SPECIAL USE PERMIT APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*			
NAME: WF Sugar Hill, U.C. ADDRESS: 3721 Roswell ad.	NAME: Jennifer South ADDRESS: 4445 Bennett Rel.			
CITY: Atlanta, G.A	CITY: Butard			
STATE: <u>CA</u> ZIP: <u>30347</u>	STATE: <u>64</u> ZIP: <u>30,579</u>			
PHONE: 770-910-3936	PHONE:			
CONTACT PERSON: Traves Smith_ PHONE: 770-910-5936				
CONTACT'S E-MAIL: CWALLE & gmail. com				

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:		
OWNER'S AGENT OPROPERTY OWNER CONTRACT PURCHASER		
EXISTING/PROPOSED ZONING: <u>C2</u> BUILDING/LEASED SQUARE FEET: <u>4000</u> <u>80</u> PARCEL NUMBER(S): <u>67339 085</u> ACREAGE: <u>49</u>		
ADDRESS OF PROPERTY: 5922 Cumminy Hay Sugar Hill, GA		
SPECIAL USE REQUESTED: EXPRESS CAR WASH		

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

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SPECIAL USE PERMIT APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*			
NAME: WF Sugar Hill, UC ADDRESS: 3721 Louis U. Rd.	NAME: Jenifer Antrobus			
ADDRESS: 3721 Lowell Ad.	ADDRESS: 332-49 Liver Id.			
CITY: Aflanta	CITY: Orange Beach			
STATE: GA ZIP: 3047	STATE: ALZIP: 34561			
PHONE: 770-9W-3936	PHONE:			
CONTACT PERSON: TRANS Smith PHONE: 770-910-3936				
CONTACT'S E-MAIL: CWALLE Egnail Com				

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:				
OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER				
EXISTING/PROPOSED ZONING				
PARCEL NUMBER(S): 17355-089ACREAGE:, 49				
ADDRESS OF PROPERTY: 5922 CUMMY Huy				
SPECIAL USE REQUESTED: CAR WASH				

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED RECEIVED BY

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LEGAL DESCRIPTIONS

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING LOCATED IN LAND LOT 151 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF SUWANEE DAM ROAD (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY), THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 NORTH 01 DEGREES 21 MINUTES 34 SECONDS WEST A DISTANCE OF 81.59 FEET TO A 5/8-INCH CAPPED REBAR SET, SAID REBAR BEING THE TRUE POINT OF BEGINNING. 21,493 SQUARE FEET)

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 NORTH 86 DEGREES 53 MINUTES 10 SECONDS WEST A DISTANCE OF 270.33 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE NORTH 51 DEGREES 58 MINUTES 01 SECONDS EAST A DISTANCE OF 215.75 FEET TO A CONCRETE MONUMENT FOUND ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 THE FOLLOWING COURSES AND DISTANCES: NORTH 54 DEGREES 35 MINUTES 09 SECONDS EAST A DISTANCE OF 14.50 FEET TO A CONCRETE MONUMENT FOUND; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 4926.01 FEET. WITH AN ARC DISTANCE OF 159.99 FEET. WITH A CHORD BEARING OF SOUTH 33 DEGREES 14 MINUTES 31 SECONDS EAST AND A CHORD LENGTH OF 159.99 FEET TO A CONCRETE MONUMENT FOUND: SOUTH 01 DEGREES 13 MINUTES 15 SECONDS EAST A DISTANCE OF 22.22 FEET TO A CONCRETE MONUMENT FOUND: SAID CONCRETE MONUMENT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 0.493 ACRES (21,493 SQUARE FEET).

