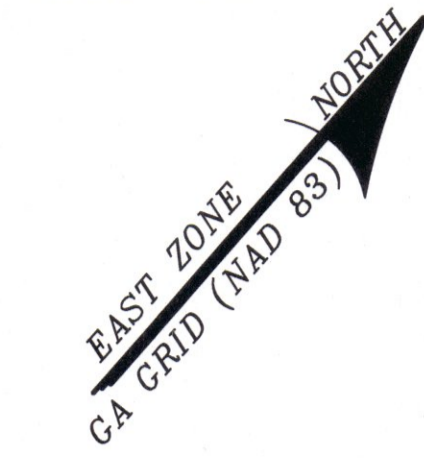


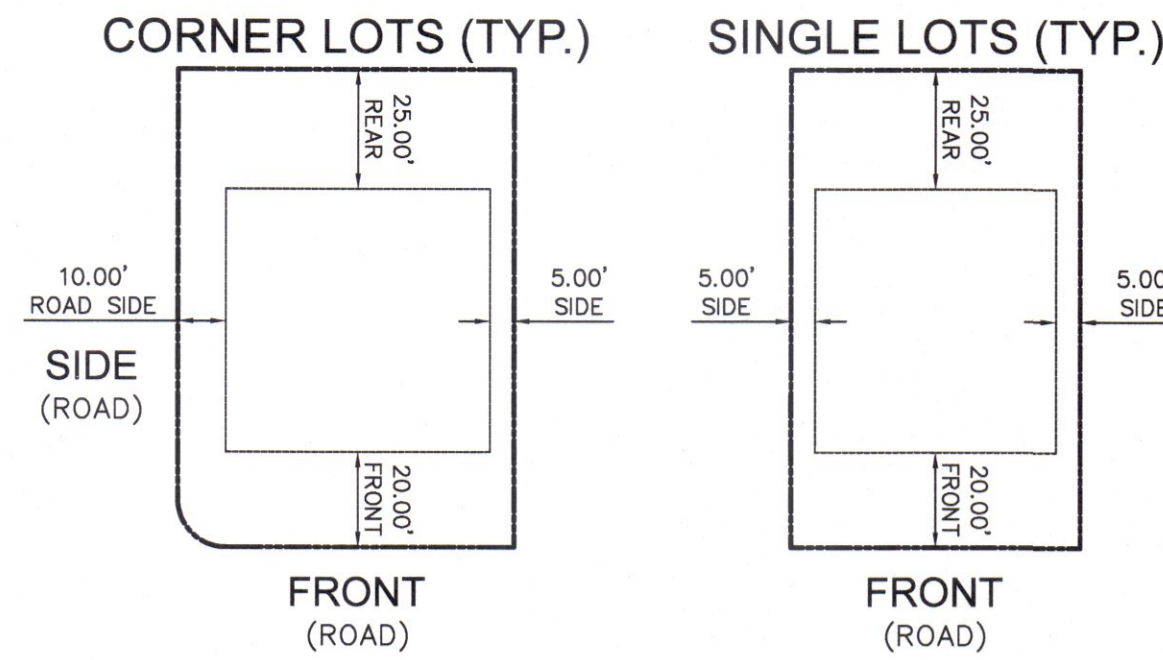
THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.



**ACREAGE CHART**

|                    |                              |
|--------------------|------------------------------|
| LOTS (70)          | 454,656 S.F.<br>10.437 AC.   |
| OPEN SPACES (5)    | 289,100 S.F.<br>6.637 AC.    |
| AMENITY AREA       | 37,704 S.F.<br>0.866 AC.     |
| LIFT STATION       | 2,522 S.F.<br>0.058 AC.      |
| RIGHT-OF-WAY       | 222,929 S.F.<br>5.118 AC.    |
| PHASE 1 TOTAL      | 1,006,911 S.F.<br>23.116 AC. |
| FUTURE DEVELOPMENT | 1,920,297 S.F.<br>44.063 AC. |
| TOTAL              | 2,927,208 S.F.<br>67.199 AC. |

