

SITE PLAN DATA TABLE:

% OF IMPERVIOUS SHOWN:

MIXED-USE/# OF LIVE/WORK UNITS:

PARCEL NUMBERS: BOUNDARY INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, P.A., ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF TRACTS I-XIX

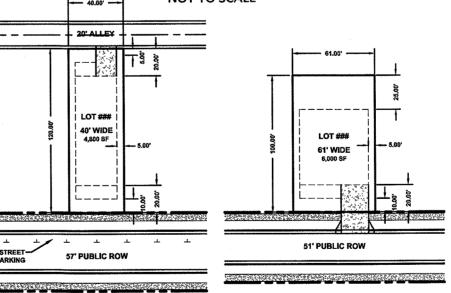
FLOODPLAIN, STREAM AND WETLAND INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, P.A., ENTITLED "WETLANDS SURVEY OF

TRACTS I-XIX TOTALING 233.783 ACRES" DATED MARCH 18, 2016.

2. ALL ROADWAY AND STREET SYSTEMS ARE CONSIDERED TO BE PRELIMINARY AND WILL NEED TO BE VERIFIED FOR SUFFICIENCY TO SATISFY OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE TOWN OF HUNTERSVILLE ZONING AND SUBDIVISION ORDINANCES, AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET CONNECTIONS ARE CONCEPTUAL AND MAY

INCORRECT, INCOMPLETE, MISSING OR OUTDATED INFORMATION DERIVED FROM PUBLIC SOURCES SUCH AS GIS, PLANNING AND ZONING DEPARTMENTS.

ROAD	ROAD FROM	ROAD TO	LENGTH	1
ROAD A	ERVIN COOK ROAD	ROAD B	210.22 Ft	
ROAD A	ROAD B	ROAD B	379.07 Ft	•
ROAD A	ROAD B	ROAD I	242.76 Ft	
ROAD B	ROAD A	ROAD C	317.95 Ft	
ROAD B	ROAD C	ROAD D	241.99 Ft	P
ROAD B	ROAD D	ROAD E	369.21 Ft	7
ROAD B	ROAD E	ROAD E	903.35 Ft	1
ROAD B	ROAD E	ROAD D	321.06 Ft	
ROAD B	ROAD D	ROAD C	281.27 Ft	1
ROAD B	ROAD C	ROAD A	440.44 Ft	'
ROAD C	ROAD B	ROAD B	452.55 Ft	
ROAD D	ROAD B	ROAD B	429.74 Ft	
ROAD E	ROAD B	ROAD B	462.56 Ft	S
ROAD F	ROAD B	ROAD I	505.50 Ft	
ROAD G	ROAD B	ROAD I	611.67 Ft	
ROAD H	ERVIN COOK RD	ROAD J	191.34 Ft	
ROAD H	ROAD J	ROAD B	254.36 Ft	
ROAD H	ROAD B	ROAD I	506.03 Ft	9
ROAD H	ROADI	ROAD R	341.02 Ft	ı,
ROAD H	ROAD R	ROAD J	183.40 Ft	
ROAD H	ROAD J	ROAD O	265.20 Ft	
ROAD I	ROAD H	ROAD G	323.93 Ft	
ROADI	ROAD G	ROAD F	304.37 Ft	1
ROAD I	ROAD F	ROAD A	177.65 Ft	١,
ROAD I	ROAD A	END	968.25 Ft	- 1
ROAD J	ROAD H	ROAD K	237.05 Ft	
ROAD J	ROAD K	ROAD K	303.76 Ft	
ROAD J	ROAD K	ROAD L	1476.49 Ft	
ROAD J	ROAD L	ROAD O	853.92 Ft	
ROAD J	ROAD O	ROAD H	237.05 Ft	
ROAD K	ROAD J	ROAD J	477.90 Ft	-
ROAD L	ROAD J	ROAD M	412.21 Ft	
ROAD L	ROAD M	ROAD O	699.05 Ft	1
ROAD L	ROAD III	END		
ROAD M	ROAD L	ROAD N	734.75 Ft	
ROAD M	ROAD N	ROAD O	409.20 Ft	
ROAD N	ROAD M	ROAD O	401.52 Ft	
		ROAD N	551.29 Ft	
ROAD O	ROAD L		366.86 Ft	
ROAD O	ROAD N	ROAD P	358.97 Ft	
ROAD O	ROAD P	ROAD M	199.32 Ft	
ROAD O	ROAD M	ROAD H	120.00 Ft	
ROAD O	ROAD H	ROAD J	250.22 Ft	- 1
ROAD P	ROAD O	ROAD Q	374.52 Ft	I
ROAD P	ROAD Q	ROAD R	298.45 Ft	
ROAD Q	ROAD P	ROAD R	495.50 Ft	
ROAD R	ROAD H	ROAD Q	311.00 Ft	
ROAD R	ROAD Q	ROAD P	743.18 Ft	
ROAD R	ROAD P	END	230.68 Ft	



