

# BRYTON (LSTAR) SINGLE FAMILY RESIDENTIAL

## SKETCH PLAN REVISION

TOWN OF HUNTERSVILLE  
MECKLENBURG COUNTY, NORTH CAROLINA

EPM # 357836

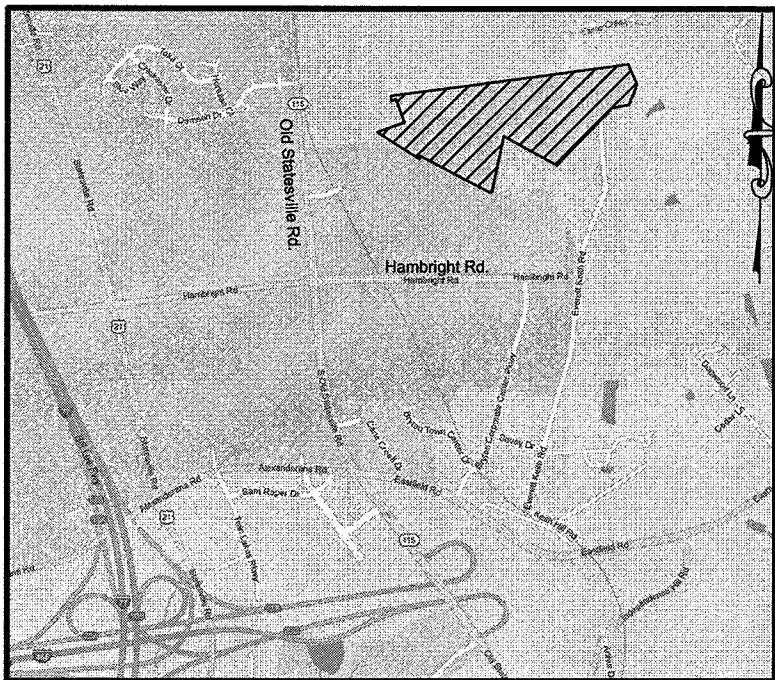
PREPARED FOR :

LStar Management

516 N. West Street  
Raleigh, NC 27603

**Retaining walls**  
All retaining walls requiring special inspections (>.5' in height) shall meet the requirements of the MCSBC chapter 17 - special inspections as detailed per the Mecklenburg County Code Enforcement Special Inspections Process. Additionally, copies of the retaining wall plans shall be submitted to the Huntersville Engineering Department for review and approval. The Town of Huntersville shall be copied on all statements of special inspections, special inspections final reports, and design principal in responsible charge (DPIRC) letters.

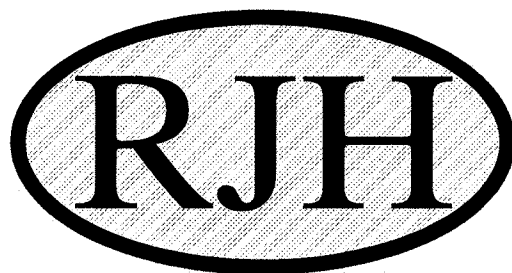
The Town of Huntersville requires that all streets proposed to be taken over by the Town for maintenance be reviewed, inspected, and certified by a licensed professional engineer registered in the state of North Carolina for adequate construction. Review of street construction by the certifying Engineer is required throughout the construction process. Refer to the Town of Huntersville Engineering Standards and Procedures Manual for additional information including the required certification form.



VICINITY MAP - N.T.S.

DECEMBER 14, 2015

PREPARED BY



R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning  
Management



127 Ben Casey Dr., Suite 101, Fort Mill, SC 29708 (803) 802-1799 Fax: (803) 802-0886

PLAN SHEET INDEX:


COVER	COVER SHEET
SP-1	OVERALL SITE PLAN
SP-2 - SP-4	SITE PLAN
SP-5	TREE PRESERVATION
SP-6	ZONING NOTES
SP-7	SITE PLAN DETAILS
EX-1 - EX-4	EXISTING CONDITIONS
GP-1 - GP-4	GRADING PLAN
RP-1 - RP-18	ROADWAY PLANS & PROFILES
S-1 - S-7	SIGHT DISTANCES
LP-1 - LP-4	LANDSCAPING PLAN

APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL OF THE FINAL CONSTRUCTION PLAN. FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY AND STATE REGULATIONS IN EFFECT AT TIME OF SUBMITTAL.

DATE	ISSUED FOR	REV
08/03/15	Initial Submittal to LUESA	0
11/23/15	Second Submittal to LUESA	1
12/14/15	Third Submittal to LUESA	2



Engineer:



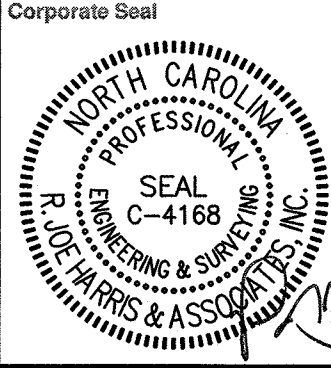
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Corporate Seal

