FILED

JUN 12 2025

EXECUTIVE SECRETARY
GPSC

DOCKET# 56262

DOCUMENT# 222986

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 **Steve Casey - Redgate Gate Construction**

Premise Owner **Steve Casey - Redgate Gate Construction**

Owner's mailing address **320 North Court**

City **Alpharetta** State **GA** Zip **30004**

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Location of Premises to be Transferred

Address **East Cherokee Dr.**

Land Lots 734 and 735, 3rd District, 2nd Section

City **Ballground** County **Cherokee** Zip **30107**

Reason or cause for request **To avoid duplication of electrical distribution facilities to serve lot 6 for Summer Ridge Subdivision at East Cherokee Dr, as shown on the attached plat by B.C. Engineering, Inc., dated 06/11/2024**

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
Print Transferor / Utility Name

x _____
Transferor Agent Signature

3/7/2025
Date

Agent Title and email address: GM, Planning + Policy JJSTALLC@SOUTHERNCO.COM

Supplier Transferee

Sawnee EMC
Print Transferee / Utility Name

x _____
Transferee Agent Signature

3/20/25
Date

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

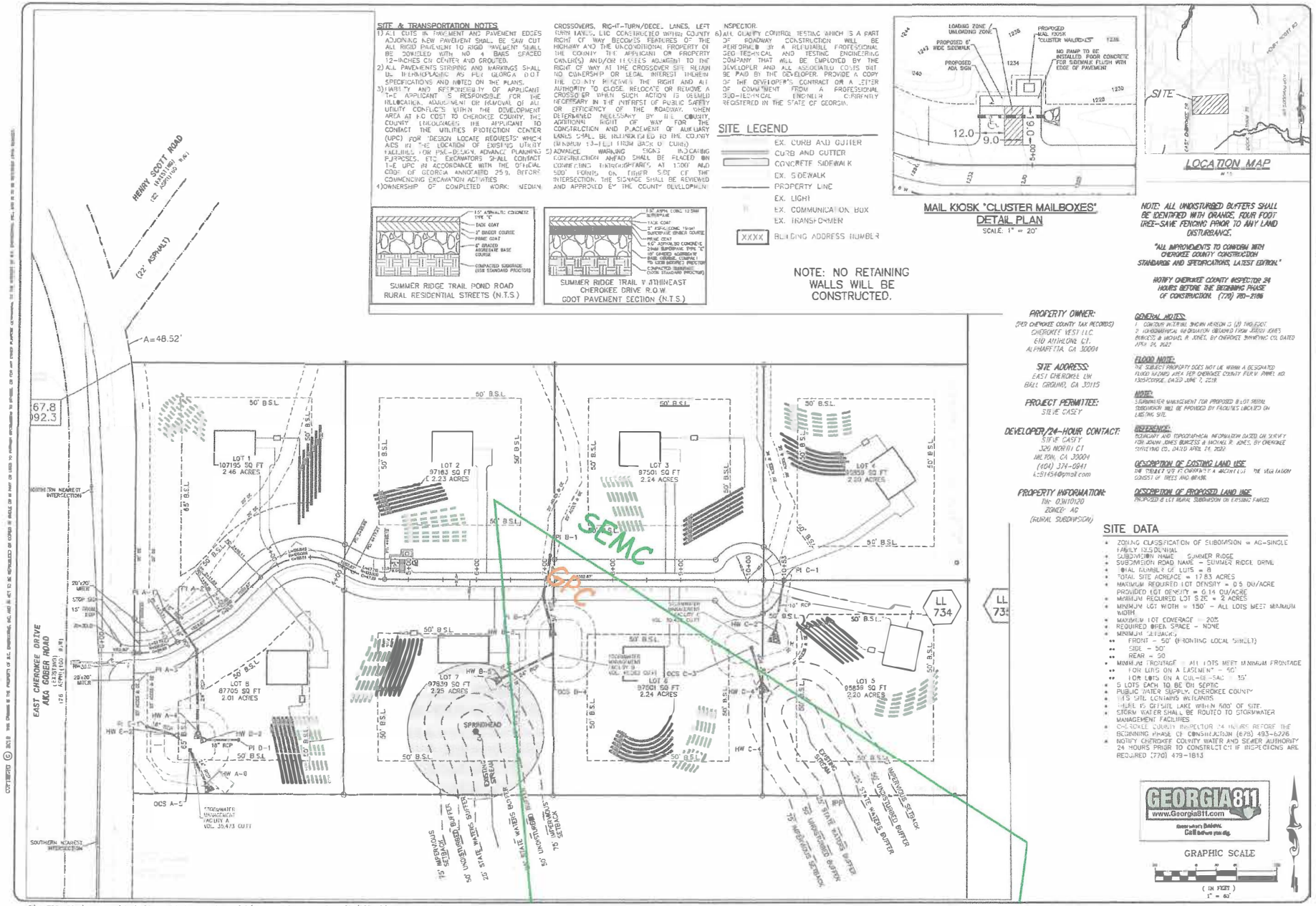
Consumer and/or Owner

x _____
Consumer Signature

3/18/25
Date

x _____
Owner Signature (Steve Casey)

