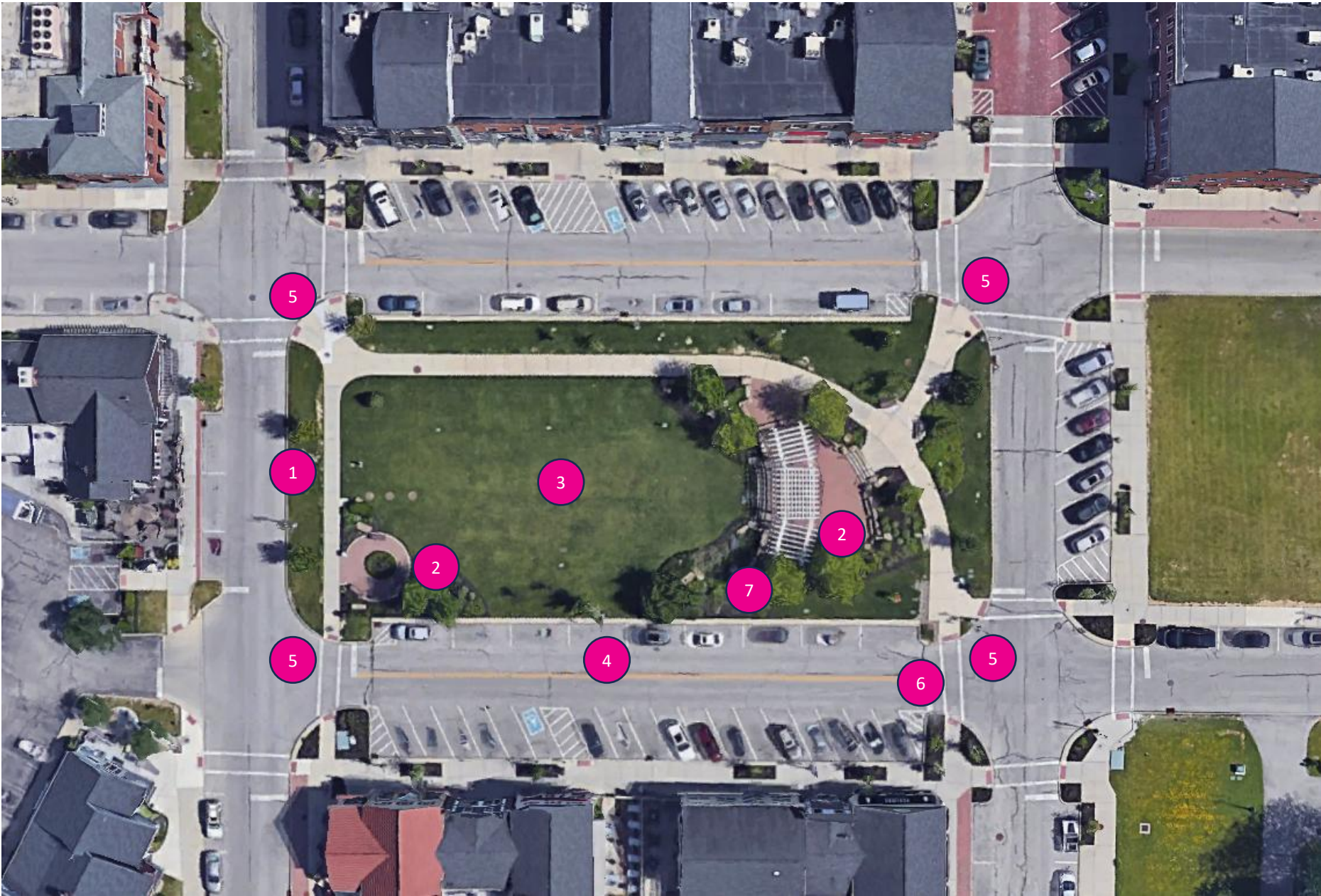
CIC | CONCEPTS FROM OTHER CITIES TO EMULATE



CASE STUDIES:

- First & Main
Hudson, Ohio
- Uptown Park
Medina, Ohio
- Tallmadge Town Square
Tallmadge, Ohio
- Hyde Park Square
Cincinnati, Ohio

CIC | First & Main | Hudson, Ohio



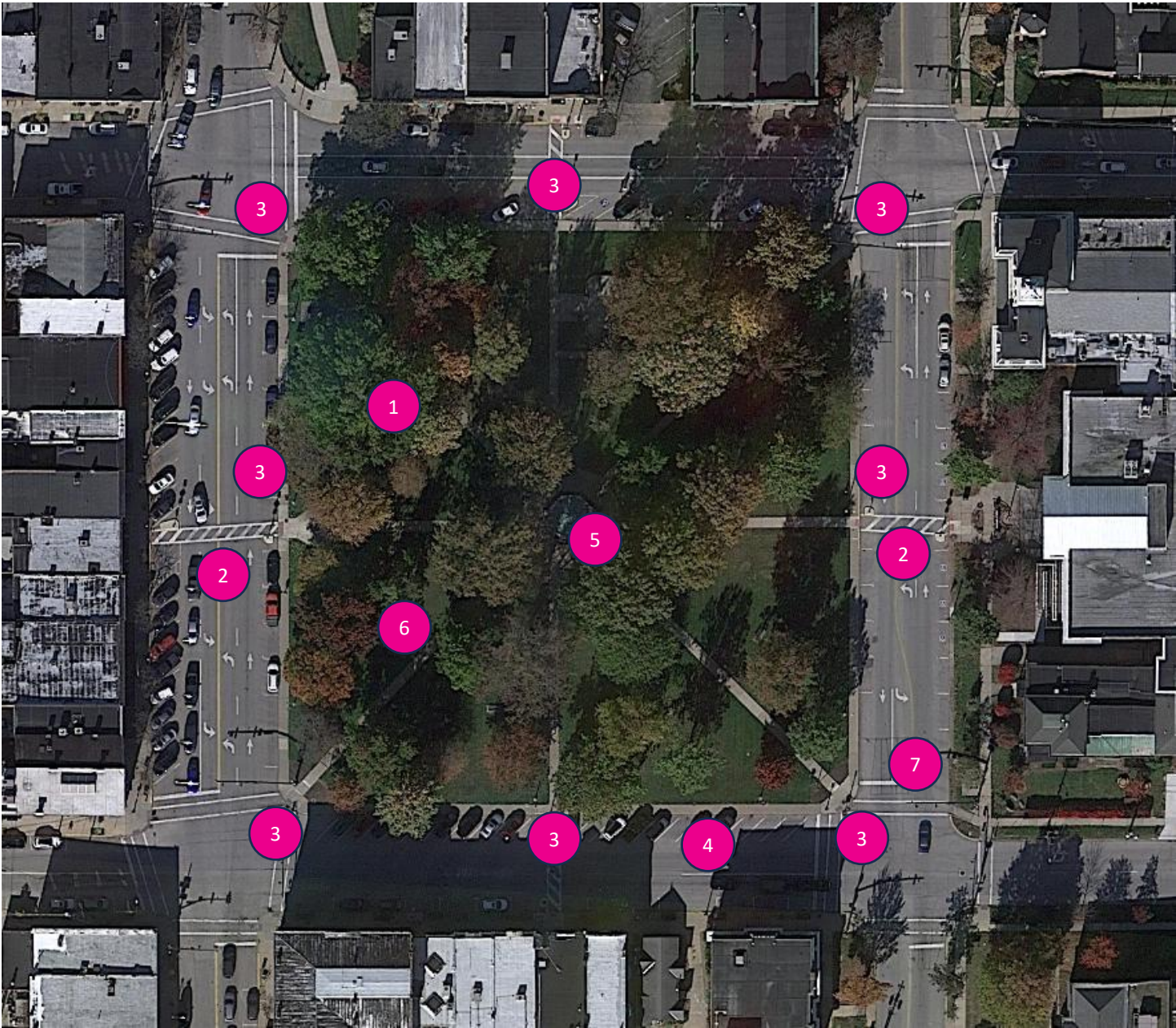
0.72 Acres

KEY ATTRIBUTE NOTES:

- 1. Wide tree-lawn/setback between sidewalk and vehicular traffic
- 2. Multiple gathering/programmed spaces
- 3. Large open area/event lawn
- 4. On-street parking increases accessibility
- 5. Multiple access points
- 6. Shortened crossing distances
- 7. Clustered landscaping & shade trees



