

CITY OF LOVINGTON
REGULAR MEETING OF PLANNING AND ZONING COMMISSION
TUESDAY, APRIL 12, 2016 4:00 P.M.
TO BE HELD AT 214 SOUTH LOVE STREET

AGENDA

Notice of this meeting has been given to the public in compliance with Section 10-15-4 NMSA 1978

OPEN MEETING

Call To Order
Approval of Agenda
Consideration of the Regular Meeting Minutes of March 15, 2016

NON- ACTION ITEMS

- Staff Report on Action Items Approved by City Commission

ACTION ITEMS

- Consider recommendation of zone change for Lots 1-11 of Block 8 in the County Fair Addition, Lovington, NM
- Consider recommendation of variance for corner side yard setback and lot dimension for mobile home in the Eddy Madison Subdivision, Lovington, NM

PUBLIC COMMENT

OTHER COMMENT

ADJOURNMENT

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk at 575-396-2884 at least one week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the City Clerk at 575-396-2884 if a summary or other type of accessible format is needed.

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, MARCH 15, 2016 @ 4:00 P.M.
HELD IN CITY COMMISSION CHAMBERS, 214 SOUTH LOVE STREET

PURPOSE OF MEETING:

- Consider recommendation of variance at the vacant lot to the east of 710 West Avenue C, Lovington, NM
- Consider recommendation of new subdivision on the east side of Eddy Street between Madison and Jefferson, Lovington, NM

PRESENT: Members: Chairman Kallie Windsor, Member David Lynch, Bobby Kimbro, Clint Laughrin, and Betty Price.

NOT PRESENT: Vice Chairman Randy Pettigrew and Member Abel Cabello

ALSO PRESENT: City Manager James Williams, City Attorney Patrick McMahon, Fire Chief Terrance Lizardo, Planning and Zoning Coordinator Crystal Ball, City Clerk Carol Ann Hogue, and Administrative Assistant Anna Juarez

CALL TO ORDER: The meeting was called to order by Chairman Kallie Windsor at 4:08 p.m.

APPROVAL OF AGENDA: Chairman Kallie Windsor called for a motion. Member Price so moved to approve agenda as published; Member Laughrin second. Motion was approved.

APPROVAL OF REGULAR MINUTES OF FEBRUARY 9, 2016: Chairman Kallie Windsor called for a motion to approve the regular minutes of February 9, 2016. Member Price so moved. Member Kimbro seconded. Motion was approved.

NON-ACTION ITEMS:

Staff Report on Action Items Approved by City Commission: City Manager Williams stated City Commission approved 609 South 3rd Street encroachment and 610 West Aspen Avenue encroachment and variance for the front yard.

ACTION ITEMS:

CONSIDER RECOMMENDATION OF VARIANCE AT THE VACANT LOT TO THE EAST OF 710 WEST AVENUE C, LOVINGTON NM: Planning and Zoning Coordinator Crystal Ball addressed Commission of Lot 14 block 5 in the Love addition has an empty lot; owner Darrel Eubank is requesting an accessory building to be built on a Single family zone "A" lot 46' from the front lot line, with the building being 1500 sq. ft. (30' x 50') metal structure. Planning and Zoning Coordinator Ball stated variance if granted would adversely affect the use of a Zone "A" single family residential lot and discussed reasons to allow variance request needs to comply with criteria's for variance approval. Members and Staff discussed possible merging of lots and setbacks for accessory building. Darrel Eubank, owner of property, stated he will be building a fence around both lots and he will be using accessory building to store antique automobiles. There were no complaints from neighbors. Members, staff and Mr. Eubank discussed setbacks, accessory building size, and expense of placement of accessory building. Chairman Kallie Windsor called for a motion to grant variance to allow for an

accessory building to be built on a single family zone "A" lot 46' from the front lot line, with the building being 1500 sq. ft. (30' x 50') metal structure. Member Kimbro so moved. Member Laughrin seconded. With no further discussion, all Aye, with the exception of Member Price. Motion was approved.

CONSIDER RECOMMENDATION OF NEW SUBDIVISION ON THE EAST SIDE OF EDDY STREET BETWEEN MADISON, LOVINGTON, NM: Planning and Zoning Coordinator Crystal Ball addressed Commission of a property owner Raul Corrales request to subdivide their land into 4 lots; lots size is too small to allow for a placement of a mobile home. Members, Staff and Mr. Corrales discussed platting error, easements, commercial setbacks, and usage of lots. Chairman Kallie Windsor called for a motion. Member Laughrin so moved to grant approval of preliminary subdivision owners will install all infrastructure in the 20' easement and owners must notify all potential buyers that the lots are not appropriately sized for any modular or mobile homes; Member Lynch seconded. With no further discussion, all Aye. Motion was approved.

PUBLIC COMMENT:

No public comment was made.

ADJOURNMENT:

There being no further business the meeting adjourned at 4:31 p.m.

