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 219 Jet, LLC

Premise Owner Yahui Liu

Owner's mailing address 3489 Brookleigh Lane NE

City Brookhaven State GA Zip 30319

==========

Location of Premises to be Transferred

Address Strawberry Lakes Subdivision

Parcel ID: XX090 024A Lots: 5,6,7,8,9,10,11,12,13

City Winder COUNTY Barrow Zip 30680

Reason or cause for request: To avoid duplication of electrical facilities and mitigate safety issues.

»» Does this transfer include a transfer of utility assets? [X] 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 CO. _x [signature] 1/22/2024

Print Transferor / Utility Name | Transferor Agent Signature | Date

Joshua J. Stallings

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

Supplier *Transferee*

JACKSON EMC _x [signature] 3/7/2024

Print Transferee / Utility Name | Transferee Agent Signature | Date

Brittany Caison

Agent Title and email address: VP Marketing and Member Services & Governmental Affairs bcaison@jacksonemc.com

Consumer and/or Owner

_x _____ _____

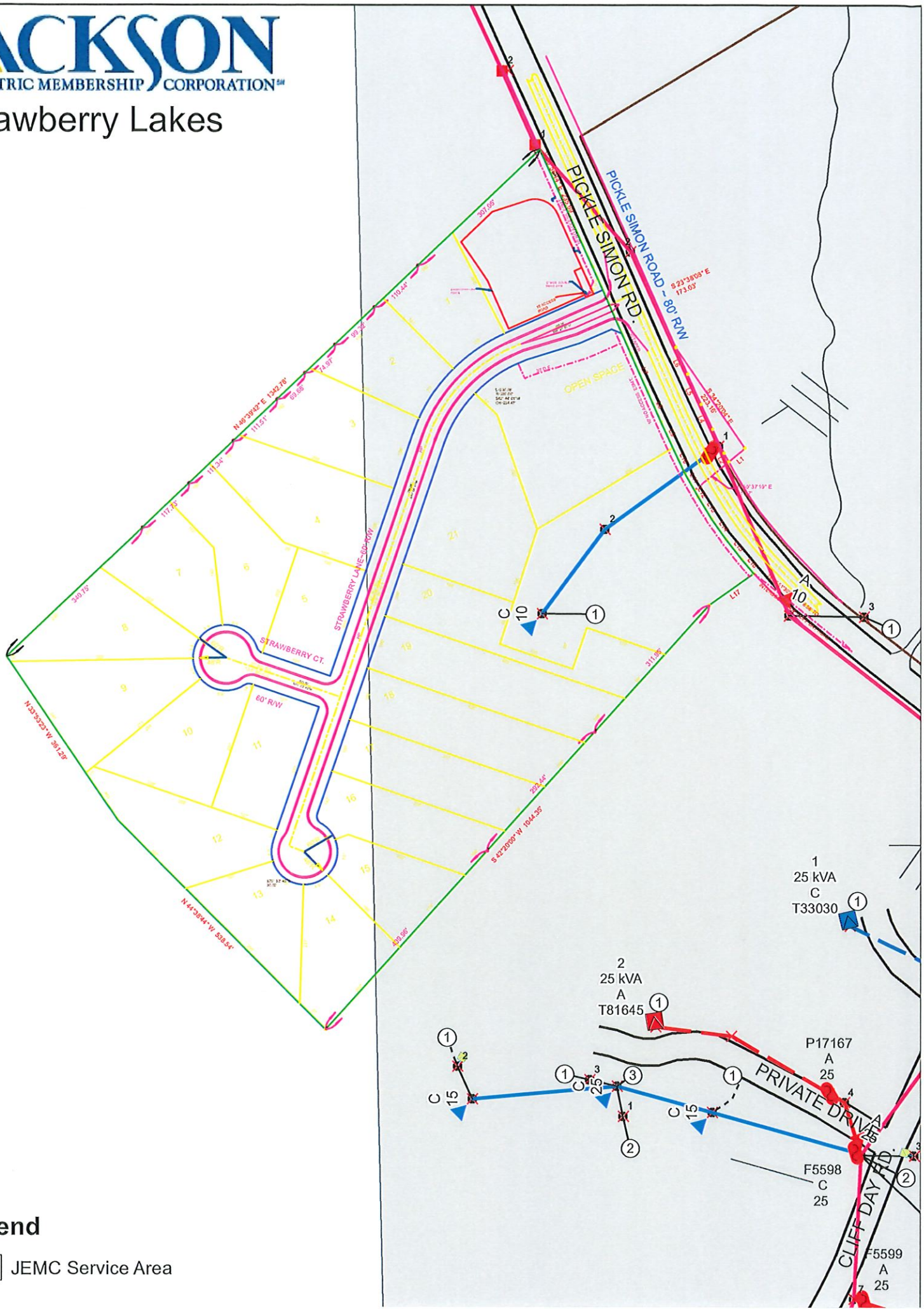
Consumer Signature | Date

_x [signature] 12-27-2023

Owner Signature | Date

JACKSON
ELECTRIC MEMBERSHIP CORPORATION

Strawberry Lakes



CONSTRUCTION PLANS FOR:

STRAWBERRY LAKE

PARCEL: XX090 024 GMD: 243

TOTAL AREA - 24.41 AC.

OWNER DEVELOPER/
PRIMARY PERMITTEE
SOUTH POINT
CONSTRUCTION, LLC
P.O. BOX 1625
WINDER, GA 30680
PH: 678-725-5420
SOUTHPOINTCONST.LLC@GMAIL.COM
24 HOUR CONTACT
BOB TREFREN
PH: 678-725-5420

302 WEST MAY STREET
WINDER, GA. 30680
Sullins Engineering,LLC PHONE: (678) 687-6219
CONTACT: MATTHEW SULLINS
CIVIL ENGINEERS ~ LAND PLANNERS

WETLANDS CERTIFICATION

The design professional whose seal appears herein certifies the following: (1) the National Wetlands Inventory map has been examined, (2) the appropriate plan sheet ☐ DOES ☒ DOES NOT

indicate wetlands as shown on the map; and (3) if wetlands are indicated the landowner or PRIMARY PERMITTEE 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.

DESIGN PROFESSIONAL'S CERTIFICATION

(1) "I certify that the permittee's, Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual), published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and that the designed system of BMPS & sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR 100003."