Engineer's Seal

Project Manager <b>D Gates</b>	Drawn <b>D Gates</b>
Department Manager <b>P Murphy</b>	Checked <b>P Murphy</b>
Print/Plot Date <b>December 14, 2015</b>	
Client  <b>LStarCommunities</b> 516 N. WEST ST. RALEIGH, NC 27603 P: (919) 256-1981	
Project: <b>Bryton Single Family Sketch Revision</b>	
Drawing Title: <b>Cover</b>	
Project No. <b>2066</b>	Drawing No. <b>-COVER-</b>
DWG File Name: <b>2066_Cover</b>	



GENERAL NOTES: HUNTERSVILLE

- All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville, Mecklenburg County, and NCDDOT, as applicable.
- This property may be subject to any easements and/or right-of-way of record.
- All applicable federal, state, and local environmental permits and approvals will be obtained by Developer.
- All areas designated as common and/or urban open space shall be owned and maintained by the homeowners association and dedicated for perpetuity.
- Access (ingress/egress) location and design shown on this preliminary plan are subject to achieving vertical and horizontal sight distances, turn lane improvements (including right-of-way) and intersection with adjacent and opposing access points. Modifications to plan may result.
- Large maturing trees will be planted 40' O/C within the required planting strip along all streets with the exception of rural pathways where existing trees can satisfy the street tree requirement.
- Small maturing trees are to be used where overhead power lines exist.
- Residential Garages. There needs to be a minimum of 20 feet between the back of the sidewalk and the face of the garage. On lots greater than 50 feet in width, front-loading garages shall be recessed at least 10 feet behind the primary plane of the front facade of the structure. Exception for single family detached dwellings with 1400 square feet or less of heated space: single bay front loading garages may be built flush with, but may not project in front of, the primary plane of the front facade of the structure; double bay front loading garages shall be recessed at least 10 feet behind the primary plane of the front facade of the structure. On lots 60 feet or less in width, alley access is required if on-site parking is provided except as provided below. Detached garages may only be placed in the established rear yard. Garages for more than two cars must be detached and located in the established rear yard or be attached side or rear loading. (Article 6.16.1, 6.2 & 6.TOH ZO).
- Once the streets are accepted by the Town, street trees shall be maintained and cared for by the property owner adjacent to the tree except in subdivisions where the property owner association is responsible for maintenance (ZO, Article 7.3.7).
- Block Lengths shall adhere to the approved subdivision sketch plan. (See Block Length Chart this page)
- Side Lot Lines. Side lot lines shall, as nearly as practicable, be at right angles or radial to street lines. Where side lot lines intersect at the rear of the lot, the angle of intersection shall not be less than 60 degrees. (Sect. 7.220 TOH ZO).
- Building Separation. All detached principal structures in all districts shall preserve a minimum building separation of 10 feet. The requirement of the district to conform to an existing pattern of building spacing along a street may require a greater separation or the provision of specified side yards. All detached accessory structures in all districts shall maintain a minimum building separation of 4 feet, as measured from the overhang (Article 8.10 TOH ZO).
- HVAC/Other Utilities must be located outside an established setback, required side yard, and not within 5' of a side or rear lot line. (Article 6.8.2 TOH ZO).
- All signs will be reviewed & approved separately and shall meet Article 10 of the TOH ZO. (Does not apply to street signs or regulatory signs. (Traffic Control/Pavement Markings & Street Lighting Plan) - (1) Standard street markers must be installed by the developer at one corner of all street intersections, including private streets, before any certificates of occupancy may be issued for buildings or residences along those streets. The design, material, location and installation of the signs must be in accordance with standards specified in the Land Development Standards Manual unless an alternative design is approved. (2) Barricades must be installed at the end of all dead-end streets except cul-de-sac streets, which have been improved with a permanent turnaround as required by this Ordinance. Design, material and installation of the barricades must be in accordance with the Land Development Standards Manual. (3) No department, officer, agent, or employee of the town will accept for maintenance, lay out, open, improve, grade, pave or light any streets or authorize the laying of water mains, sewers, electrical service extensions or other facilities or utilities in any street within the town unless: such street has been accepted or opened as, or has otherwise received the legal status of, a public street prior to the effective date of this ordinance; or for any new street, such street corresponds in its location and lines with a street shown on a preliminary subdivision plan, tentatively approved by the Town Manager or Designated Administrative Agent; or such street has been accepted as a public street by a vote of a majority of all the members of the Town Board or by the State of North Carolina; or such street has been accepted as a public street by the State of North Carolina; or such street is an approved private street built in conformance with the provisions of all applicable ordinances. (Section 8.170 & 8.200 TOH ZO)
- Maintenance Guarantee. All improvements required by this ordinance shall be guaranteed against defects in workmanship and materials by the subdivider for a period of one year from the date of the filing of the final plat or the date of the completion of the improvement, whichever is later. The subdivider shall file with the Town a maintenance bond with adequate sureties in an amount determined by the Town of Huntersville/Mecklenburg County to be sufficient to assure proper maintenance and repair of such improvements for the one-year warranty period. (Section 8.400 TOH ZO)
- Water Quality LID. Financial Arrangements are to be made through Meck. County guaranteeing the installation and maintenance of required BMPs until the issuance of CO's for seventy-five percent (75%) of all construction which might reasonably be anticipated to be built within the area which drains into the BMP, allowing credit for improvements completed prior to the submission of the final plat. The approval of the High Density Development Permit will be subject to developer compliance with Section 10.509 paragraph 3 of the Mecklenburg County Zoning Ordinance, the provisions of which, including subsequent amendments, are incorporated herein.
- Water Quality LID Maintenance. BMPs that are constructed on privately owned land and that are not within a public easement shall be maintained by a Property Owners Association or the owner of the subject property. BMPs that are constructed on public land within public rights-of-way, and/or within public easements shall be maintained by the public body with ownership/jurisdiction of the subject property.
- Maintenance Covenants. Prior to the issuance of an Occupancy Permit for any building within a permitted development served by a BMP, the applicant or owner of the BMP shall establish a formal Maintenance Covenant approved by the Mecklenburg County Land Use and Environmental Services Agency and recorded in the Office of the Register of Deeds in which the owner acknowledges the duty of the owner and all subsequent owners of the property to maintain the BMP in accordance with the terms of the Covenant.
- FYI The developer is responsible for contacting CMUD for all water and sewer issues. A parcel with on-site septic, 100% of the repair area does not need to be cleared initially (only the area for the original septic field). Please consider this when looking at tree preservation requirements.
- FYI If you are proposing to develop a residential subdivision inside the ML-O or LN-O Watershed Districts you shall reserve 1% of the lot area but not less than 150 sq/ft impervious area per lot to allow for addition of future impervious area by the homeowner/occupant.
- FYI Lands that are disturbed during land development activities shall be excluded from open space calculation areas. Examples: Temporary Sediment Basins, Temporary Ditches, Areas where grades push into open space.

