



**AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 27, 2019, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS**

1. Roll Call
2. Minutes - 11-13-2019
3. Preliminary Plan Application - Villages of Concord located south of Wayne Street and north of the Kroger Development.
 - Remove from table (motion/second/roll call vote)
 - Commission to make decision
4. Halifax Villas, Planned Development, consider minor amendment to the Record Plan.
 - Commission to make decision
5. Other.

Note to Commission members:

If you will not be attending, please email or call Sue

November 13, 2019

A regular meeting of the Troy Planning Commission was held Wednesday, November 13, 2019, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Chairman Alan Kappers presiding. Other Members Present: Beamish, Wolke, Titterington, Ehrlich and Westmeyer; Zoning Inspectors Brandon and Watson.

The minutes of the October 23, 2019 meeting were corrected to reflect that Mr. Titterington did not second the approval of the minutes; the minutes were then approved as corrected upon motion of Mr. Wolke, second by Mayor Beamish.

INTRODUCTION OF NEW MEMBER: Mayor Beamish stated that Mrs. Snee resigned as of the end of October, as she has been elected to Council effective 1-1-2020. The Mayor has appointed Ed Westmeyer to fill the vacancy created by Mrs. Snee's resignation.

PRELIMINARY PLAN APPLICATION, VILLAGES OF CONCORD, LOCATED SOUTH OF WAYNE STREET AND NORTH OF THE KROGER

DEVELOPMENT, SUBMITTED BY R L HAWK, LLC: Staff reported: the Preliminary Plan is for the Villages of Concord (parcels # D08-103660 and D08-059144, PT Inlot 7189); zoning is a mixture of R-5 Single-Family, R-6 Two-Family and R-7 Multiple-Family Residential; in 2000 the Villages of Concord subdivision was approved by the Planning Commission and City Council consisting of a layout that encompassed a private condo community, a portion of the development was completed in the mid-2000s and now the developer is requesting to finish developing the subdivision with single-family lots; it is an area of 16 acres total with 6.5 acres already developed; the developed portion includes 20 condominiums, common area with a lake (2.565 acres), and a clubhouse (1.325 acres); the remaining 10.028 acres of land proposes to include 35 building lots which are intended to be developed as single-family residences; two private roadways are already provided and named as Lantern Lane and Paul Revere Way; 4-foot sidewalks will be installed in the subdivision along the roadways; the private roads will be recorded with an Access Easement to allow access throughout the privately-owned roads and the private roads will remain private and will not become public roadways; the development has received an Access Easement which will now allow access from Wayne Street, through the development on Paul Revere Way, and out onto Laurel Tree Court; due to now having two access points, the Fire Department has determined that the proposed new houses will not be required to be sprinkled in order to meet the Fire Code; the proposed development would be 35 building lots that range from 6,011 square feet (.138 acres) to 24,393 square feet (.560 acres) and the lots meet the minimum lot requirements set by the Zoning Code; on 11-5-2019 the Board of Park Commissioners accepted the developer's proposal as provided by the Zoning Code to pay fees-in-lieu-of instead of dedicating open space; there is an existing clubhouse in the development but it will only be used by the existing condo owners and not the owners of the new proposed single-family homes; staff has determined that the preliminary plan is in compliance with the Zoning Code and Subdivision Regulations; and staff recommends approval of the preliminary plan.

In response to the Mayor, staff stated that it has been confirmed that all the streets are private but do have width to accommodate safety equipment, and that Staff met with the Fire Chief who okayed the access points.

Mr. Wolke asked Mr. Kappers if prior issues he had discussed on this development had been resolved - involving access easements, the status of the Condo Association, and who is authorized to act on behalf of the Condo Association. Mr. Kappers commented that access easements are common and are usually owned by the condo association, but there is nothing from that association that grants the easement and it would seem that the condo owners have to maintain the additional roadway to be constructed. Mr. Kappers also noted that member Jim McGarry has raised questions about the right of way and easement that may not be answered in what has been submitted, and while the Fire Department may be okay with the issues relating to sprinkling, he sees the unresolved questions about the condo association and who has the right to act for the association need to be resolved or he sees nothing but future problems for the residents of this area; and he questions the authority of Mr. Hawk to act on behalf of the condo association.

Mr. Jeremy Tomb, attorney for the applicant, commented that it is opinion that the developer has provided all information that is has been requested and that is required, that the laws of the State of Ohio have been satisfied; and that Mr. Hawk's company is the Condo Association.

Mr. Kappers read from the Codified Ordinances regarding requirements of what is to be submitted, noting that the wording refers to "minimum" requirements, but what has been submitted may meet "minimum", but has not addressed previously discussed matters.

There was discussion that the two new members (Ms. Ehrlich and Mr. Westmeyer) have not had the benefit of reviewing the prior discussions, and that Mr. McGarry, who had specific questions, was not able to be present to state if his questions have been addressed. Both new members indicated they would like to have more information prior to acting on the request.

Mr. Tomb commented that there was no one present who questioned the request before the Commission, and that all the delays have cost his client money. Mr. Kappers noted that the Village of Concord residents had not been specifically notified of this meeting as they had for prior meetings.

There was a discussion regarding if there is a statutory timeline for acting on preliminary plans, and staff stated there was not.

A motion was made by Mayor Beamish, seconded by Ms. Ehrlich, to table the preliminary plan application for the Villages of Concord.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE.

Mr. Kappers asked that staff review the history of the application with the two new members and also confer with the Director of Law as to the completeness of the application in light of prior discussions.

CONSIDERATION OF REQUEST SUBMITTED BY WILLIAM MCGRAW, REPRESENTING EVANTHIA OWEN, THAT THE COMMISSION DELAY A REQUEST OF THE FIRST UNITED METHODIST CHURCH FOR DEMOLITION OF A PROPERTY AT 126 S. CHERRY STREET FROM THE MEETING OF 11-27-2019 TO 12-11-2019. Mr. McGraw commented that he represented Ms. Evans, who is an adjacent property owner to that which is expected to be submitted for demolition; Mr. McGraw will not be in the State to speak for Ms. Evans as to her concern for the protection of her property and the protection of the neighborhood if this matter is heard on November 27; he asked if the matter could be delayed until a December meeting; and he further commented that the applicant has been working on the application with staff for several months.

Staff advised that a complete application has not been received but is expected by the end of the day November 13, the Commission does not hold a public hearing on a demolition, and the Commission makes the final decision on approval of demolition applications in the Historic District.

In response to the urgency of a decision for the Methodist Church, Linda Bosick, Chairman of the Board of Trustees, commented that the application has been in the works for some time; as the church now has all the information together, the Board would like to proceed; her term as Chairman ends soon and she would like to see the process completed; and the Board would also like to have the application considered prior to entering the Advent Season.

It was discussed that at the November 27 meeting and the December 11 meeting, not all members of the Commission will be present.

It was discussed that this application may not be decided in a single meeting, and it was suggested that the item be placed on the November 27 agenda (if the application is complete), with the understanding that a decision would not be made at that meeting, and then Mr. McGraw could present any information at the December 11 meeting.

Mr. Westmeyer commented that he will need to find out if he must recuse himself as he is a member of the Methodist Church. Mr. Kappers commented that he would recuse himself from any decision as Mr. McGraw is his former law partner and is his legal counsel on an estate matter.

Mr. Wolke asked that as Law Director Kerber recently commented that the Commission can be consider as "quasi-judicial" does that mean that Commission deliberations can be conducted other than in the public.

APPOINTMENT OF A PLANNING COMMISSION MEMBER TO THE COMMUNITY REINVESTMENT HOUSING COUNCIL FOR A TWO-YEAR TERM OF JANUARY 1, 2020 – DECEMBER 31, 2021: This position had been held by Ms. Mahan, who has resigned from the Commission. Ms. Ehrlich volunteered to accept the appointment. Upon motion of Mr. Kappers, seconded by Mr. Wolke, Ms. Ehrlich as appointed by the Commission to the CRA Housing Council.

