

ORDINANCE NO. 23-101

AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF THE CITY OF SANDUSKY TO REZONE PARCEL NOS. 56-01377.000, 56-01377.001, 56-01377.002, 56-01377.003, 56-61377.000, 56-61377.001, AND 56-61377.501, LOCATED AT 701 E. WATER STREET, FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT; APPROVING THE PRELIMINARY PLANS FOR THE PROPOSED PLANNED UNIT DEVELOPMENT; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the City owns the property commonly known as Battery Park and Battery Park Marina and has leased the property since 1985, most recently to Battery Park Sandusky LLC; and

WHEREAS, a request is being made on behalf of Battery Park Sandusky LLC, for an amendment to the Zone Map No. 96-01 as codified in Section 1121.03 of the Codified Ordinances of the City to rezone Parcel Nos. 56-01377.000, 56-01377.001, 56-01377.002, 56-01377.003, 56-61377.000, 61377.001, and 56-61377.501, located at 701 E. Water Street and known as Battery Park, for Planned Unit Development, and as more fully described in Exhibit "A" which is attached to this Ordinance and specifically incorporated as if fully rewritten herein; and

WHEREAS, Lynn Harlan, on behalf of Battery Park Sandusky LLC, has applied for a zoning amendment for a Planned Unit Development to include public open space with public amenities and expanded access to the water, public parking structures including 964 spaces and +/- 48 on-street public parking spaces, extension of Water Street and Market Street and addition of one (1) public street (Sandusky Harbor Drive) with broad sidewalks and landscape, and a residential mix of 68 condominiums and 172 apartments, 120-130 key hotel, first floor retail space and a marina with +/- 530 boat slips; and

WHEREAS, this request was heard by the Planning Commission at their November 22, 2022, meeting resulting in the Planning Commission's recommendation to **approve** the requested Zone Map Amendment for the rezoning of Parcel Nos. 56-01377.000, 56-01377.001, 56-01377.002, 56-01377.003, 56-61377.000, 61377.001, and 56-61377.501, located at 701 E. Water Street and known as Battery Park, for a Planned Unit Development (PUD) subject to the following conditions:

1. All applicable permits must be obtained through the Building Department, Engineering Department, and any other applicable agency prior to transient occupancy; and
2. The legal responsibility and method of the maintenance of all open spaces, including streetscape amenity zones, shall be specified by the developer before approval of the Final Development Plan; and
3. The building standards submitted as part of the Final Development Plan include dimensions of architectural features of all facades, and specification of materials; and

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4. The detailed landscape plan submitted as part of the Final Development Plan include an interim landscape treatment and garage screening for the future building site identified on Meigs Street.

WHEREAS, a public hearing on the applicant's request was held by this City Commission at their April 24, 2023, regularly scheduled meeting and after due consideration accepts the recommendation of the Planning Commission; and

WHEREAS, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to begin the necessary site work to complete construction within the current development schedule; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission **approves** the proposed Planned Unit Development (PUD), subject to the foregoing conditions, and the Zone Map 96-01, as codified in Section 1121.03 of the Codified Ordinances of the City, is hereby amended to effect the rezoning of Parcel Nos. 56-01377.000, 56-01377.001, 56-01377.002, 56-01377.003, 56-61377.000, 61377.001, and 56-61377.501, located at 701 E. Water Street and known as Battery Park, from "DB" Downtown Business District to a Planned Unit Development (PUD) District, as more fully described in Exhibits "A" and "B" which are attached to this Ordinance and specifically incorporated herein.

Section 2. This City Commission **approves** the Preliminary Plan as presented for the proposed Planned Unit Development to be located at 701 E. Water Street, Sandusky, currently on file in the Office of the Department of Planning.

Section 3. The City's Chief Planner is directed to make the change on the original Zoning Map on file in the Office of Planning and Zoning.

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Section 4. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 5. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 6. That for the reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.



RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION



ATTEST:

CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: April 24, 2023



Exhibit A

ALTA COMMITMENT

Property Description

Being a part of East Battery in the First Ward in the City of Sandusky, Erie County, Ohio and being more particularly described as follows:

Beginning at a point on the centerline of Water Street where the same intersects the easterly right of way line of Meigs Street (66 feet wide);

1. Thence North $21^{\circ} 51' 00''$ West parallel with and 33 feet easterly from by rectangular measurement, the centerline of Meigs Street, a distance of 320.00 feet to a point;
2. Thence North $11^{\circ} 10'$ West, a distance of 37.31 feet to a point;
3. Thence North $21^{\circ} 37' 05''$ West along the face of an existing wall, a distance of 586.3 feet to a point;
4. Thence North $68^{\circ} 25' 00''$ East continuing along the face of an existing wall, a distance of 1005.73 feet to a point;
5. Thence South $44^{\circ} 11' 00''$ East continuing along the face of an existing wall, a distance of 824.27 feet to a point;
6. Thence South $12^{\circ} 52' 00''$ West continuing along the face of an existing wall, a distance of 182.93 feet to a point;
7. Thence South $66^{\circ} 01' 15''$ West, a distance of 402.12 feet to an existing fence line;

Thence following the existing fence line for the next nine (9) courses.