NOTES

1. Lots subject to flooding should not be established in subdivisions except as provided in Sections 7.280.
2. Build to Line - A line extending through a lot which is generally parallel to the front property line and marks the location from which the principal vertical plane of the front building elevation, exclusive of porches, bay windows and similar appendages, must be erected; intended to create an even building facade line on a street; the build-to line is established on the record plat (final plat).
3. Any construction or use within the areas delineated by Floodway Fringe District Boundary Line and Floodway District Encroachment Line is subject to the restrictions imposed by floodway regulations.
4. All areas designated as common open space shall be owned and maintained by the homeowners association, unless otherwise noted. Landscaping/irrigation within medians of divided public roads to be maintained by the HOA. Street trees within the planting strip of all public roads shall be maintained by the individual homeowner.
5. Access (ingress/egress) location and design shown on this sketch plan area subject to achieving vertical and horizontal sight distances, turn lane improvements (including right-of-way) and intersection with adjacent and opposing access points, coordinating with Petitioner of Rezoning Petition # R-05-10.
6. The developer is responsible for contacting CMUD for all water and sewer issues.
7. If required by NC DOT, developer shall make necessary improvements to Old Statesville Rd. per TIA by Kintley-Home, which accompanies Rezoning # 05-10 only for impacts related to the sketch plan submittal.
8. Proposed water quality measures (including right-of-way) and intersection with adjacent and opposing access points, All water quality measures shall be designed to control the 1" rainfall, 2-year volume and 2, 10 year peak flows.
9. Lots shall not have a depth greater than 4 times the width at the set-back or build-to line except where physical dimensions of the tract provide no other alternative layout.
11. Residential Lot Trees: In order to maintain or replenish the urban tree canopy in areas of new residential subdivision, each lot shall provide canopy trees in accordance with the following schedule:

Lot Size	Required Number of Canopy Trees
Less than 10,000 SF	1 Front yard, 1 Rear yard
10,000-15,000 SF	1 Front yard, 1 Rear yard
15,001-20,000 SF	2 Front yard, 2 Rear yard
More than 20,000 SF	3 Front yard, 3 Rear yard

The use of existing trees to satisfy this requirement is encouraged. Required street trees may not be counted towards the fulfillment of this requirement.
12. Gas, phone, cable and electrical utilities will be provided to site by individual utility providers (underground).
13. There are no historic, archeological and cultural features located on site. There are no significant wildlife habitats, prime agricultural farmland, existing structures, cemeteries, roads, tracks and trails, aquifers located on the property. The site has not been cleared or forested in the past three years.
14. All street intersections shall meet sight distances as per Town of Huntersville Engineering Standards and Procedures Manual.
15. Lots occupied by steep grades may be basement houses or crawl foundations.
16. The development of this parcel is not subject to rezoning and has been carefully designed to work as an integral part of the larger Bryton project. Coordination has and will continue to occur with the Petitioner (American Asset Corporation) of Rezoning Petition # R-05-10. Many of the unknowns with regards to traffic conditions as they relate to assessing this parcel are expected to develop as the Petitioner of Rezoning Petition # 05-10 moves forward with the Town of Huntersville.
17. Developer shall be willing to include Traffic Calming methods as necessary to discourage excessive speeds in neighborhood.
18. Garbage pick-up shall be via roll-out trash and mail delivery shall be to mail kiosks.
19. When Chair Ramps shall follow Town of Huntersville Engineering Standards and Procedures Manual.
20. Street trees shall be located no closer than 40 feet in advance of STOP signs.
21. A new access road is to be built running from Hambright Road, north to the southwest entrance of the Bryton - Single Family Subdivision. This new access road has been approved and must be installed prior to issuing permits for this proposed subdivision. This does not include Bryton Single Family Phase 1, as it has previously been approved for construction.

