



**CITY OF COLUMBIA**  
**AGENDA MEMORANDUM**

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**MEETING DATE:** July 19, 2016

**DEPARTMENT:** Planning and Development Services

**FROM:** *Krista Hampton, Director*

**SUBJECT:** ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY

**PRESENTER:** Krista Hampton

**FINANCIAL IMPACT:** See Case Summary

**1048 DREYFUS ROAD, TMS# 11204-02-01**

Council District: 2

Proposal: Annex, assign Urban Core Mixed Residential (UCMR-2) Land Use Classification and zoning of Development District (D-1) and -Flood Protective Area (-FP) where applicable. The property is currently classified as Mixed Residential - High Density by Richland County and zoned as M-1 by Richland County

Applicant: The City of Columbia

Staff Recommendation: Annex, Assign UCMR-2 Land Use Classification and D-1 Zoning, and -FP where applicable  
Approve

PC Recommendation: 05/02/16 Annex, Assign UCMR-2 Land Use Classification and D-1 Zoning, and -FP where applicable  
Approve (8-0)

Zoning Public Hearing: 07/19/16 Annex, Assign UCMR-2 Land Use Classification and D-1 Zoning, and -FP where applicable  
Pending

Zoning Public Hearing: 08/16/16 Annex, Assign UCMR-2 Land Use Classification and D-1 Zoning, and -FP where applicable  
Pending

**ATTACHMENTS:**

- ANNEXATION\_1048\_Dreyfus1 (PDF)

- 2016-062 annex-incorporate 1048 Dreyfus (PDF)



## CITY COUNCIL

July 19, 2016 at 7:00pm

City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

### ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 1048 DREYFUS ROAD, TMS# 11204-02-01

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|  |   |               |
|--|---|---------------|
| <b>Council District:</b>               | 2   |               |
| <b>Proposal:</b>                       | Annex, assign Urban Core Mixed Residential (UCMR-2) Land Use Classification and zoning of Development District (D-1) and -Flood Protective Area (-FP) where applicable. The property is currently classified as Mixed Residential – High Density by Richland County and zoned as M-1 by Richland County |               |
| <b>Applicant:</b>                      | The City of Columbia  |               |
| <b>Staff Recommendation:</b>           | Annex, Assign UCMR-2 Land Use Classification and D-1 Zoning, and -FP where applicable   | APPROVE       |
| <b>PC Recommendation: 05/02/16</b>     | Annex, Assign UCMR-2 Land Use Classification and D-1 Zoning, and –FP where applicable   | APPROVE (8-0) |
| <b>Zoning Public Hearing: 07/19/16</b> | Annex, Assign UCMR-2 Land Use Classification and D-1 Zoning, and –FP where applicable   | PENDING       |
| <b>Zoning Public Hearing: 08/16/16</b> | Annex, Assign UCMR-2 Land Use Classification and D-1 Zoning, and –FP where applicable   | PENDING       |

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#### CURRENT PARCEL CHARACTERISTICS/CONDITIONS

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**Acreage:** 8.42 acres

**Current Use:** Undeveloped

**Proposed Use:** Open Space

**Reason for Annexation:** Municipal Services and to bring City-owned land under City of Columbia jurisdiction

**Urban Service Area:** Primary

**Current Land Use Classification:** Mixed Residential (High Density)

**Proposed Land Use Classification:** Urban Core Mixed Residential - Type 2 (UCMR-2)

**Current Richland County Zoning:** Light Industrial District (M-1)

**Proposed Zoning:** Development District (D-1) and –Flood Protective Area (-FP)

**Census Tract:** 28

## DETERMINATION FOR CITY SERVICES

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The following determination is an estimate of the benefits and costs associated with the annexation of the subject property.

### **Police**

We find that the proposed annexation will result in no increase in the number of calls for services and will cost the CPD **\$0.00** annually to provide service.

### **Fire**

The proposed annexation **will not result in additional costs or impact services** being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

### **Solid Waste**

At this time the property is undeveloped and no service cost would occur. The cost associated with solid waste service for these properties is **\$187.0** annually per household upon completion.

### **Engineering**

Because water and sewer lines currently exist in this area and the developer will install new infrastructure at the time of development, the Utilities and Engineering Division **will not incur any costs** associated with this annexation. There is a tap fee for the property owner.

### **Water Customer Care**

Annexation will result in an approximately **40% reduction** in water and sewer service rates for the customer.

### **Planning & Development Services**

We recommend annexation of this property. The estimated annual city property tax revenue after annexation of these properties will generate approximately **\$0.00**.

\*Estimated City Tax Revenue calculated as: (Tax Value\*Tax Rate)\*City Millage Rate (.0981)) - (Tax Value\*Local Option Sales Tax Credit (.002)).

