Docusign Envelope ID: DD0724CF-C89B-45DF-9716-E5F3E62A89AF

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 Meadows North

Premise Owner RMH Development

Owner's mailing address 10 Mansell Ct.

City Roswell State GA Zip 30076

Location of Premises to be Transferred

Address 1200 Ozora Rd - Land lot 228, 5th District

21 lots including Amenity Area - Lots 1-8, 72-77, 81-78,127-129

City Loganville COUNTY Gwinnett Zip 30052

Reason or cause for request: To avoid duplication of electrical facilities

»» 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*

Walton EMC — 9/13/24

Print Transferor / Utility Name — Transferor Agent Signature — Date

Agent Title and email address: VP, Eng + Operations tmorris@waltonemc.com

Supplier *Transferee*

Georgia Power Company — 9/26/2024

Print Transferee / Utility Name — nature — Date

Joshua J. Stallings

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

Consumer and/or Owner

Consumer Signature — Date

DocuSigned by: Christopher Williams C2A9BE53E6BA42E... — 9/25/2024 | 9:49 AM PDT

Owner Signature — Date

Land Development Project Manager chrwilliams@amh.com

LINE SYMBOL LEGEND

G	GEORGIA POWER COMPANY
35	WALTON EMC
77	SAWNEE EMC
83	JACKSON EMC
B	BUFORD
L	LAWRENCEVILLE
N	NORCROSS
	UNASSIGNED AREA "B"

SERVICE AREA LEGEND

APPROVED

GEORGIA PUBLIC SERVICE COMMISSION

DOCKET NO. 2835 - U

DATED : SEPTEMBER 2, 1975

LINE DATA APPROVED AS BEING CORRECT AS OF JULY 9, 1975 (DATE)

NAME OF ELECTRIC SUPPLIER	APPROVED BY	TITLE	DATE
GEORGIA POWER CO.	J. C. Hodgson	MGR. TERR. AFFAIRS	6-17-75
WALTON EMC	[illegible]	MANAGER	6-17-75
SAWNEE EMC	[illegible]	MANAGER	6-17-75
JACKSON EMC	[illegible]	MANAGER	6-17-75
BUFORD	[illegible]	CITY MANAGER	7-9-75
LAWRENCEVILLE	[illegible]	MAYOR	7-7-75
NORCROSS	[illegible]	MAYOR	7-8-75

AREA ASSIGNMENTS OR UNASSIGNMENTS APPROVED AS BEING CORRECT

NAME OF ELECTRIC SUPPLIER	APPROVED BY	TITLE	DATE
GEORGIA POWER CO.	J. C. Hodgson	MGR. TERR. AFFAIRS	6-17-75
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JACKSON EMC	[illegible]	MANAGER	6-17-75
BUFORD	[illegible]	CITY MANAGER	7-9-75
LAWRENCEVILLE	[illegible]	MAYOR	7-7-75
NORCROSS	[illegible]	MAYOR	7-8-75

SUPPLIER RELINQUISH ITS CORRIDOR RIGHTS ON ITS LINE FROM DIAMONDS "A1" TO "A2", "A1" TO "A3", "B1" TO "B2", "C1" TO "C2", "D1" TO "D2", "E1" TO "E2", "E1" TO "E3", "F1" TO "F2", "G1" TO "G2", "H1" TO "H2", "J1" TO "J2", "K1" TO K2", "L1" TO "L2"

INSET NO. 1
SCALE IN FEET
SCALE IN MILES

INSET NO. 2
SCALE IN FEET
SCALE IN MILES

INSET NO. 3
SCALE IN FEET
SCALE IN MILES

NORRIS LAKE
SCALE IN FEET
SCALE IN MILES

LEGEND

BOUNDARIES
STATE
COUNTY
MILITIA DISTRICT ( )
CORPORATE LINE
NATIONAL OR STATE PARK
NATIONAL OR STATE FOREST
NATIONAL OR STATE MONUMENT
AIRPORTS, MILITARY AND NAVAL RES.

