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 Davidson Homes, LLC Premise Owner Davidson Homes, LLC Owner's mailing address 336 James Record Road City Huntsville State Alabama Zip 35824
Location of Premises to be Transferred	Address Cedar Farms Subdivision Parcel ID: XX049068 Lots 5-39 and 45-58 City Auburn COUNTY Barrow Zip 30011

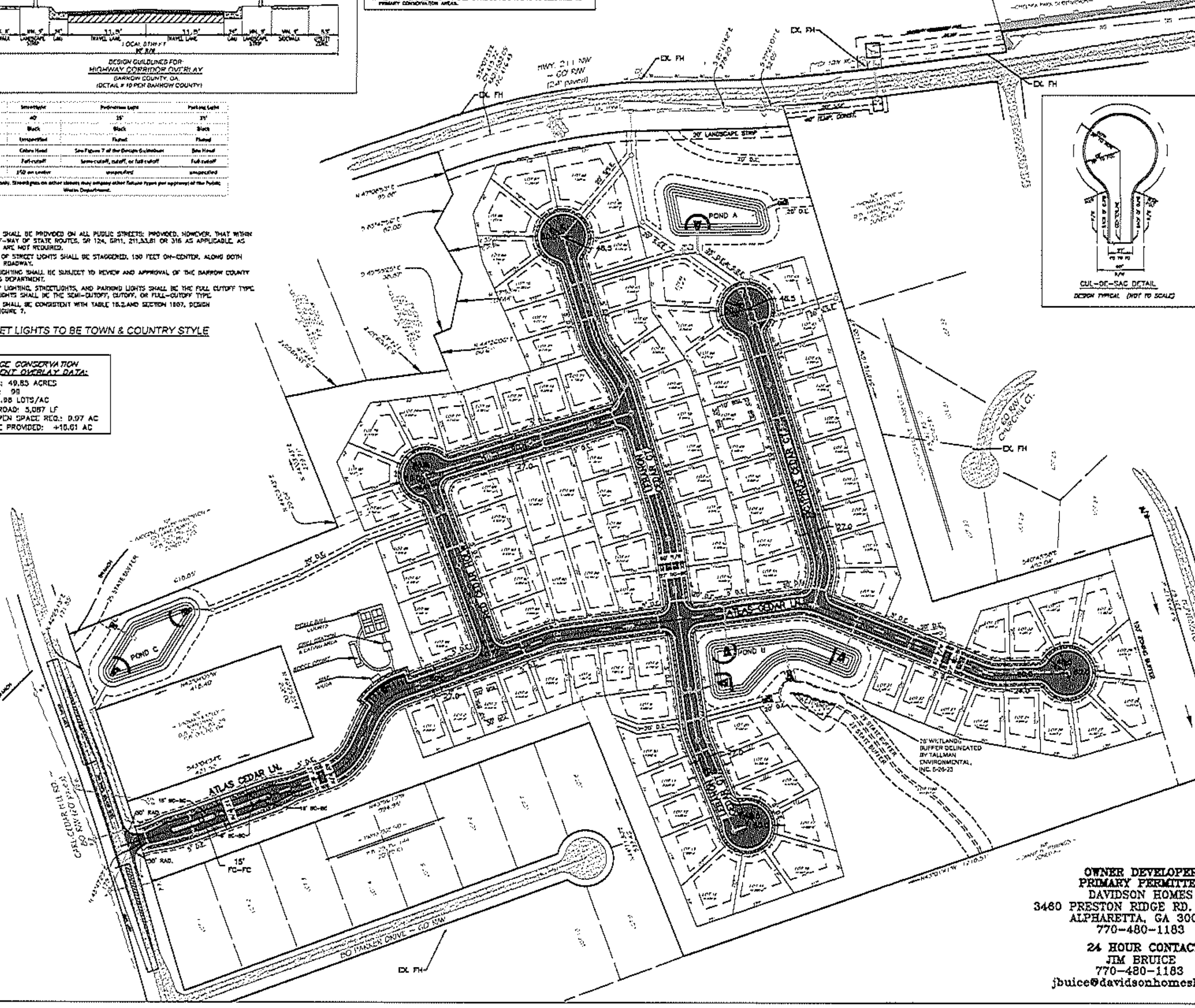
Reason or cause for request: To avoid duplication of electrical facilities and mitigate safety issues.

