



Charlotte-Mecklenburg Planning, Design, & Development

DATE: September 25, 2019

TO: Sonja Sanders
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2007-052 The Ghazi Company

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- To allow site modification and layout changes.
- Note that elevations will need to be reviewed by the Planning Department.

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

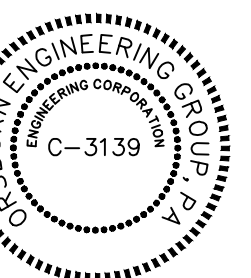
Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.

01



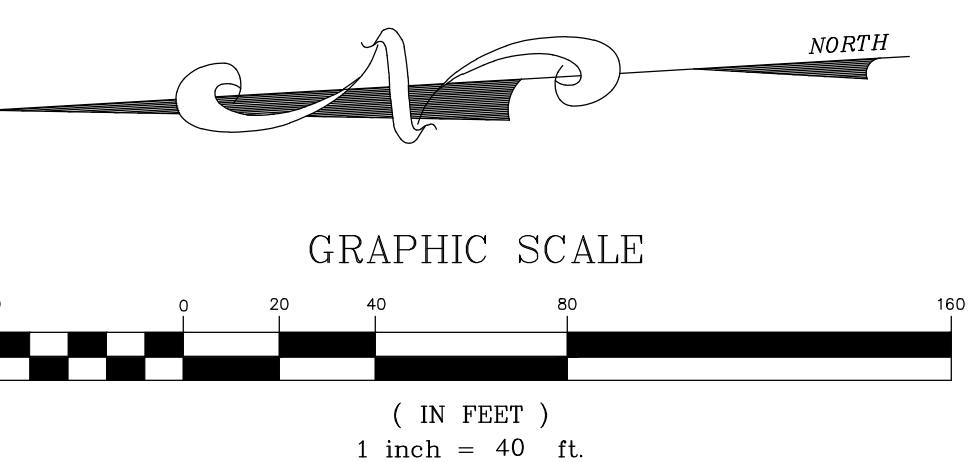
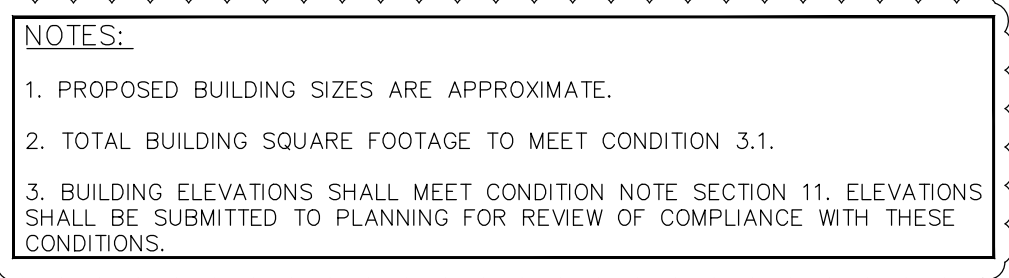
PETITION 2007-52
940 W TYVOLA ROAD

2201 WOLF ST., UNIT 2104
DALLAS, TX 75201

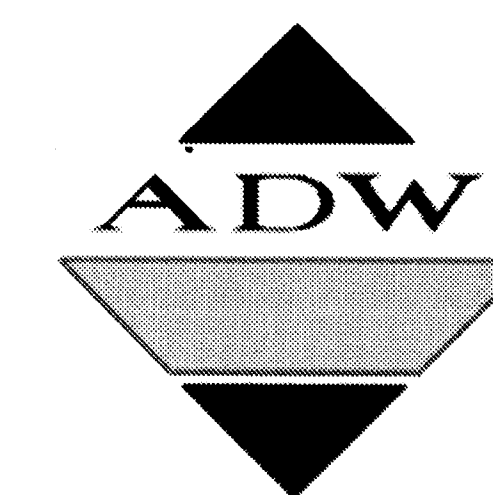
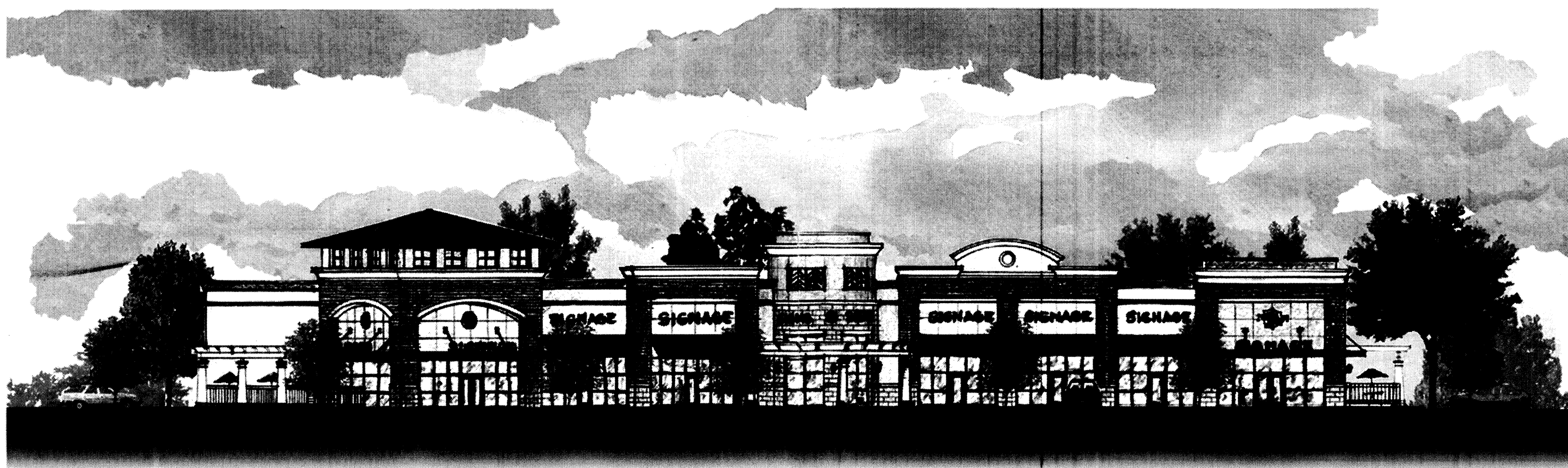
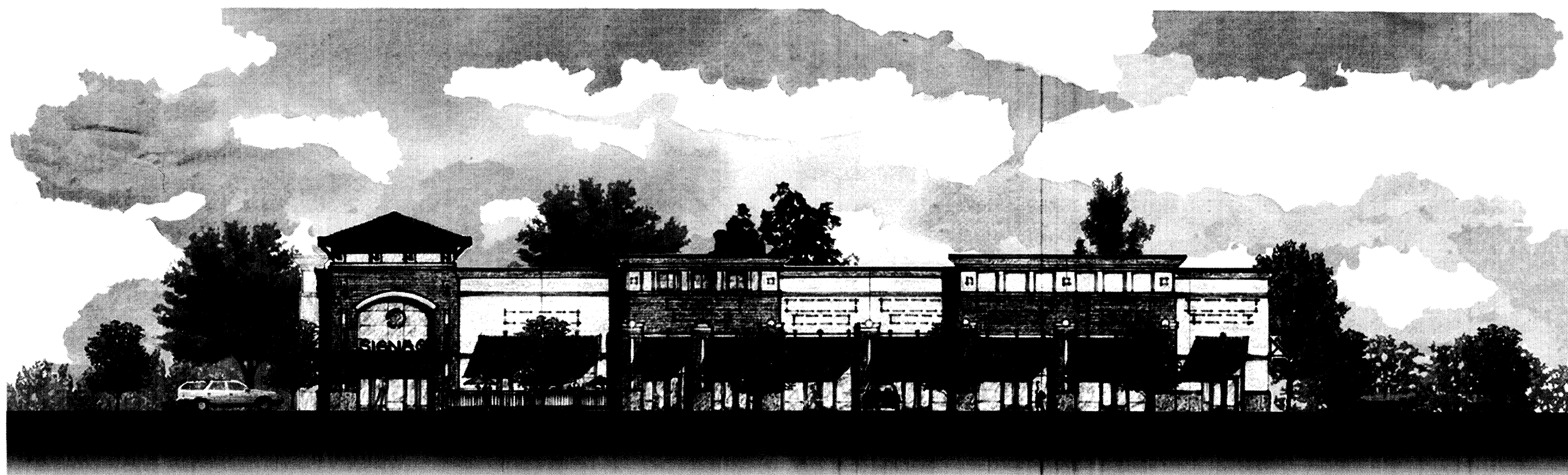
[illegible]