**TYPICAL BUILDING SETBACKS**



EASEMENTS ARE SHOWN WITH BEARINGS AND DISTANCES ON SHEETS 4-6

APPROVED BY THE MAYOR AND ALDERMAN, CITY OF SAVANNAH, GEORGIA

MARK MASSEY, CLERK OF COUNCIL

DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

*Jennifer Roach, P.E.*  
JENNIFER ROACH, P.E.,  
DEPUTY CITY ENGINEER

7/26/23

DATE

APPROVED BY METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR

DATE

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION

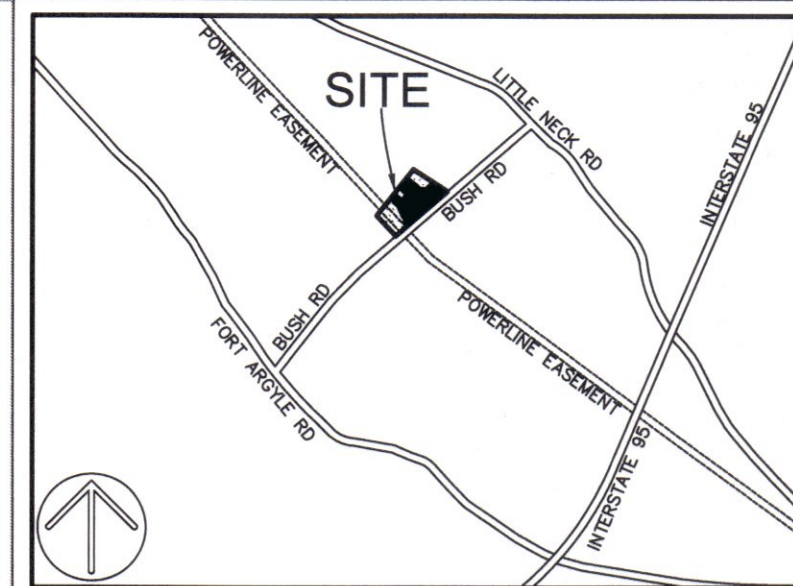
*Adam Whitmire*  
ADAM WHITMIRE, DIRECTOR

5/23/2023

DATE

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED

COBBLESTONE AC, LLC, OWNER - J. ADAM WHITMIRE



VICINITY MAP NOT TO SCALE

**LEGEND**

- ▲ CALC POINT - CORNER NOT SET
- ◻ 4X4" CONC. MONUMENT SET
- IRON PIPE FOUND
- IRON PIPE FOUND DISTURBED
- 5/8" IRON REBAR SET W/CAP
- RAILROAD IRON FOUND
- POWER POLE
- ADDRESS
- D.A.M. DRAINAGE, ACCESS & MAINTENANCE
- PIN PARCEL IDENTIFICATION NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (T) TOTAL
- OHP OVERHEAD POWER LINE
- TB TOP OF BANK
- WET WETLAND BOUNDARY
- EDGE OF PAVEMENT
- WETLANDS

**NOTES**

1. LINE & CURVE TABLES AND LOT FINISHED FLOOR ELEVATIONS ARE LOCATED ON SHEET 7.
2. ACREAGE CHART, BUILDING SETBACK MATRIX, AND SURVEY DATA ARE LOCATED ON COVER SHEET.
3. THIS PARCEL APPEARS TO LIE IN FLOOD ZONES X & AE (ELEVATION 14.0'), COMMUNITY 1351613 (SAVANNAH, CITY OF), MAP NUMBER 1305100116H, HAVING AN EFFECTIVE DATE OF AUGUST 16, 2018. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
4. HORIZONTAL DATUM IS GEORGIA STATE PLANE GRID, EAST ZONE, (NAD 83).
5. ZONING REPORT WAS NOT PROVIDED AT THE TIME THE SURVEY WAS CONDUCTED.
6. 10' DRAINAGE, ACCESS & MAINTENANCE EASEMENT IS TYPICAL AROUND THE TOP OF ALL PONDS.
7. ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
8. WATER AND SEWER PROVIDER WILL BE THE CITY OF SAVANNAH.
9. MAINTENANCE AND OWNERSHIP OF COMMON AREAS AND AMENITIES WILL BE THE RESPONSIBILITY OF THE HOA.