8. Thence South $12^{\circ} 26' 10''$ West, a distance of 29.71 feet to a point;
9. Thence South $38^{\circ} 31' 10''$ East, a distance of 59.60 feet to a point;
10. Thence South $47^{\circ} 36' 15''$ West, a distance of 178.93 feet to a point;
11. Thence South $30^{\circ} 16' 30''$ West, a distance of 66.10 feet to a point;
12. Thence South $14^{\circ} 32' 30''$ West, a distance of 106.08 feet to a point;
13. Thence $02^{\circ} 40' 05''$ West, a distance of 48.36 feet to a point;
14. Thence South $16^{\circ} 32' 11''$ East, a distance of 94.42 feet to a point;
15. Thence South $15^{\circ} 53' 10''$ East, a distance of 67.36 feet to a point;
16. Thence South $39^{\circ} 17' 50''$ East, a distance of 73.38 feet to a point;
17. Thence South $50^{\circ} 37' 45''$ East, a distance of 53.58 feet to a point;
18. Thence South $68^{\circ} 00' 00''$ West, a distance of 530.80 feet to the easterly right of way line of Meigs Street;
19. Thence North $21^{\circ} 51' 00''$ West, along the easterly right of way line of Meigs Street, a distance of 585.44 feet to the place of beginning and containing 32.90 acres of land, be the same more or less, but subject to all legal highways.

PPN: 56-01377.000

PPN: 56-01377.001

PPN: 56-01377.002

PPN: 56-01377.003

PPN: 56-61377.000

PPN: 56-61377.001

PPN: 56-61377.501

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

ORT Form 4690 B II 8-1-16

Schedule B II

ALTA Commitment for Title Insurance

Old Republic National Title Insurance Company

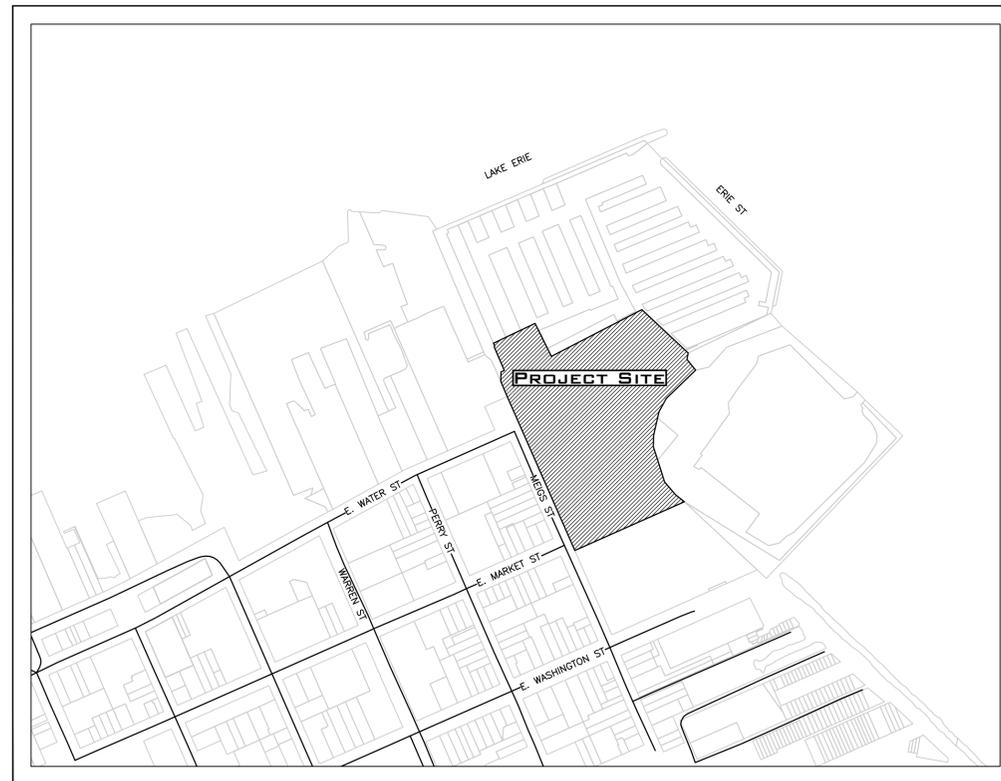
Exhibit "B"

IMPROVEMENT PLANS FOR BATTERY PARK

THE CITY OF SANDUSKY, COUNTY OF
ERIE AND STATE OF OHIO

INDEX TO DRAWINGS

TITLE PAGE	C1.01
OVERALL PLAN	C2.01
EXISTING CONDITIONS	C2.02
SITE PLAN	C3.01
UTILITY PLAN	C4.01



VICINITY MAP
SCALE: 1" = 400'

DAVID PIETRANTONE P.E. #61756

DATE

PREPARED FOR:
 MARDUS DEVELOPMENT GROUP
 38025 SECOND STREET - SUITE 102
 WILLOUGHBY OHIO 44094
 PHONE 440-391-5339

Preliminary
Not for Construction

RIVERSTONE
 LAND SURVEYING - ENGINEERING - DESIGN
 3800 LAKEBIDE AVENUE - SUITE 100
 CLEVELAND, OHIO 44114
 PHONE: (216) 491-9640
 WWW.RIVERSTONEENGINEERING.COM

