



#2020-01
191 Edgewater Drive – Preliminary/Final Plat of
Subdivision and Variations
Project Review for Planning and Zoning Commission

Meeting Date: February 5, 2020

Requests:

1. Preliminary/Final Plat of Subdivision to divide the lot into two lots.
2. Variation from Article 3 to create two nonconforming lots, as they do not meet the minimum 70-foot lot width for an R-2 zoned lot. Lot 1 would be 61.22 feet, a variation of 8.78 feet and Lot 2 would be 63.56 feet, a variation of 6.44 feet.
3. Variation from Article 5 from the requirement to bury the overhead utility lines, to install street trees, and to install sidewalks.

Location: 191 Edgewater

Acreage: Approximately 20,000 square feet (total lot)
Lot 1: 9,561 square feet Lot 2: 10,448 square feet

Existing Zoning: R-2 Single Family

Surrounding Properties:

North:	R-2 Single Family
South:	R-2 Single Family
East:	R-2 Single Family
West:	R-2 Single Family

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property contained a single family home. The home was built over the lot line, which joined the two PINs into one zoning lot. Demolition of the house does not resubdivide the lots, which requires the formal subdivision process.
- The existing lot contained a home, which was located more to the north, which would now be primarily Lot 1. Since the house was mostly on Lot 1 this lot would not be subject to impact fees and the infrastructure availability change would be reduced by the previous water size. The newly created Lot 2 would be subject to all impact fees and infrastructure availability charges.

The table below represents how these lots would compare to a traditional lot. Since the lots being created would be non-conforming, they would qualify for the reduced non-conforming setbacks.

Lot	Lot Area	Lot Width	Street Setback	Interior Side	Combined Side
UDO standard R-2 zoned lot	8,400 SF	70 feet	30 feet	7 feet	18 feet
Lot 1	9,562 SF (exceeds minimum by 1,162 SF)	61.22 feet (8.78-foot variation)	Averaged (based on homes within 400 feet)	4.9 feet (would get nonconforming lot setbacks)	12.6 feet (would get nonconforming lot setbacks)
Lot 2	10,448 SF (exceeds minimum by 2,048 SF)	63.56 feet (6.44-foot variation)	Averaged (based on homes within 400 feet)	4.9 feet (would get nonconforming lot setbacks)	12.6 feet (would get nonconforming lot setbacks)

NOTE: The lake side setback is always averaged based on the homes within 400 feet.

Development Analysis:

General

- Zoning: The site is zoned R-2 Single Family. The lots being created would be used for single-family homes.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a variation from Article 3 Density and Dimensional Standards for the lot width for the two lots, and three variations from Article 5 Subdivision from the requirement to bury the utility lines, install street trees and install sidewalks. The variations are detailed below:

- Article 3 from the lot width requirement of 70 feet to create two lots at a reduced lot width with Lot 1 at 61.22 feet and Lot 2 at 63.56 feet.
- Article 5 from the requirement to bury the overhead utility lines. The area is an existing residential neighborhood served by overhead lines. It is not feasible to bury the lines for a distance of approximately 130 feet and there is no planned area wide program.
- Article 5 from the requirement to install parkway trees. This is an existing residential neighborhood with no curb, gutter, sidewalk or true parkway.
- Article 5 from the requirement to install sidewalk. This is an existing residential neighborhood with no existing curb, gutter or sidewalk.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

- a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

Meets *Does not meet*

- b. Also, that the variation, if granted, will not alter the essential character of the locality.

Meets *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

- a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

Meets *Does not meet*

- b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

Meets *Does not meet*

- c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

Meets *Does not meet*

- d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

Meets *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

PRELIMINARY/FINAL PLAT OF SUBDIVISION

The petitioner is requesting Preliminary/Final Plat approval for a minor subdivision to create two lots at 191 Edgewater. Final Plats are required to meet the following requirements:

- a) Promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by providing for the orderly growth and development of the City;
 Meets *Does not meet*

- b) Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities;
 Meets *Does not meet*

- c) Providing right-of-way easements for streets and utilities;
 Meets *Does not meet*

- d) Avoiding congestion and overcrowding, and encouraging the proper arrangement of streets in relation to existing or planned streets;
 Meets *Does not meet*

- e) Ensuring there is adequate open space and recreation facilities to serve development;
 Meets *Does not meet*

- f) Ensuring there is proper recordation of landownership records;
 Meets *Does not meet*

- g) Installation of any public improvements including water, sewer, storm sewer or detention, parkway trees, and sidewalks;
 Meets *Does not meet*

- h) Burial of overhead utility lines and all new lines and services in appropriate easements; and
 Meets *Does not meet*

- i) Ensuring the provision of such other matters as the City Council may deem necessary in order to protect the general health, safety, and welfare of the City
 Meets *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goals are applicable to this request:

Land Use - Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

This can be accomplished with the following supporting action:

Supporting Action: Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

Housing – Single Family Housing

Goal: Promote strong neighborhoods by preserving their character and historical significance and ensuring that they are well serviced by a variety of community facilities and services.

