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 _EC New Vision Georgia, LLC_____ Premise Owner __John Paul Long_____ Owner's mailing address P O Box 637_____ City ____Holly Springs_____ State __GA_____ Zip _30142_____
Location of Premises to be Transferred	Address: Lots 1, 77-78 and 57–61 Redbud Lane _____ City: Holly Springs_____ COUNTY: _Cherokee_____ Zip: 30188

Reason or cause for request: To avoid duplication of electric service to service Redbud Subdivision for lots 1, 77 and 78, and lots 57-61 as shown on attached plat by Ridge Planning & Engineering dated 08/10/2022

»» Does this transfer include a transfer of utility assets? ★ No ☐ Yes If yes, list assets on a separate page. ««

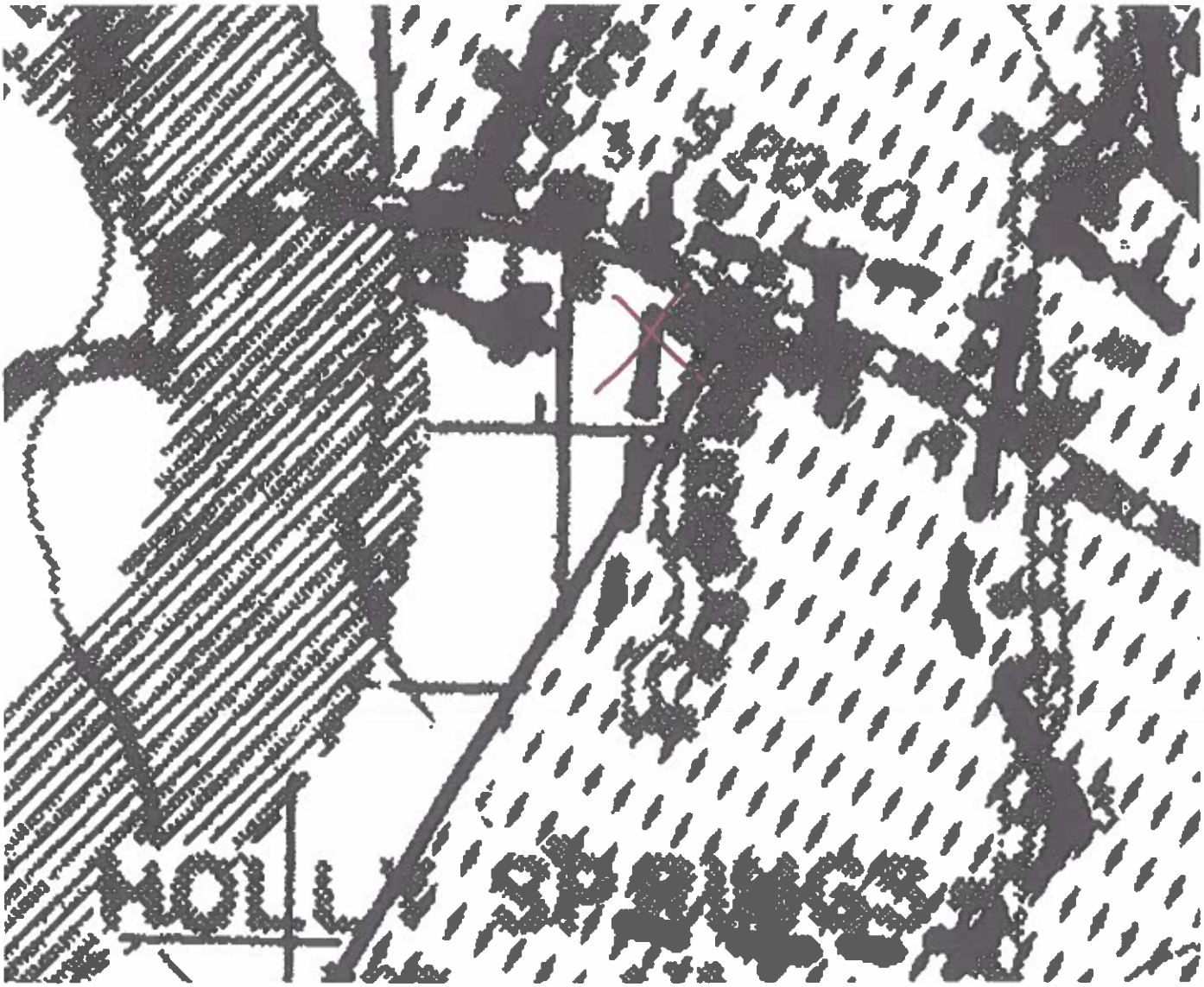
The signatures hereon by the applicants indicate their agreement to this transfer of service.