CIC | Uptown Park | Medina, Ohio



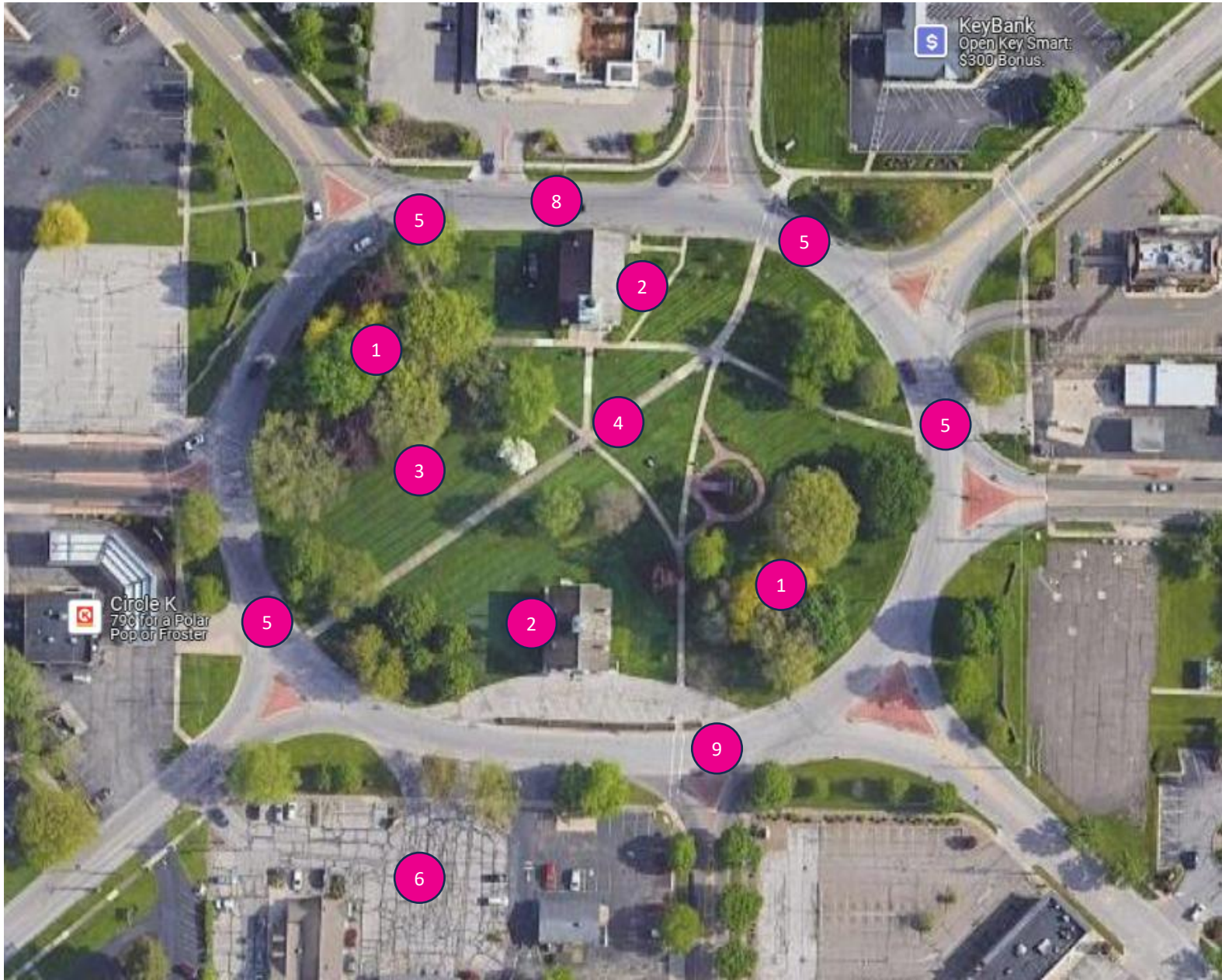
2.30 Acres

KEY ATTRIBUTE NOTES:

- 1. Tree canopy provides sense of comfort
- 2. Pedestrian crossing clearly marked with street signals
- 3. Multiple access points
- 4. On-street parking increases accessibility and creates a buffer from street
- 5. Only one destination/ gathering space
- 6. Long, singular directional paths
- 7. Wide pedestrian crossings



CIC | Tallmadge Town Square | Tallmadge, Ohio



3.62 Acres

- KEY ATTRIBUTE NOTES:
- 1. Tree canopy provides sense of comfort
 - 2. Multiple gathering/programmed spaces
 - 3. Large open area/event lawn
 - 4. Various walking paths
 - 5. Multiple access points
 - 6. Near-by parking
 - 7. Clustered landscaping & shade trees
 - 8. Fast, one-way, non-stop traffic
 - 9. Wide, unclearly defined crossings



CIC | Hyde Park Square | Cincinnati, Ohio

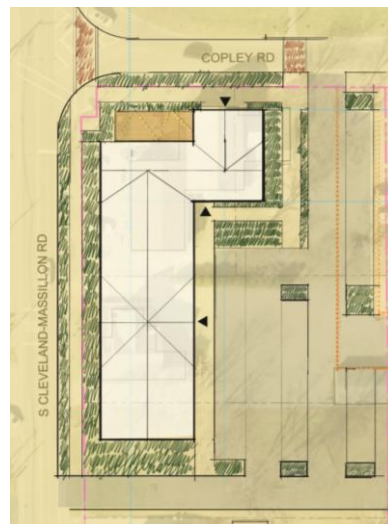
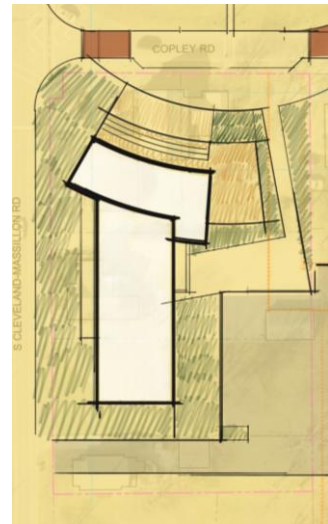
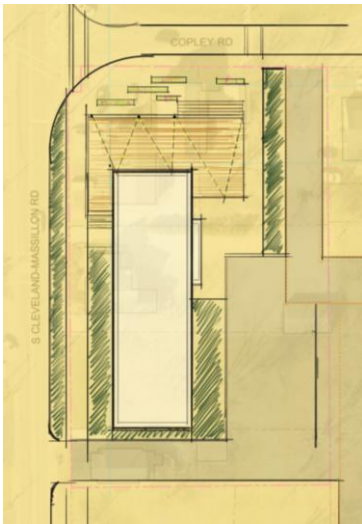
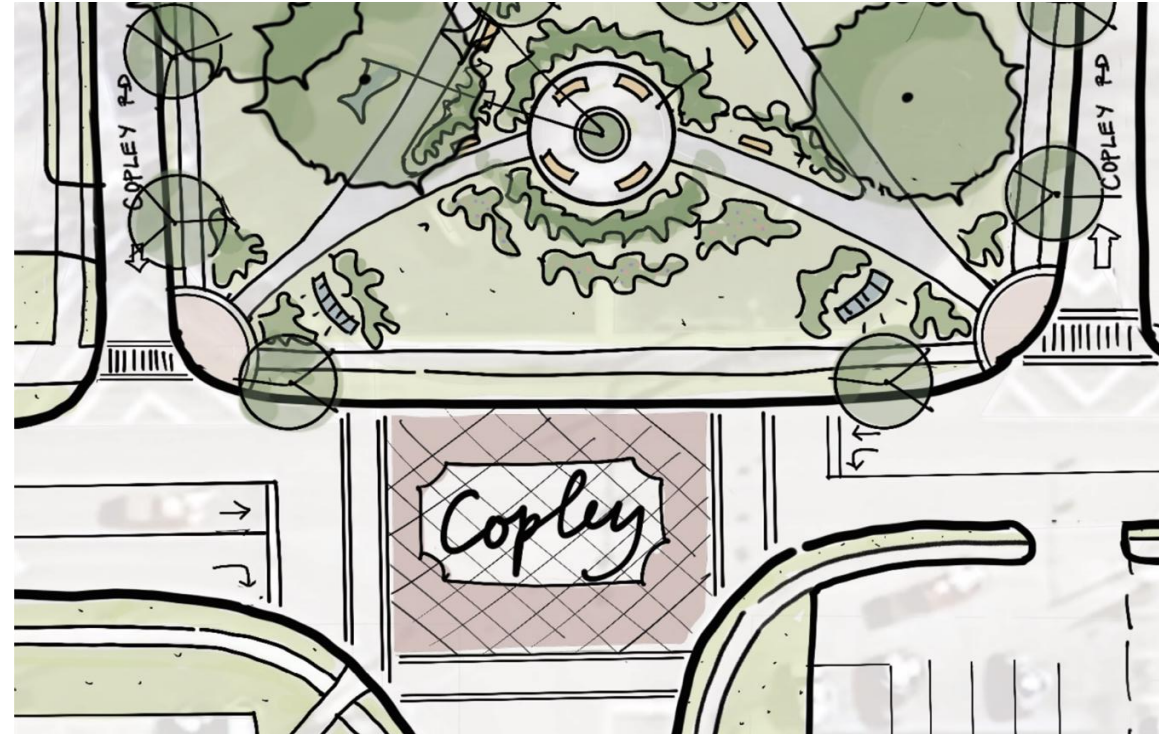
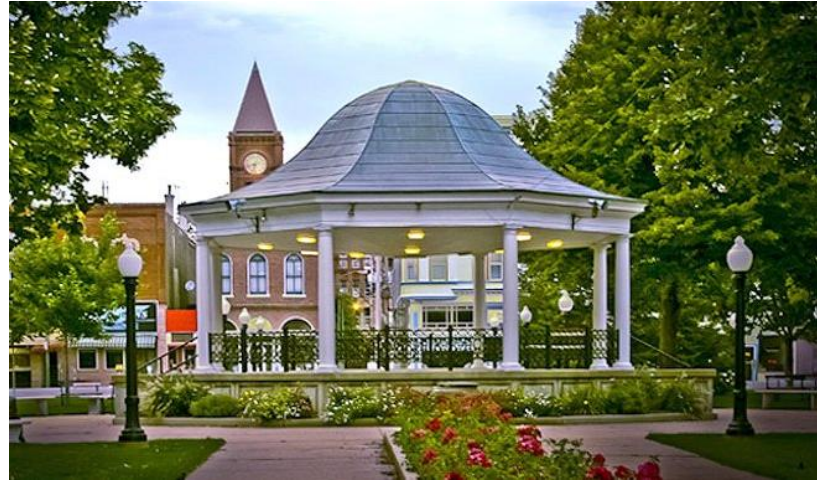


0.25 Acres

KEY ATTRIBUTE NOTES:

1. Trees along perimeter creates a buffer from the street
2. Shortened crossing distances
3. Park raised above street elevation
4. Multiple access points
5. Accessible access on only one end of the park
6. One-way traffic surrounds





