Georgia Public Service Commission

Request for Transfer of Retail Electric Service

Pursuant to Section 9(C)(2) of the Georgia Territorial Electric Service Act [Acts 1973, page 200; O.C.G.A. §46-3-8(c)(2)], the undersigned hereby files this joint (3-party) application for transfer of retail electric service. Commission approval of this request affects only the subject premise; no territorial assignments or unassignments are to change.

This application is not complete without: 1) a clear description of the premise(s) location (city/county map(s), plat(s), landmark location, etc.), *and* 2) a copy of the applicable territorial map "B" indicating the location of premise(s).

Consumer and/or Owner Address	Consumer: Oakwood Phase III Owner, LLC Premise Owner: Same Owner's mailing address: 1776 Peachtree St NW, Suite 250 City: Atlanta State: GA Zip: 30309

==========

Location of Premises to be Transferred	Address: 4050 Pauline Dr City: Oakwood COUNTY: Hall Zip: 30542

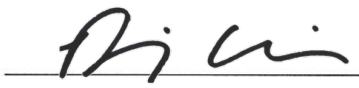
Reason or cause for request: To avoid duplication of electrical distribution facilities to serve Oakwood Townhomes Lift Station as shown by J Lancaster's site plans.

»» Does this transfer include a transfer of utility assets? ✓ No ☐ Yes If yes, list assets on a separate page. ««

The signatures hereon by the applicants indicate their agreement to this transfer of service.

Supplier *Transferor*

Jackson EMC — Print Transferor / Utility Name

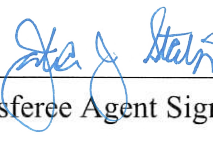
 — Transferor Agent Signature

10/16/2023 — Date

Agent Title and email address: Brittany Caison, VP Marketing, Member Services, Govt Affairs, bcaison@jacksonemc.com

Supplier *Transferee*

Georgia Power Company — Print Transferee / Utility Name

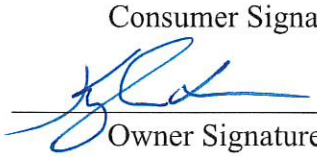
 — Transferee Agent Signature

10/12/2023 — Date

Agent Title and email address: Joshua J. Stallings, GM, Planning & Policy, jjstalli@southernco.com