This can be accomplished with the following supporting action:

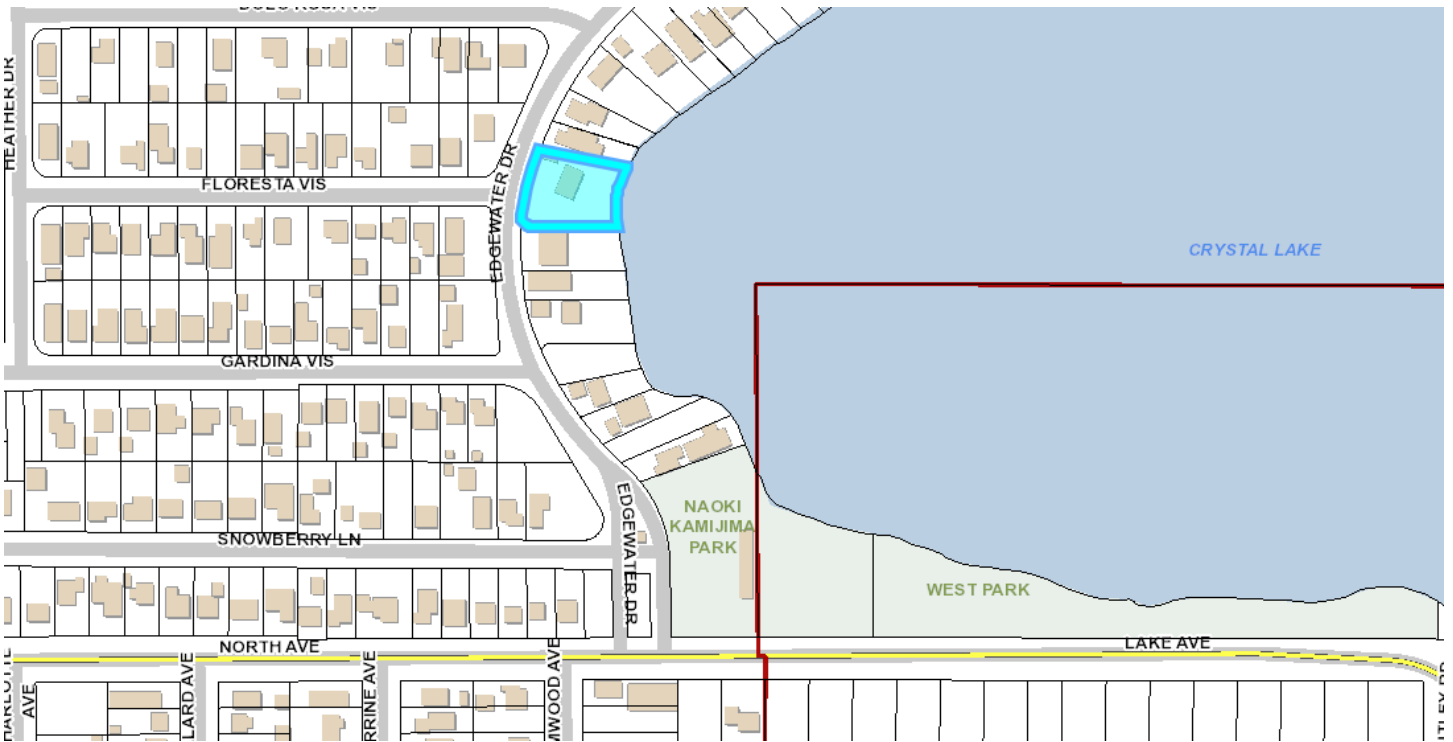
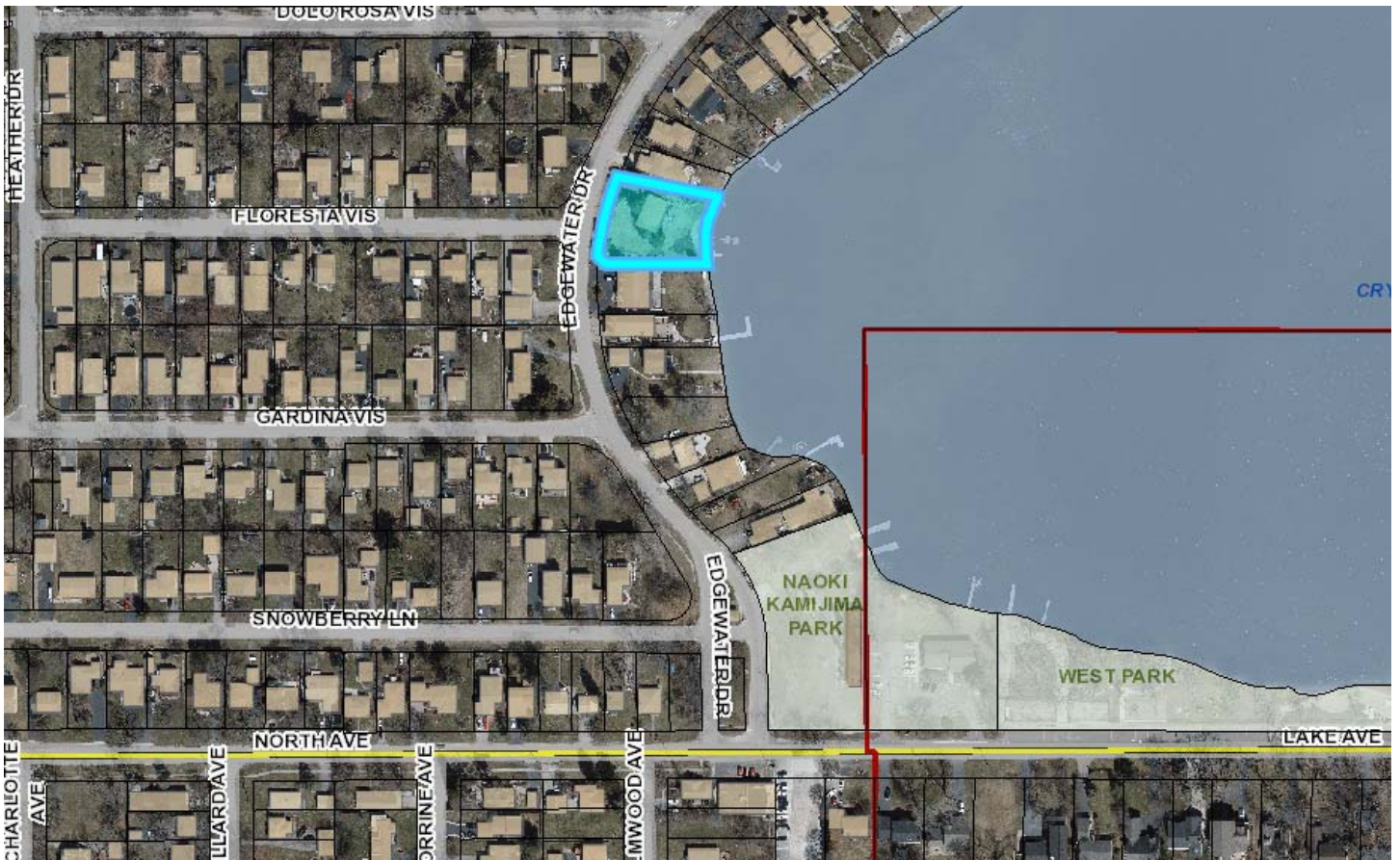
Supporting Action: Preserve the unique character of existing neighborhoods.

