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 Toll Southeast LP Company, INC.

Premise Owner Toll Southeast LP Company, INC.

Owner's mailing address 2400 Lakeview Park Ste. 650

City Alpharetta State GA Zip 30009

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Location of Premises to be Transferred

Address Ledgestone Subdivision

Parcel ID's:7082 057,7082 059,7082 032,7082 309,7082 06, Lots 11-15,26-36,44-53

City Lawrenceville COUNTY Gwinnett Zip 30043

Reason or cause for request: To avoid duplication of electrical facilities and mitigate safety issues.

»» Does this transfer include a transfer of utility assets? [X] 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*

Georgia Power Co. | Signature | 12/3/2024

Print Transferor / Utility Name | Date

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

Supplier *Transferee*

Jackson EMC | Transferee Agent Signature | 12/20/2024

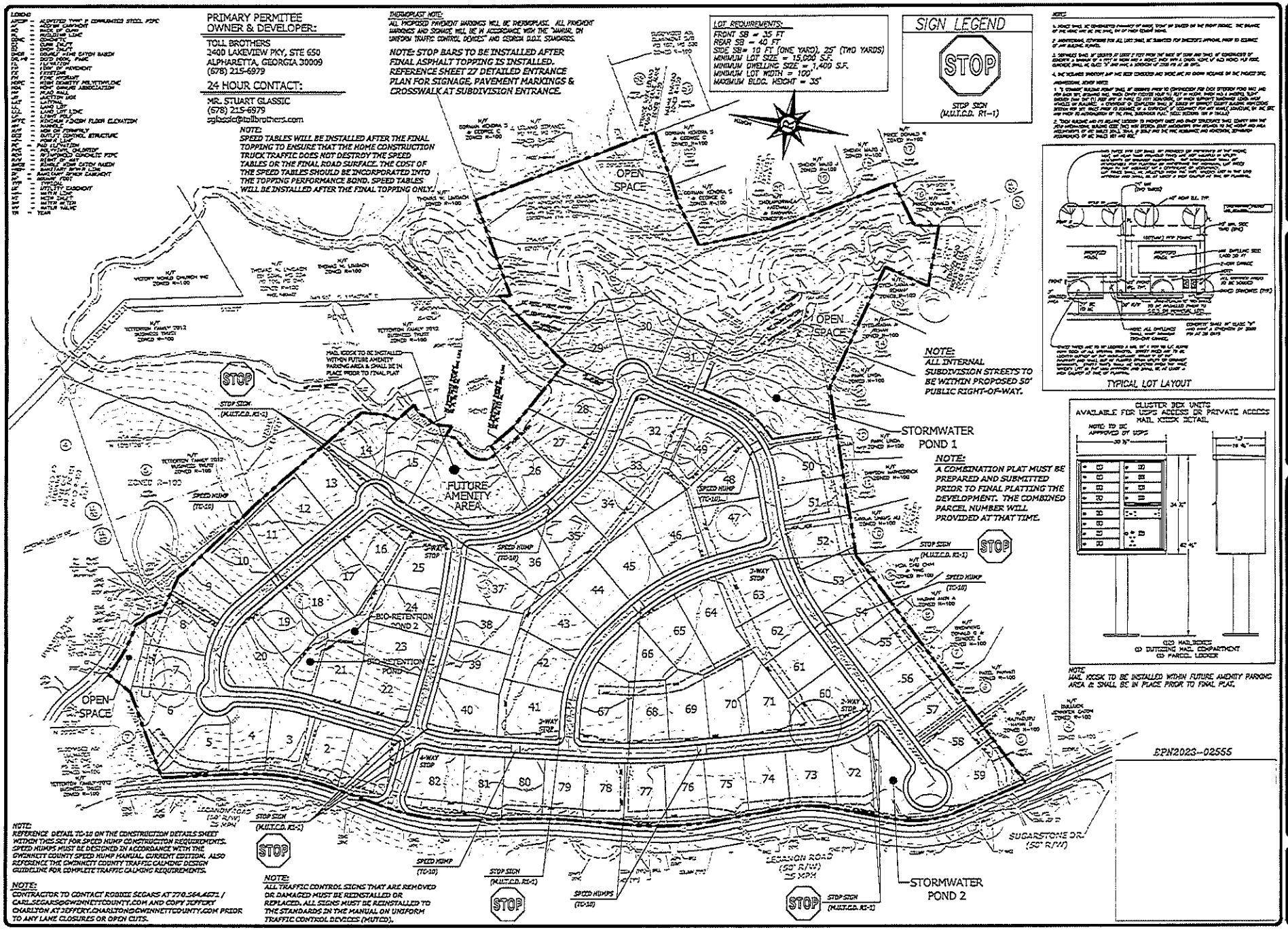
Print Transferee / Utility Name | Date

Agent Title and email address: VP, Marketing, Member Services & Governmental Affairs dcleveland@jacksonemc.com