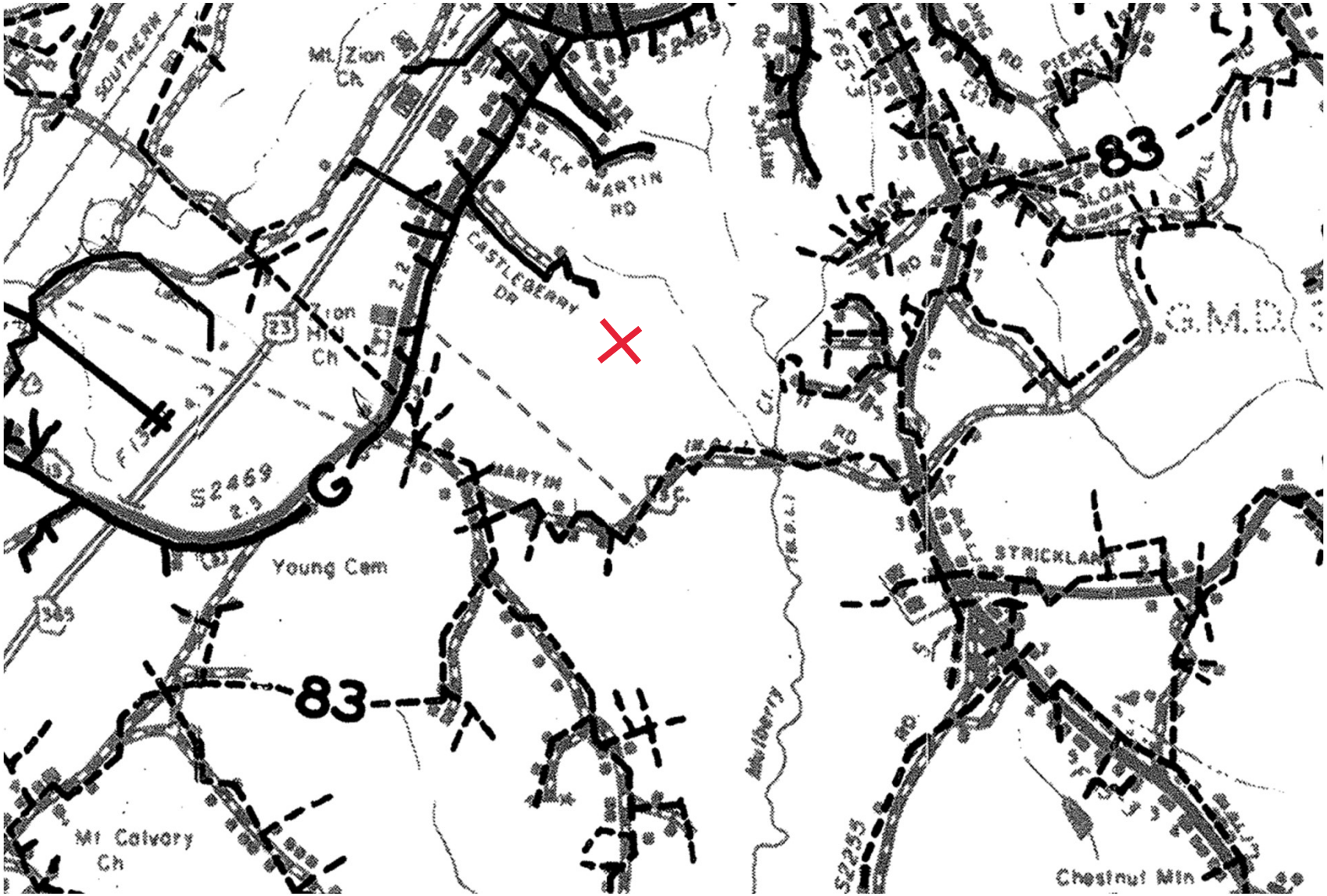
Consumer and/or Owner

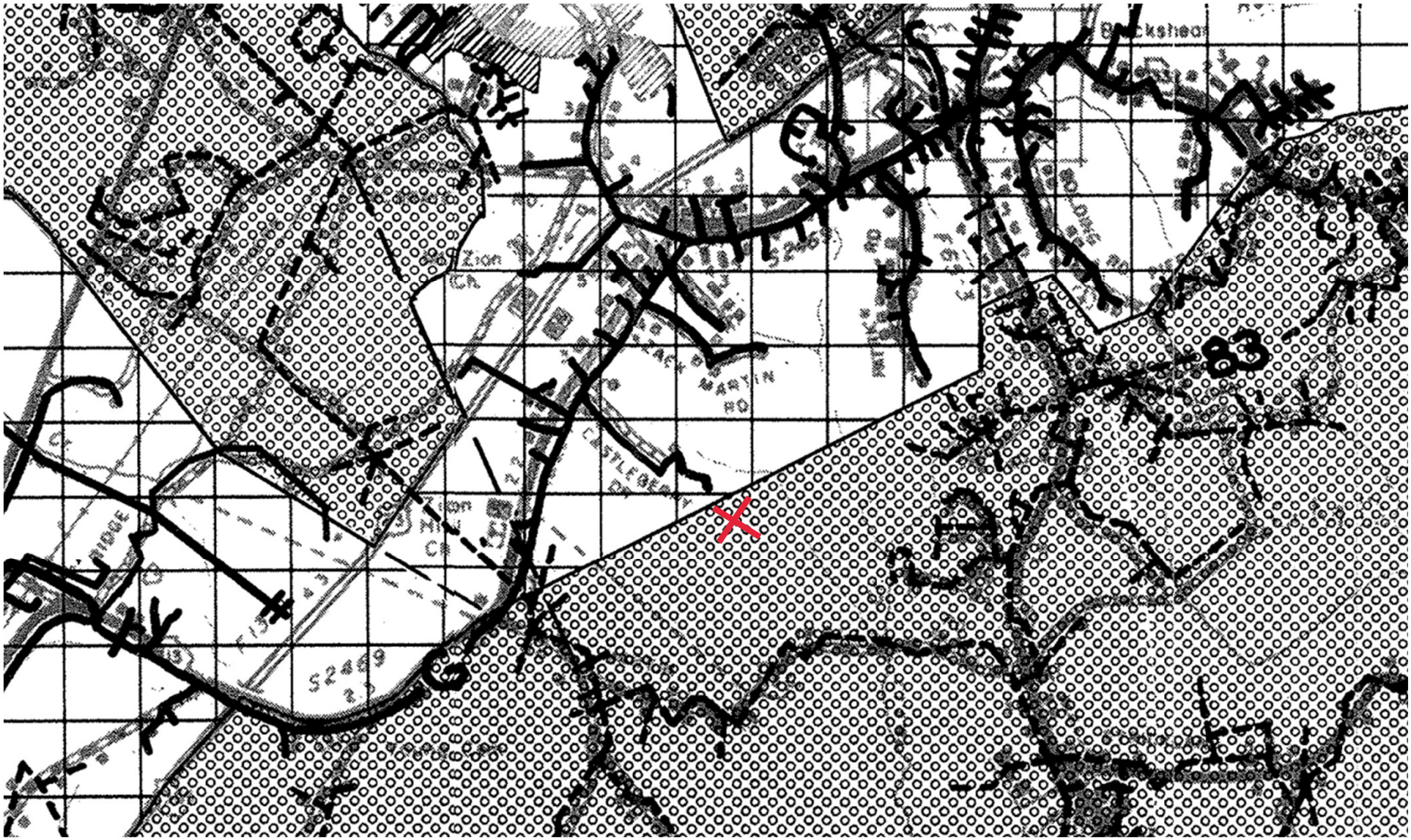
_____ — Consumer Signature — Date

 - Kyle Lesser - Oakwood Phase III Owner, LLC — Owner Signature

10/6/23 — Date

GPSC Form TSI (3/21)


Mt Zion Ch
SOUTHERN
ZACK
MARTIN RD
CASTLEBERRY DR
Zion Hill Ch
S2469
Young Cem
83
Mt Calvary Ch
Mulberry Cr
PIERCE
SLOAN
G.M.D.
L STRICKLAND
S2253
Chestnut Mtn