TREE PRESERVATION

Note: Urban open spaces shall include one or more of the following: landscaping, walks, seating, fountains, playground equipment, statues, etc. Materials used shall be a combination of brick pavers, stamped asphalt, stone, wrought iron, wood, crushed gravel or stone etc.

UOS	Area	Type
UOS 1	154,029 SF	Park (Multi-Use Fields & Connectivity)
UOS 2	1,130 LF; 246,474 SF	Greenbelt
UOS 3	29,222 SF	Forecrop

EXISTING DATA

Soil Types:	CaB2 - Cecil sandy clay loam, 2 to 8 percent slopes	VaB - Vance sandy loam, 2 to 8 percent slopes
	EnB - Enon sandy loam, 2 to 8 percent slopes	VaD - Vance sandy loam, 8 to 15 percent slopes
	EnD - Enon sandy loam, 8 to 15 percent slopes	WbS - Wilkes loam, 4 to 8 percent slopes
	MO - Monacan loam, 0 to 2 percent slopes	WbD - Wilkes loam, 8 to 15 percent slopes
	PB3 - Pacolet - Gullied land complex, 10 to 15 percent slopes	WkE - Wilkes loam, 15 to 25 percent slopes

Soil Hydrologic Groups: (% of site area)	
Group A	0%
Group B	12.7% (10.8 AC.)
Group C	40.4% (34.7 AC.)
Group D	46.9% (40.3 AC.)

FEMA Panel:	3710455800J 3710465000J
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Watershed: Clarke

TREE PRESERVATION

**Specimen trees** - A tree (or group of trees) that may be considered important community assets due to their unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance and may also meet the following criteria:

- Large hardwood (e.g. oaks, poplars, maples, etc.) and softwoods (e.g. pines) in good or better or better condition with a DBH of 24" or greater.
- Smaller understory trees (e.g. dogwoods, redbuds, sourwoods, persimmons, etc.) in good or better condition with a DBH of 12" or greater.
- Lesser-sized trees of rare species or special intrinsic value as approved by staff.

**Heritage tree** - A tree that is listed in the North Carolina Big Tree List, the American Forest Association's Champion Tree list, the Mecklenburg County treasure Tree List or any tree that would meet 80% of the points of a tree on North Carolina's Big Tree List.

% of Site covered by Tree Canopy:	Total Site: 80.9% (69.5Ac.)
% of Tree Canopy Preservation required by District:	10.0% (8.95Ac.)
% of Tree Canopy actually saved (min.):	15.7% (10.9Ac.)

Number of Specimen Trees on-site:	96
% of Specimen Trees required to be saved:	10.0% (9.6)
% of Specimen Trees actually saved:	33.3% (32)

Number of Heritage Trees on-site:	0
% of Heritage Trees required to be saved:	100%
% of Heritage Trees actually saved (min.):	0

TREE LEGEND

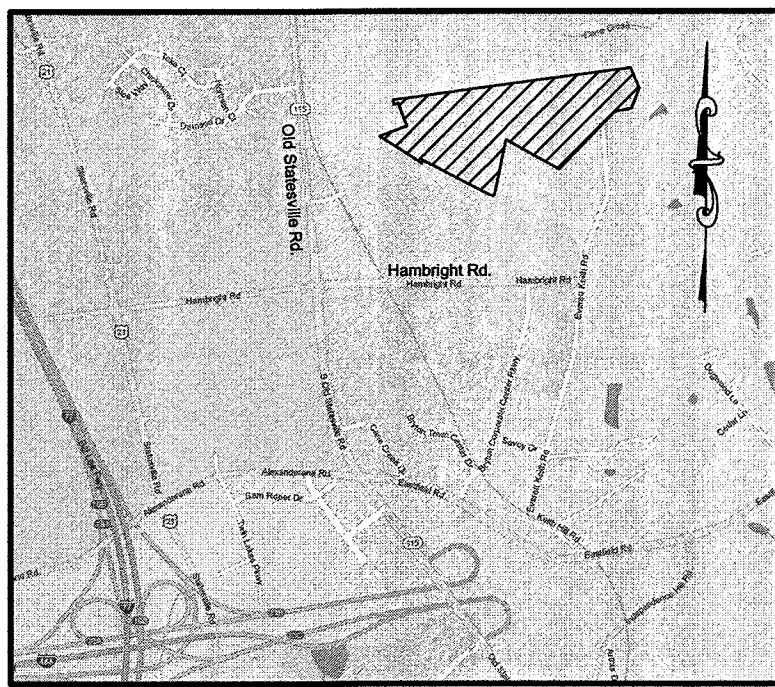
TR - Tree	GU - Gum
EL - Elm	MA - Maple
BE - Beach	PE - Pecan
P - Pine	WA - Walnut
PO - Poplar	HI - Hickory
OA - Oak	

SITE TOPOGRAPHY & LOCATE FIELD RUN BY R. JOE HARRIS & ASSOCIATES, LLC. SUPPLEMENTAL TOPOGRAPHY PROVIDED FROM MECKLENBURG COUNTY AERIAL TOPOGRAPHY (OFF-SITE).

THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL 370158-4559-J OF THE FLOOD INSURANCE RATE MAPS FOR MECKLENBURG COUNTY DATED MARCH 2, 2009.

BOUNDARY SURVEY AS PROVIDED BY R. B. PHARR & ASSOCIATES, P.A. BOUNDARY INFORMATION FROM SURVEY ENTITLED BOUNDARY SURVEY OF HANDSMILL ENTERPRISES, LLC PROPERTY AND DATED APRIL 2013. SURVEY MEETS OR EXCEEDS REQUIREMENTS FOR A CLASS "A" SURVEY, OR MAXIMUM ERROR OF CLOSURE IS 1:10,000.

HORIZONTAL DATUM TIED TO NAD 83 AND VERTICAL DATUM BASED ON NAVD 88. CONTACT R. JOE HARRIS & ASSOCIATES, LLC FOR BENCHMARKS AND CONTROL INFORMATION.



VICINITY MAP - N.T.S.

Development Information:

Project Name: Bryton Single Family Sketch Revision  
Huntersville, NC (Mecklenburg County)

Owner: Development Solutions BRY, LLC  
90 South 7th Street  
Minneapolis, MN 55402  
Email: usassets@castlelake.com

Developer: LStar Communities  
516 N. West Street  
Raleigh, North Carolina 27603  
Phone: (919) 256-1981

Tax I.D.: A portion of 01911108,  
01911118, 01911117

Site Acreage: 85.96 Ac.± (Total Acreage)

Zoning: Neighborhood Residential (NR)

Land Use: Single Family Residential (Proposed)

Building Type: Detached House

Build To Range: Front - 15 - 30 Ft.  
Side - 5 Ft.  
Rear - 7.5 - 15 Ft. (@ Corner)  
- 25 Ft.

Min. Lot Width: 61 Ft.

Lot Width Range: 61 Ft. - 65 Ft. (148 Lots)  
66 Ft. - 71 Ft. (32 Lots)  
72 Ft. - 90 Ft. (22 Lots)

Min. Lot Size: 7,320 Sqft.

Lot Size Range: 7,320 Sqft. - 8,000 Sqft. (119 Lots)  
8,001 Sqft. - 10,000 Sqft. (58 Lots)  
10,001 Sqft. - 19,404 Sqft. (25 Lots)

Lots Proposed: 202 Lots (Total)

ROAD NAME	LENGTH
BRYTON PARKWAY	2091LF
RODERICK DRIVE	3,365LF
CHANTREY WAY	957LF
GILROY LANE	440LF
MAHER LANE	646LF
ROAD A	452LF
ROAD B	630LF
ROAD C	442LF
ROAD D	741LF
ROAD E	458LF
ROAD G	1139LF
ROAD H	165LF
ROAD I	559LF

CONSTRAINING FEATURES

Slopes 25-100%	15.5% (13.36 Ac.)
SWIM Buffer	3.69 Ac.
Soil Analysis:	0% - 10% - 36.0%
(% of Site Area)	10% - 15% - 20.3%
	15% - 25% - 25.2%
	25% - 100% - 15.5%

BLOCK LENGTHS

BL 1 279'	BL 9 328'	BL 17 489'	BL 25 165'	BL 33 160'
BL 2 259'	BL 10 184'	BL 18 452'	BL 26 741'	BL 34 559'
BL 3 512'	BL 11 129'	BL 19 464'	BL 27 290'	
BL 4 496'	BL 12 161'	BL 20 612'	BL 28 168'	
BL 5 440'	BL 13 522'	BL 21 368'	BL 29 259'	
BL 6 283'	BL 14 772'	BL 22 391'	BL 30 165'	
BL 7 204'	BL 15 292'	BL 23 139'	BL 31 410'	
BL 8 646'	BL 16 166'	BL 24 277'	BL 32 310'	

\*In major subdivisions the dimension of blocks may not exceed 800 linear feet between cross streets.