LOT ###

009-05-116, 009-05-115, 009-05-114, 009-05-113, 009-05-112, 009-15-111, 009-05-110, 009-03-201, 009-03-233, a portion of 009-03-208, 009-05-106,

009-04-106, 009-05-118, 009-05-117,

27% (2,797,000 SF FOR BMP SIZING)

4,800 SF - 12,600 SF (7,481 SF AVERAGE)

MIL-O - MOUNTAIN ISLAND - PA1

MIN. 1% OF LOT AREA (150 S.F.

70% B.U. W/ BMP

MINIMUM)

009-05-107, 009-05-102, 009-05-105, 009-05-108, 009-05-119, & 009-05-109 OTAL ACREAGE:
AREA REMAINING TR: +/- 234.744 AC +/- 11.585 AC +/- 223.159 AC AREA BEING REZONED TO NR(CD): TOTAL COMMON OPEN SPACE AREA: +/- 93.6 AC (40% OF SITE AREA)

DETACHED SINGLE FAMILY RESIDENTIAL PRINCIPAL USES: **DETACHED SINGLE FAMILY HOMES BUILDING TYPE:** ZONING DISTRICT: TR - TRANSITIONAL DISTRICT TR - TRANSITIONAL DISTRICT &

PROPOSED: NR - NEIGHBORHOOD RESIDENTIAL (CD) MIL-O - MOUNTAIN ISLAND OVERLAY DISTRICT: % OF IMPERVIOUS ALLOWED: HIGH DENSITY:

BE SUBJECT TO CHANGE BASED ON AGENCY INPUT AND REVIEW.

ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY

			AND ADED OF LOTE WITHIN FACIL DANCE.	382
 			NUMBER OF LOTS WITHIN EACH RANGE:	
			LOT WIDTHS RANGE:	40' - 90'
 DOAD FROM	DOAD TO	LENCTU	NUMBER OF LOTS WITHIN EACH WIDTH:	
 ROAD FROM	ROAD TO	LENGTH	40' x 120' ALLEY-LOADED (NR):	103 LOTS
ERVIN COOK ROAD	ROAD B	210.22 Ft	61' x 100' FRONT-LOADED (NR):	85 LOTS
ROAD B	ROAD B	379.07 Ft	61' x 130' FRONT-LOADED (NR):	98 LOTS
ROAD B	ROAD I	242.76 Ft	70' x 135' FRONT-LOADED (NR): 90' x 140' FRONT-LOADED (NR):	56 LOTS 40 LOTS
 ROAD A	ROAD C	317.95 Ft	•	
 ROAD C	ROAD D	241.99 Ft	PROPOSED DENSITY:	1.63 DU/AC
ROAD D	ROAD E	369.21 Ft	TREE SAVE (NR (CD) PORTION):	
ROAD E	ROAD E	903.35 Ft	REQUIRED:	22.42 ACRES (10% OF TOTAL SITE AREA)
ROAD E	ROAD D	321.06 Ft	PROPOSED:	22.42 ACRES (MINIMUM)
ROAD D	ROAD C	281.27 Ft	TOTAL EXISTING CANOPY:	+/- 54.5 AC
ROAD C	ROAD A	440.44 Ft	CANOPY TO BE REMOVED:	+/- 17.2 AC
ROAD B	ROAD B	452.55 Ft	CANOPY TO REMAIN:	+/- 37.3 AC
ROAD B	ROAD B	429.74 Ft		
ROAD B	ROAD B	462.56 Ft	SPECIMEN TREES:	
ROAD B	ROAD I	505.50 Ft	EXISTING SPECIMEN TREES ON SITE:	1,906
ROAD B	ROAD I	611.67 Ft	SPECIMEN TREES TO BE REMOVED: SPECIMEN TREES TO REMAIN:	612 (+/-32%) 1,294 (+/-62%)
ERVIN COOK RD	ROAD J	191.34 Ft	SPECIFICIATIVES TO REIVIAIIV.	1,234 (17-02/07
ROAD J	ROAD B	254.36 Ft		
ROAD B	ROAD I	506.03 Ft	SETBACKS AND BUILD-TO-LINES (NR)	
ROAD I	ROAD R	341.02 Ft	FRONT BTL RANGE OR SETBACK:	10' - 20'
DOADD	DOADI	400 40 54	FRUNT DIL NANGE OR SETBACK:	10 - 20