AWNING REMOVAL AT 15 S. MARKET STREET: Staff advised that the owner of Three Weird Sisters at 15 S. Market Street advised that the outdoor awning was removed when it was discovered that the awning was the cause of rain water running into and flooding the basement of the building. The owner will make an application to the Commission, but it was considered that the removal had to be done to avoid further damage.

There being no further business, the meeting adjourned at 4:30 p.m.

Respectfully submitted,

_____ Chairman

_____ Secretary

TO:	Troy Planning Commission
FROM:	Development Staff
DATE:	November 27, 2019
SUBJECT:	Preliminary Plan for Villages of Concord
OWNER:	RL Hawk, LLC
APPLICANT: Roger Hawk	

DISCUSSION:

Roger Hawk, on behalf of RL Hawk, LLC, has applied for Planning Commission to consider a Preliminary Plan for the Villages of Concord (parcels # D08-103660 and D08-059144, PT Inlot 7189) located south of Wayne Street and north of the Kroger Development (State Route 55). The properties are zoned a mixture of R-5 Single-Family, R-6 Two-Family and R-7 Multiple-Family Residential. The proposed Preliminary Plan has been attached to this report.

In 2000, the Villages of Concord subdivision was approved by the Planning Commission and City Council consisting of a layout that encompassed a private condo community. A portion of the development was completed in the mid-2000s and now the developer is requesting to finish developing the subdivision with single-family lots.

PROPOSAL:

Area: The entire subdivision consumes a total of approximately 16 acres with 6.5 acres already developed. The developed portion includes 20 condominiums, common area with a lake (2.565 acres), and a clubhouse (1.325 acres). The remaining 10.028 acres of land proposes to include 35 building lots which are intended to be developed as single-family residences.

Roadways: The two private roadways are already provided and named as Lantern Lane and Paul Revere Way. Four-foot sidewalks will be installed in the subdivision along the roadways. The private roads will be recorded with an Access Easement to allow access throughout the privately-owned roads. The private roads will remain private and will not become public roadways.

The development has received an Access Easement which will now allow access from Wayne Street, through the development on Paul Revere Way, and out onto Laurel Tree Court. Due to now having two access points, the proposed new houses will not be required to be sprinkled in order to meet the Fire Code

Lots: The development proposes 35 building lots that range from 6,011 square feet (.138 acres) to 24,393 square feet (.560 acres). The proposed lots meet the minimum lot requirements set by the Zoning Code.

Open Space: The developer is not proposing to provide any parkland in the undeveloped portion and requested the Park Board consider fees-in-lieu-of instead of 3% (.3 acres) of parkland required by the Subdivision Regulations. In accordance with the Subdivision Regulations (Section 1117.02), Planning Commission may accept fees-in-lieu-of instead of open space.

On November 5, 2019, The Board of Park Commissioners approved the request to accept fees-in-lieu-of which should result with \$17,500 in the Park and Recreation capital budget. This number assumes all undeveloped lots (35) are developed. The fee will be collected with the submittal of zoning permits for the principal structure.

Note: A current clubhouse exists in the development but will only be used by the existing condos and not the new proposed single-family homes.

Compliance: The City has reviewed the preliminary plan and it is in compliance with the Zoning Code and Subdivision Regulations. In addition, the Comprehensive Plan shows this area to be developed residentially (Figure 14-4 is attached).

RECOMMENDATION:

Staff has reviewed the proposed Preliminary Plan and it appears to comply with the Zoning Code and Subdivision Regulations. Staff recommends approval as submitted.



8 1 1 8 1 9 9
Tx:4064494

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019OR-07034
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/27/2019 03:05:26 PM
REFERENCES 0
RECORDING FEE 44.00
PAGES: 4

Send for 4

TRANSFER NOT NECESSARY
June 27, 2019
MATTHEW W. GEARHARDT, AUDITOR
MIAMI COUNTY, OHIO

RIGHT OF WAY EASEMENT AGREEMENT

This Agreement, made as of the dates stated below, is between RL Hawk, LLC and Sunshine Valley Holdings, LLC to confirm that:

1. In consideration of Five Hundred Dollars (\$500.00) paid by RL Hawk, LLC to Sunshine Valley Holdings, LLC (the servient estate) (receipt of which is hereby acknowledged), and in consideration of the agreements herein contained, Sunshine Valley Holdings, LLC grants to Sunshine Valley Holdings, LLC, RL Hawk LLC, the residents of the Villages of Concord, their invitees, and any emergency or law enforcement vehicles, and their heirs and assigns, a permanent right-of-way easement for ingress and egress over the following described property:

SEE ATTACHED EXHIBIT A.

2. RL Hawk, LLC (or its successors and assigns) (the dominant estate) agrees to be solely responsible for the maintenance of the real property described in Exhibit "A, for the purposes of ingress and egress, holding Sunshine Holdings, LLC harmless therefrom.

3. Each and all of the covenants, terms, provisions and agreements herein contained shall run with the land and be binding upon and inure to the benefit of the parties hereto and, to the

extent permitted by this Agreement, their respective heirs, legal representatives, successors and assigns.

4. This agreement shall be filed for record with the Miami County Ohio Recorder.

Prior Instrument Reference: 2004-OR-02122.

Sunshine Valley Holdings, LLC

David W. Kendall
David W. Kendall, Sole Member

Date: 6/26/19

State of Ohio)
) ss:
County of Miami)

The foregoing instrument was acknowledged before me, a Notary Public, this 26 day of June, 2019, by David W. Kendall, as a member of Sunshine Valley Holdings, LLC, on behalf of the LLC, and acknowledged the signing hereof to be his voluntary act and deed.



BRANDON A. COATE, Attorney At Law
Notary Public, State of Ohio
My Commission has no expiration date
Notarial Seal 03/31/21

Brandon A. Coate
Notary Public

Commission Expires: NA

RL Hawk, LLC

[Signature]
Roger Hawk, member

Date: 6-27-19

State of Ohio)
) ss:
County of Miami)

The foregoing instrument was acknowledged before me, a Notary Public, this 27 day of June, 2019, by Roger Hawk, as an authorized member of RL Hawk, LLC, on behalf of the LLC, and acknowledged the signing hereof to be his voluntary act and deed.

[Signature]
Notary Public

Commission Expires: 9-1-20



LEE ANNE BUCHANAN, Notary Public
In and for the State of Ohio
My Commission Expires 9-1-20
Recorded in Miami County

**EXHIBIT A
LEGAL DESCRIPTION
VACATION OF OAKMONT DRIVE
0.128 ACRES**

SITUATE IN SECTION 29, TOWN 5, RANGE 6, CITY OF TROY, MIAMI COUNTY, OHIO
AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at the southeast corner of Inlot 7890 on the north right-of-way line of vacated
Oakmont Drive;

thence, South $05^{\circ}58'56''$ West, 25.00 feet, along the east end of vacated Oakmont Drive to a
point;

thence, North $84^{\circ}01'04''$ West, 29.43 feet, along the centerline of vacated Oakmont Drive to a
point;

thence, on a curve to the right with a radius of 250.00 feet, an arc distance of 148.04 feet, a delta
angle of $33^{\circ}55'40''$, and a chord bearing North $67^{\circ}03'13''$ West, 145.88 feet, along the centerline
of vacated Oakmont Drive to a point;

thence, North $50^{\circ}05'23''$ West, 20.00 feet, along the centerline of vacated Oakmont Drive to a
point on the east right-of-way line of Wayne Street;

thence, North $39^{\circ}54'37''$ East, 55.00 feet, along the east right-of-way line of Wayne Street to a
point on the north right-of-way line of vacated Oakmont Drive;

thence, on a curve to the left with a radius of 20.00 feet, an arc distance of 31.42 feet, a delta
angle of $90^{\circ}00'00''$, and a chord bearing South $05^{\circ}05'23''$ East, 28.28 feet, along the north right-
of-way line of vacated Oakmont Drive to a point;

thence, South $50^{\circ}05'23''$ East, 32.78 feet, along the north right-of-way line of vacated Oakmont
Drive to a point;

thence, on a curve to the left with a radius of 166.28 feet, an arc distance of 98.46 feet, a delta
angle of $33^{\circ}55'35''$, and a chord bearing South $67^{\circ}03'10''$ East, 97.03 feet, along the north right-
of-way line of vacated Oakmont Drive to a point;

thence, South $84^{\circ}01'04''$ East, 29.43 feet, to the place of beginning.