## PLANS, POLICIES, AND LAND USE

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### *Urban Service Area*

Subject parcel is in a "Primary Area" as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas it wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the city limits and "islands" of unincorporated territory surrounded by the city. Primary, secondary, and long-range annexation priorities for specific areas may be identified.

Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Primary areas are made up of land contiguous to the City where services are available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities. Primary areas are intended to indicate that, barring unanticipated circumstances, annexation is recommended and should be actively pursued.

### *The Columbia Plan 2018: Comprehensive Plan Land Use Classification*

Staff recommends subject parcel be designated "Urban Core Mixed Residential Type 2" (UCMR-2) in The Columbia Plan 2018 Future Land Use Map.

Urban Core Mixed Residential Type 2 neighborhoods are appropriate in the central city, inner ring areas and a couple blocks off major corridors throughout Columbia. This development type may represent existing and

historic neighborhoods and a development form appropriate for medium to large scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential neighborhoods but scale is always important. Urban Core Mixed Residential Type 2 neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use. Urban Core Mixed Residential Type 2 will usually transition from Urban Core Mixed Residential Type 1 to Urban Core Residential as development moves further from main arterials and activity centers.

**Primary Types**

- Single-family Detached
- Single-family Attached
- Two-family
- Three-family

**Secondary Types**

- Multi-family Small

**Tertiary Types**

- Small Format Commercial
- Small Format Civic/
- Institutional
- Small Format Business/
- Employment (excl. Flex)

*Existing Neighborhood, Small Area, Community, and/or Corridor Plans*

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County. The parcel is located within the planning area for the Capital City Mill District Area Plan; this planning process is underway but not yet complete.

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**PROPOSED ZONING DISTRICT SUMMARY**

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The parcel and surrounding parcels are currently zoned M-1 in Richland County and surrounding parcels within the City of Columbia are M-1 and RG-2.

The parcel is proposed to be zoned D-1 Development District within the City of Columbia, and -Flood Protective Area (-FP) where applicable.

The D-1 district is intended to provide for large tracts of land located primarily on the fringe of urban growth where the predominant character of urban development has not yet been fully established, but where the current characteristics of use are predominantly residential, agricultural or similar development, with scattered related uses. Certain structures and uses required to serve governmental, educational, religious, recreational and other needs of such areas are permitted as special exceptions subject to restrictions and requirements intended to ensure compatibility of uses within the district and adjacent thereto. It is further recognized that future demand for developable land will generate requests for amendments to remove land from the D-1 classification and place it into other more intensely developed classifications as natural consequences of urban expansion.

*-Flood Protective Area (-FP)*

Certain areas within the city are subject to periodic inundation by floodwater, which results or may reasonably be foreseen to result in loss of life and property, health and safety hazards, disruption of commerce and governmental services and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare. These hazards are caused or extended in part by the occupancy of flood hazard areas by uses which increase flood damage upon other lands or uses which are vulnerable to floods because they are inadequately elevated or not otherwise protected from flood damages. It is, therefore, the intent of this article to lessen such hazards or losses by