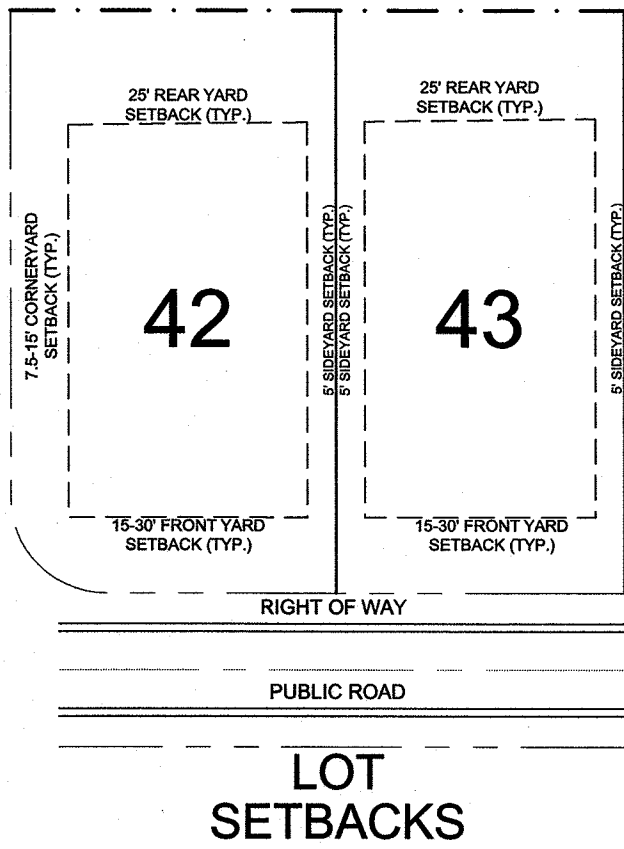
GRAPHIC SCALE



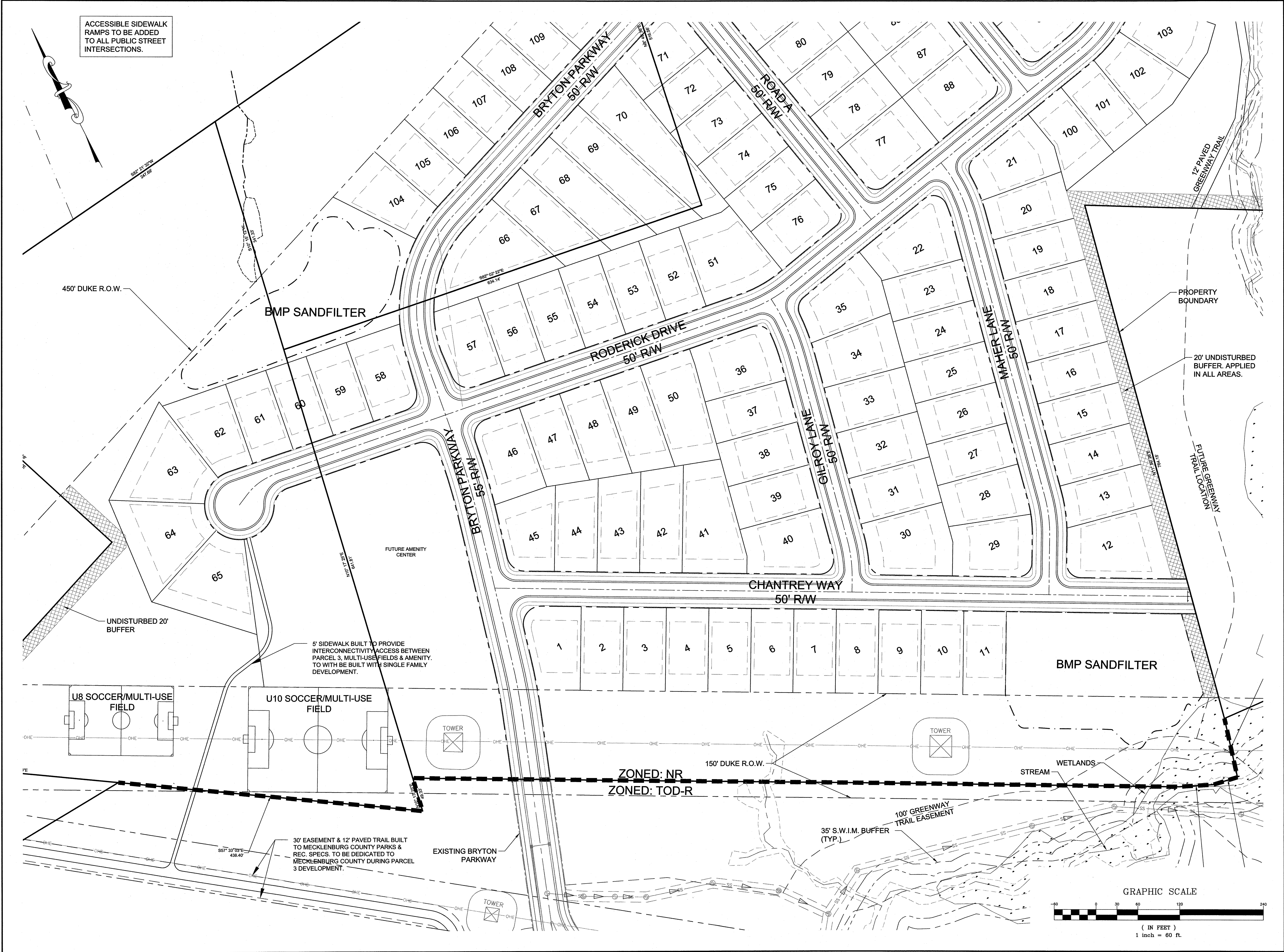
( IN FEET )  
1 inch = 200 ft.

NOTES



- Mail delivery and garbage pick-up to be provided by public entities.
- As parcels develop, Urban open space to comply with Section 7.10 of the Huntersville Zoning Ordinance.








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Know what's below.  
Call before you dig.