Containing 0.128 acres more or less and all being subject to any legal highways and easements
of record.

The bearings are based on Recorder's Record of Plats, Plat Book 17, Page 8.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number
8629, based on a survey prepared by Steve E. Bowersox dated November 7, 2003 recorded in
Plat Book 20, Page 103.

Shannon Brandon

From: Allen Bertke <ajb@choiceoneengineering.com>
Sent: Monday, October 14, 2019 2:33 PM
To: Shannon Brandon
Subject: RE: Villages of Concord

C2=34.5+20.58= 55.08 at R/W
C14=46.61+14.34= 60.95 at R/W
C32= is 60.56 at the building set back
C33= is 47.62+11.06=58.68

All should be good.

Thank you,

Allen Bertke, P.S.
Professional Surveyor for **Choice One Engineering**
937.497.0200 **Office** | 937.489.9080 **Cell**



From: Shannon Brandon [mailto:shannon.brandon@troyohio.gov]
Sent: Monday, October 14, 2019 2:06 PM
To: Allen Bertke <ajb@choiceoneengineering.com>
Subject: Villages of Concord

Hi Allen,

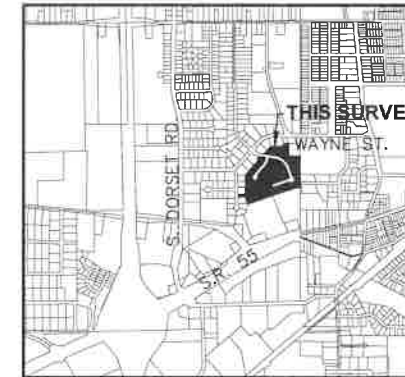
I am working on the Villages of Concord project now and I am finishing up my review.

On the Preliminary Plan, it shows that lots 2, 14, 32, and 33 have a lot width smaller than 50' at the front property line. Could you verify that the lot width at the setback line is 50' or more for these lots?

Thank you,

Shannon Brandon
City of Troy
Zoning Inspector
937-339-9481

THE VILLAGES OF CONCORD PRELIMINARY PLAN SINGLE FAMILY



VICINITY MAP

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

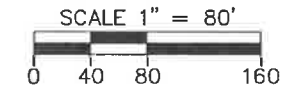
FEE \$ _____

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____ 20____

MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

BEARINGS BASED ON RECORDER'S RECORD
OF PLATS, PLAT BOOK 16, PAGE 96



LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- (NR) NON RADIAL LINE
- UTILITY EASEMENT LINE
- BUILDING SETBACK LINE
- (27) CONSTRUCTION LOT NUMBER

MINIMUM SETBACKS

- R5
FRONT 25'
SIDE 5'
REAR 30'
- R6 & R7
FRONT 25'
SIDE 5'
REAR 25'

AREA SUMMARY

35 BUILDING LOTS	6.727 AC.
COMMON AREA LOT	2.565 AC.
PRIVATE STREET R/W	0.736 AC.
TOTAL	10.028 AC.

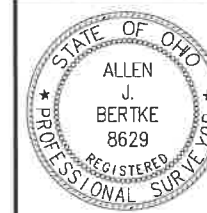
DESCRIPTION:
BEING A REPLAT OF THE PARTS OF INLOT NUMBER 7189 NOT PLATTED AS THE VILLAGES OF CONCORD CONDOMINIUM OWNED BY TROY INVESTMENT GROUP, LLC., AS RECORDED IN OFFICIAL RECORD 472, PAGE 760 AND CONTAINING 10.028 ACRES.

NOTE:
LOT 32 HAS DISTANCE ALONG THE SETBACK LINE OF 50.56 FEET.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS.

ALLEN J. BERTKE, P.S. #8629

DATE



ChoiceOne
Engineering

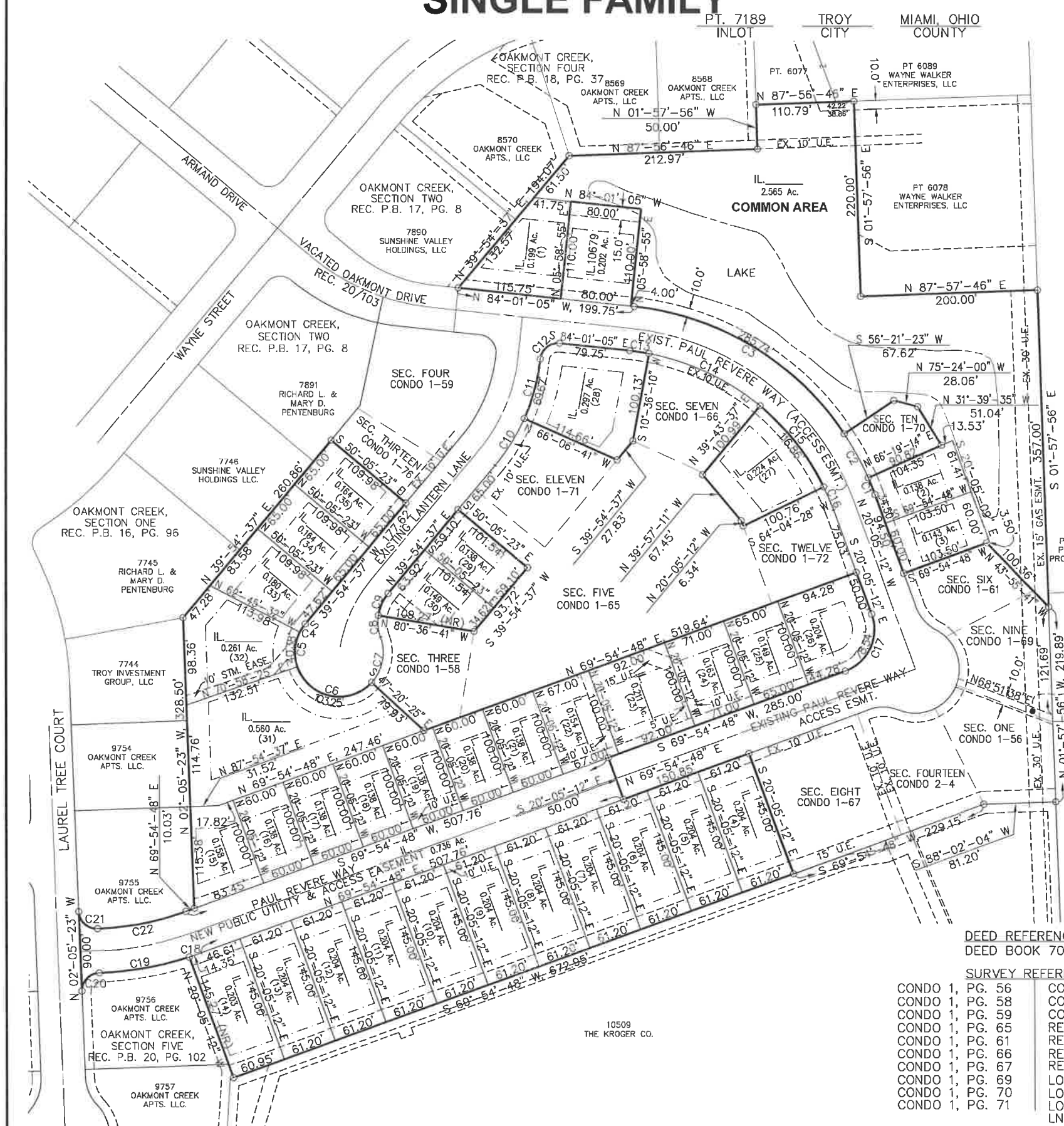
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2550
www.CHOICEONEENGINEERING.com