2021-258

PLAN REVISIONS:

PAGE REVISIONS:

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 PLANNING COMMISSION
 10/26/2022
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BATTERY PARK
 SANDUSKY, OHIO

TITLE PAGE



C1.01

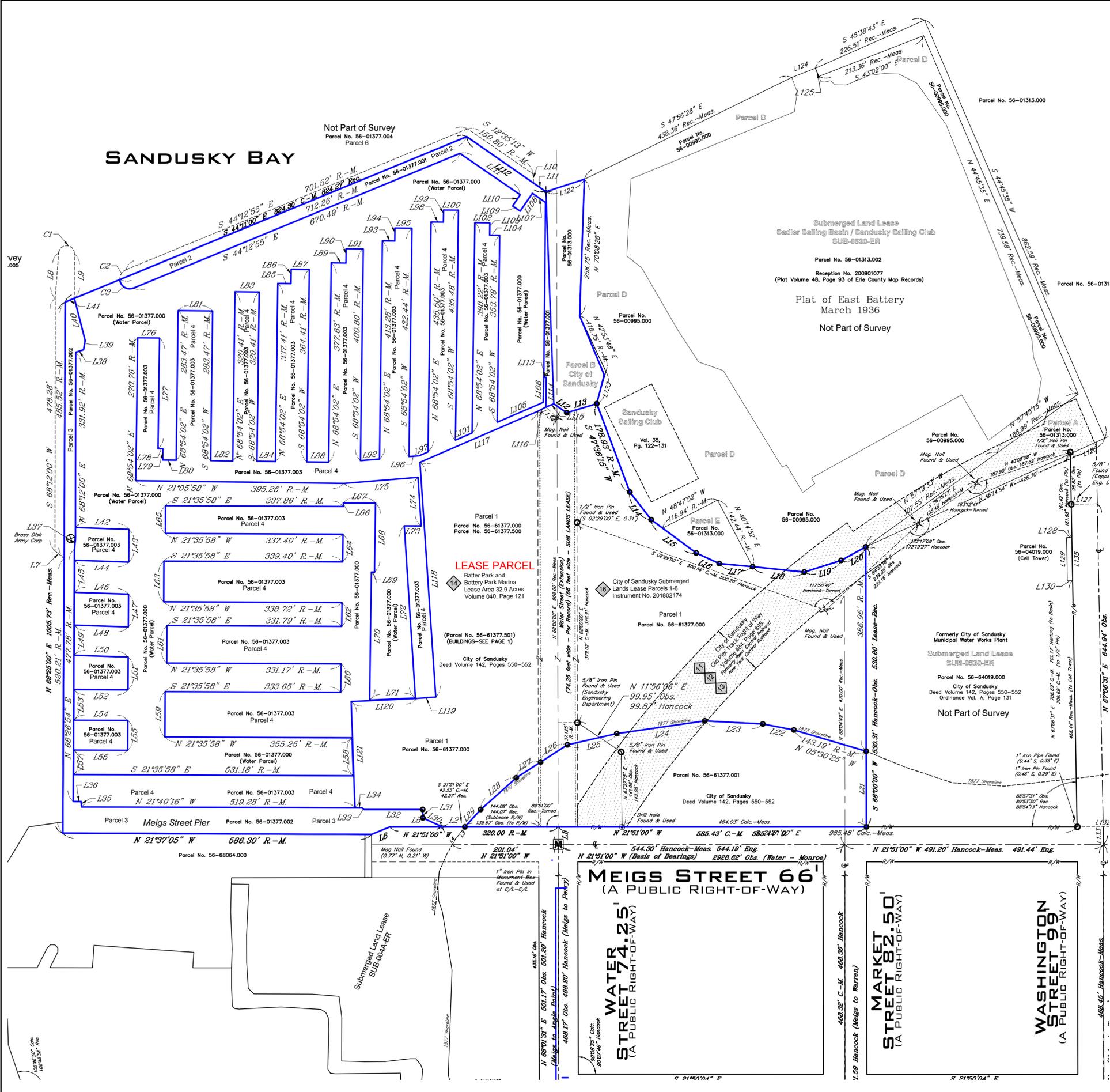
SANDUSKY BAY

Not Part of Survey
Parcel No. 56-01377.004
Parcel 6

Submerged Land Lease
Sedier Sailing Basin / Sandusky Sailing Club
SUB-0530-ER

Parcel No. 56-01313.002
Reception No. 200901077
(Plat Volume 48, Page 93 of Erie County Map Records)