RZ-2

Solomon A. Fortune \$F
Solomon A. Fortune



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ORSBORN ENGINEERING GROUP, PA SHALL BE WITHOUT LIABILITY TO ORSBORN ENGINEERING GROUP, PA.



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ADW Architects, p.a.
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704.379.1919 Fax 704.379.1920
www.adwarchitects.com

Mixed Use
Development

CITY CROSSING

THE GHAZI COMPANY

South Tryon Street
& Tyvola Road
Charlotte, NC

Rezoning Petition
2007-52

CONCEPTUAL
IMAGERY

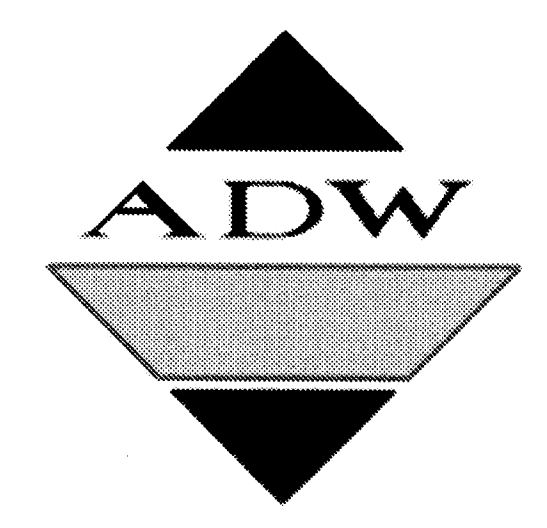
DATE: 05/16/07 JOB NO: 06135-00

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/16/07	REVISED PER DOT COMMENTS & ZONING DESIGNATION
3	10/30/07	REVISED PER CITY COMMENTS

SHEET NUMBER

RZ-3



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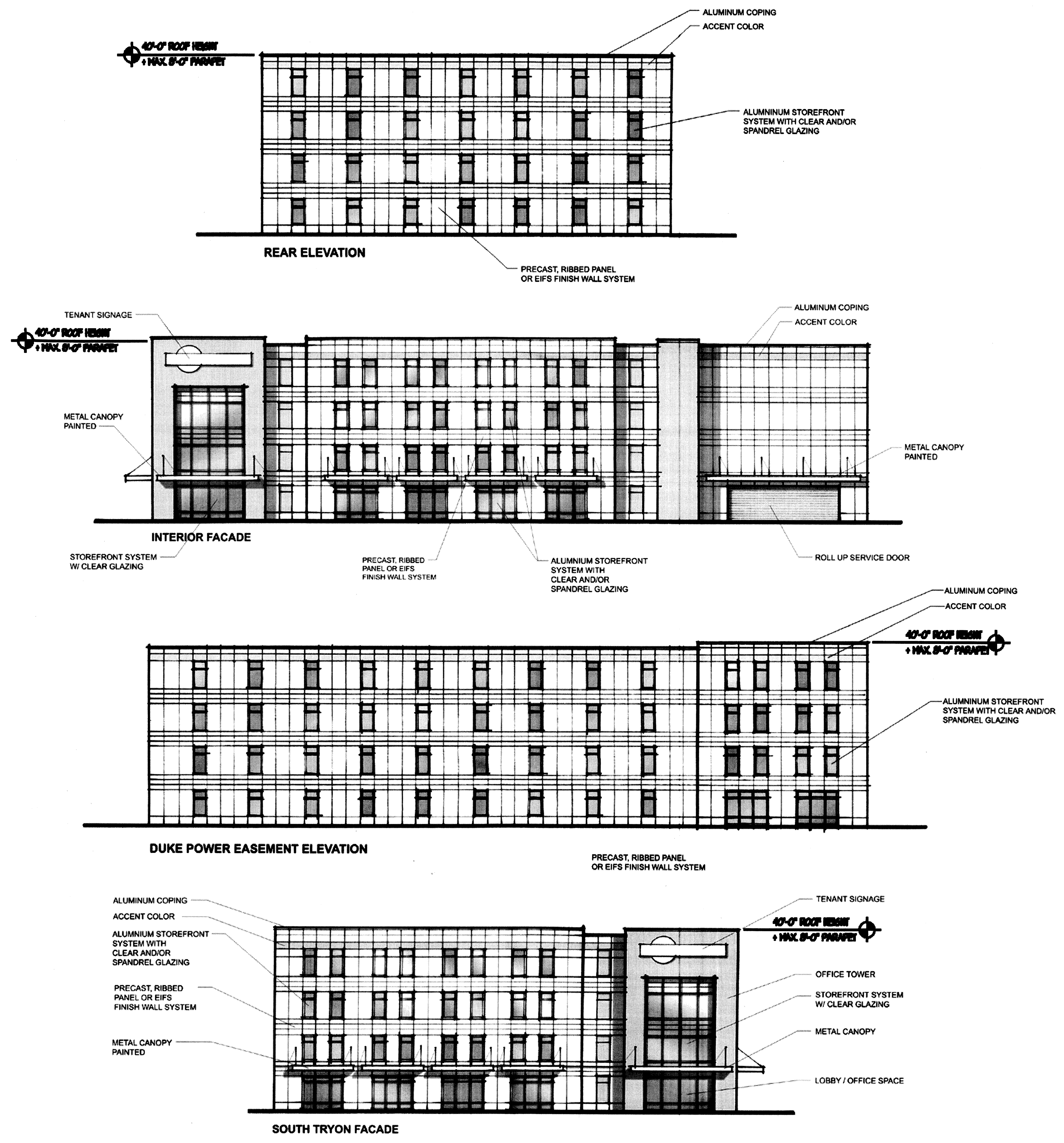
Rezoning Petition
2007-52

