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 DRB Group

Premise Owner Michael Busher

Owner's mailing address 55 Ivan Allen Blvd. Suite 400

City Atlanta State GA Zip 30308

**Location of Premises to be Transferred**

Address Hamilton Lakes Land Lots 197, 198 & 219 5th District
10 Lots total - Lots 1A-3A, 74A-80A

City Lawrenceville COUNTY Gwinnett Zip 30045

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

»» 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 — 9/12/24

Print Transferor / Utility Name — Transferor Agent Signature — Date

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

**Supplier *Transferee***

Georgia Power Company — 10/22/2024

Print Transferee / Utility Name — Transferee Agent Signature — Date

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

**Consumer and/or Owner**

Consumer Signature — 10/24/24 Date

Owner Signature — 10/17/24 Date

GPSC Form TSI (3/21)

| LINE SYMBOL LEGEND | | SERVICE AREA LEGEND |
|---|---|---|
| ——— G ——— | GEORGIA POWER COMPANY | |
| - - - - 35 - - - - | WALTON EMC | |
| - - - - 77 - - - - | SAWNEE EMC | |
| - - - - 83 - - - - | JACKSON EMC | |
| —·— B —·— | BUFORD | |
| —·— L —·— | LAWRENCEVILLE | |
| —·— N —·— | NORCROSS | |
| | UNASSIGNED AREA "B" | |

# APPROVED

GEORGIA PUBLIC SERVICE COMMISSION

DOCKET NO. 2835 - U

DATED: SEPTEMBER 2, 1975

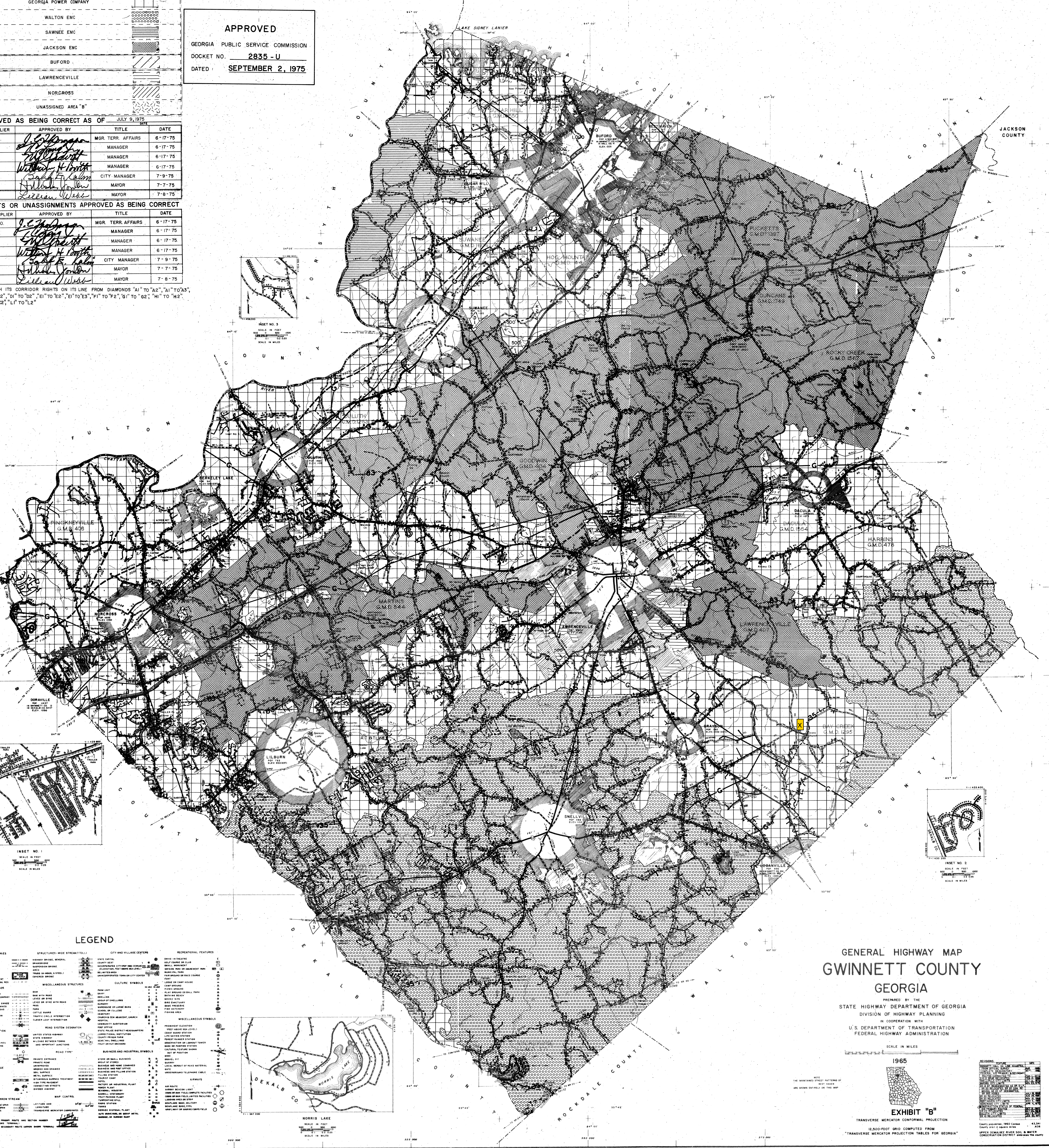
## LINE DATA APPROVED AS BEING CORRECT AS OF JULY 9, 1975 (DATE)

