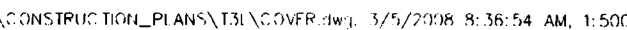


NOTE: DAILY TRIPS ARE GENERATED BASED ON 13 TRIPS PER SINGLE FAMILY DWELLING.



**Palisades Master Planned Community Development Notes:**

This Petition proposes the development of a master planned community containing a mixture of residential, office, retail, and open space uses. This concept has been developed to further the objectives of the adopted Westside Strategic Plan. It incorporates the development of needed transportation infrastructure to serve the proposed development as well as other existing and future development in the area. It has been designed taking into account the difficult topography common to this part of the county and has incorporated open space elements to protect environmentally sensitive areas. It contains extensive provisions in direct response to concerns about water quality in Lake Wylie and additional restrictions on development that will significantly reduce the impact of the proposed development on the lake. It will provide for a variety of residential types and densities, with higher densities focused in the Town Center and residential types transitioning to the existing community fabric.

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases. This allowance applies to all site elements, including buildings, open space areas, recreation and golf course areas, and the configuration of streets. This proposal is intended to enable the development of a master planned community composed of retail and service uses, employment and office uses, multifamily housing, single family attached, and single family detached housing interconnected with open space, pedestrian, bicycle, equestrian, and/or vehicular use. Due to the size of the proposed development, the timing of the availability of water and sewer service, the significant infrastructure commitments, and the anticipated build out over a number of years, the Petition includes the vesting of the approved plan for the property for five years. The Petitioner acknowledges that upon expiration of the vesting period, the site may be required to comply with additional development standards imposed by the City of Charlotte under its extraterritorial jurisdiction.

2. The site may be developed for any use allowed in the MX-2 as allowed by the ordinance in accordance with the standards of that district and the restrictions of this site plan as noted below. In keeping with an intended equestrian focus for a portion of the site, the only MX-3 use that will be allowed in the requested MX-3 district for the site will be a boarding stable and related uses that will be associated with the equestrian areas and trails within the site. The Petitioner will construct a mixed-use development in general conformity with the schematic plan. The Petitioner will provide pedestrian, bicycle, and/or equestrian connections from within the site to other site elements and uses and to public sidewalks, balancing the need for vehicular as well as pedestrian access. The Petitioner may place retail uses within office buildings on the site as well as within the retail center in order to further the mixed-use nature of the site.

3. Residential densities may vary in different portions of the site in keeping with the various dwelling types. The density of the areas within the site will be controlled by the standards of the MX-2 district. Residential uses may be located within any portion of the site including retail and office areas as a mixed use on the site and within mixed use structures. Retail uses within the Town Center portion of the site may include uses such as supermarket, general merchandise, hardware, business services, banks, civic, dry cleaners, personal services, restaurant, automobile service station, or similar uses designed and intended to serve not only the residents in this mixed-use community, but the residents in the surrounding areas as well. The uses that may locate on an out parcel will be designed as part of the overall development in terms of consistent landscaping, signage, and architectural style. More than one use or type of use may locate on an out parcel so long as the uses are located within the same structure. In view of the fact that a portion of the Town Center site is presently zoned B-2, the Town Center may include up to 4 total retail outparcels, only one of which may be used for a restaurant with drive in service and only one which may be used for an automobile service station.

In accordance with all other provisions of this Petition, the Town Center may include up to 200,000 sq. ft. of retail floor area and up to 100,000 sq. ft. of office floor area. However, the development of the Town Center will be limited by the following provision. The initial development of the Town Center will be limited to a total of 100,000 sq. ft. of retail floor area, 30,000 sq. ft. of office floor area, and two single tenant out parcels, only one of which may be used for a restaurant with drive in service and only one of which may be used for an automobile service station. Thereafter, no additional retail or office floor area or out parcels may be developed unless and until a District Plan Amendment is considered and approved that would allow the additional retail and office floor area and any additional out parcels. Such Plan Amendment may be initiated at any time after the approval of this Petition. If such a Plan Amendment is approved, then the additional floor area and out parcels that may be approved for the site may be constructed in accordance with the conditions and standards of this Petition without the need for any further rezoning of the site. This limitation does not apply to the 10,000 sq. ft. of proposed office and/or retail floor area located within the Village Center portion of the plan. The office area (in acres) will be limited by the provisions of the MX-2 district based on the number of dwelling units approved for the site.

4. Buffer areas and project edges will be developed in accordance with Sect. 12.302 and Sect. 9.05(7)(e) respectively. Required buffer and project edges on the site may be eliminated or reduced if the adjoining parcels are rezoned such that buffers or project edges are no longer required or if the zoning jurisdiction for the property changes so that buffers would not be required by the Ordinance of that jurisdiction. The Petitioner acknowledges the numerous variations of buffers that may be required within and along the boundary of the site depending on the final uses developed on various portions of the site.

5. Stormwater detention facilities, if provided, will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. Stormwater detention facilities, if provided, will not be located within zoning buffer or setback areas unless the need for environmental management of stormwater or the topography of the site dictates that such facilities may not be reasonably located elsewhere.

6. Any detached lighting on the site will be limited to 30 feet in height, in the commercial portions of the site. No "wall pak" lighting will be used and pedestrian lighting limited to 15' in height will be installed in pedestrian areas, except for pedestrian trails in undisturbed or natural areas.

7. Signage will be permitted in accordance with applicable Zoning standards.

8. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.

9. Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.

10. The Petitioner may designate areas labeled as "village residential", and such areas denote portions of the site that may be used for single family detached, single family attached, patio, zero lot line, or other types of housing with appurtenant lot buffers. If required, the Petitioner reserves the right to relocate such areas within the site, but will not relocate any such area at the outside edge of the overall project unless indicated on the site plan at the time of approval. However, village residential uses may not be located on properties within the site if other properties on at least two sides of the site have already been developed and occupied unless the site was previously indicated on the site plan as available for village residential uses. All village residential development will be for "sole" development and will be limited to a maximum density on any particular site of 8 units per acre. Village residential areas used for attached housing or zero lot line housing will be separated from all existing single-family residential uses by a 100' buffer.

In addition, the Petitioner may designate areas labeled as "village center", and such areas denote portions of the site that may be used to accommodate small scale retail, office, and service uses limited to the total floor area noted on the site data table. The Petitioner reserves the right to relocate such areas within the site, but will not relocate any such area at the outside edge of the overall project unless indicated on the site plan at the time of approval. However, village center uses may not be located on properties within the site if other properties on at least two sides of the site have already been developed and occupied unless the site was previously indicated on the site plan as available for village center uses.

The Petitioner, as part of the development of a site that borders the Catawba River or its impoundments, may be required by the provisions section 7.200.9 of the Subdivision Ordinance to provide water access lots in complying with this Ordinance. The Petitioner shall install any common docks, launching ramps, or any facilities for the maintenance, storage, launching or retrieval of watercraft. In those areas of the site that will be used for single-family development, individual homeowners will be permitted to apply for individual residential piers in the same fashion that existing lakefront property owners may apply for such permits.

In the single family and village residential portions of the site:

- Street Trees. Street trees will be required.
    - Trees will be large maturing shade trees.
    - Size of trees at planting will be 2" caliper, 8-10 foot tall.
    - Trees planted within 20 ft of the edge of the pavement will be considered street trees and trees may be planted between the sidewalk or trail.
    - Spacing will be an average of 40-50 ft apart for large maturing shade trees, and 30-40 feet apart for small maturing shade trees. Where single-family development is directly across the street from multi-family development the spacing will be an average of 40 ft.
    - Any existing 2" caliper or greater trees must be preserved within 20 ft. of the back of curb may be counted towards the street tree requirement if adequately protected during construction. Staff has the ability to grant a modification for other existing trees on a case-by-case basis.
  - Tree Save Requirement. An area or areas of the existing tree canopy equaling ten percent (10%) of the total property area will be saved during development. Existing and future (reserved) road rights-of-way and utility easements, existing ponds and lakes, will be subtracted from the total site area before calculating the percent of site in tree save area.
  - City of Charlotte Tree Ordinance. The portion of the site with non-residential and multi-family uses shall be subject to the provisions of the Charlotte Tree Ordinance, as they existed on the date of the approval of this petition.
11. Within the Town Center portion of the site, the Petitioner reserves the right to increase the authority to allow for residential uses, including detached retail and/or office area to residential units at the rate of one residential unit for each 100 square feet of retail and/or office area so converted. Up to 100 additional residential units may be added under this provision. In addition, all multi-family development will be separated from all existing single-family residential uses by a 100' buffer.

With regard to the proposed school/park joint use site, the Petitioner proposes to dedicate the site for use as a public school/public park site based on the following schedule of events and commitments.

- If (1) the Charlotte-Mecklenburg School board (CMS) votes to fund, either with bonds or other means, the construction and improvement of an elementary school on the site with such a funding decision to be made by April 1, 2007 for abond election (if required) to be conducted in November 2007, or any earlier time, and (2) the Mecklenburg County Board of County Commissioners (Mecklenburg County) votes to fund, either with bonds or other means, the construction and improvement of a public park on the site in conjunction with the construction of a public school with such a funding decision to be made by April 1, 2007 for a bond election (if required) to be conducted in November 2007, or any earlier time, then the Petitioner will dedicate the entire school/park site to CMS and/or Mecklenburg County as instructed by CMS and Mecklenburg County. Such a dedication will be subject to the restriction that the site be used for school and/or park purposes and that the construction of the school and park on the site must commence by July 1, 2009.
- By April 1, 2007, if both CMS and Mecklenburg County have not indicated a commitment to fund the development of a public school/public park on the site, with construction to be commenced no later than July 1, 2009, or if, at any time prior to April 1, 2007, either CMS or Mecklenburg County makes a specific decision not to use the site for a joint public school/public park facility, then the Petitioner will be released from any further commitment to dedicate all or any of the proposed site and thereafter will be free to use the site for any other purpose permitted by the approved zoning plan for the site.
- If the November 2007 bonds (if required) are not approved or if, after the approval of the bonds, either CMS or Mecklenburg County makes a decision that would result in either CMS or Mecklenburg County not following through on the funding of either the public school or the public park, construction to commence no later than July 1, 2009, then the Petitioner will be released from any further commitment to dedicate all or any of the proposed site and thereafter will be free to use the site for any other purpose permitted by the approved zoning plan.