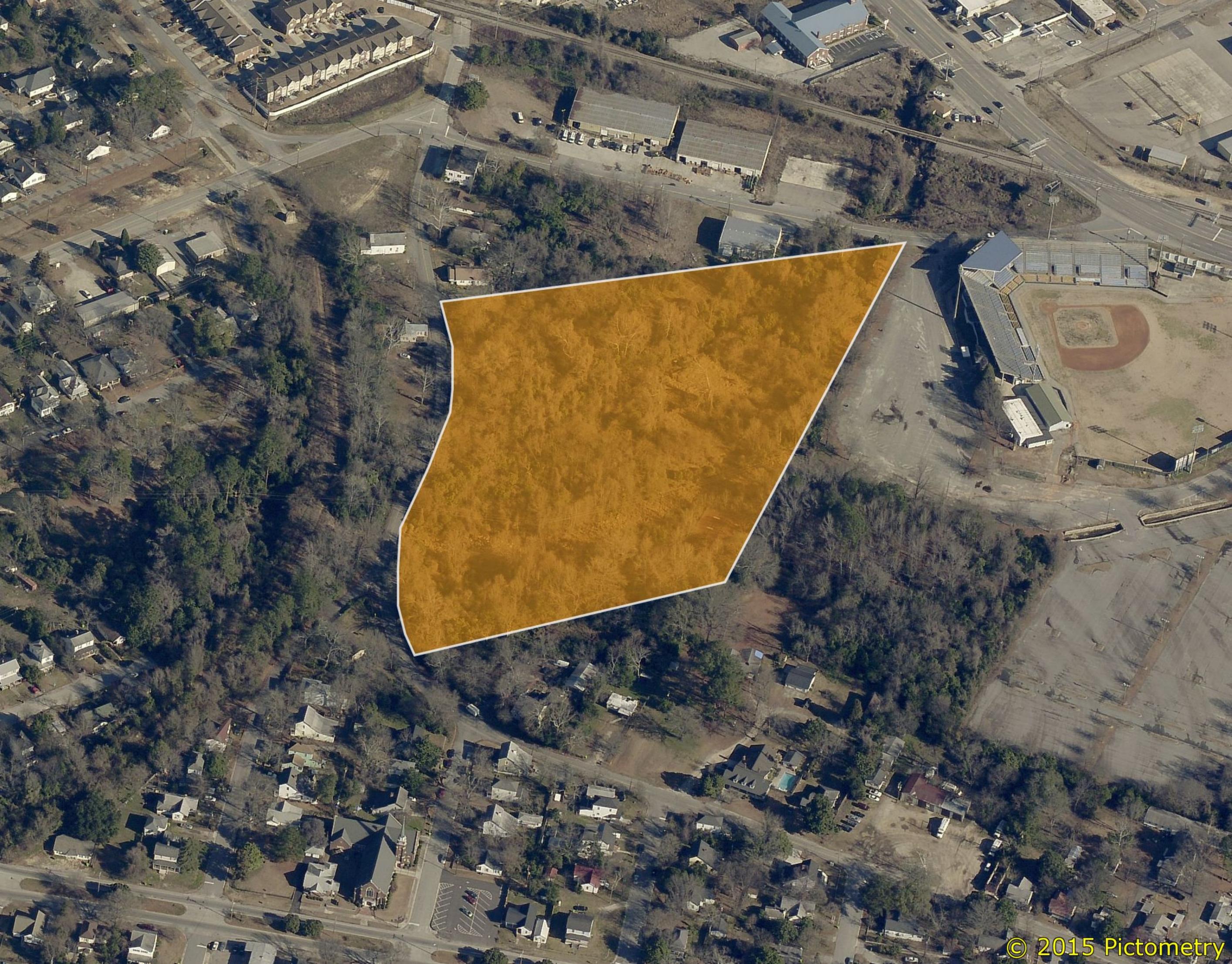
restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities; by requiring that uses vulnerable to floods be protected against flood hazards at the time of initial construction; and by controlling filling, grading, mineral extraction, placing of obstructions within flood channels and other activities, uses or characteristics of use which may increase flood damage.

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**STAFF RECOMMENDATION**

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Recommend City Council annex said land and assign UCMR-2 land use classification and zoning of D-1, and -FP where applicable, at the time of annexation.