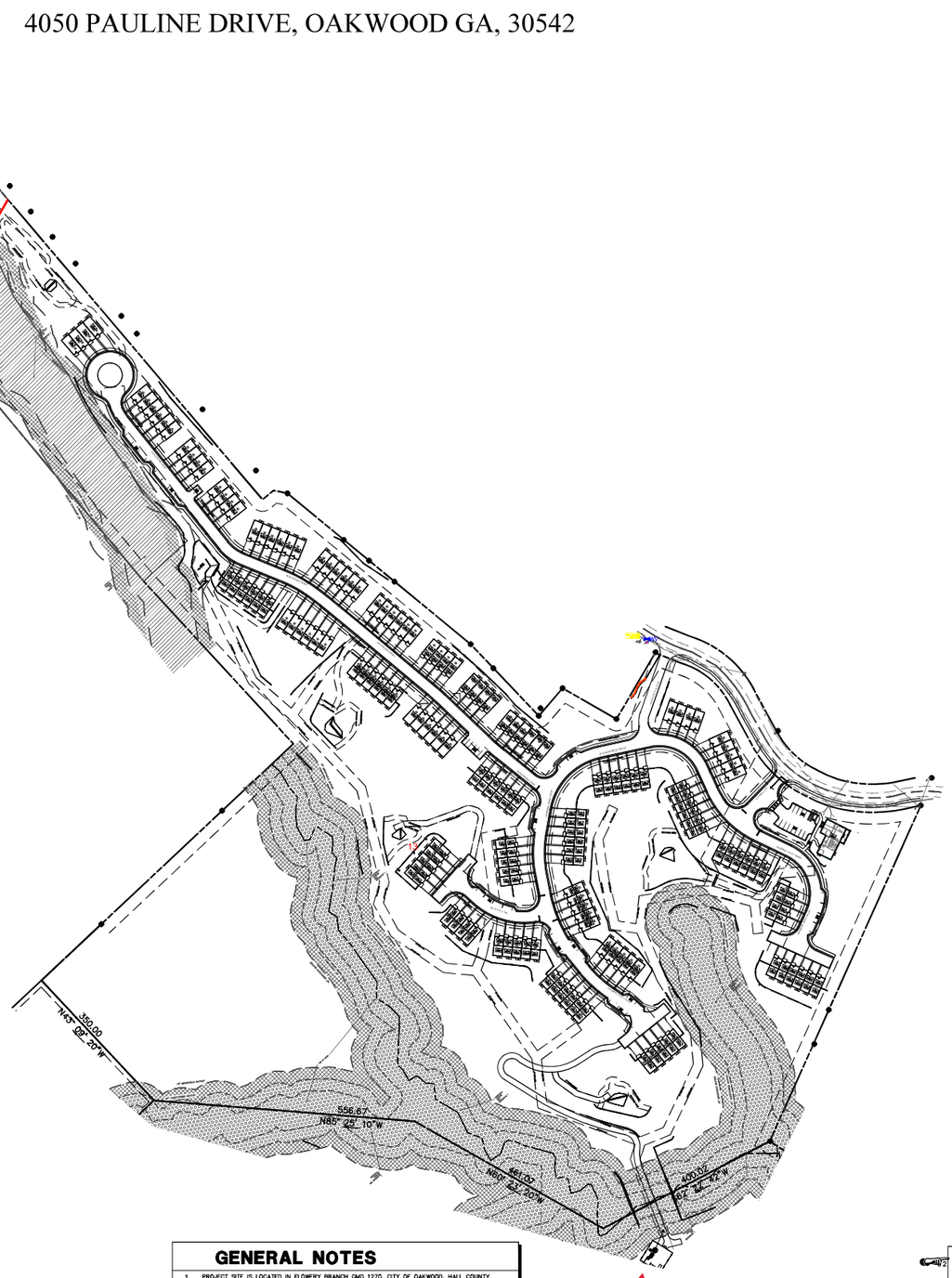

Zion
Ch
83
S2469

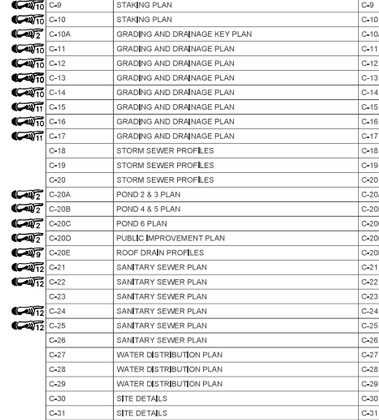
OAKWOOD TOWNHOMES PHASE III

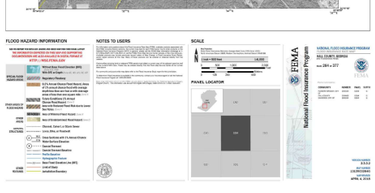
4050 PAULINE DRIVE, OAKWOOD GA, 30542

DRAWING INDEX

Sheet Number	Sheet Title	Sheet Number
C-1	KEY SHEET	C-1
C-2	SITE SURVEY	C-2
C-2A	SITE SURVEY	C-2A
C-2B	SITE SURVEY WITH TOPOGRAPHY	C-2B
C-3	ROAD PLAN	C-3
C-4	ROAD PLAN	C-4
C-5	ROAD PROFILE	C-5
C-6	ROAD PROFILE	C-6
C-6A	ACCESS PLAN	C-6A
C-6B	FALCON PKWY IMPROVEMENT PLAN	C-6B
C-7	STAKING PLAN	C-7
C-8	STAKING PLAN	C-8
C-9	STAKING PLAN	C-9
C-10	STAKING PLAN	C-10
C-10A	GRADING AND DRAINAGE KEY PLAN	C-10A
C-11	GRADING AND DRAINAGE PLAN	C-11
C-12	GRADING AND DRAINAGE PLAN	C-12
C-13	GRADING AND DRAINAGE PLAN	C-13
C-14	GRADING AND DRAINAGE PLAN	C-14
C-15	GRADING AND DRAINAGE PLAN	C-15
C-16	GRADING AND DRAINAGE PLAN	C-16
C-17	GRADING AND DRAINAGE PLAN	C-17
C-18	STORM SEWER PROFILES	C-18
C-19	STORM SEWER PROFILES	C-19
C-20	STORM SEWER PROFILES	C-20
C-20A	POND 2 & 3 PLAN	C-20A
C-20B	POND 4 & 5 PLAN	C-20B
C-20C	POND 6 PLAN	C-20C
C-20D	PUBLIC IMPROVEMENT PLAN	C-20D
C-20E	ROOF DRAIN PROFILES	C-20E
C-21	SANITARY SEWER PLAN	C-21
C-22	SANITARY SEWER PLAN	C-22
C-23	SANITARY SEWER PLAN	C-23
C-24	SANITARY SEWER PLAN	C-24
C-25	SANITARY SEWER PLAN	C-25
