

# ColeJenest & Stone

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

112 South Tryon Street  
Suite 300  
Charlotte  
North Carolina  
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Tele 704.376.1555  
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## HANOVER R.S. LIMITED PARTNERSHIP

5847 SAN FELIPE, SUITE 3600  
HOUSTON, TX 77057  
(713) 267-2100

## PROMENADE PARK REZONING PLAN

## TECHNICAL DATA SHEET

PETITION NO. 00-90  
FOR PUBLIC HEARING  
2123

09/08/00 FOR CMPC REVIEW

◆ Issued  
01/15/01 REVISED NOTES 9 & 22  
01/04/01 PER CMPC REVIEW  
12/14/00 REVISE NOTE 23 PER CDOT  
12/15/00 CLARIFY NOTE 3 FOR TRACT A ACREAGE  
12/12/00 ADJUST NO. UNITS/DENSITY PER OWNER, NCDOT R/W  
12/02/00 CHANGE VIEW CORRIDOR TO 200'  
11/25/00 PER OWNER & NEIGHBORHOOD MEETING  
11/15/00 PER OWNER & NEIGHBORHOOD MEETING  
10/23/00 PER CMPC REVIEW

◆ Revised

SCALE: 1" = 80'  
0 40 80 160

APPROVED BY CITY COUNCIL

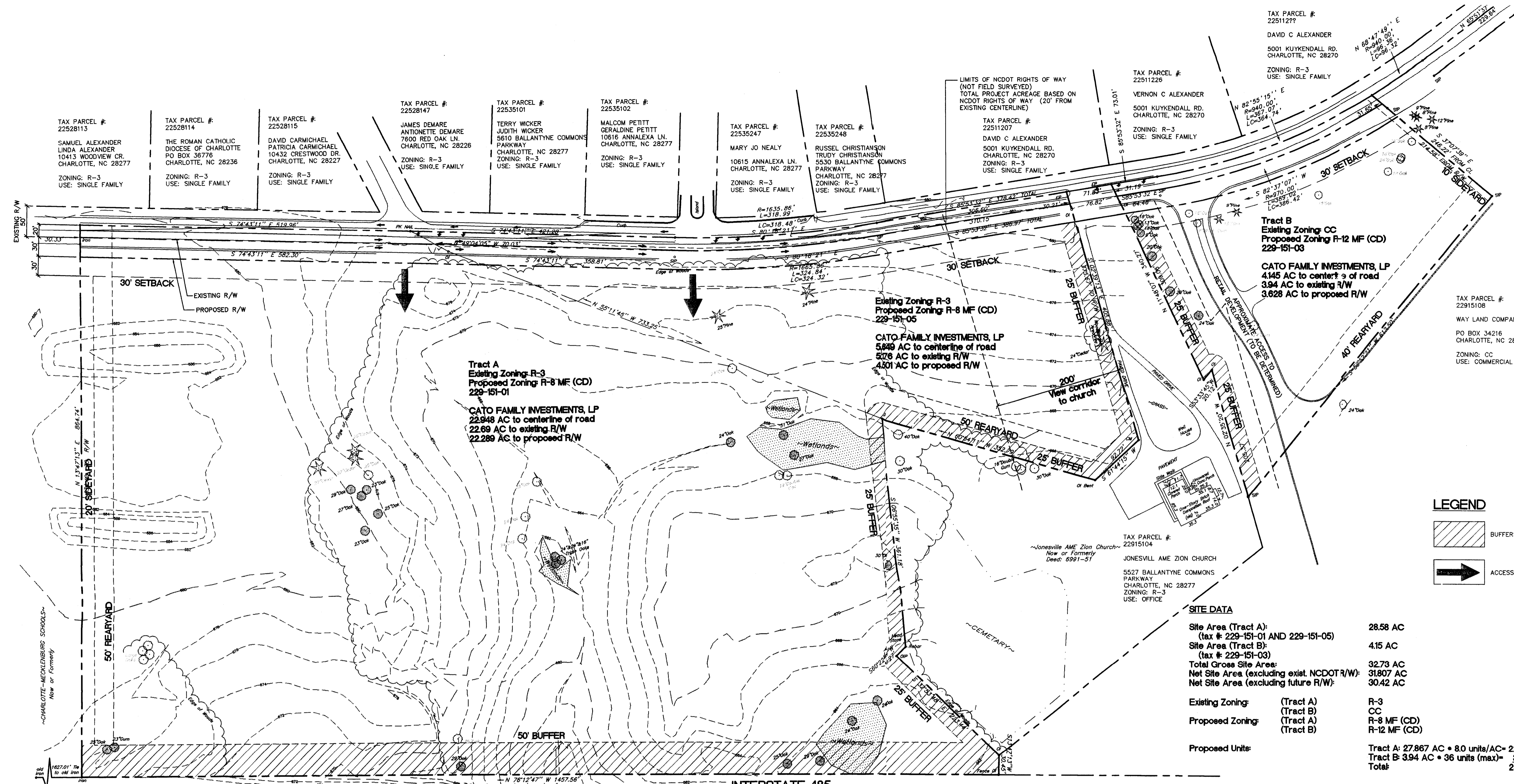
DATE 04/16/01

RZ1 3

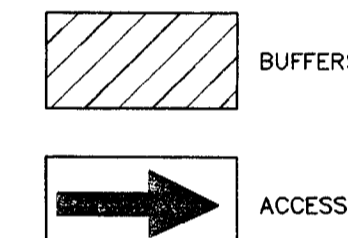
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00-90  
1-16-01



