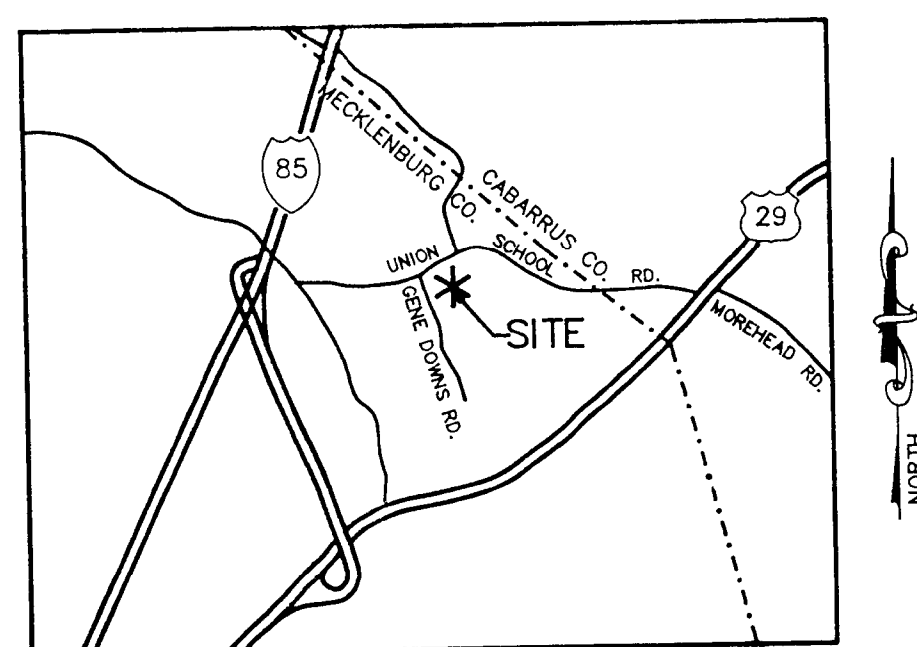


Conditional Notes:

1. THE FOOTPRINTS OF THE BUILDINGS AND STRUCTURES ARE PROVIDED TO SHOW GENERAL INTENT AND ARE NOT INTENDED TO DEPICT PRECISE LOCATION. THE ACTUAL LOCATION AND CONFIGURATION OF BUILDINGS, ACCESSORY STRUCTURES AND DRIVENWAYS MAY VARY FROM WHAT IS SHOWN BASED UPON SITE CONDITIONS. HOWEVER, NO STRUCTURE WILL BE LOCATED ANY CLOSER TO EXISTING RESIDENTIAL STRUCTURES THAN IS SHOWN BY THE "LIMITS OF STRUCTURES" ON THE PLAN.
2. SERVICE DRIVES, FENCING, PARKING NECESSITATED BY THESE STRUCTURES (IF ANY) AND MISCELLANEOUS SECONDARY EQUIPMENT NORMALLY ASSOCIATES WITH THE PRIMARY STRUCTURES SHOWN ON THE PLAN MAY ALSO BE LOCATED IN THE I-2(CD) AREA. IN ADDITION TO PARKING NECESSITATED BY ANY NEW STRUCTURES, OTHER PARKING RELATED TO THE PLANT FACILITY, INCLUDING TANKER TRUCKS, WILL BE PERMITTED IN AREAS WHICH ARE NOT REQUIRED FOR BUFFER. ALSO PERMITTED IN I-2(CD) AREA ARE FACILITIES WHICH MAY BE DICTATED BY CURRENT OR FUTURE REGULATIONS INTENDED TO PROTECT ENVIRONMENTAL QUALITY (SUCH AS STORMWATER QUALITY DETENTION/RETENTION PONDS, ETC.).
3. THE BUFFER AREA SHOWN ON THE PLAN SHALL REMAIN UNDISTURBED BUFFER AND SHALL BE AUGMENTED WITH ADDITIONAL PLANTINGS AS NECESSARY TO CONFORM WITH THE STANDARDS SET FORTH IN SECTION 12.302 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
4. WITH THE EXCEPTION OF THE ODOROUS EMISSIONS ABATEMENT FACILITY, NO STRUCTURE SHALL EXCEED 50 FEET IN HEIGHT. WITH REGARD TO ALL STRUCTURES, THE HEIGHT LIMITATIONS SET FORTH IN SECTION 12.108 OF THE MECKLENBURG COUNTY ZONING ORDINANCE SHALL BE MET.
5. ALL OUTDOOR LIGHTING SHALL BE LOCATED, SCREENED OR SHIELDED SO THAT ABUTTING LOTS LOCATED IN RESIDENTIALLY ZONED DISTRICTS SHALL NOT BE DIRECTLY ILLUMINATED.
6. ALL FACILITIES, WITH THE EXCEPTION OF THE ODOROUS ABATEMENT EMISSIONS FACILITY SHALL BE ENCLOSED. WITH REGARD TO THE ODOROUS ABATEMENT EMISSIONS FACILITY, THE SERVICE SIDE OF THAT FACILITY SHALL BE GENERALLY ORIENTED AWAY FROM RESIDENTIALLY ZONED PROPERTY AND TOWARDS THE EXISTING I-2 PROPERTY.
7. RIGHT-OF-WAY FOR UNION SCHOOL RD. (30' FROM CENTERLINE) WILL BE DEDICATED, IF NOT ALREADY EXISTING.
8. ALL BUILDINGS AND STRUCTURES SHALL BE PAINTED A MUTED COLOR TO BLEND MORE THOROUGHLY WITH THE SURROUNDINGS.

