FILED

JUN 12 2025

EXECUTIVE SECRETARY
GPSC

DOCKET # 56263

DOCUMENT # 222987

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 **Coal Mountain Land Partners, LLC**

Premise Owner **Same**

Owner's mailing address **3500 Lenox Road, Suite 1250**

City **Atlanta** State **Georgia** Zip **30326**

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Location of Premises to be Transferred

Address **Settindown Road**

Land Lots 17, 18, 101, & 102 - 14th District - 1st Section; Land Lot 613 - 3 District - 1st Section

City **Cumming** County **Forsyth** Zip **30028**

Reason or cause for request **To avoid duplication of electrical distribution facilities to serve lots 78 - 84 for Coal Mountain Village Center at Settingdown Road, as shown on the attached plat by Ironwood Design Group, dated 3/4/2024**

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

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

Supplier Transferor

Georgia Power Company x [signature] 2/12/2025

Print Transferor / Utility Name | Transferor Agent Signature | Date

Agent Title and email address: GM, PLANNING & POLICY JJSTALLI@SOUTHERNCO.COM

Supplier Transferee

Sawnee EMC x [signature] 5/9/25

Print Transferee / Utility Name | Transferee Agent Signature | Date

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

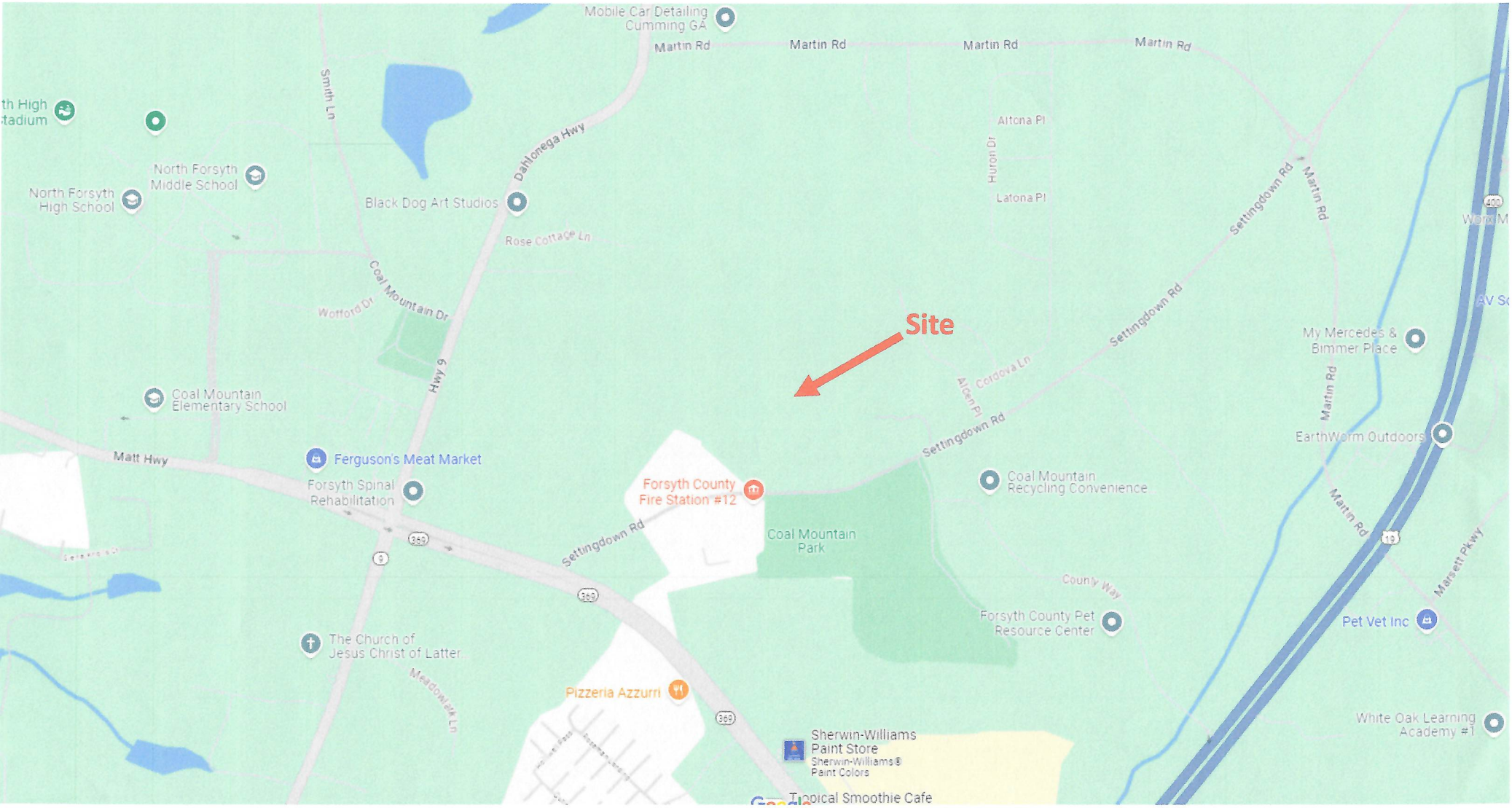
Consumer and/or Owner

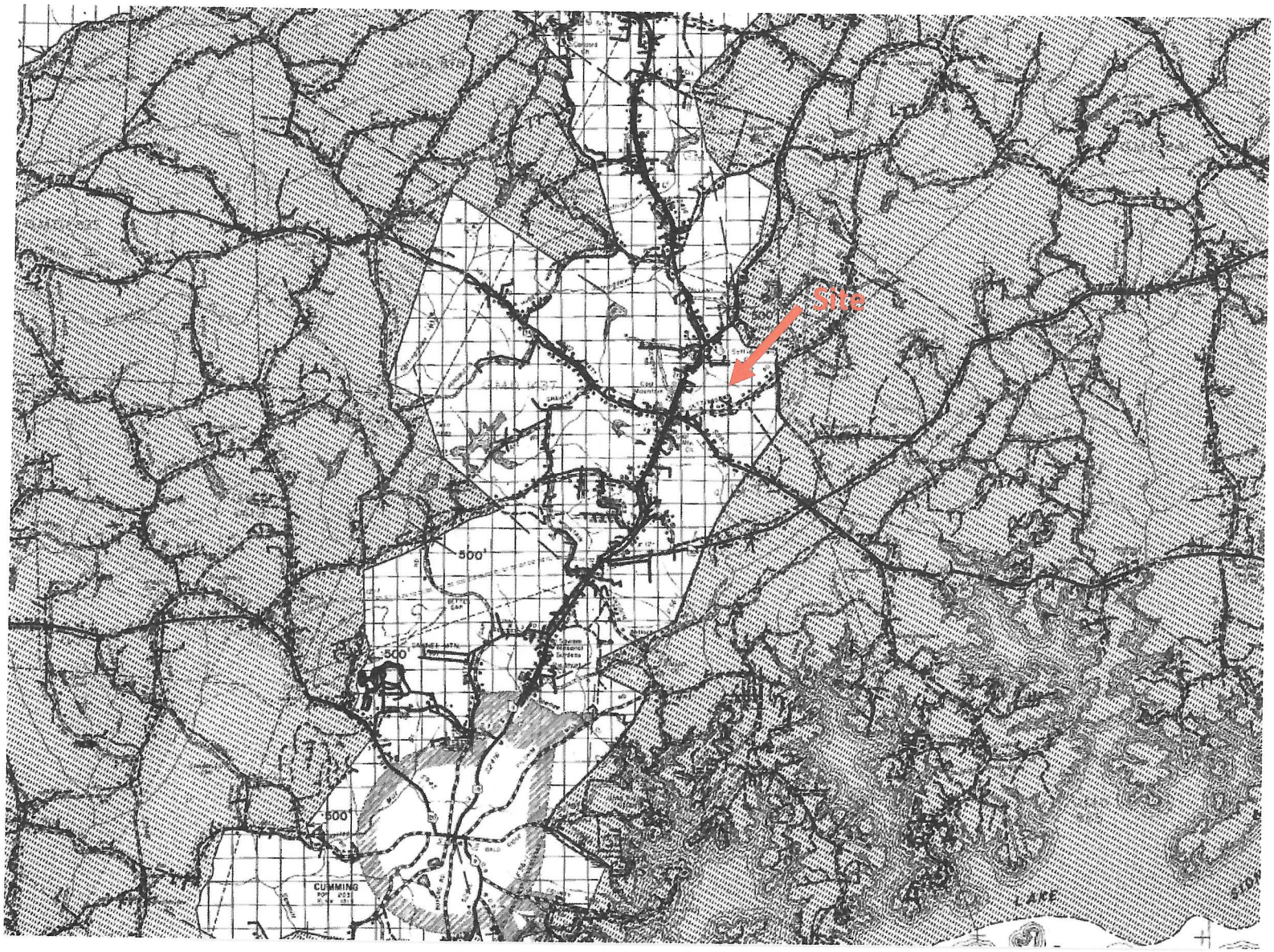
x _____ 5/9/25

Consumer Signature | Date

x [signature] 10/24/24

Owner Signature (Coal Mountain Land Partners, LLC) | Date


Site
Mobile Car Detailing Cumming GA
Martin Rd
Martin Rd
Martin Rd
Martin Rd
Smith Ln
Dahlonega Hwy
North Forsyth Middle School
North Forsyth High School
Black Dog Art Studios
Rose Cottage Ln
Coal Mountain Dr
Wofford Dr
Hwy 9
Altona Pl
Huron Dr
Latona Pl
Settingdown Rd
Martin Rd
Coal Mountain Elementary School
Matt Hwy
Ferguson's Meat Market
Forsyth Spinal Rehabilitation
Forsyth County Fire Station #12
Coal Mountain Park
Coal Mountain Recycling Convenience
My Mercedes & Bimmer Place
EarthWorm Outdoors
Martin Rd
Martin Rd
County Way
Forsyth County Pet Resource Center
Pet Vet Inc
Marsett Pkwy
The Church of Jesus Christ of Latter
Meadowlark Ln
Pizzeria Azzurri
Sherwin-Williams Paint Store
Sherwin-Williams® Paint Colors
Tropical Smoothie Cafe
White Oak Learning Academy #1