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING LOCATED IN LAND LOT 151 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

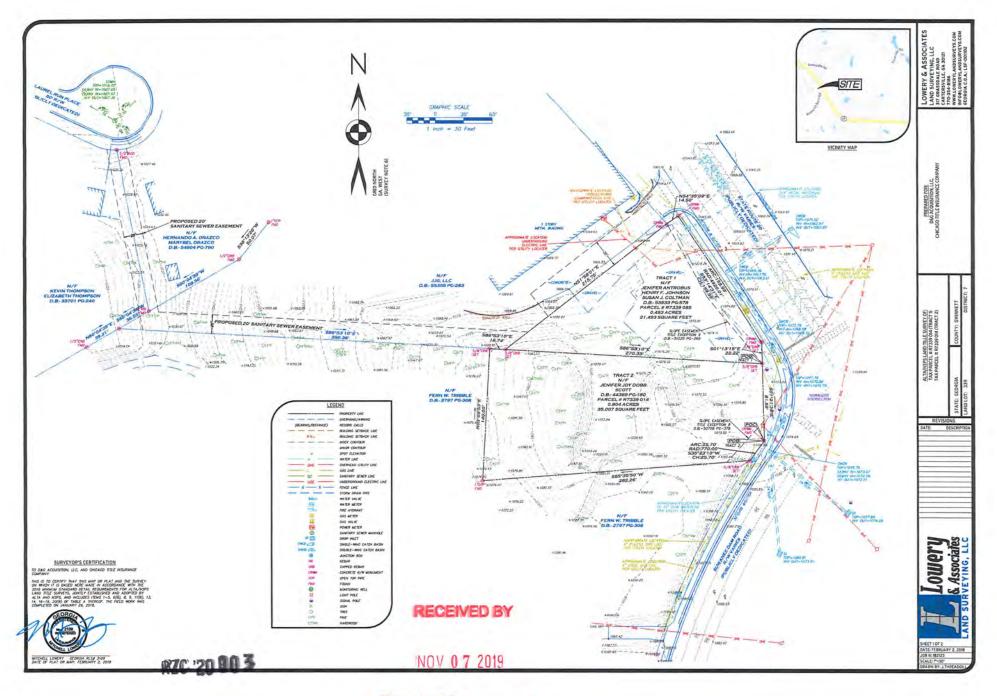
COMMENCING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF SUWANEE DAM ROAD (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY), SAID CONCRETE MONUMENT BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 AND ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SUWANEE DAM ROAD WITH A CURVE TO THE LEFT. SAID CURVE HAVING A RADIUS OF 770.00 FEET, WITH AN ARC DISTANCE OF 25.70 FEET. WITH A CHORD BEARING OF SOUTH 35 DEGREES 23 MINUTES 10 SECONDS WEST AND A CHORD LENGTH OF 25.70 FEET TO A 5/8-INCH CAPPED REBAR SET: THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF SUWANEE DAM ROAD SOUTH 85 DEGREES 35 MINUTES 50 SECONDS WEST A DISTANCE OF 282.26 FEET TO A 1-INCH OPEN TOP PIPE: THENCE NORTH 03 DEGREES 09 MINUTES 53 SECONDS EAST A DISTANCE OF 140.00 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE SOUTH 86 DEGREES 53 MINUTES 10 SECONDS EAST A DISTANCE OF 16.74 FEET TO A 5/8-INCH CAPPED REBAR SET: THENCE SOUTH 86 DEGREES 53 MINUTES 10 SECONDS EAST A DISTANCE OF 270.33 FEET TO A 5/8-INCH CAPPED REBAR SET ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20: THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 SOUTH 01 DEGREES 21 MINUTES 34 SECONDS EAST A DISTANCE OF 81.59 FEET TO A CONCRETE MONUMENT FOUND; SAID CONCRETE MONUMENT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 0.804 ACRES (35,007 SQUARE FEET).

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TITLE EXCEPTIONS

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SURVEY NOTES

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7) UTLITES SHOWN PER MARCINES PLACED BY UTLITY-MARKING LLC. UTLITES ONDER THAN THOSE SHOWN HEARTON WAY EXIST LORERY & ASSOCIATES MARKES NO COMMUNICAS TO THE COSTEMIZ OR NON-LESSIENCE OF SAM UTURES

BY NO OBSERVED EVIDENCE OF CENETERES, ORAVESITES, AND/OR BURNL OFDUNDS AT THE OF SUMMER. 2) PROPERTY SHOWN HERCON LES WITHIN THE RECORD DESCRIPTION AS STATED IN CENERAL MARKANTY DEED RECORDED IN DEED BOOK SASJAL PACE 578 (PRACH 1) 4, DEED BOOK 44388, PAGE 180 (IRACT 2), CHNINETT COUNTY RECORDS

(0) DAS DESCRIPTS THE SAME PROPERTY AS DESCRIPTED IN OVERAGE INT.E ASSUMANCE COMPANY COMPANIENT NO. 2023.37-0 AND COMMITMENT NO. 2023.30-0 DATED JANUARY 2, 2018, AT 5100PK.