Finally, in conjunction with the provisions above, the Petitioner agrees that if the dedication commitment is terminated as outlined under any of the circumstances above, then, prior to the development or sale of the school/park site for any other use, the Petitioner will grant a first right of refusal to Mecklenburg County for the purchase of the site. Thereafter, the Petitioner will be free to use the site for any other institutional use or any retail, office, or residential use otherwise permitted in the MX-2 district so long as the total floor area or unit number for any such uses do not exceed the total floor area or unit count established for the Town Center portion of the site and that the area devoted to non-residential uses in the Town Center does not exceed the acreage limit imposed by the standards of the MX-2 district and the conditions of this plan.

12. The Petitioner reserves the right to transfer residential units from the southern portion of the site (below Studman Branch) to the Town Center portion of the site provided that the total number of units does not exceed the cumulative total for the MX-3 district and further provided that the density of development resulting from any such transfer do not exceed that which is allowed in the MX-3 district.

13. No wall packs will be installed on buildings within the site on any walls that are adjacent to residentially zoned land or public street rights-of-way. All dumpsters on the site will be screened with solid enclosure with gates. The golf practice range to be located on the site will not be lighted for night practice and all facilities for the maintenance of equipment for the golf course operations will be located at least 100' away from the property line of any existing residential uses.

14. Access to the site will be provided by numerous connections to existing streets and to the newly constructed streets within the site as generally depicted on the site plan. All driveway and street connections are subject to approval by NCDOT, Mecklenburg County, or CDOT depending on the jurisdiction. The number of access points to NC 49 will be limited to five and the configuration of those access points will be consistent with the approved plans for the improvements presently under construction by NCDOT. The Petitioner reserves the right to petition for the abandonment of existing streets and street rights-of-way within the site. However, the Petitioner will assure that access that is presently being provided to other properties in the area by virtue of any of the streets that may be proposed for abandonment will be maintained or improved by streets that the Petitioner will construct as part of this overall project. All new streets will be built to standards approved by the appropriate governmental jurisdiction and existing streets within the site and bordering the site will be improved as required by Mecklenburg County ordinances, subject to the provisions of the innovative development provisions of the Zoning Ordinance. The Petitioner will not connect to or front development onto Rhinehill Rd. unless required by the Charlotte Mecklenburg subdivision administrator to be in compliance with the standards of the Subdivision Ordinance.

In accordance with the recommendations of the Draft Evergreen (Palisades) Traffic Impact Analysis (TIA) prepared by Kubilins Transportation Group, Inc. dated September 1999, the Petitioner will make the following specific transportation improvements.

- As outlined in the TIA, the Petitioner shall participate in the roadway improvements indicated under Scenario 3 for year 2004.

- Scenario 3 is in accordance with the current plans by NCDOT for the widening of NC 49 that will include median openings at Shafteria Road and RiverPointe Drive.

- Subject to applicable engineering approvals, Petitioner agrees to the following to provide adequate access to the development. Signalization (where noted) shall be approved by NCDOT and participated in by the Petitioner:

- o NC 49 and Shafteria Road
  - Signalization of the intersection
  - Eastbound NC 49 right turn lane with 150 feet of storage and applicable bay taper
- o NC 49 and RiverPointe Drive—Grand Palisades Parkway
  - Signalization of the intersection
  - Eastbound NC 49 right turn lane with 180 feet of storage and applicable bay taper
  - Westbound NC 49 dual left turn lanes with a total of 800 feet of storage and applicable bay taper and 4:5:1 through lane taper
  - Construction of Grand Palisades Parkway in accordance with NCDOT's Traditional Neighborhood Development Street Design Guidelines following the Parkway standard in the area of its intersection with NC 49

In addition to the specific improvements noted above, the Petitioner commits to participate in other improvements as follows:

- The Petitioner will contribute \$37,500.00 to NCDOT for improvements to Youngblood Rd. at the time that those improvements are scheduled for construction.
- The Petitioner will provide funding for 50% of the cost of a traffic signal to be installed when warranted by the appropriate transportation authority at the intersection of NC 49 and Shafteria Rd. In addition, the Petitioner will construct a second left turn lane at that intersection at the time that the signal is installed. If no signal is to be installed, then the Petitioner will be relieved of the funding commitment, but will still be required to construct a southbound left turn lane at a location to be determined in the future by the appropriate transportation authority between the Buster Boyd Bridge and NC 160.
- The Petitioner will contribute to NCDOT a total of \$35,000.00 toward the cost of traffic signals, when warranted, at the intersections of Youngblood Rd. and Zoar Rd. and Youngblood Rd. and Hamilton Rd. at the time that those traffic signals are scheduled for installation.
- The Petitioner will reserve for dedication to NCDOT, additional right-of-way along the south side of NC 49 so as to provide for a total right-of-way width of 75' from the centerline established by the current widening plan for NC 49, such dedication to occur at such time as NCDOT funds a project to widen NC 49 along the Petitioner's site to a 6 lane (exclusive of turn lanes) highway.
- The Petitioner will construct a collector street to connect the site from NC 49 to Youngblood Rd. The street network for the site beyond that point will provide equal or improved access to all existing properties that adjoin the Petitioner's site that currently have access across the Petitioner's site and will connect to other existing streets in the area consistent with current land development policies and ordinances.

It is recognized that the exact development timetable for the site and the various uses on the site, as well as transportation improvements on and off of the site, are dependent on numerous factors, some of which are beyond the control of the Petitioner. Therefore, transportation improvements will be tied to the development of the site based on trip generation as set forth in the Trip generation will be determined based on the ITE Trip Generation Manual, Edition 6 for all types of trips except residential and the Charlotte-Mecklenburg Residential Trip Generation Table for residential uses.

- Development may occur on the site that would generate up to 15,000 daily trips based on the completion of the infrastructure improvements listed above, regardless of the actual date that the development might occur.
- Additional development may occur on the site after the completion of the improvements noted above that would generate an additional 15,000 daily trips with no additional improvements required to be installed by the Petitioner other than those normally installed on the site as part of the normal development process.
- Prior to any development on the site that would increase daily trip generation over 30,000 daily trips, one of the following conditions must be met:
  - The off site improvements listed on Attachment A which is included with these notes, must be installed by the Petitioner or have been installed by others, or
  - The Petitioner, at the Petitioner's option, may provide an updated traffic analysis that more accurately reflects conditions and proportional impacts for the additional development on the Petitioner's site vs B-2 vs the area-wide conditions, other development, transportation plans, and transportation network that exist at that time.

15. The Petitioner will construct a street network with appropriate collector and other streets, all of which will be reviewed as part of the normal subdivision process, and may apply for variations from the standard street standards through the innovative development process, subject to the provisions of the special MCDEP notes below.

16. The Petitioner will, at a minimum, comply with the Lower Lake Wylie Watershed regulations. In accordance with watershed regulations, the Petitioner reserves the right to utilize either or both of the low density and/or the high-density watershed development standards. In that light, the Petitioner reserves the right to utilize individual site or larger area-wide storm water detention and management facilities, ponds, BMP's, extended wetland detention, and related facilities, subject to the provisions of the special MCDEP notes below.

17. A pedestrian, equestrian, and bicycle network to connect the various elements within the site will be developed as the various site elements are constructed. Linkages will be established to connect buildings and uses on the site to this network. In an effort to reduce impervious area in the watershed, the Petitioner may propose the substitution of unpaved pathways in place of paved sidewalks. Subject to approval by NCDOT, the Petitioner will construct a 5' wide sidewalk along the frontage of the site along the south side of NC 49 if sidewalk is not constructed as part of the NCDOT NC 49 project.

Open space areas depicted on the site plan represent the approximate location and extent of the areas set aside to meet the open space requirement of the ordinance. The exact location and extent of the open space areas will be determined through the detailed design and subsequent administrative review of development plans. The open space areas will be developed with a combination of active and passive recreation areas, trails, pathways, and other amenities consistent with the purpose and provisions of this Petition. Further, the area devoted to open space will not be reduced through the Innovative Review process.

18. The Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:

- Street right-of-way widths,
- Street type and construction standards,
- Minimum lot size,
- Setbacks and yards,
- Off street parking, and
- Lot width.

Specifically, in an effort to minimize the amount of impervious area within the watershed area, the Petitioner will propose a network of linkages that may include any combination of sidewalks, trails, bicycle, and equestrian facilities to link various portions of the site. These alternate linkages will be designed to provide necessary connections within the site even if traditional street-side sidewalks are not installed in certain areas. The Petitioner acknowledges that the innovative process is a separate process that may be pursued after the rezoning has been approved.

19. In view of the location of this site in the Lake Wylie watershed, it is the Petitioner's intent that the site will be served with public water and sewer.

20. Any single family lot that has a rear yard relationship with any existing residential use that is located outside of the Petitioner's site will have a minimum rear yard of at least 35'.

21. The following section contains specific additional standards relating to the development of the site within the Lake Wylie watershed area that have been reviewed and approved by MCDEP on 12/07/01.

1. The Proposed development is within the Critical Area as defined in Mecklenburg County's Lower Lake Wylie Watershed Protection Ordinance.

2. The proposed development shall utilize CMUD pump stations. If pump stations are required in close proximity to the lake, they shall be equipped with the following protection devices: on-site generator with weekly automatic exerciser, audible and visible high water alarms, high water auto dialer, power surge protection and lightning protection and 24-hour storage capacity.

