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. Section §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 premises location (city/county map(s), plat(s), landmark location, etc.) and 2) a copy of the applicable territorial map "B" indicating the location of premises(s).

Consumer and/or Owner Address

Consumer **GRBK Brookside, LLC**

Premise Owner **GRBK Brookside, LLC**

Owner's mailing address **11340 Lakefield Dr, Suite 140**

City **Johns Creek** State **GA** Zip **30097**

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Location of Premises to be Transferred

Address **Brookside Parkway**

Land Lots 43, 44, 49, &50, 1st District, 1st Section

City **Alpharetta** County **Fulton** Zip **30022**

Reason or cause for request **To avoid duplication of electrical distribution facilities to serve lots 2-12, 22-30, 112-116, 120-124, 126-130, and 134-136 for Brookside Parkway Tract Subdivision at Brookside Parkway, as shown on the attached plat by Kimley Horn, dated 05/01/2025**

Does the 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

Georgia Power Company — Stephanie M. Gossman — 11/10/2025

Print Transferor / Utility Name — Transferor Agent Signature — Date

Agent Title and email address: General Manager Planning + Policy; smizzell@southernco.com

Supplier Transferee

Sawnee EMC — Gary Mauldin — 12/16/25

Print Transferee / Utility Name — Transferee Agent Signature — Date

Agent Title and email address: Chief Operating Officer - gary.mauldin@sawnee.coop