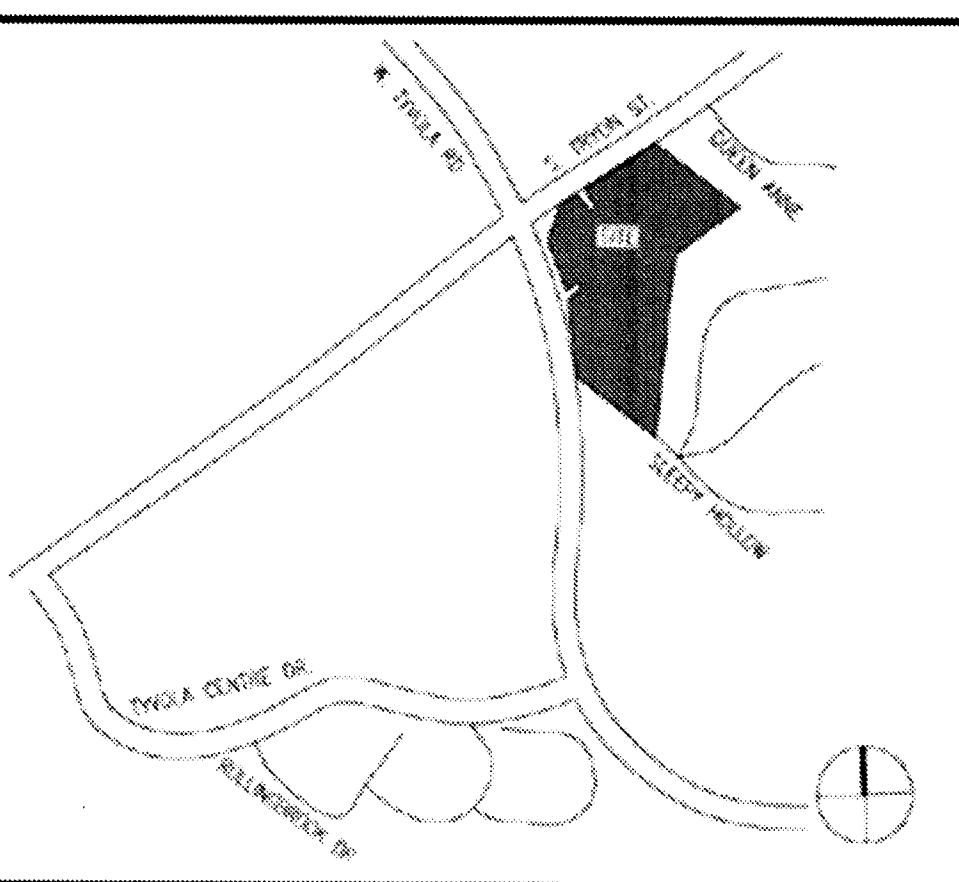
CONCEPTUAL
IMAGERY

DATE: 05/16/07 JOB NO: 06135-00
REVISIONS

4 11/06/07 REVISED PER CITY COMMENTS

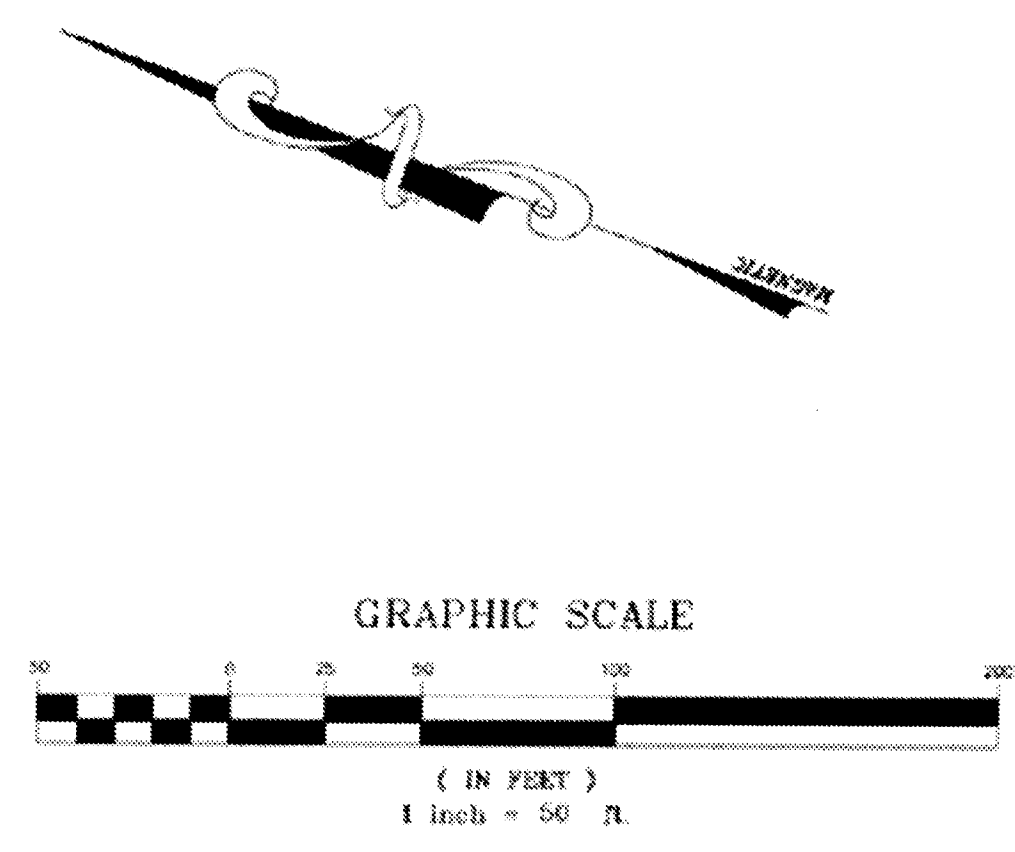
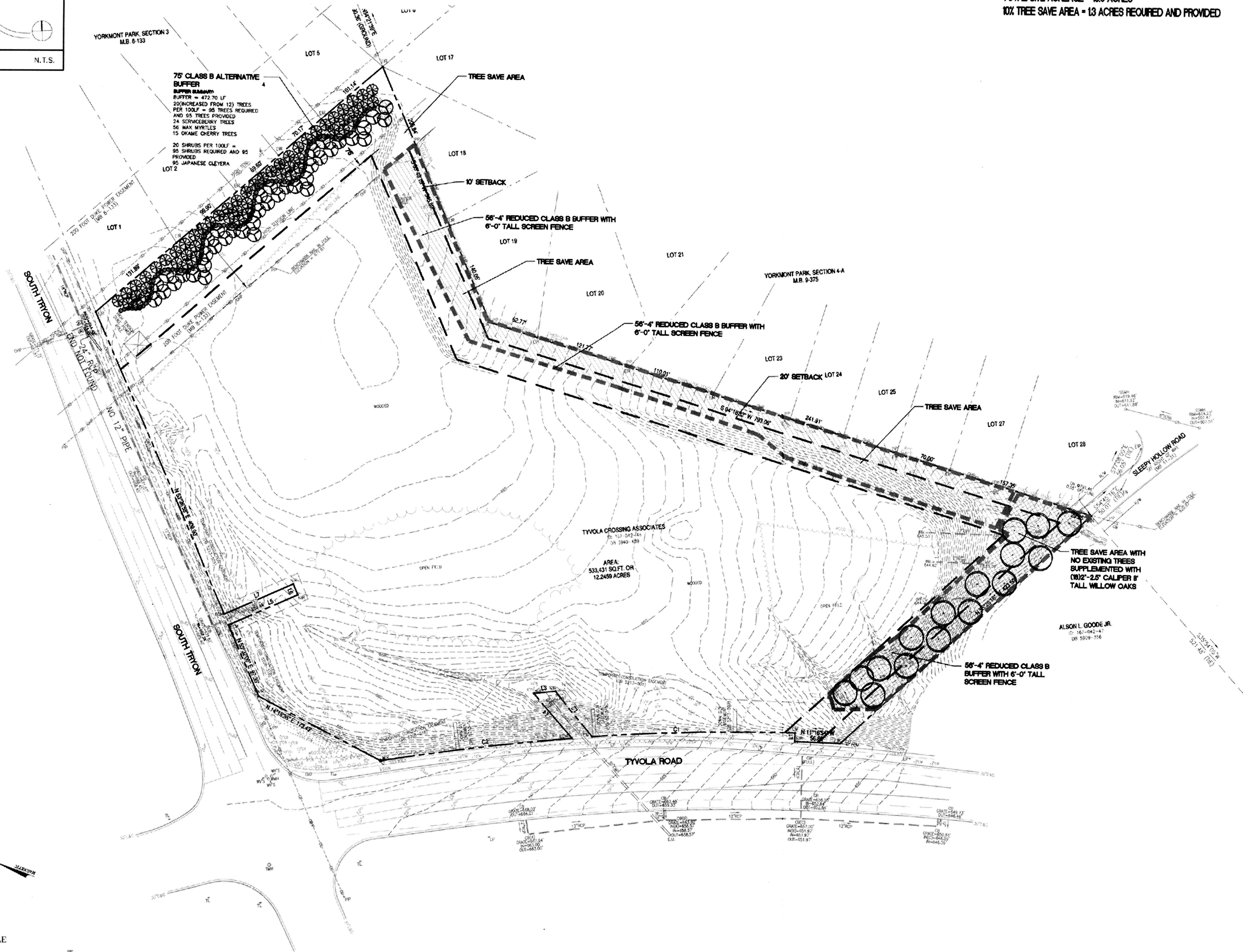
SHEET NUMBER
RZ-3.5