3. The proposed development shall implement the following erosion control measures in addition to those required by current ordinances: inlet protection, double silt fences, two stage sediment basins with outlet weirs sized for a 50-year storm event, single family lot erosion control measures, sediment basins and other sediment reduction devices left in operation until construction activities with the development are completed and stabilizes (basin storage may be reduced based on the remaining disturbed acreage), development and implementation of an erosion control maintenance plan to be strictly enforced by the project developer.

4. Reasonable efforts shall be made to limit the size of developed areas denuded within each sub-basin area at any one time. The project developer shall phase the grading and land disturbing activities within the residential portion of the development in a manner that will not exceed fifty (50) acres of denuded area within any sub-basin. The golf course and parkway construction shall be excluded from this requirement. Stabilization shall occur as soon as feasible.

5. The impervious area calculations for determining compliance with the 50% maximum impervious area allowed under the high density option shall be computed utilizing 8 sub-watersheds within the proposed development as approved by MCDEP. BMP's shall be required for all watersheds that exceed 20% impervious cover. However, open space on the property labeled, as "Lake Wylie Baptist Church" on the site plan, will not be used in determining impervious area calculations for any other portion of the site. Impervious area calculations for the Lake Wylie Baptist Church property will be determined solely with respect to the built-upon area and open space located or to be located on the church property.

6. The golf course shall develop a maintenance plan which minimizes the use of herbicides and fertilizers in order to reduce negative impacts to surface waters. The maintenance plan shall be provided to MCDEP prior to operation of the golf course. The maintenance plan shall include the following:

- Buffer Zones:**
- The proposed golf course within the development shall maintain a 100' undisturbed buffer from the lake in all locations and shall comply with all Watershed and S.W.I.M. Stream Buffer requirements.
  - No fertilizers or pesticides are to be applied in any of the buffer zones.
  - The golf course storm drainage shall be designed such that there are no direct discharges of storm water into the lake or SWIM/Watershed streams.

- Irrigation Management Plan:**
- An irrigation plan shall be developed to ensure that irrigation runoff from managed turf grass to surface waters is prevented and to reduce subsurface losses of nutrients and pesticides. This plan shall be based on a water budget, weather conditions and soil moisture data obtained from on-site instrumentation.
  - Water Quality Management Zones shall be established by the golf course based on turf, plant type and soils, with specific strategies developed for each zone.

- Nutrient Management Plan:**
- A nutrient management plan must be developed to limit nutrient applications to levels equal to or less than turf grass and vegetation nutrient uptake in order to minimize nutrient transportation via surface runoff, subsurface interflow, or deep percolation.
  - Slow release fertilizers are to be used predominately to reduce nitrogen loss below the root zone. Occasional spot application of liquid fertilizers shall be allowed.
  - Fertilizer applications are to be commensurate with turf grass growth requirements based on species and cultivar, climate, soil conditions, and chemical formulation.
  - Water Quality Management Zones shall be established by the golf course based on soils, turf and plant cover goals, and level of use in order to plan fertilizer and irrigation applications.
  - Nutrient applications are not to exceed turf and plant uptake requirements during any growing season.
  - Chemical applications are not to occur on bare soils, except during establishment of turf grass on the golf course.
  - Fertilizers are to be incorporated into the soil/turf wherever possible to reduce exposure to runoff and enhance adsorption.
  - Nutrient uptake shall be maximized through the selection of realistic turf grass goals, selection of application rates to meet goals, and the use of soil and tissue tests to direct application rates.
  - The potential for off-site transport of nutrients must be assessed prior to application and measures must be taken to prevent negative water quality impacts.

**Integrated Pest Management (IPM)**

- An IPM Plan shall be developed to minimize toxic chemical transport via surface water runoff, subsurface interflow, or deep percolation.
- The IPM Plan shall be integrated with irrigation and nutrient management plans.
- Action thresholds shall be developed and implemented below which no applications are used in order to reduce pesticide use.
- Pest specific products are to be used which are less toxic, less mobile, and less persistent.
- Water Quality Management Zones shall be established by the golf course based on soils, turf and plant cover goals, and level of use in order to plan pesticide applications.
- Spot specific treatment shall be used wherever possible to avoid broadcast treatments.
- Pesticides should be incorporated into the soil/turf wherever possible to reduce exposure to runoff and enhance adsorption.
- Application of toxic chemicals shall be prohibited in sensitive zones such as wetlands.
- The potential for off-site transport of pesticides shall be assessed prior to application and measures must be taken to prevent negative water quality impacts.

7. The project developer shall perform the ambient and storm water quality monitoring necessary to establish base line measurements in the eight (8) affected coves for the following parameters: temperature, pH, conductivity, secchi depth, total phosphorus, total nitrogen, orthophosphorus, TKN, NH3, NO3, NO2, total suspended solids, turbidity, chlorophyll a, fecal coliform, pesticides, herbicides, and dissolved oxygen. MCDEP must evaluate and approve all monitoring site locations in each sub-basin as well as monitoring protocols. MCDEP will also evaluate hydrologic conditions and channel stability at the site. This base line data will be used in the development of the water quality model discussed in 11 below. Ongoing monitoring will be performed by the developer as discussed in number 11 below to assess and evaluate compliance with water quality targets established by MCDEP.

8. The project developer shall provide to MCDEP measurements of sediment levels in the coves identified for each sub-basin at a maximum of 90 days prior to initiation of land disturbing activities and annually thereafter until no later than one year after construction activities have been completed in each of the sub-basins. MCDEP shall work with the developer in the selection of monitoring site locations and the development of required monitoring protocols.

9. The project developer shall employ an enforcement officer to monitor compliance with erosion control, buffer and watershed protection requirements as well as the requirements specified as part of the rezoning approval. The enforcement officer shall be empowered to take the actions necessary to ensure the prompt correction of all problems detected.

10. The project developer shall require all on-site contractors and sub-contractors to take approved MCDEP training program (i.e., EnviroSense, to include information concerning specific water quality concerns and the measures necessary to prevent water quality problems.

11. The developer shall complete a watershed management plan for the entire project by sub-basin using a water quality model as the primary tool in the development of the plan. The water quality model to be used for the development must be approved by MCDEP and all water quality targets will be set by MCDEP after baseline data has been collected and the model has been run. The goal of the watershed management plan and MCDEP water quality targets will be to ensure compliance with all applicable water quality standards and MCDEP action levels as well as conformance with designated uses established in the North Carolina Administrative Code. In addition, the plan and targets will ensure that all downstream waters are suitable for aquatic life propagation and maintenance of biological integrity and wildlife. The plan will contain designs for the structural and nonstructural best management practices (BMPs) based on best available technology for use within the development to ensure that all water quality goals are achieved and that concentrations of pollutants will not exceed MCDEP water quality targets. Where practical, the developer will also incorporate into the watershed management plan the development principles for reducing impervious cover contained in the Center for Watershed Protection publication (August 1998) entitled "Better Site Design for Changing Development Practices in Your Community". The watershed management plan and water quality targets must be approved by MCDEP prior to the developer receiving any grading permits for the project and all site development must be performed in strict accordance with this plan. MCDEP shall have the authority to approve innovative erosion control and BMP devices proposed by the developer in order to meet established water quality targets. The project developer will establish an organization for the common maintenance of all BMPs. The developer will perform water quality monitoring for the parameters specified in #7 above in each sub-basin at a minimum of twice a year throughout project construction and up to three (3) years following completion for the purpose of determining the effectiveness of the watershed management plan and water quality model at protecting water quality. Water quality monitoring reports will be submitted to MCDEP for review and approval within four (4) weeks following the completion of biannual monitoring activities. If monitoring data indicates that watershed management plans are not effective at achieving established water quality targets and goals, then the watershed management plans will be revised as approved by MCDEP to protect water quality conditions in the coves and ensure compliance with all established water quality targets and goals.

12. The project developer shall be required to utilize a NCDOT approved "ditch type" street section through-out the development in areas where street patterns are connecting to existing "ditch type" streets and roadways within the development without residential or commercial driveway access. Sidewalks shall be required on one side of "ditch type" streets with the other side to be utilized for equestrian and hiking trails. All natural trails/paths adjacent to streets will be covered with a stabilizing ground cover to prevent erosion, such as mulch. Any of the foregoing provisions that depart from standard development regulations must be approved under the Innovative Development provisions of the Mecklenburg County Zoning Ordinance. (street cross sections attached)

13. The project developer shall evaluate the downstream offsite drainage system and control the stormwater runoff from the site during and after construction to prevent associated damage to downstream properties.

14. A 100 linear foot Watershed Buffer shall be maintained throughout the development in all locations adjacent to the lake's edge. In those areas where the Watershed Ordinance would require a buffer greater than 100 feet, then the larger buffer requirement will control.

15. The project developer shall re-vegetate the 100 linear foot Watershed Buffer in two locations as indicated on a map per MCDEP recommendations.

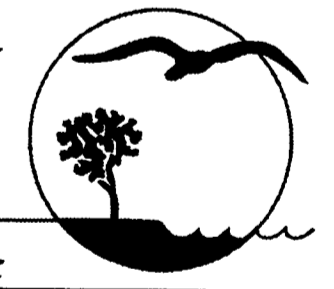
16. Energy dissipation devices at all storm water outfalls will be sufficient to prevent erosion within the buffer.

17. The developer proposes the use of low-pressure sewer systems at various locations on the project. These systems require smaller lift stations on individual lots. These individual lift stations shall be maintained under a common written agreement with a contractor who can respond to service calls within twenty-four (24) hours. Each lift station shall be equipped with audible and visual alarms and the maintenance provider's name and phone number prominently displayed.