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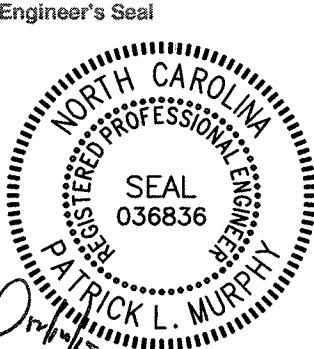
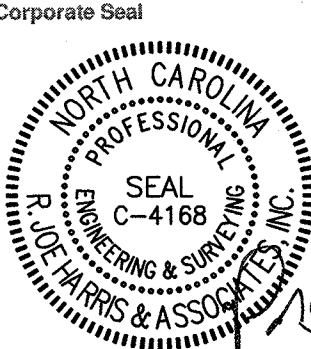
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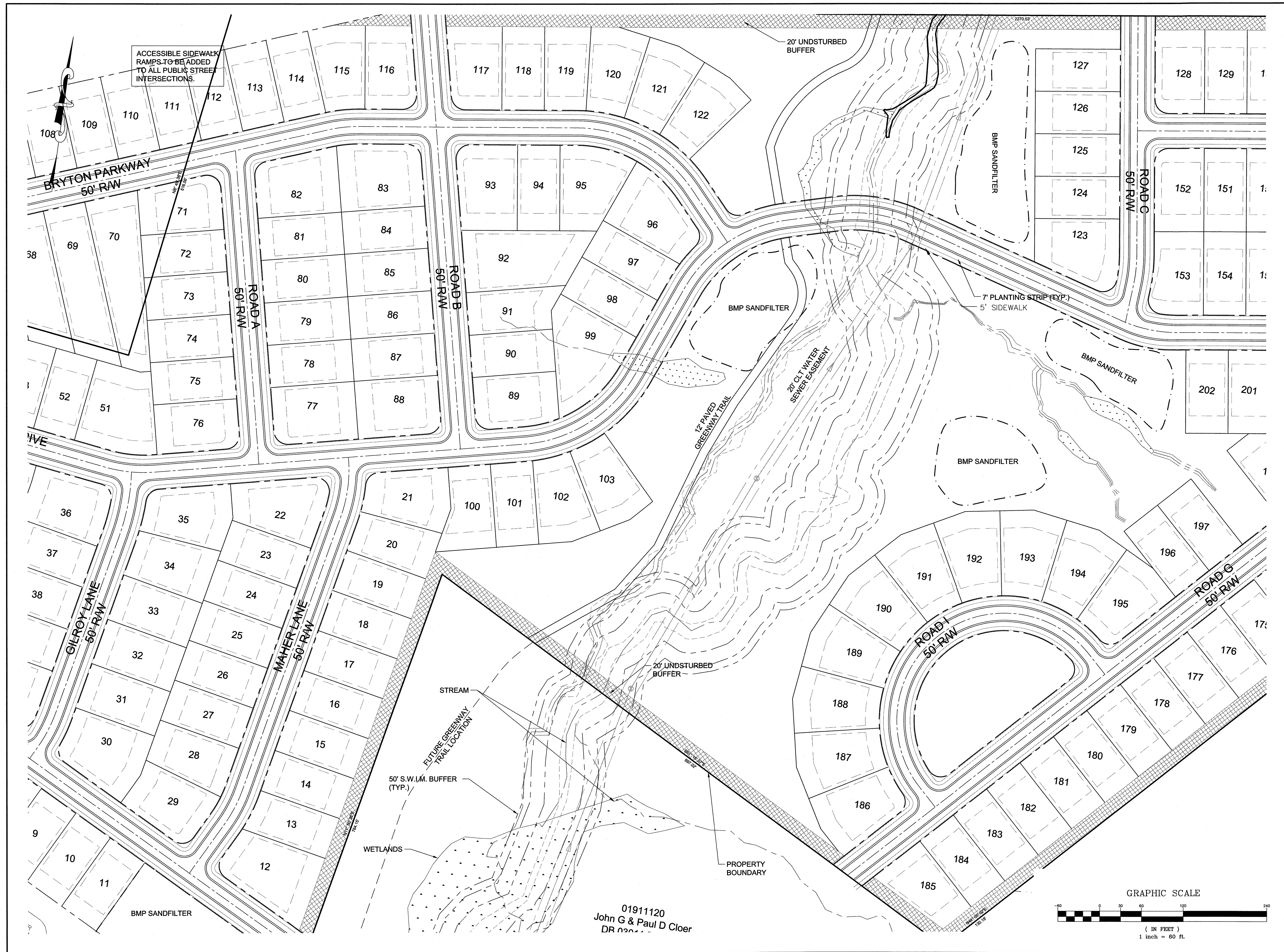
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Project Manager	Drawn
D Gates	D Gates
Department Manager	Checked
P Murphy	P Murphy
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 LStarCommunities	
516 N. WEST ST. RALEIGH, NC 27603 P: (919) 256-1981	
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Site Plan 1	
Project No.	Drawing No.
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DWG File Name:	
2066_Site Plan	SP-2