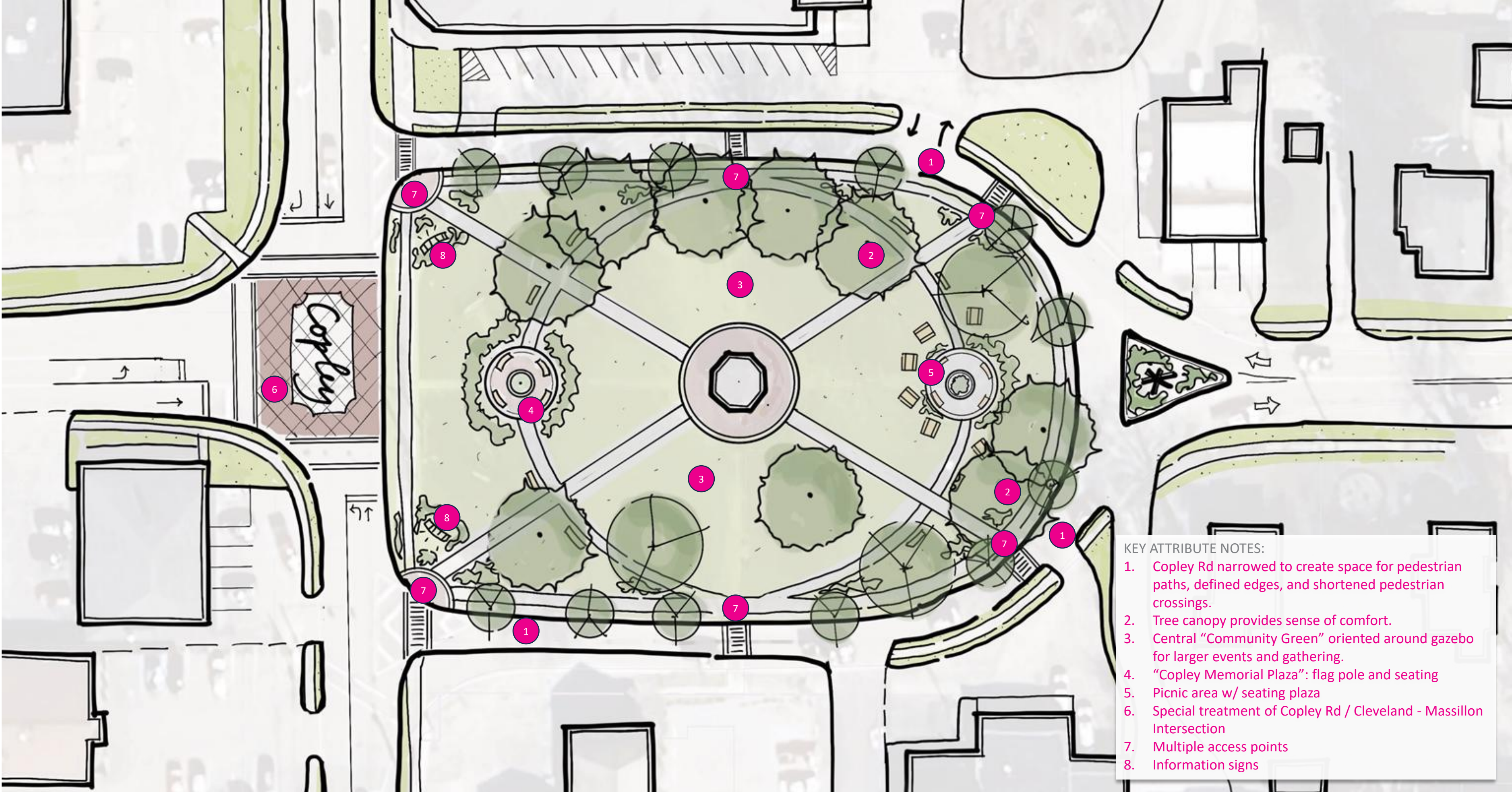
COPLEY CIRCLE

- Civic Greenspace Concept Sketches

CIC DEVELOPMENT SITE

- Preliminary Concept Sketches
- Preferred Site Plan Sketch
- Illustrative Site Plans & Renderings
- Site Development Statistics

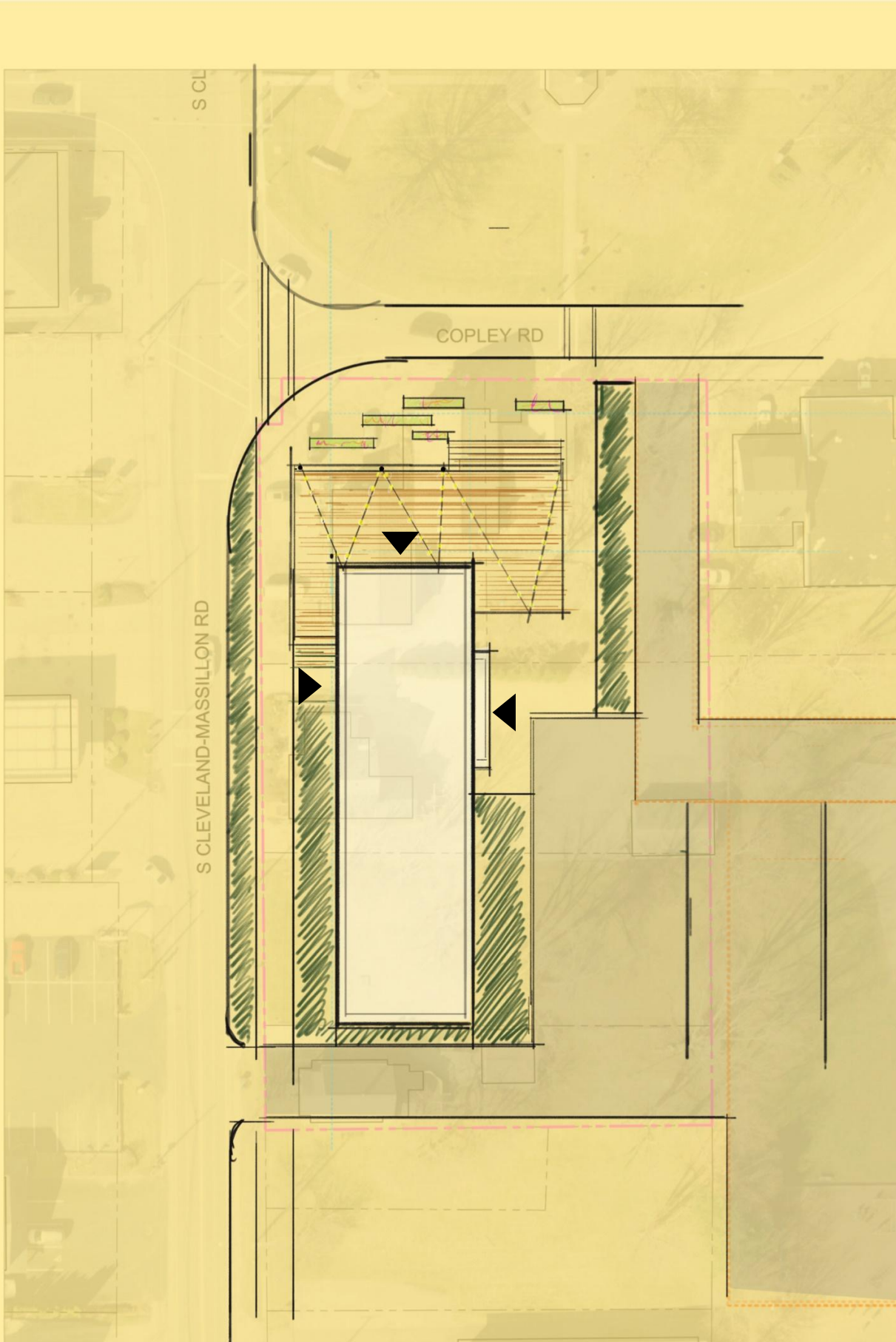




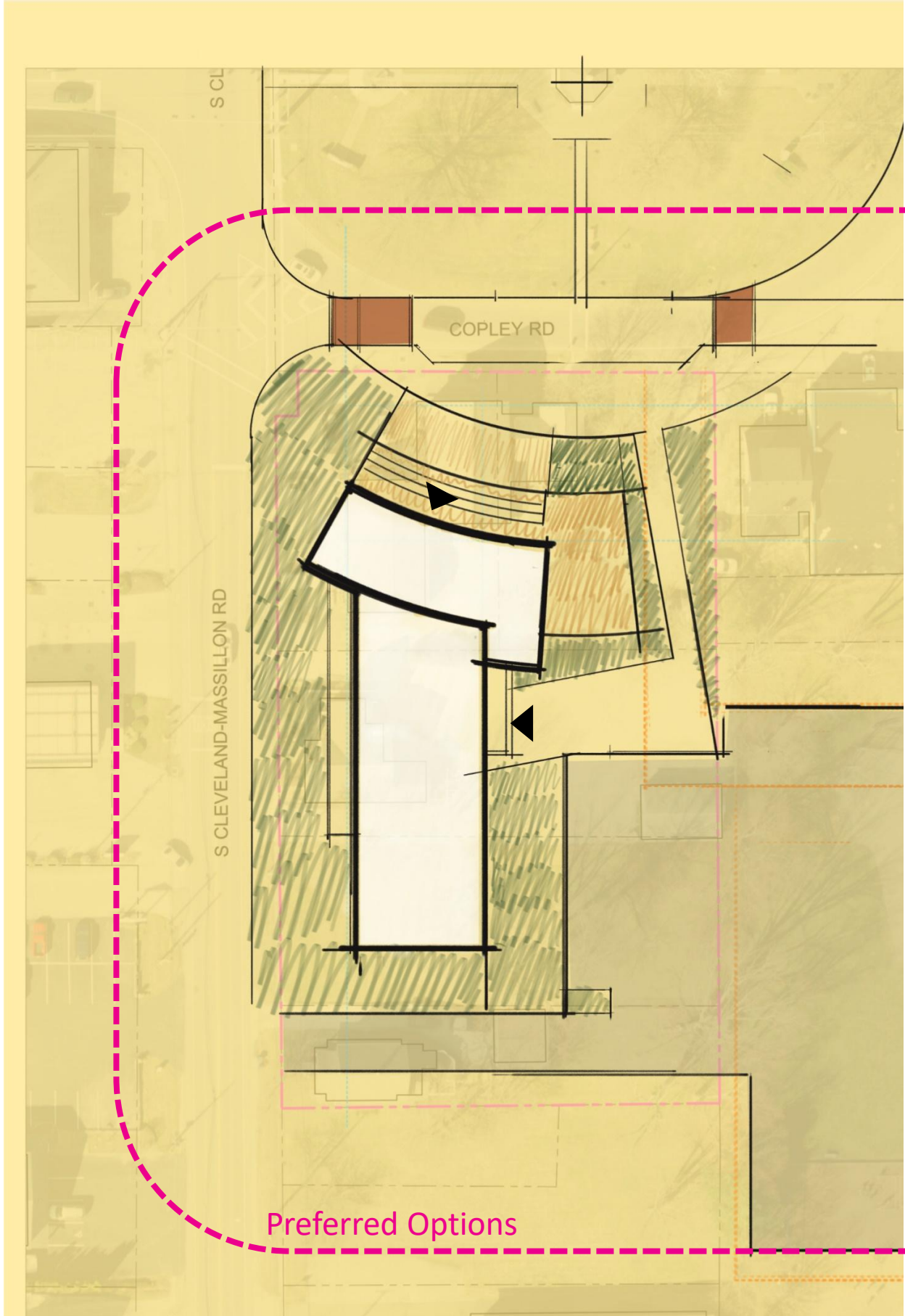
KEY ATTRIBUTE NOTES:

1. Copley Rd narrowed to create space for pedestrian paths, defined edges, and shortened pedestrian crossings.
2. Tree canopy provides sense of comfort.
3. Central "Community Green" oriented around gazebo for larger events and gathering.
4. "Copley Memorial Plaza": flag pole and seating
5. Picnic area w/ seating plaza
6. Special treatment of Copley Rd / Cleveland - Massillon Intersection
7. Multiple access points
8. Information signs