| NAME OF ELECTRIC SUPPLIER | APPROVED BY | TITLE | DATE |
|---|---|---|---|
| GEORGIA POWER CO. | J. C. Thompson | MGR. TERR. AFFAIRS | 6-17-75 |
| WALTON EMC | [signature] | MANAGER | 6-17-75 |
| SAWNEE EMC | M. J. Graves | MANAGER | 6-17-75 |
| JACKSON EMC | William H. Booth | MANAGER | 6-17-75 |
| BUFORD | Bobby E. Kalin | CITY MANAGER | 7-9-75 |
| LAWRENCEVILLE | [signature] | MAYOR | 7-7-75 |
| NORCROSS | Lillian Webb | 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. Thompson | MGR. TERR. AFFAIRS | 6-17-75 |
| WALTON EMC | [signature] | MANAGER | 6-17-75 |
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| JACKSON EMC | William H. Booth | MANAGER | 6-17-75 |
| BUFORD | Bobby E. Kalin | CITY MANAGER | 7-9-75 |
| LAWRENCEVILLE | [signature] | MAYOR | 7-7-75 |
| NORCROSS | Lillian Webb | 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"




# 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

1965

**EXHIBIT "B"**

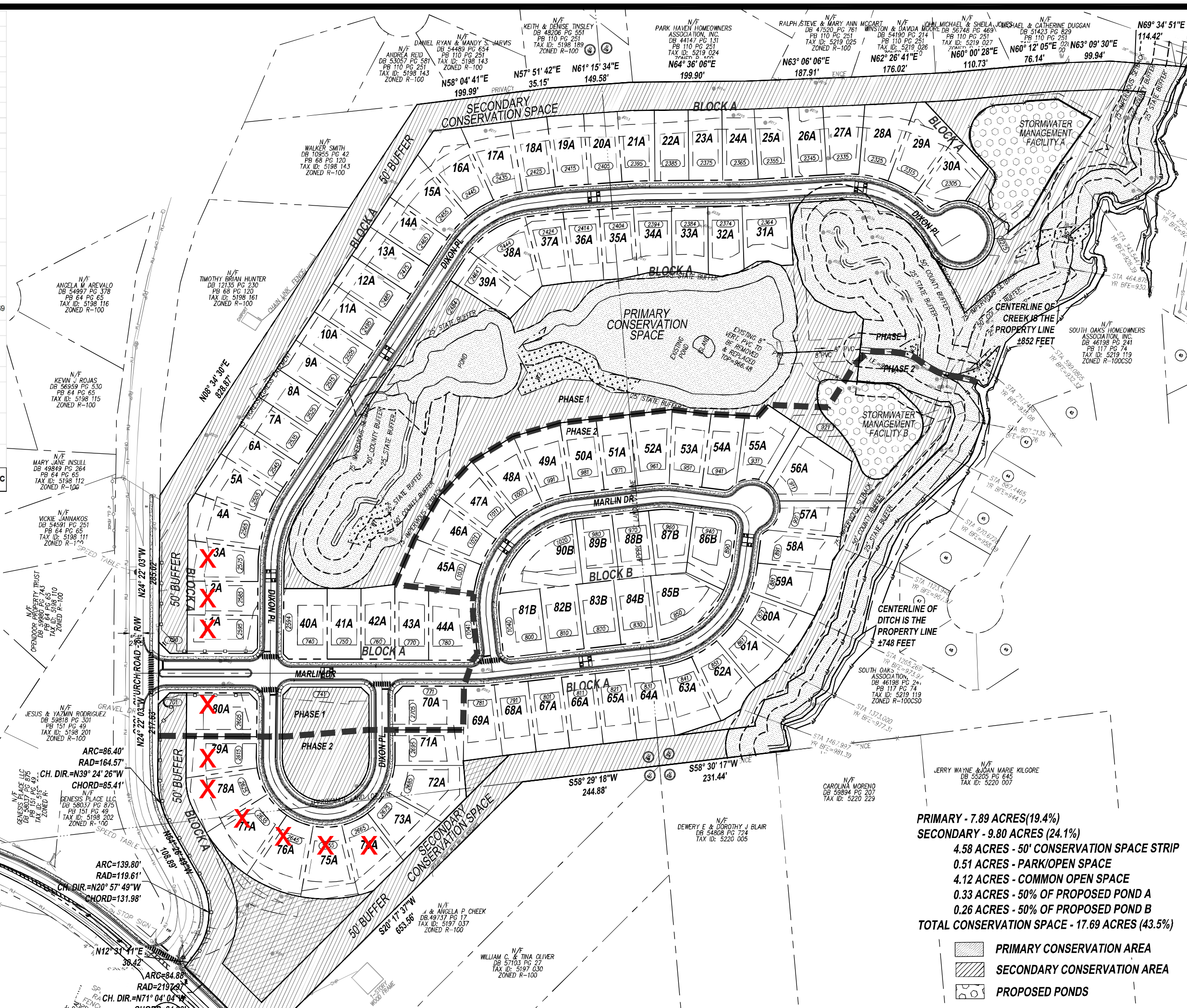
TRANSVERSE MERCATOR CONFORMAL PROJECTION

