



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>MaxSouth Steel Erectors, LLC</u>	NAME: <u>Diego Soto</u>
ADDRESS: <u>3765 Haysville Rd</u>	ADDRESS: <u>987 Wildberry Ct</u>
CITY: <u>Commerce</u>	CITY: <u>Jefferson</u>
STATE: <u>GA</u> ZIP: <u>30529</u>	STATE: <u>GA</u> ZIP: <u>30549</u>
PHONE: <u>678-650-6822</u>	PHONE: <u>678-650-6822</u>
CONTACT PERSON: <u>Yuritz Soto / Gloria Castillo</u> PHONE: <u>678-650-6809 / 706-968-1450</u>	
CONTACT'S E-MAIL: <u>mserectorsllc@gmail.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>5</u> ACREAGE: <u>2.32</u>	
PARCEL NUMBER(S): <u>R5176-243, R5176-177, R5176-074, R5176-172, R5176-075.</u>	
ADDRESS OF PROPERTY: <u>192 Industrial Park Dr. Lawrenceville, GA 30046</u>	
PROPOSED SPECIAL USE: <u>Office/Storage</u>	

MaxSouth Steel Erectors, LLC
SIGNATURE OF APPLICANT DATE

MaxSouth Steel Erectors, LLC
TYPED OR PRINTED NAME

Gloria Castillo 04/30/20
NOTARY PUBLIC DATE
Exp 02-25-24

[Signature]
SIGNATURE OF OWNER

Diego Soto
TYPED OR PRINTED NAME

Gloria Castillo 04/30/20
NOTARY PUBLIC DATE
Exp 02-25-24

SUP2020-00030

Received: 04.30.2020

Planning & Development

To whom it may concern,

This letter is intended to summarize The principal terms of a proposal considered by
MaxSouth Steel Erectors, LLC at
192 Industrial Park dr
Lawrenceville, Ga. 30046.

We would like to add a building to work on our equipment, outside storage and a spacious office.

We would also like to add to the property

- Chain link fence

- Entrance and Exit Gate

- Gravel

- Cypress Trees to add a little more privacy

This property will no be used for material stocking or as a junk yard .

Overall my intentions is to always keep my property clean and maintained .

If you have any questions you can reach me at 678-650-6822 or 678-650-6809.

Thank you,

Diego Soto

Owner's Print Name



Owner's Signature

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Date: 04/30/20

All that tract or parcel of land lying and being in Land Lot 176 of the 5th District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point on the northern right of way of Industrial Park Drive, which point is located 1370 feet northeasterly, as measured along the northern right of way of Industrial Park Drive, from the intersection of the northerly right of way of Industrial Park Drive (80 foot right of way) with the easterly right of way of Georgia State Highway 20 (aka Buford Drive), said point being the POINT OF BEGINNING;

thence North 18 degrees 04 minutes 09 seconds West, 244.40 feet to iron rebar found;
thence North 74 degrees 27 minutes 50 seconds East, 99.50 feet to iron rebar found;
thence South 18 degrees 20 minutes 26 seconds East, 37.06 feet to iron rebar found;
thence North 74 degrees 49 minutes 27 seconds East, 358.00 feet to iron rebar found;
thence South 27 degrees 44 minutes 52 seconds East, 183.02 feet to iron rebar found;
thence South 71 degrees 17 minutes 31 seconds West, 487.22 feet to iron rebar found;
said iron rebar being the POINT OF BEGINNING.

SUP2020-00030
Received: 04.30.2020
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SPECIAL USE PERMIT FOR MAXSOUTH STEEL ERECTORS, LLC DIEGO SOTO

192 INDUSTRIAL PARK DRIVE
LAWRENCEVILLE, GA 30046

INDEX TO DRAWINGS

NO.	DESCRIPTION
10F4	COVER
20F4	EXISTING CONDITIONS
30F4	PROPOSED SITE PLAN
40F4	ESC DETAILS

GIS SITE DATA NOTES:

PARCEL IDENTIFICATION:

Parcel Number: R5176 074, R5176 172, R5176 075, R5176 243 & R5176 177

Land lot(s) 176, 5th Land District, XX Section, GWINNETT County

PROPERTY SIZE AND ZONING:

Approximate Area: 2.32 Ac.