100 50 0 100 200

GRAPHIC SCALE (1"=100')

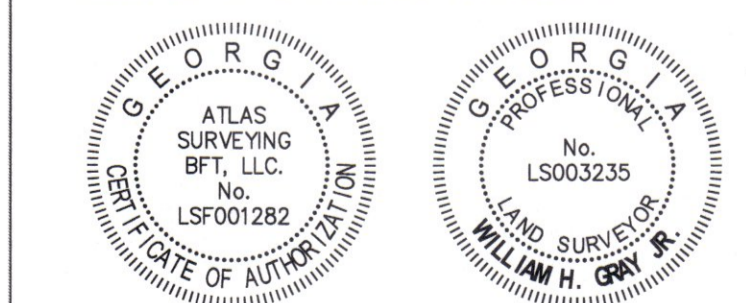
PREPARED FOR:  
COBBLESTONE AC, LLC,  
OWNER - J. ADAM WHITMIRE  
A MAJOR SUBDIVISION PLAT OF  
COBBLESTONE SUBDIVISION  
PHASE-1, 70 LOTS  
(LOTS 10-26, 34-45, & 63-103)  
PIN# 21026 01001

8TH G.M.D.  
CITY OF SAVANNAH  
CHATHAM COUNTY, GEORGIA  
FIELD WORK: ZCS  
FIELD CHECK: WNG  
DRAWN BY: JHJ  
DATE: 05-22-2023  
SCALE: 1"=100'  
PROJECT No.: BFT-21165  
FILE: BFT-21165 SUB2 PH1.DWG