APPROVED: _____
CHAIRMAN, KALLIE WINDSOR

ATTEST: _____
MEMBER, DAVID LYNCH

CITY OF LOVINGTON
COMMISSION STAFF SUMMARY FORM



MEETING DATE: _____

TYPE: ☒ RESOLUTION ☐ ORDINANCE ☐ PROCLAMATION ☐ INFORMATION ☐ OTHER ACTION

SUBJECT: Zone Change for County Fair Addition, Block 8, Lots 1-11
DEPARTMENT: Community Services
SUBMITTED BY: Crystal Ball
DATE SUBMITTED: 4-12-2016

STAFF SUMMARY:

A Request has been made for a Zone change by the owners of Lots 1-11 of Block 8 in the County Fair Addition to change the current Industrial Zone to a Commercial Zone property. The owners would like to change the zoning of their property so that they may also have their home beside their business which is already located on these properties. There are other Homes in the immediate area, less than 200 feet away.

FISCAL IMPACT:

REVIEWED BY: _____

(Finance Director)


ATTACHMENTS:

Request letter sent out to adjacent property owners by Planning and Zoning, Zoning change request letter from owner, owners drawing of property, with existing utilities and owners drawing of other businesses and homes in the area.

RECOMMENDATION:

Consider a motion to deny the Zone change from Industrial Zone to Commercial Zone for Lots 1-11 of Block 8 in the County Fair Addition in Lovington NM, as this is a self imposed hardship. The Planning and Zoning Coordinator and staff will advise Planning and Zoning Commission to look into changing the areas as a whole for zoning change instead of spot zoning.


Department Head


City Manager



City of Lovington

214 S. Love Street
PO Box 1268
Lovington, NM 88260

Bus: 575-396-9301
Fax: 575-396-6328
Email: cball@lovington.org 2-12-2016

Request for Zone Change

The purpose of this letter is to inform you that a request in zoning for a zone change has been submitted to the Lovington Planning and Zoning Commission for the property located in the County Fair Addition, Block 8 Lots 1 through 11. The property owners have requested a zone change from Industrial Zoning to Commercial Zoning be granted to allow the property owners to have their dwelling on their property by their local business.

This request will be considered at the next regularly scheduled Planning and Zoning meeting on April 12, 2016 at 4:00pm. If approved the request will then be considered at the next regularly scheduled City Commission meeting on Monday, April 25th, 2016 at 5:30pm, both meeting will be held at City Hall, 214 S. Love Street, Lovington, NM.

We are providing notification to each property owner within 100 feet of the petitioning lot, excluding public right of ways, of this zone change request. This request, with the recommendation from Planning and Zoning Commission, will be presented to the Lovington City Commission for final approval.

If you have any questions, please do not hesitate to contact me at 575-396-9301 or via email at cball@lovington.org.

Sincerely,

Crystal R Ball
Planning and Zoning Coordinator



Zoning and Planning Board

Currently an Industrial zone used for Commercial Business.

Requesting to change the zone from Industrial zone to Commercial zone, due to wanting to put our home on our property near our business.

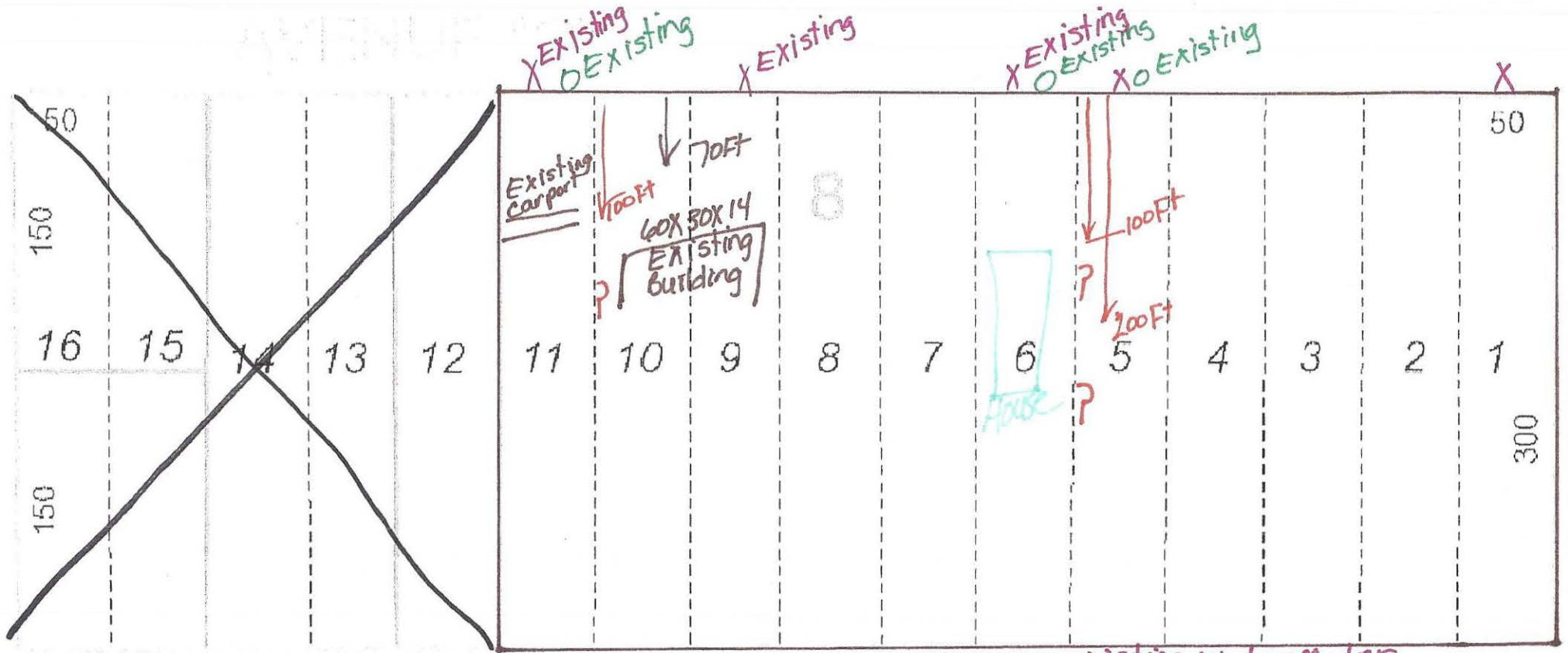
There would be no potential impacts as all the area around our property (County Fair Addition, Block 8, Lot's 1-11 is currently used as commercial property. (see the map)