CORNER SETBACKS: REAR SETBACKS: RIGHT SIDE SETBACK: LEFT SIDE SETBACK:

WATERSHED INFORMATION WATERSHED DISTRICT:

HIGH DENSITY: % OF ALLOWABLE IMPERVIOUS AREA: AMOUNT OF LOT AREA SET ASIDE FOR **FUTURE IMPERVIOUS BY HOMEOWNER:**

GENERAL NOTES:

- 1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD. 3. ALL AREAS DESIGNATED AS COMMON AND/OR OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY. 4. ACCESS (INGRESS/EGRESS) LOCATION 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. 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 PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST. . MAIL KIOSK LOCATIONS WITHIN THE SITE TO BE COORDINATED WITH USPS DURING CONSTRUCTION
- DOCUMENT PHASE. GARBAGE TO BE PICKED UP AT EACH RESIDENCE VIA ROLL-OUT CONTAINERS. THESE METHODS ARE SUBJECT TO CHANGE PENDING FINAL DESIGN AND APPROVAL. THE PUBLIC STREET RIGHT-OF-WAY FOR A DETACHED HOUSE AND TWO-UNIT ATTACHED HOUSE TYPE. FOR LOTS WIDER THAN 60 FEET, DRIVEWAYS SHALL BE NO MORE THAN 20 FEET WIDE AS MEASURED ALONG THE PUBLIC STREET RIGHT-OF-WAY FOR A DETACHED HOUSE AND TWO-UNIT ATTACHED HOUSE TYPE. FOR THREE OR MORE UNIT ATTACHED HOUSE TYPES, DRIVEWAY WIDTH SHALL NOT OCCUPY MORE THAN 50% OF THE PUBLIC STREET
- FRONT OF A LOT AS MEASURED ALONG THE PUBLIC STREET RIGHT-OF-WAY (TOWN OF HUNTERSVILLE 8. WHEN FRONT ENTRY GARAGES ARE USED, IT IS RECOMMENDED TO MINIMIZE EMPHASIS ON FRONT LOADED GARAGES BY HAVING A BUILDING FEATURE PROJECTING FROM OR FLUSH WITH THE GARAGE, HAVE A COLUMN TO SEPARATE A TWO-CAR GARAGE OR ANY OTHER TECHNIQUE AS DETERMINED BY THE OWNER TO BE
- DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED. O. LOTS SUBJECT TO FLOODING SHOULD NOT BE ESTABLISHED IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.280 OF THE TOWN OF HUNTERSVILLE SUBDIVISION ORDINANCE:
 1. 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. 2. ALL ALLEYWAYS SHALL BE OPEN FOR GENERAL USAGE BY THE GENERAL PUBLIC BUT SHALL NOT BE ACCEPTED BY
- THE PUBLIC FOR MAINTENANCE. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/ASSOCIATIONS OF HOMEOWNERS. 3. THE TOWN OF HUNTERSVILLE BUILD-TO-LINE IS DEFINED AS, "A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR
- APPURTENANCES, 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). 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" (TOWN OF HUNTERSVILLE ORDINANCE 7.7.3):
- LOTS LESS THAN 10,000 SF 1 FRONT YARD, 1 REAR YARD TREE REQUIRED LOTS LESS THAN 10,000-15,000 SF 1 FRONT YARD, 2 REAR YARD TREES REQUIRED LOTS LESS THAN 15,001-20,000 SF - 2 FRONT YARD, 2 REAR YARD TREES REQUIRED MORE THAN 20,000 SF - 3 FRONT YARD. 3 REAR YARD TREES REQUIRED 15. ALL LOTS TO BE LOCATED WITHIN \$ MILE OF URBAN OPEN SPACE
- 16. WATER SERVICE TO BE PROVIDED BY CHARLOTTE-WATER. 17. SANITARY SEWER SERVICE TO BE PROVIDED BY CHARLOTTE-WATER 18. SITE PLAN AND LAYOUT FOLLOW TOWN OF HUNTERSVILLE FOUR-STEP PROCESS. 19. STREET TREES TO BE PROVIDED 40' ON CENTER AND MAY BE ADJUSTED TO ACCOMMODATE DRIVEWA
- 0. SIDEWALK CROSSINGS TO BE PROVIDED AT STREET INTERSECTIONS PER TOWN STANDARDS. 21. FIRE HYDRANTS TO BE PROVIDED WITHIN 750 FEET OF MOST REMOTE POINT OF ANY STRUCTURE AS THE FIRE 2. STREET TREE LOCATION SUBJECT TO CHANGE DURING CONSTRUCTION PLAN PHASE/REVIEW. 3. BUFFERS TO BE INSTALLED PER ARTICLE 7.5.
- 4. DESIGN OF PARALLEL PARKING TO BE CONSISTENT WITH STANDARD DRAWING 285.1 5. FIRE HYDRANTS TO BE PROVIDED WITHIN 750' OF MOST REMOTE POINT OF THE STRUCTURE AS THE APPARATUS TRAVELS TO MEET TOWN OF HUNTERSVILLE AND MECKLENBURG COUNTY REQUIREMENTS. . MODIFICATIONS TO STREET DESIGN AT END OF ROAD I, ROAD R, & ROAD L MAY BE NEEDED TO ACCOMMODATE THE MINIMUM DESIGN VEHICLE. TO BE DETERMINED AT CONSTRUCTION DOCUMENT PHASE.