RAILROADS
SINGLE OPERATING COMPANY
MORE THAN ONE OPERATING COMPANY
NARROW GAGE RAILROAD
STANDARD GAGE, PRIVATELY OWNED
NARROW GAGE, PRIVATELY OWNED
RAILROAD ON STREET OR ROAD
RAILROAD GRADE CROSSING
UNDERPASS - HIGHWAY BELOW
OVERPASS - HIGHWAY ABOVE
RAILROAD STATION
RAILROAD BRIDGE

NAVIGATION
NAVIGABLE STREAM
HEAD OF NAVIGATION
OPERATED SKIP OR BARGE LINES
WHARF, DOCK, PIER OR LANDING
LIGHTHOUSE
LIGHT, NAUTICAL
FERRY (T TOLL, FF FREE)
CANAL
DAM WITH LOCK

DRAINAGE
INTERMITTENT STREAM
NARROW STREAM
WIDE STREAM OR RIVER
DRAINAGE DITCH
RESERVOIR, WITH DAM
RESERVOIR, LAKE OR POND
SWAMP OR MARSH

STRUCTURES - NARROW STREAM
MINOR STRUCTURES - 6' TO 20' SPAN
HIGHWAY BRIDGE - OVER 20' SPAN
SERIES SHORT SPAN BRIDGES

STRUCTURES - WIDE STREAM (+TOLL)
HIGHWAY BRIDGE, GENERAL
DRAW BRIDGE
SUSPENSION BRIDGE
ARCH
TRUSS (W-WOOD, S-STEEL)
COVERED BRIDGE

MISCELLANEOUS STRUCTURES
DAM
DAM WITH ROAD
LEVEE OR DYKE
LEVEE OR DYKE WITH ROAD
PASS
FORD
CATTLE GUARD
TRAFFIC CIRCLE-INTERSECTION
CURVED LEAF INTERSECTION

ROAD SYSTEM DESIGNATION
UNITED STATES HIGHWAY
STATE HIGHWAY
MILEAGE BETWEEN TOWNS AND IMPORTANT JUNCTIONS

ROAD TYPE
PRIVATE ENTRANCE
PRIVATE ROAD
UNIMPROVED
GRADED AND DRAINED
SOIL SURFACE
METAL SURFACE
BITUMINOUS SURFACE TREATMENT
HIGH TYPE PAVEMENT
CONNECTING STREETS
DIVIDED HIGHWAY

MAP CONTROL
LATITUDE AND LONGITUDE
TRANSVERSE MERCATOR COORDINATES

FEDERAL AID PRIMARY ROUTE AND SECTION NUMBER (ARROW SHORT TERMINAL)
FEDERAL AID SECONDARY ROUTE (ARROW SHORT TERMINAL)

CITY AND VILLAGE CENTERS
STATE CAPITAL
COUNTY SEAT
INCORPORATED CITY (POP. 1000 OR OVER) OR (ELEVATION, FEET ABOVE SEA LEVEL)
DELINEATED AREA
UNINCORPORATED TOWN OR CITY CENTER

CULTURE SYMBOLS
PARK UNIT
DAIRY
DWELLING
GROUP OF DWELLINGS
NURSERY
WAREHOUSE OR LARGE BARN
SCHOOL OR COLLEGE
CEMETERY
CHURCH OR CEM ADJACENT, CHURCH
HOSPITAL
COMMUNITY AUDITORIUM
POST OFFICE
STATE POLICE DISTRICT HEADQUARTERS
CORRECTIONAL INSTITUTION
COUNTY PRISON FARM
RURAL MAIL DELIVERIES
FRUIT OR NUT ORCHARD

BUSINESS AND INDUSTRIAL SYMBOLS
STORE OR SMALL BUSINESS
GROUP OF STORES
BUSINESS AND HOME COMBINED
BUSINESS AND POST OFFICE
BUSINESS AND FILLING STATION
FILLING STATION
TOURIST CAMP
HOTEL
FACTORY OR INDUSTRIAL PLANT
POWER PLANT
SEASONAL - INDUSTRY
SAWMILL - STATIONARY
FRUIT PACKING PLANT
TURPENTINE STILL
RADIO STATION
TANKS
SEWAGE DISPOSAL PLANT
JUNK (MAKE KIND, OR SCRAP METAL
GARAGE, OR RUBBISH DUMP