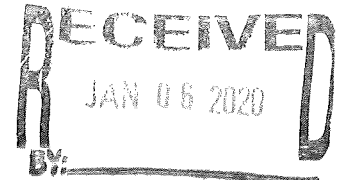
Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Rumford, received 09/20/19)
 - B. Plat of Subdivision (Luco Surveying, dated 10/01/19, received 01/06/20)
 - C. Plat of Survey (Luco Surveying, dated 08/13/19, received 01/06/20)
2. The petitioner shall address all of the review comments and requirements of Community Development Department.

PLN-2020-0001 191 Edgewater Dr – Minor Subdivision





PLN-2020-00001

Application for Minor Subdivision Approval

Application Number: _____	FOR OFFICE USE ONLY
Development Name: _____	
Date of Submission: _____	
Date of Resubmission: _____	

I. Applicant

Lisa Rumford LMR Homes LLC

Name Corporation

175 Edgewater Drive

Street

Crystal Lake 60014

City IL State Zip Code

Lisa Rumford Same 847-975-4847

Contact Person Relationship to Owner Telephone Number

Irumford2@comcast.net

Fax Number E-mail address

II. Owner of Property

LMR Homes LLC

Name

175 Edgewater Drive, Crystal Lake, IL 60014 847-975-4847

Address Telephone Number

III. Development Team (if applicable)

Attorney Telephone Number Fax Number

Address E-mail address

Architect Telephone Number Fax Number

Developer Telephone Number Fax Number

Engineer Telephone Number Fax Number

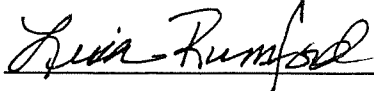
Jeff Spirek - Luco Surveying 815-526-3974 815-526-3984