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**811**

**Know what's below.  
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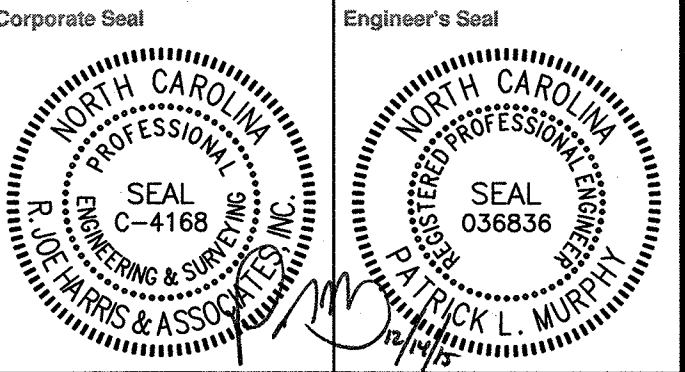
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Department Manager	Checked
P Murphy	P Murphy

December 14, 2015



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P: (919) 256-1981

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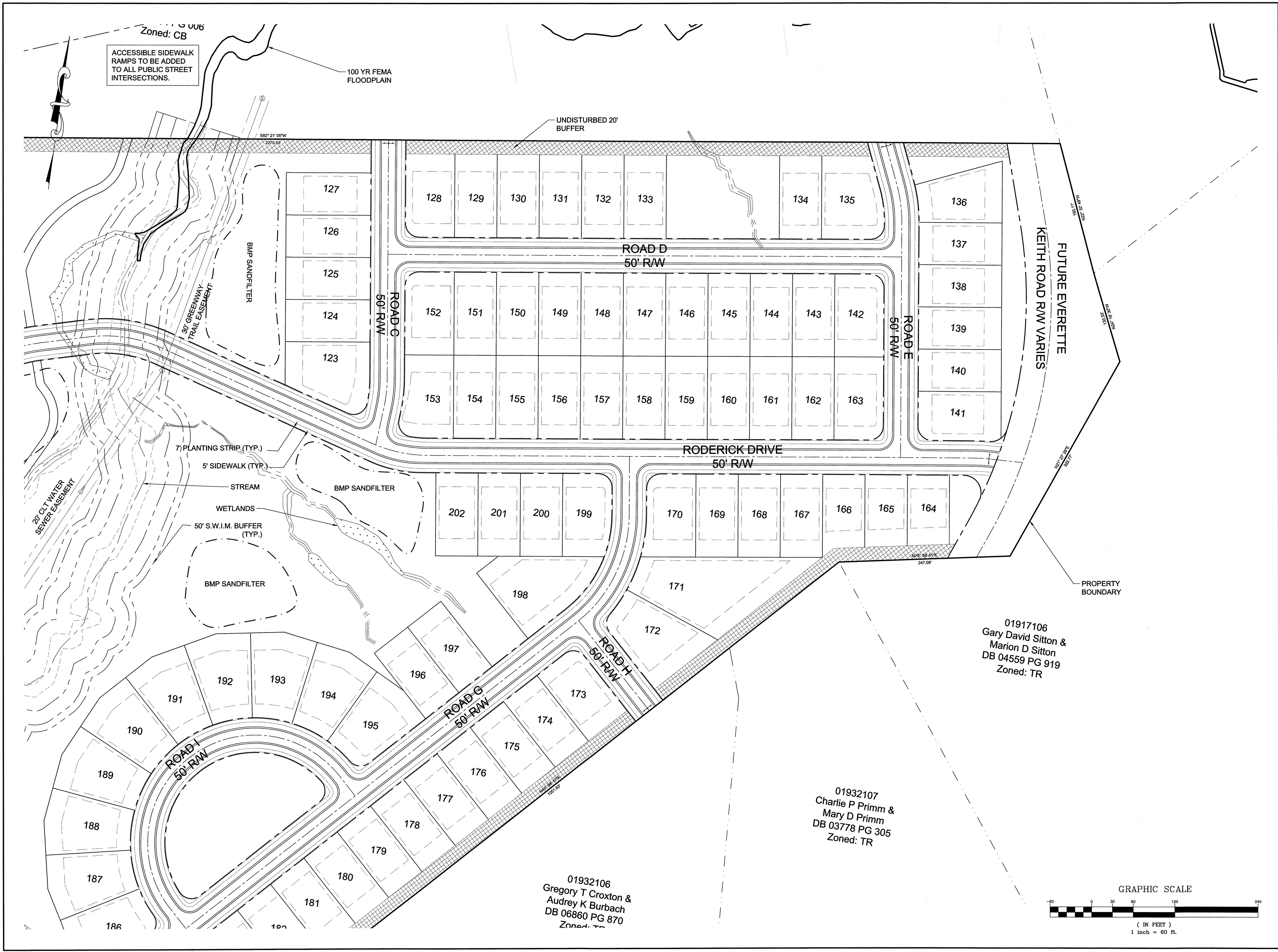
**Bryton Single Family Sketch**  
**Revision**

Drawing Title:

**Site Plan 2**

Project No.	Drawing No.
2066	SP-3
DWG File Name:	
2066_Site Plan	





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**SP-4**

01917106  
 Gary David Sitton &  
 Marion D Sitton  
 DB 04559 PG 919  
 Zoned: TR

01932107  
 Charlie P Primm &  
 Mary D Primm  
 DB 03778 PG 305  
 Zoned: TR

01932106  
 Gregory T Croxton &  
 Audrey K Burbach  
 DB 06860 PG 870  
 Zoned: TR