»»» 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***	Georgia Power Co.	x [signature]	8/21/2024
	Print Transferor / Utility Name	Transferor Agent Signature	Date
	Agent Title and email address: Joshua J. Stallings GM, Planning & Policy jjstalli@southernco.com		
Supplier ***Transferee***	Jackson EMC	x [signature]	11/27/2024
	Print Transferee / Utility Name	Transferee Agent Signature	Date
	Agent Title and email address: David B. Cleveland VP, Marketing, Member Services & Governmental Affairs dcleveland@jacksonemc.com		
Consumer and/or Owner	x [signature]		8/5/2024
	Consumer Signature		Date
	x [signature]		8/5/2024
	Owner Signature		Date

GPSC Form TSI (3/21)



STREET TREE (2 AT O.C.) & STREET LIGHTING REQ.

NOTES:
1. DESIGN SPEED 25 MPH
2. STREET LIGHTS ARE REQ'D. (SEE FIGURE 7)

TREES AND SIDEWALKS TO BE ON A LOT BY LOT BASIS.

LOCAL STREET 50' R/W

DESIGN GUIDELINES FOR: HIGHWAY CORRIDOR OVERLAY
BARROW COUNTY, GA.
(DETAIL # 10 PER BARROW COUNTY)

BOUNDARY SURVEY
- W.T. DUNAHOO AND ASSOCIATES, LLC - 2/17/2023

FLOOD NOTE:
FLOOD HAZARD AREA EXISTS ON SITE AS PER F.I.R.M. COMMUNITY PANEL No. 13013C0044D, DATED 12/1/2022

NOTE:
THE PROPOSED DRAINAGE EASEMENTS ALONG EXISTING SWALES SHALL BE CENTERED ON THE SWALES ONCE ALL LOT GRADING IS COMPLETE.

NOTES:

