

MINIMUM FINISHED FLOOR ELEVATIONS			
LOT NO.	MIN. FFE	LOT NO.	MIN. FFE
35	322.75	51	319.75
36	322.75	52	319.75
37	322.50	53	320.00
38	322.00	54	320.00
39	321.50	55	320.25
40	321.00	56	320.00
41	321.00	57	320.00
42	320.50	58	320.00
43	320.25	59	320.25
44	320.25	60	320.75
45	320.00	61	320.75
46	320.00	62	321.25
47	319.75	63	321.50
48	319.50	64	322.25
49	319.75	65	322.75
50	319.75	66	322.75

THE FOLLOWING SETBACKS APPLY TO ALL LOTS, UNLESS OTHERWISE NOTED/SHOWN ON PLAT

Conventional Front Load Building Setbacks:

- Twenty six & one half (26.5) foot Front Yard Setback
- Five (5) foot Side Yard Setback
- Twenty (20) foot Rear Yard Setback

Rear Load Alley Building Setbacks (Facing Public Street):

- Twenty one & one half (21.5) foot Front Yard Setback
- Five (5) foot Side Yard Setback
- Twenty (20) foot Rear Yard Setback

Rear Load Alley Building Setbacks (Facing C.O.S.):

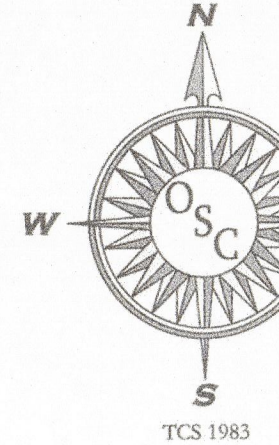
- Ten (10) foot Front Yard Setback
- Five (5) foot Side Yard Setback
- Twenty (20) foot Rear Yard Setback

Utility Easements:

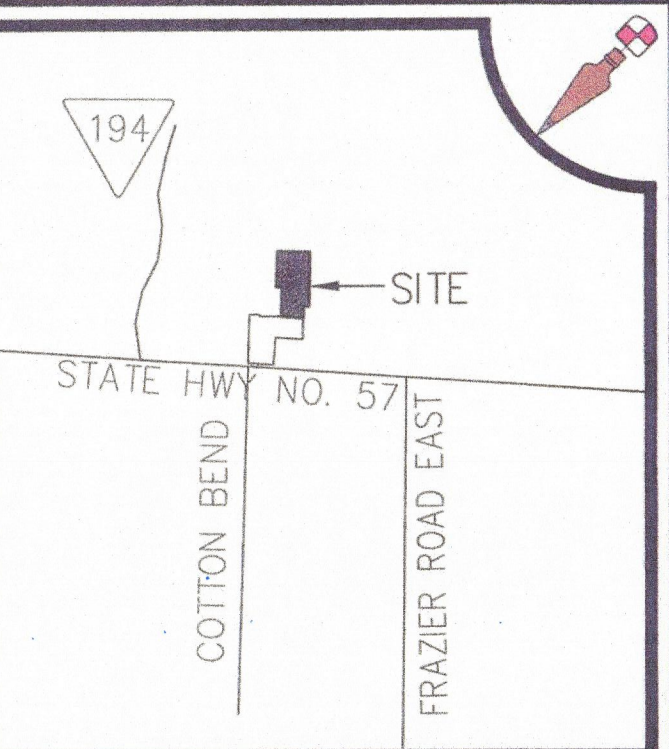
- Front Utility Easements Vary - See plan
- Fifteen (15) foot Rear Utility Easements
- Five (5) foot Side Utility Easements