Consumer and/or Owner

x _____ Date

Consumer Signature

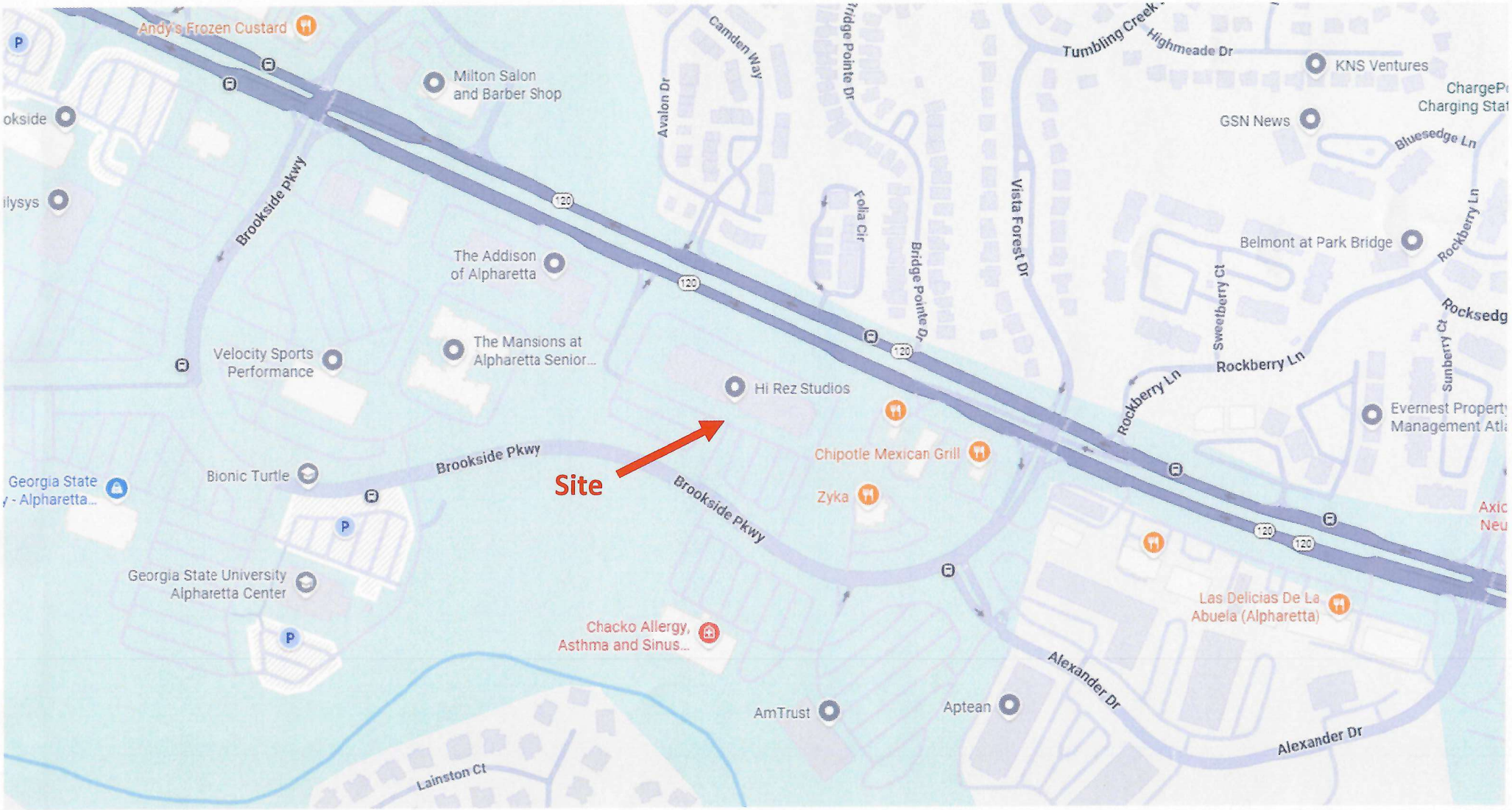