11/ NO DIDROADIMENTS OTHER THAN THOSE SHOWN HEREON MERE DISERVAME AT THE OF SURVEY.

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SURVEY REFERENCES

I) SURVEY FOR NU & MED F. HODO METANED BY JANES A JANKS DATES 5-2-33 RECORDED IN PLAT BOOK 2, PAGE 144, GHINETT COUNTY HECOMOS

2) THIN CHEEKS - GWIT THO METALARD BY MARS, JAKES ASSOCIATES ONTO TREMARY & 1995 RECORDS IN PLAT BOOK 65, PAGE 11, GRANETT CONNTY-RECORDS

3) SURVEY FOR OLINA HOLCOUR INSTRUCTO BY CONDON'S ASSOCIATES P.C. DATES IN-2-12 RECORDS IN PEAT BOOK 128, PAGE 221, GHINNETT COUNTY-MECORDS

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UTILITY CONTACTS ATAT REFCOMMENCABONS AVIALD HTMLS 770-784-3872

CHARTE COUNTY FURIE WATER & STATE WORLD'S DEATON \$72-375-6208

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PREPARED FOR: DSG ACOUSTITON LLC. CHICACO TITLE INSURANCE CO





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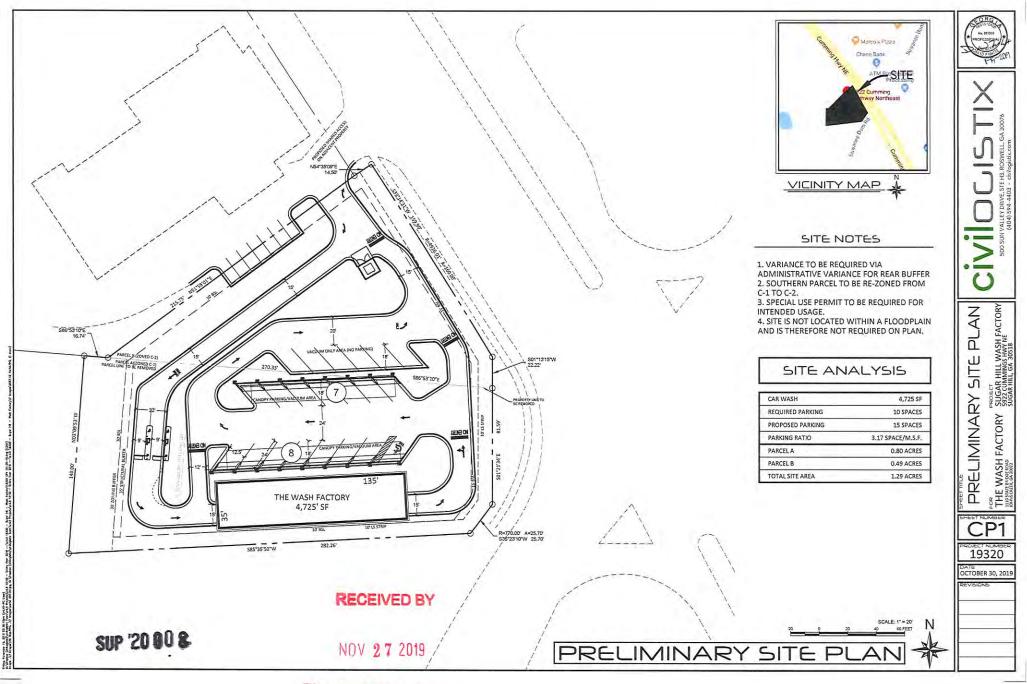
SURVEYOR'S CERTIFICATION TO DEG ACOURTRON, LLC. AND CHICAGO TITLE INSLIMANCE COMPANY

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BELL LO UNTOHELL LOWERY CEORDA RESY JION DATE OF PLAT OR WAP, FEDRUARY 2, 2018

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SPECIAL USE PERMIT APPLICANT'S RESPONSE STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

(A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

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- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY: 0
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED: The parents currently have limited economic use due to Site and Topo issues with each site.
- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

triven the topocraphy, shape, and size of each porcel is it problements to develop these sites. The car wash buildry layout lends itself to the site challenges this malery it a great fit / ascented by preperty.