Surveyor Telephone Number Fax Number

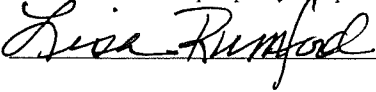
IV. Project Data

1. a. Location/Address: 191 Edgewater Drive, Crystal Lake, IL 60014
- a. PIN #: 18-01-154-015
2. General description of site conditions (including existing site improvement, i.e., buildings, parking, landscaping, etc.): Vacant lot located on Crystal Lake in neighborhood or single-family homes.
3. Existing Zoning: R2 - Single-Family Residential
4. Existing Land Use: R2 - Single-Family Residential
- a. Is there an existing home on the property? YES, Go to 4b. NO
- b. Do you plan to demolish the home prior to plat approval? YES NO
5. Site acreage: 18,846 S. F.
6. Are you requesting a waiver from the requirement to:
- a. Install sidewalk YES NO
- b. Burial of Aerial Utilities YES NO
7. List any controlling Ordinances and agreements for this property (annexation ordinances, variations, special use, administrative/preliminary/final plats, PUD, etc.): _____
8. Reason for request/Description of proposal (including proposed land use, building addition, type of use, hours of operation, number of parking spaces, as applicable): Request approval to subdivide existing parcel into two (2) separate, sub-divided residential lots to eventually build two (2) single-family homes.

V. Signatures

 Lisa Rumford January 2, 2020
PETITIONER: Print and Sign name (if different from owner) Date *1-2-2020*

As owner of the property in question, I hereby authorize the seeking of the above requested action.

 Lisa Rumford January 2, 2020
OWNER: Print and Sign name Date *1-2-2020*

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust (see page 9).

**PUBLIC NOTICE
BEFORE THE PLANNING
AND ZONING COMMISSION
OF THE CITY OF
CRYSTAL LAKE, MCHENRY
COUNTY, ILLINOIS**

IN THE MATTER OF THE
APPLICATION OF)
Lisa Rumford)2020-01

LEGAL NOTICE

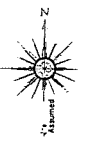
Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application by Lisa Rumford for approval of a Plat of Subdivision with Variations relating to the following real estate known as 191 Edgewater Drive, Crystal Lake, Illinois 60014, PIN: 18-01-154-015.

This application is filed for the purposes of seeking a Plat of Subdivision and Simplified Residential Zoning Variation to allow the division of a lot into two non-conforming lots with a lot width of 61.22 feet for Lot 1 and 63.56 feet for lot 2, which is less than the 70 feet required pursuant to Article 3, Article 5 and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, February 5, 2020, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