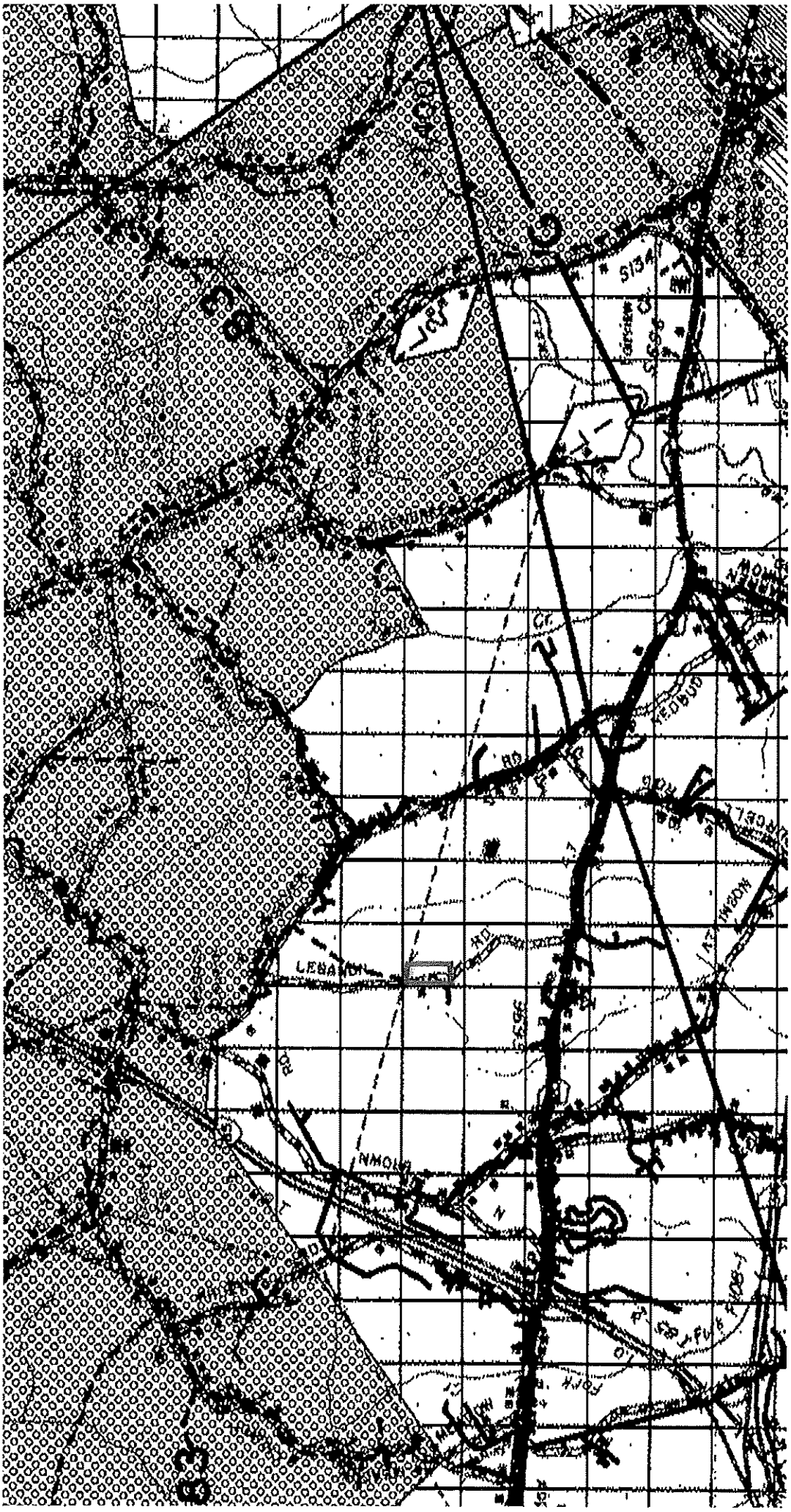
Consumer and/or Owner

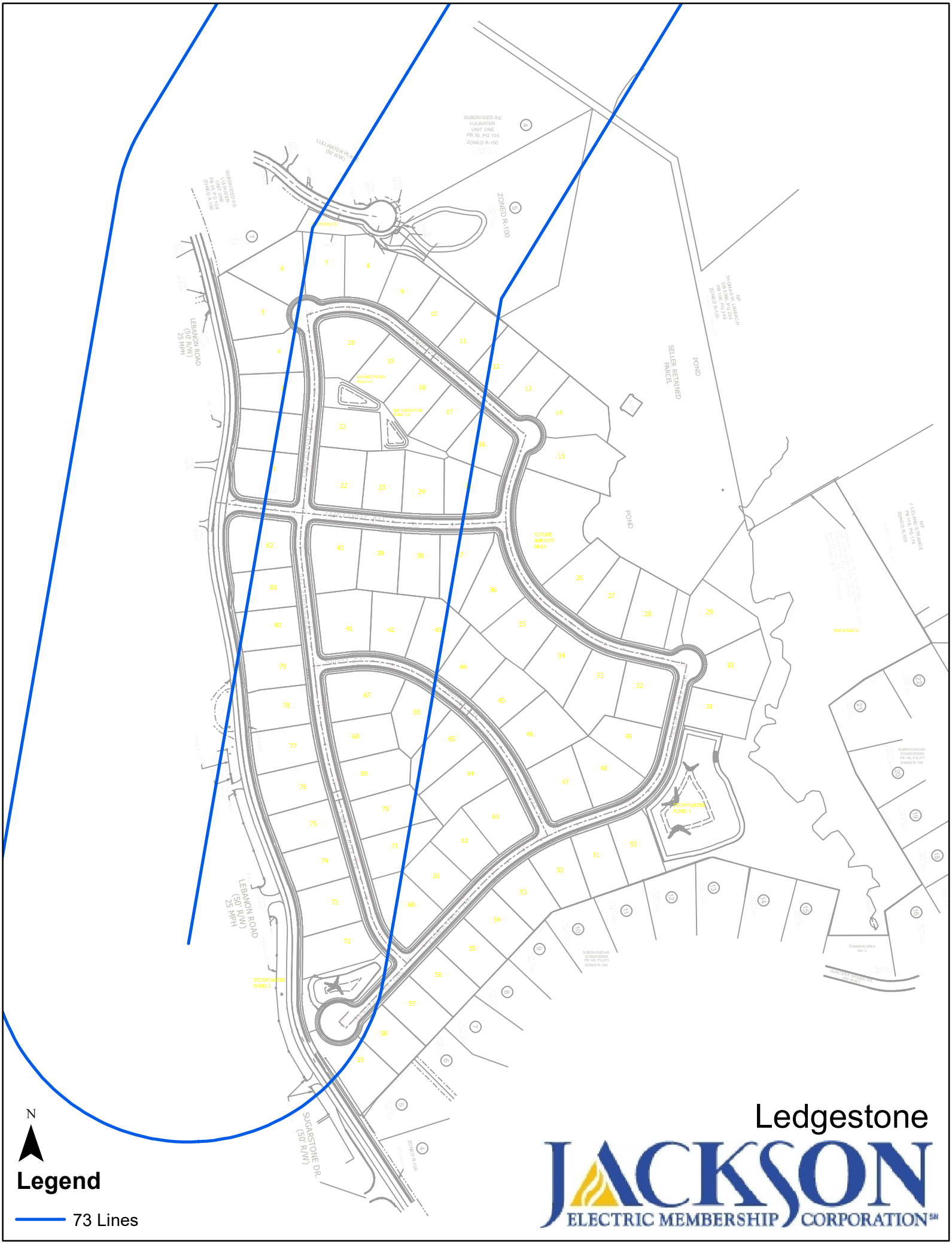
x Consumer Signature — 11/26/2024 Date

x Owner Signature — 11/26/2024 Date


PRIMARY PERMITTEE
OWNER & DEVELOPER:
TOLL BROTHERS
2400 LAKEVIEW PKY, STE 650
ALPHARETTA, GEORGIA 30009
(678) 215-6979
24 HOUR CONTACT:
MR. STUART GLASSIC
(678) 215-6979
sglassic@tollbrothers.com
NOTE:
SPEED TABLES WILL BE INSTALLED AFTER THE FINAL TOPPING TO ENSURE THAT THE HOME CONSTRUCTION TRUCK TRAFFIC DOES NOT DESTROY THE SPEED TABLES OR THE FINAL ROAD SURFACE. THE COST OF THE SPEED TABLES SHOULD BE INCORPORATED INTO THE TOPPING PERFORMANCE BOND. SPEED TABLES WILL BE INSTALLED AFTER THE FINAL TOPPING ONLY.
THERMOPLAST NOTE:
ALL PROPOSED PAVEMENT MARKINGS WILL BE THERMOPLASTIC. ALL PAVEMENT MARKINGS AND SIGNAGE WILL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND GEORGIA D.O.T. STANDARDS.
NOTE: STOP BARS TO BE INSTALLED AFTER FINAL ASPHALT TOPPING IS INSTALLED. REFERENCE SHEET 27 DETAILED ENTRANCE PLAN FOR SIGNAGE, PAVEMENT MARKINGS & CROSSWALK AT SUBDIVISION ENTRANCE.
LOT REQUIREMENTS:
FRONT SB = 35 FT
REAR SB = 40 FT
SIDE SB= 10 FT (ONE YARD), 25' (TWO YARDS)
MINIMUM LOT SIZE = 15,000 S.F.
MINIMUM DWELLING SIZE = 1,400 S.F.