# Zoning Map

1048 Dreyfus Road, TMS#: 11204-02-01

Existing Zoning: M-1, -FP; Proposed Zoning: D-1, -FP

Department of Planning & Development Services

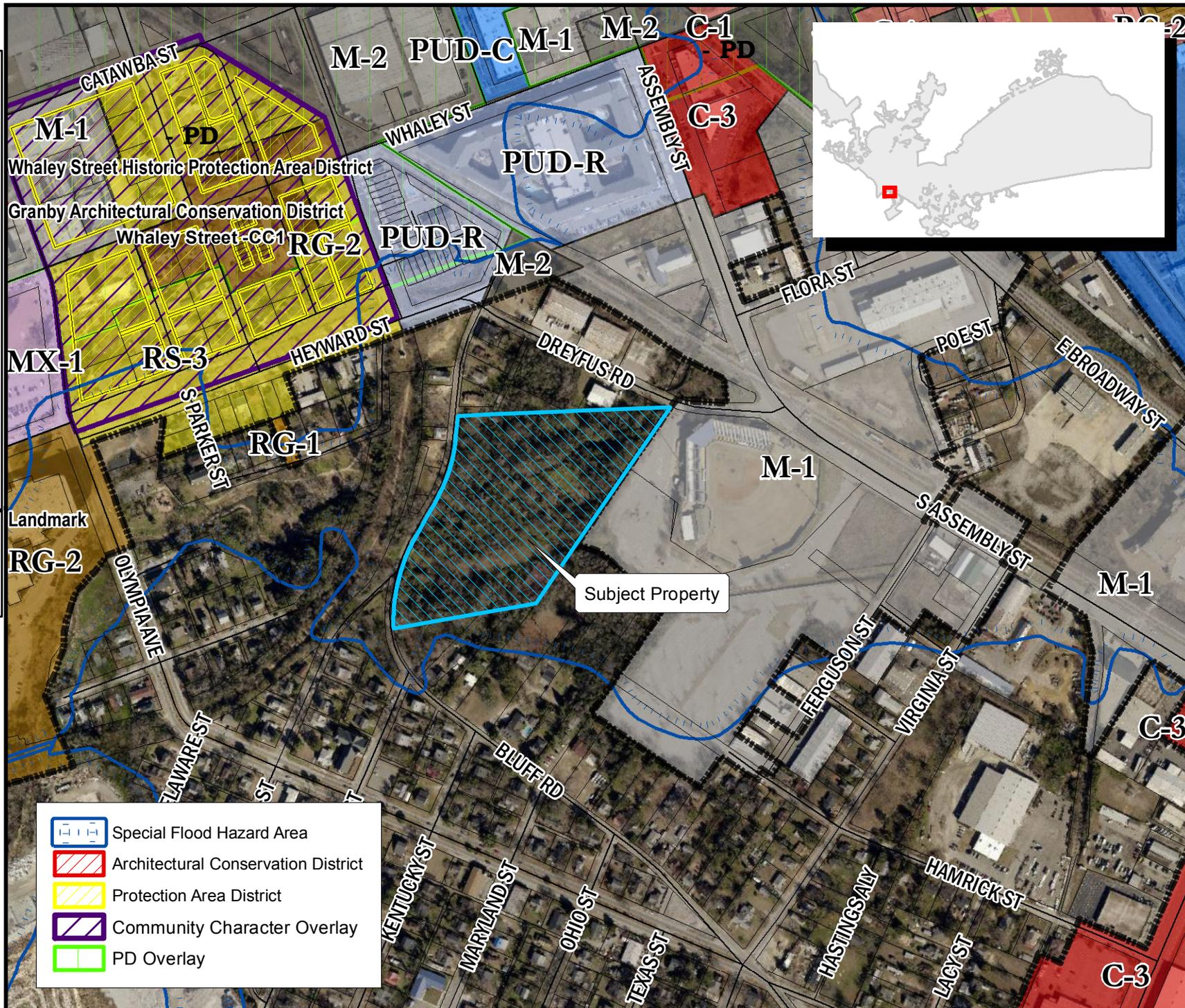
**Legend**

CITY LIMITS  
 PARCELS

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ORIGINAL PREPARATION/DATE:  
 This map was prepared by:  
 Leigh DeForth  
 June 20, 2016



|  |                                     |
|--|-------------------------------------|
|  | Special Flood Hazard Area           |
|  | Architectural Conservation District |
|  | Protection Area District            |
|  | Community Character Overlay         |
|  | PD Overlay                          |



**ORDINANCE NO.: 2016-062**

*Annexing and Incorporating 1048 Dreyfus Road, Richland County TMS #11204-02-01  
into the Plan Columbia Land Use Plan Putting the Pieces Together adopted by  
Ordinance No.: 2015-014 on February 17, 2015*

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted the City of Columbia Comprehensive Plan 2018 by Ordinance No.: 2008-085 on October 1, 2008, and amended from time to time, in accordance with South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code) and heard public comments on this amendment; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this \_\_\_ day of \_\_\_\_\_, 2016, that the property described herein is hereby annexed to, incorporated into Plan Columbia Land Use Plan Putting the Pieces Together adopted by Ordinance No.: 2015-014 on February 17, 2015, and becomes a part of the City of Columbia effective immediately. This property shall be zoned D-1, -FP, apportioned to City Council District 2, Census Tract 28, contains 8.42 acres, and shall be assigned a land use classification of Urban Core Mixed Residential-Type 2 (UCMR-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11204-02-01

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Assistant City Manager Gentry \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved by:

\_\_\_\_\_  
City Manager

Approved as to form:

  
Deputy City Attorney

ATTEST:

\_\_\_\_\_  
City Clerk

Introduced:

Final Reading:

LEGAL DEPARTMENT DRAFT

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**ORDINANCE NO.: 2016-062**

All that certain piece, parcel or lot lying and being situated near the City of Columbia, the County of Richland, and the State of South Carolina, containing 8.42 acres, more or less, being shown and delineated on a plat prepared for City of Columbia by David S. Sharpe, PLS, dated July 8, 2015, recorded July 14, 2015, in the Office of the Register of Deeds for Richland County in Record Book 2042, Page 2439, and having such boundaries and measurements as are shown on said plat.

LEGAL DEPARTMENT DRAFT

# MEMORANDUM

## Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: April 18, 2016

RE: **Property Address:** 1048 Dreyfus  
**Richland County TMS:** 11204-02-01  
**Owner(s):** The City of Columbia, South Carolina, Attn: City Manager, P.O. Box 147, Columbia, SC 29217  
**Current Use:** Undeveloped  
**Proposed Use:** Open Space  
**Current County Land Use:** Mixed Residential (High Density)  
**Proposed Land Use:** Urban Core Mixed Residential Type 2 (UCMR-2)  
**Current County Zoning:** M-1  
**Proposed City Zoning:** D-1, FP  
**Reason for Annexation:** Primary / Municipal Services  
**City Council District:** 2  
**Census Tract:** 28

The Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

Planning & Development Services staff will see to it that this matter is placed on the May 2016 Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