Plat of East Battery
March 1936
Not Part of Survey



Line #	Length	Bearing
L1	33.00'	N 68° 00' 00" E
L2	42.55'	S 21° 51' 00" E
L3	30.08'	S 73° 45' 46" E
L4	10.72'	S 82° 13' 53" E
L5	100.36'	S 21° 51' 00" E
L6	37.31'	S 44° 11' 10" E
L7	22.52'	S 17° 50' 12" W
L8	86.25'	S 72° 33' 20" W
L9	84.69'	N 68° 12' 00" E
L10	17.65'	S 64° 15' 08" W
L11	28.35'	S 12° 53' 08" W
L12	29.71'	S 12° 26' 10" W
L13	59.60'	S 38° 31' 10" E
L14	68.10'	S 30° 16' 30" W
L15	106.08'	S 14° 32' 30" W
L16	48.36'	S 02° 40' 05" W
L17	63.49'	S 16° 32' 11" E
L18	98.53'	S 15° 53' 10" E
L19	73.36'	S 39° 17' 50" E
L20	53.35'	S 50° 37' 45" E

Line #	Length	Bearing
L21	143.35'	N 68° 00' 00" E
L22	60.08'	N 10° 53' 21" W
L23	110.42'	N 18° 52' 30" W
L24	168.84'	N 30° 01' 35" W
L25	96.08'	N 34° 37' 38" W
L26	60.53'	N 54° 37' 18" W
L27	55.04'	N 54° 37' 18" W
L28	90.31'	N 63° 28' 06" W
L29	44.57'	N 69° 36' 52" W
L30	41.05'	N 02° 46' 56" E
L31	15.90'	N 66° 33' 44" E
L32	111.38'	N 21° 51' 00" W
L33	4.62'	N 22° 13' 12" E
L34	13.90'	N 21° 40' 18" W
L35	10.20'	N 65° 23' 08" E
L36	15.32'	N 20° 51' 40" W
L37	21.02'	N 73° 35' 33" E
L38	15.79'	S 39° 43' 28" E
L39	17.72'	N 78° 11' 27" E
L40	82.50'	N 53° 44' 15" E

Line #	Length	Bearing
L41	18.73'	N 44° 11' 00" W
L42	101.33'	S 19° 57' 04" E
L43	62.00'	S 68° 26' 54" W
L44	102.54'	N 19° 57' 04" W
L45	60.79'	S 68° 26' 54" W
L46	102.54'	S 68° 26' 54" E
L47	62.00'	S 68° 26' 54" W
L48	102.54'	N 19° 57' 04" W
L49	57.05'	N 68° 26' 54" E
L50	102.54'	S 19° 57' 04" E
L51	62.00'	S 68° 26' 54" W
L52	102.50'	N 21° 35' 58" W
L53	58.60'	S 68° 26' 54" W
L54	102.50'	S 21° 35' 58" E
L55	56.50'	S 68° 26' 54" W
L56	102.50'	N 21° 35' 58" W
L57	46.50'	S 68° 26' 54" W
L58	72.05'	N 68° 07' 08" E
L59	86.00'	N 68° 26' 54" E
L60	54.00'	N 68° 57' 02" E

Line #	Length	Bearing
L61	71.00'	N 68° 26' 54" E
L62	45.00'	N 68° 57' 02" E
L63	77.00'	N 68° 26' 54" E
L64	52.50'	N 68° 57' 02" E
L65	52.50'	N 68° 26' 54" E
L66	6.78'	N 68° 57' 02" E
L67	60.89'	S 21° 35' 58" E
L68	130.99'	S 68° 57' 02" W
L69	6.00'	N 21° 35' 58" W
L70	242.31'	S 68° 57' 02" W
L71	87.05'	S 24° 30' 25" E
L72	326.82'	N 64° 26' 44" E
L73	32.08'	S 21° 35' 58" E
L74	92.25'	N 64° 26' 44" E
L75	141.27'	N 26° 33' 53" W
L76	41.44'	S 21° 05' 58" E
L77	209.63'	S 68° 54' 02" W
L78	9.35'	S 21° 05' 58" E
L79	21.31'	S 68° 54' 02" W
L80	25.41'	S 21° 05' 58" E

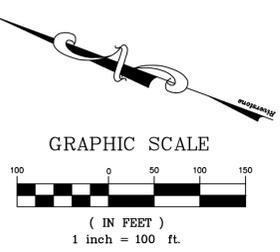
Line #	Length	Bearing
L81	65.50'	S 21° 05' 58" E
L82	42.00'	S 21° 05' 58" E
L83	46.00'	S 21° 05' 58" E
L84	35.00'	S 21° 05' 58" E
L85	25.00'	S 21° 05' 58" E
L86	27.00'	N 68° 54' 02" E
L87	34.50'	S 21° 05' 58" E
L88	41.50'	S 21° 05' 58" E
L89	28.00'	S 21° 05' 58" E
L90	27.00'	N 68° 54' 02" E
L91	32.50'	S 21° 05' 58" E
L92	36.32'	S 26° 33' 53" E
L93	23.50'	S 21° 05' 58" E
L94	24.50'	N 68° 54' 02" E
L95	32.33'	S 21° 05' 58" E
L96	19.22'	S 26° 33' 53" E
L97	18.48'	S 45° 03' 59" E
L98	23.50'	S 21° 05' 58" E
L99	23.00'	N 68° 54' 02" E
L100	28.30'	S 21° 05' 58" E