RECREATIONAL FEATURES
DRIVE-IN THEATRE
GOLF COURSE OR CLUB
SMALL MONUMENT
MISSILE PARK OR AMUSEMENT PARK
MUNICIPAL PARK
FAIR GROUND OR RACE COURSE
FORT
LODGE OR CAMP HOUSE
CAMP GROUND
PICNIC GROUND
PLAY GROUND OR BALL PARK
BATHING BEACH
SCENIC SITE
BIRD SANCTUARY
GAME PRESERVE
FISH HATCHERY
FISHING AREA

MISCELLANEOUS SYMBOLS
PROMINENT ELEVATION (FEET ABOVE SEA LEVEL)
COAST GUARD STATION
LIFE SAVING STATION
FOREST RANGER STATION
OBSERVATION OR LOOKOUT TOWER
BASE OR PUMPING STATION
CULTURAL FEATURE SHOWN OUT OF POSITION
MINE
GRAVEL PIT
QUARRY
SPECIAL DEPOSIT OF ROAD MATERIAL
GATE
UNDERGROUND TELEPHONE CABLE

AIRWAYS
AIR ROUTE
AIRWAY BEACON LIGHT
CODED OR LIGHTED FIELD, COMPLETE FACILITIES
CODED OR LIGHTED FIELD, LIMITED FACILITIES
LANDING AREA OR STRIP
SEAPLANE BASE, MILITARY
SEAPLANE BASE, CIVIL
ARMY, NAVY OR MARINE CORPS FIELD

NOTE
THE MAINTAINED STREET PATTERNS OF BEST HAVEN ARE SHOWN ENTIRELY ON THIS MAP

GENERAL HIGHWAY MAP
GWINNETT COUNTY
GEORGIA

PREPARED BY THE
STATE HIGHWAY DEPARTMENT OF GEORGIA
DIVISION OF HIGHWAY PLANNING
IN COOPERATION WITH
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

SCALE IN MILES

1965

EXHIBIT "B"

TRANSVERSE MERCATOR CONFORMAL PROJECTION

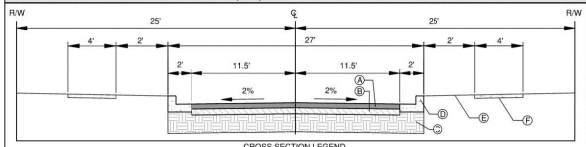
12,500-FOOT GRID COMPUTED FROM "TRANSVERSE MERCATOR PROJECTION TABLES FOR GEORGIA"

REVISIONS	DATE
TRANSMITTED TO BE ADJUSTED	
FROM OFFICIAL INDEX	APR. 1966
FROM OFFICIAL INDEX	JULY 1966
FLOYDS. FRANKLIN TO SECONDARY	
ROAD 1966	
FLOYDS. CONNECTED TO	
SECONDARY ROAD 1966	
BUFORD BYPASS ADDED	DEC. 16, 1966
FROM OFFICIAL INDEX	DEC. 31, 1966
FROM OFFICIAL INDEX	JAN. 1, 1968
FROM OFFICIAL INDEX	JAN. 1, 1969
FROM OFFICIAL INDEX	JAN. 1, 1970
FROM OFFICIAL INDEX	JAN. 1, 1971
FROM OFFICIAL INDEX	JAN. 1, 1972
FROM OFFICIAL INDEX	JAN. 1, 1973
FROM OFFICIAL INDEX	JAN. 1, 1974
CONSTRUCTION STATUS OF FEDERAL AID PROJECTS	APR. 15, 1974
FROM OFFICIAL INDEX	JAN. 1, 1975
U.S. 78 RELOCATED	APR. 30, 1975
U.S. 78 RELOCATED	JUNE 30, 1975

County population, 1960 Census 43,541
County area in square miles 436

UPPER OCMULGEE RIVER SOIL & WATER CONSERVATION DISTRICT embraces this county

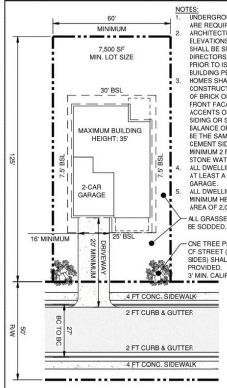
TYPICAL INTERIOR STREET CROSS SECTION (NTS)