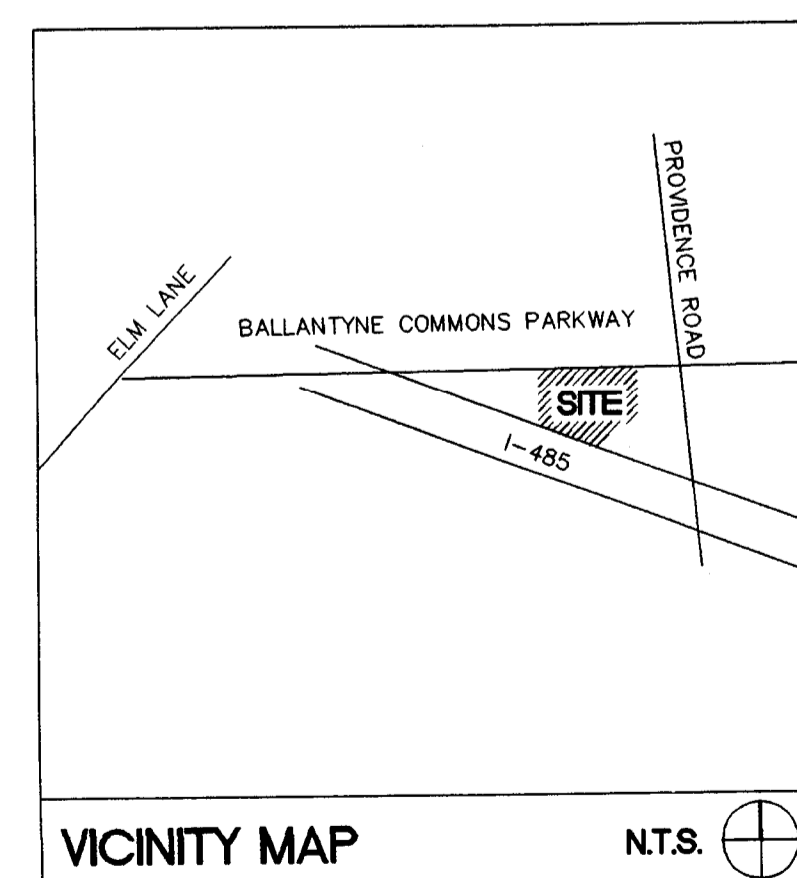
### LEGEND



SITE DATA	
Site Area (Tract A): (tax # 229-151-01 AND 229-151-05)	28.58 AC
Site Area (Tract B): (tax # 229-151-03)	4.15 AC
Total Gross Site Area:	32.73 AC
Net Site Area (excluding exist. NCDOT R/W):	31.807 AC
Net Site Area (excluding future R/W):	30.42 AC
Existing Zoning:	(Tract A) R-3 (Tract B) CC
Proposed Zoning:	(Tract A) R-8 MF (CD) (Tract B) R-12 MF (CD)
Proposed Units:	Tract A: 27.867 AC • 8.0 units/AC= 222 units Tract B: 3.94 AC • 36 units (max)= 36 units Total: 258 units