Line #	Length	Bearing
L101	34.40'	S 45° 03' 59" E
L102	28.50'	S 21° 05' 58" E
L103	23.33'	S 68° 54' 02" W
L104	19.00'	S 21° 05' 58" E
L105	95.11'	S 45° 03' 59" E
L106	47.40'	N 68° 27' 00" E
L107	30.56'	S 13° 04' 40" W
L108	40.90'	S 77° 30' 07" E
L109	17.32'	S 11° 53' 26" W
L110	25.68'	N 78° 03' 25" W
L111	138.66'	S 12° 35' 13" W
L112	182.93'	N 12° 52' 00" E
L113	4.42'	S 18° 42' 27" E
L114	56.09'	S 68° 43' 12" W
L115	16.21'	S 43° 37' 51" E
L116	15.56'	S 49° 43' 43" E
L117	245.35'	S 45° 12' 15" E
L118	445.57'	N 64° 17' 43" E
L119	35.90'	S 26° 06' 10" E
L120	125.00'	S 24° 30' 25" E

Line #	Length	Bearing
L121	201.40'	N 68° 07' 08" E
L122	76.74'	N 39° 40' 54" W
L123	63.21'	N 84° 01' 28" E
L124	48.09'	S 42° 55' 50" E
L125	16.82'	N 44° 21' 17" E
L126	71.60'	N 46° 14' 54" W
L127	49.50'	S 22° 53' 29" E
L128	10.00'	N 22° 53' 29" W
L129	82.00'	N 67° 06' 31" E
L130	10.00'	N 22° 53' 29" W

Line #	Length	Bearing
L131	49.51'	S 21° 51' 00" E
L132	49.51'	S 21° 51' 00" E
L133	33.01'	N 67° 06' 31" E
L134	29.35'	N 21° 22' 19" E
L135	82.00'	N 67° 06' 31" E

Curve #	Length	Radius	Tan	Delta	Chord	Bearing
C1	45.78'	15.00'	335.16'	174° 52' 30"	29.97'	N 19° 18' 00" W
C2	23.37'	18.75'	13.48'	071° 25' 38"	21.88'	N 79° 55' 39" W
C3	35.53'	18.75'	28.09'	108° 35' 01"	30.45'	S 10° 04' 21" W



Preliminary
Not for Construction

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND, OHIO - 44114
PHONE: (216) 919-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

2021-258

PLANNING REVISIONS:

PAGE REVISIONS:

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PLANNING COMMISSION
10/26/2022
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BATTERY PARK
SANDUSKY, OHIO
OVERALL PLAN

Ohio Utilities Protection Service
Call 811
before you dig

OGPUPS
Ohio Oil & Gas Producers' Underground Protection Service
Call (614) 715-2884 or 811

C2.01



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3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND, OHIO 44115
PHONE: (216) 491-9640
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PLAN REVISIONS:

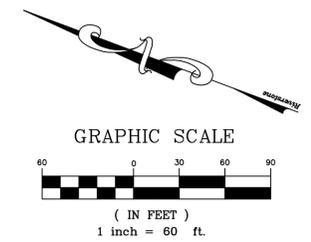
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BATTERY PARK
SANDUSKY, OHIO
EXISTING CONDITIONS