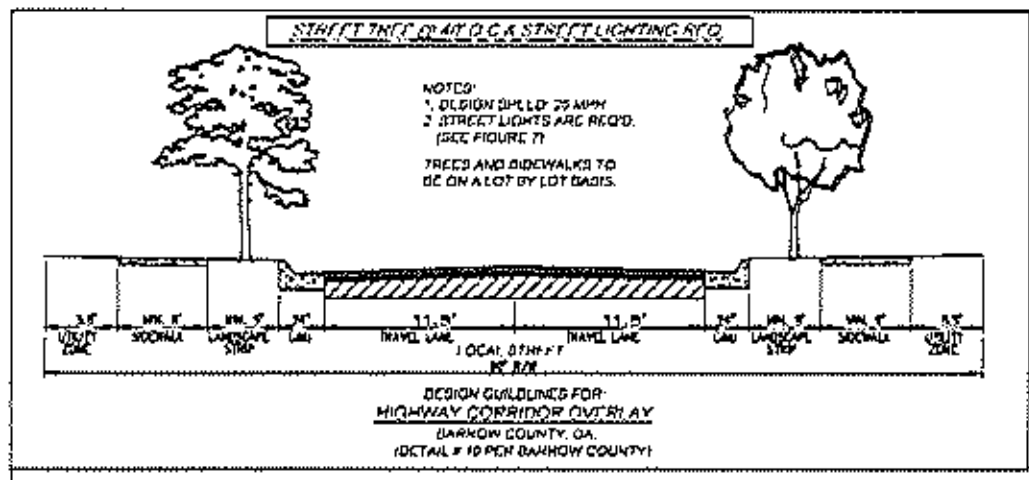
STREETLIGHTS

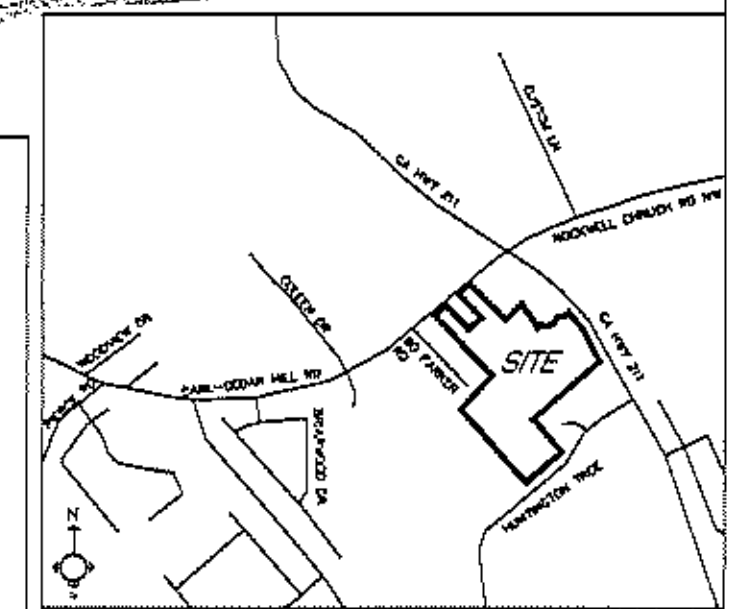
A. STREETLIGHTS SHALL BE PROVIDED ON ALL PUBLIC STREETS; PROVIDED, HOWEVER, THAT WITHIN THE RIGHT-OF-WAY OF STATE ROUTES, SR 124, SR11, 211,53,81 OR 316 AS APPLICABLE, AS STREETLIGHTS ARE NOT REQUIRED.
B. THE SPACING OF STREET LIGHTS SHALL BE STAGGERED, 150 FEET ON-CENTER, ALONG BOTH SIDES OF THE ROADWAY.
C. ALL STREET LIGHTING SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE BARROW COUNTY PUBLIC WORKS DEPARTMENT.
D. ALL ROADWAY LIGHTING, STREETLIGHTS, AND PARKING LIGHTS SHALL BE THE FULL CUTOFF TYPE. PEDESTRIAN LIGHTS SHALL BE THE SEMI-CUTOFF, CUTOFF, OR FULL-CUTOFF TYPE.
E. STREETLIGHTS SHALL BE CONSISTENT WITH TABLE 15.2 AND SECTION 1807, DESIGN GUIDELINES, FIGURE 7.

STREET LIGHTS TO BE TOWN & COUNTRY STYLE

OPEN SPACE CONSERVATION DEVELOPMENT OVERLAY DATA:

TOTAL AREA: 49.85 ACRES
TOTAL LOTS: 99
DENSITY: 1.98 LOTS/AC
PROPOSED ROAD: 5,087 LF
MIN. 20% OPEN SPACE REQ.: 9.97 AC
OPEN SPACE PROVIDED: +10.61 AC

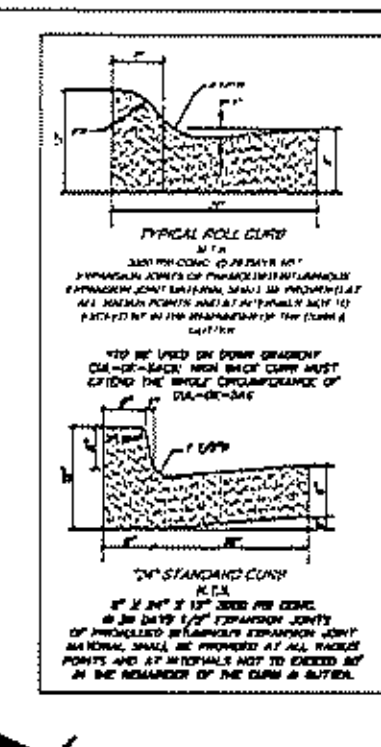




SITE LOCATION MAP (n.t.s.)