DATE: 04-26-2017
DRAWN BY: AJB
JOB NUMBER: MIATRO1705
SHEET NUMBER 1 OF 3

DEED REFERENCE
DEED BOOK 708, PAGE 48

SURVEY REFERENCE

CONDO 1, PG. 56	CONDO 1, PG. 72
CONDO 1, PG. 58	CONDO 1, PG. 76
CONDO 1, PG. 59	CONDO 2, PG. 4
CONDO 1, PG. 65	REC. 14, PG. 97
CONDO 1, PG. 61	REC. 15, PG. 110
CONDO 1, PG. 66	REC. 16, PG. 96
CONDO 1, PG. 67	REC. 26, PG. 42
CONDO 1, PG. 69	LOT 17, PG. 165
CONDO 1, PG. 70	LOT 20, PG. 55
CONDO 1, PG. 71	LOT 23, PG. 97
	LND 55, PG. 74

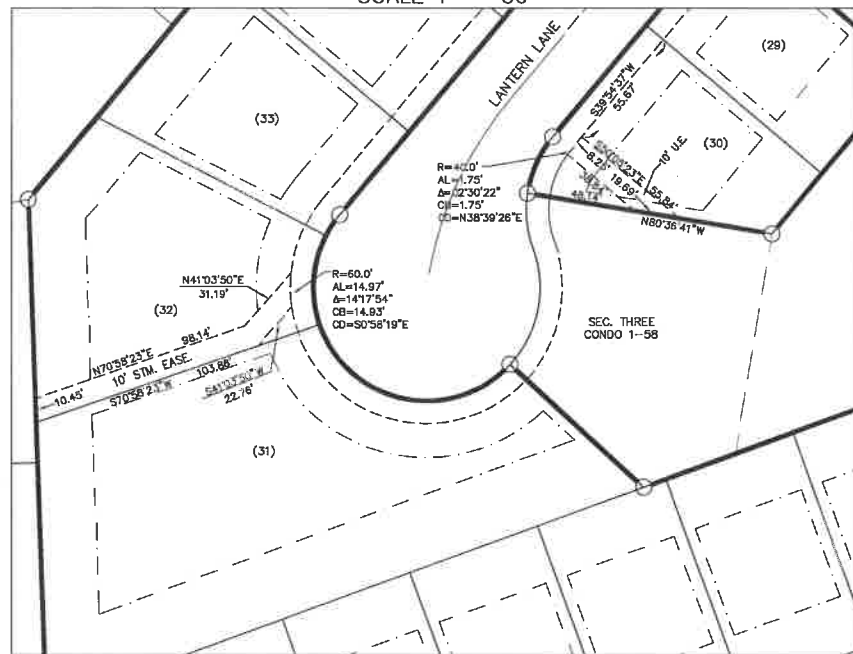


EASEMENT DETAILS

THE VILLAGES OF CONCORD

PLAT BOOK _____ PAGE _____-A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

SCALE 1" = 50'



**PRELIMINARY PLAN
SINGLE FAMILY**

PT. 7189 TROY MIAMI, OHIO
INLOT CITY COUNTY

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS PLAT WAS REVIEWED AND APPROVED.

_____, CHAIRMAN _____, SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-____-20____, EFFECTIVE _____, 20____.

_____, MAYOR _____, PRESIDENT OF COUNCIL _____, CLERK OF COUNCIL

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN 20180R _____, OF THE MIAMI COUNTY RECORDER'S RECORDS.

ADDITIONAL COVENANTS

- PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATELY OWNED ROADS AND PUBLIC ACCESS EASEMENTS.
- ALL AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS SHALL BE SUBJECT TO THE FOLLOWING COVENANTS:
 - PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES. THIS GRANT SHALL RUN WITH THE LAND IN PERPETUITY.
 - TO ENSURE THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE, PRIVATE DRIVES CONSTRUCTED WITHIN DESIGNATED PUBLIC UTILITY EASEMENTS SHALL BE OPEN AND ACCESSIBLE TO FIRE, POLICE, AND OTHER EMERGENCY AND MAINTENANCE VEHICLES AT ALL TIMES. THE PAVEMENT, CURB, AND GUTTER OF PRIVATE DRIVES WITHIN PUBLIC UTILITY EASEMENTS SHALL BE CONTINUOUSLY MAINTAINED BY THE PROPERTY OWNER IN GOOD REPAIR AND KEPT FREE OF ALL OBSTRUCTIONS WHICH WOULD IMPEDE THE FREE AND SAFE MOVEMENT OF TRAFFIC, INCLUDING BUT NOT LIMITED TO ICE, SNOW AND PARKED VEHICLES. IF REQUIRED BY THE CITY, THE OWNER SHALL PREPARE A TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL. TRAFFIC CONTROL DEVICES SHALL BE PROVIDED AND INSTALLED IN ACCORD WITH THE APPROVED PLAN AND BY THE OWNER. THE CITY OF TROY SHALL HAVE FULL POWER AND AUTHORITY TO ENFORCE SUCH CONTROLS AND TO PROSECUTE VIOLATIONS IN ACCORD WITH THE LAWS OF THE CITY AND STATE AS IT WOULD IN ANY OTHER PUBLIC RIGHT-OF-WAY.
 - NO PUBLIC UTILITY EASEMENT MAY BE BLOCKED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF TROY.
 - IN THE EVENT THAT THE OWNER OF ANY PUBLIC UTILITY EASEMENT FAILS TO FULFILL THE OBLIGATIONS SET FORTH IN THESE COVENANTS, THE CITY OF TROY IS HEREBY AUTHORIZED, AFTER PROVIDING REASONABLE OPPORTUNITY FOR NOTICE AND HEARING TO THE PROPERTY OWNER, TO TAKE SUCH CORRECTIVE ACTION AS IT DEEMS NECESSARY, TO CHARGE THE OWNER FOR THE ENTIRE COST THEREOF, AND IN THE EVENT OF FAILURE OF PAVEMENT FOR MORE THAN THIRTY DAYS, TO COLLECT SUCH COSTS AS A SPECIAL ASSESSMENT AGAINST THE PROPERTY WITHOUT FURTHER NOTICE TO OR APPROVAL BY THE OWNER.

