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 Sapphire Ridge Subdivision

Premise Owner Patriot Construction

Owner's mailing address 36 Arnoldsville Road Suite 7

City Crawford State GA Zip 30630

Location of Premises to be Transferred

Address South Burson Ave/Parcels B 01 092D & B 01 092

Lots A1-A7 & A34-A38

City Bogart COUNTY Oconee Zip 30622

Reason or cause for request: To avoid Duplication of electric facilities.

»» 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 Electric Membership Corporation — 6/20/23

Print Transferor / Utility Name — Transferor Agent Signature — Date

Agent Title and email address: VP, Engineering & Operations tmorris@waltonemc.com

Supplier *Transferee*

Georgia Power Company — 6/21/2023

Print Transferee / Utility Name — Transferee Agent Signature — Date

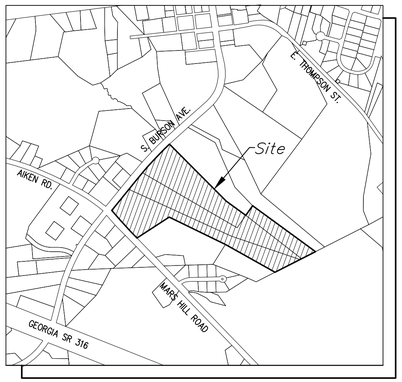
Agent Title and email address: Joshua J. Stallings GM, Planning & Policy jjstalli@southernco.com

Consumer and/or Owner

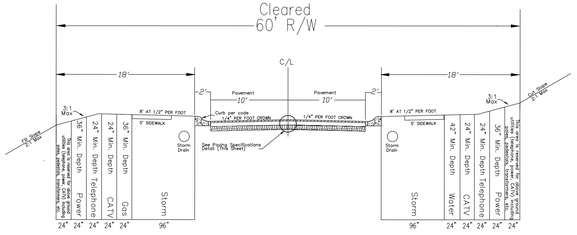
Consumer Signature — Date

Owner Signature — 4/16/23 Date

GPSC Form TSI (3/21)



Site Location Map
Scale: 1"=1000'



A Residential Streets w/ 60' R/W

Scale: NTS

Typical Utility Location Plan – NTS

Note: All Disturbed areas shall be regraded, stabalized and grassed with a healthy, vigorous , growing stand of permanent grass, where existing sod of turf exists, it shall be replaced in as good or better condition.

- If pavement width exceeds 20' then R/W width must be increased porportionally.
- Water main is to be located on opposite side of road as gas main (typ.).
- CATV and telephone minimum depth for fiber optic will be 36".
- The above diagram designated proper location of utilities, improperly installed utilities are subject to relocation at the utility owners expence.
- 3:1 Maximum slope in right-of-way.
- After curb is installed, utilities are to be installed in this order: (1)water, (2)electric, (3)gas, (4)telephone, (5)CATV

Cut and fill slopes may be required outside of right-of-way (2:1 maximum) in order to provide proper grading within right-of-way.

EPD Statement:
The subject property is not located within a designated Groundwater Recharge Area, nor is it located with 7 miles upstream of a water supply intake or reservoir.

WETLANDS CERTIFICATION

The design professional whose seal appears herein certifies the following: (1) the Oconee County Generalized Wetlands Map has been consulted; (2) the appropriate plan sheet

☐ DOES ☒ DOES NOT

indicate wetlands as shown on the map or as determined by a certified wetlands delineator; and (3) if wetlands are indicated the landowner or developer has been advised that land disturbance of protected wetlands shall not occur unless the appropriate Section 404 Permit or Letter of Permission has been obtained from the U.S. Corps of Engineers for jurisdictional wetlands, or approval has been obtained from Oconee County to disturb other (nonjurisdictional) wetlands.