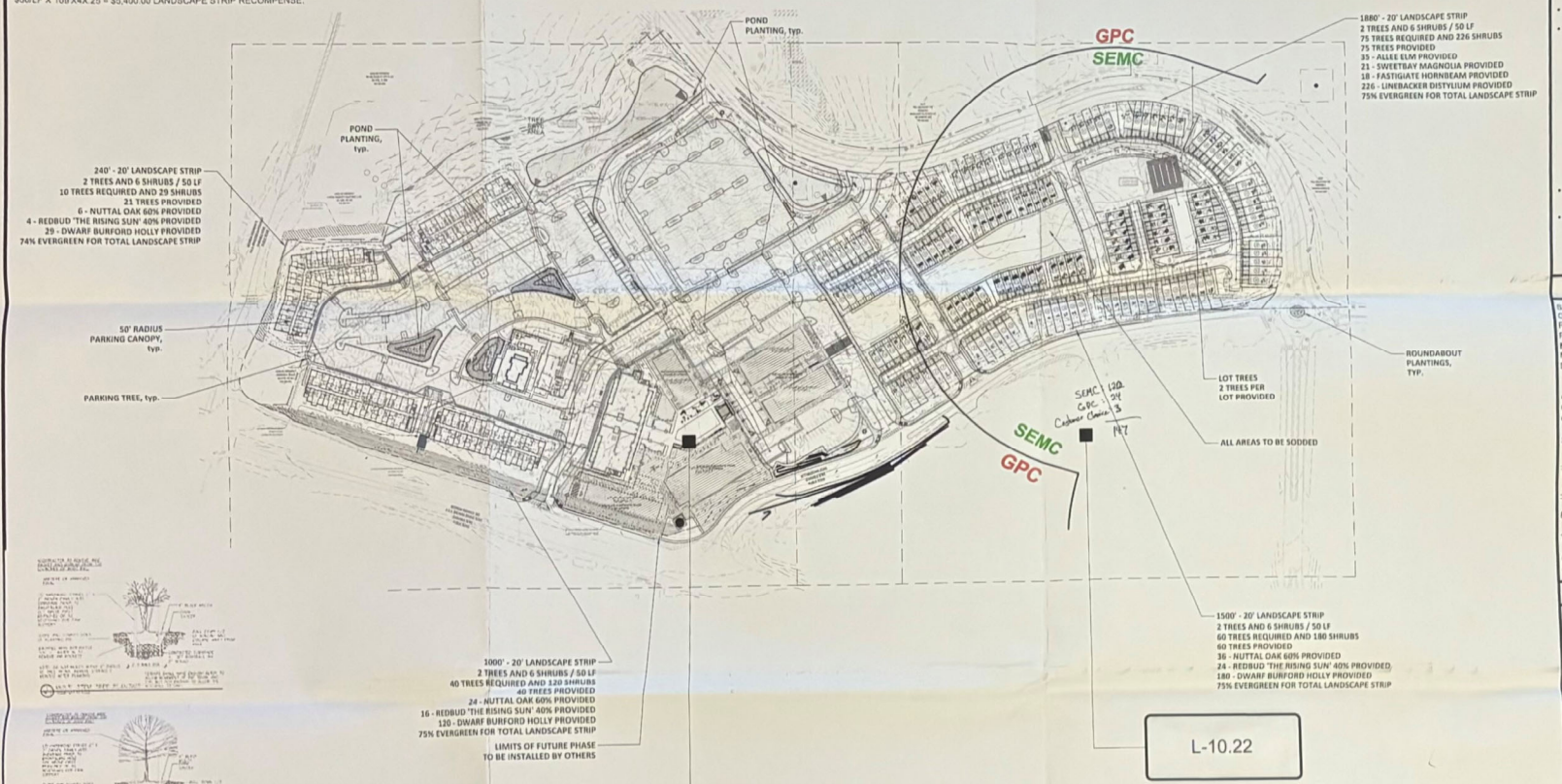

Site
500'
500'
500'
CUMMING
LAKE

Total Recompense Trees

Quantity	Botanical/Common	Cont	Cal	Units	Total Units	Site	Form	Notes	Native	Overstory	% Genus	Total % Genus
1	ACER PALMATUM 'RED DRAGON' / RED DRAGON JAPANESE MAPLE	B & B	1	0	0	MINIMUM 4' HGT.	SPECIMEN	FULL AND HEALTHY	NO	NO	0.1%	1.9%
20	ACER RUBRUM 'OCTOBER GLORY TM / OCTOBER GLORY MAPLE	B & B	4	0.7	14	MINIMUM 16' HGT.	CENTRAL LEADER	FULL AND HEALTHY	YES	YES	1.8%	
91	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE' / DOWNY SERVICEBERRY	B & B	3	0.6	54.6	MINIMUM 10' HGT.	MULTI-TRUNK	FULL AND HEALTHY	YES	NO	8.4%	8.4%
86	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAM	B & B	4	0.7	60.2	MINIMUM 14' HGT.	6' TRUNK HT.	FULL AND HEALTHY	NO	NO	7.9%	7.9%
40	CERCIS CANADENSIS 'RISING SUN' / RISING SUN REDBUD	B & B	3	0.6	24	MINIMUM 10' HGT.	CENTRAL LEADER	FULL AND HEALTHY	YES	NO	3.7%	3.7%
4	CORNUS FLORIDA 'CHEROKEE BRAVE' / CHEROKEE BRAVE DOGWOOD	B & B	3	0.6	7.4	MINIMUM 10' HGT.	CENTRAL LEADER	FULL AND HEALTHY	YES	NO	0.4%	0.4%
33	GINKGO BILOBA 'FASTIGIATA' / FASTIGIATE MAIDENHAIR TREE	B & B	4	0.7	23.1	MINIMUM 14' HGT.	6' TRUNK HT.	FULL AND HEALTHY	NO	NO	3.0%	3.0%
19	ILEX LATIFOLIA / LUSTERLEAF HOLLY	B & B	2	0.5	9.5	MINIMUM 8' HGT.	FULL TO THE GROUND	FULL AND HEALTHY	NO	NO	1.7%	1.5%