PLAT AUTHORIZATION AND DEDICATION

THE HOME OWNERS ASSOCIATION OF THE VILLAGES OF CONCORD, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF TROY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS VILLAGES OF CONCORD SECTION ONE. FURTHERMORE, THE HOME OWNERS ASSOCIATION OF THE VILLAGES OF CONCORD, DEDICATES THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

ROGER HAWK (AUTHORIZED AGENT) RL HAWK, LLC (MEMBER)

ACKNOWLEDGMENT

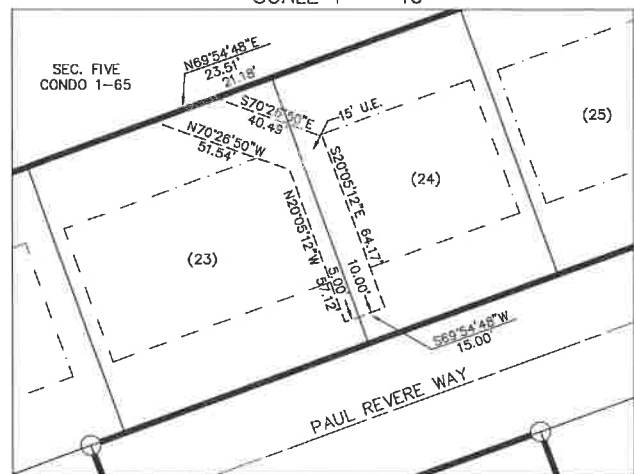
STATE OF OHIO, _____ COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED _____ ON BEHALF OF THE HOME OWNERS ASSOCIATION OF THE VILLAGES OF CONCORD, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

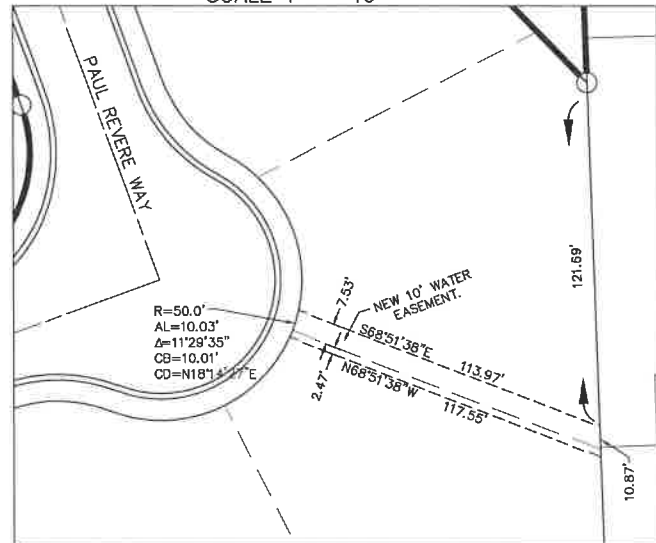
NOTES

- EASEMENTS ON SAID PLAT DESIGNATED AS "SANITARY SEWER EASEMENT" OR "WATER MAIN EASEMENT" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN, AND KEEP IN REPAIR THEREON A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THERETO NECESSARY TO THE OPERATION THEREOF.
- ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWER AND WATER MAINS.
- ALL PRIVATELY OWNED STREETS ARE TO ALLOW ACCESS FOR INGRESS AND EGRESS TO ALL LOTS IN THIS DEVELOPMENT.
- ALL NEW HOMES BUILT IN VILLAGES OF CONCORD SHALL BE REQUIRED TO HAVE RESIDENTIAL SPRINKLER SYSTEMS PER 2017 OHIO FIRE CODE SECTION D107.1 UNTIL SUCH TIME THAT AN ACCESS EASEMENT IS GRANTED TO ALL LOTS IN THE VILLAGE OF CONCORD ON THE VACATED OAKMONT DRIVE SECTION THAT CONNECTS PAUL REVERE WAY TO WAYNE STREET. ONCE SUCH ACCESS EASEMENT IS GRANTED AND FILED WITH THE MIAMI COUNTY RECORDER'S OFFICE, THERE SHALL BE NO REQUIREMENT FOR NEW RESIDENCES CONSTRUCTED IN THE VILLAGES OF CONCORD TO HAVE RESIDENTIAL SPRINKLER SYSTEMS.

SCALE 1" = 40'



SCALE 1" = 40'



CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	325.00'	03°-35'-34"	20.38'	20.38'	N 21°-52'-59" W
2	325.00'	09°-57'-51"	56.52'	56.45'	N 28°-39'-41" W
3	325.00'	50°-22'-28"	285.74'	276.63'	N 58°-49'-51" W
4	50.00'	12°-40'-09"	11.06'	11.03'	S 33°-34'-32" W
5	50.00'	46°-16'-03"	40.38'	39.29'	S 04°-06'-26" W
6	50.00'	118°-18'-50"	103.25'	85.86'	S 78°-11'-00" E
7	50.00'	62°-44'-58"	54.78'	52.08'	N 11°-17'-06" E
8	50.00'	28°-24'-09"	24.79'	24.53'	N 05°-53'-18" W
9	50.00'	31°-35'-51"	27.57'	27.23'	N 24°-06'-42" E
10	222.95'	16°-01'-18"	62.34'	62.14'	N 31°-53'-58" E
11	222.95'	17°-54'-15"	69.67'	69.39'	N 14°-56'-12" E
12	20.00'	89°-59'-51"	31.42'	28.28'	N 50°-59'-00" E
13	275.00'	04°-37'-15"	22.18'	22.17'	S 81°-42'-27" E
14	275.00'	29°-07'-26"	139.79'	138.29'	S 64°-50'-06" E
15	275.00'	22°-53'-21"	116.86'	115.98'	S 38°-05'-57" E
16	275.00'	05°-50'-20"	28.02'	28.01'	S 23°-00'-22" E
17	50.00'	90°-00'-00"	78.54'	70.71'	S 24°-54'-48" W
18	375.00'	02°-11'-32"	14.35'	14.35'	N 71°-00'-34" E
19	375.00'	15°-48'-41"	103.48'	103.16'	S 80°-00'-40" W
20	20.00'	90°-00'-24"	31.42'	28.28'	S 42°-54'-49" W
21	20.00'	89°-59'-29"	31.41'	28.28'	S 47°-05'-08" E
22	325.00'	18°-00'-20"	102.13'	101.71'	N 78°-54'-58" E