12/9/24
Date



SITE & TRANSPORTATION NOTES

1) ALL CUTS IN PAVEMENT AND PAVEMENT EDGES ADJOINING NEW PAVEMENT SHALL BE SAW CUT. ALL RIGID PAVEMENT TO RIGID PAVEMENT SHALL BE DOWELED WITH NO. 4 BARS SPACED 12-INCHES ON CENTER AND GROUTED.
2) ALL PAVEMENTS STRIPING AND MARKINGS SHALL BE THERMOPLASTIC AS PER GEORGIA DOT SPECIFICATIONS AND NOTED ON THE PLANS.
3) LIABILITY AND RESPONSIBILITY OF APPLICANT: THE APPLICANT IS RESPONSIBLE FOR THE RELOCATION, ADJUSTMENT OR REMOVAL OF ALL UTILITY CONFLICTS WITHIN THE DEVELOPMENT AREA AT NO COST TO CHEROKEE COUNTY. THE COUNTY ENCOURAGES THE APPLICANT TO CONTACT THE UTILITIES PROTECTION CENTER (UPC) FOR 'DESIGN LOCATE REQUESTS' WHICH AIDS IN THE LOCATION OF EXISTING UTILITY FACILITIES FOR PRE-DESIGN, ADVANCE PLANNING PURPOSES, ETC. EXCAVATORS SHALL CONTACT THE UPC IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA ANNOTATED 25-9, BEFORE COMMENCING EXCAVATION ACTIVITIES.
4) OWNERSHIP OF COMPLETED WORK: MEDIAN CROSSOVERS, RIGHT-TURN/DECEL. LANES, LEFT TURN LANES, ETC. CONSTRUCTED WITHIN COUNTY RIGHT OF WAY BECOMES FEATURES OF THE HIGHWAY AND THE UNCONDITIONAL PROPERTY OF THE COUNTY. THE APPLICANT OR PROPERTY OWNER(S) AND/OR ASSIGNEES ADJACENT TO THE RIGHT OF WAY AT THE CROSSOVER SITE RETAIN NO OWNERSHIP OR LEGAL INTEREST THEREIN. THE COUNTY RESERVES THE RIGHT AND ALL AUTHORITY TO CLOSE, RELOCATE OR REMOVE A CROSSOVER WHEN SUCH ACTION IS DEEMED NECESSARY IN THE INTEREST OF PUBLIC SAFETY OR EFFICIENCY OF THE ROADWAY. WHEN DETERMINED NECESSARY BY THE COUNTY, ADDITIONAL RIGHT OF WAY FOR THE CONSTRUCTION AND PLACEMENT OF AUXILIARY LANES SHALL BE RECORDED TO THE COUNTY (MINIMUM 12-FEET FROM BACK OF CURB).
5) ADVANCE WARNING SIGNS INDICATING CONSTRUCTION AHEAD SHALL BE PLACED ON CONVERGING APPROACHES AT 1,000' AND 500' POINTS, ON EITHER SIDE OF THE INTERSECTION. THE SIGNAGE SHALL BE REVIEWED AND APPROVED BY THE COUNTY DEVELOPMENT INSPECTOR.
6) ALL QUALITY CONTROL TESTING WHICH IS A PART OF ROADWAY CONSTRUCTION WILL BE PERFORMED BY A REPUTABLE, PROFESSIONAL GEO-TECHNICAL AND TESTING ENGINEERING COMPANY THAT WILL BE EMPLOYED BY THE DEVELOPER AND ALL ASSOCIATED COSTS WILL BE PAID BY THE DEVELOPER. PROVIDE A COPY OF THE DEVELOPER'S CONTRACT OR A LETTER OF COMMITMENT FROM A PROFESSIONAL GEO-TECHNICAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF GEORGIA.

SITE LEGEND

- EX. CURB AND GUTTER
- CURB AND GUTTER
- CONCRETE SIDEWALK
- EX. SIDEWALK
- PROPERTY LINE
- EX. LIGHT
- EX. COMMUNICATION BOX
- EX. TRANSFORMER
- XXXX BUILDING ADDRESS NUMBER

NOTE: NO RETAINING WALLS WILL BE CONSTRUCTED.

SUMMER RIDGE TRAIL POND ROAD
RURAL RESIDENTIAL STREETS (N.T.S.)

SUMMER RIDGE TRAIL @ ATHINEAST CHEROKEE DRIVE R.O.W.
GDOT PAVEMENT SECTION (N.T.S.)

MAIL KIOSK "CLUSTER MAILBOXES"
DETAIL PLAN
SCALE: 1" = 20'

NOTE: ALL UNDISTURBED BUFFERS SHALL BE IDENTIFIED WITH ORANGE, FOUR FOOT TREE-SAVE FENCING PRIOR TO ANY LAND DISTURBANCE.

"ALL IMPROVEMENTS TO CONFORM WITH CHEROKEE COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION."