(2) "I certify under penalty of law that this plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision."

(3) "I certify under penalty to law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that certified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION #939

OWNER/OPERATOR'S CERTIFICATION

(1) "I certify that the receiving water(s) or the outfall(s) or combination of receiving water(s) and outfall(s) will be monitored in accordance with the erosion, sedimentation and pollution control plan."

(2) "I certify that the erosion, sedimentation, and pollution control plan has been prepared in accordance with Part IV of the General NPDES Permit GAR 100003. The plan will be implemented and that such plan will provide for compliance with this permit."

(3) "I certify under penalty to law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that certified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

(4) "I certify that the permittee's, Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual), published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and that the designed system of BMPS & sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR 100003."

(5) "I certify that the applicable portions of the erosion control plans will be provided to each secondary permittee prior to the secondary permittee conducting any construction activity."

(6) "It is the responsibility of the Primary Permittee to retain the Design Professional who prepared the Plan, except when the permittee has requested in writing and EPD has agreed to an alternate design professional, to inspect the installation of the initial sediment storage requirements and perimeter control BMPs which the design professional designed within seven days after installation. The design professional shall determine if these BMPs have been installed and are being maintained as designed. The design professional shall report the results of the inspection to the permittee within seven (7) days and the permittee must correct all deficiencies within two business days of receipt of the inspection report from the design professional unless weather related site conditions are such that additional time is req."

OWNER / OPERATOR'S SIGNATURE

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION

DATE OF INSPECTION:

I certify the site was in compliance with the ESⅈPC Plan on the date of inspection.