**COVER SHEET**

**ATLAS**  
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: WWW.ATLASSURVEYING.COM



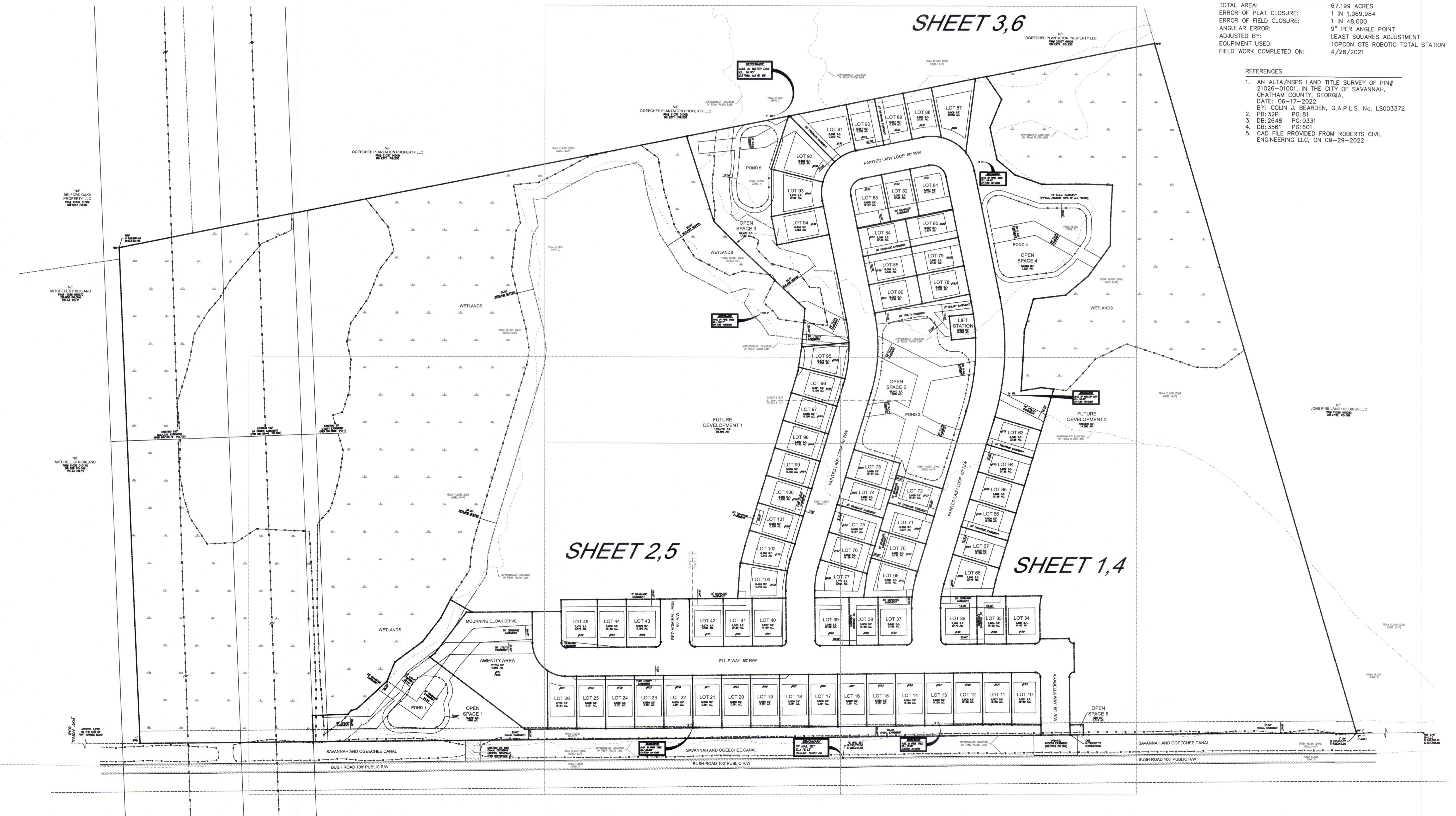
(I) AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*William H. Gray, Jr.*  
WILLIAM H. GRAY, JR.  
G.A.P.L.S. No. LS003235  
NOT VALID UNLESS CRIMPED WITH SEAL