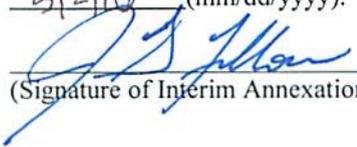
/dle

Attachments

cc: S. Allison Baker, Sr. Assistant City Manager  
William Holbrook, Police Chief  
Teresa Knox, City Attorney  
Dana Higgins, City Engineer  
Krista Hampton, Planning & Development Services  
Deborah Livingston, Community Development Director  
Roger Myers, Business License Administrator  
Angela Adams, Water Customer Service  
Jerry Thompson, Building Official  
Susan Leitner, Engineering  
Denny Daniels, Engineering  
Carolyn Wilson, Police Planning & Research  
Alfreda Tindall, Richland County 911 Addressing Coordinator  
Missy Gentry, Assistant City Manager  
Aubrey Jenkins, Fire Chief  
Joseph Jaco, Utilities and Engineering  
Robert Anderson, Public Works Director  
Jeff Palen, Finance Director  
George Adams, Fire Marshal  
Brian Cook, Zoning Administrator  
Kimberly Gathers, Columbia-Richland 911  
David Hatcher, Housing Official  
Richland County Solid Waste Collection  
John Fellows, Planning Administrator  
Zach Kay, Dev. Center Administrator

Planning Commission Zoning Recommendation: D-1, FP (Zoning classification) by 8-0 on 5/2/16 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UCMR-2 (Land Use classification) by 8-0 on 5/2/16 (mm/dd/yyyy).

  
(Signature of Interim Annexation Coordinator)



# Future Land Use Map

1048 Dreyfus, TMS# 11204-02-01; FLU: UCMR-2

Department of Planning & Development Services

## Legend

- CITY LIMITS
- PARCELS
- UCMR-1 - Urban Core Mixed Residential-1
- UCMR-2 - Urban Core Mixed Residential-2
- UEMR - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR-1 - Urban Core Residential Small Lot
- UCR-2 - Urban Core Residential Large Lot
- UER-1 - Urban Edge Residential Small Lot
- UER-2 - Urban Edge Residential Large Lot
- UCAC-1 - Urban Core Neighborhood Activity Center
- UCAC-2 - Urban Core Community Activity Center
- UCAC-3 - Urban Core Regional Activity Center
- UEAC-1 - Urban Edge Regional Activity Center
- UEAC-2 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Corridor
- AC-2 - Community Activity Corridor
- AC-3 - Regional Activity Corridor
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional Districts
- SD-3 - Central Business District
- SD-4 - Riverbanks Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson



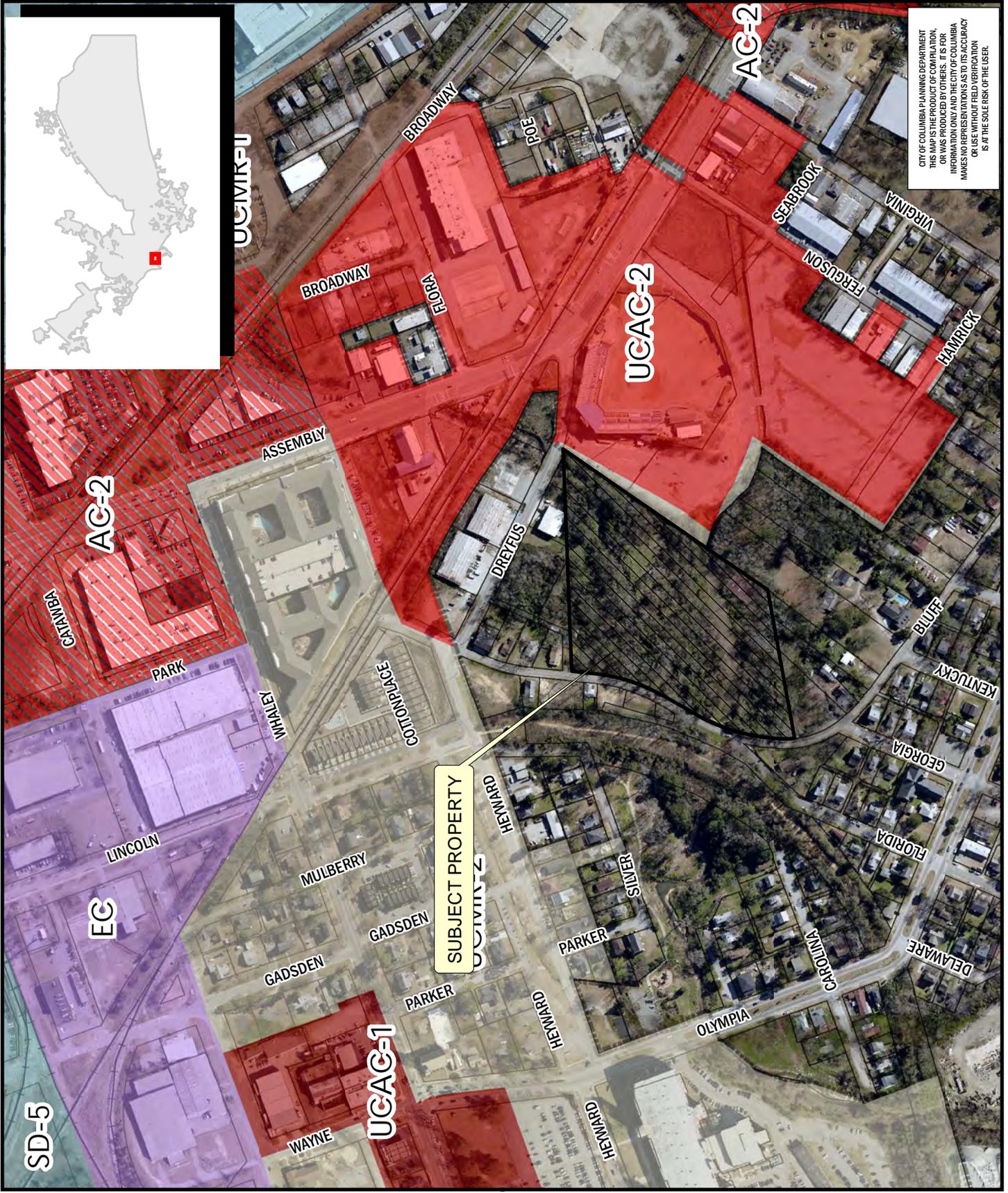
0 75 150 300 Feet

ORIGINAL PREPARATION/DATE:  
This map was prepared by:

Ahmed Abdullah  
April 7, 2016



We Are Columbia



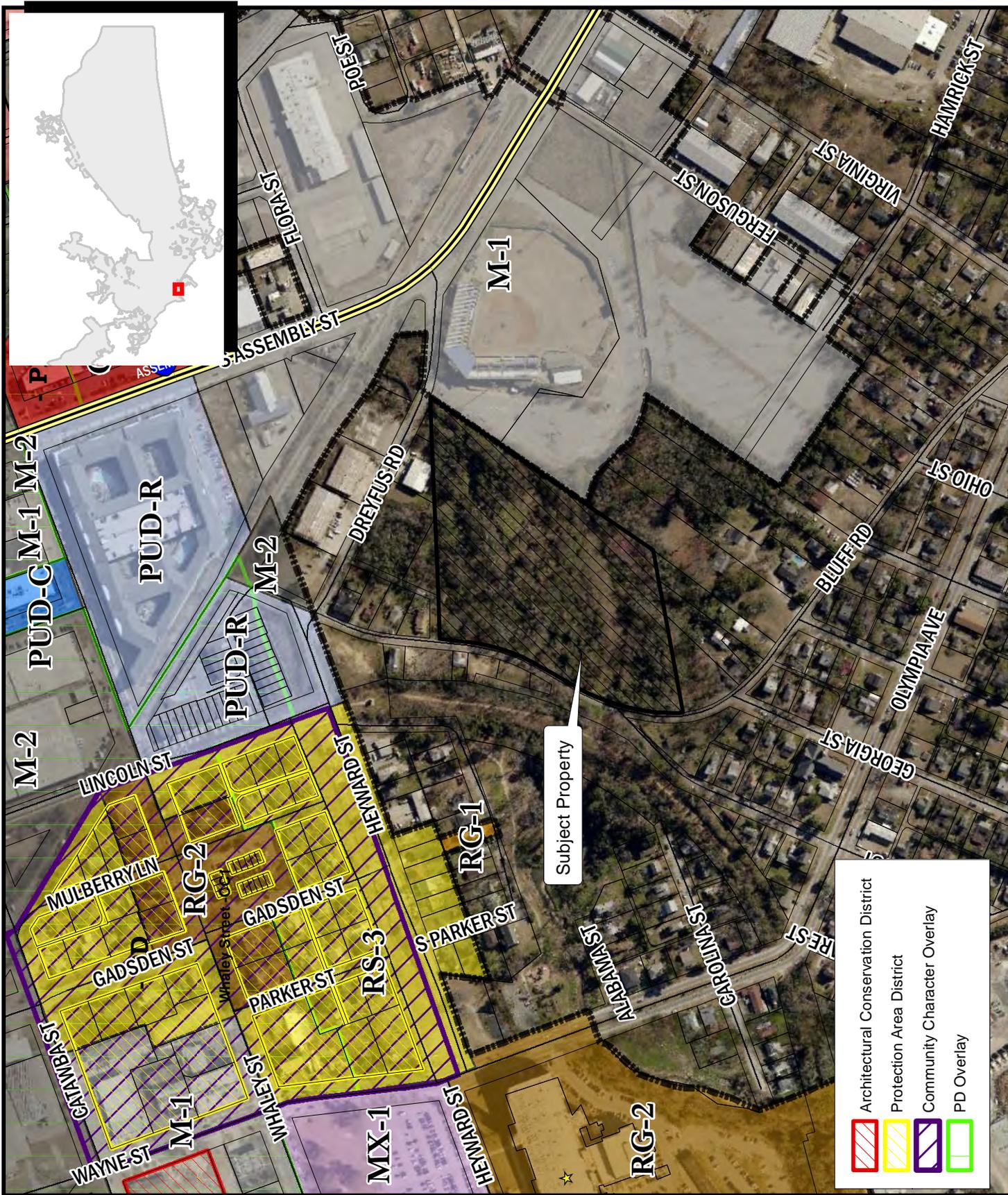
CITY OF COLUMBIA PLANNING DEPARTMENT  
THIS MAP IS THE PRODUCT OF COMPILED,  
OR WAS PRODUCED BY OTHERS. IT IS FOR  
INFORMATION ONLY AND THE CITY OF COLUMBIA  
MAKES NO REPRESENTATIONS AS TO ITS ACCURACY  
OR USE WITHOUT FIELD VERIFICATION  
IS AT THE SOLE RISK OF THE USER.