### DEVELOPMENT CONDITIONS

- THIS TECHNICAL PLAN (SHEET 1 OF 3) INDICATES A FIRM PROPOSAL FOR DEVELOPMENT. THE DEVELOPMENT WILL COMPLY WITH OR EXCEED ALL APPLICABLE CITY OF CHARLOTTE REGULATORY STANDARDS, INCLUDING PARKING, SCREENING, BUFFERS, SIGNAGE, AND LANDSCAPING REQUIREMENTS.
- THE PROPOSED DEVELOPMENT IS CONSISTENT WITH AND SHALL COMPLY WITH THE "PROVIDENCE ROAD / I-485 AREA PLAN UPDATE" (DATED: APRIL 20, 1999 AND ADOPTED JULY 24, 2000).
- THE DENSITY OF DEVELOPMENT ON TRACT 'A' SHALL NOT EXCEED 8.0 DWELLING UNITS PER ACRE, BASED ON NET SITE ACREAGE OF 27.82 AC.
- THE ATTACHED SHEETS LABELED SCHEMATIC SITE PLAN ARE SCHEMATIC AND SHOW THE GENERAL CHARACTER OF POTENTIAL DEVELOPMENT. THE EXACT LAYOUT SHOWN ON THE SCHEMATIC SITE PLAN MAY BE CHANGED IN ACCORDANCE WITH SECTION 6.206(2) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.  
TRACT B IS TO BE DEVELOPED WITH A MAXIMUM OF 36 UNITS. THE LAYOUT SHOWN IS SCHEMATIC IN NATURE AND IS SUBJECT TO CHANGE. THE EXACT LAYOUT SHOWN ON THE SCHEMATIC SITE PLAN, SHEET #23, MAY BE CHANGED IN ACCORDANCE WITH SECTION 6.206(2) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- BUILDINGS, PARKING, AMENITIES, LANDSCAPING, SERVICE AREAS AND ANY OTHER ACCESSORY STRUCTURES NORMALLY FOUND IN A MULTI-FAMILY DEVELOPMENT MAY BE PLACED WITHIN THE DEVELOPMENT ENVELOPE ESTABLISHED IN TRACT A. THE REAR AND SIDE YARDS MAY INCLUDE PARKING, CIRCULATION AND ACCESSORY STRUCTURES. MINOR CHANGES TO THE APPROVED SITE PLAN SHALL COMPLY TO SECTION 6.206(2) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- THE PETITIONER WILL PROVIDE STORM WATER DETENTION FOR THE 2 AND 10 YEAR STORMS TO THE PRE-DEVELOPMENT CONDITIONS. NO STORM WATER DETENTION WILL BE ALLOWED WITHIN SETBACK AREAS OR BUFFERS.
- THE PROJECT WILL COMPLY WITH ALL CITY OF CHARLOTTE SIGNAGE REQUIREMENTS.
- PARKING WILL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
- PETITIONER AGREES TO PROVIDE A 200' WIDE VIEW CORRIDOR FOR THE JONESVILLE A.M.E. ZION CHURCH FROM BALLANTYNE COMMONS PARKWAY (SUBJECT TO OBTAINING A VARIANCE FROM THE BUFFER REGULATIONS FROM THE CHARLOTTE ZONING BOARD OF ADJUSTMENT WITH RESPECT TO THE REAR 25 FEET), AND TO LOCATE THIS VIEW CORRIDOR ENTIRELY ON THE WESTERN SIDE OF THE CHURCH'S DRIVE AS DEPICTED ON THE TECHNICAL DATA SHEET.
- TRASH COLLECTION SHALL BE A PRIVATE SERVICE CONTRACTED BY THE HOME OWNER'S ASSOCIATION.
- ALL EXISTING TREES WITHIN THE SETBACK OFF BALLANTYNE COMMONS PARKWAY GREATER THAN 4 INCHES CALIPER SHALL BE PRESERVED, WITH THE EXCEPTION OF THOSE REQUIRED TO BE REMOVED FOR THE ENTRY DRIVE, SIDEWALKS AND ASSOCIATED GRADING.
- ALL BUILDINGS WILL BE WITHIN 750' OF A FIRE HYDRANT.
- SITE, BOUNDARY, AND TOPOGRAPHIC SURVEY PREPARED BY: CAROLINA SURVEYORS, INC. P.O. BOX 267, PINEVILLE, NC 28134-0267. 1-704-889-7601. (DATED 02/08/2000)
- ADDITIONAL 30' OF R/W ALONG BALLANTYNE COMMONS PARKWAY WILL BE DEDICATED TO THE APPROPRIATE GOVERNMENT AUTHORITY, PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- INTERNAL SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF PRIVATE STREETS. WALKS SHALL BE 8' FROM BACK OF CURB AND LINKED TO WALKS ALONG BALLANTYNE COMMONS PARKWAY.
- THE ARCHITECTURAL IMAGES ILLUSTRATED BY THE RENDERINGS AND INCLUDED IN THIS PETITION ARE SCHEMATIC IN NATURE AND SUBJECT TO MODIFICATION.
- A 6' SIDEWALK AND 8' PLANTING STRIP SHALL BE PROVIDED ALONG BALLANTYNE COMMONS PARKWAY. THE SIDEWALK MAY MEANDER AND PLANTING STRIP VARY TO SAVE EXISTING, 6" CALIPER OR LARGER TREES, WITHIN THE REQUIRED SETBACK.
- PEDESTRIAN SCALE LIGHTING ALONG BALLANTYNE COMMONS PARKWAY AND THE SOUTH AD WEST EDGE OF TRACT B PARCEL TO MATCH "THE PROMENADE" OR AS APPROVED BY THE CHARLOTTE MECKLENBURG PLANNING COMMISSION.
- THE PETITIONER COMMITS TO INSTALL A DECORATIVE FENCE ALONG BALLANTYNE COMMONS PARKWAY.
- THE STREETSCAPE ELEMENTS AND PLANTINGS AND DRIVEWAY ENTRANCE TO THE PROJECT ALONG BALLANTYNE COMMONS PARKWAY WILL BE SUBSTANTIALLY SIMILAR IN QUALITY AND QUANTITY TO THE STREETSCAPE INSTALLED BY THE PETITIONER AT LODGE AT SPRINGS FARM NEAR THE ARBORETUM AT 3300 OPEN FIELD LANE.
- THE ELEVATIONS FACING THE PUBLIC ROADWAY FOR EACH BUILDING CONSTRUCTED ALONG BALLANTYNE COMMONS PARKWAY WILL HAVE AT LEAST 75% OF ALL EXTERIOR OPAQUE VERTICAL SURFACES OF THAT ELEVATION CONSTRUCTED OF BRICK.
- SUBJECT ONLY TO GAINING APPROVAL FROM CDOT AND/OR NCDOT, THE PETITIONER SHALL MAKE THE FOLLOWING TRANSPORTATION DEDICATION/IMPROVEMENTS PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR IMPROVEMENTS TO THE SITE.
  - FOR TRAFFIC HEADED WEST ALONG BALLANTYNE COMMONS PARKWAY, LEFT TURN LANES INTO BOTH DRIVEWAYS WILL BE PROVIDED FOR THE PROJECT AS WELL AS A LEFT TURN LANE INTO THE JONESVILLE A.M.E. ZION CHURCH DRIVEWAY;
  - FOR TRAFFIC HEADED EAST ALONG BALLANTYNE COMMONS PARKWAY, LEFT TURN LANES INTO BOTH CRESTWOOD DRIVE AND ANNALEXA DRIVE WILL BE PROVIDED;
  - THE PETITIONER AGREES TO DEDICATE SUFFICIENT PROPERTY FROM ITS SITE TO ACCOMMODATE A RIGHT-OF-WAY FOR BALLANTYNE COMMONS PARKWAY SOUTH OF ITS EXISTING CENTERLINE OF 50 FEET; AND
  - PETITIONER AGREES TO CONSTRUCT AN ADDITIONAL EASTBOUND THROUGH LANE, 14 FEET IN WIDTH WHICH WILL ACCOMMODATE BICYCLES AS WELL AS MOTOR VEHICLES.