To the North of our property within 200' there is a house and a mobile home currently occupied as a residence. To the West there are houses within 2 city blocks. To the East there are houses within 1 city block. And to the South there is a vacant lot then the city pool, and the city park.

Someone could come in and put an industrial business on the South side where the vacant lot is, but there is no worse smell than the waste water plant that is about 3000 feet from our property.

Thank you,
Hilda G. Marquez

130	14	15	16	17	18	19	20	21	22	23	24	25	26	130
70		60										60	70	



X Existing Water Meter
 Lots 1-5 ready for meter
 O Existing Sewer
 2644 ?

P Existing Security lights

N89°48'E

310 (300)

80

50

CITY OF LOVINGTON
COMMISSION STAFF SUMMARY FORM

MEETING DATE: 4-12-2016



TYPE: ☐ RESOLUTION ☐ ORDINANCE ☐ PROCLAMATION ☐ INFORMATION ☒ OTHER ACTION

SUBJECT: Variance for Eddy Madison Subdivision
DEPARTMENT: Community Services
SUBMITTED BY: Crystal Ball
DATE SUBMITTED: 4-4-2016

STAFF SUMMARY:

The owners of the New Subdivision are requesting approval for a variance of the side yard on the street side of a corner lot from 15' to 10' and allowing the removal of the Mobile home lot dimension requirement of 50' by 100'. Leaving all other residential setbacks as required by code and leaving the size requirement per lot by code unaffected. At no fault of the owner these lots were greatly shrunk in length due to a 40 year old mistake in the plot of land, and are not of normal lot dimensions but are of appropriate lot size.

FISCAL IMPACT:

REVIEWED BY: _____

(Finance Director)

ATTACHMENTS:

Request letter sent out to adjacent property owners by Planning and Zoning, Variance request, letter from owner, owners drawing of properties, land survey drawing with utilities easements, information on Mobile homes that would fit on the properties and photo of homes in town which are similar.

RECOMMENDATION:

Consider a motion to approve the variance for the mobile home and corner lot side yard set back of 10' for the eddy Madison Subdivision in Lovington NM. Most all other homes in this area of town are Mobile homes. Require owners to get approved 9-1-1 addressing for each lot and have all utilities accessible in the alley.