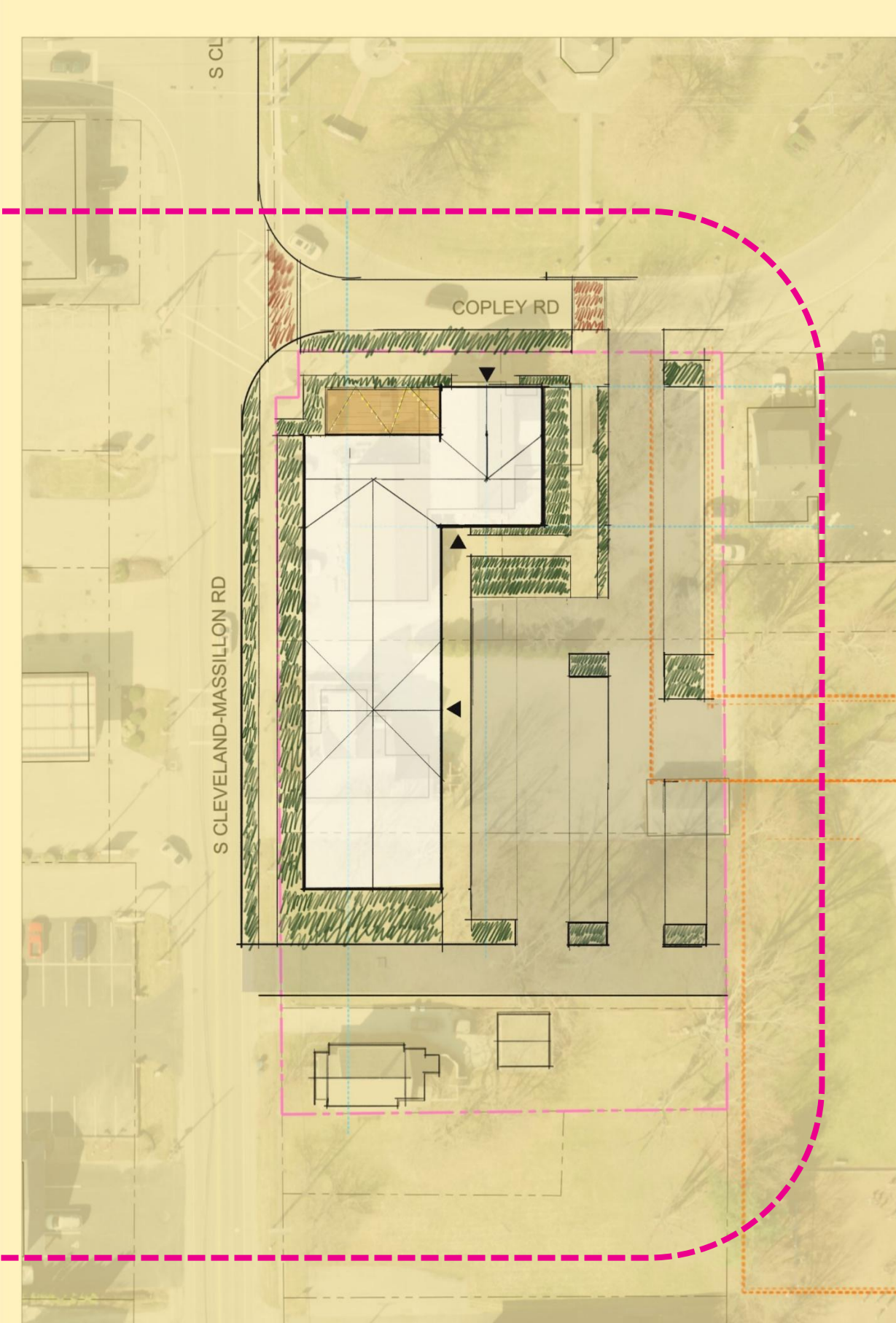




Option 1.1



Option 1.2



Option 1.3

CIC | Development Directives

Enhance Copley Circle

- Consider connections and other attributes to elevate the Circle

Maintain Community Feel

- Smaller-scale development
- Pitched roofs
- Traditional/quality materials and details

Consider Walkability

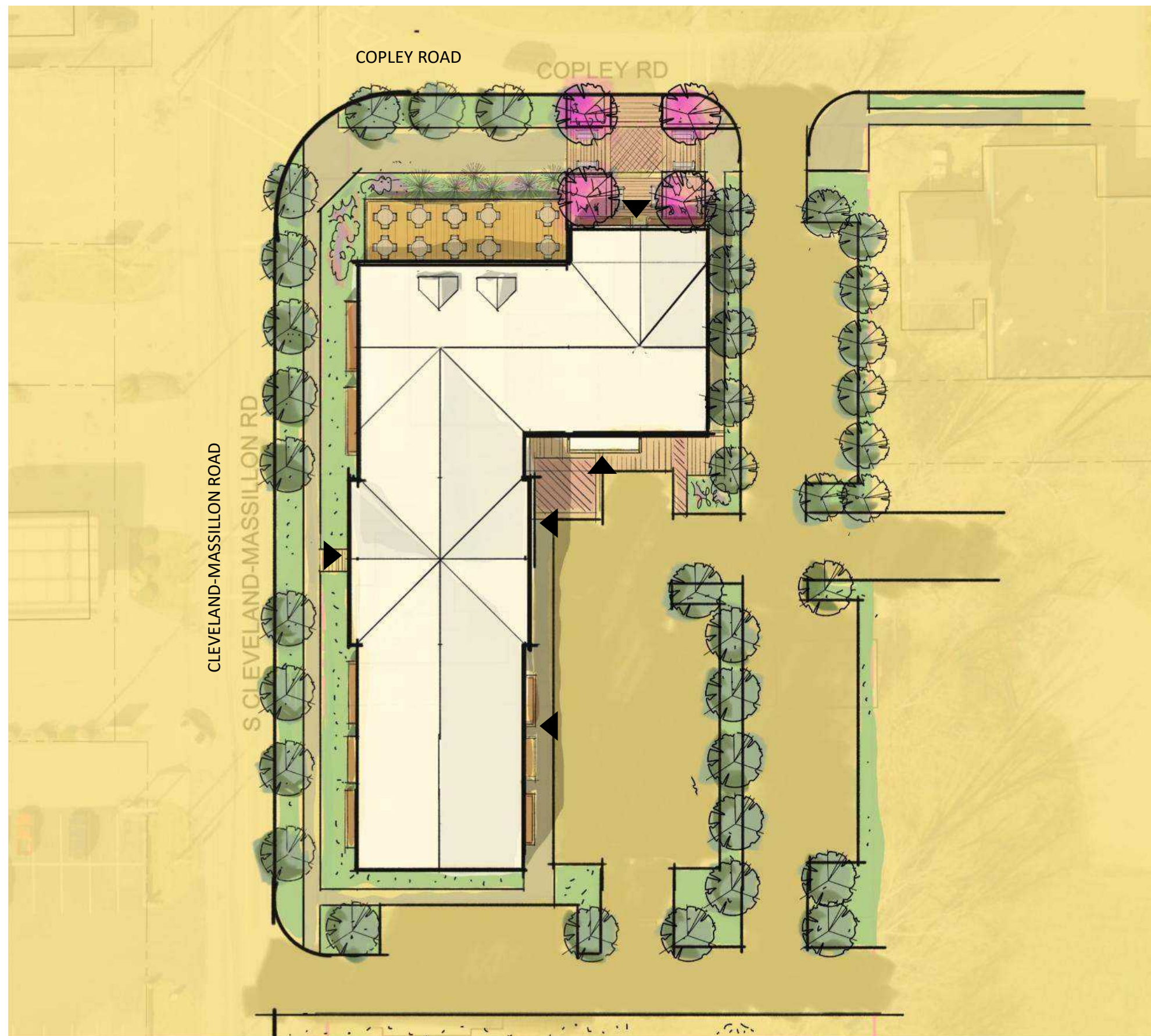
- Connect to existing parking areas
- Integrate sidewalks throughout the site

Maximize Property's Potential

- Create building that offers various options for tenants/uses

Create Supporting Outdoor Spaces

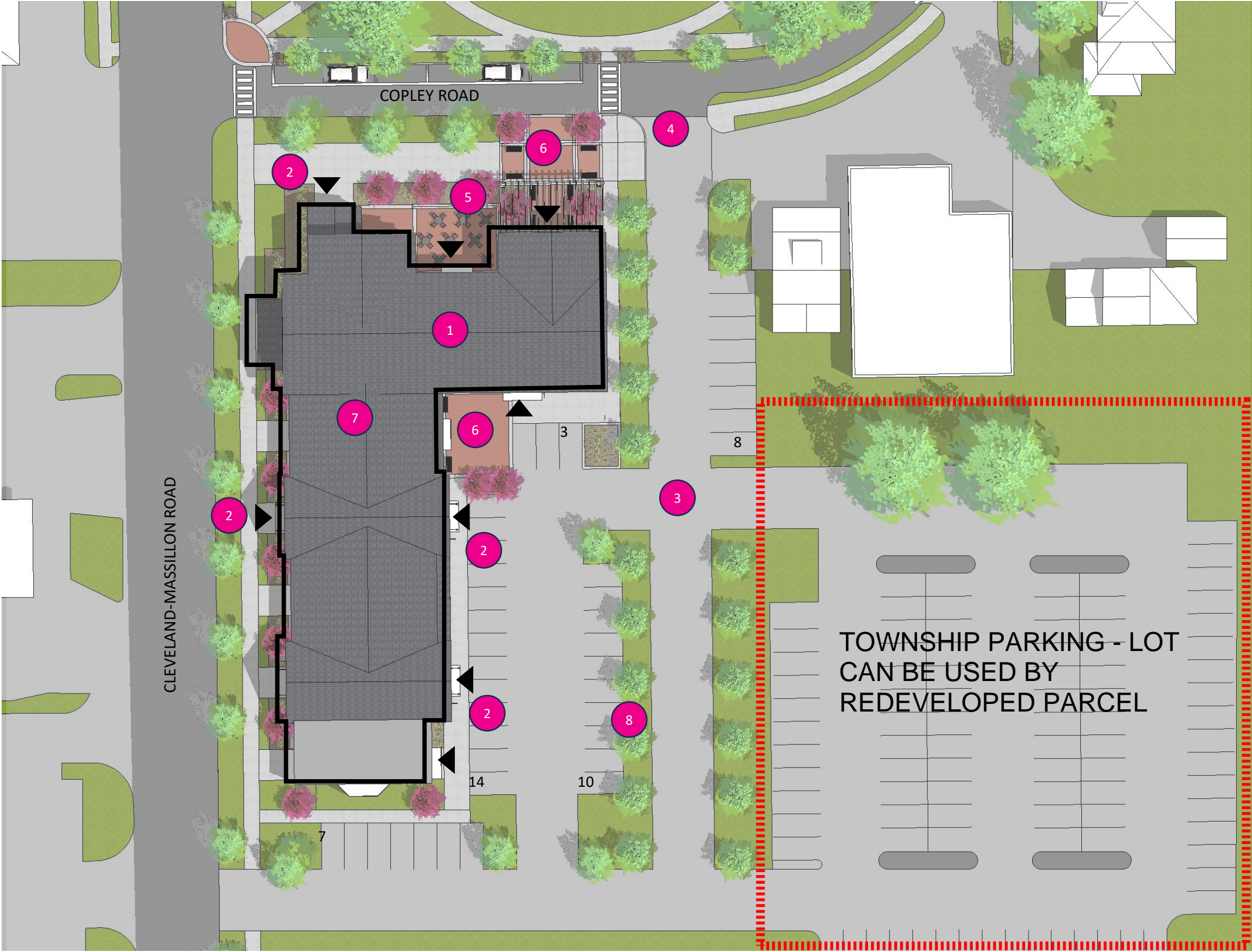
- Include complementary spaces within site
- Enhance perimeter with landscaping, trees, signage, etc.