Zoning: LIGHT MANUFACTURING

Setbacks:

- Front 50'
- Side 10'
- Rear 40'

OWNER/ PRIMARY PERMITEE ³

MAXSOUTH STEEL ERECTORS, LLC.

192 INDUSTRIAL PARK DRIVE, LAWRENCEVILLE, GA 30046

24 HOUR CONTACT:

GLORIA CASILLO

404.645.3012

DEVELOPER

MAXSOUTH STEEL ERECTORS, LLC.

192 INDUSTRIAL PARK DRIVE, LAWRENCEVILLE, GA 30046

CONTACT:

DIEGO SOTO

678.650.6822

ENGINEERS

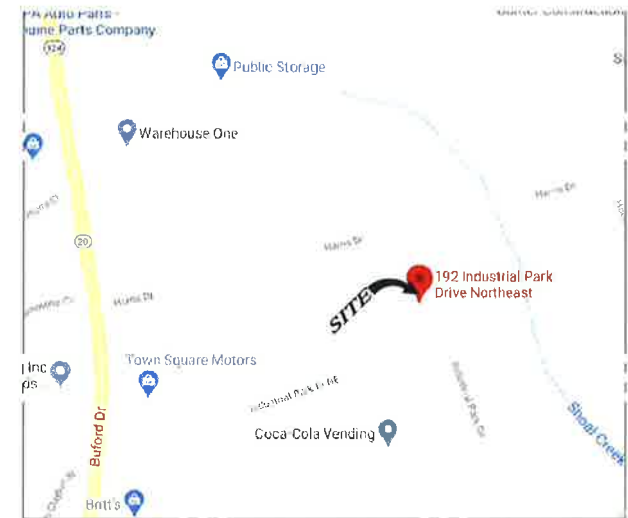
**LAND ENGINEERING &
SURVEYING, INC.**

2040 MEYERS DRIVE, LAWRENCEVILLE, GA 30045

CONTACT:

CORNELIUS ANI

404.396.0192



VINICITY MAP

LAND DISTURBANCE ACTIVITY SEQUENCE

THE FOLLOWING SEQUENCES ARE TO BE IMPLEMENTED IN THE ORDER SHOWN, UNLESS INCLEMENT WEATHER, SITE CONDITIONS, REVISIONS, PRE-CONSTRUCTION CONFERENCE, ETC., DICTATES A DEVIATION FROM THIS SCHEDULE. IF A DEVIATION IS UNDERTAKEN OR ANTICIPATED, THE ENGINEER SHALL BE NOTIFIED AND THE CHANGE OF SEQUENCE SHALL BE RECORDED IN THE DAILY LOG.

PHASE 1 - CLEARING & GRUBBING PLAN:

OBTAIN AND POST COPY OF LAND DISTURBANCE PERMIT ON SITE.

1. INSTALL ALL BMPs (CONSTRUCTION ENTRANCES/EXITS, SILT FENCE, SEDIMENT TRAP, CONCRETE WASH OUT, ETC) AS SHOWN

ON PHASE-I EROSION CONTROL PLAN (ECP).

PHASE 2 - GRADING AND TEMPORARY VEGETATIVE PLAN

1. GRADE SITE TO FINISHED FLOOR ELEVATION. ERECT BUILDING. APPLY TEMPORARY VEGETATION (Ds1/Ds2) IN ACCORDANCE WITH PLANS AND NOTES IN THESE DOCUMENTS FOR EXPOSED AREAS.

2. CONSTRUCT ALL STRUCTURAL BMP'S SHOWN ON THE ALL PHASES OF EROSION AND SEDIMENT CONTROL PLAN

PHASE 3 - STORMWATER MANAGEMENT AND PERMANENT VEGETATIVE PLAN

1. PERMANENTLY VEGETATE DISTURBED AREAS OF CONSTRUCTION.

2. INSTALL AGGREGATE BASE FOR ALL DRIVEWAYS. CLEAN UP AND CLOSE OUT

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST

STAND ALONE CONSTRUCTION PROJECTS

Project Name: Single Family Residential Plan Address: 192 Industrial Park Drive NE
City/County: Gwinnett Date on Plan: 4/7/2020

Name & email of person filling out checklist:

Max

Included

Page

Y/N

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17. Clearly note the statement that "Any deviations from the ESAP Plan which have a significant effect on BMPs within a project component will be notified to the design professional."