**LANDMARK TREES (24' AND ABOVE)**

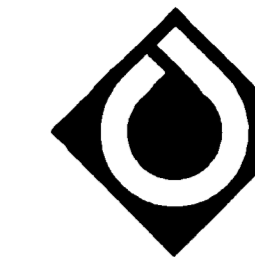
EXISTING:	41
REQUIRED TREES TO BE PRESERVED:	11 (25%)
TREES TO BE PRESERVED:	27 (66%)

**OPEN SPACE REQUIREMENTS PER PROVIDENCE ROAD/I-485 AREA PLAN**

TOTAL ACRES (TO EXISTING R/W):	3135
REQUIRED OPEN SPACE:	4.70 (15%)
PROVIDED OPEN SPACE:	4.72 (15.05%)

ORIGINAL





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## PROMENADE PARK REZONING PLAN

## SCHEMATIC SITE PLAN

PETITION NO. 00-90  
FOR PUBLIC HEARING  
2123

09/08/00 FOR CMCP REVIEW

◆ Issued

12/12/00 CORRECT NCDOT R/W PER NCDOT  
11/20/00 PER OWNER & NEIGHBORHOOD MEETING  
11/15/00 PER OWNER & NEIGHBORHOOD MEETING  
10/23/00 PER CMPS REVIEW

◆ Revised

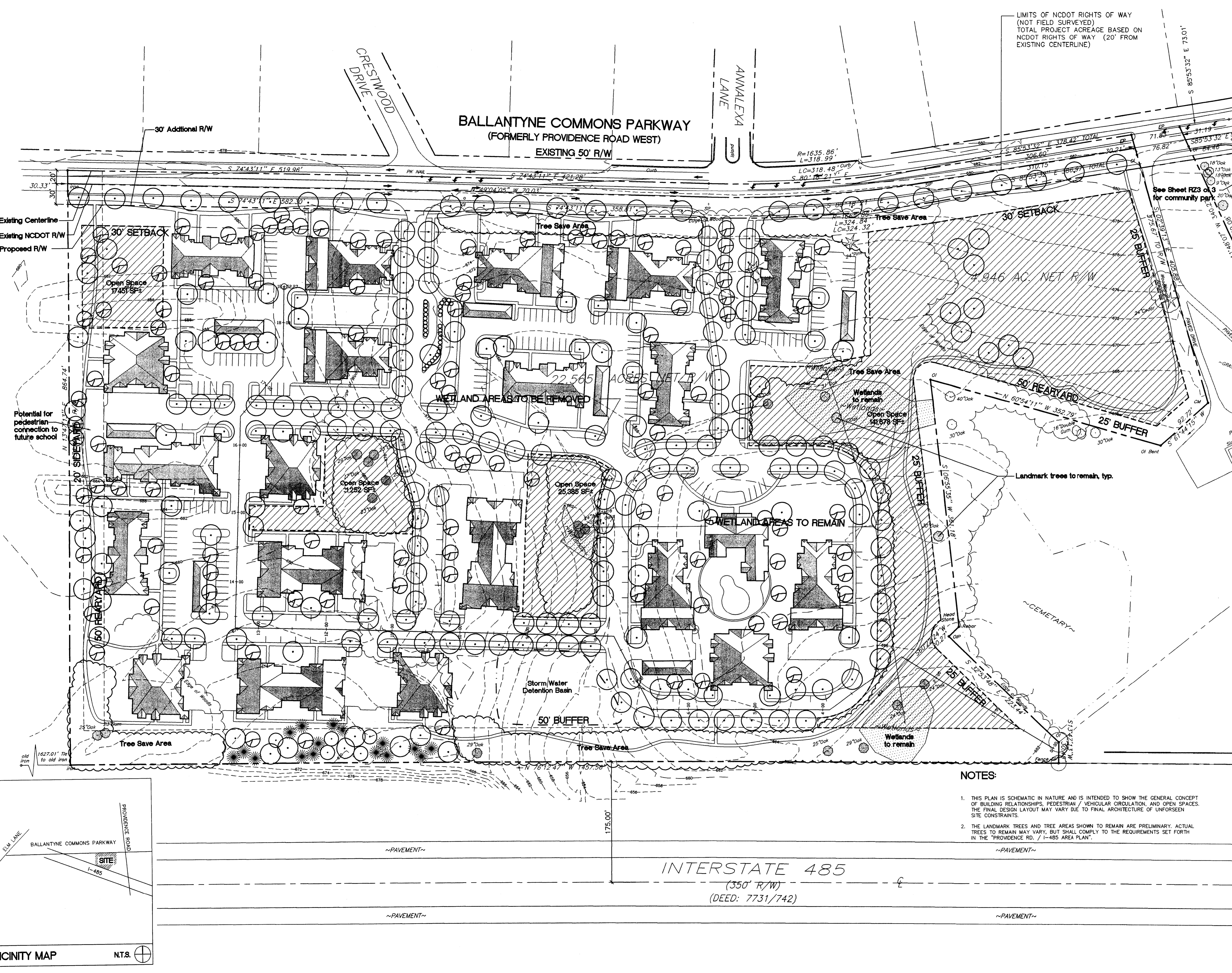
SCALE: 1" = 60'