CROSS SECTION LEGEND

- (A) - 1 1/2 " TYPE E ASPHALT
- (B) - 6" GRADED AGGREGATE BASE
- (C) - 24" COMPACTED SUBGRADE - COMPACT TO 95% STANDARD PROCTOR DENSITY
- (D) - 24" CONCRETE CURB AND GUTTER
- (E) - LANDSCAPE STRIP
- (F) - 4' CONCRETE SIDEWALK

TYPICAL LOT LAYOUT: 1"= 30'



NOTES:
1. UNDERGROUND UTILITIES ARE REQUIRED.
2. ARCHITECTURAL ELEVATIONS FOR ALL LOTS SHALL BE SUBMITTED FOR DIRECTORS APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
3. HOMES SHALL BE CONSTRUCTED PRIMARILY OF BRICK OR STONE ON FRONT FACADES, WITH ACCENTS OF FIBER CEMENT SIDING OR SHAKE. THE BALANCE OF THE HOME MAY BE THE SAME OR OF FIBER CEMENT SIDING WITH A MINIMUM 2 FOOT BRICK OR STONE WATER TABLE.
4. ALL DWELLINGS SHALL HAVE AT LEAST A DOUBLE CAR GARAGE.
5. ALL DWELLINGS TO HAVE A MINIMUM HEATED FLOOR AREA OF 2,000 SF.
6. ALL GRASSED AREAS TO BE SODDED.
7. ONE TREE PER 50 LF OF STREET (BOTH SIDES) SHALL BE PROVIDED. 3" MIN. CALIPER.

GWINNETT COUNTY NOTE:

EACH BUILDING AND ITS RELATIVE LOCATION TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA STATE AMENDMENTS WITH REGARDS TO HEIGHT AND AREA REQUIREMENTS OF IBC TABLES 504.3, 504.4, & 506.2, AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF IBC TABLES 601 AND 602.

CONTRACTOR TO CONTACT BRITTON LOCKHART AT 678.639.800 / BRITTON.LOCKHART@GWINNETTCOUNTY.COM OR TOM WHITLOCK AT 678.639.8814 / HAROLD.WHITLOCK@GWINNETTCOUNTY.COM PRIOR TO ANY LANE CLOSURES OR OPEN CUTS.

CONTRACTOR SHALL CALL DEVELOPMENT INSPECTIONS TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF ANY CONSTRUCTION 678.518.6000

NOTIFY GWINNETT COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION 678.518.6000

NO CERTIFICATE OF OCCUPANCY W LL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.

NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.

SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.

ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS.

NATURAL VEGETATION SHALL REMAIN ON PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED.

SITE NOTES:

1. CASE NUMBER: RZR2021-00040
2. SUBDIVISION WILL BE CONNECTED TO PUELIC SANITARY SEWER SYSTEM.
3. SUBDIVISION WILL BE CONNECTED TO PUELIC WATER SYSTEM.
4. DETENTION POND SHALL BE FENCED WITH A WOODEN PRIVACY FENCE OR A BLACK VINYL-COATED CHAIN LINK FENCE A MINIMUM OF 6-FEET IN HEIGHT.
5. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
6. A 50-FOOT UNDISTURBED BUFFER AND 75-FOOT IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
7. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
8. SIDEWALK CURB RAMPS SHALL BE REQUIRED AT INTERSECTIONS.
9. SITE IS LOCATED IN AL-5; ALCOVY RIVER 5 WATERSHED.
10. ALL NEW STREETS, WHETHER PUBLIC OR PRIVATE, ARE DESIGNED AND SHALL BE CONSTRUCTED AT LEAST TO THE STANDARDS OF GWINNETT COUNTY DEVELOPMENT REGULATIONS.

PARKING NOTES:

MINIMUM PARKING:	1 SPACE PER 10 HOMES 131 / 10 = 13.1(13 SPACES)
MAXIMUM PARKING:	1 SPACE PER 5 HOMES 131 / 5 = 26.2 (26 SPACES)
PROPOSED PARKING:	17 SPACES

CLUBHOUSE DESCRIPTION:

GROSS SQ. FT:	2558.7 SQ. FT
NUMBER OF STORIES:	1
HEIGHT OF BUILDING:	35'
NON-SPRINKLERED BUILDING OCCUPANCY TYPE:	U

NO FIRE RESISTANCE RATING REQUIRED.