# Zoning Map

Department of Planning & Development Services

1048 Dreyfus Road, TMS# 11204-02-01

Existing Zoning: Richland County M-1; Proposed Zoning: D-1



**Legend**

|  |             |
|--|-------------|
|  | CITY LIMITS |
|  | PARCELS     |
|  | D-1         |
|  | RS-1        |
|  | C-2         |
|  | C-3         |
|  | RS-1A       |
|  | C-3A        |
|  | RS-1B       |
|  | C-4         |
|  | C-5         |
|  | M-1         |
|  | RD          |
|  | RD-2        |
|  | M-2         |
|  | PUD-C       |
|  | RG-1A       |
|  | RG-1        |
|  | RG-2        |
|  | PUD-LS-E    |
|  | RG-3        |
|  | PUD-LS-R    |
|  | PUD-R       |
|  | MX-1        |
|  | MX-2        |
|  | OUT OF CITY |

**ORIGINAL PREPARATION/DATE:**  
Leigh DeForth  
April 14, 2016

**Scale:** 0 100 200 400 Feet

**North Arrow:**

**DISCLAIMER:**  
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

**Architectural Conservation District**  
**Protection Area District**  
**Community Character Overlay**  
**PD Overlay**



ZU19U1888 Jem T. Hopkins II  
Richland County R.O.D



LOCATION MAP  
1" = 500'

# CITY OF COLUMBIA

PLAT PREPARED FOR  
BREYDUS RD  
LOCATED IN RICHLAND COUNTY, COLUMBIA, SOUTH CAROLINA



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SERVICE RECORD HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA EMBLEMED ACT FOR THE PURPOSES OF LAND SURVEYING IN SOUTH CAROLINA, AND THAT NO EXCESSIVE FEE HAS BEEN CHARGED FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN, ALSO THAT THERE ARE NO VISIBLE ENCUMBRANCES ON THIS PLAT WHICH WOULD AFFECT THE RIGHTS OF THE PARTIES HERETO.

DAVID S. SHARP, P.L.S.  
JULY 6, 1985

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL PLANNED AREA ACCORDING TO THE MAPS OF THE CITY OF COLUMBIA, SOUTH CAROLINA.

CONSTRUCTION REVIEW PROCESS  
This plat is subject to an automatic 60-day review period.  
Registered Surveyor  
David S. Sharp, P.L.S.  
P.O. Box 10000  
Columbia, SC 29208