0 30 60 120

RZ2 3

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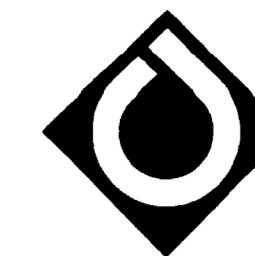
LIMITS OF NCDOT RIGHTS OF WAY  
(NOT FIELD SURVEYED)  
TOTAL PROJECT ACREAGE BASED ON  
NCDOT RIGHTS OF WAY (20' FROM  
EXISTING CENTERLINE)

### NOTES:

1. THIS PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO SHOW THE GENERAL CONCEPT OF BUILDING RELATIONSHIPS, PEDESTRIAN / VEHICULAR CIRCULATION, AND OPEN SPACES. THE FINAL DESIGN LAYOUT MAY VARY DUE TO FINAL ARCHITECTURE OF UNFORSEEN SITE CONSTRAINTS.
2. THE LANDMARK TREES AND TREE AREAS SHOWN TO REMAIN ARE PRELIMINARY. ACTUAL TREES TO REMAIN MAY VARY, BUT SHALL COMPLY TO THE REQUIREMENTS SET FORTH IN THE "PROVIDENCE RD. / I-485 AREA PLAN".

VICINITY MAP N.T.S.





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## PROMENADE PARK REZONING PLAN

## SCHEMATIC SITE PLAN COMMUNITY PARK PETITION NO. 00-90 FOR PUBLIC HEARING 2123

09/08/00 FOR CPMC FOR REVIEW

◆ Issued

01/15/01 REVISED PLANTING STRIP AND WALK PER CPMC COMMENTS  
01/24/01 PER CPMC REVIEW  
02/27/02 CORRECT NCDOT R/W PER NCDOT  
11/20/03 PER OWNER & NEIGHBORHOOD MEETING  
11/23/03 PER OWNER & NEIGHBORHOOD MEETING  
10/23/00 PER CPMC REVIEW

◆ Revised

SCALE: 1" = 40'

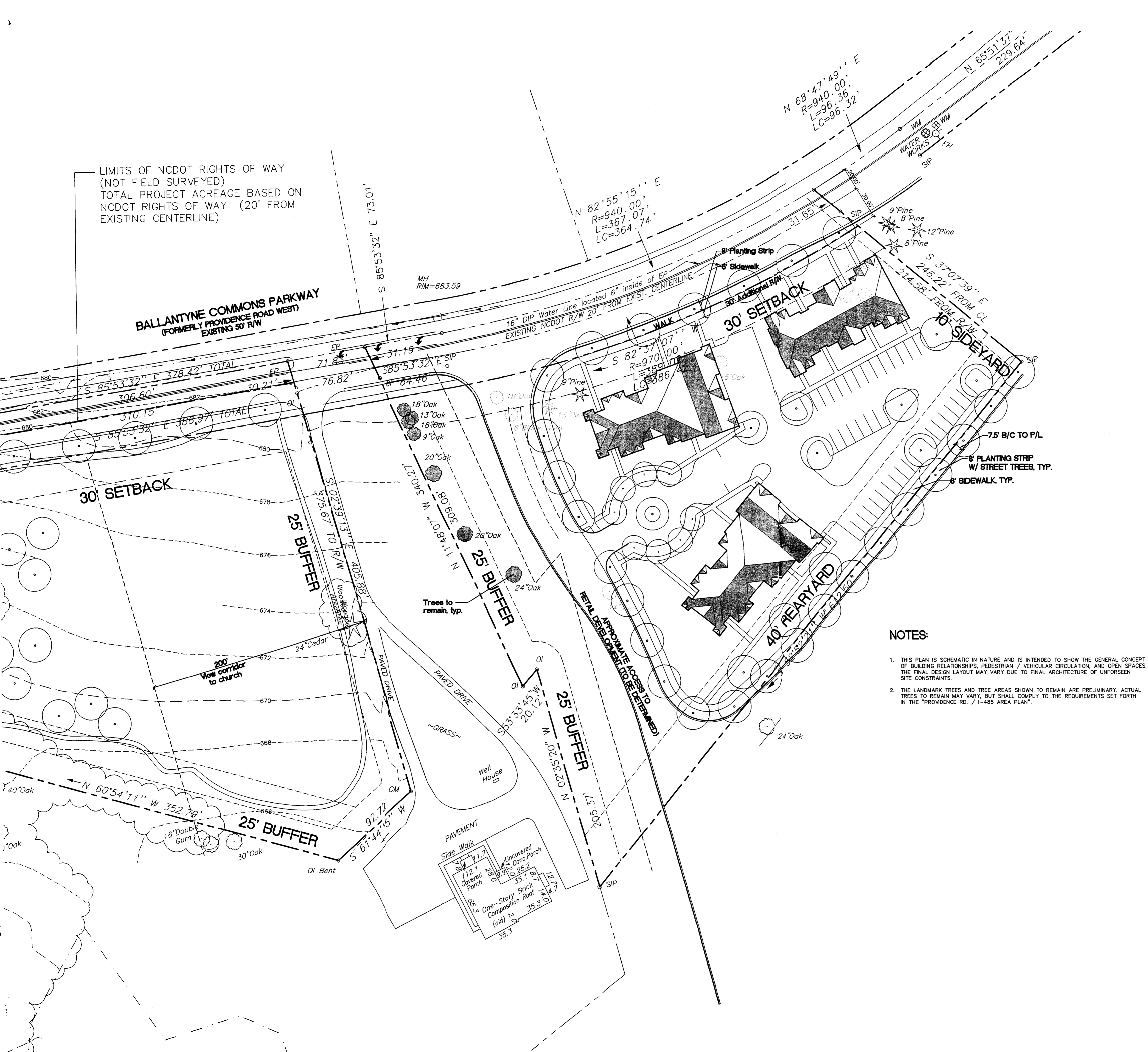
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RZ3 3