19	ILEX X 'EMILY BRUNER' / EMILY BRUNER HOLLY	B & B	3	0.6	11.4	MINIMUM 10' HGT.	FULL TO THE GROUND	FULL AND HEALTHY	NO	NO	1.7%	2.9%
13	ILEX X 'OAK LEAF' / OAK LEAF HOLLY	B & B	3	0.6	7.8	MINIMUM 10' HGT.	FULL TO THE GROUND	FULL AND HEALTHY	NO	NO	1.2%	
14	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	3	0.6	8.4	MINIMUM 10' HGT.	FULL TO THE GROUND	FULL AND HEALTHY	YES	YES	1.3%	1.3%
13	LAGERSTROEMIA X 'NATCHEZ' / WHITE CRAPE MYRTLE MULTI-TRUNK	B & B	3	0.6	7.8	MINIMUM 12' HGT.	MULTI-TRUNK	FULL AND HEALTHY	NO	NO	1.2%	2.4%
13	LAGERSTROEMIA X 'NATCHEZ' / WHITE CRAPE MYRTLE STANDARD	B & B	5	0.9	11.7	MINIMUM 14' HGT.	STANDARD	FULL AND HEALTHY	YES	YES	1.2%	
120	LIRIODENDRON TULIPIFERA 'ARNOLD' / ARNOLD TULIP POPLAR	B & B	4	0.7	84	MINIMUM 16' HGT.	CENTRAL LEADER	FULL AND HEALTHY	YES	YES	11.0%	11.0%
10	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKEN'S SOUTHERN MAGNOLIA	B & B	3	0.6	6	MINIMUM 10' HGT.	FULL TO THE GROUND	FULL AND HEALTHY	YES	YES	0.9%	12.2%
90	MAGNOLIA STELLATA / STAR MAGNOLIA	B & B	3	0.6	54	MINIMUM 10' HGT.	MULTI-TRUNK	FULL AND HEALTHY	NO	NO	8.3%	
33	MAGNOLIA VIRGINIANA / SWEET BAY MAGNOLIA	B & B	4	0.7	23.1	MINIMUM 12' HGT.	MULTI-TRUNK	FULL AND HEALTHY	YES	NO	3.0%	
21	MYRICA CERIFERA / SOUTHERN WAXMYRTLE	B & B	2	0.5	10.5	MINIMUM 8' HGT.	FULL TO THE GROUND	FULL AND HEALTHY	YES	NO	1.9%	
