

PLAN OF SERVICE

PROPERTY OF REYES CONSTRUCTION, LLC AND BRENDA SWANN

Contains Approximately .95 Acres Proposed for Annexation

This plan of service has been prepared in accordance with Section 6-51-102 of the Tennessee Code Annotated. In accordance with an agreement between the City of Springfield and Robertson County, the property owner has petitioned for the annexation of this property.

This property is located on the west side of Dorris Street between Poplar Avenue and Pitt Avenue, Springfield TN, 37172 (Tax Map 080L, Group A, Parcels 018.00, 019.00, 020.00, 021.00, and 022.00), referenced herein as Exhibit A. There are 6 lots of records containing approximately .95 acres. The property is currently zoned AG-2 by Robertson County. The property will be rezoned High Density Residential District (R7). The property abuts the Springfield city limits on the rear and sides of Dorris Street. The Dorris Street road is a Robertson County road.

A. Police

Department can service the area. As growth continues, response times and services could be impacted.

B. Fire

The Fire Department will provide fire protection and emergency services to this newly incorporated area with present personnel and equipment. This area is outside the 1.5-mile engine company response area. This could affect ISO ratings.

C. Water

Any on-site or off-site infrastructure improvements or easement acquisitions that may be necessary to provide service to the property(s) will be at the owner/developer's sole expense and responsibility in accordance with the current policies of the City of Springfield.

D. Sanitary Sewer

A Capacity Assurance Request must be submitted to the Springfield Water/Wastewater Department for approval. Any on-site or off-site infrastructure improvements and easement acquisitions that may be necessary to provide service will be at the owner/developer's sole expense and responsibility in accordance with the current policies of the City of Springfield.

E. Electricity

There is an existing overhead single-phase line on the west side of the road. Any service to this/these property/properties will be underground. This includes primary and secondary conductors if they are needed. All facilities are to be installed in accordance with the current policies of the City of Springfield.

F. Gas

Natural Gas service is available at this location. Service lines are to be installed in accordance with the current policies of the City of Springfield.

- G. Sanitation service can be provided by Springfield Public Works. However, the City does not collect refuse from apartment buildings, provide dumpster services, or provide services on alleyways. In the case of alleyways, the City will collect from centrally located screened dumpster pads. Dumpster services must be contracted out to a private entity.

H. Streets

Any planned or future roads within the said property or existing roads that may be included in the annexation process will have to be upgraded and/or built to meet city street requirements for any new development/existing roads and those upgrades and new construction costs will be incurred by the developer and will be in accordance with all current policies for the City of Springfield. This will require the streets of Dorris Street and Pitts Avenue that do not currently meet city standards.

I. Inspection Services

Any inspection services now provided by the city (building codes, engineering, electrical, plumbing, gas, housing, sanitation, subdivision, zoning, etc.) will begin in the annexed areas on the effective date of annexation.

J. Community Development, Planning, and Zoning

The planning and zoning jurisdiction of the City of Springfield will extend to the annexed area on the effective date of annexation. City planning will thereafter encompass the annexed area. The property is proposed to be zoned High Density Residential District (R7). All future revisions or changes to the established zoning classification of the annexed territory will be in accordance with current policies for the City of Springfield.

K. Street Lighting

Street lighting will be provided in accordance with the current policy of the City of Springfield.

L. Recreation

All existing recreational facilities, parks, programs, etc. will be available on the effective date of annexation. The same standards and policies now used in the present city will be followed in expanding the recreational programs and facilities within the enlarged city limit boundary.

M. Stormwater

On the effective date of annexation, the property will fall within the City of Springfield's MS4 jurisdiction and will be subject to all current stormwater ordinances and development requirements. Any required drainage improvements must be constructed in accordance with City standards by the developer at their sole expense.

Written Report of Planning Commission

This report has been reviewed and recommended as a reasonable plan for the extension of services to the annexed area.

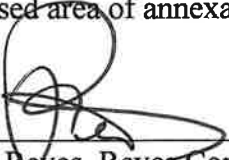


Kimberly Atlee, Senior Planner
Springfield Planning Commission

08/17/2023
Date


Agreement and Acceptance of this plan of services for the proposed annexed area

I agree and accept the conditions and requirements of this plan of services for the proposed area of annexation.




Pedro Reyes, Reyes Construction, LLC. Owner
(Map 080L, Group A, Parcels 019.00, 020.00, 021.00, 022.00) Springfield TN 37172

8/17/23
Date



Brenda Swann, Owner
(Map 080L, Group A, Parcel 018.00) Springfield, TN 37172

8-17-23
Date



Phil Casterline, CSR Engineering, Owner(s) Representative
2010 Hwy 49E, Pleasant View, TN 37172

8-17-23
Date

Exhibit A

Tax Map 080L, Group A, Parcels 018.00, 019.00, 020.00, 021.00, and 022.00