ALLOWED DENSITY PER ZONING: 1 UNIT PER 0.69 ACRES (30,000 SF LOT)
ACTUAL DENSITY PER PLAN: 1 UNIT PER 0.93 ACRES (40,510 SF LOT)
MAX NUMBER OF RESIDENTIAL LOTS SHOWN: 38

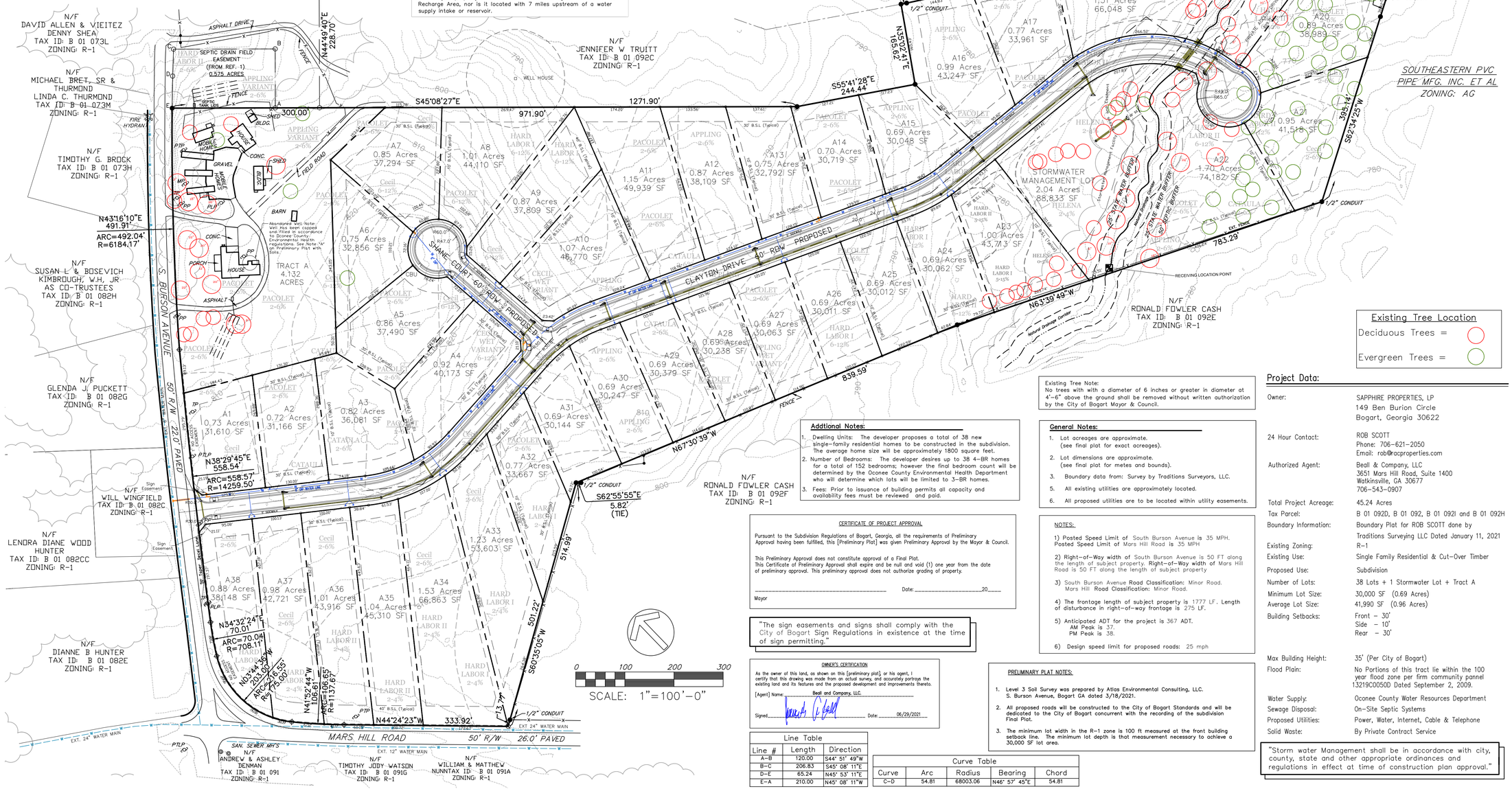
CORNER SIGHT DISTANCE

Corner Sight Distance Requirements:
Driveway SDL / North: 390'
SDR / South: 390'