69	NYSSA SYLVATICA 'WILD FIRE' / WILD FIRE BLACK GUM	B & B	4	0.7	48.3	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY	YES	YES	6.3%	6.3%
19	OSMANTHUS AMERICANUS / DEVIL WOOD	B & B	2	0.5	9.5	MINIMUM 8' HGT.	FULL TO THE GROUND	FULL AND HEALTHY	YES	NO	1.7%	
15	PRUNUS CAROLINIANA / CAROLINA CHERRY LAUREL	B & B	2	0.5	7.5	MINIMUM 8' HGT.	FULL TO THE GROUND	FULL AND HEALTHY	YES	NO	1.4%	
64	QUERCUS NUTTALLII / NUTTALL OAK	B & B	4	0.7	44.8	MINIMUM 16' HGT.	CENTRAL LEADER	FULL AND HEALTHY	YES	YES	5.9%	11.4%
60	QUERCUS PHELLOS 'JONG PIN' / WILLOW OAK	B & B	4	0.7	42	MINIMUM 16' HGT.	CENTRAL LEADER	FULL AND HEALTHY	YES	YES	5.5%	
19	TAXODIUM DISTICHUM 'AUTUMN GOLD' / AUTUMN GOLD BALD CYPRESS	B & B	4	0.7	13.3	MINIMUM 12' HGT.	CENTRAL LEADER	FULL AND HEALTHY	YES	NO	1.7%	1.7%
14	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE' / DEGROOT'S SPIRE ARBORVITAE	B & B	3	0.6	8.4	MINIMUM 10' HGT.	FULL TO THE GROUND	FULL AND HEALTHY	YES	NO	1.3%	1.3%
159	ULMUS PARVIFOLIA 'ALLEE' / ALLEE ELM	B & B	4	0.7	111.3	MINIMUM 16' HGT.	CENTRAL LEADER	FULL AND HEALTHY	NO	YES	14.6%	17.3%
29	ULMUS PARVIFOLIA 'EVERCLEAR' / EVERCLEAR ELM	B & B	4	0.7	20.3	MINIMUM 16' HGT.	CENTRAL LEADER	FULL AND HEALTHY	NO	YES	2.7%	
1088					717.9				51%	50%		97%
Total Trees	Total Units Provided											
	RDF Required				718							
	Remaining Units Need				0.1	Max Genus Provided 19.6%						