Throughout this Rezoning Petition, the terms "Petitioner", "Petitioners", "Project Developer", will be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

THE  
**PALISADES**<sup>®</sup>

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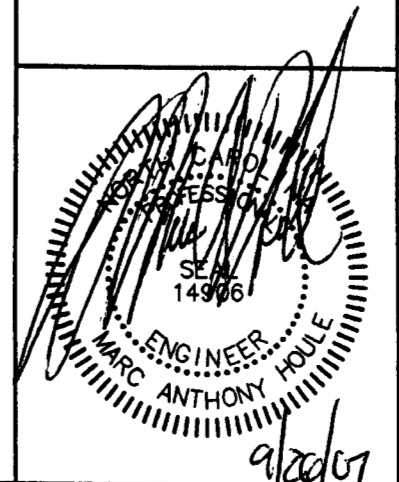


Gold Signature Member

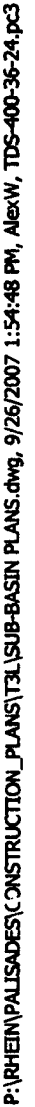
**THIS PLAN IS A FINAL DESIGN—NOT  
RELEASED FOR CONSTRUCTION  
UNLESS INITIALLED/DATED AS APPROVED:**

APPROVED: \_\_\_\_\_ / \_\_\_\_\_  
INITIALS DATE

NO.	DATE	REVISION	BY
SHEET TITLE			
<b>REZONING NOTES</b>			
PROJECT <b>PALISADES T-3L (CHARLOTTE, E.T.J.)</b> <b>STEELE CREEK TOWNSHIP, MECKLENBURG COUNTY, NC</b> <b>FOR: RHEIN PALISADES, LLC</b>			
SCALE N.T.S.			
DATE 3/26/07			
DRAWN BY AC			
CHECKED BY MAH			
DRAWING NO.			
<b>201-115</b>			
SHT <b>2</b> OF <b>28</b> SHEETS			



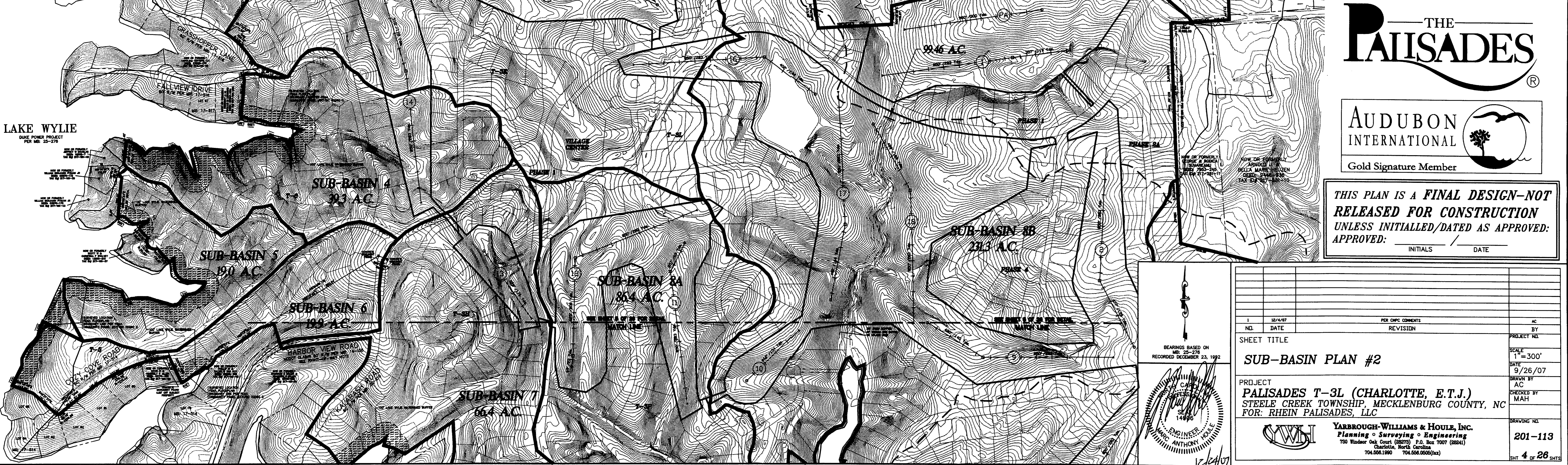
**YARBROUGH-WILLIAMS & HOULE, INC.**  
Planning • Surveying • Engineering  
750 Windsor Oak Court (28278) P.O. Box 7007 (28241)  
Charlotte, North Carolina  
704.556.1990 704.556.0606(fax)



CHORD TABLE					LINE TABLE					LINE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	DELTA	LINE	LENGTH	BEARING		LINE	LENGTH	BEARING			
C1	106.12	2194.29	106.11	S44°38'14"E	D2	84.68	S43°58'40"W		L364	68.47	S70°03'00"W			
C2	124.88	1118.81	118.81	S42°30'06"E	D3	84.68	S43°58'40"W		L365	68.47	S70°03'00"W			
C3	320.40	656.17	317.23	S20°02'20"W	D4	131.27	S47°03'36"E		L366	26.81	S54°37'00"W			
C4	272.51	2043.98	272.51	S67°40'03"E	D5	174.57	S75°09'25"E		L367	45.17	S27°34'00"E			
C5	53.90	2026.57	53.83	S89°06'41"E	D6	36.96	S1°49'04"E		L368	196.98	N81°00'00"E			
C55	100.18	1088.90	100.25	N88°04'45"E	L7	18.00	S73°39'20"E		L370	66.02	N143°00'00"E			
C56	97.50	435.65	77.46	N88°19'15"E	L8	77.39	N88°20'34"E		L371	24.90	N40°20'00"E			
C57	276.02	611.00	273.87	N02°41'00"E	L9	44.56	S64°20'00"E		L372	3.72	N142°00'00"E			
C58	107.77	50.00	88.09	N75°16'15"E	L10	65.62	S75°53'16"E		L373	28.11	N20°33'00"E			
C59	119.24	50.00	92.93	N40°21'30"E	L11	66.67	N68°00'00"E		L374	63.25	N25°01'00"E			
C60	120.23	232.41	118.90	S38°18'03"E	L12	148.08	N08°21'49"E		L375	65.15	N81°28'00"E			
C61	163.10	194.79	158.38	S49°23'10"E	L13	99.13	N08°14'30"E		L376	65.15	N81°28'00"E			
C62	125.00	50.00	94.00	S33°52'15"E	L14	47.08	S77°16'40"E		L377	97.77	N123°00'00"E			
C63	114.29	50.00	90.98	S89°40'30"E	L15	102.89	S77°18'40"E		L378	114.25	N21°38'54"E			
C64	67.52	110.69	65.26	S60°13'31"E	L16	72.47	N75°07'59"E		L379	105.00	N87°41'00"E			
C65	34.64	50.00	33.95	N20°28'11"E	L17	106.88	N75°57'59"E		L380	105.90	N87°41'00"E			
C66	52.70	194.23	52.54	S59°24'06"E	L18	99.88	N87°58'40"E		L381	35.78	N87°46'59"E			
C67	181.75	378.72	180.01	S33°35'17"E	L19	101.17	N78°59'41"E		L382	35.78	N87°46'59"E			
C68	150.39	144.13	143.66	N60°19'18"E	L20	72.47	N75°07'59"E		L383	90.10	N87°46'59"E			
C69	188.51	580.96	187.68	S18°09'55"E	L21	24.43	N34°46'35"E		L384	198.68	N22°33'01"E			
C70	208.49	495.33	206.36	S13°06'38"E	L22	130.90	N87°11'00"E		L385	86.37	N53°01'01"E			
C71	386.09	50.00	97.97	N80°07'15"E	L23	78.64	N42°58'28"E		L386	105.90	N87°41'00"E			
C72	165.99	50.00	96.80	N31°05'43"E	L24	101.17	N78°59'41"E		L387	60.03	N53°37'01"E			
					L25	34.95	N24°49'37"E		L388	48.03	N32°01'50"E			
					L26	30.48	N80°24'00"E		L389	105.90	S42°48'55"E			
					L27	35.78	N23°07'32"E		L390	146.85	N81°37'39"E			
					L28	32.96	N63°03'28"E		L391	46.84	S87°45'55"E			
					L29	46.84	N53°36'09"E		L392	24.86	S83°08'00"E			
					L30	18.41	N47°54'00"E		L393	59.22	N55°24'00"E			
					L31	77.83	N38°25'21"E		L394	34.37	N39°07'05"E			
					L32	67.41	N67°28'51"E		L395	31.70	N83°26'00"E			
					L33	42.86	S86°30'00"E		L396	45.68	N09°45'00"E			
					L34	53.03	S60°14'00"E		L397	26.87	N08°45'00"E			
					L35	84.79	S40°00'00"E		L398	37.34	N44°12'00"E			
					L36	60.06	S27°14'29"E		L399	31.58	N102°05'00"E			
					L37	54.41	S45°40'00"E		L400	29.45	N40°00'00"E			
					L38	134.70	S28°50'00"E		L401	119.94	N76°31'00"E			
					L39	66.80	S47°40'00"E		L402	100.04	S00°33'10"E			
					L40	91.86	S40°39'00"E		L403	14.99	S72°13'00"E			
					L41	138.11	N02°00'00"E		L404	15.08	N45°20'51"E			
					L42	109.50	S04°08'13"E		L405	88.29	N53°41'00"E			
					L43	136.95	S47°04'15"E		L406	15.74	S77°44'23"E			
					L44	95.65	S50°00'00"E		L407	39.02	S70°03'35"E			
					L45	87.05	S30°15'44"E		L408	23.96	S70°03'35"E			
					L46	95.79	S81°14'08"E		L409	54.62	N88°08'00"E			
					L47	127.69	S67°31'01"E		L410	37.88	N103°16'00"E			
					L48	85.78	N47°01'00"E		L411	21.75	N47°01'00"E			
					L49	67.89	S38°01'00"E		L412	34.78	N51°19'30"E			
					L50	82.20	S24°38'00"E		L413	35.34	N61°00'35"E			
					L51	55.83	S18°40'00"E		L414	26.02	N61°00'35"E			
					L52	91.52	S07°33'00"E		L415	15.64	N03°38'00"E			
					L53	91.52	S07°33'00"E		L416	75.05	N38°10'35"E			
									L417	35.96	N30°36'35"E			
									L418	52.64	N127°24'35"E			
									L419	56.57	N127°24'35"E			