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David White 500 Sun Valley Dr, Ste H3 Roswell, GA 30076 (404) 594-4403

November 6, 2019

Gwinnett County Planning and Development Gwinnett County 446 W. Crogan Street, Ste 250 Lawrenceville, GA 30046

Re: Rezoning/Special Use Permit – Letter of Intent

To whom it may concern:

This application for Special I Use Permit and Rezoning is being submitted to request permission for the development and operations of a high-end 4,7250 square-foot car wash facility. Please reference the attached site plan for the configuration covering two parcels. The northern parcel, #R7339 085 - 0.493 Ac, is zoned C2 and the southern parcel, #R7339 014 - 0.804 Ac, is zoned C1. The southern parcel requires a rezoning to C2 to accommodate the car wash and both parcels require a special use permit. The proposed building height is 25', the hours of operation will be 8am to 8pm, and there are five estimated employees. The parcel also requires a variance to reduce the 75' zoning buffer to 37.5'. My understanding is that this variance may be possible through an administrative process.

Should you have any questions, please do not hesitate to contact me.

Best regards,

DawWht

David White, PE david@civilogistix.com (404) 594-4403

cc: file

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Planning&Development

500 Sun Valley Dr, Ste H3, Roswell, GA 30076 - (404) 594-4403 - civilogistix.com

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Signature of Applicant

Calla . M

Type or Print Name and Title

Signature of Notary Public

31 Date

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Todd E Ash NOTARY PUBLIC Cobb County, GEORGIA My Commission Expires 10/27/2022

Notary Seal

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Date

Sile Member

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Signature of Property Owner

6-13-19

Date

Corv Scott Scott (Jore.

Type or Print Name and Title

Notary Public Signature of

<u>p-13-2(</u> Date

5

Notary Seal

Amy M Moody NOTARY PUBLIC HALL COUNTY, GA My Commission Expires June 6, 2020

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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Signature of Property Owner

-19

Date

Brandon Scott

Type or Print Name and Title

2

Signature of Notary Public

Amy M Moody NOTARY PUBLIC HALL COUNTY, GA My Commission Expires June 6, 2020 Date

5

Notary Seal

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NOV 07 2019

SUP '20 00 8

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Signature of Property Owner

Susan J. Coltman, Owner

Type or Print Name and Title

Signature of Notary Public Date Elicabeth Dawson Hubble My Commission expires 2/4/2003

5

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NOV 07 2354

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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phus

Signature of Property Owner

5-22-19

Date

Planning&Development.

Jennifer Antrobus, Owner

Type or Print Name and Title

5120 RECEIVED BY NOV 07 2019 SUP '20 00 8 5

SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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Signature of Property Owner

Date

Henry F. Johnson, Owner

Type or Print Name and Title

Signature of Notary Public

SUP '20 00 8

5

Date



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CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

DATE

DATE

SIGNATURE OF APPLICANT

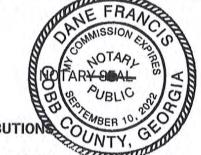
Member

TYPE OR PRINT

TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE

SIGNATURE OF NOTARY PUBLIC



ND TITLE

DISCLOSURE OF CAMPAIGN CONTRIBUTION

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES

YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL	CONTRIBUTIONS	DATE CONTRIBUTION
POSITION OF	(List all which aggregate to	WAS MADE
GOVERNMENT OFFICIAL	\$250 or More)	(Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

7

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Date

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER:	内热.	151 -	R7339 014 R7339 085
(Map Reference Number)	District	Land Lot	Parcel

Signature of Applicant

Sile Munber

Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

10 M NAME TITLE DATE RECEIVED BY 8 SUP '20 00 8 NOV 07 2019