C-26	SANITARY SEWER PLAN	C-26
C-27	WATER DISTRIBUTION PLAN	C-27
C-28	WATER DISTRIBUTION PLAN	C-28
C-29	WATER DISTRIBUTION PLAN	C-29
C-30	SITE DETAILS	C-30
C-31	SITE DETAILS	C-31
C-32	SITE DETAILS	C-32
C-33	SITE DETAILS	C-33
C-34	SITE DETAILS	C-34
C-35	SITE DETAILS	C-35
ERO-1	EROSION CONTROL NOTES AND DETAILS	ERO-1
ERO-2	EROSION CONTROL PLAN - PHASE I	ERO-2
ERO-3	EROSION CONTROL PLAN - PHASE I	ERO-3
ERO-4	EROSION CONTROL PLAN - PHASE I	ERO-4
ERO-5	EROSION CONTROL PLAN - PHASE II	ERO-5
ERO-6	EROSION CONTROL PLAN - PHASE II	ERO-6
ERO-7	EROSION CONTROL PLAN - PHASE II	ERO-7
ERO-8	EROSION CONTROL PLAN - PHASE III	ERO-8
ERO-9	EROSION CONTROL PLAN - PHASE III	ERO-9
ERO-10	EROSION CONTROL PLAN - PHASE III	ERO-10
ERO-11	EROSION CONTROL NOTES AND DETAILS	ERO-11
ERO-12	EROSION CONTROL NOTES AND DETAILS	ERO-12
ERO-13	EROSION CONTROL NOTES AND DETAILS	ERO-13
ERO-14	EROSION CONTROL NOTES AND DETAILS	ERO-14
ERO-15	EROSION CONTROL NOTES AND DETAILS	ERO-15
ERO-16	EROSION CONTROL NOTES AND DETAILS	ERO-16
ERO-17	EROSION CONTROL NOTES AND DETAILS	ERO-17
ERO-18	EROSION CONTROL NOTES AND DETAILS	ERO-18
ERO-19	NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PLAN	ERO-19
ERO-20	NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PLAN	ERO-20