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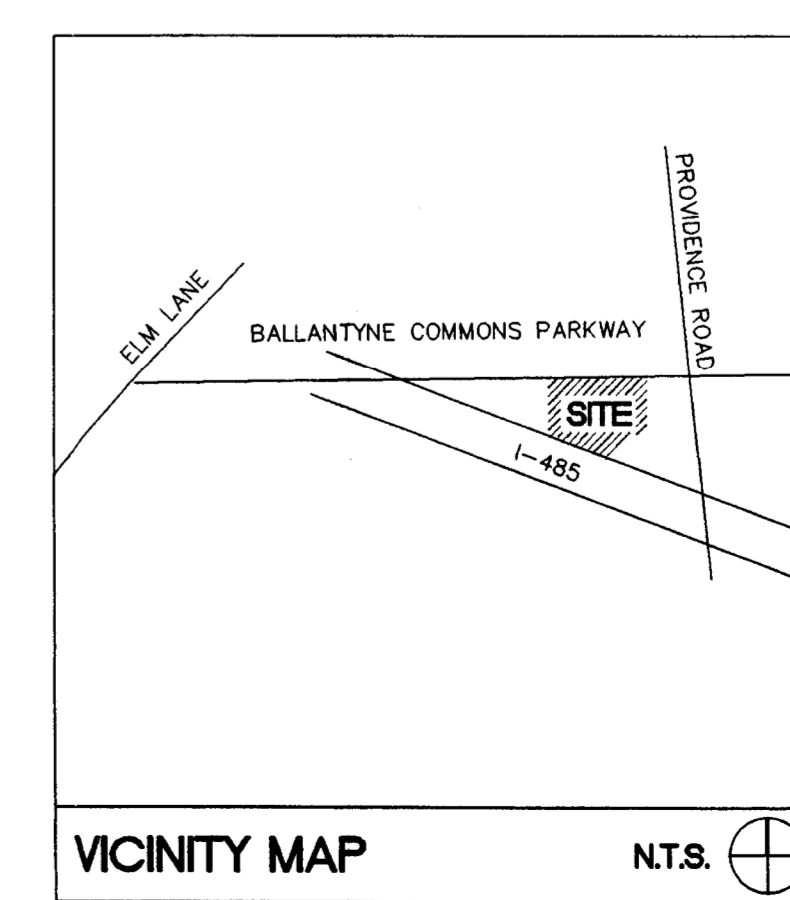
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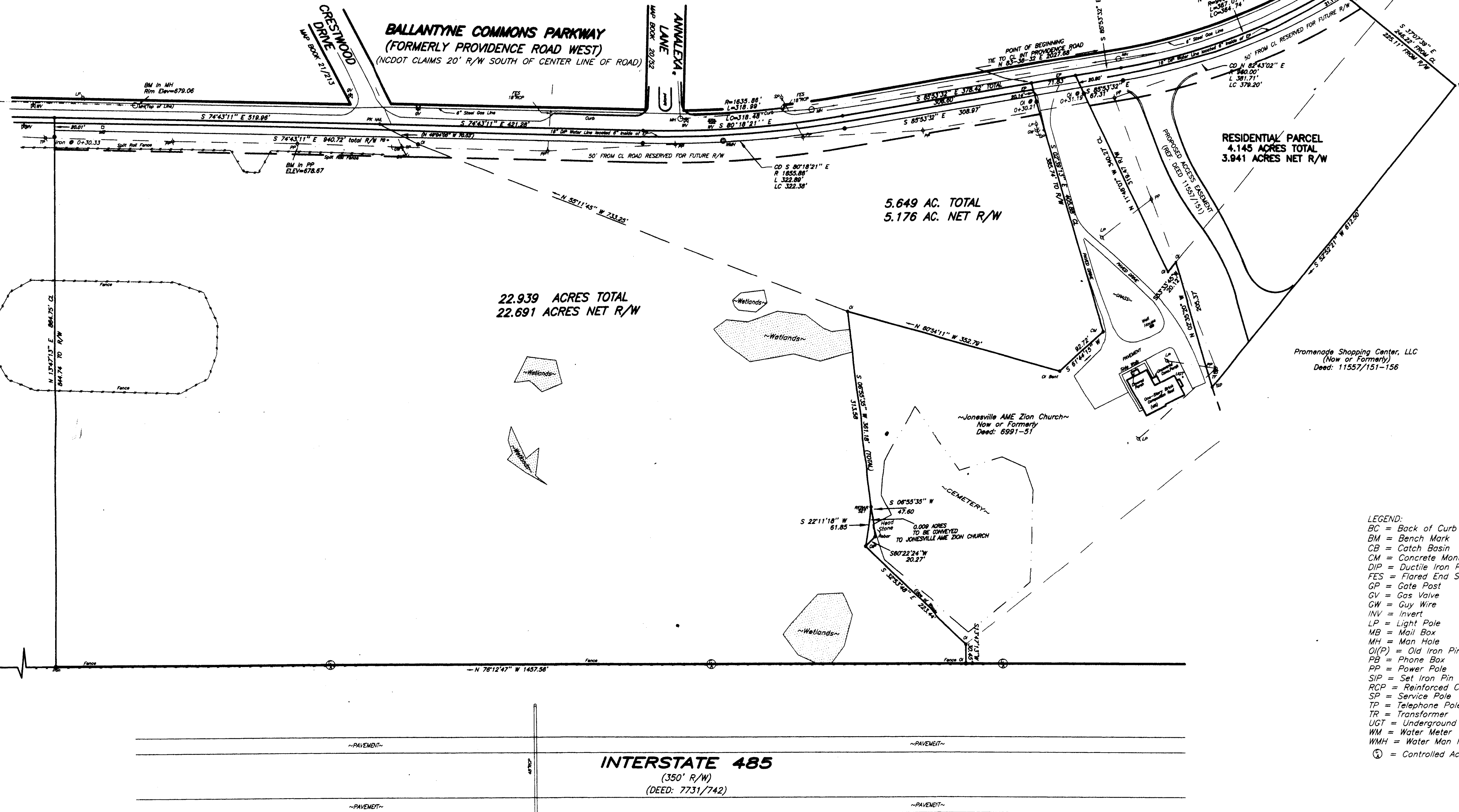
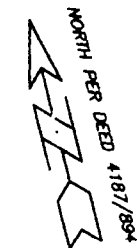
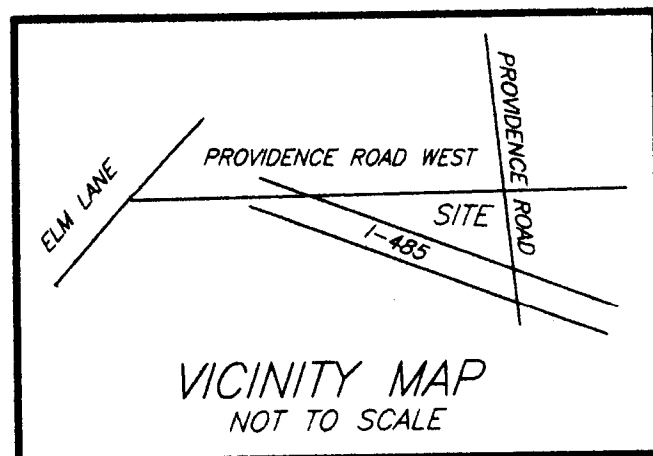