x _____ 9/8/25

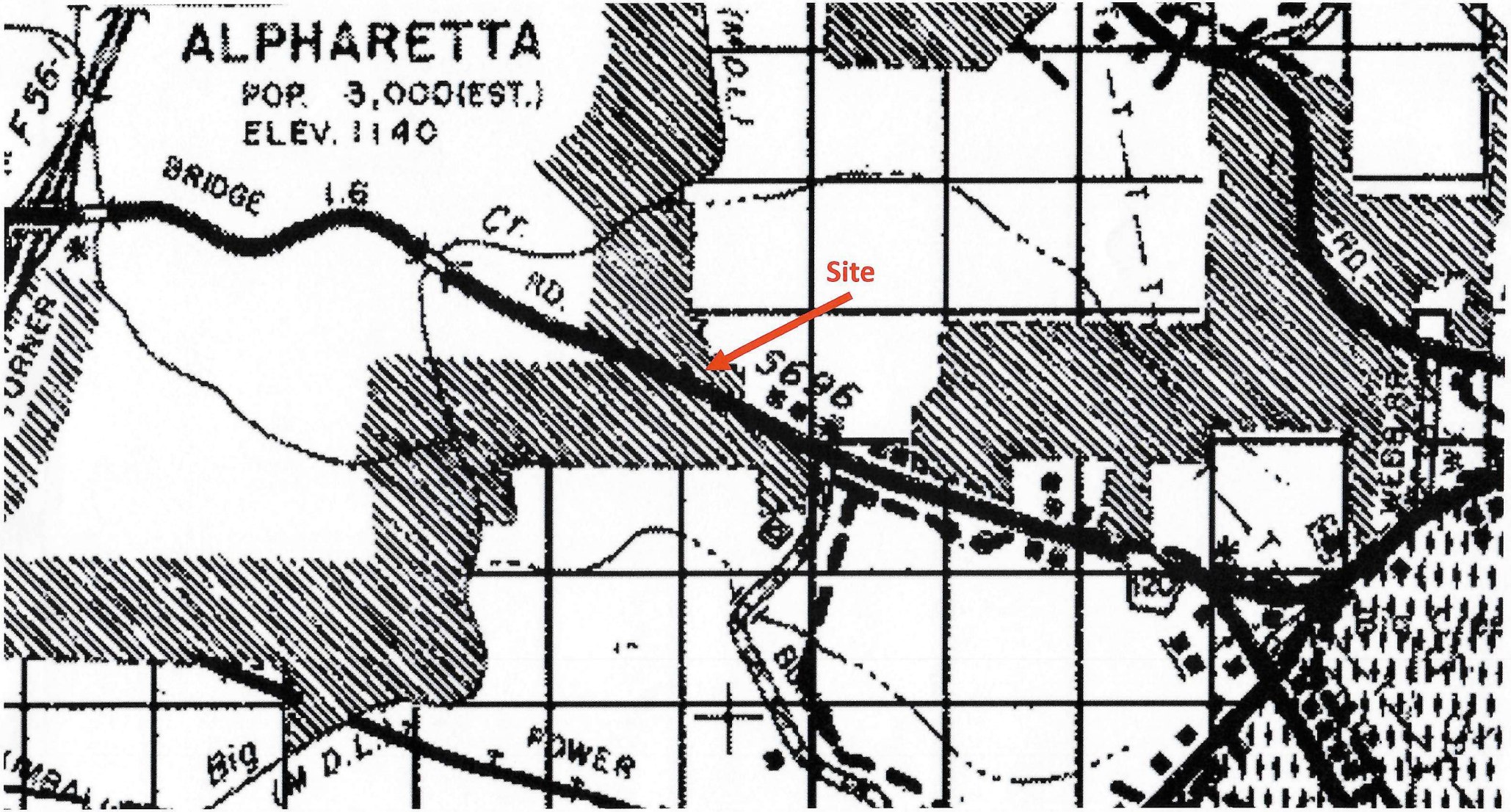
Owner Signature (GRBK Brookside, LLC) Date