VICINITY MAP N.T.S.

SITE DATA
 PETITION # - 2007-052
 TOTAL SITE ACREAGE - 13.0 ACRES
 10% TREE SAVE AREA - 1.3 ACRES REQUIRED AND PROVIDED



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Mixed Use Development

CITY CROSSING

South Tryon Street
 & Tyvola Road
 Charlotte, NC

Rezoning Petition
 2007-52

ALTERNATE BUFFER AND TREE SAVE PLAN

DATE:	10/04/07	JOB NO:	06135-00
REVISIONS:			
NO.	DATE	DESCRIPTION	
1	10/04/07	REV. PER CITY DOT COMMENTS	
2			
3			
4			
5			

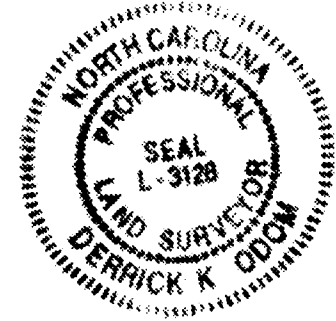
SHEET NUMBER
RZ-4

To: Realcorp and Chicago Title Insurance Co.

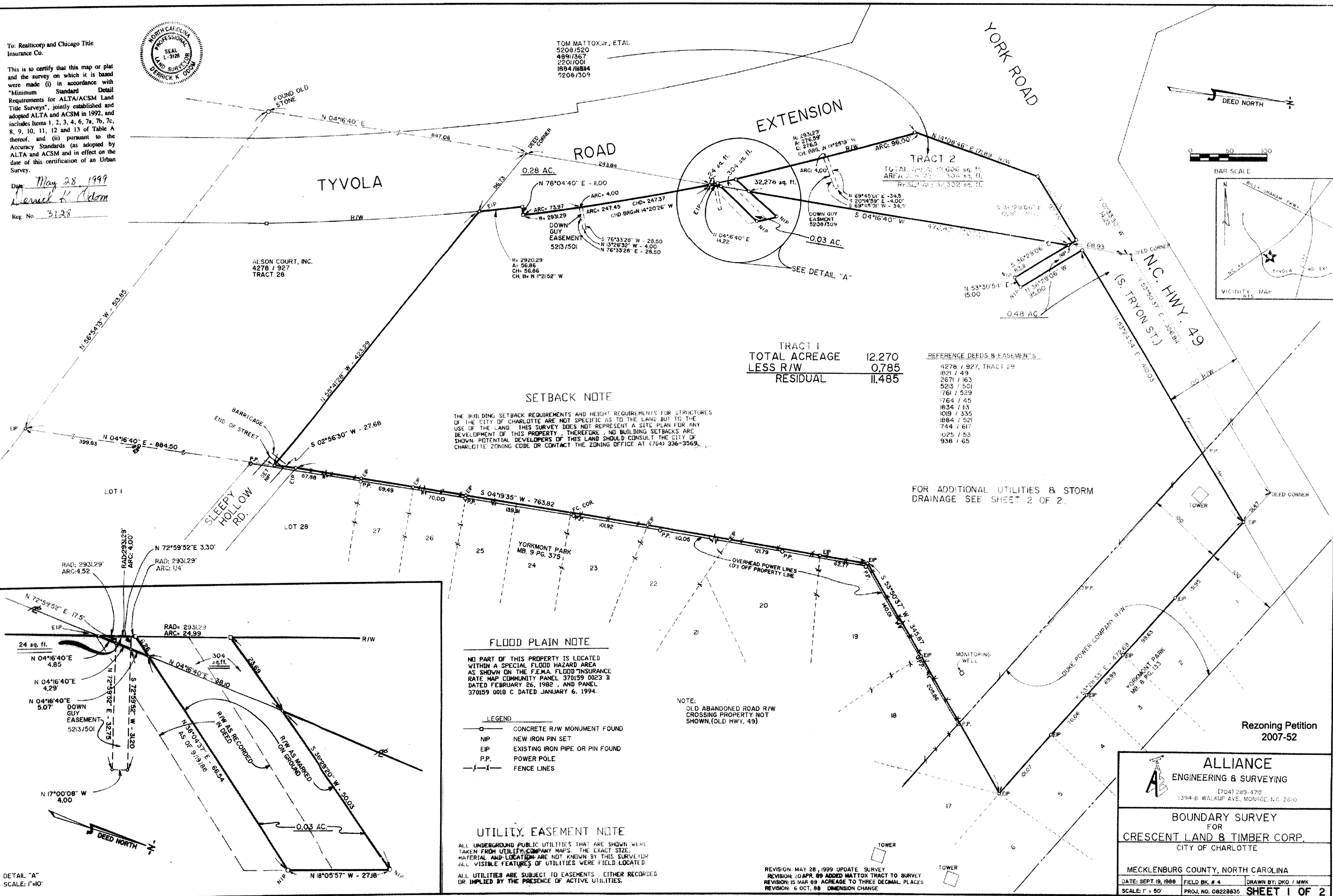
This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted ALTA and ACSM in 1992, and includes items 1, 2, 3, 4, 6, 7a, 7b, 7c, 8, 9, 10, 11, 12 and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification of an Urban Survey.