GENERAL NOTES:
1) PROPOSED USE: R-2 OPEN SPACE (RZ 2021-079)
2) BOUNDARY PREPARED BY DUNAHOO & ASSOC.
3) TOTAL AREA TO BE DEVELOPED: 49.85 ACRES
4) TOTAL NUMBER OF LOTS: 99 (DENSITY FACTOR = 1.98)
5) TOPO PROVIDED BY NOAA.
6) THIS PRELIMINARY PLAT IS NOT FOR FINAL RECORDING.
7) R/W TO BE DEDICATED TO BARROW COUNTY.
8) ALL CUL-DE-SAC'S SHALL HAVE 35' MINIMUM FRONTAGE.
9) INDIVIDUAL BUILDERS WILL BE REQUIRED TO INSTALL AND MAINTAIN EROSION CONTROL DEVICES ON EACH INDIVIDUAL.
10) STREET TO BE 26' BC-BC
11) ALL CUL-DE-SAC PAVING RADIUS TO BE 40' BOC.
12) ALL CONSTRUCTION MUST CONFORM TO BARROW COUNTY STANDARDS & REGULATIONS
13) ALL EROSION CONTROL DEVICES MUST BE IN PLACE PRIOR TO ANY GRADING
14) THE DEVELOPER AND CONTRACTOR ARE RESPONSIBLE FOR OBTAINING ALL DEVELOPMENT PERMITS PRIOR TO ANY CONSTRUCTION
15) THERE IS A CEMETERY ON SITE. THERE ARE NO SHORT WASTE BURY PITS ON THIS SITE.
16) THERE IS A CEMETERY ON SITE. THERE ARE NO OTHER SIGNIFICANT HISTORICAL AREAS ON SITE.
17) FRONT SETBACK: 20', REAR SETBACK: 30', SIDE SETBACK: 10'.
18) INDIVIDUAL LOTS SERVED BY BARROW COUNTY WATER AND SEWER AUTHORITY.
19) 4,400 LF OF NEW COUNTY ROADS INVOLVED.
20) SITE IS MOSTLY OPEN PASTURE.
21) NO DISPOSAL ON SITE.
22) NO SLOPE TO EXCEED 2 TO 1. CRITICAL AREAS AT ALL DETENTION PONDS & ALL SLOPES GREATER THAN 2.5 TO 1.
23) SIDEWALKS TO CONSTRUCTED ON A LOT BY LOT BASIS.
24) BM AT INTERSECTION OF GA HWY 211 AND HUNTINGTON TRACE EL. 970.0 (DATUM = MEAN SEA LEVEL)
25) TAX PARCEL XX049 068 & 077
26) INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR CONTROLLING SURFACE WATER ONTO ADJACENT LOTS ON A CONTINUING BASIS.
27) 3/4" WATER SERVICE LINES TO SERVE LOTS.
28) ALL UTILITIES TO BE UNDERGROUND.
29) SANITARY SEWAGE DISPOSAL TO BE THE CITY OF WINDER.
30) A MANDATORY MAINTENANCE AGREEMENT BETWEEN THE HOA AND BARROW COUNTY WILL BE REQUIRED FOR THE STORMWATER PONDS.

CUL-DE-SAC DETAIL
DESIGN TYPICAL (NOT TO SCALE)



TYPICAL ROLL CURB

"24" STANDARD CURB

OWNER DEVELOPER
PRIMARY PERMITTEE
DAVIDSON HOMES
3460 PRESTON RIDGE RD. SUITE 525
ALPHARETTA, GA 30005
770-480-1183

24 HOUR CONTACT
JIM BRUICE
770-480-1183
jbuice@davidsonhomesllc.com

Scale 1" = 100'

"NOT FOR FINAL RECORDING"

302 WEST MAY STREET
WINDER, GA. 30680
PHONE: (678) 697-6219

Sullins Engineering, LLC
CONTACT: MATTHEW SULLINS
CIVIL ENGINEERS ~ LAND PLANNERS