Department Head

City Manager



City of Lovington

214 S. Love Street
PO Box 1268
Lovington, NM 88260

Bus: 575-396-9301

Fax: 575-396-6328

Email: cball@lovington.org

2-12-2016

Request for Variance

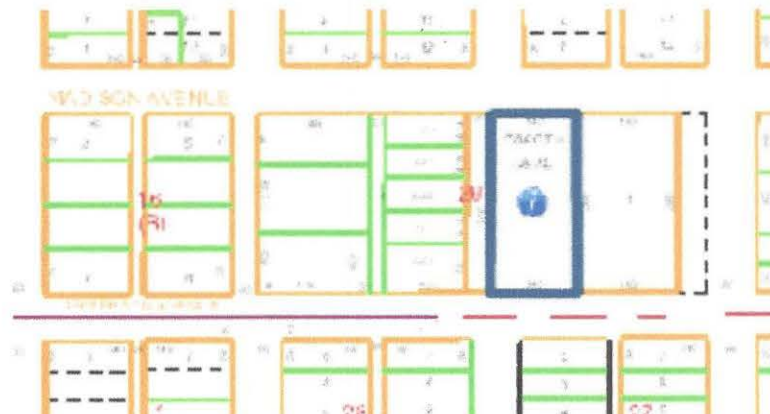
The purpose of this letter is to inform you that a request for a variance in zoning has been submitted to the Lovington Planning and Zoning Commission for the property located on the east side of Block 400 N Eddy Street, between Jefferson and Madison in Lovington, NM. The property owners have requested a variance be granted to allow their newly plotted subdivision of four lots each being 5957.66 SQFT to have Manufactured Homes on these lots and to have only the street side corner lot setback of 15' changed to 10', leaving all other residential setbacks as required by code. At no fault of the owner these lots were greatly shrunk in length due to a 40 year old mistake in the plot of land, and are not of normal lot size. Lovington Municipal Code 17.20.050; **Side yard requirements – Carports.** There shall be a side yard on each side of the one story portions of buildings having a width of not less than five feet.....The side yard on the street side of a corner lot shall not be less than fifteen feet. Lovington Municipal Code 17.22.100 B; **Required Lot Dimensions.** Mobile homes to 18' in width - Minimum Lot width 40' Minimum Lot Depth 100', Mobile Homes over 18' in width - Minimum Lot width 50' Minimum Lot Depth 100'.

We are providing notification to each property owner within 100 feet of the petitioning lot, excluding public right of ways, of this variance request. This request will be considered by Planning and Zoning Commission on April 12, 2016 4:00pm. If approved this request will then be considered at the next regularly scheduled City Commission meeting on Monday, April 25, 2016 at 5:30pm, both meetings will be held at City Hall, 214 S. Love Street, Lovington, NM.

If you have any questions, please do not hesitate to contact me at 575-396-9301 or via email at cball@lovington.org.

Sincerely,

Crystal R Ball
Planning and Zoning Coordinator





Variance Request

The first step in obtaining a variance is to complete the Planning and Zoning Application. This document provides the basic information required for all City planning, zoning and permitting applications. The following check list provides additional requirements for your specific application. Please attach all of the requested documentation, sign, and date.

Variance Request Requirements

- 1) Submit a completed Planning and Zoning Application. All fields must be completed and legible in order to process the application. ☒
- 2) Provide proof of ownership or interest in the property. A deed with a legal description or property lease will meet this requirement. If the applicant is not the owner, an Affidavit by Property Owner(s) is required. ☐
- 3) A site plan, submitted on paper or in an electronic format, showing ☒
 - North arrow
 - Location of site with respect to streets and adjacent properties
 - Property lines and dimensions
 - Location and dimensions of buildings
 - Building setback distances from property lines
 - Any proposed features of the site which are applicable to the requested variance
- 4) A written statement documenting the reason for the variance, including evidence that the request complies with the criteria identified on page 2 ("Criteria for Variance Approval") ☒
- 5) Completed Variance Support Petition

To the best of my knowledge, this application and associated documents are complete and correct, and it is understood that I or another representative must be present at all public hearings concerning this application.

Applicant Name: Raul Sorrales
Applicant Signature: Raul Sorrales

Date: 3-20-16

CITY USE ONLY

Code Enforcement Officer Name: Crystal Ball
Code Enforcement Officer Signature: Crystal Ball

Received: 3-20-16

PROPERTY

Address or General Location: Eddy Madison Subdivision on 400 Block of NEddy St.
Legal Description (if platted): .96 Ac Lot 1.4 (Section 3, Township 16 S. Range 36E)
Zoning Classification: ☐ A ☐ B ☒ C ☐ D

Existing use of land and/or buildings:

Vacant Land

REQUESTED ZONING VARIANCE

Variance to Lovington Municipal Code Zoning Ordinance Section(s):

Side yard 17.20.050 & MH lot dimension 17.22.100 B

Current Ordinance Requirements:

Side yard requirement on the street side of a corner lot is 15'

Required lot dimensions for MH at 50' x 100'

Requested Variance(s)

Change street side of corner lot setback to 10' and remove the required lot dimensions for mobile homes on all four lots.

All other setbacks would be followed per code and the lot size for a mobile home is appropriate.

3-22-16

This statement is to request mobile homes to be placed on proposed lot 418 Eddy St Lovington NM 88260.

The variance request is due to hardship of how lot was incorrectly surveyed over 40 years ago and how the properties have shifted to the west about 30 feet or more than one lot and parcel. Eddy Street does ~~not~~ show to be given as city easement but it is a paved and used street. This also causes our lot to be minimized and be used for anything constructive to owners and city. Once this lot is developed it will generate city taxes.

City ordinance requires 5,000 square feet for mobile home placement or 4,000 depends on size of mobile home. Our lot size is 5,944 square feet, which is more than ordinance requires.

For all these reasons is this hardship proposed.