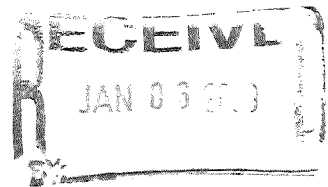
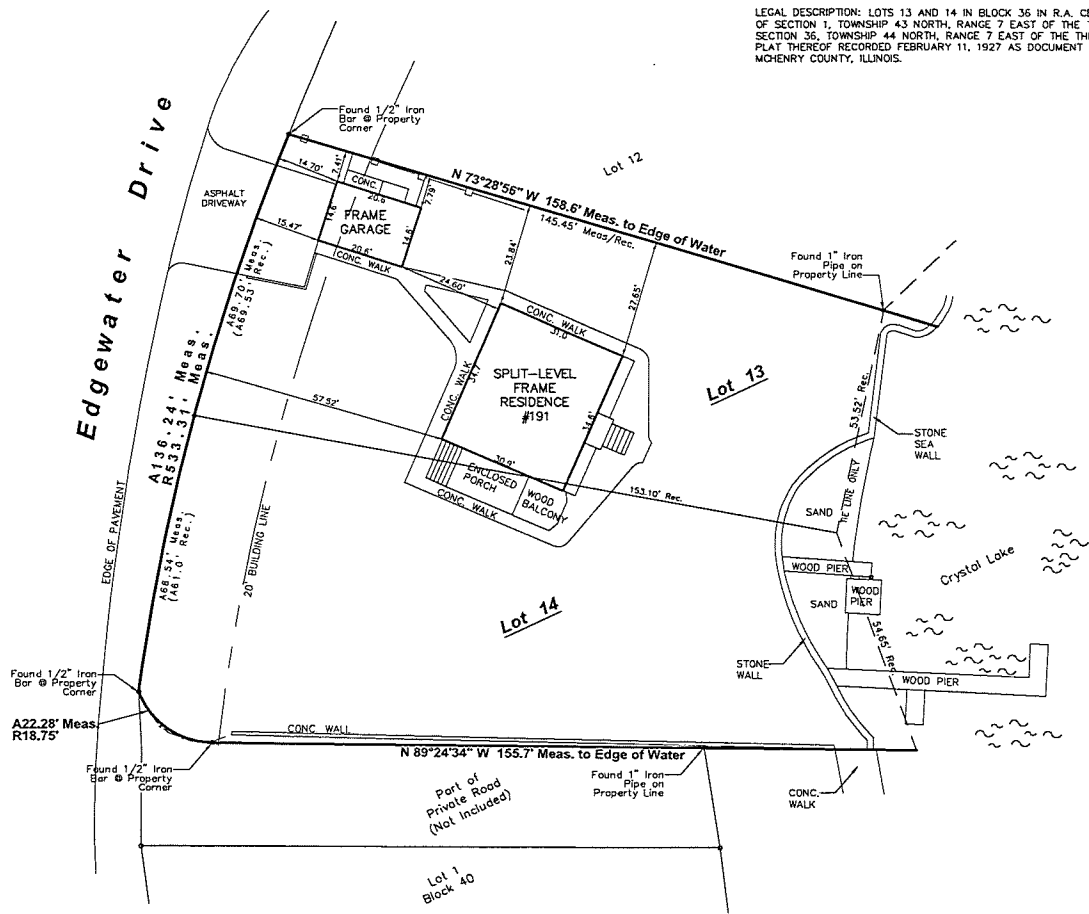
Tom Hayden, Chairperson
Planning and Zoning
Commission
City of Crystal Lake

(Published in the Northwest
Herald January 10, 2020)
1741516



Plat of Survey

LEGAL DESCRIPTION: LOTS 13 AND 14 IN BLOCK 36 IN R.A. CEPEK'S CRYSTAL VISTA, A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 11, 1927 AS DOCUMENT 76823, IN BOOK 6 OF PLATS, PAGE 18, IN MCHEMRY COUNTY, ILLINOIS.



THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.

STATE OF ILLINOIS } ss
COUNTY OF MCHEMRY }
IN MY PROFESSIONAL OPINION, AND BASED ON MY OBSERVATIONS, I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 20th DAY OF August, A.D. 2019

Jeffrey A. Speck
JEFFREY A. SPECK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3898
REGISTERED AGENT FOR LUCCO SURVEYING
LICENSE TO BE RENEWED NOVEMBER 30, 2020



NOTES:
1. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT ANY DIFFERENCE IMMEDIATELY.
2. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
3. BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.
4. BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS.
5. UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