NOTIFY CHEROKEE COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 720-2186

PROPERTY OWNER:
(PER CHEROKEE COUNTY TAX RECORDS)
CHEROKEE VEST LLC
610 ATHLONE CT.
ALPHARETTA, GA 30004

SITE ADDRESS:
EAST CHEROKEE DR
BALL GROUND, GA 30115

PROJECT PERMITTEE:
STEVE CASEY

DEVELOPER/24-HOUR CONTACT:
STEVE CASEY
329 NORTH CT
MILTON, GA 30004
(404) 374-0941
c.st134@gmail.com

PROPERTY INFORMATION:
PIN: 0J410120
ZONED: AG
(RURAL SUBDIVISION)

GENERAL NOTES:
1. CONTOUR INTERVAL SHOWN HEREON IS (2) TWO FOOT.
2. HORIZONTAL INFORMATION OBTAINED FROM JERRY JONES BURGESS & MICHAEL R. JONES, BY CHEROKEE SURVEYING CO. DATED APR. 24, 2023

FLOOD NOTE:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA PER CHEROKEE COUNTY FLOOD PANEL NO. 13057C0159E, DATED JUNE 7, 2018.

NOTE:
STORMWATER MANAGEMENT FOR PROPOSED 8 LOT RESIDENTIAL SUBDIVISION WILL BE PROVIDED BY FACILITIES LOCATED ON EXISTING SITE.

REFERENCE:
BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED ON SURVEY FOR JOHN JONES BURGESS & MICHAEL R. JONES, BY CHEROKEE SURVEYING CO., DATED APRIL 24, 2023

DESCRIPTION OF EXISTING LAND USE:
THE SUBJECT SITE IS CURRENTLY A VACANT LOT. THE VEGETATION CONSIST OF TREES AND BRUSH.

DESCRIPTION OF PROPOSED LAND USE:
PROPOSED 8 LOT RURAL SUBDIVISION ON EXISTING PARCEL

SITE DATA

- ZONING CLASSIFICATION OF SUBDIVISION = AG-SINGLE FAMILY RESIDENTIAL
- SUBDIVISION NAME = SUMMER RIDGE
- SUBDIVISION ROAD NAME = SUMMER RIDGE DRIVE
- TOTAL NUMBER OF LOTS = 8
- TOTAL SITE ACREAGE = 17.83 ACRES
- MAXIMUM REQUIRED LOT DENSITY = 0.5 DU/ACRE
  PROVIDED LOT DENSITY = 0.14 DU/ACRE
- MINIMUM REQUIRED LOT SIZE = 2 ACRES
- MINIMUM LOT WIDTH = 150' - ALL LOTS MEET MINIMUM WIDTH
- MAXIMUM LOT COVERAGE = 20%
- REQUIRED OPEN SPACE = NONE
- MINIMUM SETBACKS:
  - FRONT = 50' (FRONTING LOCAL STREET)
  - SIDE = 50'
  - REAR = 50'
- MINIMUM FRONTAGE = ALL LOTS MEET MINIMUM FRONTAGE
  - FOR LOTS ON A EASEMENT = 50'
  - FOR LOTS ON A CUL-DE-SAC = 35'
- 5 LOTS EACH TO BE ON SEPTIC
- PUBLIC WATER SUPPLY, CHEROKEE COUNTY
- THIS SITE CONTAINS WETLANDS
- THERE IS OFFSITE LAKE WITHIN 500' OF SITE.
- STORM WATER SHALL BE ROUTED TO STORMWATER MANAGEMENT FACILITIES
- CHEROKEE COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION (678) 493-6226
- NOTIFY CHEROKEE COUNTY WATER AND SEWER AUTHORITY 24 HOURS PRIOR TO CONSTRUCTION IF INSPECTIONS ARE REQUIRED (770) 479-1813

GEORGIA811
www.Georgia811.com
Know what's Below. Call before you dig.

GRAPHIC SCALE
(IN FEET)
1" = 60'

B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

SITE PLAN
SUMMER RIDGE
PROPOSED 8 LOT RURAL SUBDIVISION
LAND LOT 734 & 735
3RD DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GEORGIA
PREPARED FOR:
STEVE CASEY

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 24083 BRIAN W. COOK 8/28/24

REVISION	DATE	DESCRIPTION
0	06/29/23	FIRST SUBMITTAL
1	08/30/23	ADDRESSING COUNTY COMMENTS
2	11/28/23	ADDITIONAL COUNTY COMMENTS
3	12/22/2023	ADDRESSING SEWER COMMENTS
4	07/08/2024	ADDRESSING SEWER COMMENTS
5	08/12/24	ADDED TRIP WAY TO PLAN

DRAWN BY:
CHECKED BY:
DATE:
SCALE:
LAST UPDATE:
CONTROL SECTION

SHEET NO.: 4 OF 37
JOB NO.: 2022-115

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S:\BCEPROJECTS\2022-115\CAD\2022-115 BASE.DWG, PLOT: 8/28/2024 2:15:29 PM, SAVED: 8/28/2024 9:54:30 AM, BY: MC


Bones Bed Bath
Biscuits & More
E Cherokee Dr
Premier Arborist
e Dr
E Cherokee Dr
Henry Scott Rd
Bardin Outdoors
Henry Scott Rd
Site

Site