### NOTES:

1. THIS PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO SHOW THE GENERAL CONCEPT OF BUILDING RELATIONSHIPS, PEDESTRIAN / VEHICULAR CIRCULATION, AND OPEN SPACES. THE FINAL DESIGN LAYOUT MAY VARY DUE TO FINAL ARCHITECTURE OF UNFORSEEN SITE CONSTRAINTS.
2. THE LANDMARK TREES AND TREE AREAS SHOWN TO REMAIN ARE PRELIMINARY. ACTUAL TREES TO REMAIN MAY VARY, BUT SHALL COMPLY TO THE REQUIREMENTS SET FORTH IN THE "PROVIDENCE RD. / I-485 AREA PLAN".



VICINITY MAP N.T.S.



I, Hanover R.S. Limited Partnership and Fidelity National Title Insurance Company of New York, I hereby certify that on the 17th day of November, 2000:

a) This survey was made on the ground and correctly shows the physical status of the Property, including (i) the boundaries and areas of the Property and the location of buildings and improvements thereon (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property (ii) the location of all rights-of-way, easements and any other matters of record or which are visible on the ground affecting the Property; (iii) the location of all utility lines serving the Property; (iv) the location of any parking areas on the Property; and (v) all abutting dedicated public streets providing access to the Property together with the width and name thereof;

b) except as shown on the survey, there are no (i) encroachments upon the Property by improvements on adjacent property, (ii) encroachments on adjacent property, streets or alleys by any improvements on the Property, (iii) party walls or (iv) other overlaps, conflicts or intrusions;

c) adequate ingress to and egress from the Property is provided by Ballantyne Commons Parkway, the same being paved, dedicated public rights-of-way maintained by NCDOT;

d) all required building setback lines on the Property are located as shown hereon;

e) all zoning, use and density classifications affecting the Property are correctly shown hereon BSCD & R3;

f) no part of the Property lies within the flood plain, mud slide or any designated special flood hazard area as shown on the most recent Flood Hazard Boundary Maps prepared by the Department of Housing and Urban Development or as designated by either the Federal Emergency Management Administration or the Flood Insurance Administration, the flood zone classification of the Property is Zone A, and

g) this map or plat and the survey on which it was based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1997, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of Table A, and meets the accuracy requirements of an Urban Survey, as defined therein.

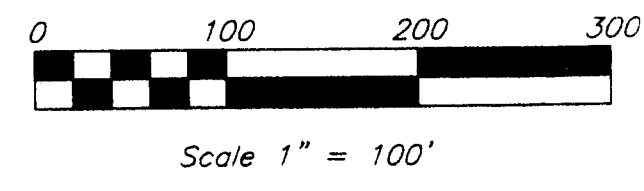
**HUGH E. WHITE, JR.**  
Registered Professional Surveyor  
NCRLS# 2646  
Carolina Surveyors, Inc.  
P.O. Box 287 - 307 Dover Street  
Fayetteville, NC 28404  
(704) 889-7801