- NOTES:
- BENCHMARK (T.B.M.) COTTON PICKER SPINDLE SET IN AN EXISTING POWER POLE, LOCATED ON THE NORTH SIDE OF AN EXISTING GRAVEL ROAD AT THE POINT WHERE THE GRAVEL ROAD TURNS 90° TO THE WEST. SAID GRAVEL ROAD IS LOCATED ON THE ADJACENT PROPERTY TO THE WEST AND OWNED BY THE TOWN OF ROSSVILLE. ELEV. 322.60'
 - ALL SIDE AND REAR YARD SWALES ARE TO ACT AS DRAINAGE WAYS. THEY ARE PRIVATE AND ARE TO BE MAINTAINED BY THE OWNER.
 - ALL SIDEWALK DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA AND TOWN REGULATIONS.
 - DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS.
 - THIS PROPERTY IS PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREAS (ZONE AE & ZONE X SHADED) PER FLOOD INSURANCE RATE MAPS, MAP NO. 47047C, COMMUNITY PANEL NO. 470352 0416 C. AS SHOWN, THE VILLAGES OF LAFAYETTE STATION - PHASE I IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.
 - SUBJECT TO CLOU-F CONDITIONS, CASE NO. 19-04-6503C, DATED: NOVEMBER 13, 2019.
 - THE MAINTENANCE OF PRIVATE DRIVES AND OFF-STREET PARKING SHALL BE THE RESPONSIBILITY OF THE LAFAYETTE STATION HOMEOWNERS ASSOCIATION.
 - OWNERS OF THE LOTS SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE PROPERTY OWNERS ASSOCIATION AS RECORDED IN INST. # 21005749 IN THE REGISTERS OFFICE, FAYETTE COUNTY, TENNESSEE.
 - OWNERS OF THE LOTS SHALL BE SUBJECT TO THE FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE PROPERTY OWNERS ASSOCIATION AS RECORDED IN INST. # 21005749 IN THE REGISTERS OFFICE, FAYETTE COUNTY, TENNESSEE.
 - UTILITY EASEMENTS ARE GRANTED FOR ALL COMMON OPEN SPACES IN THEIR ENTIRETY.
 - THERE IS HEREBY DEDICATED A FUTURE/TEMPORARY 20' WIDE ROAD CONSTRUCTION AND SLOPE EASEMENT ALONG EACH SIDE OF THE 27' WIDE FUTURE ROAD STUB AS SHOWN HEREON. SAID EASEMENT SHALL EXPIRE WHEN FUTURE ROAD IS CONSTRUCTED AND SUBSEQUENTLY ACCEPTED BY THE TOWN OF ROSSVILLE.

BK/PG: 11/188-188 21005748	
TROSSAL-PLAT	0.00
EDDIE BATCH: 114705	0.00
VALUE	0.00
06/23/2021 - 01:16 PM	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00



OLLAR
SURVEYING COMPANY, LLC
3157 Hwy 64, Ste. 250 - Eads, TN 38028
901.465.5555 - OllarSurveying.com



FINAL PLAT SUBDIVISION PLAT DATA	
SUBDIVISION NAME:	LAFAYETTE STATION PD - PHASE II
PARCEL ID NUMBER(S) OF PARENT PARCEL:	MAP 166, PART OF PARCEL 4.01 AND PART OF PARCEL 14.01
EXISTING ZONING AND APPLICABLE OVERLAYS:	R-2 W/ PD OVERLAY
GROSS ACREAGE OF SUBJECT PROPERTY:	10.48 AC
NET ACREAGE OF SUBJECT PROPERTY (LESS ROW DEDICATION):	9.55 AC
ACREAGE OF COMMON OPEN SPACE	4.22 AC
NUMBER OF LOTS (EXCLUDING COMMON OPEN SPACE):	32
BULK RESTRICTIONS	
MINIMUM LOT SIZE:	4,000 SF
MINIMUM REQUIRED SETBACKS:	TYP. UNLESS OTHERWISE NOTED ON PLAT
Front yard:	10 FT
Side yard:	5 FT
Rear yard:	20 FT
MINIMUM LOT WIDTH: (AT BLDG. SETBACK LINE)	40 FT
PROPERTY OWNER(S):	LAFAYETTE STATION, LLC
Address:	3157 HWY 64, Suite 200 Eads, TN 38028
Phone No.:	(901) 466-4101
Fax No.:	(901) 466-4104
E-mail address:	dsrink@rendevco.net
Contact Name:	DOUGLAS SWINK
APPLICANT/DESIGN PROFESSIONAL:	MCCARTY GRANBERRY ENG.
Address:	198 Progress Road, Collierville, TN 38017
Phone No.:	901-221-0075
E-mail address:	jmccarty@mccartygranberry.com
Contact Name:	John McCarty