18. Clearly note the statement that "Viable materials shall not be discharged to waters of the State as authorized by a Section 404 permit."

19. Clearly note statement that "The erosion and sedimentation plan shall be prepared by the installation of erosion and sedimentation measures and practices as outlined in the plan."

20. Clearly note statement that "Erosion control measures will be implemented at all times. If implementation of the approved Plan does not result in effective erosion control, additional erosion and sedimentation measures shall be implemented to control erosion and sedimentation."

21. Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."

22. Any construction activity which disturbs an impaired stream segment or within 100 feet of the stream shall be in the same water body. Any portion of an impaired stream segment must comply with Part 16.10 of the permit. Include the completed Appendix I listing of the BMPs to be used for those areas adjacent to the impaired stream segment.

23. A TMDL Implementation Plan for sediment has been finalized for the impaired stream segment (identified in Part 22 above) at least 90 days prior to the start of construction. The ESAP Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan.

24. BMPs for concrete washout disposal, concrete cure water, leachate and the use of the washout. Washout of the dump at the construction site is prohibited.

25. Prior to BMPs for the removal of all persons and vehicles.

26. Description of the measures that will be installed during the construction process to control pollution in storm water that will occur after construction operations have been completed.

27. Description of measures to provide cover for building materials and building products on site.

28. Description of the practices that will be used to reduce the volume of storm water discharge.

29. Description of the methods that will be used to control the volume of storm water discharge for the major portions of the site (i.e., road, parking lot, and other areas). BMPs, clearing and grading activities, erosion control, silt fences, and other measures.

30. Prior to completion of construction and before leaving the property, the contractor shall:

31. Provide complete and accurate information of the construction project to the regulatory agency.

32. Prior to completion of construction, the contractor shall provide a copy of the ESAP Plan to the regulatory agency.

33. Description of the methods that will be used to control the volume of storm water discharge for the major portions of the site (i.e., road, parking lot, and other areas). BMPs, clearing and grading activities, erosion control, silt fences, and other measures.

34. Appendix B (required) for TMDL values shall include sampling points where applicable.

35. Describe all existing, proposed, and planned erosion and sedimentation control measures that will be implemented.

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130099, MAP NUMBER # 13135C0074F DATED 09/26/2006

FLOOD STATEMENT

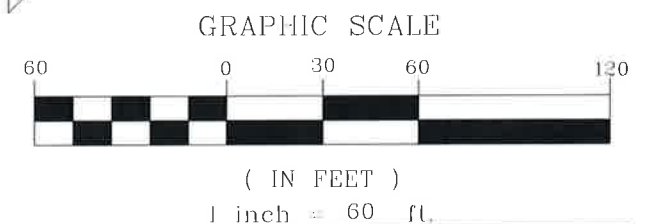
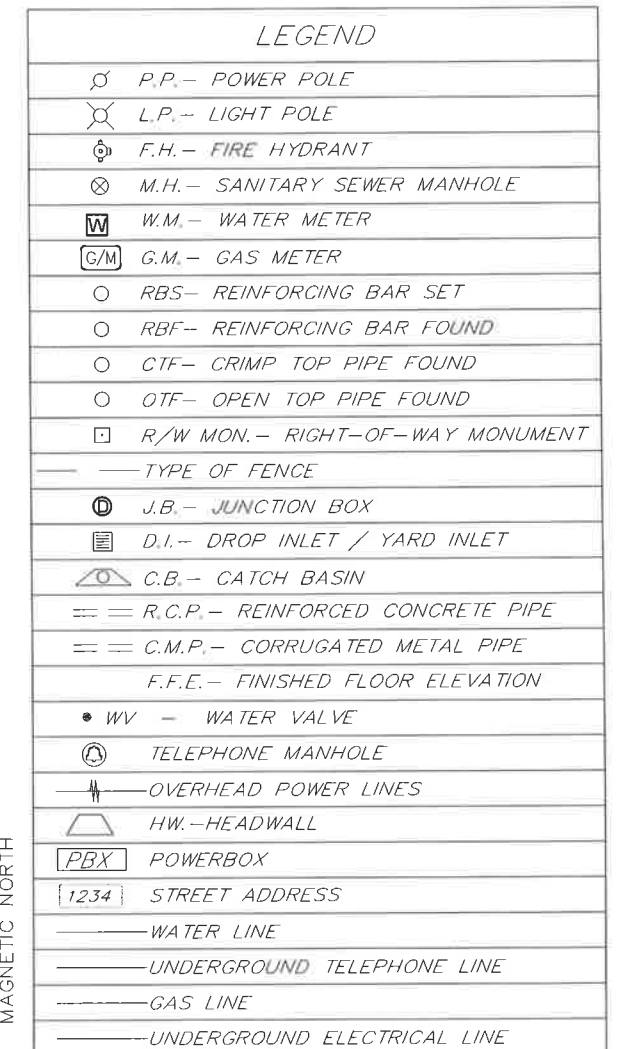