LEGEND	
○	5/8" IRON PIPE
○	1" IRON PIPE
○	1 1/2" IRON PIPE
○	2" IRON PIPE
○	3" IRON PIPE
○	4" IRON PIPE
○	6" IRON PIPE
○	8" IRON PIPE
○	10" IRON PIPE
○	12" IRON PIPE
○	14" IRON PIPE
○	16" IRON PIPE
○	18" IRON PIPE
○	20" IRON PIPE
○	24" IRON PIPE
○	30" IRON PIPE
○	36" IRON PIPE
○	42" IRON PIPE
○	48" IRON PIPE
○	54" IRON PIPE
○	60" IRON PIPE
○	72" IRON PIPE
○	84" IRON PIPE
○	96" IRON PIPE
○	108" IRON PIPE
○	120" IRON PIPE
○	144" IRON PIPE
○	168" IRON PIPE
○	192" IRON PIPE
○	216" IRON PIPE
○	240" IRON PIPE
○	270" IRON PIPE
○	300" IRON PIPE
○	324" IRON PIPE
○	348" IRON PIPE
○	372" IRON PIPE
○	408" IRON PIPE
○	432" IRON PIPE
○	456" IRON PIPE
○	480" IRON PIPE
○	504" IRON PIPE
○	528" IRON PIPE
○	552" IRON PIPE
○	576" IRON PIPE
○	600" IRON PIPE
○	624" IRON PIPE
○	648" IRON PIPE
○	672" IRON PIPE
○	696" IRON PIPE
○	720" IRON PIPE
○	744" IRON PIPE
○	768" IRON PIPE
○	792" IRON PIPE
○	816" IRON PIPE
○	840" IRON PIPE
○	864" IRON PIPE
○	888" IRON PIPE
○	912" IRON PIPE
○	936" IRON PIPE
○	960" IRON PIPE
○	984" IRON PIPE
○	1008" IRON PIPE
○	1032" IRON PIPE
○	1056" IRON PIPE
○	1080" IRON PIPE
○	1104" IRON PIPE
○	1128" IRON PIPE
○	1152" IRON PIPE
○	1176" IRON PIPE
○	1200" IRON PIPE
○	1224" IRON PIPE
○	1248" IRON PIPE
○	1272" IRON PIPE
○	1296" IRON PIPE
○	1320" IRON PIPE
○	1344" IRON PIPE
○	1368" IRON PIPE
○	1392" IRON PIPE
○	1416" IRON PIPE
○	1440" IRON PIPE
○	1464" IRON PIPE
○	1488" IRON PIPE
○	1512" IRON PIPE
○	1536" IRON PIPE
○	1560" IRON PIPE
○	1584" IRON PIPE
○	1608" IRON PIPE
○	1632" IRON PIPE
○	1656" IRON PIPE
○	1680" IRON PIPE
○	1704" IRON PIPE
○	1728" IRON PIPE
○	1752" IRON PIPE
○	1776" IRON PIPE
○	1800" IRON PIPE
○	1824" IRON PIPE
○	1848" IRON PIPE
○	1872" IRON PIPE
○	1896" IRON PIPE
○	1920" IRON PIPE
○	1944" IRON PIPE
○	1968" IRON PIPE
○	1992" IRON PIPE
○	2016" IRON PIPE
○	2040" IRON PIPE
○	2064" IRON PIPE
○	2088" IRON PIPE
○	2112" IRON PIPE
○	2136" IRON PIPE
○	2160" IRON PIPE
○	2184" IRON PIPE
○	2208" IRON PIPE
○	2232" IRON PIPE
○	2256" IRON PIPE
○	2280" IRON PIPE
○	2304" IRON PIPE
○	2328" IRON PIPE
○	2352" IRON PIPE
○	2376" IRON PIPE
○	2400" IRON PIPE
○	2424" IRON PIPE
○	2448" IRON PIPE
○	2472" IRON PIPE
○	2496" IRON PIPE
○	2520" IRON PIPE
○	2544" IRON PIPE
○	2568" IRON PIPE
○	2592" IRON PIPE
○	2616" IRON PIPE
○	2640" IRON PIPE
○	2664" IRON PIPE
○	2688" IRON PIPE
○	2712" IRON PIPE
○	2736" IRON PIPE
○	2760" IRON PIPE
○	2784" IRON PIPE
○	2808" IRON PIPE
○	2832" IRON PIPE
○	2856" IRON PIPE
○	2880" IRON PIPE
○	2904" IRON PIPE
○	2928" IRON PIPE
○	2952" IRON PIPE
○	2976" IRON PIPE
○	3000" IRON PIPE
○	3024" IRON PIPE
○	3048" IRON PIPE
○	3072" IRON PIPE
○	3096" IRON PIPE
○	3120" IRON PIPE
○	3144" IRON PIPE
○	3168" IRON PIPE
○	3192" IRON PIPE
○	3216" IRON PIPE
○	3240" IRON PIPE
○	3264" IRON PIPE
○	3288" IRON PIPE
○	3312" IRON PIPE
○	3336" IRON PIPE
○	3360" IRON PIPE
○	3384" IRON PIPE
○	3408" IRON PIPE
○	3432" IRON PIPE
○	3456" IRON PIPE
○	3480" IRON PIPE
○	3504" IRON PIPE
○	3528" IRON PIPE