LEGEND

<ul style="list-style-type: none"> [M] = Monument Box Found [O] = Iron Pin or Pipe Found [●] = 5/8" Iron Pin Set and Capped Riverstone Company Dudley P56747 [+] [⊕] [⊖] [P] [L] [G] [E] [T] [C] [B] [X] [I] [V] 	<ul style="list-style-type: none"> [⊕] = Spot Elevation Tag [⊖] = Hydrant [⊕] = Water Service Valve [⊖] = Water Valve [⊕] = Water Meter [⊖] = Reducer [⊕] = Storm Manhole [⊖] = Sanitary Manhole [⊕] = Catch Basin [⊖] = Curb Inlet [⊕] = Property Line [⊖] = Centerline 																																																																																																				
<ul style="list-style-type: none"> Ex. Parcel Line Original Sublot Line Original Lot Line Centerline Property Line Right-of-way Line Easement Line Railroad Tracks 	<p>Existing PROPOSED</p>																																																																																																				
<ul style="list-style-type: none"> Electric Line Gas Line Sanitary/Combination Sewer Storm Sewer Waterline Fence Line (Wooden) Fence Line (Chain-Link) Guardrail 	<p>Existing PROPOSED</p>																																																																																																				
<table border="0"> <tr><td>Ac.</td><td>Acre</td><td>L.C.A.</td><td>Limited Common Area</td></tr> <tr><td>Adj.</td><td>Adjacent</td><td>L.F.</td><td>Lineal Feet</td></tr> <tr><td>A.F.N.</td><td>Auditor's File Number</td><td>M.E.</td><td>Match Existing</td></tr> <tr><td>Asp.</td><td>Asphalt</td><td>Meas./M.</td><td>Measured</td></tr> <tr><td>B.F.</td><td>Basement Floor</td><td>MH</td><td>Manhole</td></tr> <tr><td>B.W.</td><td>Bottom of Wall</td><td>Obs.</td><td>Observed</td></tr> <tr><td>Calc./C.</td><td>Calculated</td><td>Pg.</td><td>Page</td></tr> <tr><td>CB</td><td>Catch Basin</td><td>P.P.N.</td><td>Permanent Parcel Number</td></tr> <tr><td>C.C.M.R.</td><td>Cuyahoga County Map Records</td><td>Prop</td><td>Proposed</td></tr> <tr><td>C.L.F.</td><td>Chain-link Fence</td><td>Rec./R.</td><td>Record</td></tr> <tr><td>Clr.</td><td>Clears</td><td>R/W</td><td>Right-of-way</td></tr> <tr><td>C.O.</td><td>Clean Out</td><td>San.</td><td>Sanitary</td></tr> <tr><td>Comb.</td><td>Combination</td><td>S.F.</td><td>Square Feet</td></tr> <tr><td>Conc.</td><td>Concrete</td><td>S/L</td><td>Sublot</td></tr> <tr><td>Conn.</td><td>Connection</td><td>Stm.</td><td>Storm</td></tr> <tr><td>D.H.</td><td>Drill Hole</td><td>T.B.M.</td><td>Temporary Bench Mark</td></tr> <tr><td>D.I.W.M.</td><td>Ductile Iron Water Main</td><td>TBR</td><td>To Be Removed</td></tr> <tr><td>Elec</td><td>Electric</td><td>T/C</td><td>Top of Curb</td></tr> <tr><td>Elev</td><td>Elevation</td><td>Telec</td><td>Telephone</td></tr> <tr><td>Encr.</td><td>Encroaches</td><td>T.F.</td><td>Top Of Footer</td></tr> <tr><td>Ex.</td><td>Existing</td><td>T.I.</td><td>Test Tee</td></tr> <tr><td>F.F.</td><td>Finished Floor</td><td>TW</td><td>Top of Wall</td></tr> <tr><td>GUT</td><td>Gutter</td><td>Typ.</td><td>Typical</td></tr> <tr><td>Inv</td><td>Invert</td><td>Vol.</td><td>Volume</td></tr> <tr><td></td><td></td><td>Wat</td><td>Water</td></tr> </table>	Ac.	Acre	L.C.A.	Limited Common Area	Adj.	Adjacent	L.F.	Lineal Feet	A.F.N.	Auditor's File Number	M.E.	Match Existing	Asp.	Asphalt	Meas./M.	Measured	B.F.	Basement Floor	MH	Manhole	B.W.	Bottom of Wall	Obs.	Observed	Calc./C.	Calculated	Pg.	Page	CB	Catch Basin	P.P.N.	Permanent Parcel Number	C.C.M.R.	Cuyahoga County Map Records	Prop	Proposed	C.L.F.	Chain-link Fence	Rec./R.	Record	Clr.	Clears	R/W	Right-of-way	C.O.	Clean Out	San.	Sanitary	Comb.	Combination	S.F.	Square Feet	Conc.	Concrete	S/L	Sublot	Conn.	Connection	Stm.	Storm	D.H.	Drill Hole	T.B.M.	Temporary Bench Mark	D.I.W.M.	Ductile Iron Water Main	TBR	To Be Removed	Elec	Electric	T/C	Top of Curb	Elev	Elevation	Telec	Telephone	Encr.	Encroaches	T.F.	Top Of Footer	Ex.	Existing	T.I.	Test Tee	F.F.	Finished Floor	TW	Top of Wall	GUT	Gutter	Typ.	Typical	Inv	Invert	Vol.	Volume			Wat	Water	
Ac.	Acre	L.C.A.	Limited Common Area																																																																																																		
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OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
Call 800.475.2864 or 611

C2.02

Preliminary
Not for
Construction

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND, OHIO 44115
PHONE: (216) 491-9640
WWW.RIVERSTONEENGINEERING.COM

2021-258

PLAN REVISIONS:

PAGE REVISIONS:

