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 _____

Premise Owner **DRB Group**

Owner's mailing address **55 Ivan Allen Jr Blvd Suite 400**

City **Atlanta** State **GA** Zip **30313**

==========

Location of Premises to be Transferred

Address **Hanging Dog Rd**

Land Lots 241, 294-297, 300-303, 354-357, 13th District, 1st Section

City **Dawsonville** County **Dawson** Zip **30534**

Reason or cause for request **To avoid duplication of electrical distribution facilities to serve lots 133-168 and 174-195 for Sagewood Subdivision at Hanging Dog Rd, as shown on the attached plat by Kimley Horn, dated 01/16/2026**

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 x Stephanie Gossman Stephanie M. Gossman 6/18/26

Print Transferor / Utility Name | Transferor Agent Signature | Date

Agent Title and email address: General Manager Planning + Policy; smizzell@southernco.com

Supplier Transferee

Sawnee EMC x [signature] 10/13/26

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 [signature] 5-29-26

Owner Signature Andrew Burk (DRB Group - Director of Development) Date

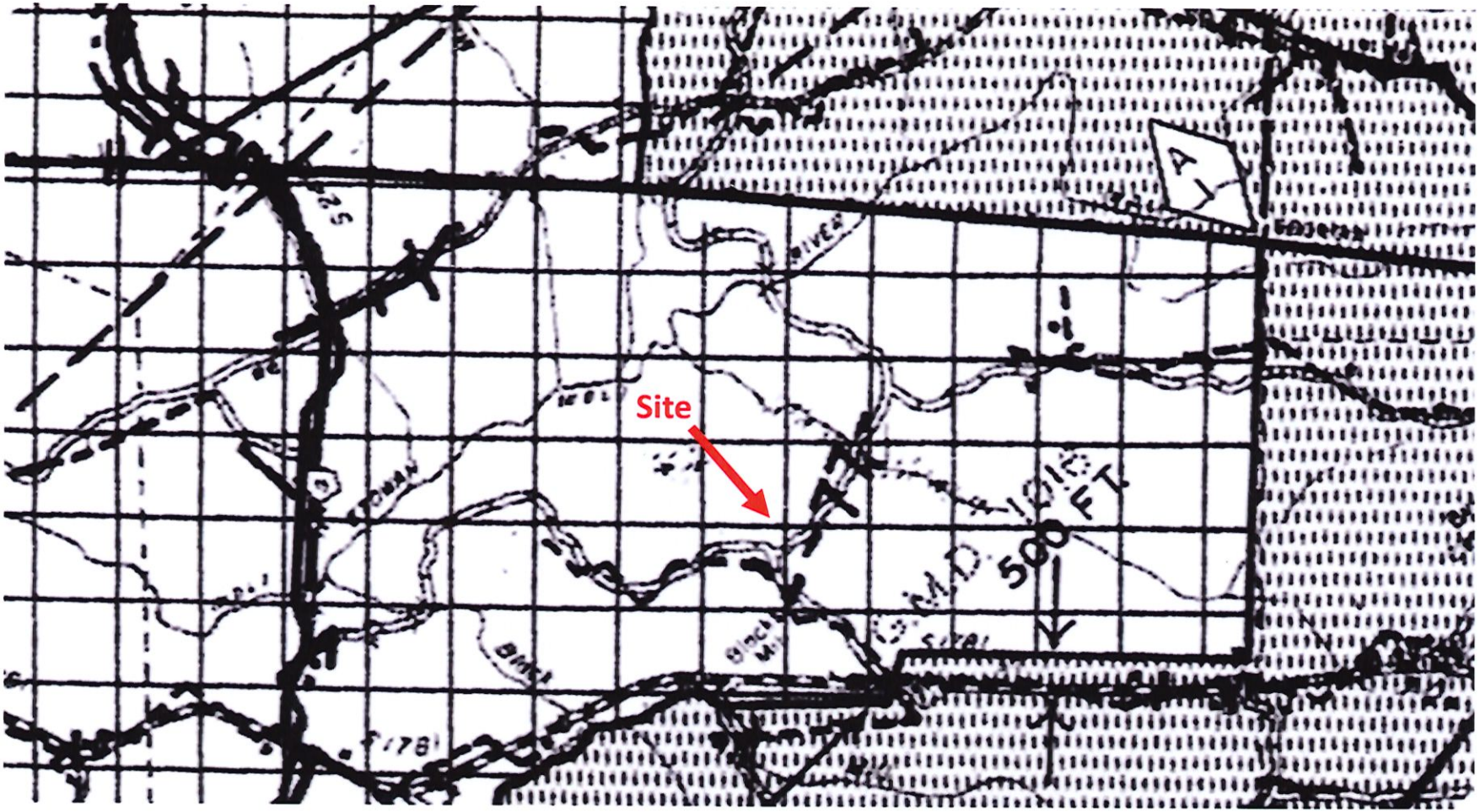
x [signature] 5-28-26

Owner Signature William Culter (DRB Group - Atlanta Division President) Date

Sagewood

5/19/2026


Site
Grizzle Rd
Grizzle Rd
Grizzle Rd
Grizzle Rd
Hickory Hills Dr
Hanging Dog Rd
Hanging Dog Rd
Cox Dr
Cox Dr
Playset Installations of Georgia
Robins Way
Early Bird Ln
Chestatee Worship Center Church
Emily Ln
Dawson Forest Rd E
Dawson Forest Rd E
Dawson Forest Rd E
Dawson Forest Rd E
Google Maps


Site
500 FT

SEMC to receive (58) lots from GPC

Georgia Power to receive (30) lots from SEMC

GPC to utilize the northern entrance

SEMC to utilize the southern entrance

GPC

SEMC

12-01 12-02 12-03 12-04 12-06 12-07 12-08 12-09 12-11 12-12 12-13 12-14

KEY MAP (N.T.S.)

SITE DEVELOPMENT SUMMARY

CURRENT ZONING:	RSR	
SITE AREA:	333.93 ACRES	ACRES
ROW DEDICATION:	36.9	ACRES
ADJUSTED SITE AREA:	297.03	ACRES