**LEGAL DESCRIPTION OF 4.145 ACRES TRACT**

Beginning at THE POINT OF BEGINNING located in the centerline of Ballantyne Commons Parkway (formerly known as Providence Road West), said point being located S 82°49'27" W 1520.68 feet from the intersection of Ballantyne Commons Parkway and Providence Road; thence, leaving said POINT OF BEGINNING and Ballantyne Commons Parkway, with a bearing of S 37°07'39" E, passing a new iron at 31.65', a total distance of 246.22' to a new iron; thence with a bearing of S 52°52'21" W, and a distance of 612.50'; to a new iron; thence with a bearing of N 2°35'20" W, and a distance of 205.37'; to an old iron; thence with a bearing of S 53°33'45" W, and a distance of 20.12'; to an old iron; thence with a bearing of N 11°48'07" W, passing an old iron at 309.08'; a total distance of 340.27'; to a point in the centerline of the aforesaid road; thence with the centerline of road, a bearing of S 55°53'32" E, and a distance of 73.01'; to a point; thence with an circular curve to the Left, having a Radius of 940.00', and a Length of 367.07', and being Chorded by a bearing of N 82°55'15" E, and a distance of 364.74' to a point, being the POINT OF BEGINNING, and containing 180278 Sq. Ft. or 4.145 Acres as shown on a survey by Carolina Surveyors, Inc. dated November 17, 2000, revised December 21, 2000.

- LEGEND:**
- BC = Back of Curb
  - BM = Bench Mark
  - CB = Catch Basin
  - CM = Concrete Monument
  - DIP = Ductile Iron Pipe
  - FES = Flood End Section
  - GP = Gate Post
  - GV = Gas Valve
  - GW = Guy Wire
  - INV = Invert
  - LP = Light Pole
  - MB = Mail Box
  - MH = Man Hole
  - OI(P) = Old Iron Pin
  - PB = Phone Box
  - PP = Power Pole
  - SIP = Set Iron Pin
  - RCP = Reinforced Concrete Pipe
  - SP = Service Pole
  - TP = Telephone Pole
  - TR = Transformer
  - UGT = Underground Tank
  - WM = Water Meter
  - WMH = Water Man Hole
  - ⊕ = Controlled Access

- NOTES**
1. TAX PARCEL NOS. (A Portion of) 229-151-01 & 229-151-05 & 229-151-03
  2. DEED REFERENCES: 9591-0047/0049 and 9240-0631/0635.
  3. IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
  4. THIS PROPERTY DOES NOT LIE WITHIN ANY FLOOD-PRONE HAZARD AREA.
  5. BLANKET EASEMENTS OF RECORD REFERENCED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK BINDER, No. 00CS1341-00, dated 11-27-00.  
TO DUKE POWER COMPANY: DEED BOOK: 938/229, 938/306, 938/373  
1025/172, 1307/1448, 5476/758.  
TO MCALPINE TELEPHONE COMPANY: 827/148
  6. PROPERTY SUBJECT TO EASEMENT AND RESTRICTIVE COVENANT RECORDED IN BOOK 11557/151.
  7. PROPERTY ZONED BISC0 & R3.



**LEGAL DESCRIPTION OF 28.588 ACRES TRACT**

Beginning at THE POINT OF BEGINNING located in the centerline of Ballantyne Commons Parkway (formerly known as Providence Road West), said point also marking the property corner of Jonesville AME Zion Church, now or formerly, as recorded in Deed Book 6991, Page 151 of the Mecklenburg County Registry, being located S 83-38-32 W 2027.68 feet from the intersection of Ballantyne Commons Parkway and Providence Road as follows:

thence, leaving said POINT OF BEGINNING and Ballantyne Commons Parkway, with a bearing of S 2-39-13 E, passing an old iron at 30.21', a total distance of 405.88 feet to a concrete monument; thence with a bearing of S 61°44'15" W, and a distance of 92.72'; to an old iron; thence with a bearing of N 60°54'11" W, and a distance of 352.79'; to an old iron; thence with a bearing of S 6°55'35" W, and a distance of 313.58'; to a rebar set; thence with a bearing of S 22°11'18" W, and a distance of 61.85'; to an old iron; thence with a bearing of S 32°53'48" E, and a distance of 223.44'; to an old iron; thence with a bearing of S 13°42'13" W, and a distance of 30.45'; to an old iron on the right-of-way of Interstate 485; thence with the right-of-way of said road a bearing of N 76°12'47" W, and a distance of 1457.56'; to an old iron; thence, leaving the right-of-way of Interstate 485, with a bearing of N 13°47'13" E, passing an old iron at 834.42', a total distance of 864.75' to a point in the centerline of the aforesaid Ballantyne Commons Parkway;

thence with the centerline of said road, the following four (4) bearings and distances:

(1) S 74°43'11" E 519.96'; to a point;

(2) S 74°43'11" E 421.28'; to a point;

(3) a circular curve to the Left, having a Radius of 1635.86', and a Length of 318.99', and being Chorded by a bearing of S 80°18'21" E, and a distance of 318.48' to a point;

(4) S 62°53'12" E 308.90'; to the POINT OF BEGINNING and containing 1245233 Sq. Ft. or 28.588 Acres, as shown on a survey by Carolina Surveyors, dated November 17, 2000 revised December 21, 2000.

NO.	REVISIONS:	SCALE: 1" = 100'
1	DECEMBER 21, 2000	DATA: 1997-4
		ACAD: 1995017
		DATE: NOVEMBER 17, 2000

**CAROLINA SURVEYORS, INC.**  
POST OFFICE BOX 267 PINEVILLE, NORTH CAROLINA 28134-0267  
HUGH E. WHITE, JR., NCRLS & SCRLS (704)889-7801

**HANOVER R. S. LIMITED PARTNERSHIP**  
TOTAL AREA: 32.733 ACRES (NET 0.09 AC. PARCEL TO CHURCH)  
PROVIDENCE TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA

ORIGINAL