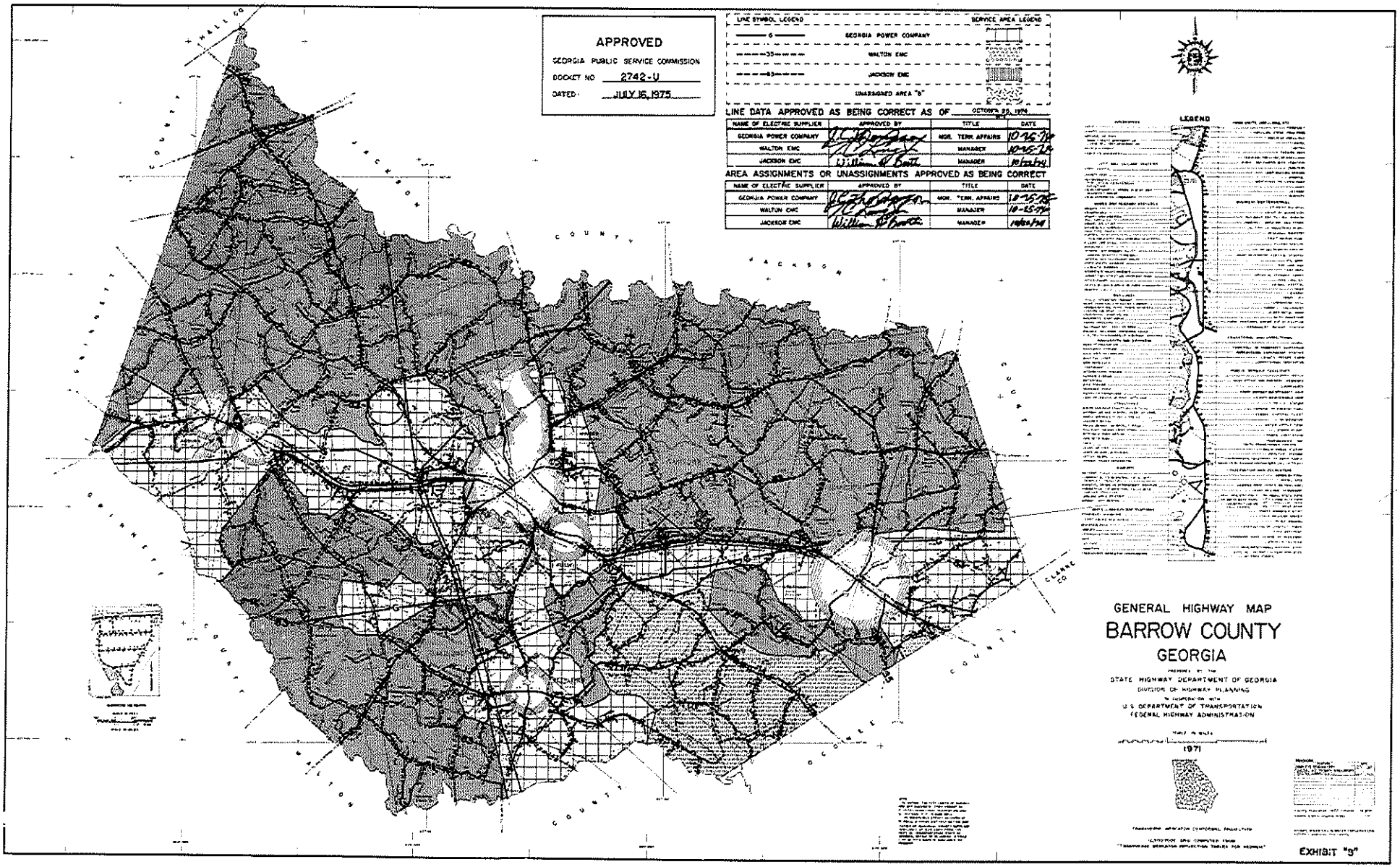
PRELIMINARY PLAN FOR

CEDAR FARMS

LOCATED IN
PARCEL XX049 068 & 077
BARROW COUNTY, GEORGIA

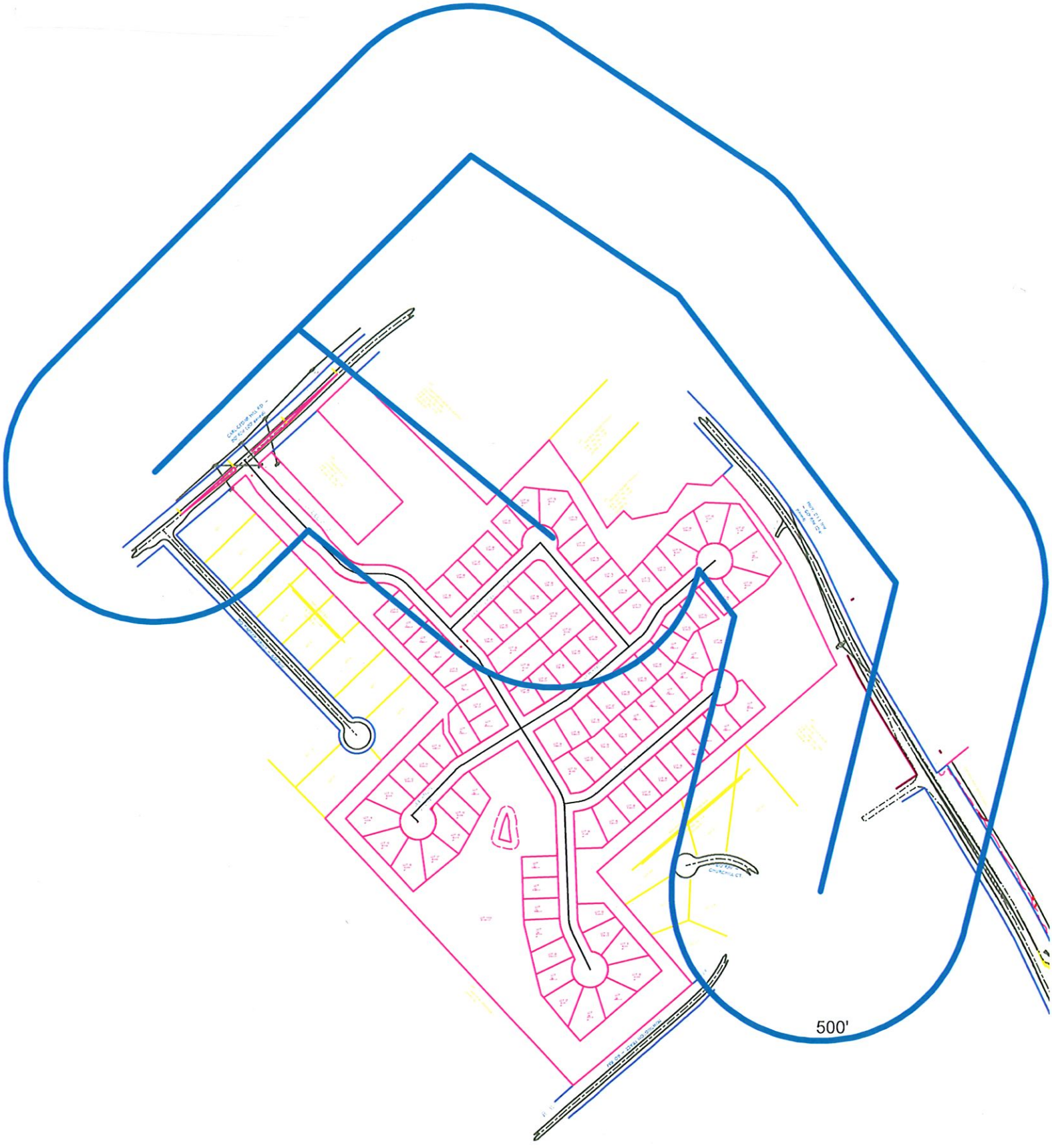
GSWCC # 939

DATE	JOB #
10/9/23	2000
SHEET 2	


APPROVED
GEORGIA PUBLIC SERVICE COMMISSION
DOCKET NO 2742-U
DATED JULY 16, 1975
LINE SYMBOL LEGEND
GEORGIA POWER COMPANY
WALTON EMC
JACKSON EMC
UNASSIGNED AREA "B"
SERVICE AREA LEGEND
LINE DATA APPROVED AS BEING CORRECT AS OF OCTOBER 29, 1974
NAME OF ELECTRIC SUPPLIER | APPROVED BY | TITLE | DATE
GEORGIA POWER COMPANY | MGR. TERR. AFFAIRS | 10-25-74
WALTON EMC | MANAGER | 10-25-74
JACKSON EMC | MANAGER | 10/28/74
AREA ASSIGNMENTS OR UNASSIGNMENTS APPROVED AS BEING CORRECT
NAME OF ELECTRIC SUPPLIER | APPROVED BY | TITLE | DATE
GEORGIA POWER COMPANY | MGR. TERR. AFFAIRS | 10-25-74
WALTON EMC | MANAGER | 10-25-74
JACKSON EMC | MANAGER | 10/28/74
LEGEND
GENERAL HIGHWAY MAP
BARROW COUNTY
GEORGIA
STATE HIGHWAY DEPARTMENT OF GEORGIA
DIVISION OF HIGHWAY PLANNING
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
1971
EXHIBIT "9"



JACKSON
ELECTRIC MEMBERSHIP CORPORATION℠



N

Legend

73 Line