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION #

Inspection revealed the following discrepancies from the ESⅈPC Plan:

These deficiences must be addressed immediately and a re-inspection scheduled.

CERTIFICATE OF APPROVAL BY THE PLANNING DEPARTMENT

ALL REQUIREMENTS OF THE ZONING RESOLUTION AND DEVELOPMENT REGULATIONS OF BARROW COUNTY HAVING BEEN FULFILLED AND ALL SUPPORTING PLANS AND DATA HAVING BEEN APPROVED BY ALL AFFECTED COUNTY DEPARTMENTS AS REQUIRED BY THEIR RESPECTIVE REGULATIONS, APPROVAL IS HEREBY GRANTED OF THIS PRELIMINARY PLAT TO INCLUDE: ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS SUBDIVISION.

DATED THIS _____ DAY OF _____ 2022

BY: _____
DIRECTOR, PLANNING DEPARTMENT.

BARROW COUNTY Georgia

June 19th, 2021

Ysaneth Rodriguez
884 Stratford Way
Winder, GA 30680

Kenneth Dunton
112 Hilltop Circle
Auburn, GA 30011

RE: RZ 2021-029 – 161 Pickle Simon Road (XX090 024)

This letter will serve as your official notice that on June 8th, 2021 the Barrow County Board of Commissioners approved to rezone +/- 24.309 acres from AG (Agricultural) to R1 (Low Density Single Family Residential), subject to the following conditions:

1) All new residential structures constructed on the property shall have disturbed areas sodded and/or landscaped in front yards and 15' of side yards.
2) All new residential structures constructed on the property shall have a minimum 2,000 square feet of heated gross floor area.
3) All new residential structures constructed on the property shall have brick, stone, stucco, or masonry siding or any combination thereof.
4) Any plat for the property and all deeds transferring ownership of any or all portions of the property shall contain the following: "This property is in close proximity to the Barrow County Airport. As a result, residents may be subject to some inconvenience, annoyance or discomfort arising from the noise of such operations. Residents of property near a public use airport should therefore be prepared to accept such inconvenience, annoyance, and discomfort from normal airport operations, or growth in the amount of air traffic and by acceptance of the property covenant and agree to a waiver of rights in concern about airport noise from normal operations."

Please have your surveyor prepare the plat and reference the rezone case number above. Your proposed plat will need to be dropped off to our office with Environmental Health approval for the lots. We will review and once approved we will contact you for pick up. You will then have the plat returned to the surveyor for formal recording.

Please feel free to contact me should you have any questions.

Rebecca Whitston
Rebecca Whitston
Barrow County Planning and Community Development
30 North Broad Street
Winder, GA 30680

CC Gus Rogers – Tax Assessors
Joel Conner – GIS

Page 1 of 1

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig. www.Georgia811.com

DATE	REVISION

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. PRELIMINARY PLAN
4. GRADING & DRAINAGE PLAN
5. WATER PLAN
6. ROAD PLAN & PROFILE
7. STORM SEWER PROFILES
8. STORMWATER POND DETAILS
9. EROSION CONTROL NOTES & CALCULATIONS
10. INITIAL ES&PC PLAN
11. INTERMEDIATE ES&PC PLAN
12. FINAL ES&PC PLAN
13. ENTRANCE PLAN
14. EROSION CONTROL DETAILS
15. EROSION CONTROL DETAILS
16. EROSION CONTROL NOTES
17. DOT DETAILS
18. DRY WELL LOT DETAIL

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by W.T. Dunahoo, R.L.S. and dated Feb., 2020, and further that the proposed subdivision meets all the requirements of the Barrow County Unified Development Code, as applicable to the property.

By: _____
Signed: _____
Registered Design Professional No.: _____
Address: _____
Telephone Number: _____
Date: _____

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.