IMPERVIOUS AREA:	33.9	ACRES (10.15%)
PERVIOUS AREA:	300.03	ACRES (89.85%)
TOTAL DISTURBED AREA:	143.2	ACRES
BUILDING SETBACK:		
FRONT:	25 FT	
SIDE:	10 FT	
REAR:	20 FT	
MIN. LOT AREA:	0.75 ACRES (32670 SQ. FT.)	
MIN. LOT DEPTH:	100 FT	
MIN. LOT WIDTH:	100 FT	
MIN. LOT FRONTAGE:	50 FT	
PROPOSED LAND USES & DENSITIES		
SINGLE FAMILY RESIDENTIAL:	196 UNITS	

SITE NOTES

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY GASKINS & LECRAW, DATED 06.20.2025.
2. ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
4. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
5. SIDEWALKS MUST MEET ADA ACCESSIBILITY REQUIREMENTS AT EACH INTERSECTION. (SEE DETAIL A3 ON SHEET C6.00)

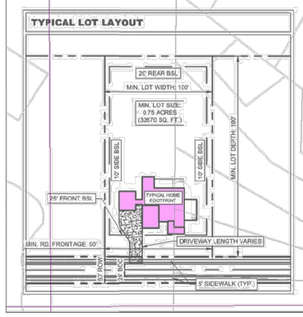
SITE LEGEND

- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- (10) PARKING COUNT
- RETAINING WALL
- CREEK CENTERLINE
- 100-YR FLOODPLAIN
- WETLAND
- STORMWATER POND
- STORMWATER EASEMENT
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- STORMWATER MANAGEMENT EASEMENT
- 100' FUTURE TRAIL ACCESS EASEMENT
- NO ACCESS EASEMENT

STREAM BUFFER KEY

- (A) 25-FT STATE UNDISTURBED STREAM BUFFER
- (B) 50-FT UNDISTURBED BUFFER
- (C) 75-FT IMPERVIOUS BUFFER

TYPICAL LOT LAYOUT



GRAPHIC SCALE IN FEET: 0 100 200 400

811 Know what's below. Call before you dig.

Kimley»Horn
3930 EAST JONES BRIDGE ROAD
THE FORUM, SUITE 350
NORCROSS, GEORGIA 30092
PHONE: 770.825.2714
WWW.KIMLEY-HORN.COM
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

DR HORTON
DRB GROUP
55 IVAN ALLEN JR BLVD SUITE 400
ATLANTA, GA 30313
PHONE: 770.471.4751
WWW.DRHORTON.COM

No.	REVISION DESCRIPTIONS	DATE	BY
1.	1ST SUBMITTAL	01/16/2026	ARD
2.	RESUBMITTAL 1	10/29/2025	ARD
3.	RESUBMITTAL 2	9/19/2025	ARD
4.	RESUBMITTAL 3	8/15/2025	ARD

PROJECT: SAGEWOOD
PIN 097 017, LAND LOT N/A
1ST DISTRICT
GRIZZLE ROAD
DAWSONVILLE, GA 30534

GSWCC CERT. (LEVEL II): 0000097109
DRAWN BY: LCW
DESIGNED BY: MPT
REVIEWED BY: ARD
DATE: 08.12.2025
PROJECT NO.: 014967039

TITLE: OVERALL SITE PLAN

SHEET NUMBER: C2.00