Madison Ave

curb

20'

20'

25'

16'

5'

5'

25'

16'

5'

5'

25'

16'

5'

5'

25'

16'

20'

City Easement

No thru road

City easement

20'

20'

20'

Scale

1" = 40'

Eddy Street

curb

74.3'

EDDY MADISON SUBDIVISION

CITY OF LOVINGTON SUMMARY SUBDIVISION

OWNERS STATEMENT AND AFFIDAVIT
STATE OF NEW MEXICO)
COUNTY OF EDDY)

THE UNDERSIGNED BEING FIRST DULY SWORN ON OATH, STATE:

AS OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TRACTS AND EXISTING ROAD RIGHT-OF-WAY AND EASEMENTS TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF LOVINGTON, LEA COUNTY, NEW MEXICO.

RAUL CORRALES

HORTENCIA CORRALES

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF LEA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2015 BY RAUL AND HORTENCIA CORRALES.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I, CHAD HARCROW, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY THAT I DIRECTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO. IN WITNESS WHEREOF I HEREUNTO SET

HAND AND AFFIX MY OFFICIAL SEAL THIS _____ DAY OF _____, 2015.



CHAD HARCROW N.M.P.S. NO. 17777

CERTIFICATE OF MUNICIPAL SUMMARY PROCESS APPROVAL

I, JAMES R. WILLIAMS, THE DULY APPOINTED CITY MANAGER FOR THE CITY OF LOVINGTON, LEA COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT, WITHIN THE CITY OF LOVINGTON, LEA COUNTY, NEW MEXICO, WAS REVIEWED AND DEEMED COMPLIANT WITH THE MUNICIPAL SUMMARY PROCESS REGULATIONS ON THE _____ DAY OF _____, 2015.

JAMES R. WILLIAMS, CITY OF LOVINGTON MANAGER

ATTEST: CAROL ANN HOGUE, CITY CLERK

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF LEA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2016 BY JAMES R. WILLIAMS.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

INDEXING INFORMATION FOR COUNTY CLERK

OWNERS: RAUL AND HORTENCIA CORRALES

SECTION: SECTION 3, TOWNSHIP 16 S, RANGE 36 E

SUBDIVISION: N/A

ACREAGE: LOT 1: .137 ACRES
LOT 2: .137 ACRES
LOT 3: .137 ACRES
LOT 4: .137 ACRES
STREET DEDICATION: .273 ACRES
CITY DEDICATION: .136 ACRES

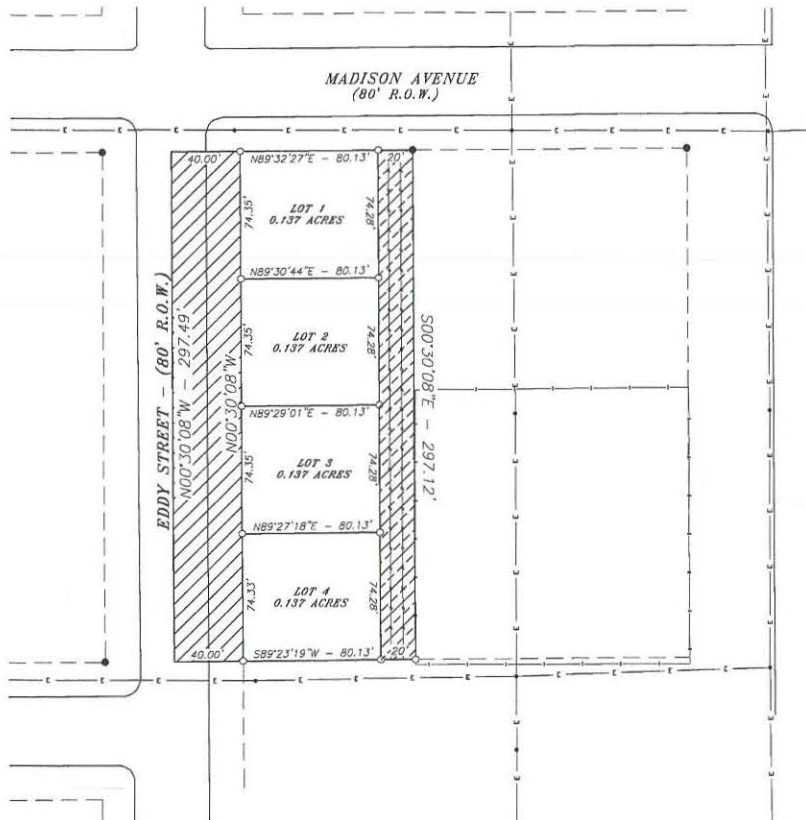
TOTAL ACRES: .957 ACRES

HARCROW SURVEYING, LLC
2314 W. MAIN ST., ARTESIA, N.M. 88210
PH: (575) 746-2158. FAX: (575) 746-2158
charcrow@harcrow-surveying.com



50 0 50 100 FEET
SCALE: 1"=60'