SHEET

NUMBER

10F4

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : $1/10,000+$; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: $1/10,000+$. MATTERS OF TITLE ARE EXCEPTED.



LOCATED IN LAND LOT 176,
5TH DISTRICT, GWINNETT
COUNTY, GA.

N/F
YEREMENKO NATALYA
TAX# R5176 060C
D.B 51596 PG.668

N/F
PAMPHILE FRANK &
PAMPHILE CARLINE
TAX# R5176 060F
D.B 53482 PG.651

N/F
THOMAS S. LAISSAMMA &
THOMAS K. SABU
TAX# R5176 060E
D.B 48265 PG.102

N/F
LANGSTON J. KEVIN &
PATRICIA W.
TAX# R5176 060G
D.B 36359 PG.00033

N/F
LANGSTON J. B. &
LANGSTON W. PATRICIA
TAX# R5176 060H
D.B 53439 PG.884

N/F
MERITT REBECCA LEE
TAX# R5176 063C
D.B 27231 PG.00006

ZONING:
LIGHT MANUFACTURING

TOTAL AREA
2.32 AC.
101,052.20 sq

Ds1
Ds2
Ds3
Du
FOR ALL DISTURBED AREAS

CONSTRUCTION SCHEDULE STARTING JULY 2020				
INITIAL BMPs, PERIMETER CONTROLS & TREE FENCE				
PROPOSED BLDG/UTILITIES				
TEMP. VEGETATION				
PERM. VEGETATION				
REMOVE TEMP. STRUCTURES				
MONTH	1	2	3	

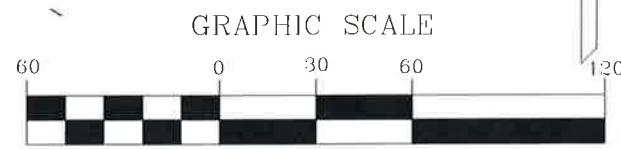
DATES ARE APPROXIMATE AND MAY VARY DUE TO INCLEMENT
WEATHER, SITE CONDITIONS, REVISIONS TO PLAN,
CONTRACTOR SCHEDULE, ETC.



- NOTES:
- TOPOGRAPHY IS BASED ON FIELD RUN SURVEY BY LAND ENGINEERING & SURVEYING, INC. DATED APRIL 18, 2020.
 - CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ. CONTACT THE ENGINEER OF RECORD FOR ANY DISCREPANCIES.
 - BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
 - CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
 - ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.
 - GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL CORNELIUS O. ANI
 - CERT.# 0000009812 EXPIRES: AUGUST 04, 2021

GRADING INFORMATION:

- SITE GRADING IS AS SHOWN.
- TOTAL AREA=2.32 AC
- DISTURBED AREA=0.35 AC
- IMPERVIOUS AREA=0.13 AC
- DRAINAGE BASIN=3.02 AC



LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	TYPE OF FENCE

LAND
ENGINEERING &
SURVEYING, INC.