LEGEND:

BLDG	BUILDING
COS	COMMON OPEN SPACE
E	EAST
ESMT	EASEMENT
HCA	HOMEOWNERS ASSOCIATION
INST.	INSTRUMENT
MIN	MINIMUM
N	NORTH
NO	NUMBER
R.O.W.	RIGHT-OF-WAY
S	SOUTH
S/B	SETBACK
SCPS	SET COTTON PICKER SPINDLE
SF	SQUARE FEET
W	WEST

BK/PG: 11/190-190 21005880	
TROSSAL-PLAT	0.00
EDDIE BATCH: 114801	0.00
VALUE	0.00
06/28/2021 - 12:20 PM	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

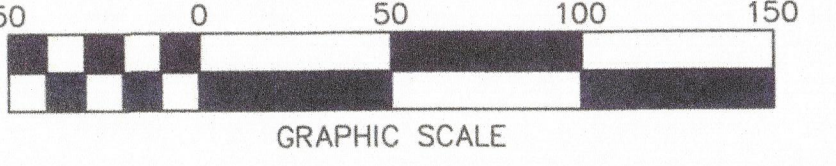
Re-Recording

FINAL PLAT

**LaFAYETTE STATION PD
PHASE II**

BEING PART OF THE
LAFAYETTE STATION, LLC
PROPERTIES
RECORDED IN
INST. NO. 17002851 &
INST. NO. 17002852 (PARCEL 1)
MAP NO. 166
PART OF PARCEL 4.01
& PART OF PARCEL 14.01

32 LOTS - ZONED: R-2 W/ PD OVERLAY
TOTAL SITE ACREAGE: 10.48 ACRES
10th CIVIL DISTRICT
ROSSVILLE, FAYETTE COUNTY, TENNESSEE
SCALE: 1"=50' DATE: JUNE 09, 2021
SHEET 1 OF 2



