

PLAN OF SERVICE

PETITION FOR ANNEXATION TAX MAP 114P, GROUP B, PARCEL 1.00

LEGAL DESCRIPTION

BEGINNING at a point, said point being the eastern most property corner of Tax Map 114I "B" Parcel 35.00 at the end of the cul-de-sac ROW of Valley Lane; thence in a northwestern direction following the right-of-way of Valley Lane to a point, said point being a common property corner of Tax Map 114I "B" Parcel 35.00 and Tax Map 114I "B" Parcel 34.00; thence in a northeastern direction crossing the right-of-way of Valley Lane to a point, said point being the western most property corner of Tax Map 114P "B" Parcel 1.00 on the southeastern right-of-way of Sunshine Road; thence in a northeastern direction following the southeastern right-of-way of Sunshine Road to a point, said point being a common property corner of Tax Map 114P "B" Parcels 2.00 and 1.00; thence in a southeastern direction following a common property line of Tax Map 114P "B" Parcels 2.00 and 1.00 to a point, said point being a common property corner of Tax Map 114P "B" Parcels 1.00 and 1.01; thence in a southwestern direction following a common property line of Tax Map 114P "B" Parcels 1.00 and 1.01 to a point, said point being a common property corner of Tax Map 114P "B" Parcels 1.00 and 1.01 on the eastern right-of-way of Valley Lane; thence in a southern direction following the eastern right-of-way of Valley Lane around the cul-de-sac to a point, said point being the BEGINNING, containing approximately 0.74 acres.

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 4 rating.

WATER

City water lines are presently serving this parcel at "outside-City" rates. Upon effective date of annexation, "inside-City" rates will be applied.

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 lines will be extended to this parcel, via a private line currently utilized by two additional properties, by the property owner at his expense. Prior to acceptance by the City and permission granted for use, written approval and requests from all property

owners utilizing line must be received. Following receipt of request, inspection for construction of line to city specifications, and payment of all applicable fees, the sewer line will be accepted by the City and future maintenance provided by the City.

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 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 parcel is located on the corner of Sunshine Rd. and Valley Lane. Sunshine Road is a county-maintained road. The portion of Valley Lane adjacent to the property is an unimproved right-of-way. This portion is part of this annexation, but will remain an unimproved right-of-way until such time as the road is constructed up to City specifications and a request has been received for acceptance.

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 policies 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