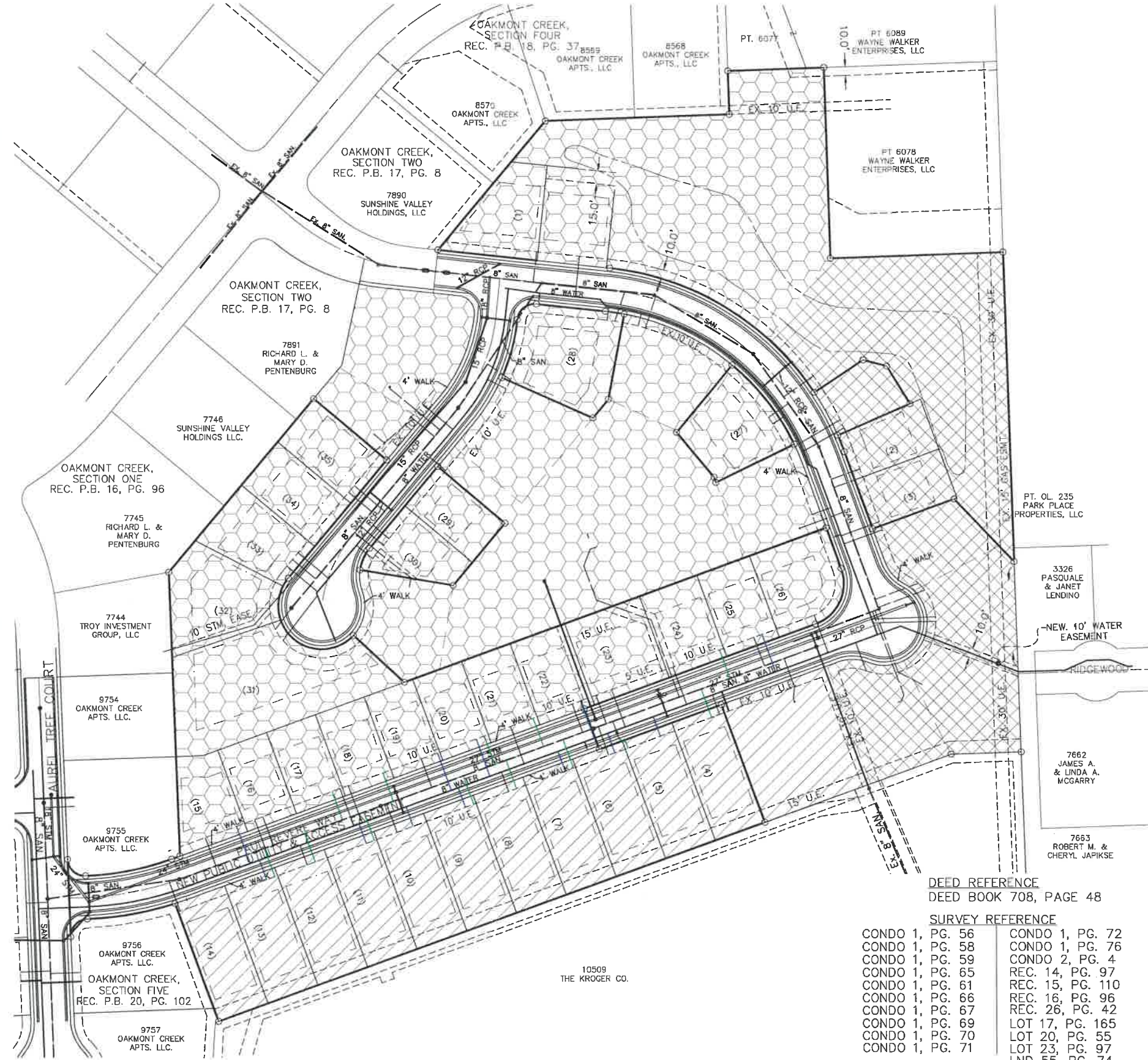
ChoiceOne Engineering

DATE: 04-26-2017
DRAWN BY: AJB
JOB NUMBER: MIA TRO1705
SHEET NUMBER: 2 OF 3

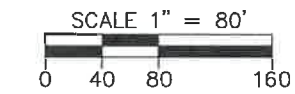
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THE VILLAGES OF CONCORD PRELIMINARY PLAN SINGLE FAMILY




VOLUME _____, PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS



BEARINGS BASED ON RECORDER'S RECORD
OF PLATS, PLAT BOOK 16, PAGE 96



LEGEND

-  R-5 SINGLE FAMILY RESIDENTIAL
-  R-6 TWO FAMILY RESIDENTIAL
-  R-7 MULTIPLE FAMILY RESIDENTIAL

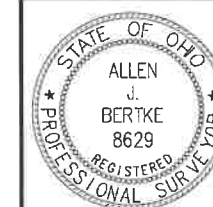
DEED REFERENCE
DEED BOOK 708, PAGE 48

SURVEY REFERENCE	
CONDO 1, PG. 56	CONDO 1, PG. 72
CONDO 1, PG. 58	CONDO 1, PG. 76
CONDO 1, PG. 59	CONDO 2, PG. 4
CONDO 1, PG. 65	REC. 14, PG. 97
CONDO 1, PG. 61	REC. 15, PG. 110
CONDO 1, PG. 66	REC. 16, PG. 96
CONDO 1, PG. 67	REC. 26, PG. 42
CONDO 1, PG. 69	LOT 17, PG. 165
CONDO 1, PG. 70	LOT 20, PG. 55
CONDO 1, PG. 71	LOT 23, PG. 97
	LND 55, PG. 74

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF
THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL
SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON
PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS.

ALLEN J. BERTKE, P.S. #8629

DATE

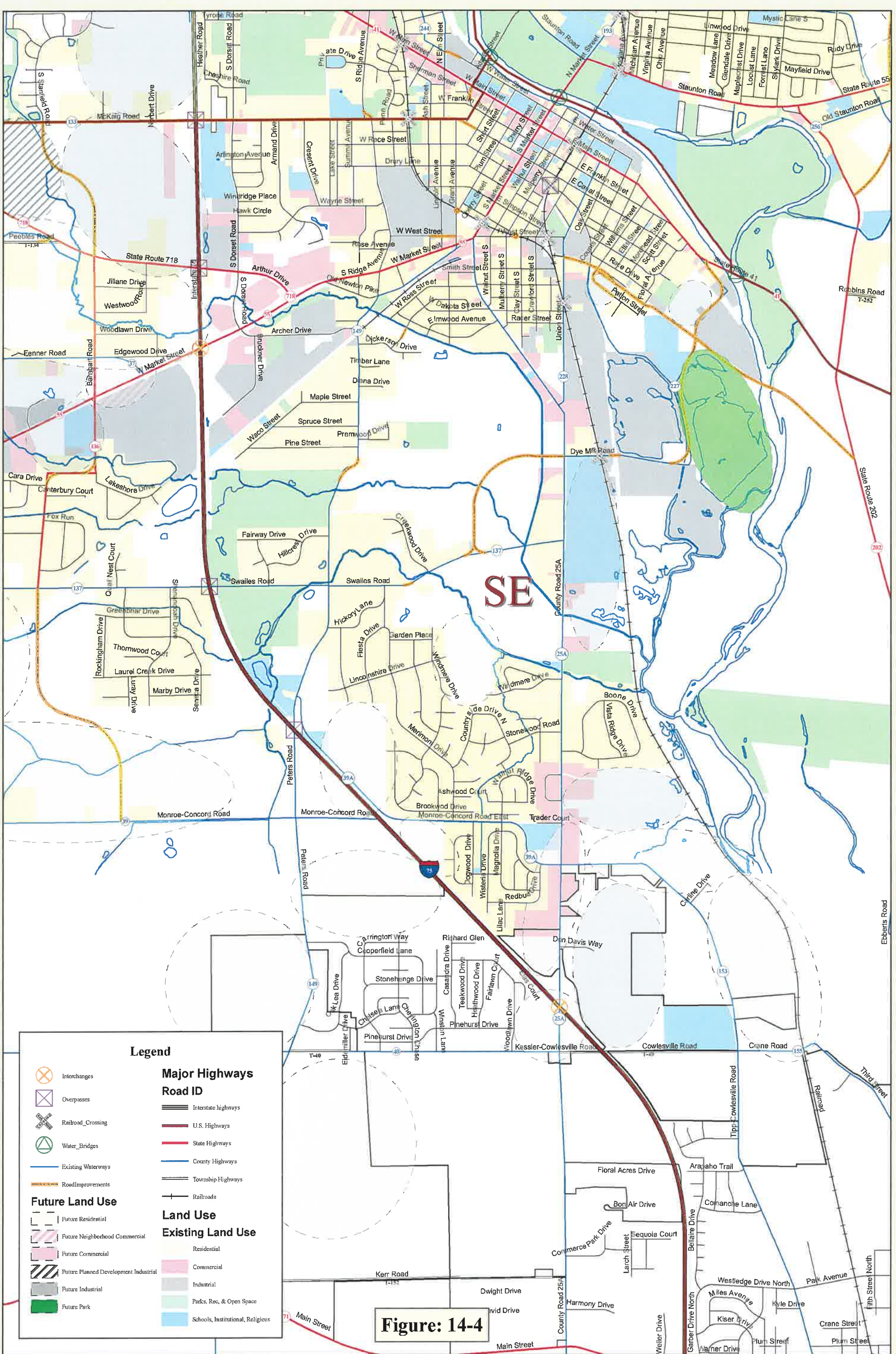


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DATE: 04-26-2017
DRAWN BY: A.JB
JOB NUMBER: MIATRO1705
SHEET NUMBER 3 OF 3