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L214	85.55	S30°44'10"W	L271	94.73	S84°50'20"E	L319	23.58	S87°10'20"W
L215	94.45	S55°15'27"W	L272	63.20	S32°30'20"E	L320	15.64	N48°48'31"W
L216	89.22	S87°22'50"W	L273	58.82	N11°36'40"E	L321	41.39	N88°44'31"W
L217	37.34	S43°35'38"W	L274	58.40	N58°37'40"E	L322	48.77	N88°51'01"W
L218	30.98	S50°28'05"W	L275	66.29	N08°38'40"E	L323	67.55	N77°38'07"W
L219	61.31	S50°23'10"E	L276	36.23	N75°30'40"E	L324	50.82	N38°30'28"W
L220	85.33	N25°06'54"E	L277	57.89	N62°59'38"E	L325	42.58	N03°39'21"W
L221	74.87	N28°24'54"E	L278	82.18	N78°02'20"E	L326	55.38	N88°17'30"E
L222	45.91	N03°23'54"E	L279	9.84	N81°02'40"E	L327	27.20	S18°45'51"E
L223	47.83	N24°37'54"E	L280	28.45	S88°01'20"E	L328	21.48	S43°43'10"E
L224	131.30	N36°40'24"E	L281	131.30	N36°40'24"E			
L225	94.38	N28°24'54"E	L282	28.42	N62°37'20"E			
L226	81.59	N25°25'54"E	L283	6.40	N49°52'40"E			
L227	212.74	N25°01'54"E	L284	29.45	S88°01'20"E			
L228	121.65	S80°21'06"E	L285	58.18	N78°02'20"E			
L229	42.30	S55°17'06"E	L286	51.87	N08°47'20"W			
L230	80.65	S87°50'08"E	L287	23.52	N24°34'40"E			
L231	37.08	S86°38'08"E	L288	58.39	N53°17'40"E			
L232	72.01	S80°11'08"E	L289	58.39	N53°17'40"E			
L233	64.78	S77°28'08"E	L290	74.29	N75°34'20"W			
L234	58.73	S21°50'06"E	L291	28.07	N85°42'20"W			
L235	41.42	N72°58'54"E	L292	24.51	S85°32'40"W			
L236	98.71	N67°28'54"E	L293	118.91	N84°44'20"W			
L237	176.95	S73°30'08"E	L294	77.54	N73°28'20"W			
L238	42.86	N56°34'54"E	L295	58.39	N53°17'40"E			
L239	44.48	N58°21'54"E	L296	13.88	N85°32'40"W			
L240	26.12	N68°20'54"E	L297	13.92	N80°08'37"W			
L241	88.45	N73°31'54"E	L298	80.00	N07°49'22"W			
L242	51.30	N62°10'06"E	L299	33.50	N81°14'40"E			
L243	51.99	N81°21'06"W	L300	99.99	S30°18'23"E			
L244	50.28	S81°18'54"W	L301	51.99	S71°32'22"E			
L245	51.30	N73°38'08"W	L302	60.19	N20°58'29"E			
L246	63.80	N62°30'08"E	L303	55.63	N44°34'15"E			
L247	18.74	N14°17'08"W	L304	4.96	N08°41'22"W			
L248	75.01	N05°34'08"E	L305	16.39	N84°30'49"E			
L249	15.15	N81°13'08"E	L306	58.91	N85°21'10"E			
L250	25.45	S85°57'24"W	L307	94.53	N55°52'48"W			
L251	30.39	N77°58'36"W	L308	30.27	N65°28'48"W			
L252	74.84	N50°16'14"W	L309	49.01	N67°30'48"W			
L253	36.89	S80°30'20"E	L310	111.49	N82°52'40"W			
L254	53.59	S88°17'20"E	L311	40.15	N27°24'14"E			
L255	63.09	S35°38'20"E	L312	48.24	N40°34'49"E			
L256	49.82	N44°54'40"E	L313	48.24	N40°34'49"E			
L257	23.56	N72°37'40"E	L314	68.65	N50°21'20"E			
L258	63.37	S88°38'20"E	L315	87.45	N58°05'20"E			
L259	45.20	N83°08'40"E	L316	28.44	S78°23'31"E			
L260	36.81	N72°22'40"E	L317	27.49	N50°52'28"E			
L261	20.34	S58°30'20"E	L318	12.95	N09°12'20"E			
L262	141.77	S28°48'20"E						
L263	49.28	N28°38'20"E						
L264	25.57	S45°45'20"E						
L265	14.21	N31°30'40"E						
L266	86.41	N13°33'40"W						
L267	64.19	N14°56'20"W						
L268	38.19	N58°46'40"E						
L269	48.08	S75°10'20"E						
L270	38.89	N83°57'40"E						

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C7	138.63	829.00	138.47	S89°23'00"E	09°34'53"
C8	239.90	1053.00	239.38	N75°27'34"E	12°03'12"
C9	379.38	1210.43	377.29	N60°01'02"E	17°37'29"
C36	56.16	4259.99	56.16	N51°14'20"E	00°45'19"
C37	116.70	50.00	91.98	S42°27'04"E	13°43'22"
C38	101.82	50.00	85.12	S68°10'22"W	18°40'46"
C39	66.46	2734.10	66.46	N63°17'30"E	01°23'14"
C40	209.12	539.34	207.81	S46°25'55"E	22°12'56"
C41	191.20	701.75	190.81	S78°51'51"E	15°38'40"
C42	141.85	288.23	140.40	N81°08'40"E	28°23'47"
C43	153.17	480.74	152.52	N57°48'08"E	18°12'18"
C44	254.81	159.63	228.67	N00°28'22"W	91°28'36"
C45	189.89	242.09	188.11	N62°55'10"W	40°02'45"
C46	53.87	50.00	51.13	S30°38'43"E	11°20'25"
C47	193.73	166.75	183.02	N40°07'58"E	66°34'00"
C48	95.77	698.25	95.47	N88°38'32"E	07°31'31"
C49	173.11	238.89	169.34	N62°31'30"E	41°33'12"
C50	248.71	538.49	247.48	N55°00'34"E	28°34'11"
C51	559.53	1462.39	556.12	S32°47'03"E	21°52'40"
C52	199.07	1182.07	198.63	N53°01'33"E	09°38'15"
C53	181.71	759.54	181.28	N18°01'33"E	13°42'28"
C54	242.23	718.28	242.22	N07°47'37"E	01°58'59"
C55	26.52	480.74	26.52	N45°03'01"E	02°31'11"
C56	26.03	480.74	26.03	N45°03'01"E	02°31'11"



THE  
**PALISADES**<sup>®</sup>

AUDUBON  
INTERNATIONAL

Gold Signature Member

THIS PLAN IS A **FINAL DESIGN-NOT  
RELEASED FOR CONSTRUCTION**  
UNLESS INITIALED/DATED AS APPROVED:  
APPROVED: \_\_\_\_\_ INITIALS / \_\_\_\_\_ DATE

1 12/4/97		PER DPC COMMENTS	AC
ND.	DATE	REVISION	BY
SHEET TITLE			PROJECT NO.
<b>SUB-BASIN PLAN #2</b>			SCALE 1" = 300'
PROJECT <b>PALISADES T-3L (CHARLOTTE, E.T.J.)</b> STEELE CREEK TOWNSHIP, MECKLENBURG COUNTY, NC FOR: RHEIN PALISADES, LLC			DATE 9/26/07
DRAWN BY AC			CHECKED BY MAH
BRAVING NO.			201-113
SHEET 4 OF 26			DATE

YARBROUGH-WILLIAMS & HOULE, INC.  
Planning • Surveying • Engineering  
700 Windsor Oak Court (28207) P.O. Box 7007 (28041)  
Charlotte, North Carolina  
704.556.1990 704.556.0505(fax)