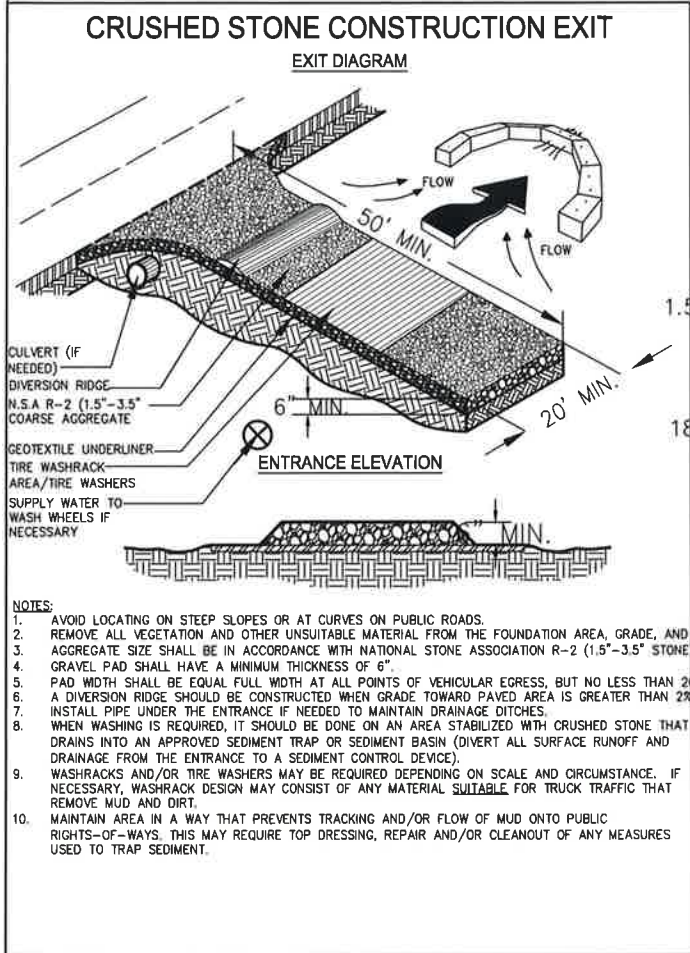
2040 Meyers Drive
Lawrenceville, GA 30045
Tel: 404.396.0192
land_engineering@yahoo.com

SPECIAL USE SITE PLAN FOR
MAXSOUTH STEEL ERECTORS, LLC.
192 INDUSTRIAL PARK DRIVE, LAWRENCEVILLE, GA 300465
LOCATED IN L.L. 176, 5TH DISTRICT, GWINNETT COUNTY, GA.

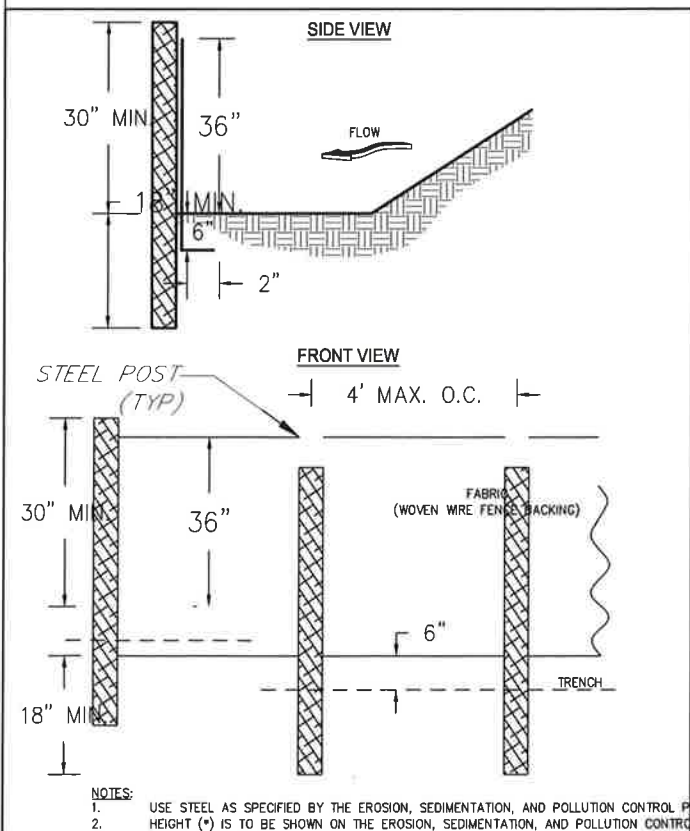
PROJECT I.D.	2020120	DRAWN BY	JMK
SCALE	1"=60'	ISSUE DATE	04/30/2020
RELEASED/ISSUED FOR CONSTRUCTION			