Date: May 28, 1999
Derrick K. Adam

Ref. No. 3128



TOM MATTOX, JR., ETAL
5208/520
4891/567
2201/001
1894/1894
5206/309



TRACT 1
TOTAL ACREAGE 12.270
LESS R/W 0.785
RESIDUAL 11.485

REFERENCE DEEDS & EASEMENTS:

4278 / 927, TRACT 29
1821 / 49
2671 / 163
5213 / 501
1761 / 529
1764 / 45
1834 / 113
1019 / 335
1884 / 521
744 / 617
1025 / 53
938 / 65

FLOOD PLAIN NOTE

NO PART OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL 370159 0023 B DATED FEBRUARY 26, 1982, AND PANEL 370159 0018 C DATED JANUARY 6, 1994.

LEGEND

- CONCRETE R/W MONUMENT FOUND
- NIP NEW IRON PIN SET
- EIP EXISTING IRON PIPE OR PIN FOUND
- P.P. POWER POLE
- FENCE LINES

UTILITY EASEMENT NOTE

ALL UNDERGROUND PUBLIC UTILITIES THAT ARE SHOWN WERE TAKEN FROM UTILITY COMPANY MAPS. THE EXACT SIZE, MATERIAL AND LOCATION ARE NOT KNOWN BY THIS SURVEYOR. ALL VISIBLE FEATURES OF UTILITIES WERE FIELD LOCATED. ALL UTILITIES ARE SUBJECT TO EASEMENTS, EITHER RECORDED OR IMPLIED BY THE PRESENCE OF ACTIVE UTILITIES.

REVISION: MAY 28, 1999 UPDATE SURVEY
REVISION: 10 APR 89 ADDED MATTOX TRACT TO SURVEY
REVISION: 15 MAR 89 ACREAGE TO THREE DECIMAL PLACES
REVISION: 6 OCT. 88 DIMENSION CHANGE

Rezoning Petition
2007-52



ALLIANCE
ENGINEERING & SURVEYING

(704) 289-4712
1394-B WALKUP AVE., MONROE, N.C. 28106

BOUNDARY SURVEY
FOR
CRESCENT LAND & TIMBER CORP.
CITY OF CHARLOTTE

MECKLENBURG COUNTY, NORTH CAROLINA

DATE: SEPT 19, 1988 FIELD BK. # 4 DRAWN BY: DKO / MWK
SCALE: 1" = 50' PROJ. NO. 08228835 SHEET 1 OF 2

LEGAL DESCRIPTION

BEING 12.227 acres located at the southeast quadrant of the intersection of Tyvola Road Extension and N.C. Hwy 49 (South Tryon St.) in the City of Charlotte, Mecklenburg County, North Carolina, and being a part of those certain tracts of land recorded in deed book 4278, page 927, tract 29 and in deed book 5208, page 520 in the Mecklenburg County Registry, and being more particularly described as follows:

BEGINNING at an existing iron pin found marking the northwest corner of lot 1 of Yorkmont Park as recorded in map book 8, page 133 and a common corner with the right-of-way of N.C. Hwy 49 and tract 29 of deed book 4278, page 927;

THENCE with the western line of lots 1, 2, 3, 4 and 5 of Yorkmont Park as recorded in map book 8, page 133, also being the center of a Duke Power Company 200' R/W, S 53°28'33" E 472.69 feet to an existing iron pin found marking the common southwest corner of lots 5 and 6;

THENCE with the northwestern line of lot 18 and 19 of Yorkmont Park as recorded in map book 9, page 375, S 53°50'37" W 345.87 feet to an existing iron pin;

THENCE with the western line of Yorkmont Park, recorded in map book 9, page 375, S 04°19'55" W 763.82 feet to a new iron pin set marking the common westerly corner of lot 28 of Yorkmont Park and the terminus of the northern right-of-way line of Sleepy Hollow Road;

THENCE S 03°56'30" W 27.68 feet to a new iron pin set near the centerline of Sleepy Hollow Road;

THENCE N 55°41'28" W 423.29 feet to a new iron pin set in the eastern right-of-way line of Tyvola Road Extension;

THENCE with the eastern right-of-way line of said road the following seven calls: (1) with the arc of a circular curve to the left having a radius of 2920.27 feet, a length of 56.86 feet, and a chord of N 11°21'52" W 56.86 feet to a concrete monument; (2) N 78°04'40" E 11.00 feet to a concrete monument; (3) with the arc of a circular curve to the left having a radius of 2931.29 feet, a length of 257.11 feet, and a chord of N 6°26'06" W 257.03 feet to a concrete monument; (4) N 38°04'37" E 72.80 feet to a concrete monument; (5) N 18°05'57" W 27.18 feet to a concrete monument; (6) S 36°29'20" W 73.72 feet to a concrete monument; (7) and with the arc of a circular curve to the left having a radius of 2931.29 feet, a length of 241.94 feet, and a chord of N 19°45'17" W 241.88 feet to a concrete monument;

THENCE with the right-of-way intersection taper N 14°08'46" E 171.89 feet to a concrete monument on the southern right-of-way line of N.C. Hwy 49 (South Tryon St.);

THENCE with the southern right-of-way line of N.C. Hwy 49 the following five calls: (1) N 53°30'02" E 97.35 feet to a concrete monument; (2) S 36°29'06" E 95.30 feet to a concrete monument; (3) N 53°30'54" E 15.00 feet to a concrete monument; (4) N 36°29'06" W 95.00 feet to a concrete monument; (5) and N 53°24'54" E 410.03 feet to the point of beginning.