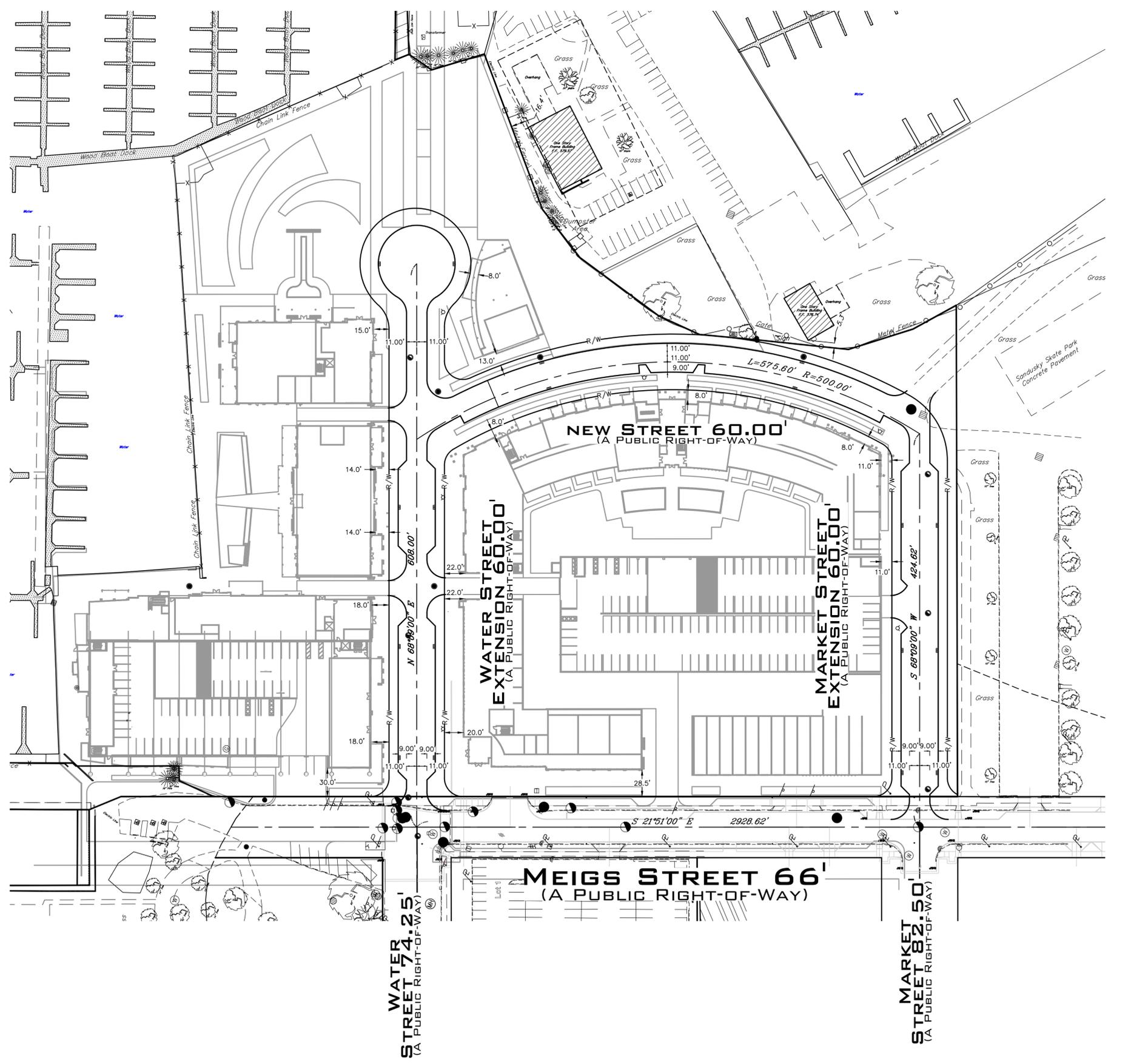
ISSUED FOR:
PLANNING COMMISSION
10/26/2022
NOT FOR CONSTRUCTION

BATTERY PARK
SANDUSKY, OHIO
SITE PLAN

Ohio Utilities Protection Service
OGUPS
before you dig

OGPUPS
Ohio Oil & Gas Producers Underground Protection Service
Call (814) 715-2564 or 811

C3.01



LEGEND

⊠	Monument Box Found	⊙	Spot Elevation Tag
○	Iron Pin or Pipe Found	⊙	Hydrant
●	5/8" Iron Pin Set and Capped Riverstone Company Dudley PS6747	⊙	Water Service Valve
+	P.K. Nail	⊙	Water Valve
⊙	Gas Meter	⊙	Water Meter
⊙	Gas Valve	⊙	Reducer
⊙	Utility Pole	⊙	Storm Manhole
⊙	Light Pole	⊙	Sanitary Manhole
⊙	Guy Anchor & Line	⊙	Curb Inlet
⊙	Telephone Box	⊙	Catch Basin
⊙	Electric Box	⊙	Property Line
⊙	Cable Box	⊙	Centerline
⊙	Boilard		
⊙	Cleanout / Test Tee		
---	Ex. Parcel line	---	Existing
---	Original Sublot Line	---	PROPOSED
---	Original Lot Line		
---	Centerline		
---	Property Line		
---	Right-of-way Line		
---	Easement Line		
---	Railroad Tracks		
---	Electric Line		
---	Gas Line		
---	Sanitary/Combination Sewer		
---	Storm Sewer		
---	Waterline		
---	Fence Line (Wooden)		
---	Fence Line (Chain-Link)		
---	Guardrail		
Ac.	Acres	L.C.A.	Limited Common Area
Adj.	Adjacent	L.F.	Lineal Feet
A.F.N.	Auditor's File Number	M.E.	Match Existing
Asp.	Asphalt	Meas./M.	Measured
B.F.	Basement Floor	MH	Manhole
BW	Bottom of Wall	Obs.	Observed
Calc./C.	Calculated	Pg.	Page
CB	Catch Basin	P.P.N.	Permanent Parcel
C.C.M.R	Cuyahoga County Map Records	Prop	Proposed
C.L.F.	Chain-link Fence	Rec./R.	Record
Clr.	Clears	R/W	Right-of-way
C.O.	Clean Out	San.	Sanitary
Comb.	Combination	S.F.	Square Feet
Conc.	Concrete	S/L	Sublot
Conn.	Connection	Stm.	Storm
D.H.	Drill Hole	T.B.M.	Temporary Bench Mark
D.I.W.M.	Ductile Iron Water	TBR	To Be Removed
Elec	Electric	T/C	Top of Curb
Elev	Elevation	Tele	Telephone
Encr.	Encroaches	T.F.	Top Of Footer
Ex.	Existing	T.I.	Test Tee
F.F.	Finished Floor	TW	Top of Wall
GUT	Gutter	Typ.	Typical
Inv	Invert	Vol.	Volume
		Wat	Water