SPEED HUMP NOTE:

SEE SHEET C9.6 FOR SPEED HUMP CONSTRUCTION DETAILS.

ROAD DESIGN INFORMATION:

VERTICAL AND HORIZONTAL ALIGNMENT INFORMATION CAN BE FOUND ON SHEETS C5.7-9.

TREE NOTES:

- STREET TREES SHALL BE CANOPY TREES, 3" IN DIAMETER AT TIME OF PLANTING. TREES SHALL BE PLANTED IN THE RIGHT-OF-WAY, 3' FROM BACK OF CURB AT A QUANTITY OF ONE TREE PER 50 LINEAR FEET OF STREET (BOTH SIDES OF STREET).
- TOPPING TREES IS NOT ALLOWED. TREES REMOVED OR HAVING THEIR TOPS CLT AFTER COMPLIANCE WITH THIS ORDINANCE SHALL BE REPLACED WITH THE EQUIVALENT INCHES OF REMOVED TREES.
- STREET TREES NOT SHOWN ON OVERALL PLAN FOR CLARITY. SEE TYPICAL LOT DETAIL.

SIDEWALK NOTES:

1. IF NO CURB AND GUTTER EXISTS ON EXISTING ROADWAY, THE SIDEWALKS MUST BE FURTHER SETBACK FROM THE EDGE OF PAVEMENT. LOCATION TO BE APPROVED BY DEPARTMENT OF TRANSPORTATION.
2. DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS, "PASSIVE" RECREATION AREA LOTS, AND OPEN SPACE/COMMON AREAS PRIOR TO THE FINAL PLAT APPROVAL.
3. THE LOT BUILDER SHALL INSTALL SIDEWALKS AND INTERSECTION RADIUS CURB RAMPS AT NEW STREET INTERSECTIONS, "EYEBROW" TURNAROUNDS AND CUL-DE-SACS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT.
4. SIDEWALKS SHALL BE LOCATED AT LEAST 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF FIVE FEET (5') IN WIDTH AND 4" THICK WITH A CROSS SLOPE OF (.25" PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI AT 28 DAYS.
5. SIDEWALKS SHALL BE LOCATED 2 FEET FROM BACK OF CURB, BRIDGES EXCEPTED. THE AREA BETWEEN THE CURB AND THE SIDEWALK SHALL CONSIST OF GRASS OR LANDSCAPING. WHERE NO CURB EXISTS OR, IF ROAD IMPROVEMENTS ARE PROPOSED BY THE COUNTY, SIDEWALKS, INCLUDING APPROPRIATE DRAINAGE FACILITIES, SHALL BE CONSTRUCTED IN A LOCATION ACCEPTABLE TO THE DOT.
6. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF THE INTERNAL STREETS (INCLUDING "EYEBROW" TURNAROUNDS AND CUL-DE-SACS). SIDEWALKS SHALL BE AT LEAST 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF FOUR FEET (4') IN WIDTH AND FOUR INCHES (4") THICK WITH A CROSS SLOPE OF 0.25 PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI AT 28 DAYS.
7. SIDEWALKS ON "ACTIVE" RECREATION LOTS SHALL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR SHALL BE INSTALLED BY THE DEVELOPER PRIOR TO RELEASE OF THE SUBDIVISICN MAINTENANCE SURETY, WHICHEVER IS EARLIER.
8. DEVELOPERS SHALL INSTALL SIDEWALKS ON ANY VACANT LOTS REMAINING BETWEEN DEVELOPED LOTS (I.E., DWELLING UNDER CONSTRUCTION OR COMPLETED) PRIOR TO RELEASE OF THE SUBDIVISICN MAINTENANCE SURETY.
9. HOMEBUILDERS SHALL INSTALL SIDEWALKS, AND CURB RAMPS NOT REQUIRED TO BE INSTALLED BY DEVELOPERS, ON BUILDING LOTS PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY.
10. INTERSECTION RADIUS CURB RAMPS SHALL BE PROVIDED AT STREET INTERSECTIONS. STRAIGHT RAMPS MAY BE PROVIDED AT INTERSECTIONS OF CURBED DRIVEWAYS AND AT STREETS WITHOUT SIDEWALKS.