Actual Sight Distance:
SDL / North: > 500'
SDR / South: > 500'

AREA & PERCENTAGE OF SITE COVERED BY:

TOTAL TRACT ACRES =	45.24	TOTAL TRACT SF:	1,970,654.4
LAND USE	AREA (AC)	AREA (SF)	% OF TOTAL
DRIVES/PARKING	1.94	84892.43	4.28%
SIDEWALK	0.63	27518.99	1.39%
Existing Asphalt	0.16	7,204.14	0.3%
Existing Structures	0.22	9802.40	.4%
Proposed Structures	1.57	68,400	3.47%
Proposed Driveays	0.52	22,800	1.14%
TOTAL IMPERVIOUS COVER:	2.95	129,417.96	10.98%
TOTAL PERVIOUS COVER:	42.29	1,841,236.44	93.48%



Existing Tree Location
Deciduous Trees =
Evergreen Trees =

Existing Tree Note:
No trees with a diameter of 6 inches or greater in diameter at 4'-6" above the ground shall be removed without written authorization by the City of Bogart Mayor & Council.

Addtional Notes:

1. Dwelling Units: The developer proposes a total of 38 new single-family residential homes to be constructed in the subdivision. The average home size will be approximately 1800 square feet.
2. Number of Bedrooms: The developer desires up to 38 4-BR homes for a total of 152 bedrooms; however the final bedroom count will be determined by the Oconee County Environmental Health Department who will determine which lots will be limited to 3-BR homes.
3. Fees: Prior to issuance of building permits all capacity and availability fees must be reviewed and paid.

General Notes:

1. Lot acreages are approximate. (see final plat for exact acreages).
2. Lot dimensions are approximate. (see final plat for metes and bounds).
3. Boundary data from: Survey by Traditions Surveyors, LLC.
5. All existing utilities are approximately located.
6. All proposed utilities are to be located within utility easements.

CERTIFICATE OF PROJECT APPROVAL

Pursuant to the Subdivision Regulations of Bogart, Georgia, all the requirements of Preliminary Approval having been fulfilled, this [Preliminary Plat] was given Preliminary Approval by the Mayor & Council.

This Preliminary Approval does not constitute approval of a Final Plat. This Certificate of Preliminary Approval shall expire and be null and void (1) one year from the date of preliminary approval. This preliminary approval does not authorize grading of property.

_____ Date: _____ 20_____
Mayor

NOTES:

1) Posted Speed Limit of South Burson Avenue is 35 MPH. Posted Speed Limit of Mars Hill Road is 35 MPH

2) Right-of-Way width of South Burson Avenue is 50 FT along the length of subject property. Right-of-Way width of Mars Hill Road is 50 FT along the length of subject property

3) South Burson Avenue Road Classification: Minor Road. Mars Hill Road Classification: Minor Road.

4) The frontage length of subject property is 1777 LF. Length of disturbance in right-of-way frontage is 275 LF.

5) Anticipated ADT for the project is 367 ADT. AM Peak is 37. PM Peak is 38.

6) Design speed limit for proposed roads: 25 mph

"The sign easements and signs shall comply with the City of Bogart Sign Regulations in existence at the time of sign permitting."

OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary plat], or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

[Agent] Name: Beall and Company, LLC.
Signed: _____ Date: 06/29/2021

PRELIMINARY PLAT NOTES:

1. Level 3 Soil Survey was prepared by Atlas Environmental Consulting, LLC. S. Burson Avenue, Bogart GA dated 3/18/2021.
2. All proposed roads will be constructed to the City of Bogart Standards and will be dedicated to the City of Bogart concurrent with the recording of the subdivision Final Plat.
3. The minimum lot width in the R-1 zone is 100 ft measured at the front building setback line. The minimum lot depth is that measurement necessary to achieve a 30,000 SF lot area.