MINIMUM LOT WIDTH = 100'
MAXIMUM BLDG. HEIGHT = 35'
SIGN LEGEND
STOP
STOP SIGN (M.U.T.C.D. R1-1)
TYPICAL LOT LAYOUT
OPEN SPACE
STORMWATER POND 1
STORMWATER POND 2
FUTURE AMENITY AREA
BIO-RETENTION POND 2
BIO-RETENTION POND
NOTE:
ALL INTERNAL SUBDIVISION STREETS TO BE WITHIN PROPOSED 50' PUBLIC RIGHT-OF-WAY.
NOTE:
A COMBINATION PLAT MUST BE PREPARED AND SUBMITTED PRIOR TO FINAL PLATTING THE DEVELOPMENT. THE COMBINED PARCEL NUMBER WILL PROVIDED AT THAT TIME.
CLUSTER BOX UNITS
AVAILABLE FOR USPS ACCESS OR PRIVATE ACCESS
MAIL KIOSK DETAIL
NOTE: MAIL KIOSK TO BE INSTALLED WITHIN FUTURE AMENITY PARKING AREA & SHALL BE IN PLACE PRIOR TO FINAL PLAT.
NOTE:
REFERENCE DETAIL TC-10 ON THE CONSTRUCTION DETAILS SHEET WITHIN THIS SET FOR SPEED HUMP CONSTRUCTION REQUIREMENTS. SPEED HUMPS MUST BE DESIGNED IN ACCORDANCE WITH THE GWINNETT COUNTY SPEED HUMP MANUAL, CURRENT EDITION. ALSO REFERENCE THE GWINNETT COUNTY TRAFFIC CALMING DESIGN GUIDELINE FOR COMPLETE TRAFFIC CALMING REQUIREMENTS.
NOTE:
CONTRACTOR TO CONTACT ROBBIE SEGARS AT 770.564.4672 / CARL.SEGARS@GWINNETTCOUNTY.COM AND COPY JEFFORY CHARLTON AT JEFFORY.CHARLTON@GWINNETTCOUNTY.COM PRIOR TO ANY LANE CLOSURES OR OPEN CUTS.
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).