LOCATION MAP
N.T.S.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

Joseph L. Lancaster
Level II Certified Design Professional

CERTIFICATION NUMBER 0000014355
ISSUED: 08/04/2021 EXPIRES: 08/04/2024

CONTACTS

1. Owner: TPA Residential.
1776 Peachtree Street, NW.
Atlanta, GA 30309
470-428-0226
Contact: Kyle Lesser

2. Developer: TPA Residential.
1776 Peachtree Street, NW.
Atlanta, GA 30309
470-428-0226
Contact: Kyle Lesser

4. Engineer: J. Lancaster Associates
255 Village Parkway, Suite 630
Marietta, Georgia 30067
770-955-2421
Contact: Joe Lancaster

5. Architect: Niles Bolton Associates
3060 Peachtree Road NW
Suite 600
Atlanta, GA 30305
404-365-7600
Contact: Katherine Uhrin

6. Emergency 24 hr contact: Kyle Lesser 470-428-0226

SITE DATA

EXISTING ZONING	R-4
ATLANTA HIGHWAY CORRIDOR OVERLAY DISTRICT (AHCOD)	
TOTAL AREA	44.6 A.C.
TOTAL TOWNHOMES	163
DENSITY	3.65 D.U. / A.C.
PARKING	538
HANDICAP PARKING (0.02 X 14 = 0.28 HANDICAP SPACES REQUIRED)	1
PARKING RATIO	3 SPACE /UNIT
SETBACKS	
FRONT	25
SIDE	5
REAR	10

TAX PARCEL
15044A002021

FLOOD HAZARD NOTE
SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE PER FEMA FIRM MAP PANEL 13135C0284G DATED APRIL 4, 2018.

OVERLAY DISTRICT
ATLANTA HIGHWAY CORRIDOR

SITE ADDRESS:
4050 PAULINE DR
OAKWOOD, GA 30542

DISTURBED AREA
23.09 AC.

24 HOUR CONTACT
KYLE LESSER
404-314-8241
770-436-3400

GRAPHIC SCALE
120 0 60 120 240 480
(IN FEET)
1 inch = 120 ft.