Supplier	Sawnee EMC		3/23/23
Transferor	Print Transferor / Utility Name	Transferor Agent Signature	Date
	Agent Title and email address: GARY C. MAULDIN, C.E.O. GARY.MAULDIN@SAWNEE.COM		
Supplier	Georgia Power		1/26/2023
Transferee	Print Transferee / Utility Name	Transferee Agent Signature	Date
	Agent Title and email address: JOSHUA J. STALLINGS GM, PLANNING & POLICY JJSTALLI@SOUTHERNCO.COM		
Consumer and/or Owner	Consumer Signature		1/7/2023 Date
	Owner Signature		1/7/2023 Date

GPSC Form TSI (3/21)


SITE
24 HOUR CONTACT:
GEORGIA811
REVISIONS


575
Pinecrest Rd
Barrett Rd
Holly St
Walnut St
Poplar St
Maple Ln
Hickory Rd
Milner Dr
Arthur Rd
Cedar Valley Dr
Sycamore Circle
Jaree Circle
Springs Pkwy
Palm St


Hollis Springs

DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	NC & R-40
PROPOSED ZONING	TND
AREA	
SITE AREA (GROSS)	29.2 ACRES
SITE AREA (NET)	26.1 ACRES
OPEN SPACE REQUIRED	5.84 ACRES (20%)
OPEN SPACE PROVIDED	6.85 ACRES (23%)
DENSITY	
NUMBER OF UNITS	78 UNITS
PROPOSED GROSS DENSITY	2.67 UNITS/ACRE
PROPOSED NET DENSITY	2.99 UNITS/ACRE
MAXIMUM DENSITY	8 UNITS/ACRE
SETBACKS	
FRONT	15 FEET
SIDE	5 FEET
STREET SIDE SETBACK	15 FEET
REAR	20 FEET
DISTANCE BETWEEN STRUCTURES	*10 FEET
MINIMUM BLDG LINE WIDTH	50 FEET
MINIMUM LOT FRONTAGE	*46 FEET
* VARIANCE REQUIRED	

SEMC G.P.C.O.

HICKORY RD VARIABLE R/W

CEDAR VALLEY DR 50' R/W

24' PUBLIC ROAD (50' R/W)

REDBUD LN PRIVATE ROAD

AMENITY CENTER

EXISTING POND

25' STATE BUFFER

2' CONCRETE WALL

40' BUFFER

POCKET PARK

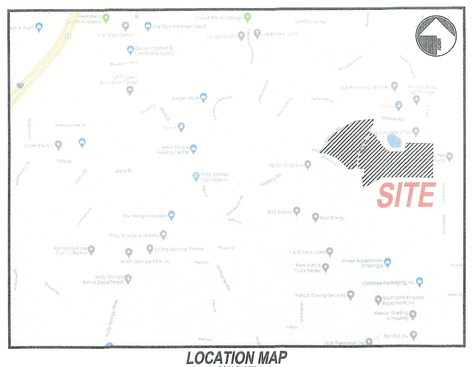
OPEN SPACE

STORMWATER MANAGEMENT FACILITY

50' CITY BUFFER

75' IMPERVIOUS SETBACK

1 10,723 SF · 2 8,480 SF · 3 8,740 SF · 4 9,788 SF · 5 9,699 SF · 6 9,733 SF · 7 9,186 SF · 8 8,480 SF · 9 8,472 SF · 10 9,018 SF · 11 9,600 SF · 12 9,434 SF · 13 8,480 SF · 14 8,480 SF · 15 8,480 SF · 16 9,788 SF · 17 6,360 SF · 18 6,360 SF · 19 10,393 SF · 20 6,473 SF · 21 6,465 SF · 22 6,458 SF · 23 6,184 SF · 24 7,730 SF · 25 10,201 SF · 26 8,191 SF · 27 12,160 SF · 28 5,964 SF · 29 5,936 SF · 30 7,936 SF · 31 11,566 SF · 32 7,338 SF · 33 8,327 SF · 34 7,934 SF · 35 8,076 SF · 36 6,700 SF · 37 6,360 SF · 38 6,360 SF · 39 6,360 SF · 40 6,288 SF · 41 7,207 SF · 42 6,029 SF · 43 6,082 SF · 44 11,718 SF · 45 7,898 SF · 46 7,142 SF · 47 7,002 SF · 48 6,675 SF · 49 6,360 SF · 50 6,360 SF · 51 6,360 SF · 52 6,360 SF · 53 7,273 SF · 54 8,629 SF · 55 8,947 SF · 56 8,947 SF · 57 8,923 SF · 58 8,165 SF · 59 7,858 SF · 60 6,359 SF · 61 6,359 SF · 62 6,359 SF · 63 6,359 SF · 64 7,918 SF · 65 7,465 SF · 66 9,086 SF · 67 8,719 SF · 68 6,360 SF · 69 6,360 SF · 70 6,360 SF · 71 6,360 SF · 72 6,360 SF · 73 6,555 SF · 74 6,752 SF · 75 6,360 SF · 76 6,360 SF · 77 6,360 SF · 78 6,360 SF



LOCATION MAP
SCALE: NTS

60 30 0 60 120
(IN FEET)
1 inch = 60 ft.

24 HOUR CONTACT:
JEFF SMITH
404.328.6280

GEORGIA 811 Utilities Protection Center, Inc.
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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.

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SUITE D9-250 · WOODSTOCK, GA 30188
OFFICE 770.938.9000

LAND PLAN
REDBUD TRACT
LAND LOT 307, 308, & 341
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS, GEORGIA

OWNER/DEVELOPER
EPCON COMMUNITIES
500 STONEHENGE PARKWAY
DUBLIN, OH 43017

GEORGIA REGISTERED No. 33121 PROFESSIONAL ENGINEER JEFFREY M. SMITH

REVISIONS

ZONING PLAN
Z100

21057 Z100.DWG 8.10.22