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

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

UPPER OCMULGEE RIVER SOIL & WATER CONSERVATION DISTRICT embraces the county

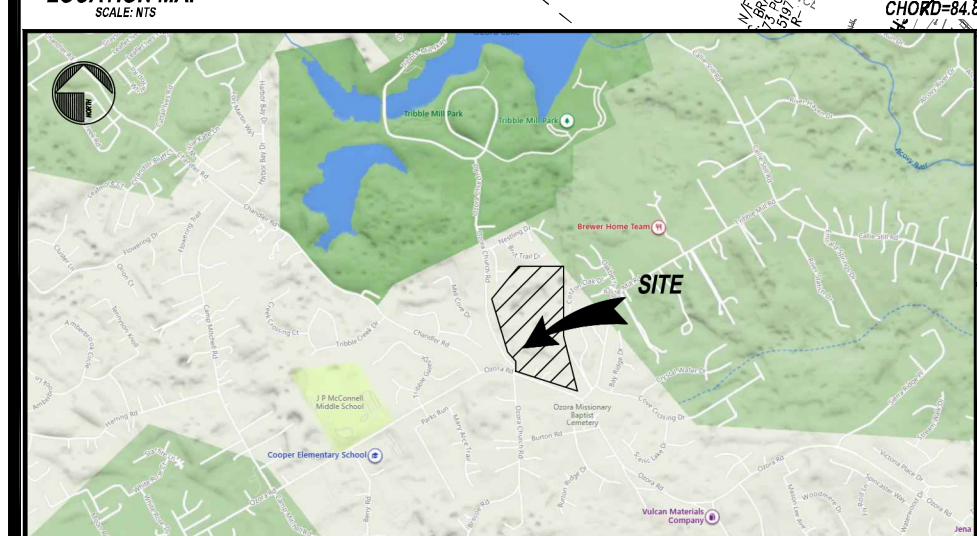
| | | |
|---|---|---|
| Conservation Space Required | YES | |
| Total Site Area | 40.74 AC | |
| Total Disturbed Area | 28.13 AC | |
| Net Acreage | 40.43 AC | |
| *Net Density is the total acreage minus 50% of the floodplan | | |
| Floodplain Acreage | 0.46 AC | |
| Floodplain % | 1.33% | |
| Gross Density | 2.21 UNITS/ AC | |
| Net Density | 2.23 UNITS/ AC | |
| % Percentage Conservation Space Required | 25% | |
| Minimum Acreage of Conservation Space Required | 10.18 AC | |
| Acreage in Primary Conservation Space | 7.89 | |
| Acreage in Secondary Conservation Space | 9.8 | |
| Acreage in Pocket Parks, Neighborhood Greens | 0.51 | |
| % of Total AC of Pocket Parks & Greens in Conservation Space (not to exceed 20%) | 3.10% | |
| **Gross Conservation Space Provided** | | 17.69 |
| (Minus) Gas Pipeline Easement | AC | |
| (Minus) Sewer Easement in Primary & Secondary Conservation Space | 0.55 AC | |
| (Minus) Pump Station | AC | |
| (Minus) Proposed Permanent Lakes Used for Wet Detention (%50) | AC | |
| (Minus) Storm Water Drainage Systems in Primary Conservation Space | 1.93 AC | |
| (Minus) Land Conveyed to Public Agency | AC | |
| **Total Credible/ Net Conservation Space Provided** | | **15.21 AC** |




**PRIMARY - 7.89 ACRES(19.4%)**
**SECONDARY - 9.80 ACRES (24.1%)**
**4.58 ACRES - 50' CONSERVATION SPACE STRIP**
**0.51 ACRES - PARK/OPEN SPACE**
**4.12 ACRES - COMMON OPEN SPACE**
**0.33 ACRES - 50% OF PROPOSED POND A**
**0.26 ACRES - 50% OF PROPOSED POND B**
**TOTAL CONSERVATION SPACE - 17.69 ACRES (43.5%)**

PRIMARY CONSERVATION AREA