LINE	LENGTH	BEARING
L1	60.12	N38°46'34"E
L2	20.00	S81°13'28"E
L3	60.12	N38°46'34"E
L4	20.00	S81°13'28"E
L5	54.30	N113°03'25"E
L6	36.32	N64°09'41"E
L7	30.39	N81°32'41"E
L8	41.19	S72°04'41"E
L9	30.96	S72°04'41"E
L10	34.39	N36°30'41"E
L11	31.12	N43°17'17"E
L12	100.29	N33°01'41"E
L13	45.39	N77°56'19"W
L14	18.73	N81°32'18"W
L15	89.18	S72°48'41"W
L16	47.76	N75°20'19"W
L17	70.97	N42°44'19"W
L18	54.56	N20°00'10"W
L19	13.89	N50°27'41"E
L20	18.85	S78°13'41"W
L21	24.04	N52°43'19"W
L22	25.17	N45°38'19"W
L23	16.61	N38°47'18"W
L24	114.79	N32°48'41"E
L25	84.19	N50°13'44"W
L26	48.78	N16°40'08"E
L27	44.54	N36°36'09"E
L28	10.24	N52°54'17"E
L29	24.69	S12°38'24"E
L30	31.82	S44°15'16"E
L31	45.40	S33°29'16"E
L32	85.56	S14°10'18"E
L33	101.93	S17°48'18"E
L34	24.74	S22°42'18"E
L35	61.35	S62°28'16"E
L36	31.87	S04°32'16"E
L37	73.78	S06°08'16"E
L38	53.20	S02°08'14"E
L39	40.58	N19°58'44"E
L40	10.30	N74°22'44"E
L41	18.16	S80°21'16"E
L42	43.42	S22°53'16"E
L43	54.82	S54°00'16"E
L44	42.68	S42°12'16"E
L45	43.68	S68°28'16"E
L46	48.84	S42°54'16"E
L47	61.04	S22°22'16"E
L48	66.49	S38°40'16"E
L49	48.26	S83°21'16"E
L50	82.22	S83°16'16"E
L51	48.53	S01°08'16"E
L52	82.23	S21°55'16"E
L53	70.57	S32°21'16"E
L54	42.38	S10°43'44"E
L55	69.25	S10°12'16"E
L56	100.86	S30°33'16"E
L57	91.71	N18°18'16"W
L58	22.80	N04°48'16"W
L59	40.78	N21°47'44"E
L60	58.03	N80°20'47"E
L61	27.20	N11°05'16"W
L62	57.01	N41°26'16"W
L63	89.21	N82°16'16"W
L64	49.85	N44°57'44"E
L65	25.50	N65°09'44"E
L66	40.78	N48°31'44"E
L67	50.36	N65°36'44"E
L68	25.59	N88°01'44"E
L69	42.00	S41°08'16"E
L70	14.87	S01°07'44"E
L71	58.00	S41°08'16"E
L72	100.32	S72°44'16"E
L73	31.32	S70°14'16"E
L74	20.12	S46°34'16"E
L75	37.80	S20°37'16"E
L76	61.08	S80°10'16"E
L77	15.00	N16°31'44"E
L78	17.89	N09°42'16"W
L79	134.50	N46°44'42"E
L80	75.08	N40°16'44"E
L81	65.19	N81°17'44"E
L82	75.71	N81°22'16"E
L83	62.99	S80°48'16"E
L84	100.24	S01°07'44"E
L85	98.85	N30°14'16"W
L86	140.23	N74°29'16"W
L87	81.28	N81°22'16"E
L88	91.28	N81°22'16"E
L89	97.39	N62°26'16"W
L90	80.24	N62°26'16"W
L91	43.46	N82°47'16"W
L92	67.80	N45°12'16"W
L93	78.48	N41°16'42"E
L94	22.87	N41°00'16"E

LINE	LENGTH	BEARING
L124	20.25	N76°30'42"W
L125	20.23	N12°22'16"E
L126	48.71	N18°25'18"E
L127	84.24	N37°08'18"E
L128	51.72	N54°14'18"E
L129	53.72	N53°25'18"E
L130	100.47	N07°51'42"W
L131	45.89	N03°51'18"E
L132	61.12	N11°02'18"E
L133	69.63	N11°58'42"W
L134	45.68	N18°20'18"E
L135	60.20	N00°00'18"E
L136	49.68	S68°37'18"W
L137	17.75	N48°32'17"W
L138	63.98	N50°19'42"W
L139	30.94	S81°34'18"W
L140	105.57	S26°39'18"W
L141	65.02	S10°26'18"E
L142	49.05	S10°26'18"E
L143	86.73	S17°21'42"E
L144	45.00	S10°26'18"E
L145	28.28	S11°02'18"E
L146	40.26	S02°47'42"E
L147	35.67	S34°13'18"W
L148	47.46	S20°08'18"E
L149	67.46	S58°45'18"W
L150	86.58	S39°04'18"W
L151	102.49	S18°50'42"E
L152	103.88	S05°33'48"E
L153	82.28	N38°34'40"W
L154	71.93	N42°55'40"W
L155	153.89	N34°10'40"W
L156	73.00	N34°49'40"W
L157	43.01	N52°45'40"W
L158	43.03	N17°14'40"W
L159	65.78	N12°39'40"W
L160	38.12	N10°53'40"E
L161	54.25	S34°22'00"W
L162	35.50	N58°44'40"W
L163	80.08	N72°46'40"W
L164	80.46	S81°19'40"E
L165	29.74	S28°05'40"E
L166	35.04	S01°39'40"W
L167	84.55	S11°03'40"E
L168	70.01	S20°45'40"E
L169	156.85	S17°05'40"E
L170	182.42	S41°39'40"E
L171	124.04	S38°39'40"E
L172	41.63	S44°10'40"E
L173	32.02	S62°24'40"E
L174	53.80	S02°20'40"E
L175	87.59	S10°55'40"E
L176	64.17	S28°33'28"W
L177	70.81	S27°08'40"E
L178	68.00	N79°04'40"W
L179	50.34	N38°33'40"W
L180	45.40	S12°02'40"E
L181	91.58	S23°45'15"E
L182	45.00	N88°17'31"E
L183	33.98	N48°05'31"E
L184	43.57	N50°09'31"E
L185	27.85	N26°42'31"E
L186	20.40	N74°20'28"W
L187	36.93	S88°13'32"W
L188	28.98	N49°13'18"E
L189	54.82	N74°21'47"E
L190	41.16	N20°08'16"E
L191	103.05	N30°32'18"E
L192	48.18	N08°17'21"W
L193	32.27	N88°35'00"W
L194	85.84	S58°55'18"W
L195	48.37	S89°49'18"W
L196	28.43	S78°12'42"E
L197	82.80	N62°36'04"E
L198	63.94	N78°51'28"W
L199	61.02	N14°28'24"E
L200	50.92	N01°00'14"E
L201	62.13	S88°19'35"W
L202	121.88	S00°00'13"W
L203	84.84	S49°09'00"W
L204	40.45	S62°31'32"W
L205	34.56	N24°48'16"W
L206	28.07	N60°40'16"E
L207	69.47	N07°58'52"W
L208	29.65	N43°28'35"W

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C8	801.11	1159.34	561.41	N54°50'18"E	28°42'08"
C9	281.00	613.67	278.55	N53°06'12"E	28°14'06"
C10	294.73	525.28	290.88	N82°17'48"E	32°08'58"
C11	208.30	610.10	207.28	N88°42°57"E	16°43'43"
C12	184.80	1450.74	184.68	N74°57'28"E	07°41'37"
C13	91.26	50.00	79.11	S02°33'17"E	104°34'04"
C14	100.49	50.00	84.41	S20°18'34"E	115°08'27"
C15	105.43	50.00	86.98	S29°03'18"E	120°48'51"
C16	311.30	328.74	298.80	S38°24'00"E	54°15'20"
C17	157.88	327.88	158.64	S40°26'32"E	23°43'35"
C18	220.78	150.00	201.37	S20°03'18"E	84°19'29"
C19	311.41	186.05	276.31	S23°22'58"E	95°54'10"
C20	173.53	418.04	172.29	N15°29'50"E	23°43'35"
C21	228.13	413.88	223.02	N45°08'22"E	27°13'28"
C22	280.41	174.20	236.63	S82°35'23"E	85°39'02"
C23	127.89	50.00	95.71	N27°04'49"E	148°18'01"
C24	208.82	451.43	208.18	N17°02'44"E	12°42'51"
C25	190.41	708.56	186.84	N21°50'44"E	15°23'50"
C26	341.29	144.89	287.88	N81°28'31"E	134°37'37"
C27	230.00	221.87	210.48	S10°48'36"E	40°58'50"
C28	57.98	50.00	54.77	N12°02'44"E	12°38'10"
C29	125.13	50.00	84.94	N51°06'28"E	143°23'22"
C30	212.25	338.10	208.74	N14°53'14"E	38°10'21"
C31	109.01	458.18	108.75	N41°02'44"E	12°38'10"
C32	158.63	230.00	156.44	N22°23'17"E	39°45'53"
C33	95.96	388.50	95.71	N77°01'48"E	14°09'06"

**THE PALISADES**  
AUDUBON INTERNATIONAL  
Gold Signature Member

THIS PLAN IS A **FINAL DESIGN**—NOT  
RELEASED FOR CONSTRUCTION  
UNLESS INITIALED/DATED AS APPROVED:  
APPROVED: \_\_\_\_\_ INITIALS / DATE \_\_\_\_\_

BEARINGS BASED ON  
MR. 25-276  
RECORDED DECEMBER 23, 1992

**SUB-BASIN PLAN #3**

PROJECT  
**PALISADES T-3L (CHARLOTTE, E.T.J.)**  
STEELE CREEK TOWNSHIP, MECKLENBURG COUNTY, NC  
FOR: RHEIN PALISADES, LLC

YARBROUGH-WILLIAMS & HOULE, INC.  
Planning • Surveying • Engineering  
750 Windsor Oak Court (28273) P.O. Box 7007 (28241)  
Charlotte, North Carolina  
704.568.1990 704.568.0506(fax)

201-112  
SHT 5 of 26

LAKE WYLIE

LAKE WYLIE

LAKE WYLIE

LEGEND:

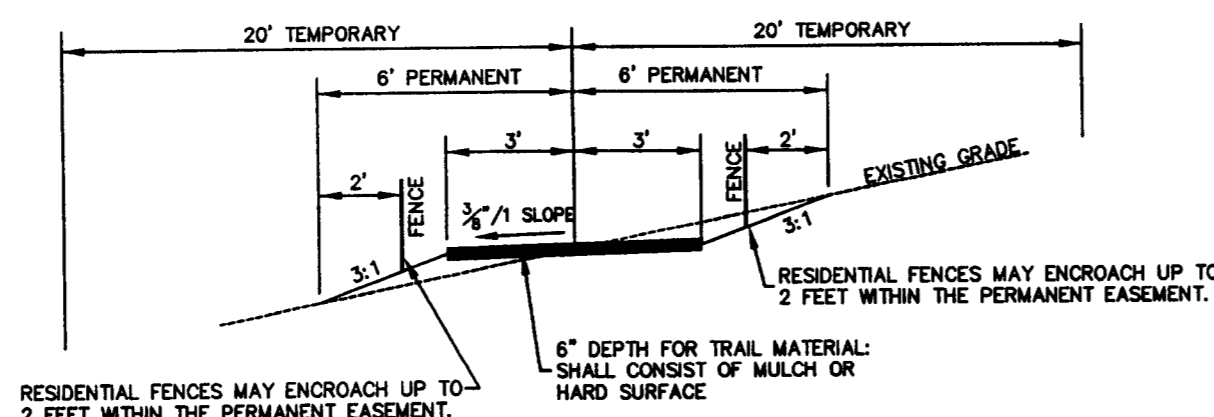
- TRACT 1 BOUNDARY
- TRAIL NETWORK
- TRAIL EASEMENT
- SIDEWALK
- PAVED TRAIL

NOTES:  
ALL NATURAL TRAILS/PATHS ADJACENT TO ROAD RIGHT-OF-WAYS WILL BE COVERED WITH A STABILIZING GROUND COVER, SUCH AS MULCH, TO PREVENT EROSION.