SURVEY DATE: DECEMBER 2014		REVISION DATE: MARCH 6, 2015	
APPROVED BY: CH	DRAWN BY: VD	MISSION INVESTORS	FILE: 14-1059
STATE OF NEW MEXICO, COUNTY OF LEA			
FILED FOR RECORD IN THE LEA COUNTY CLERK'S OFFICE ON THIS _____ DAY OF _____, 2014.			
AT _____ A.M., P.M.,			
CAB _____ SLIDE _____			
BOOK _____ PAGE _____			
PAT SNIPES CHAPPELLE, LEA COUNTY CLERK			
BY: _____		DEPUTY	



LEGEND

- - DENOTES 5/8" STL. ROD W/ RED CAP MRKD. "HICKS PLS 12348"
- - DENOTES SET 1/2" STL. ROD W/CAP MRKD. "HARCROW PLS 17777" OR PK. NAIL
- - DENOTES FENCE
- - DENOTES ELECTRIC LINE W/POWERPOLE
- - DENOTES PROPOSED WATER AND SEWER LINES
- - DENOTES STREET DEDICATION TO THE PUBLIC
- - DENOTES ALLEY DEDICATION TO THE PUBLIC

PROPERTIES TO BE SUBDIVIDED:
THE FOREGOING PLAT OF A TRACT DESCRIBED BY DEED RECORDED IN BOOK 1940, PAGE 536 OF THE OFFICIAL RECORDS OF LEA COUNTY, NEW MEXICO.

SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS OF RECORD AND IN OPEN VIEW AND EDDY COUNTY PROPERTY TAXES.

THIS PROPERTY IS IN FLOOD ZONE X as shown on the FEMA, Flood Insurance Rate Map, Community-Panel Number: 35015C0310D, Map Effective: June 4, 2010.

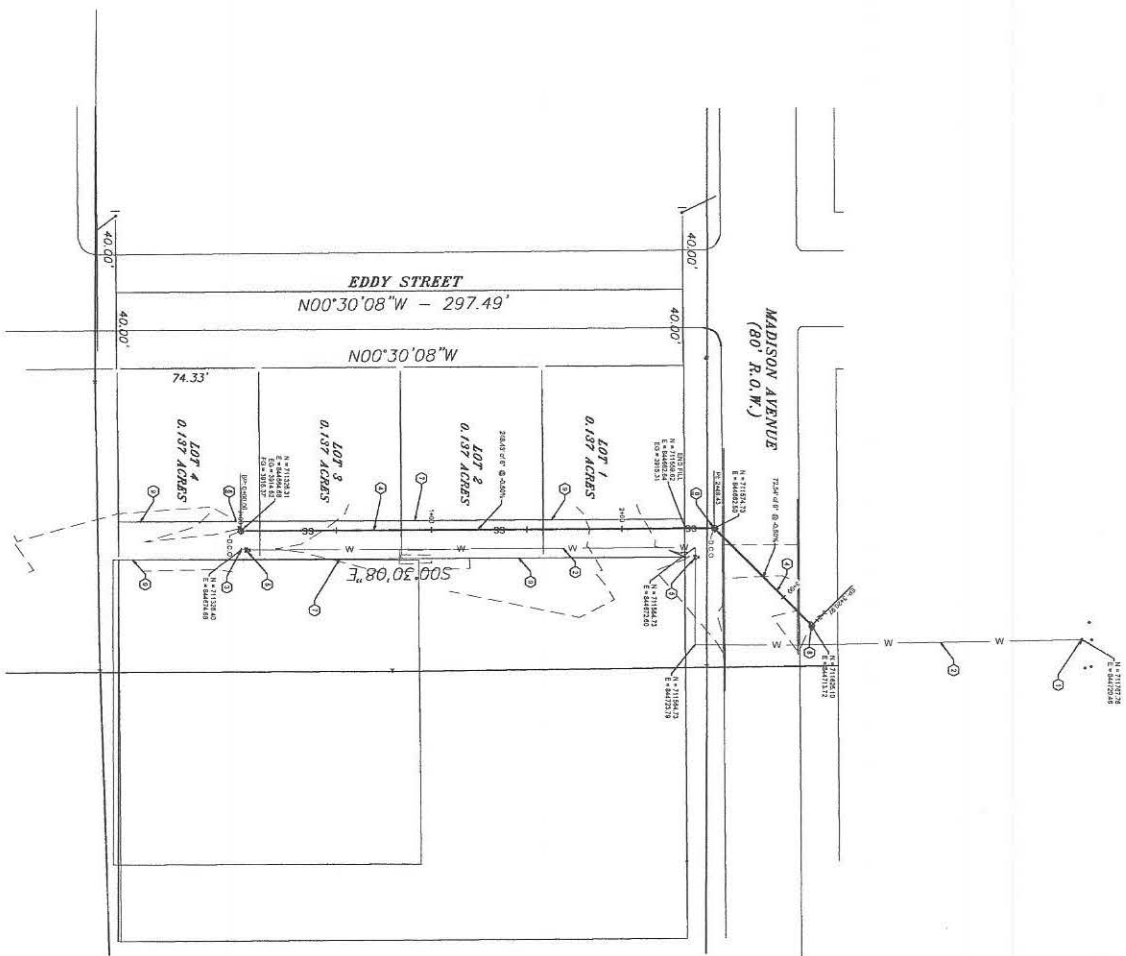
PURPOSE:
THE PURPOSE OF THIS PLAT IS TO DIVIDE A TRACT INTO 4 LOTS.