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

Preliminary
Not for
Construction

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKEBIDE AVENUE - SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 491-9640
WWW.RIVERSTONEDESIGN.COM

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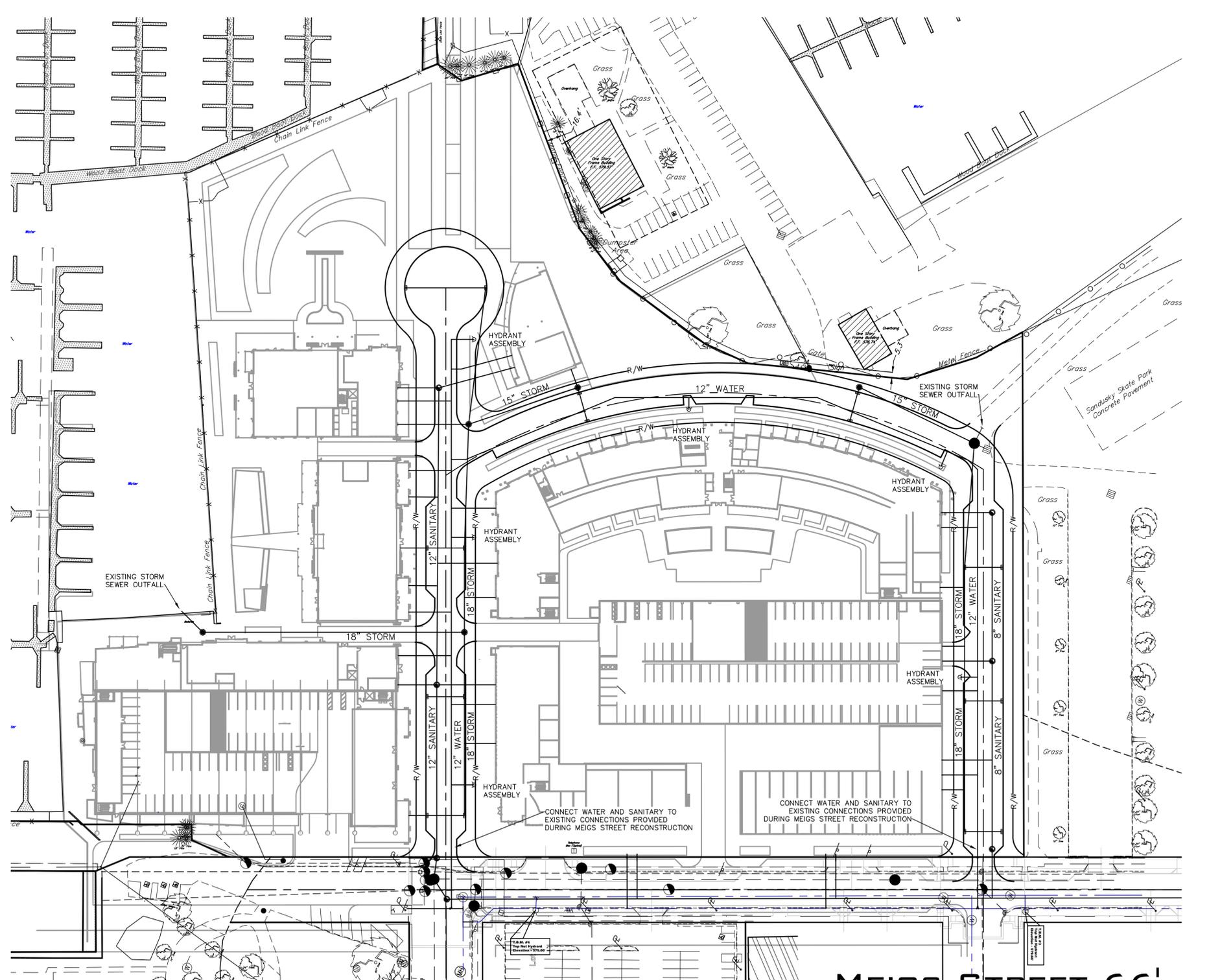
ISSUED FOR:
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10/26/2022
NOT FOR CONSTRUCTION

BATTERY PARK
SANDUSKY, OHIO
UTILITY PLAN

Ohio Utilities Protection Service
OGPUS
before you dig

OGPUS
Ohio Oil & Gas Protection Underground Protection Service
Call (814) 715-2884 or 811

C4.01



LEGEND

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Ⓞ	= Iron Pin or Pipe Found	Ⓢ	= Hydrant
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GRAPHIC SCALE



(IN FEET)
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MEIGS STREET 66'
(A PUBLIC RIGHT-OF-WAY)