GPSC Form TS1 (3/21)

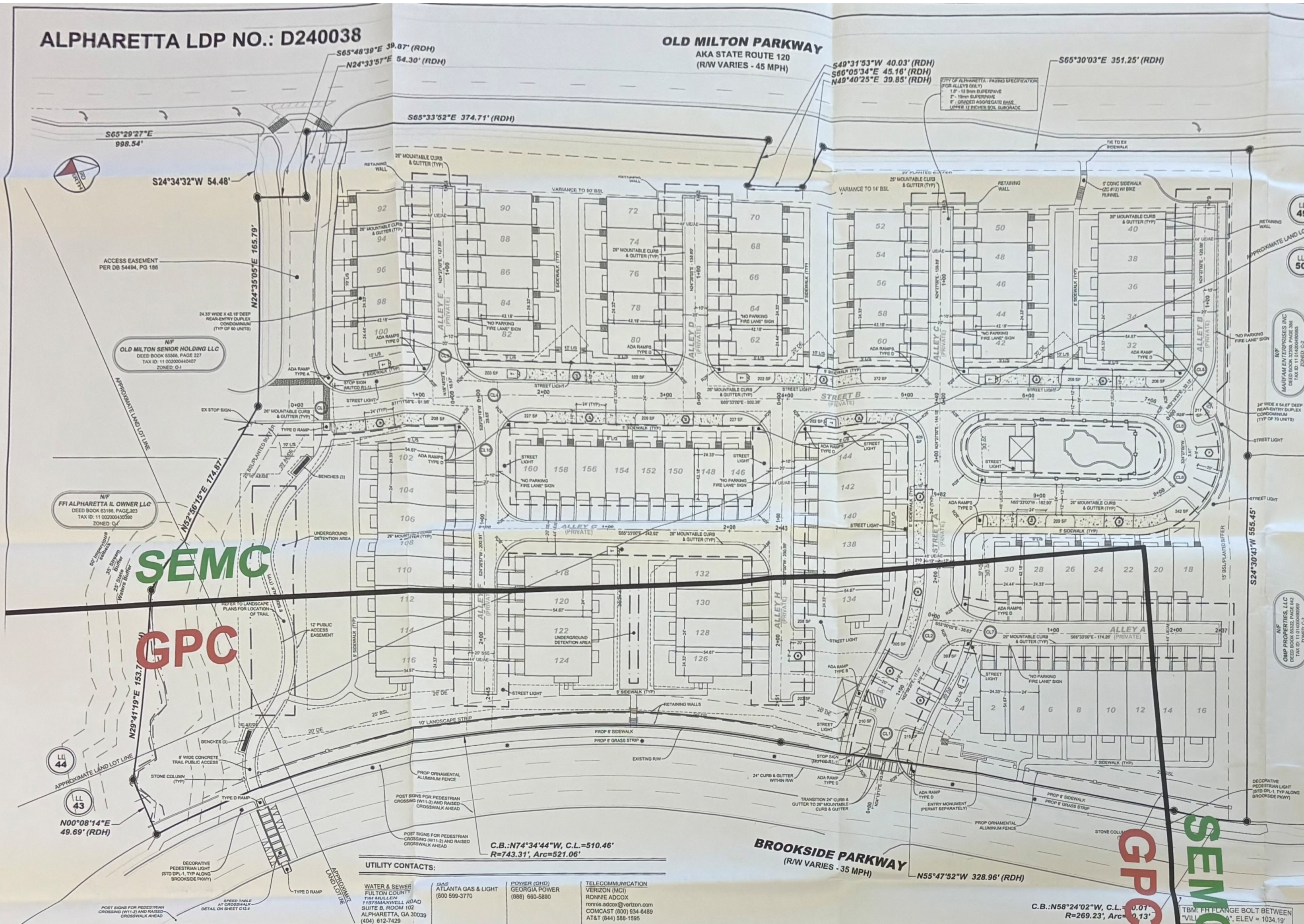
Brookside Parkway Tract

8/14/2025


Andy's Frozen Custard
Milton Salon and Barber Shop
Brookside Pkwy
The Addison of Alpharetta
Velocity Sports Performance
The Mansions at Alpharetta Senior...
Hi Rez Studios
Site
Chipotle Mexican Grill
Zyka
Bionic Turtle
Georgia State University Alpharetta Center
Chacko Allergy, Asthma and Sinus...
AmTrust
Aptean
Las Delicias De La Abuela (Alpharetta)
Avalon Dr
Camden Way
Bridge Pointe Dr
Folia Cir
Vista Forest Dr
Tumbling Creek
Highmeade Dr
KNS Ventures
GSN News
Bluesedge Ln
Belmont at Park Bridge
Rockberry Ln
Sweetberry Ct
Sunberry Ct
Evernest Property Management
Alexander Dr
Lainston Ct
120


ALPHARETTA
POP. 3,000(EST.)
ELEV. 1140
BRIDGE
1.6
CT.
RD.
Site
5686
RD.
POWER

ALPHARETTA LDP NO.: D240038



UTILITY CONTACTS:

WATER & SEWER	GAS	POWER (OHD)	TELECOMMUNICATION
FULTON COUNTY TIM MULLEN 11575 MAXWELL ROAD SUITE B, ROOM 102 ALPHARETTA, GA 30039 (404) 612-7429	ATLANTA GAS & LIGHT (800 599-3770	GEORGIA POWER (888) 660-5890	VERIZON (MCI) RONNIE ADCOX ronnie.adcox@verizon.com COMCAST (800) 934-6489 AT&T (844) 588-1595

LEGEND:

EXIST. POWER POLE; EXIST. POWER POLE W/GUY WIRE; EXIST. LIGHT STANDARD; EXIST. ELECTRIC BOX or TRANSFORMER; EXIST. WATER METER; EXIST. WATER VALVE; EXIST. UNKNOWN UTILITY STRUCTURE; EXIST. TELEPHONE MONUMENT; EXIST. TELEPHONE BOX; EXIST. GAS METER; EXIST. GAS VALVE; EXIST. SANITARY SEWER MANHOLE; EXIST. CLEAN OUT; EXIST. JUNCTION BOX/STORM SEWER MANHOLE; EXIST. CATCH BASIN; EXIST. DROP INLET; EXIST. FLARED END SECTION; EXIST. YARD INLET; EXIST. CONTOUR ELEVATION; NEW STORM SEWER; NEW GATE VALVE