OWNER'S INFORMATION:

AMH DEVELOPMENT, LLC
ATTN: CHAD SWAIM
2410 PACES FERRY ROAD, SUITE 100
ATLANTA, GA 30339
PH: 404-402-5289
EMAIL: CSWAIM@AH4RENT.COM

ARCHITECTURAL NOTE:

1. "ARCHITECTURAL ELEVATIONS FOR ALL LOTS SHALL BE SUBMITTED FOR DIRECTOR'S APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS."
2. THE MINIMUM HEATED FLOOR AREA PER DWELLING SHALL BE 2,000 SQUARE-FEET.
3. A MANDATORY HOMEOWNERS' ASSOCIATION SHALL BE ESTABLISHED AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON AREAS/FACILITIES AND STREET FRONTAGE LANDSCAPING. THE HOOD ROAD FRONTAGE SHALL BE LANDSCAPED BY A DECORATIVE MASONRY ENTRANCE FEATURE. LANDSCAPE PLANS, ENTRANCE FEATURES, AND FENCING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE DIRECTOR OF PLANNING AND DEVELOPMENT. THE HOME OWNER'S ASSOCIATION COVENANTS SHALL INCLUDE THE RENTAL RESTRICTION OF 10-PERCEN" OF ALL UNITS.
4. HOMES SHALL BE CONSTRUCTED PRIMARILY OF BRICK OR STONE ON FRONT FACADES, WITH ACCENTS OF FIBER-CEMENT SIDING OR SHAKE. THE BALANCE OF THE HOME MAY BE THE SAME OR OF FIBER-CEMENT SIDING WITH A MINIMUM 2-FOOT BRICK OR STONE WATER TABLE.
5. ALL DWELLINGS SHALL HAVE AT LEAST A DOUBLE-CAR GARAGE.
6. ALL GRASSED AREAS SHALL BE SODDED.

SEWER NOTE:

ALL PROPOSED SANITARY SEWER WITHIN DEVELOPMENT SHALL BE GRAVITY FLOW SERVED BY GWINNETT COUNTY DWR.

AMENITY AREA NOTE:

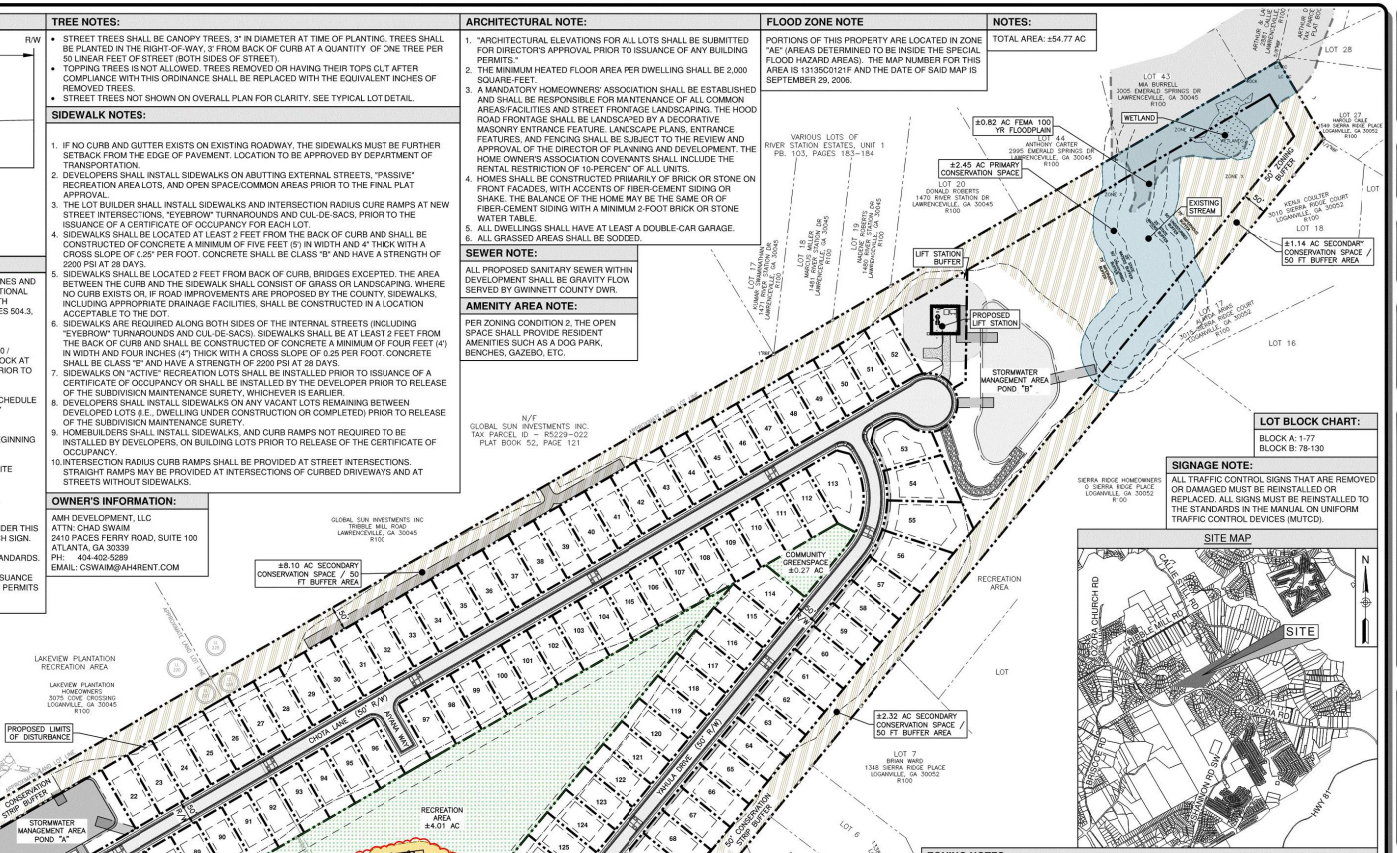
PER ZONING CONDITION 2, THE OPEN SPACE SHALL PROVIDE RESIDENT AMENITIES SUCH AS A DOG PARK, BENCHES, GAZEBO, ETC.

FLOOD ZONE NOTE

PORTIONS OF THIS PROPERTY ARE LOCATED IN ZONE "AE" (AREAS DETERMINED TO BE INSIDE THE SPECIAL FLOOD HAZARD AREAS). THE MAP NUMBER FOR THIS AREA IS 13135C0121F AND THE DATE OF SAID MAP IS SEPTEMBER 29, 2006.

NOTES:

TOTAL AREA: ±54.77 AC



LOT BLOCK CHART:

BLOCK A: 1-77
BLOCK B: 78-130

SIGNAGE NOTE:

ALL TRAFFIC CONTROL SIGNS THAT ARE REMOVED OR DAMAGED MUST BE REINSTALLED OR REPLACED. ALL SIGNS MUST BE REINSTALLED TO THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

SITE MAP

ZONING NOTES:

ZONING REQUIREMENTS (OSC ZONING)	REQUIRED	PROVIDED
MINIMUM LOT SIZE	7500 SF	7500 SF
MAXIMUM NET DENSITY	2.5 DU/ACRE	2.37 DU/ACRE
MINIMUM LOT WIDTH	60 FT	60 FT
TYPICAL LOT DIMENSIONS	N/A	60 FT BY 130 FT
MINIMUM FRONT SETBACK	25 FT	25 FT
MINIMUM SIDE SETBACK	7.5 FT	7.5 FT
MINIMUM REAR SETBACK	30 FT	30 FT
MINIMUM HEATED FLOOR AREA	1400 SF	2000 SF
TOTAL PARCEL AREA		54.77 ACRES
MINIMUM CONSERVATION SPACE (25% OF TOTAL PROJECT AREA)	13.69 ACRES	19.5 ACRES
PRIMARY CONSERVATION SPACE (15% OF TOTAL CONSERVATION SPACE	2.05 ACRES	2.45 ACRES
COMMUNITY GREENSPACE		4.46 ACRES
RECREATION AREA		5.03 ACRES
TOTAL PROPOSED LOTS		130