LANDSCAPE STRIP RECOMPENSE CALCULATION:
REQUESTED VARIANCE 20'WIDE TO 15'WIDE FOR 100'.
20' TO 15' IS A 25% REDUCTION.
$50/LF X 100'X4X.25 = $5,400.00 LANDSCAPE STRIP RECOMPENSE.

GENERAL NOTE: SEE L-10.30 FOR TYPICAL LANDSCAPE FRONTAGE PLANTINGS ALONG RESIDENTIAL DRIVES.
TYPICAL LOT PLANTINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO FINAL DESIGN.





Staking and guying materials shall be removed after one full growing season to prevent girdling and damage to tree trunks. It is the responsibility of the owner/developer to ensure this is completed.

CERTIFICATION BY A REGISTERED LANDSCAPE ARCHITECT VERIFYING THAT LANDSCAPING MEETS THE STANDARDS OF THIS CODE AND THE APPROVED PLANS MUST BE SUBMITTED. ADD A NOTE AND SIGNATURE BLOCK TO CERTIFY THIS PLAN COMPLIES WITH THE LANDSCAPE REQUIREMENTS OF THIS OVERLAY DISTRICT

NAME: SAMUEL T. SAMPSON
SIGNATURE:
LICENSE #: 001914
DATE: 9/15/23

SEAL
GEORGIA REGISTERED No. 001914 LANDSCAPE ARCHITECT SAMUEL T. SAMPSON

SITE DATA

PARCEL IDs: LAND LOTS 17,18,101 &102 - 14TH DISTRICT - 1ST SECTION
LAND LOT 613 - 3 DISTRICT - 1ST SECTION
FORSYTH COUNTY, GACURRENT ZONING:

MCD (MIXED-USE CENTER DISTRICT)
GROSS TOTAL AREA (PER SURVEY): 34.8 ACRES (1,515,888 SF)
R/W AREA TO BE ACQUIRED: 0.07 ACRES (1,145 SF + 731 SF + 918 SF + 303 SF)
R/W AREA TO BE DEDICATED: 0.31 ACRES (2,626 SF + 3,109 SF + 5,641 SF + 2,118 SF)
NET MIXED-USE SITE AREA: 23.43 ACRES (1,020,770 SF)
NET TOWNHOME SITE AREA: 10.97 ACRES (477,814 SF)
DISTURBED ACREAGE: 33.5 ACRES (INCLUDES OFF-SITE WORK)

TREE PROTECTION & REPLACEMENT NOTES:

- TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO OR CONCURRENT WITH ANY CLEARING, GRUBBING OR GRADING. CALL THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FOR AN INSPECTION.
- TREE PROTECTION SHALL BE ENFORCED ACCORDING TO THE FORSYTH COUNTY TREE PRESERVATION AND REPLACEMENT ORDINANCE.
- THE DENSITY REQUIREMENTS SHOWN ON THE TREE PROTECTION AND/OR REPLACEMENT PLAN MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE FINAL PLAT. CALL THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FOR AN INSPECTION.
- A POST DEVELOPMENT TREE SURVEY SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF A FINAL PLAT OR AS-BUILT FOR RESIDENTIAL USES LOCATED ON PROPERTY OF A LEAST 10 ACRES EXCLUDING MIXED USE ZONING DISTRICTS.
- IN COMMERCIAL, MIXED USE AND INDUSTRIAL ZONING DISTRICTS, A MAINTENANCE INSPECTION FOR TREES WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL SITE INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR SCHEDULING THIS INSPECTION.
- WITH THE EXCEPTION OF SINGLE FAMILY RESIDENTIAL DEVELOPMENTS, A MAINTENANCE INSPECTION FOR TREES WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL SITE INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR SCHEDULING THIS INSPECTION.
- ALL PLANT MATERIALS ARE TO CONFORM TO THE *AMERICAN STANDARD FOR NURSERY STOCK*, LATEST EDITION, AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL BUFFERS MUST MEET THE FORSYTH COUNTY BUFFER STANDARDS. BUFFERS THAT HAVE BEEN DISTURBED OR THAT ARE SPARSELY VEGETATED WILL REQUIRE SUPPLEMENTAL PLANTING OR REPLANTING TO BRING THE BUFFER INTO COMPLIANCE WITH THE BUFFER STANDARDS. BUFFER PLANTINGS IN ADDITION TO THOSE SHOWN ON THIS PLAN MAY BE REQUIRED DUE TO FIELD CONDITIONS PRIOR TO FINAL APPROVAL OF THE PROJECT AS DETERMINED BY THE COUNTY ARBORIST. BUFFER PLANTINGS MUST BE INSTALLED PRIOR TO APPROVAL OF THE FINAL PLAT OR AS-BUILT.
- THE CONTRACTOR RESPONSIBLE FOR LANDSCAPE INSTALLATION MUST CERTIFY THAT ALL PLANT MATERIAL HAS BEEN INSTALLED PER THE APPROVED PLANS. THIS CERTIFICATION MUST BE SUBMITTED PRIOR TO THE APPROVAL OF THE AS-BUILT OR FINAL PLAT. (SELECT OVERLAY DISTRICTS)
- THE REMAINING GROUND AREA SHALL BE SODDED, SEEDED, OR HYDROSEEDED WITH GRASS AND/OR PLANTED WITH GROUNDCOVER SPECIES.
- ALL PROJECTS REQUIRE AN AS-BUILT PLAN. PLEASE NOTE THAT A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE AS-BUILT HAS BEEN APPROVED AND RECORDED. ALLOW APPROXIMATELY TWO WEEKS FOR THE APPROVAL PROCESS. AN AS-BUILT PLAN IS A CIVIL DRAWING DEPICTING COMPLETED SITE DEVELOPMENT AND BUILDING CONSTRUCTION OR AS-BUILT PROFILE OF UTILITIES AS IT EXISTS IN THE FIELD. AS-BUILT PLANS AND SEWER PROFILES MUST BE PREPARED BY A LICENSED LAND SURVEYOR AND/OR LICENSED ENGINEER. THE PLAN MUST DELINEATE ALL INFRASTRUCTURE IMPROVEMENTS AND BUILDING FOOTPRINTS AS THEY WERE ACTUALLY CONSTRUCTED IN THE FIELD. PLEASE REVIEW THE MINIMUM AS-BUILT PLAN CHECKLISTS ON THE WEB SITEALL PROJECTS REQUIRE AN AS-BUILT PLAN. PLEASE NOTE THAT A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE AS-BUILT HAS BEEN APPROVED AND RECORDED. ALLOW APPROXIMATELY TWO WEEKS FOR THE APPROVAL PROCESS. AN AS-BUILT PLAN IS A CIVIL DRAWING DEPICTING COMPLETED SITE DEVELOPMENT AND BUILDING CONSTRUCTION OR AS-BUILT PROFILE OF UTILITIES AS IT EXISTS IN THE FIELD. AS-BUILT PLANS AND SEWER PROFILES MUST BE PREPARED BY A LICENSED LAND SURVEYOR AND/OR LICENSED ENGINEER. THE PLAN MUST DELINEATE ALL INFRASTRUCTURE IMPROVEMENTS AND BUILDING FOOTPRINTS AS THEY WERE ACTUALLY CONSTRUCTED IN THE FIELD. PLEASE REVIEW THE MINIMUM AS-BUILT PLAN CHECKLISTS ON THE WEB SITE
- THE CONTRACTOR RESPONSIBLE FOR LANDSCAPE INSTALLATION MUST CERTIFY THAT ALL PLANT MATERIAL HAS BEEN INSTALLED PER THE APPROVED PLANS. THESE CERTIFICATIONS MUST BE SUBMITTED PRIOR TO THE APPROVAL OF THE AS-BUILT AND/OR FINAL PLAT.
- ALL LANDSCAPE STRIPS SHALL BE COMPOSED OF SHRUBS AND/OR HERBACEOUS PLANTS IN ADDITION TO THE PRESCRIBED TREE PAIRINGS LISTED BELOW. THE REMAINING GROUND AREA SHALL BE SODDED, SEEDED, OR HYDROSEEDED WITH GRASS AND/OR PLANTED WITH GROUNDCOVER SPECIES.