NOTE:
LOCATIONS OF UTILITIES ARE BASED ON ABOVE GROUND PHYSICAL EVIDENCE AND/OR ONE CALL MARKINGS.

BASIS OF BEARING:
BEARINGS SHOWN HEREON ARE MERCATOR GRID AND CONFORM TO THE NEW MEXICO COORDINATE SYSTEM "NEW MEXICO EAST ZONE" NORTH AMERICAN DATUM 1983. DISTANCES ARE SURFACE VALUES.



VICINITY MAP
NOT TO SCALE



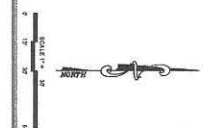
UTILITY GENERAL NOTES

1. ALL UTILITIES SHOWN ARE BASED ON THE LATEST AVAILABLE RECORDS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LONDON AND THE OHIO DEPARTMENT OF PUBLIC SAFETY.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED OR ALTERED.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND EXCESS MATERIAL.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND TRAFFIC CONTROL DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL FEATURES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL UTILITIES AND STRUCTURES INSTALLED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT PROPERTIES AND UTILITIES.
11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL FEATURES.
13. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL UTILITIES AND STRUCTURES INSTALLED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT PROPERTIES AND UTILITIES.
15. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL FEATURES.
17. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL UTILITIES AND STRUCTURES INSTALLED.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT PROPERTIES AND UTILITIES.
19. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL FEATURES.

KEYED NOTES

1. CONTRACTOR TO INSTALL 36" RCP WATER MAIN
2. CONTRACTOR TO INSTALL 36" RCP WATER MAIN
3. CONTRACTOR TO INSTALL 36" RCP WATER MAIN
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17. CONTRACTOR TO INSTALL 36" RCP WATER MAIN
18. CONTRACTOR TO INSTALL 36" RCP WATER MAIN
19. CONTRACTOR TO INSTALL 36" RCP WATER MAIN
20. CONTRACTOR TO INSTALL 36" RCP WATER MAIN

*TYPE SIZE DETERMINED BY OWNER AND CITY OF LONDON



PETTIGREW & ASSOCIATES PA
ENGINEERING (SURVEYING) TESTING
ENGINEERING QUALITY SINCE 1968
11015 10th Avenue, Suite 100
Troy, OH 45373
Tel: 937.333.3337 Fax: 937.333.3338

PROJECT NUMBER: 2016.1016
SHEET: CU-101

EDDY ST & MADISON AVE
WATER & SEWER DESIGN
HATCHROW SURVEYING

CIVIL UTILITY PLAN

REVISIONS

No.	DATE	DESCRIPTION

LEGEND

SYMBOL	DESCRIPTION
—	EXISTING WATER MAIN
—	EXISTING SEWER MAIN
—	EXISTING GAS MAIN
—	EXISTING ELECTRIC MAIN
—	EXISTING FIBER OPTIC MAIN
—	EXISTING CABLE TV MAIN
—	EXISTING TELEPHONE MAIN
—	EXISTING RAILROAD TRACK
—	EXISTING HIGHWAY
—	EXISTING STREET
—	EXISTING LOT LINE
—	EXISTING PROPERTY LINE
—	EXISTING EASEMENT
—	EXISTING RIGHT-OF-WAY
—	EXISTING FENCE
—	EXISTING CURB
—	EXISTING GUTTER
—	EXISTING DRIVE
—	EXISTING WALKWAY
—	EXISTING BIKEWAY
—	EXISTING TRAIL
—	EXISTING PATH
—	EXISTING FENCE
—	EXISTING CURB
—	EXISTING GUTTER
—	EXISTING DRIVE
—	EXISTING WALKWAY
—	EXISTING BIKEWAY
—	EXISTING TRAIL
—	EXISTING PATH

Call Now
1-844-452-5011

Manufactured Homes

FACTORY HOMES DIRECT

"Factory Prices Passed On To You"

Low Low Factory Pricing

Mobile Homes.



**Delivering Throughout
The Southwest**

Home

Champion
2 Bedroom Homes

Champion
3 Bedroom Homes

Champion
4 Bedroom Homes

Champion
Triplewides

Cabins
Under 400 Sq. Ft.

Cabins
Over 400 Sq. Ft.