GENERAL NOTES

1. PROJECT SITE IS LOCATED IN FLOWERY BRANCH GMD 1270, CITY OF OAKWOOD, HALL COUNTY, GEORGIA.
2. EXISTING ZONING: R-4
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY PLANNERS & ENGINEERS COLLABORATIVE, INC., DATED DECEMBER 20, 2018.
4. SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE PER FEMA FIRM MAP PANEL 13135C0284G DATED APRIL 4, 2018.
5. WATER MAIN CONSTRUCTION SHALL CONFORM TO CITY OF GAINESVILLE DEPARTMENT OF WATER RESOURCES STANDARDS. SANITARY SEWER AND LIFT STATION CONSTRUCTION SHALL CONFORM TO CITY OF BRASELTON STANDARDS. MARTIN ROAD ENTRANCE CONSTRUCTION SHALL CONFORM TO HALL COUNTY PUBLIC WORKS & UTILITIES TRAFFIC ENGINEERING DIVISION STANDARDS. ALL OTHER CONSTRUCTION SHALL CONFORM TO CITY OF OAKWOOD STANDARDS.
6. ALL DIMENSIONS ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF FRAMING.
7. A SEPARATE CITY OF OAKWOOD SIGN PERMIT IS REQUIRED FOR ALL SIGNS.
8. NOTIFY CITY OF OAKWOOD HALL COUNTY, CITY OF GAINESVILLE AND CITY OF BRASELTON INSPECTORS (AS APPROPRIATE) 24 HOURS PRIOR TO START OF CONSTRUCTION.
9. CONTACT HALL COUNTY ENGINEERING AT 770-531-6800 24 HOURS (MINIMUM) PRIOR TO REQUIRED INSPECTIONS. HALL COUNTY MUST INSPECT SUBGRADE, BASE, AND BE PRESENT DURING PAVING IN COUNTY ROAD
10. CITY OF OAKWOOD REQUIRES AS-BUILT DETENTION/HYDROLOGY STUDY PRIOR TO ISSUING FINAL CERTIFICATE OF OCCUPANCY.
11. MAXIMUM FILL SLOPE IS 2:1, MAXIMUM CUT SLOPE IS 2:1.
12. ALL TRAFFIC SIGNAGE, STRIPING, AND TEMPORARY TRAFFIC CONTROL SHALL MEET REQUIREMENTS OF THE LATEST EDITION OF M.U.T.C.D.

REVISIONS	BY
REVISED PER K UNIT HOLD	DC, JS
REVISED PER CLIENT COMMENTS	DC, JS
ADD DRIVEWAY SLOPE PER CLIENT COMMENTS	DC, JS
REVISED ROAD PER CLIENT CO	DC, JS

REVISIONS	BY
REVISED PER CLIENT COMMENTS 08-11-22	JS,JY
REVISED PER COUNTY COMMENTS 09-08-22	JS,JY
REVISED PER COUNTY COMMENTS 09-26-22	JL,JY
REVISED PER COUNTY COMMENTS 10-11-22	JS,JY
REVISED EROSION CONTROL PHASE II & II 11-07-22	JS,JY
REVISED PER ENG. COMMENTS 12-13-22	JS, JP
REVISED PER CLIENT COMMENTS 01-10-23	ST,JS
REV. FOR POND 2 12-01-23	JS
REVISED GRADING AND LAYOUT AROUND CLUBHOUSE	JS, JP
REVISED PER CLIENT COMMENTS 04-05-23	DC, JS
REVISED PER CLIENT COMMENTS 04-27-23	DC, JS
REVISED PER CLIENT COMMENTS 04-24-23	DC, JS

THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS WRITTEN PERMISSION

J. Lancaster Associates, inc.
Engineering & Development Consultants
Georgia & Alabama
255 VILLAGE PARKWAY, SUITE 630
MARIETTA, GA 30067
(770) 955-2421
ADMIN@JLANC.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER 12/31/22 JOSEPH L. LANCASTER

TPA RESIDENTIAL
1776 PEACHTREE STREET, NW
ATLANTA, GA 30309
770-436-3400

KEY SHEET

OAKWOOD TOWNHOMES PHASE III
FLOWERY BRANCH GMD 1270, CITY OF OAKWOOD, GA

DRAWN BY	X
CHECKED BY	JL
DATE	03-25-22
SCALE	1" = 120'
JOB NO.	22001
CAD FILE	22001-KEY.dwg
SHEET	C-1

6/23/2023 5:32 PM | J:\Jobs\14-22 PHASE 2\2001\2001-KEY.dwg | KEITH STOLBERG


Warren Rd
Warren Rd
Lift
Sta.