KEY ATTRIBUTE NOTES:

1. Approximately 16,000 sf building
2. Multiple tenants via entrances
3. Shared parking in the rear building connects to existing parking lot
4. Copley Road drive entrance can be converted to main entrance if NAPA property is developed
5. Front porch includes patio seating
6. Special paving materials and enhance experiences
7. Maximizes site development potential
8. Pitched roofs to honor Copley Township's history
9. Trees and landscaping relate to Copley Circle

CIC | Development Site Plan



KEY ATTRIBUTE NOTES:

- 1. Approximately 16,000 sf building
- 2. Multiple tenants via entrances
- 3. Shared parking in the rear building connects to existing parking lot
- 4. Copley Road drive entrance can be converted to main entrance if neighboring property is developed
- 5. Front porch includes patio seating
- 6. Special paving materials and enhance experiences
- 7. Pitched roofs, dormers, awnings, canopies, etc. honor Copley Township's history
- 8. Trees and landscaping relate to Copley Circle























*The redevelopment of the CIC properties
can bring new opportunities for economic
development, redefine an important intersection, and
spark new energy for
Copley Circle.*

| 2-Story Alternate for Copley Road Frontage



ZONING - COPLEY MIXED USE

4.05 Copley Circle Mixed-Use Compact Development District

A. Purpose

The Copley Circle Mixed Use Compact Development (MUCD) District and its regulations are established in order to alleviate the hardships faced by current property owners, and thereby ensure the future vitality of the proposed District, by bringing certain uses of property into conformity with the Zoning Resolution through this provision. More specifically, the Copley Circle MUCD District would permit mixed use development in the Copley Circle area as suggested by the Copley Township Comprehensive Land Use Plan.

B. Boundaries of the Copley Circle MUCD District

The boundaries of the Copley Circle Mixed Use Compact Development District shall be indicated on the Official Zoning Map with the symbol CCMUCD.

C. Application of the Copley Circle MUCD District

The Copley Circle Mixed Use Compact Development (MUCD) District shall be established in accordance with O.R.C. §519.021 (C) and shall be in addition to and shall overlay all other underlying zoning districts within the boundaries of the Copley Circle MUCD District. Therefore, any parcel of land lying in the Copley Circle MUCD District shall also lie in one or more of the other underlying zoning districts provided for in this Zoning Resolution. The district designation of Copley Circle MUCD District shall be superimposed over the existing zoning designations on the Zoning Map.

D. Permitted Uses

- 1. Permitted Uses.** In addition to the uses permitted in the underlying zoning district(s) within the boundaries of the Copley Circle MUCD District, the

following uses are also permitted.

- a.** Single-family residential use shall be a permitted use for all existing residential structures and/or uses that are lawful non-conforming residential structures and/or uses on the date this provision is adopted.
 - i.** In the event that such a residential structure, or structure occupied by a residential use, is destroyed after the date this provision is adopted, it may be reconstructed to occupy the same building “footprint” as the destroyed structure and shall not be required to conform to any applicable building setback requirements that would prohibit reconstruction that occupies the same building “footprint” as the destroyed structure.
 - ii.** The building plan for any structure that is eligible for reconstruction under 4.05 D1b must be approved by the Architectural Review Board prior to the commencement of reconstruction.
- b.** “Live/Work Use” shall be a permitted use. Live/Work Use combines a retail, service or office business allowed in the underlying zoning districts in the Copley Circle MUCD District, as applicable, with a residential living space; where:
 - i.** The owner of the business is responsible for the commercial activity performed.
 - ii.** The business conducted takes place subject to a valid business use certificate associated with the premises.
 - iii.** The aggregate floor area devoted to the residential living space does not exceed an area equal to fifty percent (50%) of the gross floor area of the structure.
 - iv.** Signage, outdoor storage and parking are allowed as provided for permitted business or office uses in the underlying zoning district.
 - v.** There is no limit on the number of persons who are employed in the Live/Work Use.
 - vi.** The business use of any portion of the garage or garage(s) is allowed as provided for permitted business or office uses in the underlying zoning district.

- vii.** The street address of the Live/Work Use is permitted in any form of advertising.
 - viii.** The following uses are prohibited as a Live/Work Use:

 - 1.** Adult Entertainment.
 - 2.** Gun and firearms sales.
 - 3.** Automotive service stations and motor vehicle repair garages.
 - 4.** Sale of alcoholic beverages; except when the sale of alcoholic beverages is an incidental use to the operation of a restaurant or dining establishment.
 - ix.** Live/Work Uses and the structures in which they are located must comply with any additional requirements imposed by the County Building Department, Health Department or Ohio EPA; the Township Zoning Inspector, Fire, Police and Service Departments; and any other appropriate governmental agency, intended to protect the public health, safety and welfare.
- 2.** Conditionally Permitted Uses. Uses that are conditionally permitted in the underlying zoning districts shall continue to be conditionally permitted in the Copley Circle MUCD District.
 - 3.** Accessory Uses. Uses that are permitted as an accessory use in the underlying zoning districts shall continue to be permitted as an accessory use in the Copley Circle MUCD District, provided, however, that single-family residential uses permitted under Section 4.05 D 1 shall be limited only to those accessory uses allowed in other single-family residential districts in this Resolution.
 - 4.** Offices of governmental agencies at the federal, state, county or local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.



August 20, 2025

Board of Trustees

Scott D. Dressler
Bruce D. Koellner
James M. Schulte

Administrator

Janice L. Marshall

Fiscal Officer

Linda J. Peiffer

Fire Dept.

Chris Bower, Chief
330.666.6464

Police Dept.

Michael Mier, Chief
330.666.4218

Service Dept.

Mark Mitchell, Director
330.666.0365

**Community &
Economic
Development**

Matt Springer
Director
330.666.0108

Shawna Gfroerer
Zoning Inspector

Jeff Newman
Code Enforcement
Officer

The Copley Community Improvement Corporation (CIC) properties that are part of the current request for proposals (RFP) is in the heart of Copley Township and represents a substantial portion of the Township's history. The CIC properties once housed the Copley Township Hall, the local post office and even the constable. Across the street from the CIC parcels, is a public park commonly referred to as Copley Circle, which has been a focal point of the community for over 100 years.

Given the history and integral location of the CIC properties, Copley Township (Township) is fully committed to the successful redevelopment of the Copley Circle; including the vision for redevelopment of properties owned by the CIC.

Evidence of the Township's commitment to the CIC project can be found in the many improvements the Township has recently accomplished as well as improvements that are being contemplated. Please consider the following.

1 - The Township recognized that the individual parcels of land near Copley Circle were very small and would need to be assembled into one contiguous parcel to facilitate meaningful redevelopment. Therefore, for the past 7 years, Copley Township has provided funding that enabled the CIC to acquire and assemble the parcels that are part of the CIC's current request for proposals.

2 – Thinking ahead, the Township recognized parking, as well as managing storm water related to parking, would be an impediment that could limit viable redevelopment of the CIC parcels as well as other properties adjacent to Copley Circle. To solve these potential issues, the Township acquired land immediately adjacent to the CIC property and built an 80-vehicle parking lot and related underground water retention system. Moreover, to eliminate a developer's burden of maintaining parking, the Township has assumed on-going maintenance of this 80-vehicle parking lot.

3 – Beyond solving parking issues, the Township also envisions a more pedestrian friendly public park directly across the street within Copley Circle. To that end, the Township recently installed new sidewalks along the Cleveland-Massillon Road frontage and have obtained funding for additional multi-modal pathways that will stretch well into the community, enabling residents to walk to the CIC properties.



4 – The Township continues to support and fund activities within Copley Circle Park that bring visitors to the CIC property. One such example is Copley Bandstand that provides weekly summer concerts in Copley Circle - <https://www.facebook.com/CopleyBandstand/>

5 - The Township is currently contemplating improvements to the Copley Circle Park that may include replacing/relocating the existing gazebo, the addition of more landscaping, and alternatives to make Copley Circle more pedestrian friendly.

As evidenced by the forgoing, Copley Township is fully supportive of the CIC redevelopment of these parcels and look forward to working with the selected developer to re-build the centerpiece of our Township.