OWNER: LAFAYETTE STATION, LLC
3157 HIGHWAY 64 SUITE 200
EADS, TN 38028

ENGINEER: MCCARTY GRANBERRY ENGINEERING
198 PROGRESS ROAD
COLLIERVILLE, TN 38017

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	CHORD BRNG
C1	36.50'	57.33'	51.62'	N48°39'02"E
C2	20.00'	31.42'	28.28'	N41°20'58"W
C3	5.00'	7.85'	7.07'	N41°20'58"W
C4	5.00'	7.85'	7.07'	N48°39'02"E
C5	40.50'	6.43'	6.42'	S08°31'15"W
C6	4.50'	6.62'	6.04'	N29°21'42"W
C7	60.50'	119.58'	101.04'	S75°07'56"W
C8	5.00'	7.30'	6.67'	S00°05'20"E
C9	36.50'	28.29'	27.59'	S64°08'31"E
C12	500.00'	69.31'	69.25'	N07°37'17"E
C13	500.00'	79.56'	79.48'	N16°09'04"E
C14	500.00'	17.98'	17.97'	N21°44'23"E
C15	36.50'	34.55'	33.28'	S66°31'53"W
C16	40.50'	24.58'	24.20'	N56°47'44"E
C17	40.50'	49.85'	46.77'	S38°54'53"W
C18	40.50'	57.50'	52.79'	N01°15'40"W
C19	363.50'	50.39'	50.35'	S07°37'17"W
C20	363.50'	57.84'	57.78'	S16°09'04"W
C21	363.50'	13.07'	13.07'	S21°44'23"W
C22	336.50'	0.55'	0.55'	S22°43'23"W
C23	336.50'	77.95'	77.77'	S16°02'25"W
C24	336.50'	33.79'	33.78'	S06°31'38"W
C25	200.00'	20.08'	20.08'	N06°31'38"E
C26	200.00'	46.33'	46.23'	N16°02'25"E
C27	200.00'	0.32'	0.32'	S22°43'23"W
C28	350.00'	116.79'	116.25'	S13°12'35"W
C29	350.00'	116.79'	116.25'	N13°12'36"E
C30	121.50'	82.58'	81.00'	S23°07'18"W
C31	200.00'	66.74'	66.43'	S13°12'36"W
C32	36.50'	57.33'	51.62'	S41°20'58"E
C33	4.50'	7.07'	6.36'	S48°38'58"W
C34	316.50'	70.00'	69.86'	S09°59'12"W
C35	4.50'	7.13'	6.41'	S28°17'19"E
C36	336.50'	12.14'	12.14'	S18°08'00"W
C37	4.50'	7.13'	6.41'	S64°33'19"W
C38	4.50'	7.07'	6.36'	S22°13'50"E
C39	363.50'	121.30'	120.73'	S13°12'36"W
C41	28.00'	43.98'	39.60'	S48°39'02"W
C42	28.00'	43.98'	39.60'	S41°20'59"E
C43	500.00'	166.85'	166.07'	N13°12'36"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.32'	S03°39'02"W
L2	15.00'	N86°20'58"W
L3	15.00'	N86°20'58"W
L4	5.00'	S03°39'00"W
L5	10.50'	S03°39'02"W
L6	15.73'	N71°29'32"W
L7	15.28'	S41°45'24"W
L8	8.00'	N03°39'01"E
L9	8.00'	S03°39'01"W
L10	33.47'	N22°46'10"E
L11	12.94'	S84°17'53"E
L12	9.75'	N03°38'11"E
L13	27.99'	N03°38'11"E
L14	35.12'	N22°46'10"E
L15	39.90'	N03°39'02"E
L16	30.58'	S03°39'02"W
L17	11.50'	S66°20'58"E
L18	30.58'	S03°39'02"W
L19	30.57'	N03°39'02"E
L20	15.50'	S67°13'50"E
L21	54.39'	S22°46'10"W
L22	15.47'	N70°03'23"W
L23	15.47'	S73°40'37"E
L24	15.50'	N86°21'05"W
L25	5.00'	S03°39'01"W
L26	20.00'	N03°39'02"E
L27	77.00'	N86°16'01"W
L28	101.57'	S03°39'02"W
L29	43.09'	S21°59'39"W
L30	90.56'	S86°20'08"E
L31	20.00'	S03°39'02"W
L32	241.00'	S86°20'08"E
L33	19.45'	N03°39'02"E
L34	129.37'	S86°34'41"E
L35	46.49'	S21°59'39"W
L36	118.37'	S03°39'02"W
L37	97.00'	N86°16'01"W
L38	48.00'	N86°20'58"W
L39	48.00'	S86°20'58"E

CERTIFICATE OF OWNERSHIP AND DEDICATION

We, LaFayette Station, LLC hereby certify that we are the owners of the property shown and described and that we adopt this plan of subdivision with our free consent and dedicate all easements to the Town of Rossville and rights-of-way, streets, alleys, walks, parks and other open spaces to public and private use as shown on the plat.

Owner Representative
Lafayette Station, LLC

06-21-2021
DATE

NOTARY'S CERTIFICATE
State of Tennessee County of Fayette

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Douglas C. Swink (printed name of owner), with whom I am personally acquainted and who, upon oath, acknowledged himself to be owner of LaFayette Station PD - Phase 1, and he as such owner, executed the foregoing instrument for the purpose therein contained. In witness whereof, I hereunto set my hand and affix my seal this 21st day of JUNE, 2021.

Notary Public

My Commission expires:

MORTGAGEE'S CERTIFICATE

We, the undersigned, The Bank of Fayette County (printed name of mortgagee), mortgagee of the property shown, hereby agree to this plan of subdivision and dedicate the streets, rights-of-way, easements, and rights of access as shown to the public use forever, and hereby certify that we are the mortgagee duly authorized so to act and that said property is unencumbered by any taxes which have become due and payable.

Mortgagee (signature)

Date

NOTARY'S CERTIFICATE
State of Tennessee County of Fayette

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Mickelle Bry (printed name of) (title) of the The Bank of Fayette County, acknowledged himself to be VP (title) of the The Bank of Fayette County, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained. In witness whereof, I hereunto set my hand and affix my seal this, the 21st day of JUNE, 2021.