Date: _____
[Owner][Agent] _____
Signed: _____

HEALTH DEPARTMENT CERTIFICATION

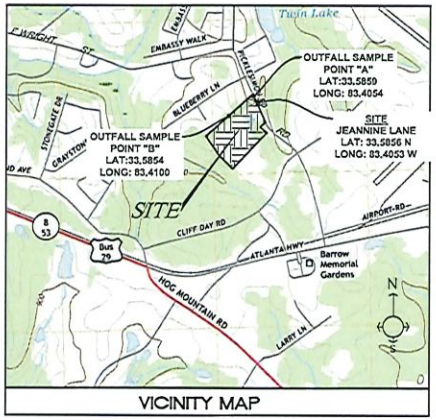
The lots shown have been reviewed by the Barrow County Health Department and are approved for preliminary subdivision site work only.
Dated this _____ Day of _____ 20____
By _____
Title _____

CERTIFICATE OF PROJECT APPROVAL

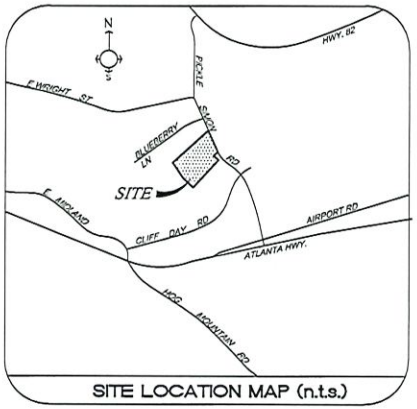
All applicable requirements of the Barrow County Unified Development Code relative to the Project Approval having been fulfilled, approval of this preliminary plat is hereby granted by the Barrow County Director of Planning, subject to further compliance with all provisions of said Development Code.

_____
Director of Planning (or designee)
Date: _____

This approval does not constitute approval of a development permit or of a Final Subdivision Plat. This Certificate of Project Approval shall expire 12 months from the date of approval if a development permit has not been issued or a development permit has been issued but development activity has not been commenced.



VICINITY MAP



SITE LOCATION MAP (n.t.s.)

SECONDARY PERMITTEES

NOTE: THIS MASTER LIST TO BE COMPLETED AND SIGNED.

SECONDARY PERMITTEES SIGN WHEN RECEIVING PLANS. ALL SECONDARY PERMITTEES MUST SUBMIT SECONDARY NOI AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION ACTIVITY.

NAME: _____ Phone: _____
Company: _____ Fax: _____
Address: _____
GSWCC LEVEL 1A CERTIFICATION NO. _____ SIGNATURE: _____

NAME: _____ Phone: _____
Company: _____ Fax: _____
Address: _____
GSWCC LEVEL 1A CERTIFICATION NO. _____ SIGNATURE: _____

NAME: _____ Phone: _____
Company: _____ Fax: _____
Address: _____
GSWCC LEVEL 1A CERTIFICATION NO. _____ SIGNATURE: _____

NAME: _____ Phone: _____
Company: _____ Fax: _____
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NAME: _____ Phone: _____
Company: _____ Fax: _____
Address: _____
GSWCC LEVEL 1A CERTIFICATION NO. _____ SIGNATURE: _____