Sincerely,



James Schulte, Chair, Board of Trustees



Bruce Koellner, Vice-Chair, Board of Trustees



Scott D. Dressler, Trustee

SITE INFORMATION:

SITE LOCATION: CLEVELAND MASSILLON ROAD, COPLEY, OHIO
PARCELS: PARCEL ID AREA OWNER
1501214 51.2 AC COPLEY COMMUNITY IMPROVEMENT CORP.
1501945 1.0 AC COPLEY HOLDING LLC
1507374 2.6 AC SJL STONEGATE OH LLC

SITE AREA: 54.8 AC TOTAL PROJECT AREA (AC PER GIS ONLY)
51.3 AC MULTI-FAMILY RESIDENTIAL
3.5 AC COMMERCIAL

PROPOSED UNITS:	202 TOTAL UNITS	PERCENT
9 WINDSOR	4%	
25 WINDSOR SUNROOM	12%	
86 CANTERBURY	43%	
20 PRAGUE	10%	
40 SANIBEL	20%	
10 SANIBEL, 3 BDRM	5%	
12 BELIZE	6%	

PROPOSED BUILDINGS:	37 TOTAL
12 WINDSOR/CANTERBURY	
10 WINDSOR/CANTERBURY/PRAGUE	
7 SANIBEL	
2 SANIBEL, 3 BDRM	
3 SANIBEL/BELIZE	
2 BELIZE	
1 MAINTENANCE GARAGE	

PROPOSED DENSITY: 202+51.3=3.94 DWELLING UNITS PER AC (AC PER GIS ONLY)
PROPOSED LINEAR FEET OF ACCESS AISLE: 6,615 LF (32.7 LF PER UNIT)
PROPOSED OPEN SPACE: 22.6 AC (44%) (CALCULATED CONSERVATIVELY)
PROPOSED GUEST PARKING: 40 SPACES
CURRENT ZONING DISTRICTS: C-O/R OFFICE/RETAIL COMMERCIAL DISTRICT AND
I INDUSTRIAL DISTRICT

PROPOSED ZONING DISTRICT:
PC-MUCD PIGEON CREEK MIXED-USE COMPACT DEVELOPMENT DISTRICT

NOTES:
1. LAYOUT INFORMATION: 50' ACCESS EASEMENT, 22' WIDE PAVEMENT,
4' SIDEWALK (3' OFF EOP), 25' BUILDING SETBACK OFF EOP OR BACK OF SIDEWALK

PER PHASE INFORMATION:	PHASE 1	PHASE 2	PHASE 3	TOTAL
WINDSOR	5	1	3	9
WINDSOR SR	10	8	7	25
CANTERBURY	40	23	23	86
PRAGUE	10	6	4	20
SANIBEL	22	15	3	40
SANIBEL, 3 BDRM	5	5	0	10
BELIZE	5	4	3	12
TOTAL	97	62	43	202
AREA:	24.6 AC	16.8 AC	9.9 AC	51.3 AC
DENSITY:	3.94	3.69	4.34	3.94 D.U./AC
OPEN SPACE:	10.7 AC	6.8 AC	5.1 AC	22.6 AC
OPEN SPACE %:	43.5%	40.4%	51.5%	44.0%

NOTE: ALL AREAS CALCULATED FROM GIS INFORMATION ONLY

LEGEND:

--- 75' RIPARIAN SETBACK, PIGEON CREEK
--- 30' CATEGORY 2 WETLAND SETBACK

	PIGEON CREEK
	FEMA FLOODWAY
	100-YEAR FEMA FLOODPLAIN
	500-YEAR FEMA FLOODPLAIN

DEVELOPER:
PRIDE ONE CONSTRUCTION
2211 MEDINA ROAD
SUITE 100
MEDINA, OHIO 44256
BEN WEINERMAN
330-241-3808

DESIGN ENGINEER:
DAVEY RESOURCE GROUP, INC.
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
TRAVIS G. CRANE, P.E.
330-590-8004

SUBMITTAL INDEX	
SUBMITTAL	DATE
1	07/11/2025



ZONING INFORMATION:

PC-MUCD PIGEON CREEK MIXED-USE COMPACT DEVELOPMENT DISTRICT (SECTION 4.08)	PER CODE	SHOWN
-MIN. PROJECT AREA:	20 AC	51.3 AC (MULIT-FAM. AREA)
-MAX. M-F ATTACHED DENSITY ALLOWED:	6.0 D.U./AC (313)	3.94 D.U./AC (202)
-MIN. BUILDING SETBACK FROM BOUNDARY:	40'	40'
-MIN. BUILDING SETBACK FROM EXISTING ROW:	40'	40'
-MIN. BLDG. SETBACK FROM PROPOSED ROW:	10'	10'
-MAX. BLDG. SETBACK FROM PROPOSED ROW:	35'	35'
-MIN. M-F TO M-F BUILDING SEPARATION:	25'	25'
-MIN. M-F TO NOM-RESIDENTIAL BLDG.	40'	40'
-MAX. BUILDING HEIGHT:	35'	35'
-MAX. UNITS PER BUILDING:	8	8
-MIN. PARKING SETBACK FROM ANY ROW:	20'	20'
-MIN. PARKING, ROADWAY SB FROM MUCD BDY:	20'	20'
-SIDEWALKS AND/OR SHARED USE PATHS:	REQUIRED	SHOWN
-MIN. PARKING, MULTIFAMILY (ARTICLE 9):	2 PER UNIT	2 PER UNIT

NOTES:
1. MULTIFAMILY DWELLINGS ARE A PERMITTED USE, SUBJECT TO SECTION 4.08,F.
2. NO PARKING IN FRONT YARD SETBACK

ENVIRONMENTAL INFORMATION:

RIPARIAN AND WETLAND SETBACK INFORMATION: (SECTION 15.04)
-RIPARIAN SETBACKS: (D.A. = DRAINAGE AREA)
-MIN. 50' EACH SIDE; D.A. FROM 0.05 Sq.Mi. TO 0.5 Sq.Mi.
-MIN. 75' EACH SIDE; D.A. FROM 0.5 Sq.Mi. TO 20 Sq.Mi.
-PIGEON CREEK DRAINAGE AREA: 3.8 Sq.Mi.

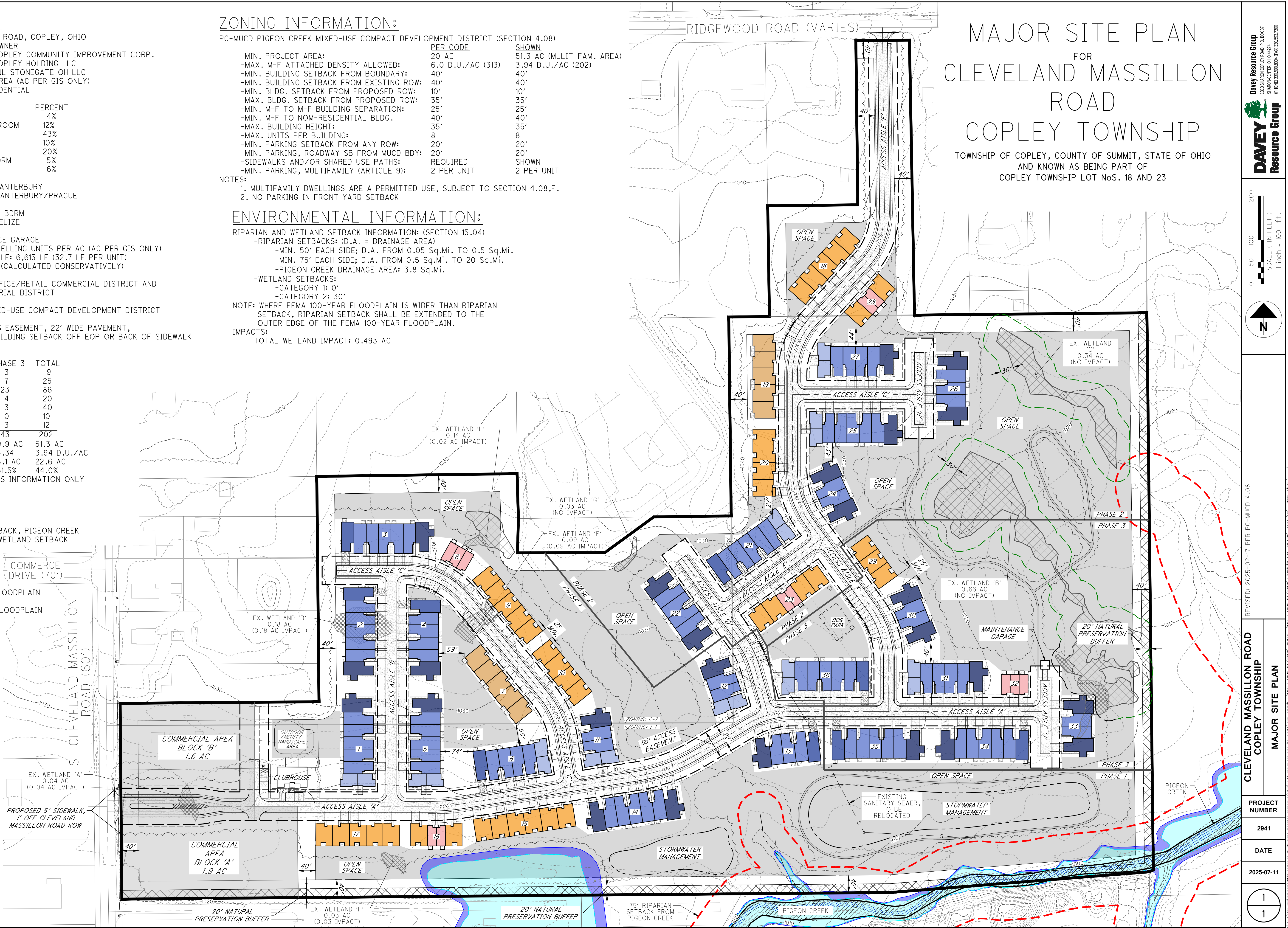
-WETLAND SETBACKS:
-CATEGORY 1: 0'
-CATEGORY 2: 30'

NOTE: WHERE FEMA 100-YEAR FLOODPLAIN IS WIDER THAN RIPARIAN
SETBACK, RIPARIAN SETBACK SHALL BE EXTENDED TO THE
OUTER EDGE OF THE FEMA 100-YEAR FLOODPLAIN.