LEGEND
LEGEND OF ABBREVIATIONS
SUGARSTONE DR. (50' R/W)
LEGANORA ROAD (50' R/W) 25 MPH
SPEED HUMP (TC-10)
STOP SIGN (M.U.T.C.D. R1-1)
3-WAY STOP
4-WAY STOP
SCALE: 1 INCH = 100 FEET
FILE NO.
SHEET NO. 7 OF 59
DPN2023-02555
04/23/24
GEORGIA REGISTERED PROFESSIONAL ENGINEER
PATRICK C. SCOTT
Rochester | DCCM
ENGINEERING PLANNING CONSULTING
OVERALL SUBDIVISION PLAN & SIGNAGE & LANDSCAPE PLAN
FOR
LEDGESTONE SUBDIVISION
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
LAND LOTS 82 & 83, 7TH DISTRICT
TAX PARCELS R7 082 031, R7 082 032, R7 082 033, R7 082 001
GWINNETT COUNTY, GEORGIA
REVISIONS
NO. DATE DESCRIPTION
1 4/17/24 REVISED PER GDOT COMMENTS
2 3/21/24 REVISED PER GDOT COMMENTS
3 12/19/23 REVISED PER GDOT COMMENTS
4 11/16/23 REVISED PER GDOT COMMENTS
5 10/31/23 PER GDOT COMMENTS
6 9/27/23 REVISED PER GDOT COMMENTS
GRAPHIC SCALE
0' 100' 200'


N
Legend
73 Lines
Ledgestone
JACKSON
ELECTRIC MEMBERSHIP CORPORATION


LEBANON
NMOUTH


N
Legend
73 Lines
Ledgestone
JACKSON
ELECTRIC MEMBERSHIP CORPORATION
LEBANON ROAD (50' R/W) 25 MPH
SUGARSTONE DR. (50' R/W)
LULLWATER PLACE (50' R/W)
ZONED R-100
POND
SELLER RETAINED PARCEL
FUTURE AMENITY AREA
STORMWATER POND 1
STORMWATER POND 2
OPEN SPACE