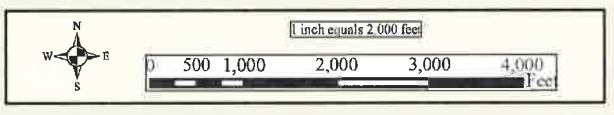


SE

Figure: 14-4

Legend

	Interchanges		Major Highways
	Overpasses		Interstate highways
	Railroad_Crossing		U.S. Highways
	Water_Bridges		State Highways
	Existing Waterways		County Highways
	RoadImprovements		Township Highways
	Future Land Use		Railroads
	Future Residential		Land Use
	Future Neighborhood Commercial		Existing Land Use
	Future Commercial		Residential
	Future Planned Development Industrial		Commercial
	Future Industrial		Industrial
	Future Park		Parks, Rec, & Open Space
			Schools, Institutional, Religious



SE Future Land Use

MEMORANDUM

TO: Troy Planning Commission
FROM: Robert Watson, Zoning Inspector
DATE: November 27, 2019
Subject: Halifax Villas – Minor Revision

BACKGROUND:

At the March 13th, 2019 Planning Commission meeting, a request for the Record Plan was recommended for approval to City Council. City Council approved the Record plan on March 18, 2019. Since then, the developer realized the rear building setback line for the Villas section (East of Piqua-Troy Rd) was incorrect. The recorded plats state the rear yard setback as 25 feet when it is desired for a 20 feet yard setback. The applicant Harlow Builders is requesting a minor revision to the approved plan for a change from 25 feet to a rear yard setback of 20 feet.

PROPOSAL:

The applicant is requesting the reduction of the rear yard setback from 25 feet to 20 feet. Staff believes this is appropriate given the design of the development was for smaller lots along with the existing buffer around the perimeter and open space with in the development. This reduction would not cause any issue with surrounding properties or change the current design.

RECOMENDATION:

Staff supports this revision for the reduced setback as proposed.

Replat Villas of Halifax Subdivision

PLAT BOOK _____, PAGE _____
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

10971-11139 TROY MIAMI, OHIO
INLOTS CITY COUNTY

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT FOR THE PURPOSES OF CHANGING THE REAR LOT SETBACK FROM 25 FEET TO 20 FEET.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER:
HALIFAX LAND COMPANY, LLC.

FRANK D. HARLOW, JR.
MANAGING MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HALIFAX LAND COMPANY, LLC., FRANK D. HARLOW, ITS MANAGING MEMBER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: _____

LIEN HOLDER:
GREENVILLE NATIONAL BANK
TROY BANKING CENTER

BRAD BIXLER
SR. VICE PRESIDENT, CHIEF LOAN OFFICER, BRANCH MGR.

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK, TROY BANKING CENTER, BY BRAD BIXLER, ITS SR. VICE PRESIDENT, CHIEF LOAN OFFICER AND BRANCH MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: _____

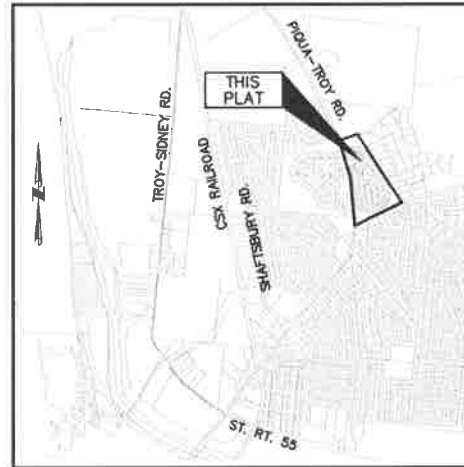
STATE OF OHIO, COUNTY OF MIAMI, S.S.

DATE: _____ 20____
FRANK D. HARLOW, MANAGING MEMBER OF HALIFAX LAND COMPANY, LLC., BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

FRANK D. HARLOW

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: _____



VICINITY MAP

N.T.S.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

NOTES:

1.) IT IS THE PURPOSE OF THIS REPLAT OF VILLAS OF HALIFAX SUBDIVISION REC. P.B. 27, PAGES 93-93E, TO CHANGE THE REAR LOT SETBACK FROM 25 FEET TO 20 FEET.

2.) ALL INTERNAL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE DEDICATED AS UTILITY EASEMENTS.

3.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. OTHER EASEMENTS ARE AS SHOWN HEREON.

4.) ALL OPEN SPACE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.

5.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

6.) NO DRIVEWAYS SHALL BE PERMITTED ONTO PIQUA-TROY ROAD OR TROY-URBANA ROAD.

FEE \$ _____

JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED THIS _____ DAY
OF _____ 20____

MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS PLAT WAS REVIEWED AND APPROVED.

_____, CHAIRMAN _____, SECRETARY

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS INSTRUMENT 2019OR-10879 OF THE MIAMI COUNTY RECORDER'S RECORDS.

DESCRIPTION

BEING A REPLAT OF INLOTS 10971-11139 WITHIN THE PLANNED RESIDENTIAL SUBDIVISION OF VILLAS OF HALIFAX, REC. PB. 27, PAGES 93-93E, CONTAINING 35.123 ACRES OWNED BY HALIFAX LAND COMPANY, LLC., RECORDED AS INSTRUMENT 2016OR-12214.

AREA SUMMARY

159 BUILDING LOTS	18.458 AC.
9 OPEN SPACE LOTS	10.696 AC.
PRIVATE STREETS	3.179 AC.
DEDICATED STREET R/W	2.790 AC.
TOTAL	35.123 AC.

<p>Choice One Engineering</p> <p>SENECA, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 11-22-2019
	DRAWN BY: seb
	JOB NUMBER: Metro721_e-rpp-rfp
	SHEET NUMBER 1 OF 6

Replat Villas of Halifax Subdivision

10971-11139 TROY MIAMI, OHIO
 INLOTS CITY COUNTY

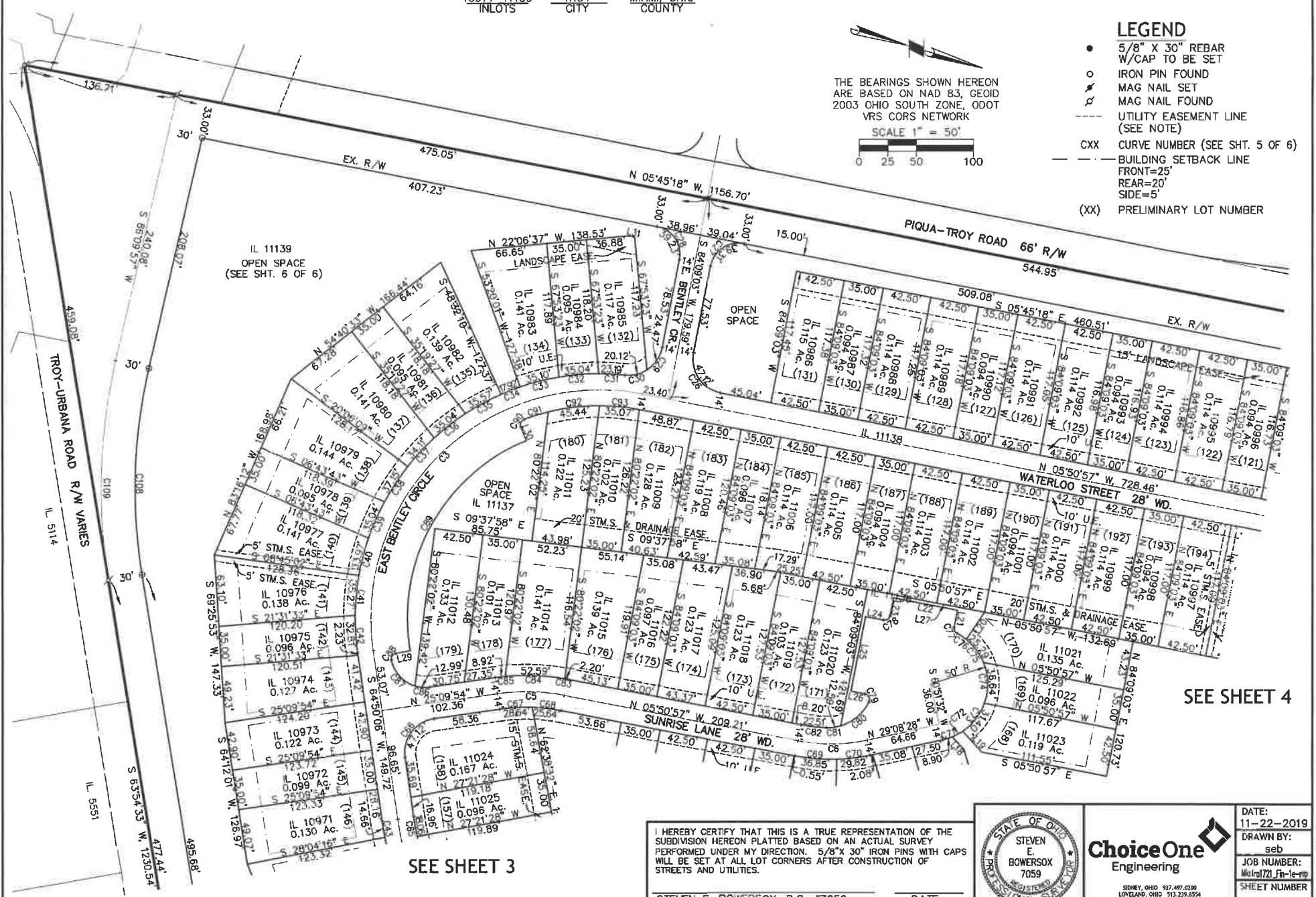
PLAT BOOK _____ PAGE _____ A
 MIAMI COUNTY RECORDER'S RECORD
 OF PLATS