TRAIL SYSTEM MAY OVERLAP GOLF COURSE CART PATHS/BRIDGES IN AREAS THROUGHOUT THE DEVELOPMENT.

TRAIL EASEMENT NOTE:  
THIS EASEMENT IS A PERMANENT, NON-EXCLUSIVE EASEMENT OVER THE PORTION OF THE PROPERTY WHICH IS LOCATED WITHIN TWENTY (20) FEET OF EITHER SIDE OF THE BOUNDARY OF THE GOLF CLUB FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING IMPROVED OR UNIMPROVED TRAILS. FOLLOWING THE INITIAL CONSTRUCTION OR LOCATION OF SUCH TRAILS, THE EASEMENTS FOR SUCH TRAILS WILL BE DEEMED TO BE LOCATED WITHIN AN AREA WHICH IS (6) FEET ON EITHER SIDE OF THE CENTERLINE OF SUCH TRAILS AND SHALL NOT BE MATERIALLY RELOCATED WITHOUT THE WRITTEN CONSENT OF THE OWNER OF THE PROPERTY OVER SUCH TRAILS ARE LOCATED, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD OR DENIED. ADDITIONALLY, THE DEVELOPER OF THE PROPERTY OVER WHICH SUCH TRAILS ARE LOCATED (AS OPPOSED TO INDIVIDUAL LOT OWNERS) SHALL HAVE THE RIGHT, AT ITS SOLE COST AND EXPENSE, TO RELOCATE SUCH TRAILS TO A DIFFERENT LOCATION ON ITS PROPERTY (OR WITH THE REASONABLE CONSENT OF AN ADJACENT PROPERTY OWNER ON SUCH ADJACENT OWNER'S PROPERTY) PROVIDED THAT THE RELOCATED TRAIL IS CONSTRUCTED TO THE SAME STANDARD AS THE EXISTING TRAIL AND FURTHER PROVIDED THAT THE RELOCATED TRAIL DOES NOT MATERIALLY AND NEGATIVELY IMPACT TRAVEL THROUGH SUCH PORTION OF THE PROPERTY (AS COMPARED TO THE TRAIL PRIOR TO RELOCATION).

40' TEMPORARY TRAIL EASEMENT DETAIL

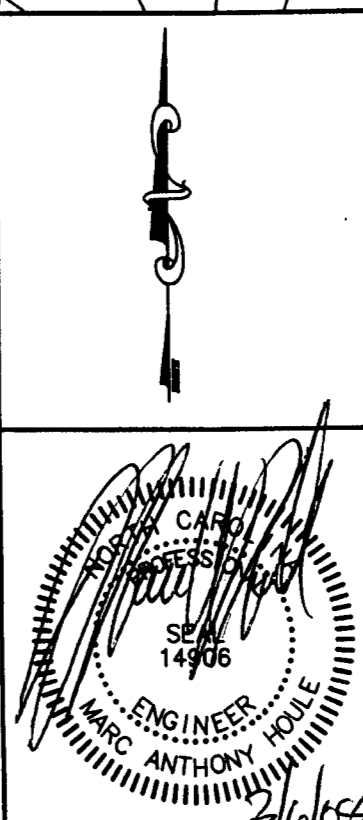
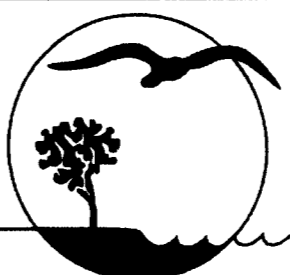


NOTE: NO HARD SURFACE TRAILS SHALL BE CONSTRUCTED IN ANY WATERSHED BUFFERS OR WATER QUALITY BUFFERS.

THE  
**PALISADES**

AUDUBON  
INTERNATIONAL

Gold Signature Member



THIS PLAN IS A **FINAL DESIGN-NOT RELEASED FOR CONSTRUCTION** UNLESS INITIALED/DATED AS APPROVED:  
APPROVED: \_\_\_\_\_ INITIALS \_\_\_\_\_ DATE \_\_\_\_\_

2	3/3/08	PER CITY COMMENTS	AC
1	12/4/07	PER CMPC COMMENTS	AC
NO.	DATE	REVISION	BY
SHEET TITLE			
PEDESTRIAN, EQUESTRIAN AND BICYCLE NETWORK PLAN			
PROJECT			
THE PALISADES PHASE 1,2,3,4,5 (CHARLOTTE, E.T.J.)			
STEELE CREEK TOWNSHIP, MECKLENBURG, COUNTY, N.C.			
FOR: RHEIN PALISADES, LLC			
SHEET NO.			
SCALE: 1"=300'			
DATE: 9/26/07			
DRAWN BY: AC			
CHECKED BY: MAH			
DRAWING NO.			
201-111			
SHT 6 OF 26			



YARBROUGH-WILLIAMS & HOULE, INC.  
Planning • Surveying • Engineering  
730 Windsor Oak Court Charlotte, NC 28273  
704.556.1990 704.556.0505(fax)

# GENERAL NOTES

A PRELIMINARY PLAN APPROVED UNDER THE PROVISIONS OF THE SUBDIVISION ORDINANCE WILL BE VALID FOR A PERIOD OF THREE YEARS. FOR SUCH APPROVAL TO REMAIN VALID BEYOND THREE YEARS, WORK ON THE SITE IN FURTHERANCE OF THE PLAN IS REQUIRED.

THE OWNER WISHES TO SAVE CERTAIN TREES ON THE SITE. PLACE TREE BARRICADES AS SHOWN ON THE PLAN OR AS SPECIFIED BY THE OWNER BEFORE CONSTRUCTION ACTIVITY BEGINS.

THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF EACH STREAM, CREEK, OR BACKWASH CHANNEL, IN AN UNSTRUCTURED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT OF WAY IF DEEMED NECESSARY BY THE INSPECTOR.

THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, CUS JORDI (704-336-7088) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COSTS AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER.

ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO NCDOT/CITY OF CHARLOTTE STANDARDS IN ORDER TO BE DEDICATED PUBLIC ROADS.

ALL STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.

"AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGN DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.

PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

IN ROLLING AND HILLY TERRAINS, SWEEPING OF STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.

ALL CONSTRUCTION SHALL CONFORM TO CITY OF CHARLOTTE STANDARDS. IN ORDER TO ENSURE PROPER DRAINAGE, A MINIMUM OF 0.00% SLOPE ON CURE.

NON-STANDARD ITEMS (i.e. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRES A "RIGHT OF WAY ENCROACHMENT AGREEMENT" WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/ NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

DEVELOPER WILL PROVIDE STREET SIGNS PER CLDS 50.05 (9" SIGNS ONLY).

SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH CITY CODE.

PE SEAL SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.

SLOPES SHALL GRADE NO STEEPER THAN 2:1.

C.O.S. - COMMON OPEN SPACE

C.M. - CONCRETE MONUMENT

ALL CURB AND R/W RADIUS DIMENSIONS ARE 25' UNLESS SHOWN OTHERWISE.

COMMON OPEN SPACE TO BE MAINTAINED BY PALISADES HOMEOWNERS ASSOCIATION.

SIDEWALKS ARE TO MEET ALL A.D.A. REQUIREMENTS FOR SLOPE AND SPACING BETWEEN TURNAROUND AREA.

BEGIN CONSTRUCTION IN 2007, APPROXIMATELY 3 YEARS TO FULL BUILD OUT.

ALL RIGHT-OF-WAY AND CURB TAPERS ARE 20:1 UNLESS OTHERWISE NOTED.

ALL TOPOGRAPHY IS FROM AERIAL SURVEY.

ACCESSIBLE RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS PER CLDS #10.31 THRU 10.35.

SANITARY SEWER WILL BE LOW PRESSURE WITH NO LINES OUTSIDE OF THE ROAD R/W/S UNLESS SHOWN.

ALL ROAD IMPROVEMENTS AT HAWKWATCH LANE ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

DIRECT VEHICULAR ACCESS TO GRAND PALISADES PARKWAY FROM LOTS 101 & 102 IS PROHIBITED.

DIRECT VEHICULAR ACCESS TO HAWKWATCH LANE FROM LOTS 1,2,3,4,5, & 6 IS PROHIBITED.

DIRECT VEHICULAR ACCESS TO SNUG HARBOR ROAD FROM LOT 1 IS PROHIBITED.

CURB AND GUTTER SHOWN ON PLANS ALONG HAWKWATCH LANE MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

ALL OPENINGS (E.G. DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT #'S 79, 80, 81, 82, 93, 94, 101, 102, 103, & 104 SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE. (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS).

THE DEVELOPER SHALL INSTALL MUTCO "STOP" SIGNS (R1-1, 24"x24") AT THE MINOR LEGS OF ALL INTERNAL INTERSECTIONS.