NEW FIRE HYDRANT; NEW DROP INLET; NEW HEADWALL; NEW CATCH BASIN; NEW MANHOLE; NEW CLEANOUT; NEW SPOT ELEVATION; NEW CONTOUR; NEW NUMBER OF PARKING SPACES; STORM STRUCTURE IDENTIFICATION; SANITARY STRUCTURE IDENTIFICATION; TRAFFIC DIRECTION ARROWS (FOR INFORMATION ONLY); IPS IRON PIN SET (1/2" REBAR); P.O.B. POINT OF BEGINNING; R/W RIGHT-OF-WAY; N/F NOW OR FORMERLY; BSL BUILDING SETBACK LINE; D.B. DEED BOOK

PG. PAGE; TC TOP OF CURB; BC BOTTOM OF CURB; RCP REINFORCED CONCRETE PIPE; CMP CORRUGATED METAL PIPE; PVC POLYVINYL CHLORIDE PIPE; DIP DUCTILE IRON PIPE; HDPE HIGH DENSITY POLYETHYLENE; INV. INVERT; THR. THROAT; CONC. CONCRETE; C&G CURB & GUTTER; AE ACCESS EASEMENT; DE DRAINAGE EASEMENT; SSE SANITARY SEWER EASEMENT; UE UTILITY EASEMENT; NEW SANITARY SEWER LINE; NEW CHILLED WATER LINE; NEW STEAM WATER LINE; NEW FIRE LINE; NEW WATER LINE; NEW GAS LINE

EXIST. SANITARY SEWER LINE; EXIST. OVERHEAD POWER LINE; EXIST. OVERHEAD TELEPHONE LINE; APPROX. LOCATION UNDERGROUND POWER LINE; APPROX. LOCATION UNDERGROUND TELEPHONE LINE; APPROX. LOCATION UNDERGROUND GAS LINE; APPROX. LOCATION UNDERGROUND WATER LINE; APPROX. LOCATION CHILLED WATER LINE; APPROX. LOCATION STEAM WATER LINE; EXIST. FENCE LINE (AS NOTED); EXIST. SIGN (AS NOTED); EXIST. TREE (AS NOTED); TEMPORARY BENCHMARK (TBM); CONCRETE MONUMENT FOUND; PROPERTY CORNER; FIELD LOCATED PIN (AS NOTED); EXIST. SPOT ELEVATION

C.B.:N58°24'02"W, C.L.=[illegible]0.01'
R=269.23', Arc=[illegible]0.13'

TBM: FH FLANGE BOLT BETWEEN "VILL[illegible]A", ELEV = 1034.19'

CENTERLINE ROAD LINE & CURVE TABLE

CL NO.	STREET	START STA.	END STA.	RADIUS	ARC	CHORD DIRECTION	CHORD LENGTH
CL1	STREET A	0+43.96	1+00.30	[illegible]	56.34'	N43°11'19"E	56.11'
CL2	STREET A	1+18.05	2+05.09	[illegible]	87.04'	N38°18'10"E	86.19'
CL3	STREET B	0+13.07	0+46.53	[illegible]	33.47'	S69°14'05"E	33.46'
CL4	STREET B	1+38.51	1+87.81	[illegible]	49.30'	S68°22'29"E	49.28'
CL5	STREET B	6+90.17	7+53.00	[illegible]	62.83'	S20°33'00"E	56.57'
CL6	STREET B	7+56.41	8+19.24	[illegible]	62.83'	S69°27'00"W	56.57'
CL7	ALLEY A	0+38.63	0+62.72	[illegible]	24.09'	S59°16'31"E	24.05'
CL8	ALLEY B	0+32.12	0+57.91	[illegible]	25.78'	N43°53'16"E	25.29'
CL9	ALLEY E	0+16.57	0+36.29	[illegible]	19.72'	N21°37'31"E	19.71'
CL10	ALLEY F	0+28.65	0+43.64	[illegible]	14.99'	S22°18'07"W	14.99'