Line Table

Line #	Length	Direction
A-B	120.00	S44° 51' 49"W
B-C	206.83	S45° 08' 11"E
D-E	65.24	N45° 53' 11"E
E-A	210.00	N45° 08' 11"W

Curve Table

Curve	Arc	Radius	Bearing	Chord
C-D	54.81	68003.06	N46° 57' 45"E	54.81

Project Data:

Owner:	SAPPHIRE PROPERTIES, LP 149 Ben Burion Circle Bogart, Georgia 30622
24 Hour Contact:	ROB SCOTT Phone: 706-621-2050 Email: rob@racproperties.com
Authorized Agent:	Beall & Company, LLC 3651 Mars Hill Road, Suite 1400 Watkinsville, GA 30677 706-543-0907
Total Project Acreage:	45.24 Acres
Tax Parcel:	B 01 092D, B 01 092, B 01 092I and B 01 092H
Boundary Information:	Boundary Plat for ROB SCOTT done by Traditions Surveying LLC Dated January 11, 2021
Existing Zoning:	R-1
Existing Use:	Single Family Residential & Cut-Over Timber
Proposed Use:	Subdivision
Number of Lots:	38 Lots + 1 Stormwater Lot + Tract A
Minimum Lot Size:	30,000 SF (0.69 Acres)
Average Lot Size:	41,990 SF (0.96 Acres)
Building Setbacks:	Front – 30' Side – 10' Rear – 30'
Max Building Height:	35' (Per City of Bogart)
Flood Plain:	No Portions of this tract lie within the 100 year flood zone per firm community pannel 13219C0050D Dated September 2, 2009.
Water Supply:	Oconee County Water Resources Department
Sewage Disposal:	On-Site Septic Systems
Proposed Utilities:	Power, Water, Internet, Cable & Telephone
Solid Waste:	By Private Contract Service

"Storm water Management shall be in accordance with city, county, state and other appropriate ordinances and regulations in effect at time of construction plan approval."

BEALL & COMPANY
LAND PLANNING
LANDSCAPE ARCHITECTURE
SITE ENGINEERING
3651 MARS HILL ROAD
SUITE H00
WATKINSVILLE, GA 30677
(706) 543-0907
www.beallandcompany.com

SAPPHIRE RIDGE
45.24 ACRES
TAX PARCEL: B 01 092D, B 01 092, B 01 092I & B 01 092H
SOUTH BURSON AVENUE
CITY OF BOGART
OCONEE COUNTY, GEORGIA

OWNER(S)/PERMITTEE
SAPPHIRE PROPERTIES, LP &
ROB SCOTT
149 BEN BURION CIRCLE
BOGART, GEORGIA 30622

24 HOUR CONTACT:
ROB SCOTT
706-621-2050

GEORGIA REGISTERED PROFESSIONAL ENGINEER KENNETH A. BEALL
GSWCC LEVEL II CERTIFICATION #0259972

REVISION:		DATE
1	Preliminary Plat Submittal	6-9-21
2	DRC Submittal	7-13-21
3	OCHD Plan Submittal	7-19-21
4	Revisions Per DRC Comments	12-10-21
5	DRC Construction Revisions	5-13-22
6	Environmental Health Revisions	6-16-22
7	Revised Lot Lines & Soil Classifications	8-01-22
8	Revisions Per Health Department Comments	8-11-22