ARCHITECTURAL STANDARDS:

- VINYL SIDING, VINYL SOFFITS, AND VINYL FASCIA MATERIAL SHALL NOT BE PERMITTED EXTERIOR BUILDING MATERIALS. NOT WITHSTANDING THE FOREGOING, VINYL ACCENTS, SUCH AS TRIM COMPONENTS, SHALL BE PERMITTED, AND VINYL WINDOWS
- MAY DE INSTALLED.

 EAVES ON EACH SINGLE FAMILY DWELLING SHALL OVERHANG A MINIMUM OF EIGHT (8) INCHES.

 THE FRONT DOOR OF EACH SINGLE FAMILY DWELLING SHALL BE 8'0" TALL OR 6'8" TALL WITH A WINDOW TRANSOM ABOVE THE WHEN PRESENT, PORCHES WILL SPAN A MINIMUM OF 40% OF THE WIDTH OF A HOUSE EXCLUDING THE WIDTH OF THE GARAGE
- WINDOW SHALL BE LOCATED ON EACH SIDE OF EACH SINGLE FAMILY DWELLING.
 THE EXTERIOR ROOFING MATERIAL FOR EACH SINGLE FAMILY DWELLING SHALL BE A MINIMUM 30 YEAR ARCHITECTURA
- SHINGLE.
 THE GARAGE DOOR ASSOCIATED WITH EACH SINGLE FAMILY DWELLING SHALL HAVE AN ARCHITECTURAL STYLE GARAGE DOOR AND/OR HARDWARE.

 A MINIMUM OF SIXTEEN (16) SHRUBS THAT ARE A MINIMUM OF THREE (3) GALLONS IN SIZE AND A MINIMUM OF TEN (10)
- SHRUBS THAT ARE A MINIMUM OF SEVEN (7) GALLONS IN SIZE SHALL BE PLANTED ON EACH LOT. THE FOREGOING SHRUBS SHALL BE IN ADDITION TO THE STREET TREES THAT ARE REQUIRED TO BE INSTALLED.

 OF FRONT LOADED GARAGES ARE TO BE RECESSED BEHIND THE PRIMARY PLANE OF THE HOME. LOT #65, 66, 67, 68, & 69 THAT ARE ORIENTED TOWARD GILEAD ROAD ON THE MAJOR SUBDIVISION SKETCH PLAN SHALL:
 A. INCLUDE FRONT PORCHES THAT ARE A MINIMUM OF SIX (6) FEET IN DEPTH
 B. HAVE VARYING FRONT SETBACKS THAT ARE OFFSET TO THEIR NEIGHBORING LOT IN TWO (2)- FIVE (5) FOOT INTERVALS INCLUDE FRONT PORCH COLUMNS THAT ARE A MINIMUM OF EIGHT (8) INCHES WIDE

GREENWAY EASEMENT DEDICATION:

ADJACENT TO MCDOWELL CREEK AS GENERALLY DEPICTED ON THE MAJOR SUBDIVISION SKETCH PLAN LOCATED ALONG THE EASTERN BOUNDARY OF TAX PARCEL #'S 009-05-109, 009-05-110, 009-05-111, 009-05-112, 009-05-113, 009-05-114, 009-05-115, & 009-05-116 FOR THE DEVELOPMENT OF THE MCDOWELL CREEK GREENWAY. EASEMENT TO BE DRAFTED AND RECORDED APPLICANT AGREES TO DEDICATE A THIRTY (30) FOOT EASEMENT TO MECKLENBURG COUNTY ALONG THE WESTERN BOUNDARY
OF MECKLENBURG COUNTY TAX PARCEL #009-03-208 ADJACENT TO THE EXISTING STREAM FOR THE DEVELOPMENT OF A FUTURE
GREENWAY. EASEMENT TO BE DRAFTED AND RECORDED SEPARATELY VIA APPROPRIATE PROCESS.