○	3552" IRON PIPE
○	3576" IRON PIPE
○	3600" IRON PIPE
○	3624" IRON PIPE
○	3648" IRON PIPE
○	3672" IRON PIPE
○	3696" IRON PIPE
○	3720" IRON PIPE
○	3744" IRON PIPE
○	3768" IRON PIPE
○	3792" IRON PIPE
○	3816" IRON PIPE
○	3840" IRON PIPE
○	3864" IRON PIPE
○	3888" IRON PIPE
○	3912" IRON PIPE
○	3936" IRON PIPE
○	3960" IRON PIPE
○	3984" IRON PIPE
○	4008" IRON PIPE
○	4032" IRON PIPE
○	4056" IRON PIPE
○	4080" IRON PIPE
○	4104" IRON PIPE
○	4128" IRON PIPE
○	4152" IRON PIPE
○	4176" IRON PIPE
○	4200" IRON PIPE
○	4224" IRON PIPE
○	4248" IRON PIPE
○	4272" IRON PIPE
○	4296" IRON PIPE
○	4320" IRON PIPE
○	4344" IRON PIPE
○	4368" IRON PIPE
○	4392" IRON PIPE
○	4416" IRON PIPE
○	4440" IRON PIPE
○	4464" IRON PIPE
○	4488" IRON PIPE
○	4512" IRON PIPE
○	4536" IRON PIPE
○	4560" IRON PIPE
○	4584" IRON PIPE
○	4608" IRON PIPE
○	4632" IRON PIPE
○	4656" IRON PIPE
○	4680" IRON PIPE
○	4704" IRON PIPE
○	4728" IRON PIPE
○	4752" IRON PIPE
○	4776" IRON PIPE
○	4800" IRON PIPE
○	4824" IRON PIPE
○	4848" IRON PIPE
○	4872" IRON PIPE
○	4896" IRON PIPE
○	4920" IRON PIPE
○	4944" IRON PIPE
○	4968" IRON PIPE
○	4992" IRON PIPE
○	5016" IRON PIPE
○	5040" IRON PIPE
○	5064" IRON PIPE
○	5088" IRON PIPE
○	5112" IRON PIPE
○	5136" IRON PIPE
○	5160" IRON PIPE
○	5184" IRON PIPE
○	5208" IRON PIPE
○	5232" IRON PIPE
○	5256" IRON PIPE
○	5280" IRON PIPE
○	5304" IRON PIPE
○	5328" IRON PIPE
○	5352" IRON PIPE
○	5376" IRON PIPE
○	5400" IRON PIPE
○	5424" IRON PIPE
○	5448" IRON PIPE
○	5472" IRON PIPE
○	5496" IRON PIPE
○	5520" IRON PIPE
○	5544" IRON PIPE
○	5568" IRON PIPE
○	5592" IRON PIPE
○	5616" IRON PIPE
○	5640" IRON PIPE
○	5664" IRON PIPE
○	5688" IRON PIPE
○	5712" IRON PIPE
○	5736" IRON PIPE
○	5760" IRON PIPE
○	5784" IRON PIPE
○	5808" IRON PIPE
○	5832" IRON PIPE
○	5856" IRON PIPE
○	5880" IRON PIPE
○	5904" IRON PIPE
○	5928" IRON PIPE
○	5952" IRON PIPE
○	5976" IRON PIPE
○	6000" IRON PIPE
○	6024" IRON PIPE
○	6048" IRON PIPE
○	6072" IRON PIPE
○	6096" IRON PIPE
○	6120" IRON PIPE
○	6144" IRON PIPE
○	6168" IRON PIPE
○	6192" IRON PIPE
○	6216" IRON PIPE
○	6240" IRON PIPE
○	6264" IRON PIPE
○	6288" IRON PIPE
○	6312" IRON PIPE
○	6336" IRON PIPE
○	6360" IRON PIPE
○	6384" IRON PIPE
○	6408" IRON PIPE
○	6432" IRON PIPE
○	6456" IRON PIPE
○	6480" IRON PIPE
○	6504" IRON PIPE
○	6528" IRON PIPE
○	6552" IRON PIPE
○	6576" IRON PIPE
○	6600" IRON PIPE
○	6624" IRON PIPE
○	6648" IRON PIPE
○	6672" IRON PIPE
○	6696" IRON PIPE
○	6720" IRON PIPE
○	6744" IRON PIPE
○	6768" IRON PIPE
○	6792" IRON PIPE
○	6816" IRON PIPE
○	6840" IRON PIPE
○	6864" IRON PIPE
○	6888" IRON PIPE
○	6912" IRON PIPE
○	6936" IRON PIPE
○	6960" IRON PIPE
○	6984" IRON PIPE
○	7008" IRON PIPE
○	7032" IRON PIPE
○	7056" IRON PIPE
○	7080" IRON PIPE
○	7104" IRON PIPE
○	7128" IRON PIPE
○	7152" IRON PIPE
○	7176" IRON PIPE
○	7200" IRON PIPE
○	7224" IRON PIPE
○	7248" IRON PIPE
○	7272" IRON PIPE
○	7296" IRON PIPE
○	7320" IRON PIPE
○	7344" IRON PIPE
○	7368" IRON PIPE
○	7392" IRON PIPE
○	7416" IRON PIPE
○	7440" IRON PIPE
○	7464" IRON PIPE