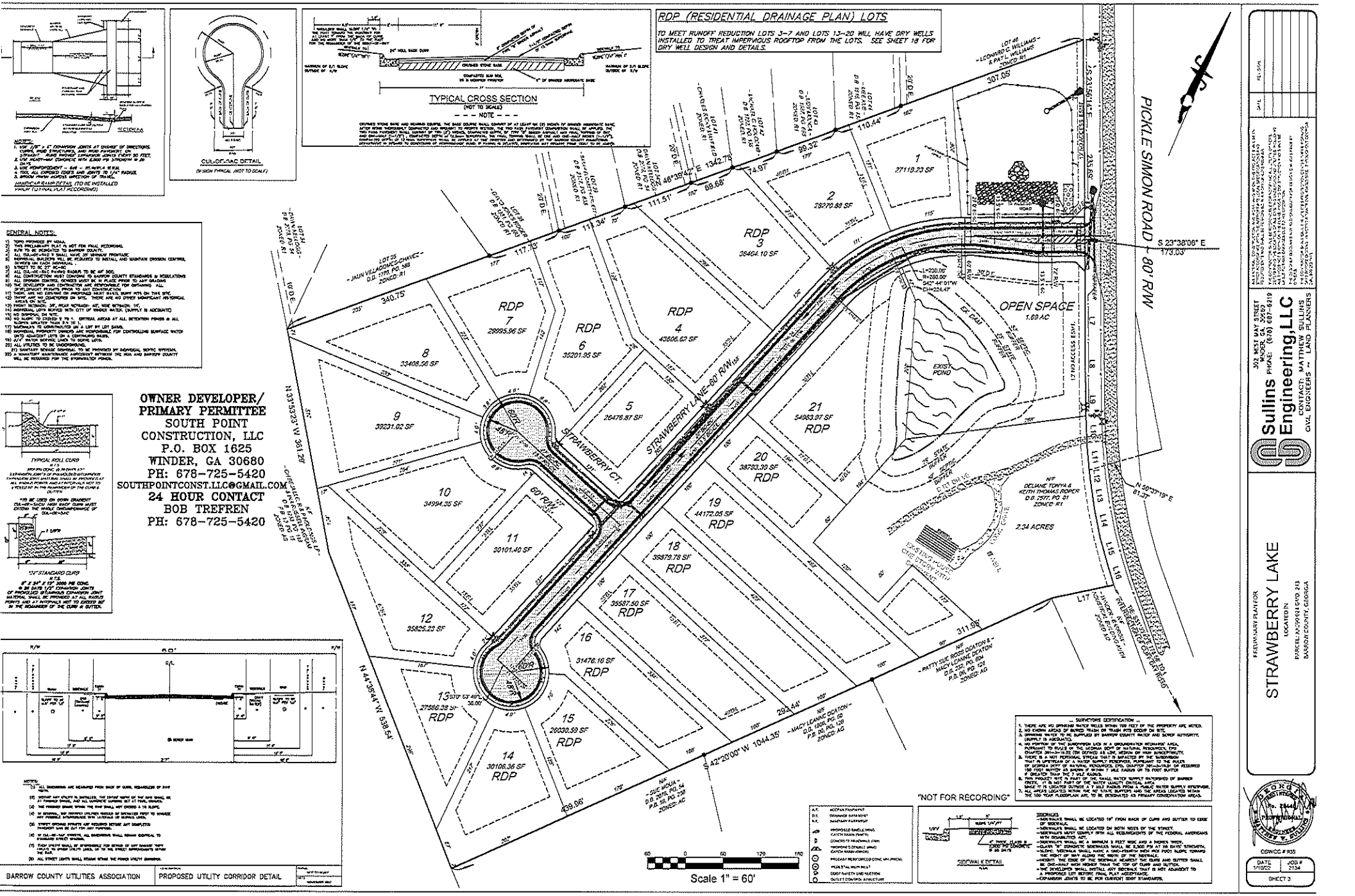
FUNDING: PRIVATE

STRAWBERRY LAKE

GSWCC # 939

DATE	JOB #
1/10/22	2134

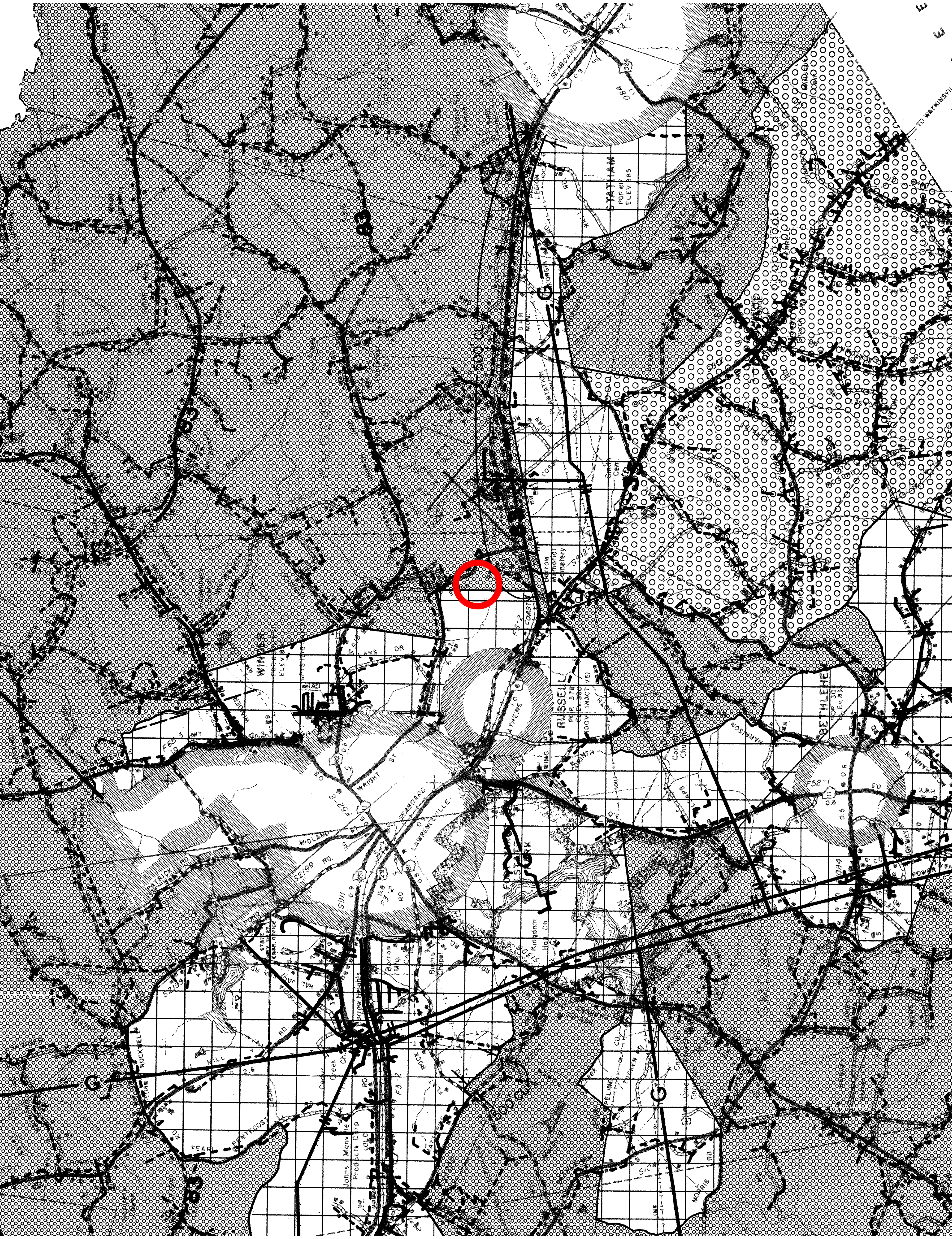
SHEET 1



Sullins Engineering, LLC
302 WEST WAY STREET
WINDER, GA. 30680
PHONE (678) 687-6219
CONTACT: MATTHEW SULLINS
CIVIL ENGINEERS ~ LAND PLANNERS

PRELIMINARY PLAT FOR
STRAWBERRY LAKE
LOCATED IN
PARCEL(S) 270 011 & 270 213
BARROW COUNTY, GEORGIA

DATE 1/10/22
JOB # 2134
SHEET 3


STATHAM
RUSSELL
BETHLEHEM
SEABOARD
ATHENS
LAWRENCEVILLE
WRIGHT ST
MIDLAND
Kingdom Hall Ch.
Barrow Cemetery
HARRISON