BUFFERS:

APPLICANT TO PROVIDE A FIFTY (50) FOOT WIDE BUFFER ALONG THE PROPERTY FRONTAGE ADJACENT TO ERVIN COOK ROAD AND GII FAD ROAD, FIFTY (50) FOOT WIDE BUFFER TO BE PROVIDED FROM THE FUTURE RIGHT OF WAY AS GENERALLY DEPICTED ON THE MAJOR SUBDIVISION SKETCH PLAN. THESE BUFFERS ARE TO BE PLANTED WITH THREE AND A HALF (3.5) CANOPY TREES PER 1,000 SQUARE FEET OF BUFFER AREA AND SEVEN (7) SHRUBS PER 1,000 SQUARE FEET OF BUFFER AREA. SHRUBS ARE TO BE EVERGREEN AND 24" TALL AT TIME OF PLANTING. DETAILED PLANTING PLANS TO BE PROVIDED DURING THE RESPECTIVE PHASE'S

CONSTRUCTION DOCUMENT REVIEW/APPROVAL.
IN AREAS WHERE THE BUFFER IS ADJOINED BY A ROAD INTERNAL TO THE SITE AND THE PRIMARY PLANE OF AS RESIDENTIAL LOT IS FACING THE BUFFER, THE REQUIRED PLANTING MAY BE REALLOCATED TO OTHER AREAS OF THE BUFFER IN ORDER TO CREATE NEWS MILE THE SILE.

INSTALLATION OF BUFFERS AND ASSOCIATED PLANT MATERIAL MAY BE PHASED TO FOLLOW THE CONSTRUCTION PHASING/SCHEDULE OF THE PROJECT.

ESP Associates, P.A.

NC LA FIRM # C-66 NC ENGINEERING FIRM # C-0587

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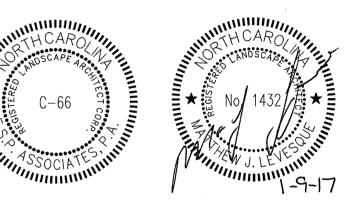
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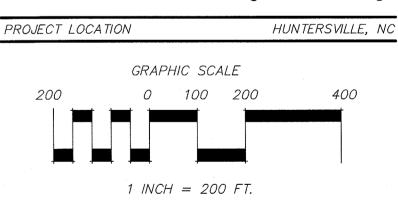
227 West Trade Street Charlotte, NC 28276



Brown Property Sketch Plan & CD Rezoning Plan

#2016 - 05

Major Subdivision Sketch Plan -Overall (1 of 6)



DRAWING BM21-Major Subdivision Sketch Plan.dwg DATE 05/02/2016 DRAWN BY AB CHECKED BY MM AGENCY / SUBMITTAL REVISION NO. DATE BY REVISION 1 5/2/16 AB PER STAFF COMMENTS 4/26/16 2 7/11/16 DG PER STAFF COMMENTS 5/24/16 3 8/26/16 DG PER STAFF COMMENTS 8/03/16 4 10/10/16 DG PER STAFF COMMENTS 9/29/16 5 11/30/16 DG PER STAFF COMMENTS 10/31/16 6 1/9/17 DG PER STAFF COMMENTS 12/22/16	PRC	DJECT NO	ВМ2	21.100		
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4 10/10/16 DG PER STAFF COMMENTS 9/29/16 5 11/30/16 DG PER STAFF COMMENTS 10/31/16	2	7/11/16	DG	PER STAFF COMMENTS 5/24/16		
5 11/30/16 DG PER STAFF COMMENTS 10/31/16	3	8/26/16	DG	PER STAFF COMMENTS 8/03/16		
	4	10/10/16	DG	PER STAFF COMMENTS 9/29/16		
6 1/9/17 DG PER STAFF COMMENTS 12/22/16	5	11/30/16	DG	PER STAFF COMMENTS 10/31/16		
	6	1/9/17	DG	PER STAFF COMMENTS 12/22/16		