SECONDARY CONSERVATION AREA
PROPOSED PONDS

**LOCATION MAP**
SCALE: NTS




## GWINNETT COUNTY SIDEWALK NOTES

1. SIDEWALKS AND CURB RAMPS, WHERE REQUIRED, SHALL BE INSTALLED ON NEW INTERNAL STREETS(BOTH SIDES INCLUDING "EYEBROW" TURNAROUNDS AND CUL-DE-SACS) AND ON ABUTTING EXTERNAL STREETS. (UDO 900.90.2.A)
2. DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS. "PASSIVE" RECREATION AREA LOTS, AND OPEN SPACE/COMMON AREAS PRIOR TO FINAL PLAT APPROVAL. THE LOT BUILDER SHALL INSTALL SIDEWALKS AND INTERSECTION RADIUS CURB RAMPS AT NEW STREET INTERSECTIONS, "EYEBROW" TURNAROUNDS AND CUL-DE-SACS, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
3. SIDEWALKS SHALL BE LOCATED AT LEAST 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF 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.
4. SIDEWALKS SHALL BE LOCATED 2' FROM BACK OF CURB, BRIDGES EXCEPTED. THE AREA BETWEEN THE CURB AND SIDEWALK SHALL CONSIST OF GRASS OR LANDSCAPING. THERE NO CURB EXISTS OR, IF ROAD IMPROVEMENTS ARE PROPOSED BY THE COUNTY, SIDEWALKS, INCLUDING APPROPRIATE DRAINAGE FACILITIES, SHALL BE CONSTRUCTED IN LOCATION ACCEPTABLE TO DOT.
5. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF THE INTERNAL STREETS (INCLUDING "EYEBROW" TURNAROUNDS AND CUL-DE-SACS). SIDEWALKS SHALL BE LOCATED AT LEAST 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF 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.
6. DEVELOPERS SHALL INSTALL SIDEWALKS ON ANY VACANT LOTS REMAINING BETWEEN DEVELOPED LOTS (I.E., DWELLING UNDER CONSTRUCTION OR COMPLETED) PRIOR TO RELEASE OF THE SUBDIVISION MAINTENANCE SURETY.
7. 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.
8. SIDEWALKS ARE NOT ALLOWED WITHIN THIRTEEN FEET FROM EDGE OF THE ROADWAY WITHOUT CURB AND GUTTER AND ANY NECESSARY DRAINAGE STRUCTURES.