NOTE: SEE CITY OF CHARLOTTE PLANS OF TYVOLA ROAD EXTENSION

ALSON COURT, INC.
4278 / 927
TRACT 28

EXIST. SANITARY
SEWER MANHOLE

ZONED B-1 (CD) REZONING PETITION #89-52

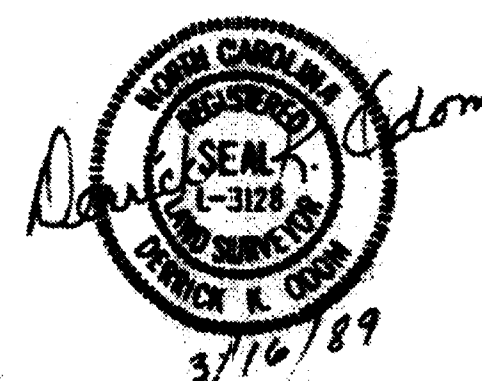
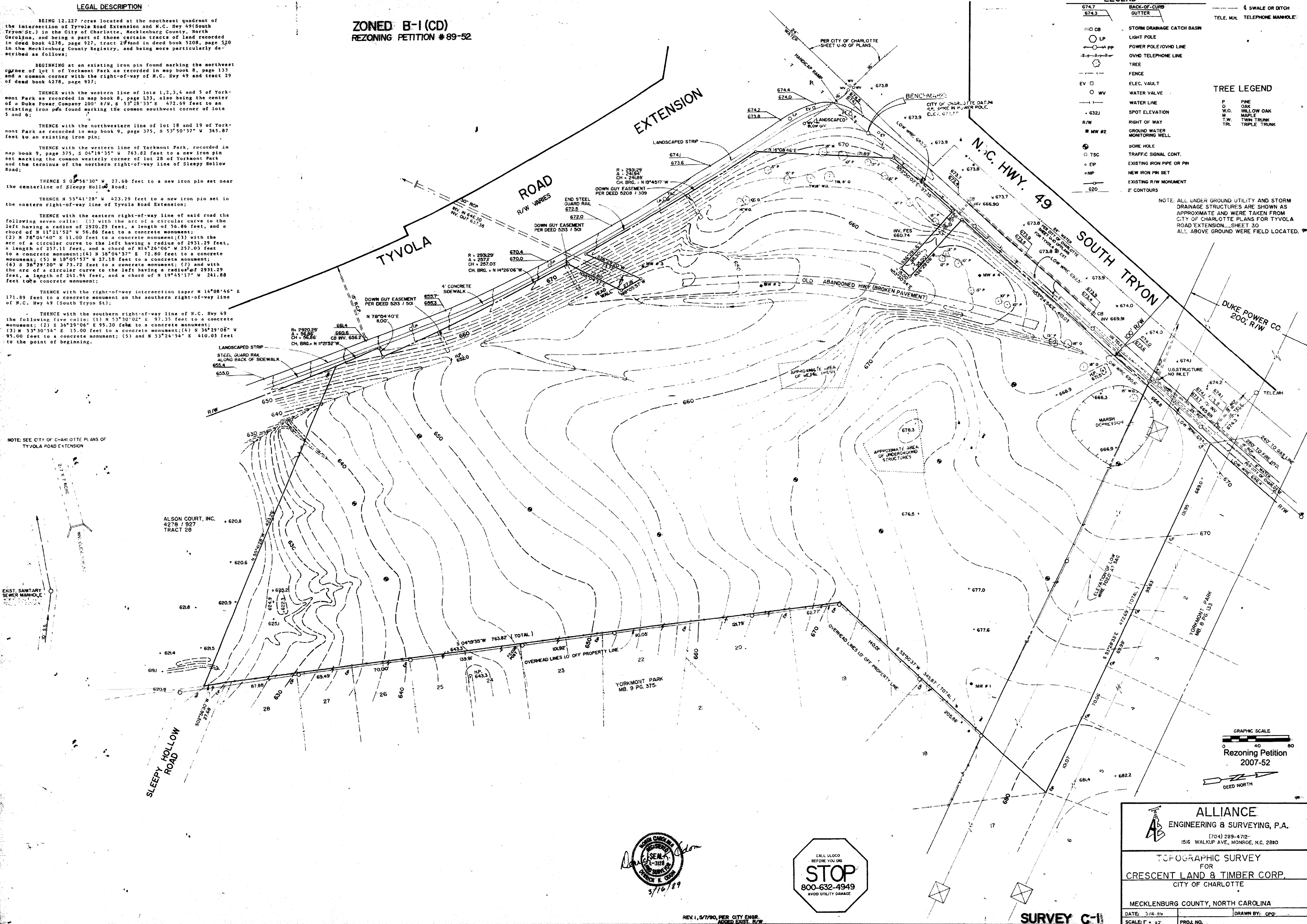
LEGEND

674.7 674.3	BACK-OF-CURB GUTTER	SWALE OR DITCH
CB	STORM DRAINAGE CATCH BASIN	TELE. MH. TELEPHONE MANHOLE
LP	LIGHT POLE	
PP	POWER POLE/OVHD LINE	
TT	OVHD TELEPHONE LINE	
	TREE	
EV	ELEC. VAULT	
WV	WATER VALVE	
632J	SPOT ELEVATION	
R/W	RIGHT OF WAY	
MW #2	GROUND WATER MONITORING WELL	
	SHORE HOLE	
TSC	TRAFFIC SIGNAL CONT.	
EP	EXISTING IRON PIPE OR PIN	
NP	NEW IRON PIN SET	
620	EXISTING R/W MONUMENT	
	2' CONTOURS	

TREE LEGEND

P	PINE
O	OAK
W.O.	WILLOW OAK
M	MAPLE
T.W.	TWIN TRUNK
TR	TRIPLE TRUNK

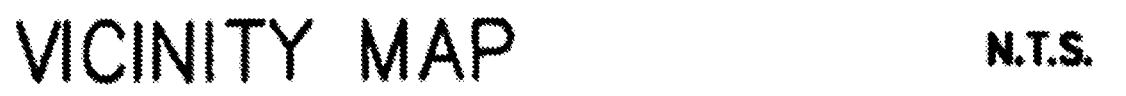
NOTE: ALL UNDER GROUND UTILITY AND STORM DRAINAGE STRUCTURES ARE SHOWN AS APPROXIMATE AND WERE TAKEN FROM CITY OF CHARLOTTE PLANS FOR TYVOLA ROAD EXTENSION, SHEET 30. ALL ABOVE GROUND WERE FIELD LOCATED.



REV. 1, 5/7/90, PER CITY ENGR.
ADDED EXIST. R/W

SURVEY C-1

ALLIANCE ENGINEERING & SURVEYING, P.A. (704) 289-4712 1516 WALKUP AVE., MONROE, N.C. 28106	
TOPOGRAPHIC SURVEY FOR CRESCENT LAND & TIMBER CORP. CITY OF CHARLOTTE	
MECKLENBURG COUNTY, NORTH CAROLINA	
DATE: 3/16/89 SCALE: 1" = 40'	DRAWN BY: CPD PROJ. NO.

[illegible]

Rezoning Petition 2007-52

**SOUTH TRYON STREET &
TYVOLA ROAD
THE GHAZI COMPANY
CHARLOTTE, NORTH CAROLINA**

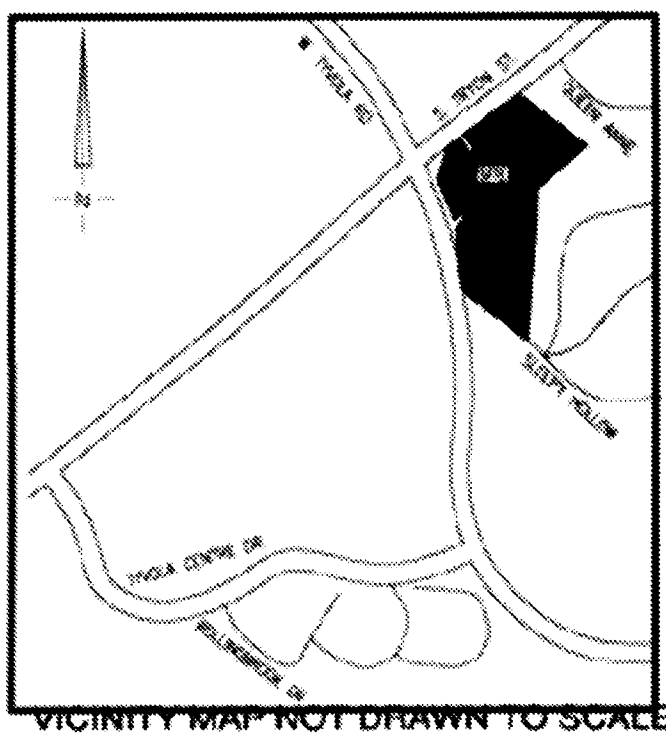
SITE PLAN

DATE: 10-18-07

SCALE: HORIZ: 1" = 20'

