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 a clear description of the premises location (city/county map, plat, landmark location, etc.) and a copy of the applicable territorial map "B" indicating the location of premises.

Consumer and/or Owner Address

Consumer Rocklyn Homes
Premise Owner Rocklyn Homes
Owner's mailing address: 3505 Koger Blvd Suite 225
City Duluth State GA Zip 30096

Location of Premises to be Transferred

Address, 2325 Gees Mill Rd NE
City Conyers COUNTY Rockdale Zip 30013

Reason or cause for request: To avoid the duplication of electric services.
Lots to transfer include: 1-29, 212-215, 219-251, 81-99, 105-110
91 total lots with Clubhouse, Amenity, Mail Kiosk & Pavilion

Does the transfer include a transfer of utility assets? ☐ Yes ☒ No If yes, list assets on a separate page.

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

Supplier Transferring Customer

Snapping Shoals EMC
Transferor:
Print Utility Name
By (SHAUN MOCK) Date 11/30/2022
Title (PRESIDENT / CEO)

Supplier Receiving Customer

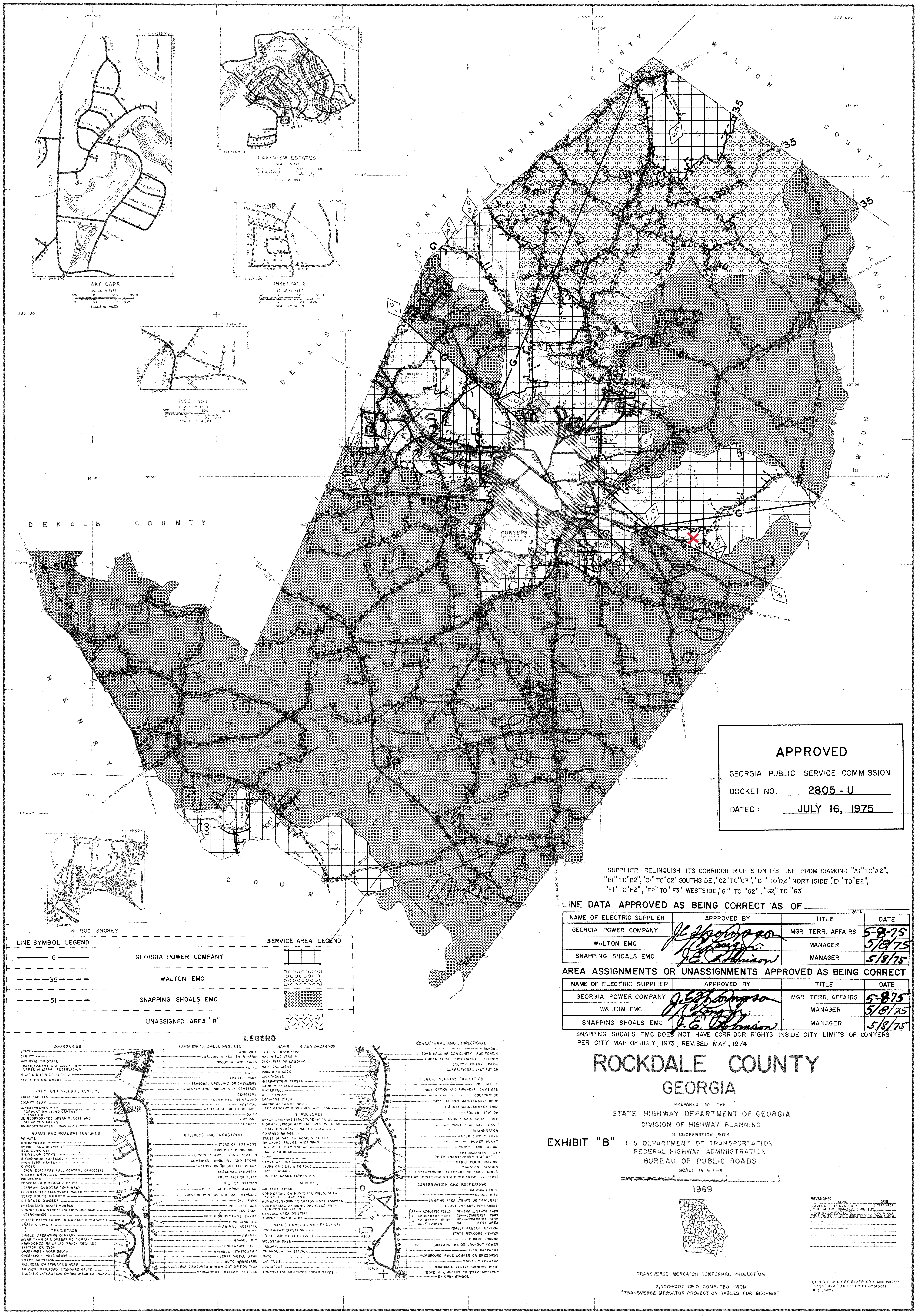
Georgia Power Company
Transferee:
Print Utility Name
By (Joshua J. Stallings) Date 12/15/2022
Title (GM, Planning & Policy)