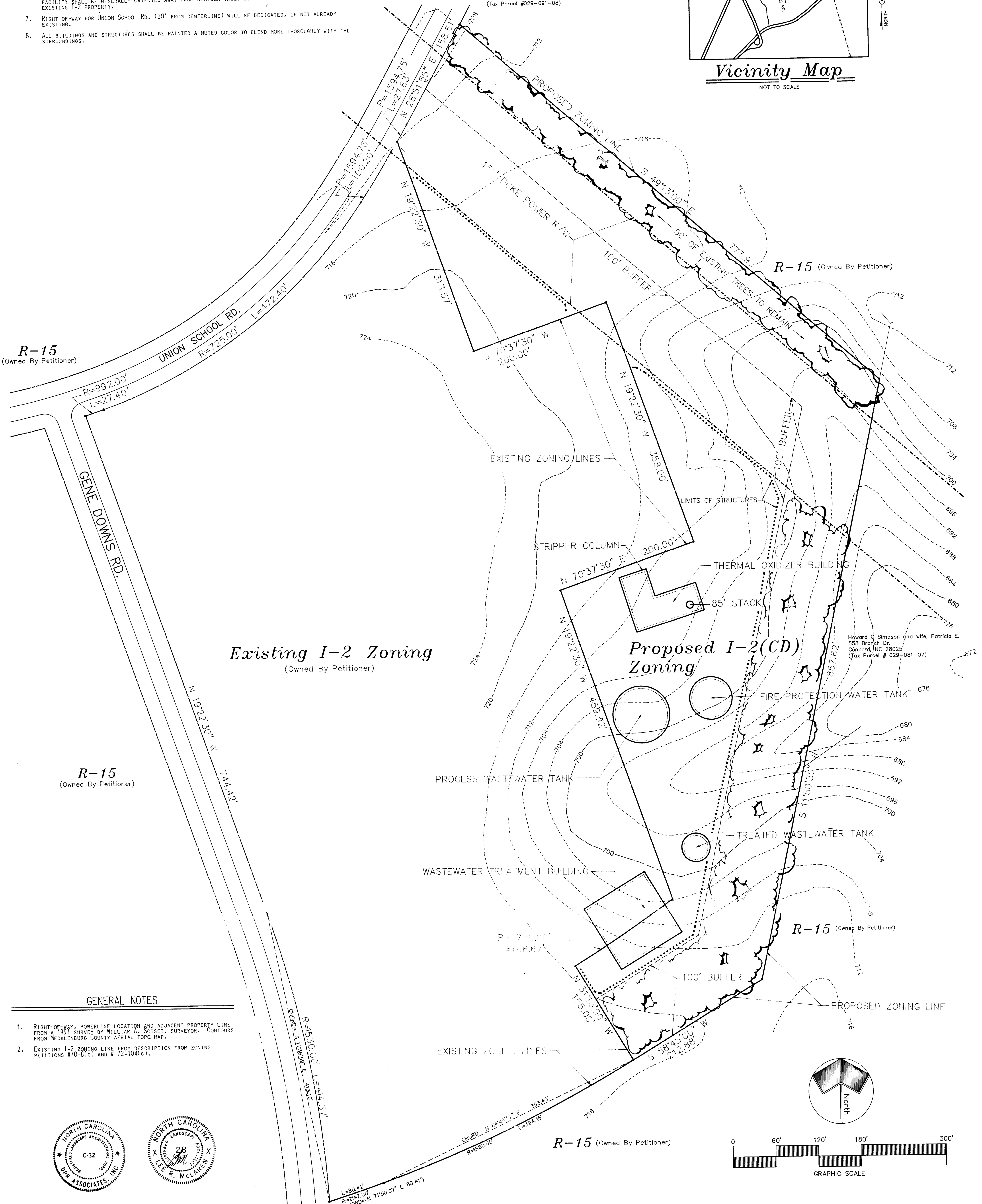
Development Data

Acres ————— 8.91±
 Existing Zoning — R-15
 Proposed Zoning — I-2(CD)



Vicinity Map

NOT TO SCALE

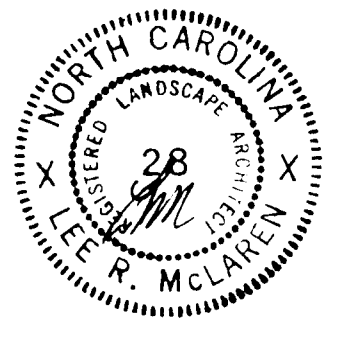
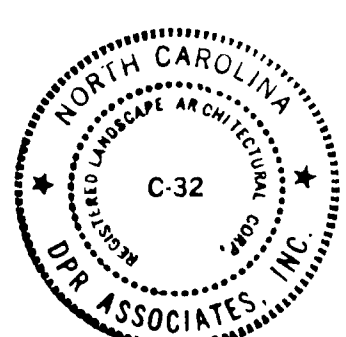


Existing I-2 Zoning
 (Owned By Petitioner)

Proposed I-2(CD)
 Zoning

GENERAL NOTES

1. RIGHT-OF-WAY, POWERLINE LOCATION AND ADJACENT PROPERTY LINE FROM A 1991 SURVEY BY WILLIAM A. SOISET, SURVEYOR. CONTOURS FROM MECKLENBURG COUNTY AERIAL TOPO. MAP.
2. EXISTING I-2 ZONING LINE FROM DESCRIPTION FROM ZONING PETITIONS #70-8(c) AND #72-104(c).



PROPOSED UNOCAL REZONING

SCALE: 1" = 60'

10-25-'91

DPR # 91051

APPROVED BY COUNTY COMMISSION

DATE: February 17, 1992



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