JOB NO.	X7030.00
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SHEET: 1



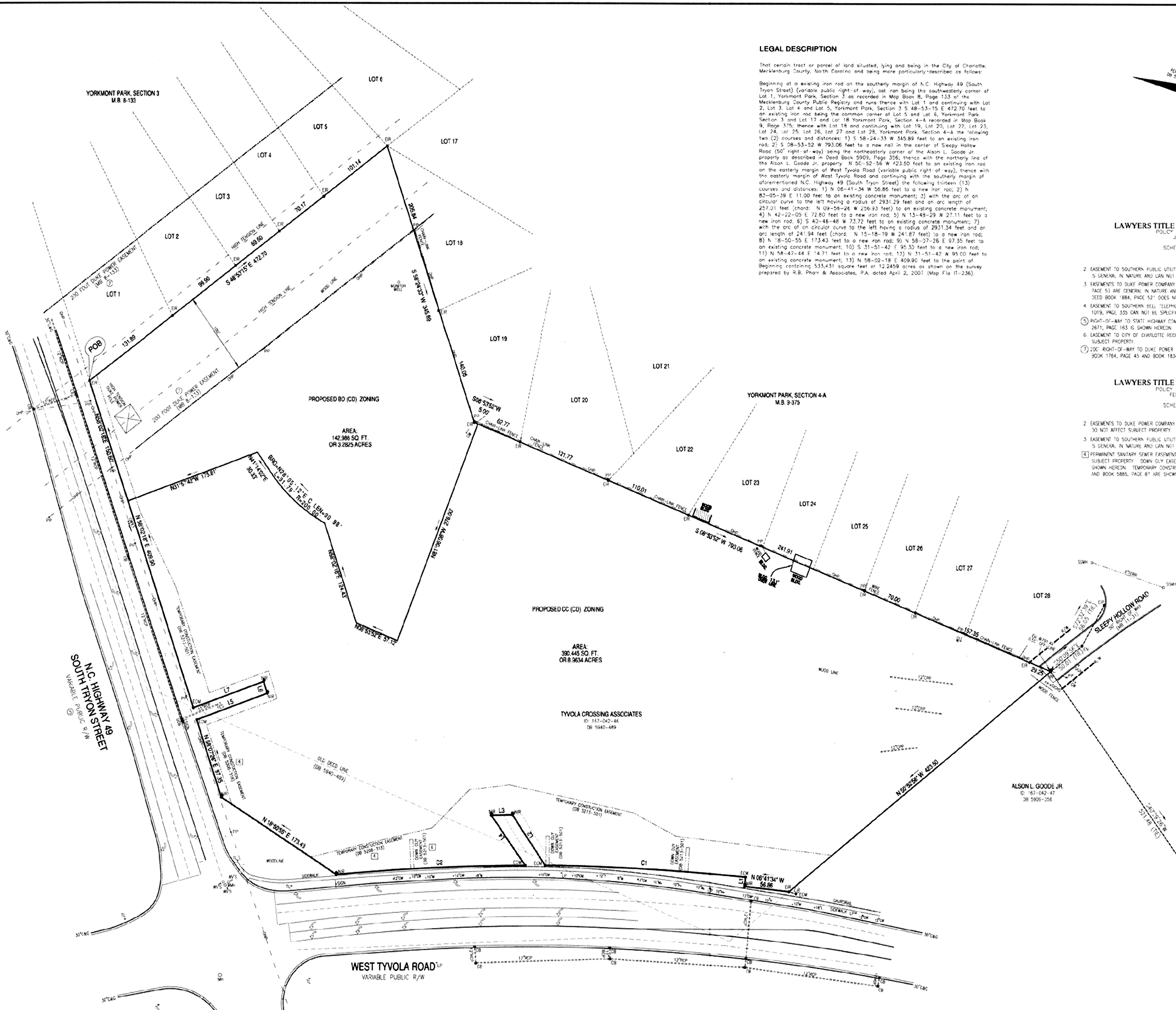
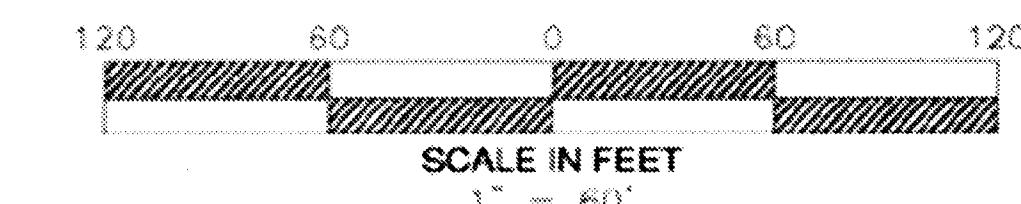
VICINITY MAP NOT DRAWN TO SCALE

- LEGEND:**
- LN - NEW NAIL
 - NIR - NEW IRON ROD
 - LP - EXISTING IRON PIPE
 - EN - EXISTING NAIL
 - DIR - EXISTING IRON ROD
 - ECM - EXISTING CONCRETE MONUMENT
 - PP - POWER POLE
 - LP - LIGHT POLE
 - TL - TRAFFIC LIGHT
 - OW - GUY WIRE
 - OWP - OVER HEAD POWER
 - WMH - WATER MANHOLE
 - WV - WATER VALVE
 - FES - FLARED END SECTION
 - CB - CATCH BASIN
 - DOB - DOUBLE CATCH BASIN
 - DI - DROP INLET
 - RCP - REINFORCED CONCRETE PIPE
 - PVC - POLYVINYL-CHLORIDE PIPE
 - CPH - CORRUGATED PLASTIC PIPE
 - SSMH - SANITARY SEWER MANHOLE
 - EOP - EDGE OF PAVEMENT
 - R/W - RIGHT-OF-WAY
 - C&G - CURB & GUTTER
 - MB - MAP BOOK
 - DB - DEED BOOK
 - BLDG - BUILDING
- TREE LEGEND:**
- CM - CREPE MYRTLE
 - H - HOLLY
 - L - LANTANA
 - M - MAPLE
 - T - TREE

- NOTES:**
1. NO RECOVERABLE NCDS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
 2. SUBJECT PROPERTY ZONED R-1 (C3) SETBACKS PER CITY OF CHARLOTTE.
 3. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.