Consumer and/or Owner

Rocklyn Homes
Consumer ( ) Date

Owner ( ) Date 11/28/22

GPSC Form TSI (10/18)



APPROVED

GEORGIA PUBLIC SERVICE COMMISSION

DOCKET NO. 2805 - U

DATED: JULY 16, 1975

SUPPLIER RELINQUISH ITS CORRIDOR RIGHTS ON ITS LINE FROM DIAMOND "A1" TO "A2", "B1" TO "B2", "C1" TO "C2" SOUTHSIDE, "C2" TO "C3", "D1" TO "D2" NORTHSIDE, "E1" TO "E2", "F1" TO "F2", "F2" TO "F3" WESTSIDE, "G1" TO "G2", "G2" TO "G3"

LINE DATA APPROVED AS BEING CORRECT AS OF ________ DATE

NAME OF ELECTRIC SUPPLIER	APPROVED BY	TITLE	DATE
GEORGIA POWER COMPANY	[signature]	MGR. TERR. AFFAIRS	5-8-75
WALTON EMC	[signature]	MANAGER	5/8/75
SNAPPING SHOALS EMC	J. E. Robinson	MANAGER	5/8/75

AREA ASSIGNMENTS OR UNASSIGNMENTS APPROVED AS BEING CORRECT

NAME OF ELECTRIC SUPPLIER	APPROVED BY	TITLE	DATE
GEORGIA POWER COMPANY	[signature]	MGR. TERR. AFFAIRS	5-8-75
WALTON EMC	[signature]	MANAGER	5/8/75
SNAPPING SHOALS EMC	J. E. Robinson	MANAGER	5/8/75

SNAPPING SHOALS EMC DOES NOT HAVE CORRIDOR RIGHTS INSIDE CITY LIMITS OF CONYERS PER CITY MAP OF JULY, 1973, REVISED MAY, 1974.

ROCKDALE 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
BUREAU OF PUBLIC ROADS

EXHIBIT "B"