TOTAL AREA  
8.42 ACRES  
366,501.26 SQ. FT

**COLUMBIA**  
A Capital Place To  
CF# 251-120

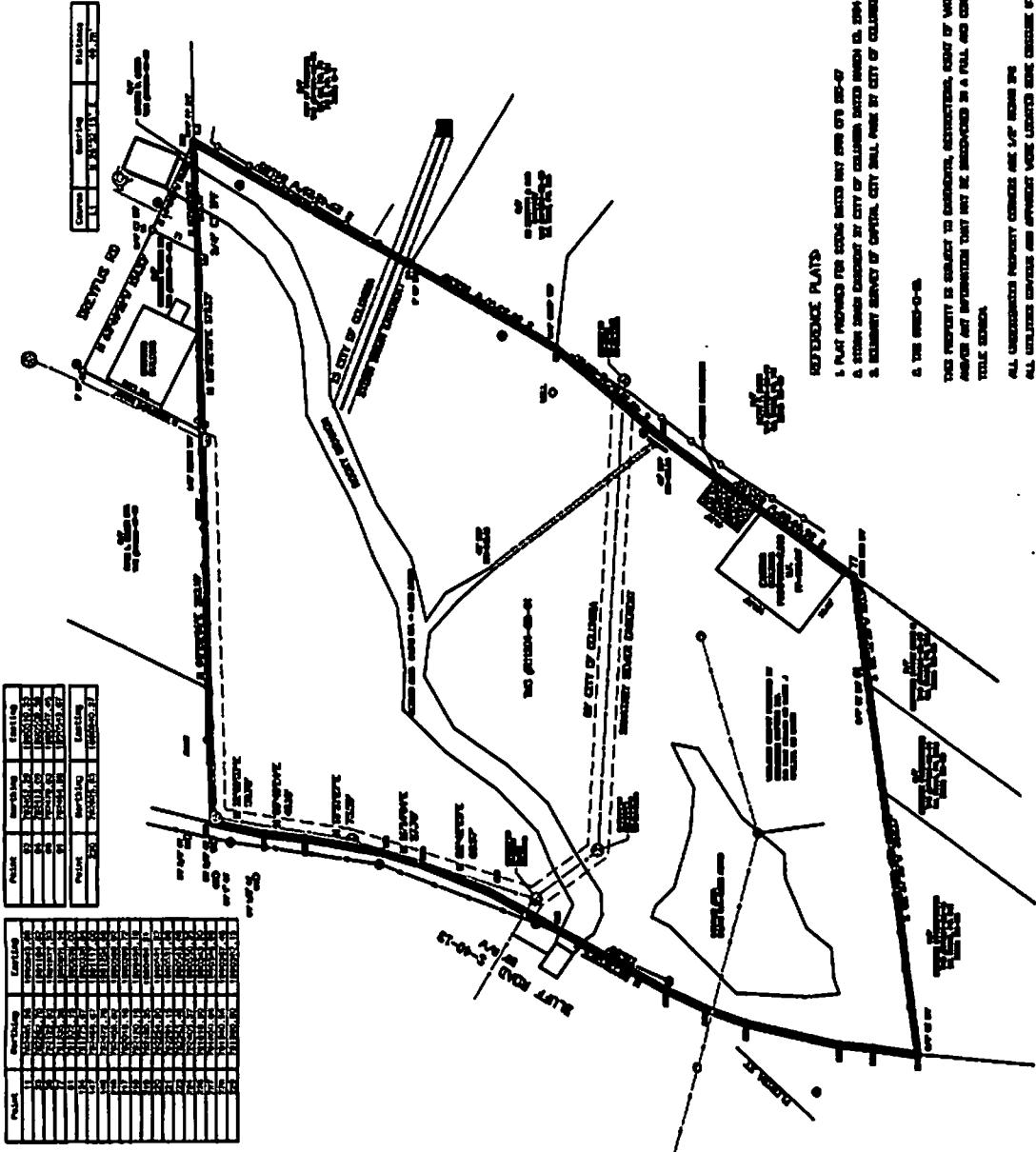
DEPARTMENT OF ENGINEERING  
LISE WILKINSON  
P.E. (REG) 649-0468  
COLUMBIA, SC 29201  
PH: 648-6100

ALL ENCUMBRANCES, EASEMENTS, RIGHTS AND INTERESTS ARE SHOWN HEREON.  
THIS PROPERTY IS SUBJECT TO EASEMENTS, ENCUMBRANCES, RIGHTS OF WAY AND OTHER INTERESTS THAT MAY BE RECORDED IN A FULL AND COMPLETE TITLE SEARCH.  
ALL INFORMATION PERTAINING TO THIS PLAT IS TO BE KEPT ON FILE IN THE OFFICE OF THE ENGINEER.

**REFERENCE PLATS**

1. PLAT PREPARED FOR BREYDUS RD BY THE CITY OF COLUMBIA
2. PLAT PREPARED FOR THE CITY OF COLUMBIA BY THE CITY OF COLUMBIA
3. PLAT PREPARED FOR THE CITY OF COLUMBIA BY THE CITY OF COLUMBIA

- LEGEND**
- TELEPHONE
  - ELECTRIC
  - GAS VAL
  - WATER M
  - SANITARY
  - CATCH B
  - STORM D
  - LIGHT P
  - SERVICE
  - GUY PUL
  - POWER P
  - PH PED
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| PLAT | DATE | AREA | REMARKS |
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| 7    | 1985 | 1.25 | ...     |
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| PLAT | DATE | AREA | REMARKS |
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| 29   | 1985 | 1.25 | ...     |
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| 47   | 1985 | 1.25 | ...     |
| 48   | 1985 | 1.25 | ...     |
| 49   | 1985 | 1.25 | ...     |
| 50   | 1985 | 1.25 | ...     |