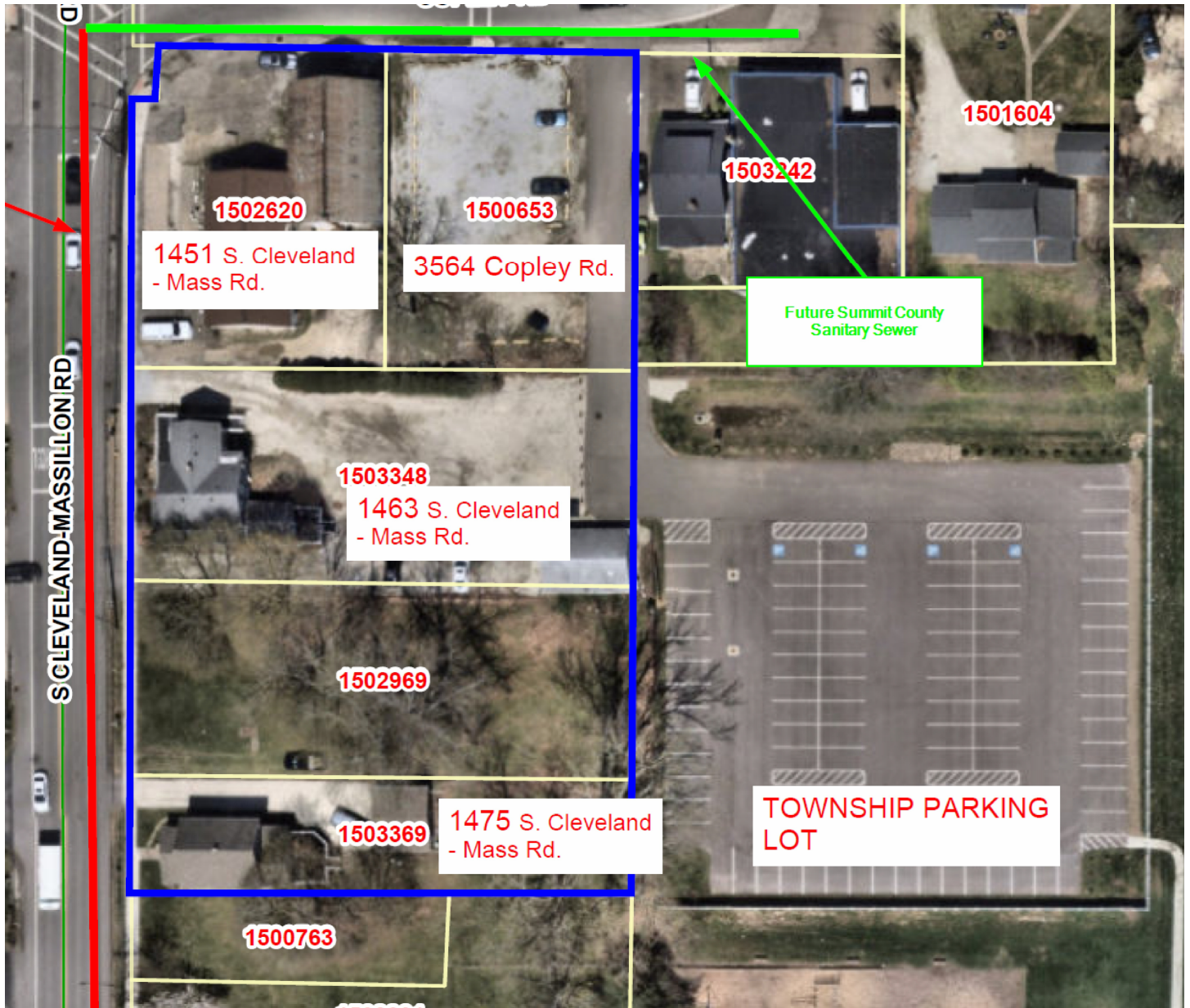
IMPACTS:
TOTAL WETLAND IMPACT: 0.493 AC

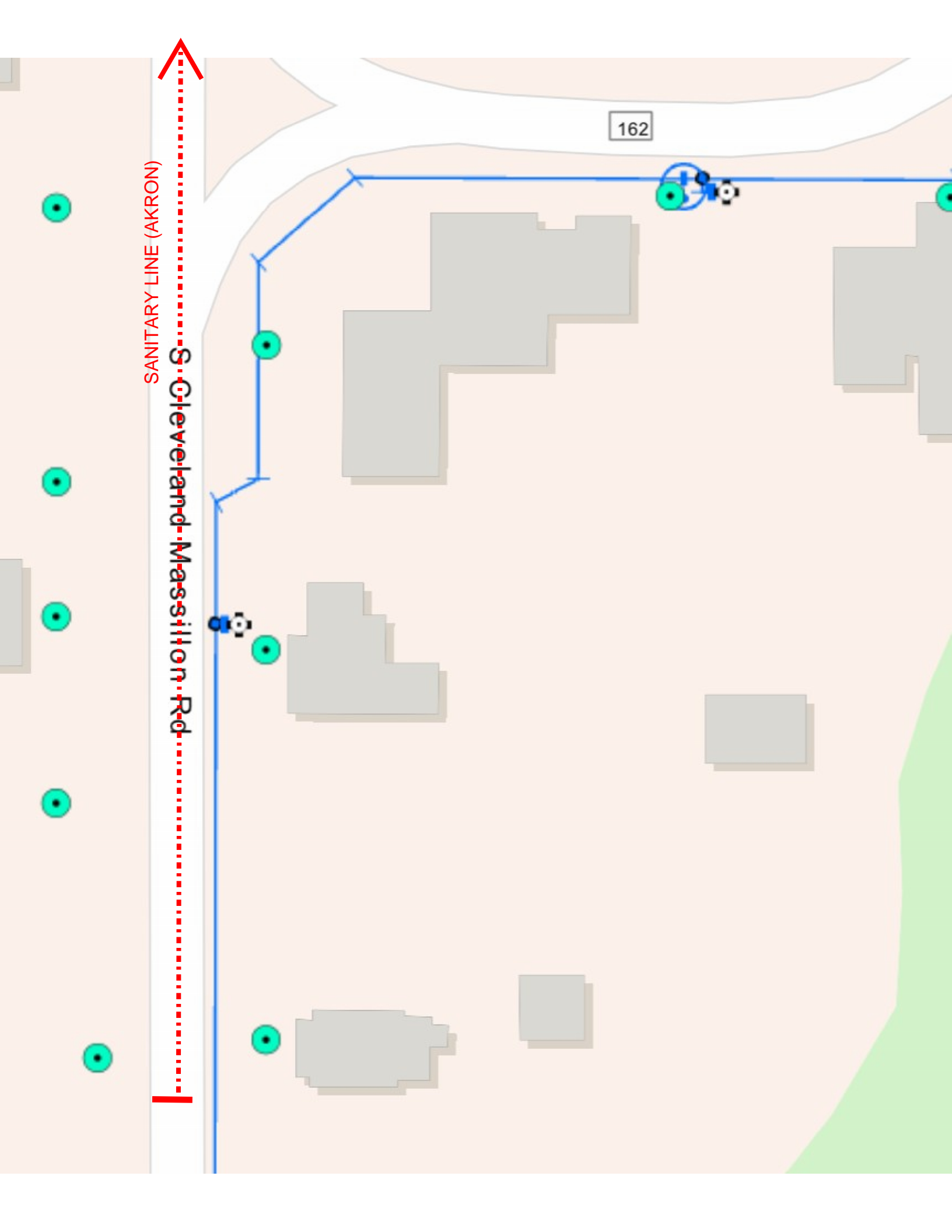
MAJOR SITE PLAN
FOR
CLEVELAND MASSILLON
ROAD
COPLEY TOWNSHIP

TOWNSHIP OF COPLEY, COUNTY OF SUMMIT, STATE OF OHIO
AND KNOWN AS BEING PART OF
COPLEY TOWNSHIP LOT NoS. 18 AND 23



UTILITY INFORMATION







August 27, 2025

pointLayer

Override 1

Override 2

Tax Parcels

Road Centerline

Rain Gauge

Structures

Grounds

Vacuum Pit

Grinder Pump

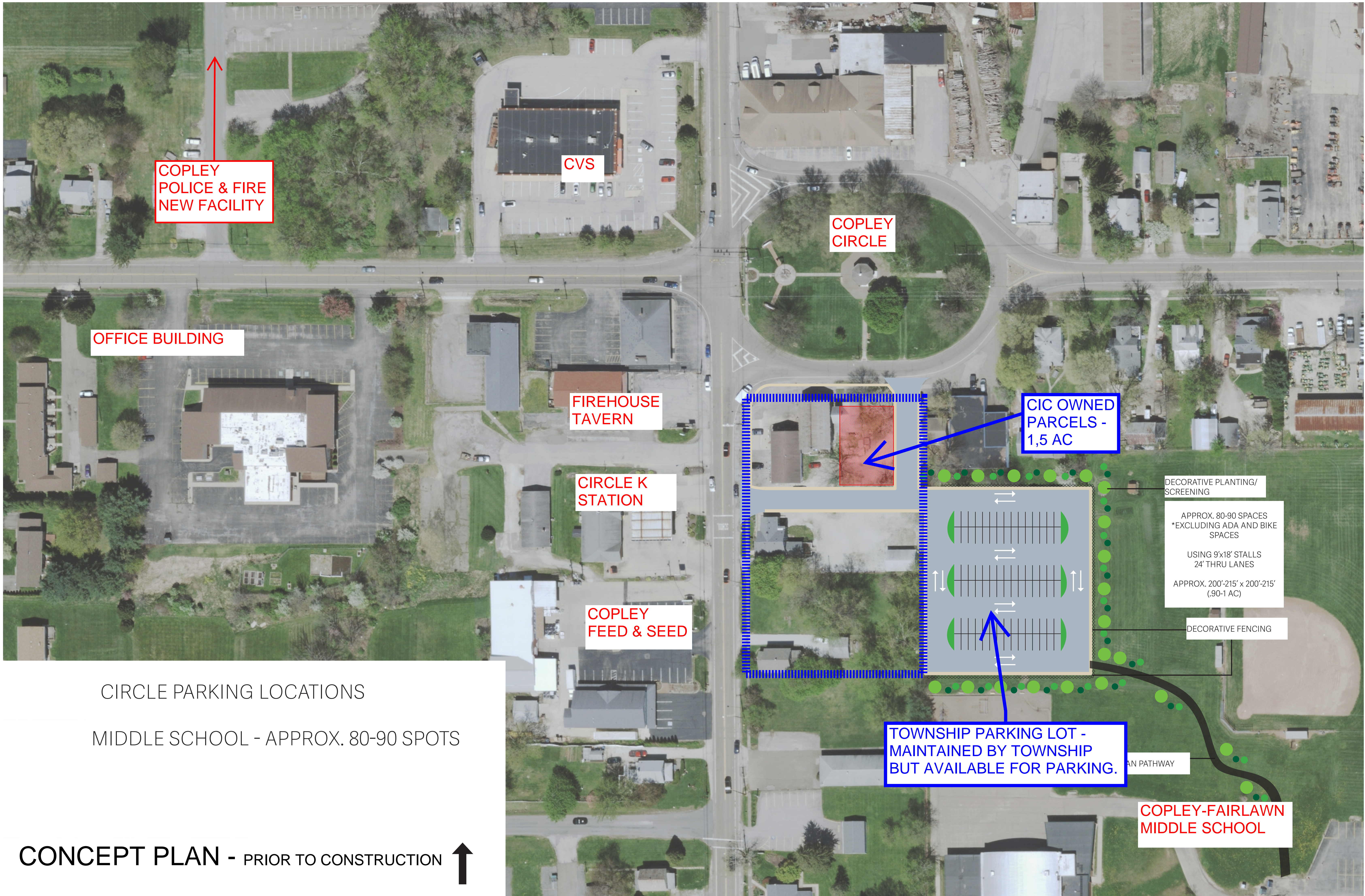
Lateral

Pending Sewer Line

1:1,583

00.010.030.05 mi

00.020.040.09 km



COPLEY
POLICE & FIRE
NEW FACILITY

CVS

COPLEY
CIRCLE

OFFICE BUILDING

FIREHOUSE
TAVERN

CIRCLE K
STATION

COPLEY
FEED & SEED

CIC OWNED
PARCELS -
1,5 AC

DECORATIVE PLANTING/
SCREENING

APPROX. 80-90 SPACES
*EXCLUDING ADA AND BIKE
SPACES

USING 9x18' STALLS
24' THRU LANES

APPROX. 200'-215' x 200'-215'
(.90-1 AC)

DECORATIVE FENCING

AN PATHWAY

COPLEY-FAIRLAWN
MIDDLE SCHOOL

TOWNSHIP PARKING LOT -
MAINTAINED BY TOWNSHIP
BUT AVAILABLE FOR PARKING.