○	7488" IRON PIPE
○	7512" IRON PIPE
○	7536" IRON PIPE
○	7560" IRON PIPE
○	7584" IRON PIPE
○	7608" IRON PIPE
○	7632" IRON PIPE
○	7656" IRON PIPE
○	7680" IRON PIPE
○	7704" IRON PIPE
○	7728" IRON PIPE
○	7752" IRON PIPE
○	7776" IRON PIPE
○	7800" IRON PIPE
○	7824" IRON PIPE
○	7848" IRON PIPE
○	7872" IRON PIPE
○	7896" IRON PIPE
○	7920" IRON PIPE
○	7944" IRON PIPE
○	7968" IRON PIPE
○	7992" IRON PIPE
○	8016" IRON PIPE
○	8040" IRON PIPE
○	8064" IRON PIPE
○	8088" IRON PIPE
○	8112" IRON PIPE
○	8136" IRON PIPE
○	8160" IRON PIPE
○	8184" IRON PIPE
○	8208" IRON PIPE
○	8232" IRON PIPE
○	8256" IRON PIPE
○	8280" IRON PIPE
○	8304" IRON PIPE
○	8328" IRON PIPE
○	8352" IRON PIPE
○	8376" IRON PIPE
○	8400" IRON PIPE
○	8424" IRON PIPE
○	8448" IRON PIPE
○	8472" IRON PIPE
○	8496" IRON PIPE
○	8520" IRON PIPE
○	8544" IRON PIPE
○	8568" IRON PIPE
○	8592" IRON PIPE
○	8616" IRON PIPE
○	8640" IRON PIPE
○	8664" IRON PIPE
○	8688" IRON PIPE
○	8712" IRON PIPE
○	8736" IRON PIPE
○	8760" IRON PIPE
○	8784" IRON PIPE
○	8808" IRON PIPE
○	8832" IRON PIPE
○	8856" IRON PIPE
○	8880" IRON PIPE
○	8904" IRON PIPE
○	8928" IRON PIPE
○	8952" IRON PIPE
○	8976" IRON PIPE
○	9000" IRON PIPE
○	9024" IRON PIPE
○	9048" IRON PIPE
○	9072" IRON PIPE
○	9096" IRON PIPE
○	9120" IRON PIPE
○	9144" IRON PIPE
○	9168" IRON PIPE
○	9192" IRON PIPE
○	9216" IRON PIPE
○	9240" IRON PIPE
○	9264" IRON PIPE
○	9288" IRON PIPE
○	9312" IRON PIPE
○	9336" IRON PIPE
○	9360" IRON PIPE
○	9384" IRON PIPE
○	9408" IRON PIPE
○	9432" IRON PIPE
○	9456" IRON PIPE
○	9480" IRON PIPE
○	9504" IRON PIPE
○	9528" IRON PIPE
○	9552" IRON PIPE
○	9576" IRON PIPE
○	9600" IRON PIPE
○	9624" IRON PIPE
○	9648" IRON PIPE
○	9672" IRON PIPE
○	9696" IRON PIPE
○	9720" IRON PIPE
○	9744" IRON PIPE
○	9768" IRON PIPE
○	9792" IRON PIPE
○	9816" IRON PIPE
○	9840" IRON PIPE
○	9864" IRON PIPE
○	9888" IRON PIPE
○	9912" IRON PIPE
○	9936" IRON PIPE
○	9960" IRON PIPE
○	9984" IRON PIPE
○	10008" IRON PIPE
○	10032" IRON PIPE
○	10056" IRON PIPE
○	10080" IRON PIPE
○	10104" IRON PIPE
○	10128" IRON PIPE
○	10152" IRON PIPE
○	10176" IRON PIPE
○	10200" IRON PIPE
○	10224" IRON PIPE
○	10248" IRON PIPE
○	10272" IRON PIPE
○	10296" IRON PIPE
○	10320" IRON PIPE
○	10344" IRON PIPE
○	10368" IRON PIPE
○	10392" IRON PIPE
○	10416" IRON PIPE
○	10440" IRON PIPE
○	10464" IRON PIPE
○	10488" IRON PIPE
○	10512" IRON PIPE
○	10536" IRON PIPE
○	10560" IRON PIPE
○	10584" IRON PIPE
○	10608" IRON PIPE
○	10632" IRON PIPE
○	10656" IRON PIPE
○	10680" IRON PIPE
○	10704" IRON PIPE
○	10728" IRON PIPE
○	10752" IRON PIPE
○	10776" IRON PIPE
○	10800" IRON PIPE
○	10824" IRON PIPE
○	10848" IRON PIPE
○	10872" IRON PIPE
○	10896" IRON PIPE
○	10920" IRON PIPE
○	10944" IRON PIPE
○	10968" IRON PIPE
○	10992" IRON PIPE
○	11016" IRON PIPE
○	11040" IRON PIPE
○	11064" IRON PIPE
○	11088" IRON PIPE
○	11112" IRON PIPE
○	11136" IRON PIPE
○	11160" IRON PIPE
○	11184" IRON PIPE
○	11208" IRON PIPE
○	11232" IRON PIPE
○	11256" IRON PIPE
○	11280" IRON PIPE
○	11304" IRON