SHEET TITLE
PROPOSED SITE PLAN

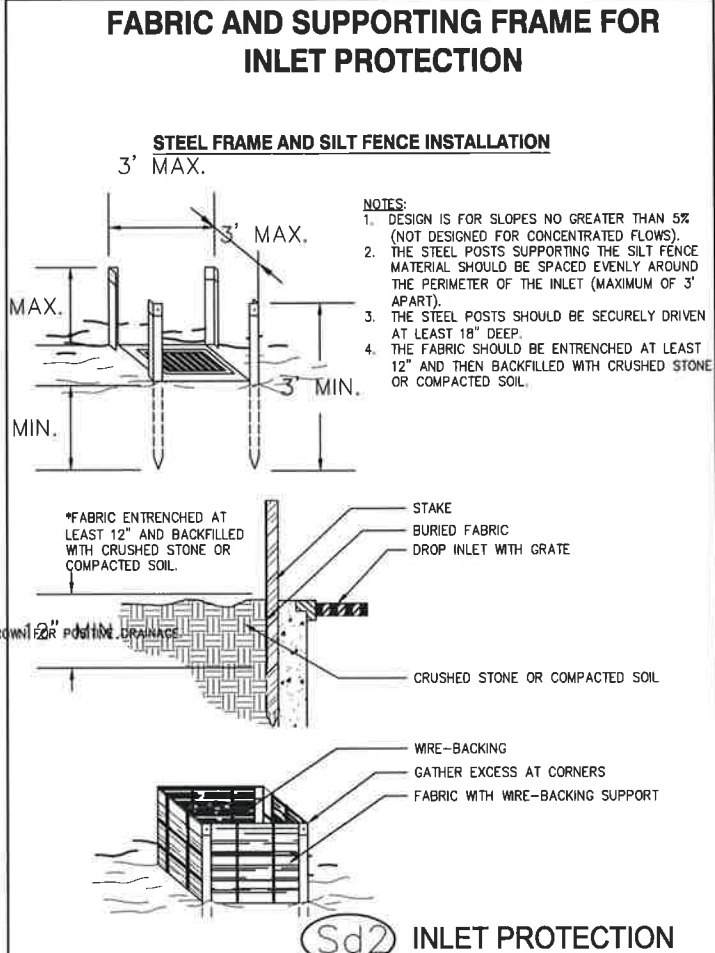
SHEET NUMBER
30F4



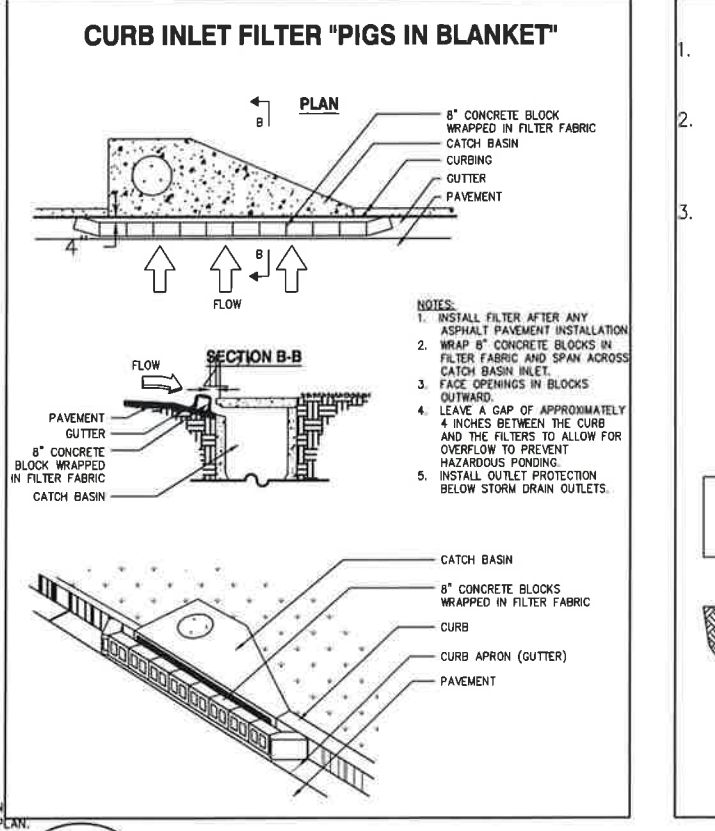
Sd1-S CRUSHED STONE CONSTRUCTION EXIT



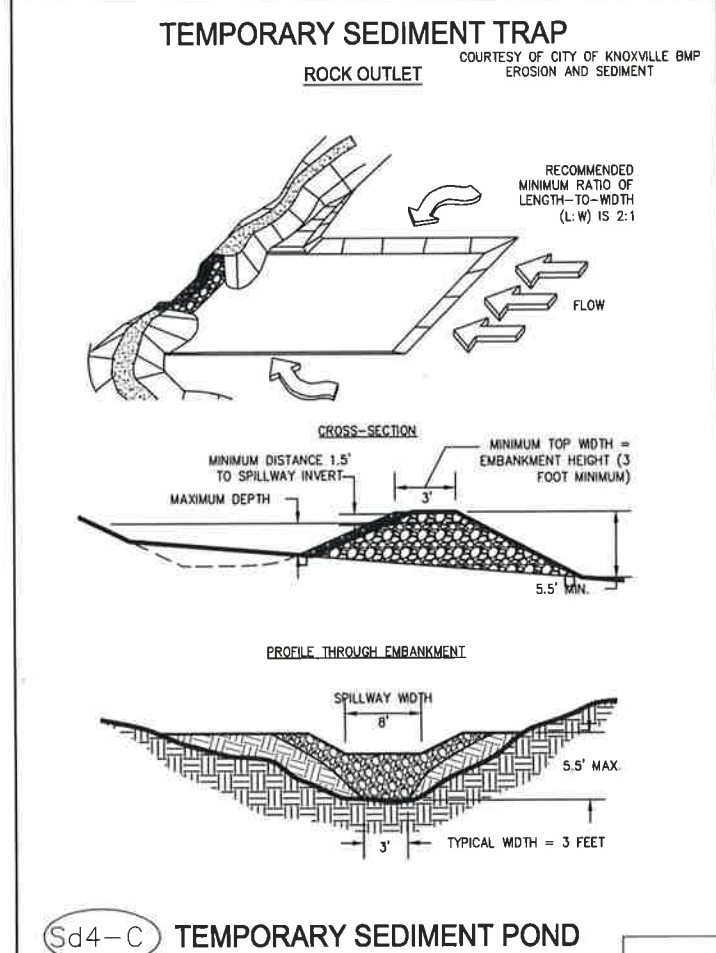
Sd1-S SILT FENCE - TYPE SENSITIVE



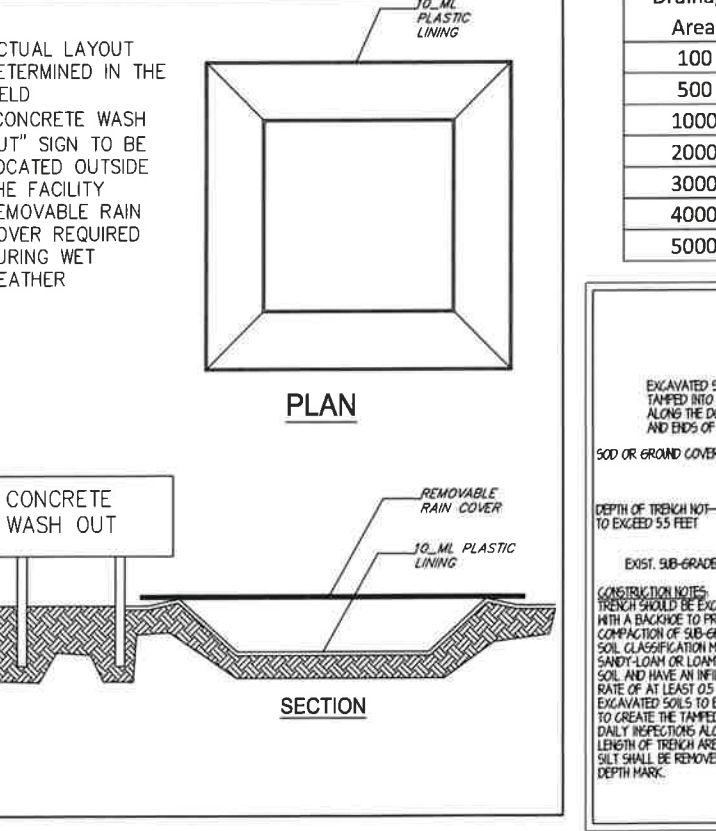
Sd2 INLET PROTECTION



Sd2 CURB INLET PROTECTION

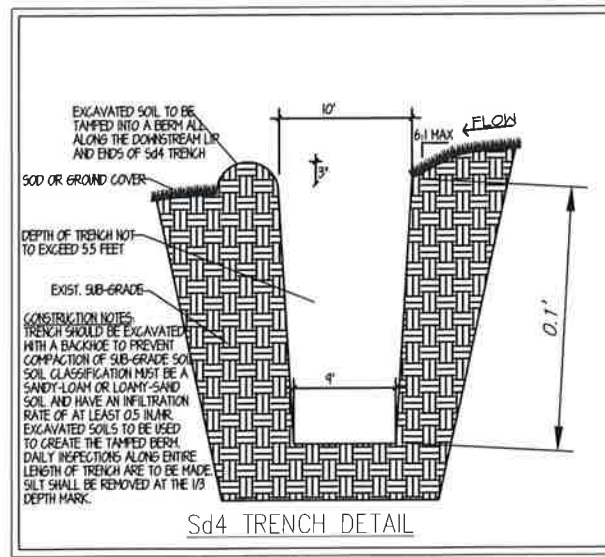


Sd4-C TEMPORARY SEDIMENT POND



CONCRETE WASH OUT

Contributing Drainage Area	Depth of amended Soil (inches)			
	18	24	30	36