CALCULATIONS

SITE AREA:
GROSS TOTAL AREA (PER SURVEY): 34.65 ACRES
R/W AREA TO BE ACQUIRED: 0.07 ACRES
R/W AREA TO BE DEDICATED: 0.31 ACRES
NET MIXED-USE SITE AREA: 23.43 ACRES
NET TOWNHOME SITE AREA: 10.97 ACRES
DISTURBED ACREAGE: 34.8 ACRES (INCLUDES OFF-SITE WORK)

OPEN SPACE REQUIRED = 34.65X15% = 5.20AC.
OPEN SPACE PROVIDED (EXCLUDING STORM WATER AREAS)= 5.20 AC (15%)
OPEN SPACE REQUIREMENT SATISFIED

SITE DENSITY (SDF) REQUIRED = 15 UNITS / DISTURBED ACRE
33.5 AC X 15 UNITS/AC = 502.5 UNITS SDF REQUIRED
SPECIMEN RECOMPENSE = 372.6 UNITS SPECIMEN RECOMPENSE
TOTAL SDF REQUIRED = 875.1 UNITS OR 875 **UNITS SDF REQUIRED**

EXISTING DENSITY FACTOR FROM NON BUFFER TREE SAVE 157 UNITS

875 REQUIRED SDF - 157 EDF = 718 RDF REQUIRED.

157 EDF + 718 RDF PROVIDED = 875 RDF PROVIDED.

875 SDF REQUIRED = 875 SDF PROVIDED
SITE DENSITY SATISFIED

TREE PROTECTION KEY

- SPECIMEN TREE REMOVED
- NON-SPECIMEN TREE REMOVED
- SPECIMEN CRZ
- SPECIMEN BOUNDARY TREE CRZ
- BOUNDARY TREE CRZ
- BOUNDARY TREE REMOVE
- LOD TR EC — LIMITS OF DISTURBANCE, TREE PROTECTION FENCE, EROSION CONTROL

NORTH

SCALE
0 120 240 360 480 feet
1" = 120'

IRONWOOD DESIGNGROUP
IRONWOOD · DG ·

COAL MOUNTAIN VILLAGE CENTER
LAND LOTS 17,18,101 &102 - 14TH DISTRICT - 1ST SECTION
LAND LOT 613 - 3 DISTRICT - 1ST SECTION

Project Number: 2023-028

Stamp

GEORGIA REGISTERED No. 001914 LANDSCAPE ARCHITECT SAMUEL T. SAMPSON

No.	Drawing Issuance
01	LDP Submittal
02	LDP Submittal 2
03	LDP Submittal 3

No.	Drawing Revision

Sheet Title
SITE REFERE PLAN

Sheet Number
L-10.

Not for Cons