Notary Public

My Commission expires: 6-15-22

SURVEYOR'S CERTIFICATE

I, Jason Lee Harris, certify to the best of my knowledge and belief that this is a true and accurate survey of the property shown hereon; that this is a Category I Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000. I further certify that the survey of the lands embraced within said plat have been correctly monumented in accordance with the Subdivision Regulations of the Rossville, Tennessee.

Surveyor

06-18-2021
Date

CERTIFICATE OF ACCURACY OF ENGINEERING AND DESIGN

I, Joshua W. Burnette, a professional Engineer, do hereby certify that the plans shown and submitted on hereon regarding engineering and designs governing this subdivision are true and correct, and that the same comply with the requirements set forth in the Subdivision Regulations and other applicable requirements of the Town of Rossville.

Engineer

06-18-2021
Date

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, Joshua W. Burnette, do hereby certify that I am a registered Professional Engineer, and that I have designed all storm water drainage for the Lafayette Station - Phase 2 Subdivision. Neither this subdivision nor any portion of the property will be damaged, nor shall the character of the land use be affected by the storm water entering or leaving same.

Engineer

06-18-2021
Date

CERTIFICATION OF DECLARATION OF COVENANTS AND RESTRICTIONS AND MAINTENANCE OF COMMON AREAS AND FACILITIES

"Declaration of Covenants and Restrictions", applicable to the LaFayette Station PD, Phase II Subdivision, are hereby incorporated and made a part of this plat. All common areas, facilities, and amenities shall be owned and maintained by the Property Owners' Association as described in Instrument # 21005750. I, Douglas C. Swink (printed name), hereby certify that I am the owner of the property shown and shall be responsible for the maintenance of such areas until maintenance responsibility is transferred to the Property Owners' Association.

Owner

Date

NOTARY'S CERTIFICATE
State of Tennessee County of Fayette

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Douglas C. Swink (printed name of owner), with whom I am personally acquainted and who, upon oath, acknowledged himself to be owner of LaFayette Station - Phase 1, and he as such owner, executed the foregoing instrument for the purpose therein contained. In witness whereof, I hereunto set my hand and affix my seal this, the 21st day of JUNE, 2021.

Notary Public

My Commission expires:

PLANNING COMMISSION CERTIFICATE

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations, for Rossville, Tennessee, including any variances, if any, approved by the Planning Commission and that it has been approved for recording in the Fayette County Register's Office.

Town Engineer

Date

Town Planner

Date

Secretary, Planning Commission

Date

BOARD OF MAYOR AND COMMISSIONER CERTIFICATE

I, Judy B. Wooten (printed name of signer) do hereby certify that all required improvements have been installed or that a security or other collateral in sufficient amount to assure completion of all required improvements has been posted for the subdivision shown on this plat and are hereby approved by the Town of Rossville, Tennessee.

Mayor, Town of Rossville

Date

CERTIFICATE OF PROPERTY ASSESSOR

Approved per section _____ of the Rossville Subdivision Regulations.

Fayette County Property Assessor

Date

UTILITY EASEMENT NOTE

UTILITY EASEMENTS ARE GRANTED FOR ALL COMMON OPEN SPACES IN THEIR ENTIRETY. FRONT YARD UTILITY EASEMENTS VARY. SEE PLAT FOR INDIVIDUAL FRONT YARD UTILITY EASEMENT DIMENSIONS. THERE SHALL BE A MINIMUM 15 FOOT UTILITY EASEMENT ALONG THE REAR OF ALL LOTS AND A 5 FOOT UTILITY EASEMENT ALONG THE SIDE LOT LINES OF ALL LOTS, IN ADDITION TO ANY OTHER EASEMENT(S) SHOWN ON THE APPLICABLE RECORDED SUBDIVISION PLAT. WITHIN THESE EASEMENTS, WHICH SHALL BE CONSPICUOUSLY NAMED IN FAVOR OF CHICKASAW ELECTRIC CO-OP / THE TOWN OF ROSSVILLE / HARDEMAN-FAYETTE UTILITY DISTRICT. NO CONSTRUCTION OF ANY KIND SHALL BE PLACED OR PERMITTED TO REMAIN THAT WILL IN ANY WAY DAMAGE OR INTERFERE WITH THE INSTALLATION OR MAINTENANCE OF UTILITIES.