LOCATION MAP
NOT TO SCALE

OWNER

TPG DEVELOPMENT, LLC

11340 LAKEFIELD DRIVE, SUITE 250
JOHNS CREEK, GA 30097
678-475-1800

24 HOUR EMERGENCY CONTACT
MIKE SMITH
678-318-6454
E-mail:
msmith@theprovidencegroup.com

SITE ZONING: R-10M

SITE AREA: 9.89 ACRES; MASTER PLAN POD B - 30 ACRES

DISTURBED AREA: 9.7 ACRES

TAX PARCEL ID: 11 014000490829

LOT YIELD: TOTAL: 160 UNITS

DENSITY: TOTAL: 16.18 UNITS/ACRE; MASTER PLAN POD B - 5.33 U/A

DEVELOPMENT STANDARDS:

- FRONT YARD: 25' (TO BROOKSIDE PARKWAY)
  50' (TO OLD MILTON PARKWAY)
- NO INTERIOR LOT LINES/ NO INTERIOR SETBACKS
- INTERIOR LANDSCAPE STRIP VARIES AS SHOWN (FROM UTL ESMT)
- MINIMUM BUILDING SEPARATION: 20'
- MAXIMUM BUILDING HEIGHT: 3 STORIES OVER BASEMENT OR 47'
- PARKING REQUIRED: 1 SPACE PER UNIT + 10' X 18' DRIVEWAY
  106 - 2 BEDROOM UNITS = 212 SPACES
  54 - 3 BEDROOM UNITS = 162 SPACES
  TOTAL = 374 SPACES
- PARKING PROVIDED: GARAGE - 160 SPACES
  DRIVEWAY - 160 SPACES
  GUEST - 54 SPACES
  TOTAL - 374 SPACES

PROPOSED USE:

- RESIDENTIAL REAR-ENTRY DUPLEX CONDOMINIUMS

NOTE: SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES.

NOTE: • CITY OF ALPHARETTA • LAND DEVELOPMENT PERMIT NO. D240038.

NOTE: INTERNAL STREETS SHALL BE PRIVATE AND MAINTAINED BY THE HOA.

NOTE: NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.

NOTE: STATE WATERS DO EXIST WITHIN 200 FT OF THE SITE.

NOTE: WETLANDS DO NOT EXIST ON THE SITE.

NOTE: ALL STRIPING DONE ON ASPHALT IN GDOT RIGHT-OF-WAY SHALL BE THERMOPLASTIC STRIPING AND MATERIALS .

NOTE: NO ON-STREET PARKING WILL BE PERMITTED OUTSIDE DESIGNATED PARKING AREAS.

NOTE: PEDESTRIAN LIGHTING MUST BE APPROVED BY STAFF PRIOR TO INSTALLATION.

NOTE: ALL HARDSCAPE, LANDSCAPE, OPEN SPACE, AND MONUMENT SHALL BE MAINTAINED BY THE HOA.

NOTE: ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR. HANDICAP RAMPS TO BE CONSTRUCTED AT ALL SIDEWALKS PER CITY OF ALPHARETTA STD. 902.

NOTE: IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

NOTE: CONTRACTOR SHALL VERIFY ALL GRADES PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REPORTED, IN WRITING, TO THE OWNER'S REPRESENTATIVES.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13121C0086F, 13121C0078, AND 13121C0067F, DATED 09/18/2013.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA 811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

GRAPHIC SCALE - IN FEET
0 40 80 120 160

BROOKSIDE PARKWAY TRACT

TPG DEVELOPMENT, LLC

Kimley»Horn

GSWCC NO. (LEVEL II)	19351
DRAWN BY	ABC
DESIGNED BY	XYZ
REVIEWED BY	PDQ
DATE	12/23/2024
PROJECT NO.	019913039
TITLE	SITE PLAN
SHEET NUMBER	C3.1

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