THE BEARINGS SHOWN HEREON
 ARE BASED ON NAD 83, GEOD
 2003 OHIO SOUTH ZONE, ODOT
 VRS CORS NETWORK



LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊗ MAG NAIL SET
- ⊗ MAG NAIL FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- - - CURVE NUMBER (SEE SH. 5 OF 6)
- - - BUILDING SETBACK LINE FRONT=25' REAR=20' SIDE=5'
- (XX) PRELIMINARY LOT NUMBER



IL 11139
 OPEN SPACE
 (SEE SH. 6 OF 6)

OPEN SPACE

SEE SHEET 4

SEE SHEET 3

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

STEVEN E. BOWERSOX, P.S. #7059 DATE _____



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DATE:
 11-22-2019
 DRAWN BY:
 seb
 JOB NUMBER:
 Metro1721 Fin-le-rip
 SHEET NUMBER
 2 OF 6

Replat Villas of Halifax Subdivision

10971-11139 TROY MIAMI, OHIO
 INLOTS CITY COUNTY

PLAT BOOK PAGE -B
 MIAMI COUNTY RECORDER'S RECORD
 OF PLATS

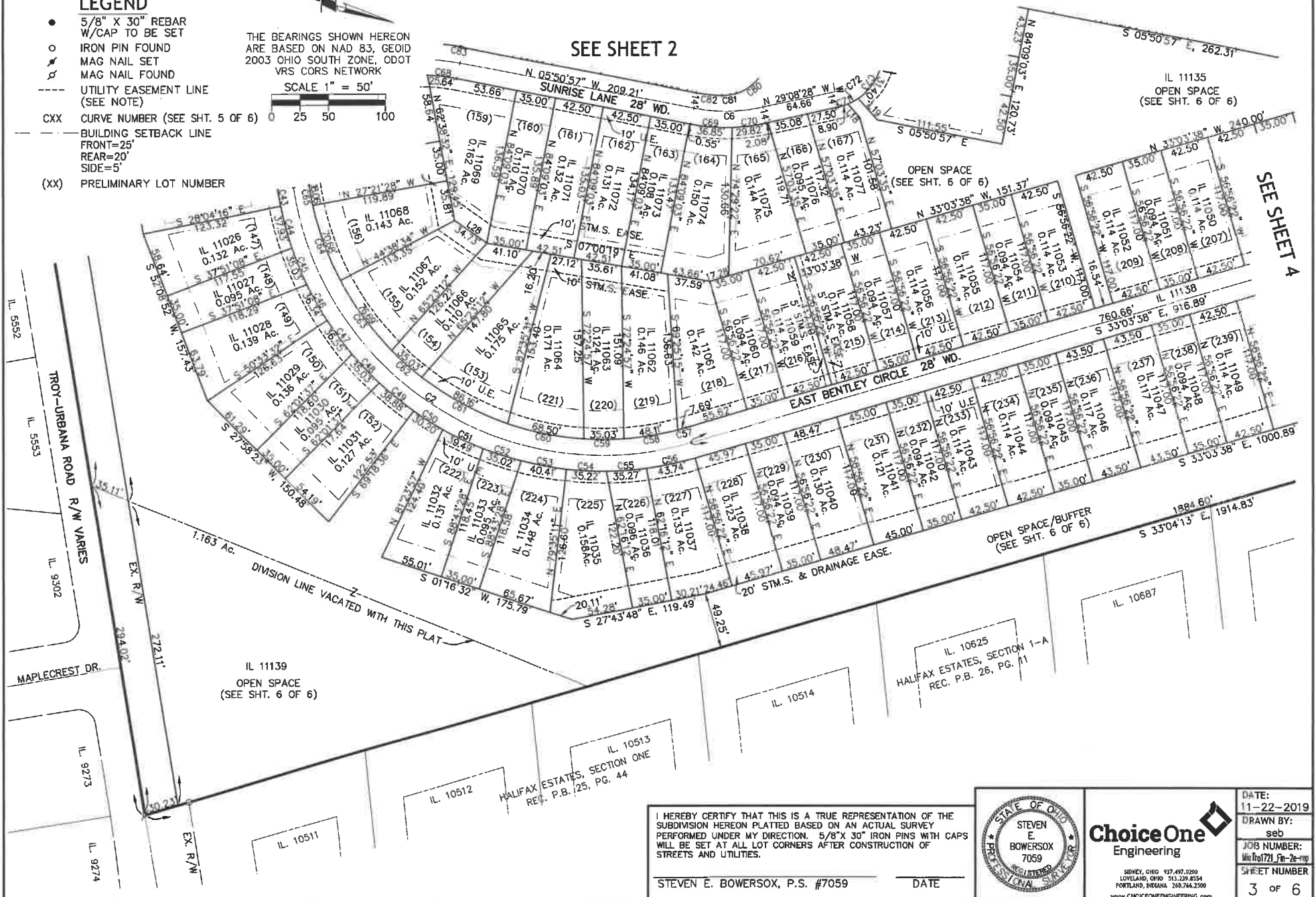
LEGEND

- 5/8" X 30" REBAR
 W/CAP TO BE SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- - - UTILITY EASEMENT LINE
 (SEE NOTE)
- CXX CURVE NUMBER (SEE SHT. 5 OF 6)
- - - BUILDING SETBACK LINE
 FRONT=25'
 REAR=20'
 SIDE=5'
- (XX) PRELIMINARY LOT NUMBER

THE BEARINGS SHOWN HEREON
 ARE BASED ON NAD 83, GEOID
 2003 OHIO SOUTH ZONE, ODOT
 VRS CORRS NETWORK

SCALE 1" = 50'

SEE SHEET 2



I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE
 SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY
 PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS
 WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF
 STREETS AND UTILITIES.

STEVEN E. BOWERSOX, P.S. #7059 DATE



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DATE:
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 seb
 JOB NUMBER:
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 SHEET NUMBER
 3 OF 6