DRAINAGE NOTE

ALL DRAINAGE WITHIN THIS DEVELOPMENT NOT SPECIFICALLY LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS IS PRIVATE. ANY ISSUES RELATED TO DRAINAGE ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE LAFAYETTE STATION HOMEOWNERS ASSOCIATION.

MAINTENANCE NOTE

THE TOWN OF ROSSVILLE SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY FOR THE PURPOSE OF MAINTAINING ALL PUBLIC DRAINAGE, WATER AND SEWER SYSTEMS LOCATED WITHIN PUBLIC EASEMENTS. HOWEVER, THE TOWN OF ROSSVILLE SHALL NOT HAVE ANY RESPONSIBILITY FOR DAMAGE CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY THE TOWN'S ACTION OF PERFORMING MAINTENANCE TO SAID UNDERGROUND SYSTEMS.

MAINTENANCE OF OFF-STREET PARKING AREAS, PRIVATE ALLEYS AND COMMON OPENS SPACES SHALL BE THE RESPONSIBILITY OF THE LAFAYETTE STATION HOMEOWNERS ASSOCIATION.

C.O.S. AND EASEMENT MAINTENANCE

ALL COMMON OPEN SPACE (C.O.S.) AREAS AND DESIGNATED LANDSCAPE/NATURAL AREA/UTILITY EASEMENTS SHALL BE MAINTAINED BY THE APPLICABLE INDIVIDUAL PROPERTY OWNER AND/OR THE LAFAYETTE STATION HOMEOWNERS ASSOCIATION.

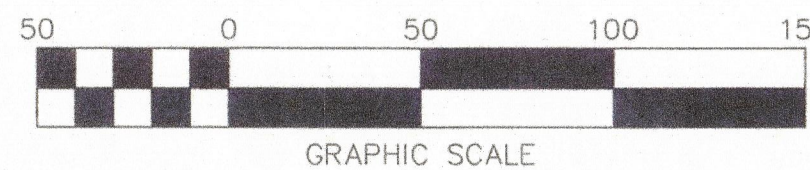
BK/PG: 11/190-188	
21005748	
TPSSAL PLAT	
EDDIE BATCH: 114705	
06/23/2021 - 01:15 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	2.50
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00
STATE OF TENNESSEE, FAYETTE COUNTY	
ED PATTAT	
REGISTER OF DEEDS	

OLLAR
SURVEYING COMPANY, LLC
3157 Hwy 64, Ste. 250 - Eads, TN 38028
901.465.5555 - OllarSurveying.com

BK/PG: 11/190-190	
21005880	
TPSSAL PLAT	
EDDIE BATCH: 114801	
06/28/2021 - 12:20 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	2.50
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00
STATE OF TENNESSEE, FAYETTE COUNTY	
ED PATTAT	
REGISTER OF DEEDS	

Re-Recording

FINAL PLAT
LaFAYETTE STATION PD
PHASE II
BEING PART OF THE
LAFAYETTE STATION, LLC
PROPERTIES
RECORDED IN
INST. NO. 17002851 &
INST. NO. 17002852 (PARCEL 1)
MAP NO. 166
PART OF PARCEL 4.01
& PART OF PARCEL 14.01
32 LOTS - ZONED: R-2 W/ PD OVERLAY
TOTAL SITE ACREAGE: 10.48 ACRES
10th CIVIL DISTRICT
ROSSVILLE, FAYETTE COUNTY, TENNESSEE
SCALE: 1"=50' DATE: JUNE 09, 2021
SHEET 2 OF 2



OWNER: LAFAYETTE STATION, LLC
3157 HIGHWAY 64 SUITE 200
EADS, TN 38028

ENGINEER: MCCARTY GRANBERRY ENGINEERING
198 PROGRESS ROAD
COLLIERVILLE, TN 38017