Southern Energy
Doublewides

Southern Energy
Singlewides

Legacy
Doublewides

Legacy
Singlewides

Financing

Color Options

3 Bedroom Homes

Belvadier



TYPE - Doublewide
BEDROOMS - 3
BATHROOMS - 2
SQ.FT. - 1000
WIDTH - 20'
LENGTH - 52'
MODEL - AF2052A

[READ MORE](#)

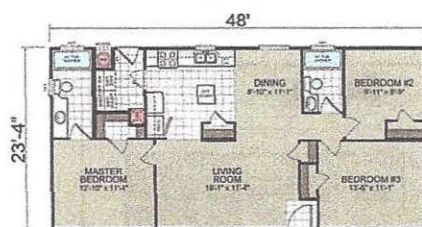
Zuni



TYPE - Doublewide
BEDROOMS - 3
BATHROOMS - 2
SQ.FT. - 1026
WIDTH - 24'
LENGTH - 44'
MODEL - AF2444A

[READ MORE](#)

Taos



TYPE - Doublewide
BEDROOMS - 3
BATHROOMS - 2
SQ.FT. - 1120
WIDTH - 24'
LENGTH - 48'
MODEL - AF2448

[READ MORE](#)

New Castle



TYPE - Doublewide
BEDROOMS - 3
BATHROOMS - 2
SQ.FT. - 1153
WIDTH - 28'
LENGTH - 44'
MODEL - AF2844

[READ MORE](#)

Montana



TYPE - Doublewide
BEDROOMS - 3
BATHROOMS - 2
SQ.FT. - 1173
WIDTH - 28'
LENGTH - 44'
MODEL - AF2844C

[READ MORE](#)

Norwegian



TYPE - Doublewide
BEDROOMS - 3
BATHROOMS - 2
SQ.FT. - 1280
WIDTH - 28'
LENGTH - 48'
MODEL - AF2848A

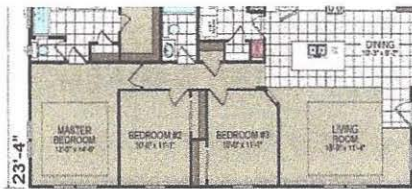
[READ MORE](#)

Breckenridge



Alexander





TYPE - Doublewide
 BEDROOMS - 3
 BATHROOMS - 2
 SQ.FT. - 1295
 WIDTH - 24'
 LENGTH - 56'
 MODEL - PM2456

[READ MORE](#)


TYPE - Doublewide
 BEDROOMS - 3
 BATHROOMS - 2
 SQ.FT. - 1386
 WIDTH - 28'
 LENGTH - 52'
 MODEL - AF2852C

[READ MORE](#)

Mason



TYPE - Doublewide
 BEDROOMS - 3
 BATHROOMS - 2
 SQ.FT. - 1386
 WIDTH - 28'
 LENGTH - 52'
 MODEL - AF2852D

[READ MORE](#)

Pecos



TYPE - Doublewide
 BEDROOMS - 3
 BATHROOMS - 2
 SQ.FT. - 1387
 WIDTH - 28'
 LENGTH - 52'
 MODEL - kw2852

[READ MORE](#)

Delta



TYPE - Doublewide
 BEDROOMS - 3
 BATHROOMS - 2
 SQ.FT. - 1427
 WIDTH - 28'
 LENGTH - 54'
 MODEL - PM2854

[READ MORE](#)

Charlotte



TYPE - Doublewide
 BEDROOMS - 3
 BATHROOMS - 2
 SQ.FT. - 1477
 WIDTH - 28'
 LENGTH - 58'
 MODEL - AF2858

[READ MORE](#)

Glendale



TYPE - Doublewide
 BEDROOMS - 3
 BATHROOMS - 2
 SQ.FT. - 1493
 WIDTH - 28'
 LENGTH - 56'
 MODEL - AF2856E

[READ MORE](#)

Wilshire



TYPE - Doublewide
 BEDROOMS - 3
 BATHROOMS - 2
 SQ.FT. - 1493
 WIDTH - 28'
 LENGTH - 56'
 MODEL - AF2856

[READ MORE](#)

Barnhart

TYPE - Doublewide
 BEDROOMS - 3
 BATHROOMS - 2
 SQ.FT. - 1493
 WIDTH - 27'
 LENGTH - 56'
 MODEL - AF2856C

[READ MORE](#)
Isabella

TYPE - Doublewide
 BEDROOMS - 3
 BATHROOMS - 2
 SQ.FT. - 1635
 WIDTH - 28'
 LENGTH - 62'
 MODEL - AF2863A

[READ MORE](#)
Laguna

TYPE - Doublewide
 BEDROOMS - 3
 BATHROOMS - 2
 SQ.FT. - 1698
 WIDTH - 32'
 LENGTH - 56'
 MODEL - AF3256

[READ MORE](#)
Costa Rica

TYPE - Doublewide
 BEDROOMS - 3
 BATHROOMS - 2
 SQ.FT. - 1701
 WIDTH - 28'
 LENGTH - 64'
 MODEL - AF2864

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