DRAWN BY: KGB/ARP
DESIGNED BY: KGB/ARP
CHECKED BY: KAB

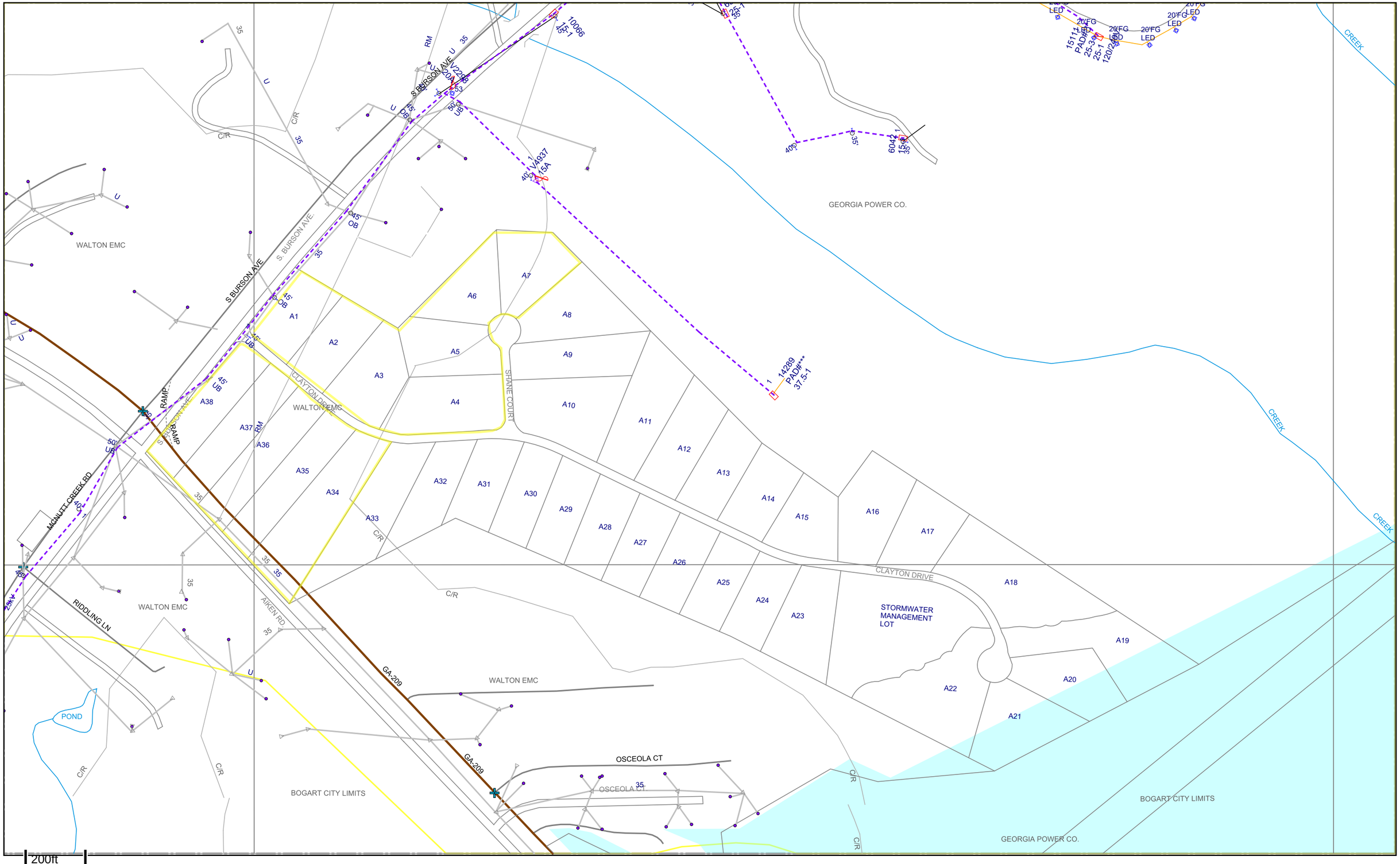
PRELIMINARY PLAT

SHEET
3.0

DATE: 6-29-2021
JOB: 21-001
NOT RELEASED FOR CONSTRUCTION

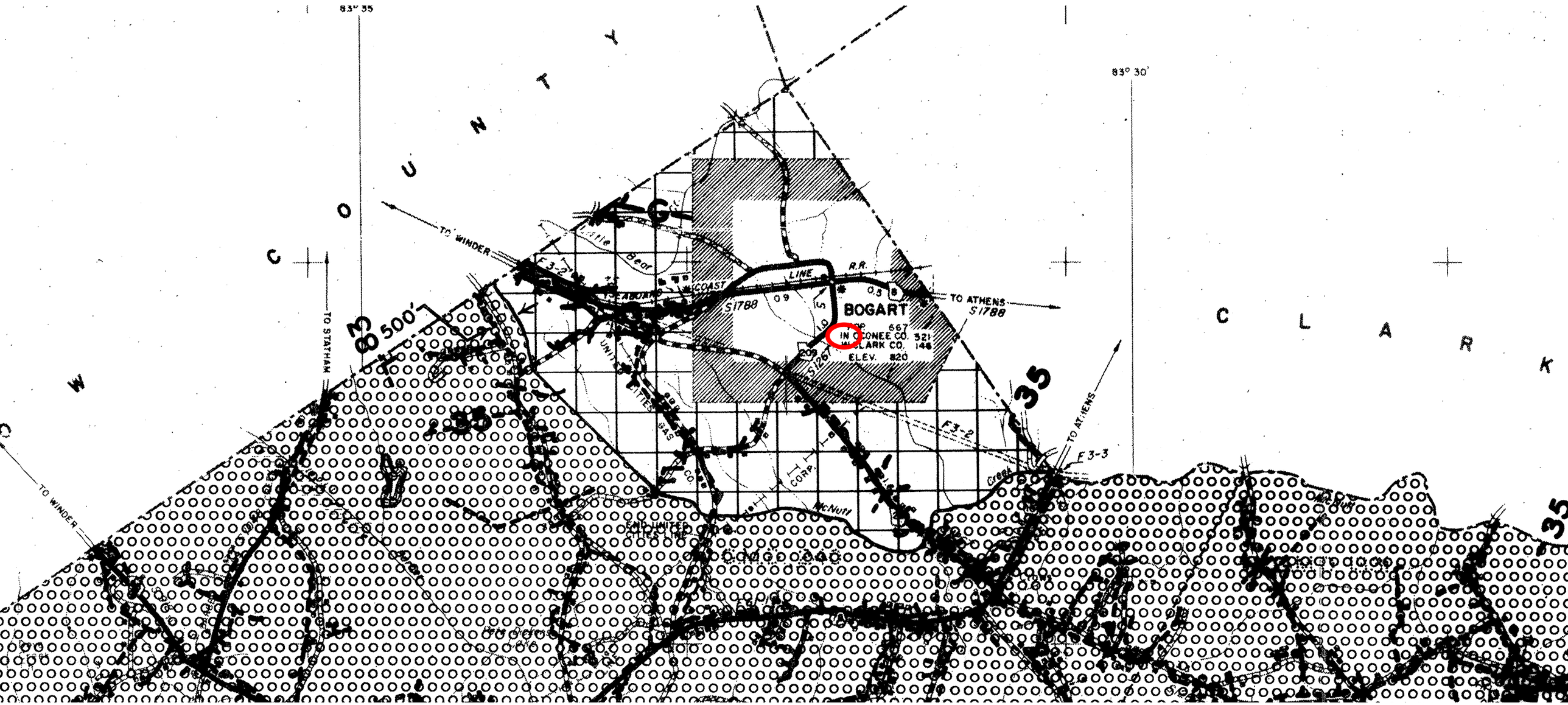
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Georgia Power Distribution Viewer



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1:3,495
lon=-83.533 lat=33.940 - 3/27/2023 15:29


83° 35'
83° 30'
C O U N T Y
C L A R K
TO WINDER
TO STATHAM
TO ATHENS
TO ATHENS
S1788
BOGART
POP. 667
IN OCONEE CO. 321
IN CLARK CO. 146
ELEV. 820
Little Bear
SEABOARD COAST LINE R.R.
0.5
0.9
1.0
209
S1267
F3-2
F3-3
CORP.
McNutt
Creek
UNITED GAS PIPE LINE CO.
35
83 500'



LINE DATA APPROVED AS BEING CORRECT AS OF MARCH 29, 1973

LINE SYMBOL LEGEND	NAME OF ELECTRIC SUPPLIER	APPROVED BY	TITLE	DATE
——— G ———	PRI. GEORGIA POWER COMPANY		SENIOR VICE-PRESIDENT	4-4-77
- - - - -35- - - - -	SEC. WALTON EMC		MANAGER	12/

REVISION:

FEATURE	DATE
INVENTORY	JAN 26,1972
FEDERAL-AID PRIMARY & SECONDARY ROUTES TO	JAN 26,1972

BOGART

CLARKE – OCONEE COUNTIES

SCALE IN FEET

0 660 1320

POPULATION (1970)
CLARKE 146
OCONEE 521

1972