

PLAN OF SERVICE

PETITION FOR ANNEXATION
THE GARDENS PHASE 8 PLAT 2

LEGAL DESCRIPTION

Legal Description for the Annexation of The Gardens Phase VIII, Plat II

Beginning at an iron pin the northwestern corner of the Gardens Phase VIII, Plat I (Plat Book 12, Page 7) also being a southern corner of the James J. Mitchell property (Deed Book 285, Page 768) of which this division is a part said corner as referenced by State Plane NAD83 Coordinates N=596,654.980, and E=2,245,489.909; thence with the northwestern line of said division, N51°20'50"E, 950.00 feet to a point; thence with the northeastern line of said division, S38°39'10"E, 390.06 feet to a point; thence with the southeastern line of said division, S51°20'50"W, 1013.01 feet to an iron pin the northeastern corner of the Gardens Phase VIII, Plat I (Plat Book 12, Page 7); thence leaving said division line and with the northeastern line of the Gardens, N38°39'10"W, 170.07 feet to an iron pin in the southeastern right of way margin of Holly Tree Drive; thence with said right of way N51°20'50"E, 63.01 feet to an iron pin; thence crossing said right of way and continuing with the northeastern line of the Gardens, N38°39'10"W, passing an iron pin in said right of way at 50.00 feet and in all 219.98 feet to an iron pin the point of Beginning, and containing 8.75 acres more or less.

POLICE

Routine police services, as provided on a regular basis in the rest of Crossville, will be available to the property upon effective date of annexation.

FIRE

Routine fire protection services, as provided in the rest of Crossville, will be available to the property upon effective date of annexation. The City Fire Department has a Class 3/3X rating.

WATER

City water lines are presently available to the annexation area at "outside-city" rates. Upon effective date of annexation, the "inside-city" rate would become effective. Extension of water lines and hydrants into a developing subdivision is the responsibility

of the developer, in accordance with the Crossville Municipal Code and the Subdivision regulations of Crossville Planning Commission.

SANITARY SEWER

City sewer collection lines are presently available to the annexation area. Extension of sewer collection lines and manholes into a developing subdivision is the responsibility of the developer, in accordance with the Crossville Municipal Code and the Subdivision Regulations of the Crossville Planning Commission.

REFUSE COLLECTION

Upon effective date of annexation, the same regular refuse collection services now provided within the municipality will be available for the annexed property.

STREETS

This property is an addition to The Gardens Subdivision. Construction of new streets into a developing subdivision is the responsibility of the developer, in accordance with the Crossville Municipal Code and the Subdivision Regulations of the Crossville Planning Commission.

STREET LIGHTING

Installation of street lighting will be evaluated by the City of Crossville and provided to the area according to the City's standard extension polices already in place.

INSPECTION SERVICES

Following effective date of annexation, new structures constructed in the annexation area must comply with International Building, Residential, Existing Building, Property Maintenance, Accessibility, Energy Conservation, Fire, Life Safety, and Plumbing Codes and other codes adopted by the city, as well as obtain building and plumbing permits from the city and be inspected by the city's Building Inspector for compliance with the International Codes. Additions to and/or remodelings of existing structures must also obtain building and plumbing permits and meet International Codes. Other inspection services will be included upon effective date of annexation.

PLANNING AND ZONING

The annexation area is presently within the Crossville Planning Region, so the same regulations pertaining to subdivision of properties will apply following annexation. At this time Crossville has no zoning in effect.

STORMWATER

Following effective date of annexation, new parcels will comply with the City of Crossville's requirements and regulations regarding land disturbance activities. This will include obtaining a Land Disturbance Permit for activities that will disturb more than 4000 square feet and inspections of erosion protection and sediment control best management practices. These newly annexed properties will also be required to follow buffer zone requirements for streams as well as illicit discharge regulations. Existing

structures may be required to improve stormwater control as described in the Stormwater Ordinance.

RECREATION

All present and future residents of Crossville are entitled to use any city recreational park.

SCHOOLS

The schools in Crossville and Cumberland County are part of the county-wide system.

ELECTRICITY

Electric services in Crossville are supplied by Volunteer Energy Cooperative.

NATURAL GAS

Natural gas service in Crossville is supplied by Middle Tennessee Gas Utility District.

OFF-PREMISE ADVERTISING SIGNS

There are currently no off-premise advertising signs located on this parcel. Any off-premises advertising signs in the future must be in compliance with all regulations contained in the Crossville Municipal Code.

REPORT FROM PLANNING COMMISSION:

This Plan of Service has been reviewed and approved by the Crossville Regional Planning Commission on _____ (date).

Planning Commission Chairman