NO ONE CALL SYSTEM BEFORE YOU DIG

1. CONTRACTOR IS FULLY RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.

2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, TRAFFIC FLAGGERS, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.

3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND

4. SHOVING WILL BE ACCORDING TO CONA TRENCHING STANDARDS PART 1008 SUBPART P, OR AS AMENDED.

1-800-833-6888

AVOID UTILITY DAMAGE

528' / 176 Yds.

625' / 208 Yds.

207' / 69 Yds.

40' TRAIL EASEMENT (TYP.)

40' TRAIL EASEMENT (TYP.)

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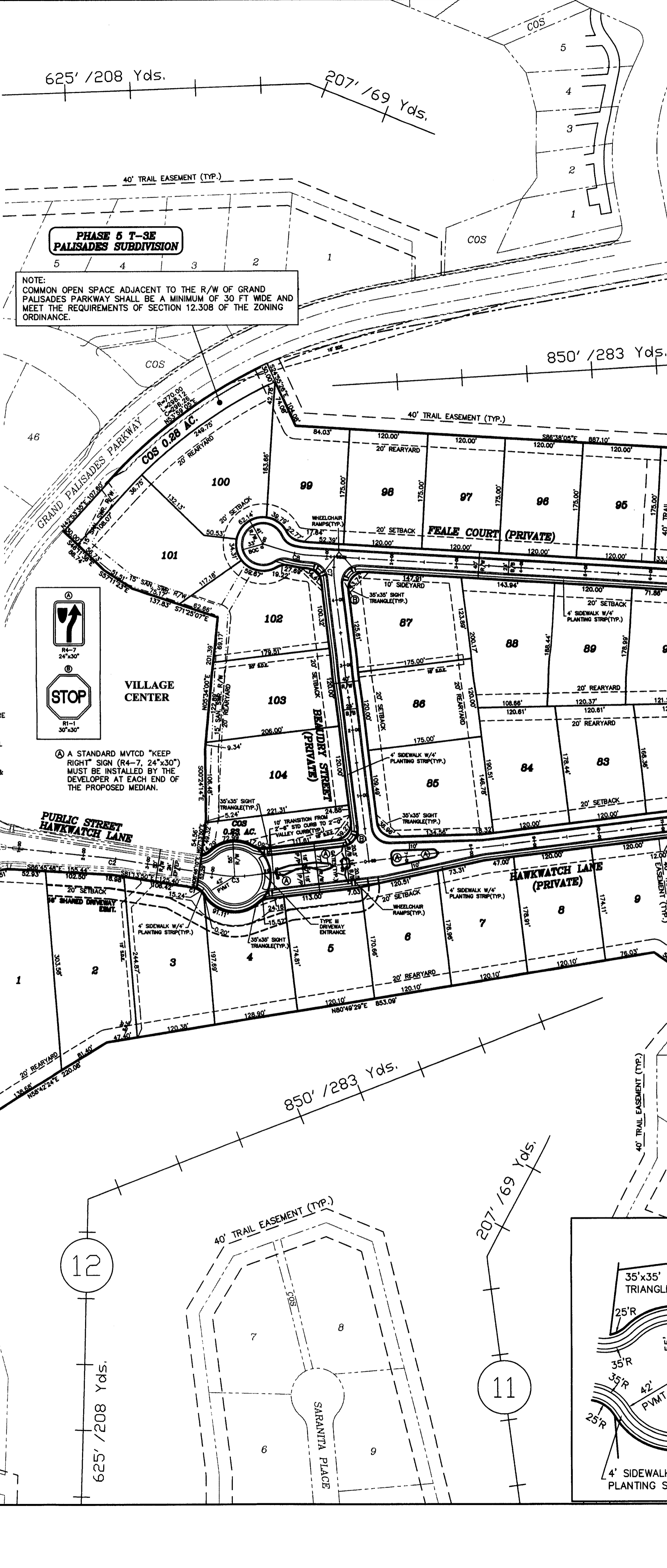
40' TRAIL EASEMENT (TYP.)

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40' TRAIL EASEMENT (TYP.)



## PROJECT INFORMATION

TOTAL SITE AREA - 26.60 ACRES

COS - 0.79 ACRES (2.96%)

TREESAVE - 0.00 ACRES

LOTS PROPOSED - 42

ZONING: MX-3 PETITION #2001-16(C)

TAX PARCEL #217-161-08, #217-191-98

MIN. LOT WIDTH 70'

MIN. LOT FRONTAGE (CUL-DE-SAC) 15'

MIN. LOT SIZE 9,100 SF

MIN. FRONT SETBACK 20'

MIN. SIDEYARD 3'

MIN. CORNER SIDEYARD 10'

MIN. REARYARD 20'

LOWER LAKE WYLIE WATERSHED OVERLAY

PROTECTED AREA

IMPERVIOUS AREA ALLOCATIONS PER LOT

LOTS 1-11, 74-104 - 8,000 SF PER LOT

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

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LOT 113

LOT 114

LOT 115

NOW OR FORMERLY

RANDALL W. BRENNY &

CATHY A. BRENNY

DEED: 10516-215

TAX ID# 217-071-06

NOW OR FORMERLY

DUCAN L. FLAMINO &

DEBRA A. FLAMINO

DEED: 7177-521

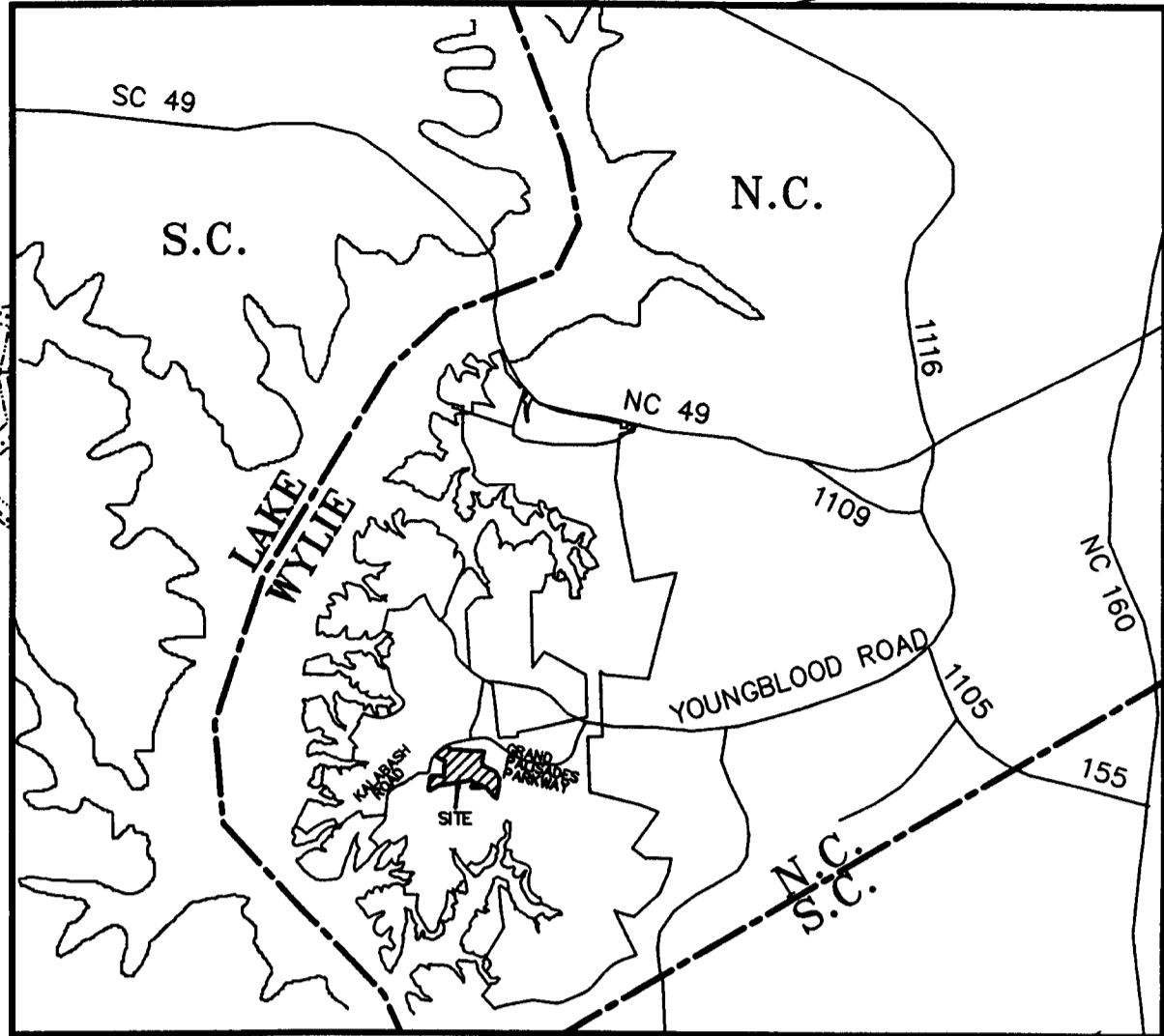
TAX ID# 217-071-29

NOW OR FORMERLY

LUCILLE B. ZITO

DEED: 10791-162

TAX ID# 217-071-05



## VICINITY MAP

NOT TO SCALE

PHASE 1 PALISADES SUBDIVISION

PHASE 2 PALISADES SUBDIVISION

PHASE 3 PALISADES SUBDIVISION

PHASE 4 PALISADES SUBDIVISION

PHASE 5 T-3E PALISADES SUBDIVISION

PHASE 6 T-3H PALISADES SUBDIVISION

PHASE 7 T-3J PALISADES SUBDIVISION

PHASE 8 T-3K PALISADES SUBDIVISION

PHASE