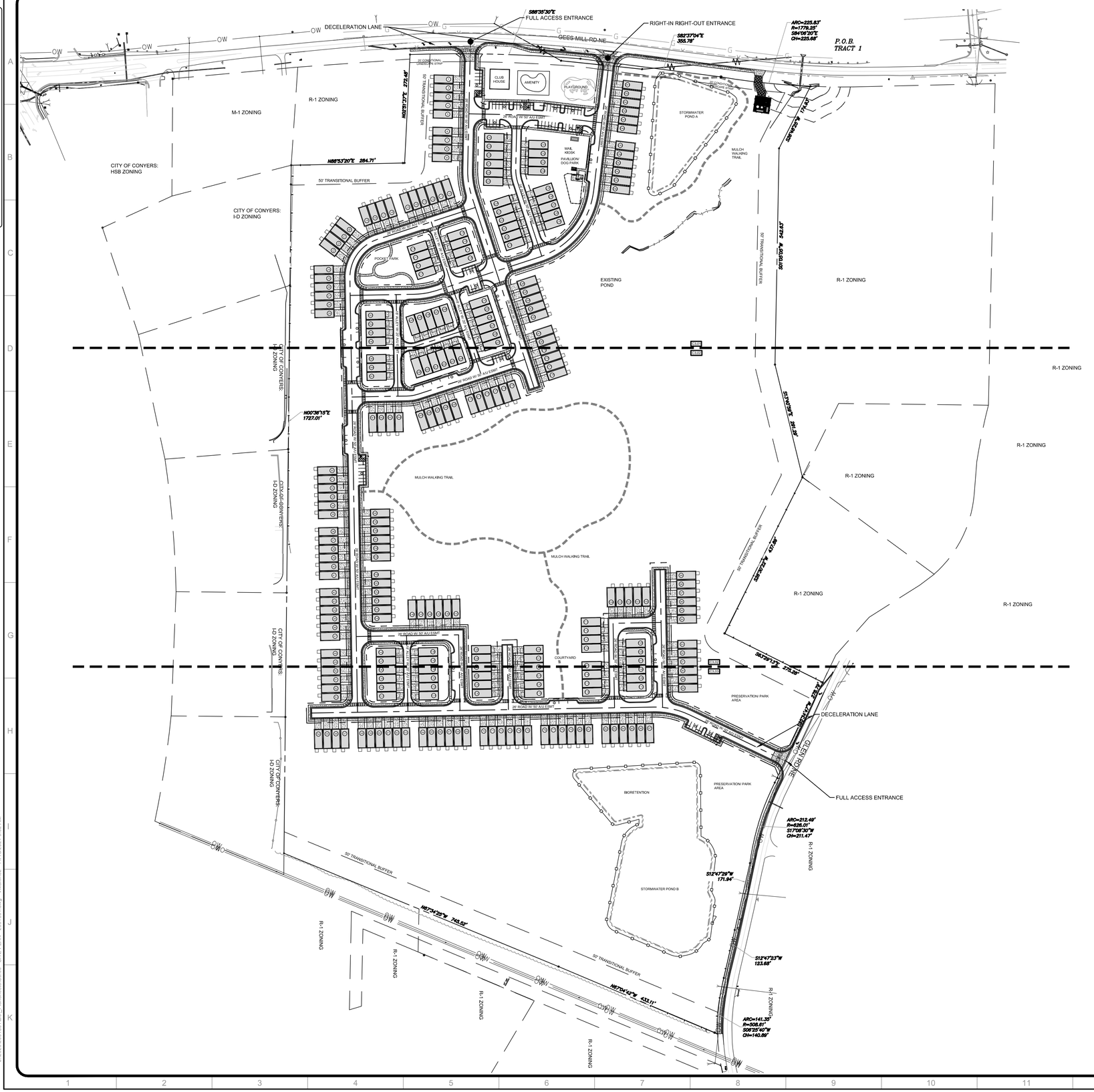
SCALE IN MILES

1969

TRANSVERSE MERCATOR CONFORMAL PROJECTION

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

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SITE DATA:

ADDRESS	2325 NE GEES MILL RD—CONYERS GA, 30013
SITE AREA	60.315
ZONING	
PROPOSED ZONING (EXISTING)	RM/C (R-1)
ZONING JURISDICTION	ROCKDALE
DEVELOPMENT STANDARDS	
TOTAL UNITS	251 UNITS
UNIT DENSITY	4.16 UNITS/AC
MAXIMUM UNITS	251 UNITS
OPEN SPACE PROVIDED	23.06 AC
FRONT YARD	15 FEET
INTERIOR SIDE YARD	10 FEET
REAR YARD	25 FEET
CORNER SIDE YARD	15 FEET
PARKING	
REQUIRED PARKING (4.4 SP. PER UNIT)	1,105 SPACES
PARKING SPACES PROVIDED	1004 SPACES (2 SPACES PER GARAGE & 2 SPACES PER DRIVEWAY)
GUEST SPACES PROVIDED	112 SPACES (SITE PLAN A: 67; SITE PLAN B: 28; SITE PLAN C: 17)
TOTAL SPACES PROVIDED	1,111 SPACES

SITE NOTES:

1. ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
2. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM ROCKDALE REQUIREMENTS AND THE SIDEWALK REPLACED.
3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE ROCKDALE, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF ROCKDALE CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE ROCKDALE STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE ROCKDALE, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
8. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE, SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
9. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
10. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH, ALL COST SHALL BE INCLUDED IN BASE BID.
12. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
13. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
14. THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
15. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
16. ALL TOWNHOMES TO HAVE A TWO-CAR GARAGE.
17. ALL FRONT PORCHES/STOOPS TO HAVE AN AREA OF AT LEAST 36 SQUARE FEET.

SITE PLAN NEEDED FOR LOTS 5, 6, 240-251, 169, 170, 129 OR 29, 35, 36, 52, 53, 118, 88, 82-87

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350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

GEES MILL RD NE (2325) @ SIGMAN RD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
AT
2325 NE GEES MILL RD
CONYERS GA, 30013

PARCEL ID: 090001015B
LAND LOT: 346 DISTRICT: 16TH

FOR

INLINE COMMUNITIES
1776 PEACHTREE ST NW
SUITE 260S
ATLANTA, GA 30309
P: 404-895-0913

COUNTY PROJECT #
21-005483

REVISIONS

NO.	DATE	BY	DESCRIPTION
	8.12.2021	PEC	ROCKDALE COMMENTS
	10.27.2021	PEC	ROCKDALE COMMENTS
	11.15.2021	PEC	ROCKDALE COMMENTS

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 37096 PROFESSIONAL ENGINEER MATTHEW E. KACZENSKI 10/11/21

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000066476 EXP. 06/27/2024

MASTER SITE PLAN

0 60 120 240 360

SCALE: 1" = 120'
DATE: 09-21-2021
PROJECT: 20018.01

GRID NORTH
GEORGIA WEST ZONE

C3.00
SHEET

J:\2020\20018\01\Dsn_Plansheets\C3.00 - SITE PLAN - 20018.01.dwg - VMatrenz - 11/15/2021 9:02 AM