OPEN SPACE CONSERVATION AREA CALCULATION:

EPN 2022-01840

GROSS SITE AREA: 54.77 AC
REQUIRED CONSERVATION SPACE/COMMON AREA: 13.69 AC (25%)
PROVIDED CONSERVATION SPACE/COMMON AREA: 19.49 (36%)

- PRIMARY CONSERVATION SPACE: 2.45 AC (4.47%)
- SECONDARY CONSERVATION SPACE: 11.56 AC (21.11%)
- COMMON AREA: 5.48 AC (10.0%) (INCLUDES 5.03 AC RECREATION AREA)

LAND DISTURBANCE IN PRIMARY CONSERVATION SPACE: 0.06 AC (0.1%)

- IMPERVIOUS AREA IN PRIMARY SPACE: 0.00 AC

LAND DISTURBANCE IN SECONDARY CONSERVATION SPACE: 1.37 AC (2.5%)

- IMPERVIOUS ARE IN SECONDARY CONSERVATION SPACE: 0.00 AC

LOT HATCH LEGEND:

- PRIMARY CONSERVATION AREAS
- SECONDARY CONSERVATION AREAS
- COMMON AREAS
- RECREATION AREAS

HORIZONTAL SCALE
1" = 120'
120 0 120 240 360

DATA SOURCE NOTE:

"THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM MAXWELL-REDDICK & ASSOCIATES AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK" .

N W E S

GEORGIA REGISTERED No. 32726 PROFESSIONAL ENGINEER THOMAS C. O'BRIEN
GSWCC LEVEL II DESIGN PROFESSIONAL CERT. #0000008740
811 Know what's below. Call before you dig.
MAXWELL-REDDICK AND ASSOCIATES
ENGINEERING & LAND SURVEYING
40 JOE KENNEDY BLVD STATESBORO, GA 30458
(912)489-7112 OFFICE
(912)489-7125 FAX
NORTHWINDS III
2500 NORTHWINDS PKWY, SUITE 360
ALPHARETTA, GA 30009
(404)693-1618 OFFICE
www.maxred.com

NOTE TO CONTRACTOR: IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS AND CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS ARISE DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SURVEYOR IMMEDIATELY PRIOR TO CONSTRUCTING SAID INCONSISTENT ENTITIES. IF THE CONTRACTOR CONSTRUCTS ANY ENTITIES IN CONFLICT WITH THE PLANS IN ERROR, DISCREPANCY OR CONFLICT IN ANY OF THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKES AND FAILS TO NOTIFY THE ENGINEER, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO REMOVE, REPLACE OR REVISE SAID ENTITIES SO AS TO CONFORM TO THE PLANS AND WHICH WOULD HAVE BEEN AVOIDED HAD HE PROMPTLY REPORTED SAID ERRORS, DISCREPANCIES OR CONFLICTS TO THE ENGINEER AS REQUIRED HEREIN ABOVE.
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REVISIONS:
- 09.21.22 - REV. PER GWINNETT CO COMMENTS
- 11.11.22 - REV. PER GWINNETT CO COMMENTS
- 1.17.23 - REV. PER GWINNETT CO COMMENTS
- 2.23.23 - REV. TO GRADING
- 3.23.23 - REV. PER GWINNETT CO COMMENTS - AMENITY AREA
- 02.12.24 - REV. NOTE ADDED TO COVER SHEET

MEADOWS NORTH
LAND LOT 228, 5TH DISTRICT
PIN: 5228 001, 1200 OZORA RD
GWINNETT COUNTY, GA

MASTER SITE PLAN

DESIGNED	DRAWN BY	CHECKED
JCS	THR	CJM

DATE: JULY 30, 2022
JOB NO.: 2022-107
SCALE: AS SHOWN

DRAWING NUMBER
C3.0
SHEET NUMBER 7

V:\Maxwell-Reddick & Associates Jobs\2022\2022-107 Ironman Homes, Inc\Civil\1 - Cross Road\Engineering\Drawings\Drawings\OZORA ROAD - MAIN PLOT DATE: 3/23/2023 10:08 AM