## DEVELOPMENT SUMMARY

| | |
|---|---|
| ZONING | |
| ZONING | OSC |
| | |
| AREA | |
| SITE AREA | 40.74 ACRES |
| CONSERVATION SPACE REQUIRED | 10.18 ACRES (25%) |
| DENSITY | |
| CONSERVATION SPACE PROVIDED | 17.69 ACRES (43.5%) |
| NUMBER OF UNITS | 90 UNITS |
| PROPOSED DENSITY | 2.21 UNITS/ACRE |
| SETBACKS | |
| FRONT | 25 FEET |
| SIDE | 7.5 FEET |
| SIDE MAJOR | 25 FEET |
| REAR | 30 FEET |
| BUFFER/CONSERVATION STRIP | 50 FEET |
| MINIMUM HEATED FLOOR (1-STORY) | 2,000 SF |
| MINIMUM HEATED FLOOR (2-STORY) | 2,200 SF |
| MAXIMUM BUILDING HEIGHT | 35 FEET |
| MINIMUM LOT SIZE | 7,500 SF |

## OPEN ROAD CUTS/LANE CLOSURES

1. CONTRACTOR TO CONTACT BRITTON LOCKHART AT 678.639.8800 / BRITTON.LOCKHART@GWINNETTCOUNTY.COM OR TOM WHITLOCK AT 678.639.8814 / HAROLD.WHITLOCK@GWINNETTCOUNTY.COM PRIOR TO ANY LANE CLOSUREOR OPEN CUTS.

## 24 HOUR CONTACT:
## DOUG RANSOM
## 404.859.7887

100 50 0 100 200
( IN FEET )
1 inch = 100 ft.

**GEORGIA811**
Utilities Protection Center, Inc.
Know what's **below.** **Call** before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GWINNETT COUNTY PROJECT # EPN2023-00609


RIDGE PLANNING AND ENGINEERING®
6234 OLD HIGHWAY 5
SUITE D9-250 - WOODSTOCK, GA 30188
OFFICE 770.938.9000


CONSTRUCTION PLANS
HAMILTON LAKES
(FKA RAVENWOOD LAKES)
PHASE 1 & 2

LAND LOTS 197, 198 & 219
5TH DISTRICT
GWINNETT COUNTY, GEORGIA


OWNER/DEVELOPER
DRB GROUP
55 IVAN ALLEN JR. BLVD - SUITE 400
ATLANTA, GA 30313
PHONE: 404.859.7887


GSWCC CERTIFICATION NUMBER: 10471
EXPIRATION DATE: 05.23.2024

GEORGIA PROFESSIONAL ENGINEER No. 25838 JOHN ROBERT MORGAN
04/20/2023

**REVISIONS**
05.12.23 - COUNTY COMMENTS
09.22.23 - COUNTY COMMENTS
10.22.23 - COUNTY COMMENTS
12.08.23 - COUNTY COMMENTS


Authorized 2/6/2024
These project documents have been reviewed by applicable County Departments and have been found to be in substantial compliance with the applicable codes and regulations.


OVERALL SITE PLAN
**C200**
22052 SITE.DWG


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