CIRCLE PARKING LOCATIONS

MIDDLE SCHOOL - APPROX. 80-90 SPOTS

CONCEPT PLAN - PRIOR TO CONSTRUCTION

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

BOUNDARY SURVEY

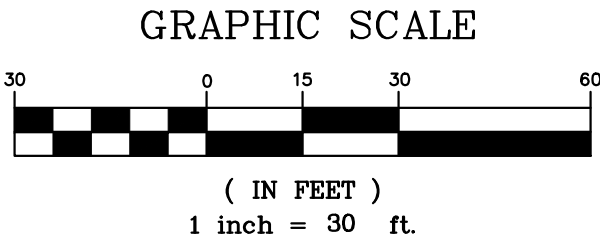
Situated in the Township of Copley,
County of Portage, State of Ohio,
and known as being part of Copley
Township Lot 28 (T-2, R-12)

P.P.N. 1500653

C.H. 17, COPLEY RD.
(WIDTH VARIES)

C.H. 17, COPLEY ROAD (60')

C.H. 17, CLEVELAND-MASSILLON ROAD (WIDTH VARIES)



The "Basis of Bearings" for this survey is **Grid North**
of the NAD83 (2011), Ohio State Plane, North Zone
as established by GPS Observation.

SURVEY LEGEND

- - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- - Monument Box Found & Described
- - Iron Pin Found & Described
- ⊙ - Iron Pipe Found & Described
- ☆ - Drill Hole Found & Described
- ⦿ - Bolt Spike Found & Described
- △ - Mag Nail Found & Described
- Fnd. (F) - Found
- Usd. (U) - Used
- (P) - Plat
- Surv. (S) - Survey ID 8781
- Rec. (R) - Record Deed
- R/W - Right of Way
- C/L - Centerline
- P/L - Property Line
- - Utility Easement Doc. No. 54453374

SUBJECT PARCEL
COPLEY CIC 1451 LLC
DOC. NO. 56834587
09/08/2023
P.P.N. 1500653
1451 S. CLEVELAND MASSILLON RD.

Line Table			
Line #	Length	Direction	
L1	10.00'	N89°39'48"E	(R+U)
L2	20.00'	N0°28'29"W	(R+U)
L3	10.00'	N89°32'27"E	(R+U)
L4	20.02'	S0°28'29"E	(R+U)

REFERENCES
SUMMIT COUNTY RECORDER'S RECORDS
DEEDS & PLATS AS SHOWN & LISTED.

REFERENCES
SUMMIT COUNTY ENGINEER'S RECORDS

SURVEY IDENTIFIERS:
8781 (SUMMIT COUNTY ENGINEER, COPLEY SQUARE)

SURVEYOR'S CERTIFICATION

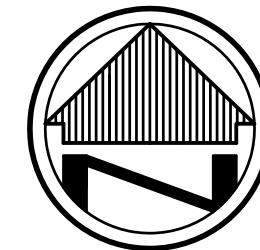
I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and geodetic details are correct, and that the monuments shown thereon exist or shall be set at all lot corners and radius returns.

Eric J. Misanko
Date: 9/21/2023
Reg. Ohio Surveyor No. PS-#8850



Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprosinc.com
SURVEY DATE: SEPTEMBER 2023
SHEET 1 OF 1
PROJ. No. 23-241 DRAWING NAME 23-241.dwg

STATE OF OHIO, COUNTY OF SUMMIT, TOWNSHIP OF COPLEY,
BEING PART OF LOT 28 IN SAID TOWNSHIP



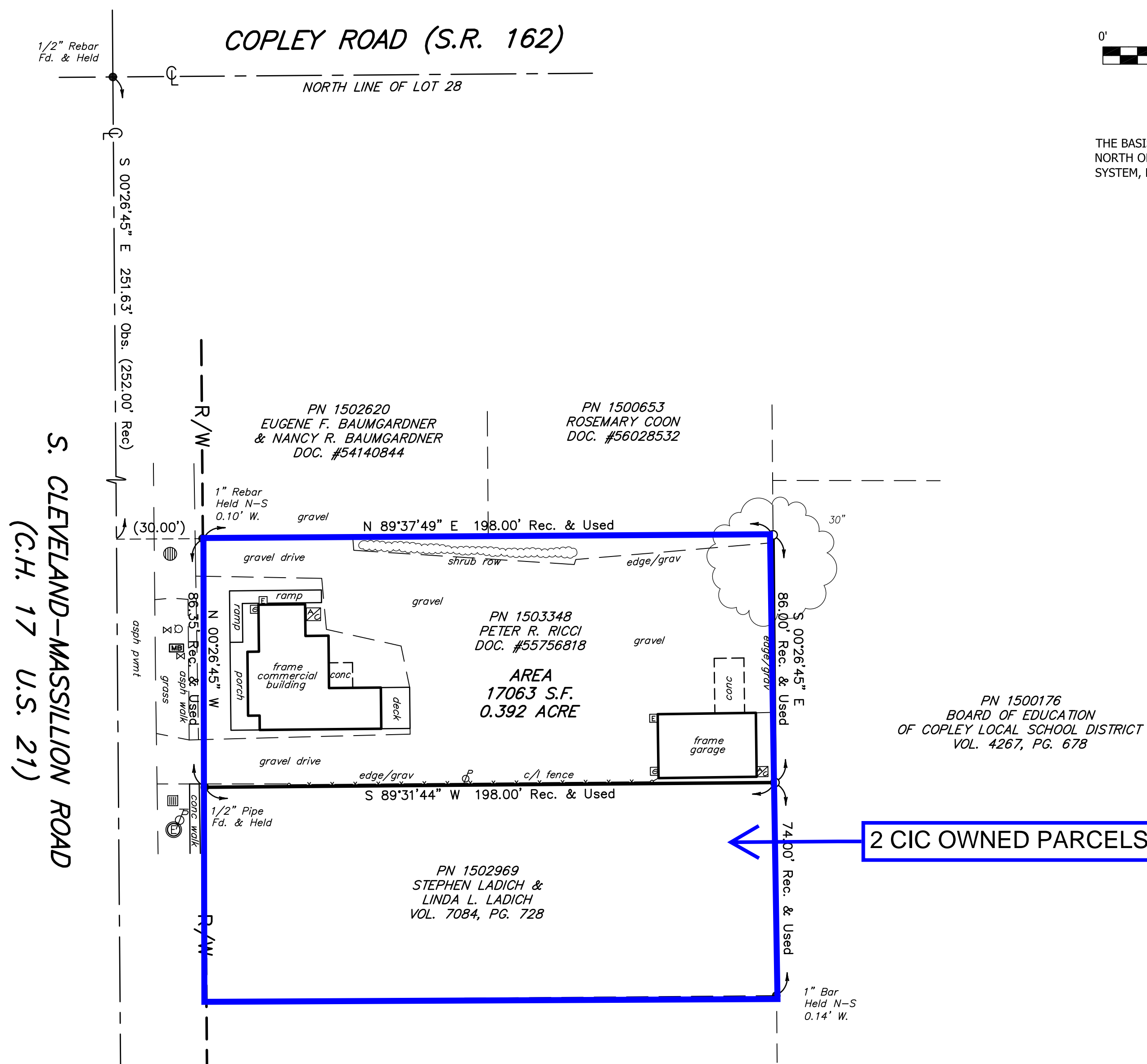
SCALE: 1"=30'

BASIS OF BEARINGS

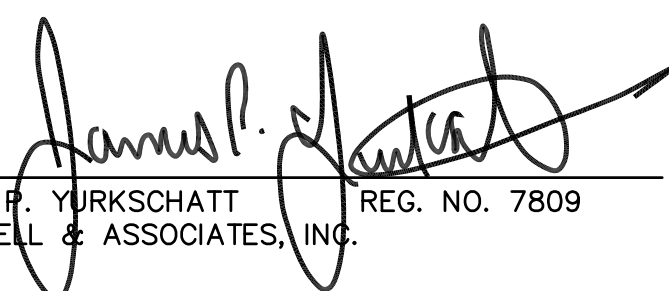
THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID
NORTH OF THE OHIO STATE PLANE COORDINATE
SYSTEM, NORTH ZONE, NAD83 (2011).

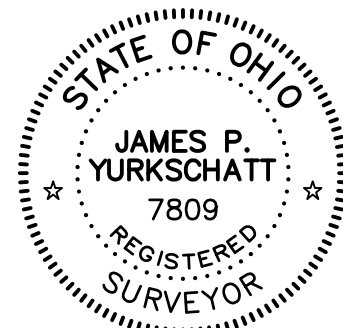
LEGEND

- REC. - RECORD DISTANCE
OR ANGLE
- OBS. - OBSERVED DISTANCE
OR ANGLE
- - MONUMENT BOX
- - MONUMENT FOUND, SIZE
& TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES
IN LENGTH, WITH I.D. CAP
C&A SET
- ⊕ - MONUMENT FOUND, SIZE
- R/W - RIGHT-OF-WAY
- ⊠ - AIR CONDITIONING UNIT
- ⊠ - GAS METER
- ⊠ - ELECTRIC METER
- ⊠ - STORM INLET
- ⊠ - POWER POLE
- ⊠ - MAILBOX
- ⊠ - FIRE HYDRANT
- ⊠ - WATER VALVE



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN
ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY
SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C.
CHAPTER 4733-37.


JAMES P. YURKSCHATT
CAMPBELL & ASSOCIATES, INC.
REG. NO. 7809
DATE 10/15/2018



BOUNDARY SURVEY

1463 S. CLEVELAND MASSILLON RD.
AKRON, OHIO 44321



CAMPBELL &
ASSOCIATES, INC.
Land Surveying
(330) 945-4117
www.campbellsurvey.com
3485 Fortuna Drive Suite 100 Akron, Ohio 44312

Date: October 2018
By: RJH
Scale: 1"= 30'
Job: 20180224
Sheet 1 of 1