LINE TABLE			
LINE	BEARING	DISTANCE	
1	N 87°05'38" E	11.00	
2	N 42°22'09" E	72.80	
3	N 13°46'02" E	73.71	
4	S 42°46'54" E	73.72	
5	S 31°51'42" E	95.30	
6	N 58°47'44" E	14.71	
7	N 31°51'42" E	95.00	
8	S 81°17'13" E	9.83	

CURVE TABLE			
CURVE	RADIUS	ARC	BEARING
C1	2931.79	257.01	N 02°54'24" E
C2	2931.79	24.94	N 10°18'09" E



CERTIFICATION:
LAWYERS TITLE INSURANCE CORPORATION:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1-4, 5, 8, 10, AND 17, OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
DATE: APRIL 2, 2007
E. DANIEL WOOTEN, PLS
L-4341

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 2004, FEMA MAP #87159022S E.
THIS IS TO CERTIFY THAT ON THE 2nd DAY OF APRIL, 2007, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 1,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
SIGNED

LEGAL DESCRIPTION
That certain tract or parcel of land situated, lying and being in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:
Beginning at an existing iron rod on the southerly margin of N.C. Highway 49 (South Tryon Street) (variable public right-of-way), set ran being the southwestern corner of Lot 1, Yorkmont Park, Section 3 as recorded in Map Book 8, Page 133 of the Mecklenburg County Public Registry and runs thence with Lot 1 and continuing with Lot 2, Lot 3, Lot 4 and Lot 5, Yorkmont Park, Section 3 S 48°53'15" E 412.70 feet to an existing iron rod being the common corner of Lot 5 and Lot 6, Yorkmont Park, Section 3 and Lot 17 and Lot 18 Yorkmont Park, Section 4-A recorded in Map Book 9, Page 376, thence with Lot 18 and continuing with Lot 19, Lot 20, Lot 21, Lot 22, Lot 23, Lot 24, Lot 25, Lot 26, Lot 27 and Lot 28, Yorkmont Park, Section 4-A the following two (2) courses and distances: 1) S 58°24'33" W 345.89 feet to an existing iron rod; 2) S 08°53'52" W 793.06 feet to a new nail in the center of Sespy Hollow Road (50' right-of-way) being the northeastern corner of the Alson L. Goode Jr. property as described in Deed Book 5902, Page 256, thence with the northerly line of the Alson L. Goode Jr. property N 50°52'56" W 423.50 feet to an existing iron rod on the easterly margin of West Tyvola Road (variable public right-of-way), thence with the easterly margin of West Tyvola Road and continuing with the southerly margin of aforementioned N.C. Highway 49 (South Tryon Street) the following thirteen (13) courses and distances: 1) N 06°41'34" W 56.86 feet to a new iron rod; 2) N 83°05'39" E 11.00 feet to an existing concrete monument; 3) with the arc of an circular curve to the left having a radius of 2931.29 feet and an arc length of 207.01 feet (chord: N 09°56'26" W 256.93 feet) to an existing concrete monument; 4) N 42°22'09" E 72.80 feet to a new iron rod; 5) N 13°46'29" W 27.11 feet to a new iron rod; 6) S 43°44'44" W 73.72 feet to an existing concrete monument; 7) with the arc of an circular curve to the left having a radius of 2931.34 feet and an arc length of 241.94 feet (chord: N 15°18'19" W 241.87 feet) to a new iron rod; 8) N 18°50'55" E 173.43 feet to a new iron rod; 9) N 58°37'26" E 97.35 feet to an existing concrete monument; 10) S 31°51'42" E 95.30 feet to a new iron rod; 11) N 58°47'44" E 14.71 feet to a new iron rod; 12) N 31°51'42" E 95.00 feet to an existing concrete monument; 13) N 58°02'18" E 409.90 feet to the point of Beginning containing 533,431 square feet or 12.2459 acres as shown on the survey prepared by R.B. Pharr & Associates, P.A. dated April 2, 2007 (Map File IT-236).

LAWYERS TITLE INSURANCE CORPORATION
POLICY NO. 30-91-274180-0
JANUARY 5, 1989
SCHEDULE B EXCEPTIONS
2. EASEMENT TO SOUTHERN PUBLIC UTILITIES COMPANY RECORDED IN DEED BOOK 744, PAGE 618
3. EASEMENTS TO DUKE POWER COMPANY RECORDED IN DEED BOOK 838, PAGE 65 AND BOOK 1029, PAGE 63 ARE GENERAL IN NATURE AND CAN NOT BE PLOTTED HEREON. EASEMENT RECORDED IN DEED BOOK 1884, PAGE 521 DOES NOT AFFECT SUBJECT PROPERTY.
4. EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 1019, PAGE 355 CAN NOT BE SPECIFICALLY LOCATED.
5. RIGHT-OF-WAY TO STATE HIGHWAY COMMISSION FOR A 40' RIGHT-OF-WAY RECORDED IN DEED BOOK 2671, PAGE 163 IS SHOWN HEREON.
6. EASEMENT TO CITY OF CHARLOTTE RECORDED IN DEED BOOK 3731, PAGE 638 DOES NOT AFFECT SUBJECT PROPERTY.
7. 700' RIGHT-OF-WAY TO DUKE POWER COMPANY RECORDED IN DEED BOOK 1761, PAGE 529, BOOK 1784, PAGE 45 AND BOOK 1834, PAGE 113 ARE SHOWN HEREON.

LAWYERS TITLE INSURANCE CORPORATION
POLICY NO. 85-01-352479-0
FEBRUARY 24, 1989
SCHEDULE B EXCEPTIONS
2. EASEMENTS TO DUKE POWER COMPANY RECORDED IN DEED BOOK 1884, PAGE 111 AND PAGE 113 DO NOT AFFECT SUBJECT PROPERTY.
3. EASEMENT TO SOUTHERN PUBLIC UTILITIES COMPANY RECORDED IN DEED BOOK 729, PAGE 26
4. EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 1019, PAGE 355 CAN NOT BE SPECIFICALLY LOCATED.
5. PERMANENT SANITARY SEWER EASEMENT RECORDED IN DEED BOOK 5208, PAGE 309 DOES NOT AFFECT SUBJECT PROPERTY. DOWN GUY EASEMENT RECORDED IN DEED BOOK 5208, PAGE 309 IS SHOWN HEREON. TEMPORARY CONSTRUCTION EASEMENTS RECORDED IN DEED BOOK 5208, PAGE 309 AND BOOK 5885, PAGE 87 ARE SHOWN HEREON.

AREA: 533,431 SQ.FT. OR 12.2459 ACRES

REVISIONS		ALTA/ACSM LAND TITLE SURVEY FOR:	
		THE GHAZI COMPANY	
		CHARLOTTE, MECKLENBURG COUNTY, NC	
		DEED REFERENCE: DB 5940 PG 489 & DB 5971 PG 527-544	
		TAX PARCELS: 167-042-46	
		R.B. PHARR & ASSOCIATES, P.A.	
		SURVEYING & MAPPING	
		241 POST OFFICE DR., UNIT A-2	
		NOVAH TRAIL, N.C. 28079 TEL: (704) 821-4029	
CREW:	DRAWN:	REVISED:	SCALE:
CM	NO		1" = 60'
		DATE:	FILE NO. IT-236
		4/02/07	JOB NO. 70479