100	6.6	5.7	5.1	4.6
500	35	30	25	23
1000	65	60	50	45
2000	135	115	100	90
3000	200	170	150	140
4000	250	230	200	185
5000	330	290	255	230



LAND ENGINEERING & SURVEYING, INC.

2040 Meyers Drive
Lawrenceville, GA 30045
Tel: 404.396.0192
land_engineering@yahoo.com

SPECIAL USE SITE PLAN FOR

MAXSOUTH STEEL ERECTORS, LLC.

192 INDUSTRIAL PARK DRIVE, LAWRENCEVILLE, GA 300465
LOCATED IN L.L. 176, 5TH DISTRICT, GWINNETT COUNTY, GA.

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR CC	04/30/2020

SHEET TITLE

EROSION DETAILS

SHEET NUMBER

40F4



*The City of Lawrenceville
Planning & Development*

**Aerial Map and
Surrounding Area**
File # SUP2020-00030

Applicant:
Gloria Castillo

Legend

-  Subject Property
-  Roads
-  Parcels



0 37.5 75 150 Feet




*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Zoning**
File # SUP2020-00030

Applicant:
Gloria Castillo

Legend

 Subject Property

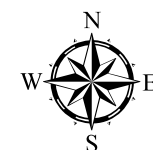
 Roads

 Parcels

ZONING

 LM Light Manufacturing

 RS150 Single-Family Residence



0 37.5 75 150 Feet