**SHEET 3,6**

**SHEET 2,5**

**SHEET 1,4**



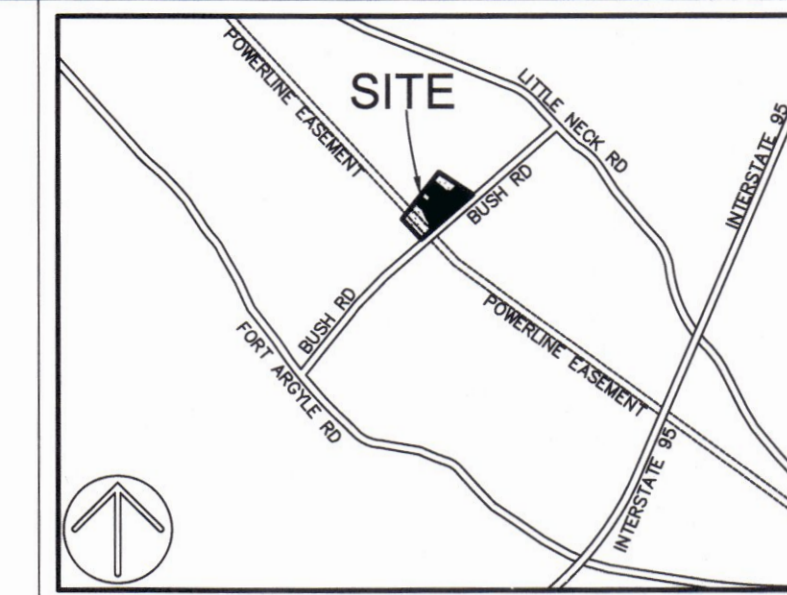
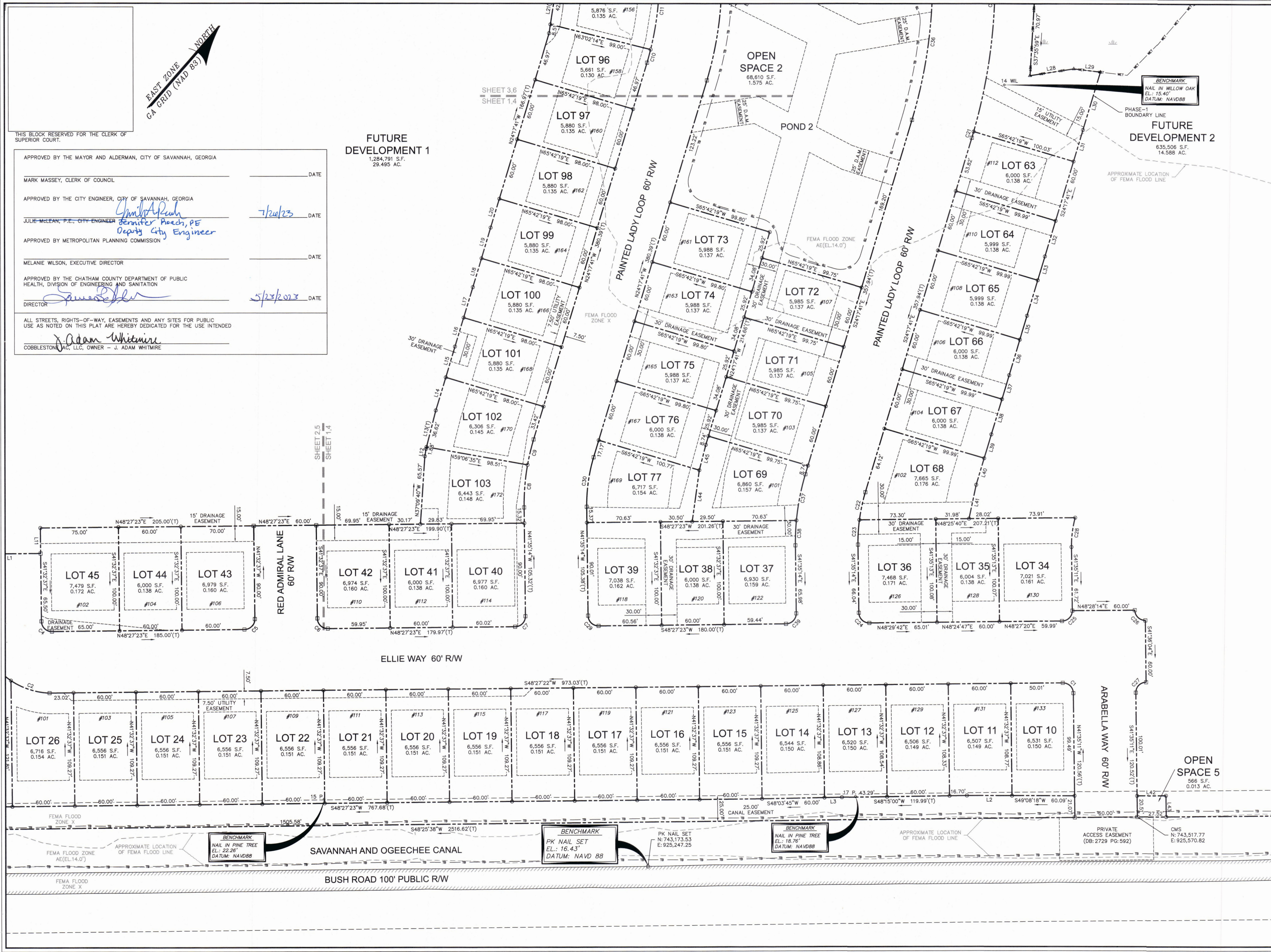


THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

|  |         |
|--|---------|
| APPROVED BY THE MAYOR AND ALDERMAN, CITY OF SAVANNAH, GEORGIA  | DATE    |
| MARK MASSEY, CLERK OF COUNCIL  |         |
| APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA   | DATE    |
| JULIE McLEAN, P.E., CITY ENGINEER<br><i>Julie McLean</i><br>Deputy City Engineer   | 7/26/23 |
| APPROVED BY METROPOLITAN PLANNING COMMISSION   | DATE    |
| MELANIE WILSON, EXECUTIVE DIRECTOR   |         |
| APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION                                 | DATE    |
| DIRECTOR<br><i>James Miller</i>  | 5/23/23 |
| ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN ARE HEREBY DEDICATED FOR THE USE INTENDED |         |
| J. Adam Whitmire<br>COBLESTONE AC, LLC, OWNER - J. ADAM WHITMIRE   |         |

**FUTURE DEVELOPMENT 1**  
1,284,791 S.F.  
29.495 AC.

**FUTURE DEVELOPMENT 2**  
635,506 S.F.  
14.588 AC.



VICINITY MAP NOT TO SCALE

- LEGEND**
- ▲ CALC POINT - CORNER NOT SET
  - ◻ 4X4" CONC. MONUMENT SET
  - IPF IRON PIPE FOUND
  - IPFD IRON PIPE FOUND DISTURBED
  - RBS 5/8" IRON REBAR SET W/CAP
  - RRIF RAILROAD IRON FOUND
  - POWER POLE
  - #113 ADDRESS
  - D.A.M. DRAINAGE, ACCESS & MAINTENANCE
  - PIN PARCEL IDENTIFICATION NUMBER
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - (T) TOTAL
  - OHP OVERHEAD POWER LINE
  - TB TOP OF BANK
  - WET WETLAND BOUNDARY
  - EDGE OF PAVEMENT
  - WETLANDS

- NOTES**
1. LINE & CURVE TABLES AND LOT FINISHED FLOOR ELEVATIONS ARE LOCATED ON SHEET 7.
  2. ACREAGE CHART, BUILDING SETBACK MATRIX, AND SURVEY DATA ARE LOCATED ON COVER SHEET.
  3. THIS PARCEL APPEARS TO LIE IN FLOOD ZONES X & AE (ELEVATION 14.0'), COMMUNITY 135163 (SAVANNAH, CITY OF), MAP NUMBER 13051C0116H, HAVING AN EFFECTIVE DATE OF AUGUST 16, 2018. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER. HORIZONTAL DATUM IS GEORGIA STATE PLANE GRID, EAST ZONE, (NAD 83).
  4. ZONING REPORT WAS NOT PROVIDED AT THE TIME THE SURVEY WAS CONDUCTED.
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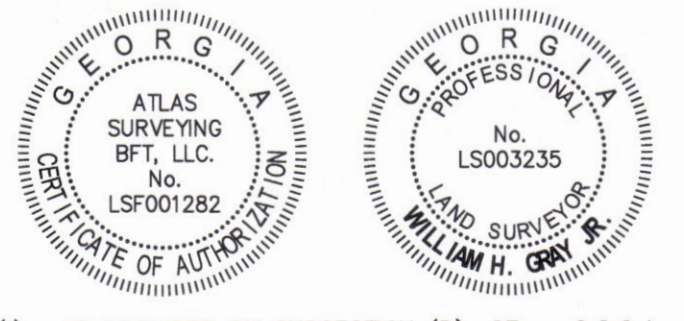
GRAPHIC SCALE (1"=40')

PREPARED FOR:  
**COBLESTONE AC, LLC,**  
OWNER - J. ADAM WHITMIRE  
A MAJOR SUBDIVISION PLAT OF  
COBLESTONE SUBDIVISION  
PHASE-1, 70 LOTS  
(LOTS 10-26, 34-45, & 63-103)  
PIN# 21026 01001  
8TH G.M.D.  
CITY OF SAVANNAH  
CHATHAM COUNTY, GEORGIA

FIELD WORK:  
FIELD CHECK: WHG  
DRAWN BY: LBS  
DATE: 05-22-2023  
SCALE: 1"=40'  
PROJECT No.: BFT-21165  
FILE: BFT-21165 SUB2 PH1.DWG

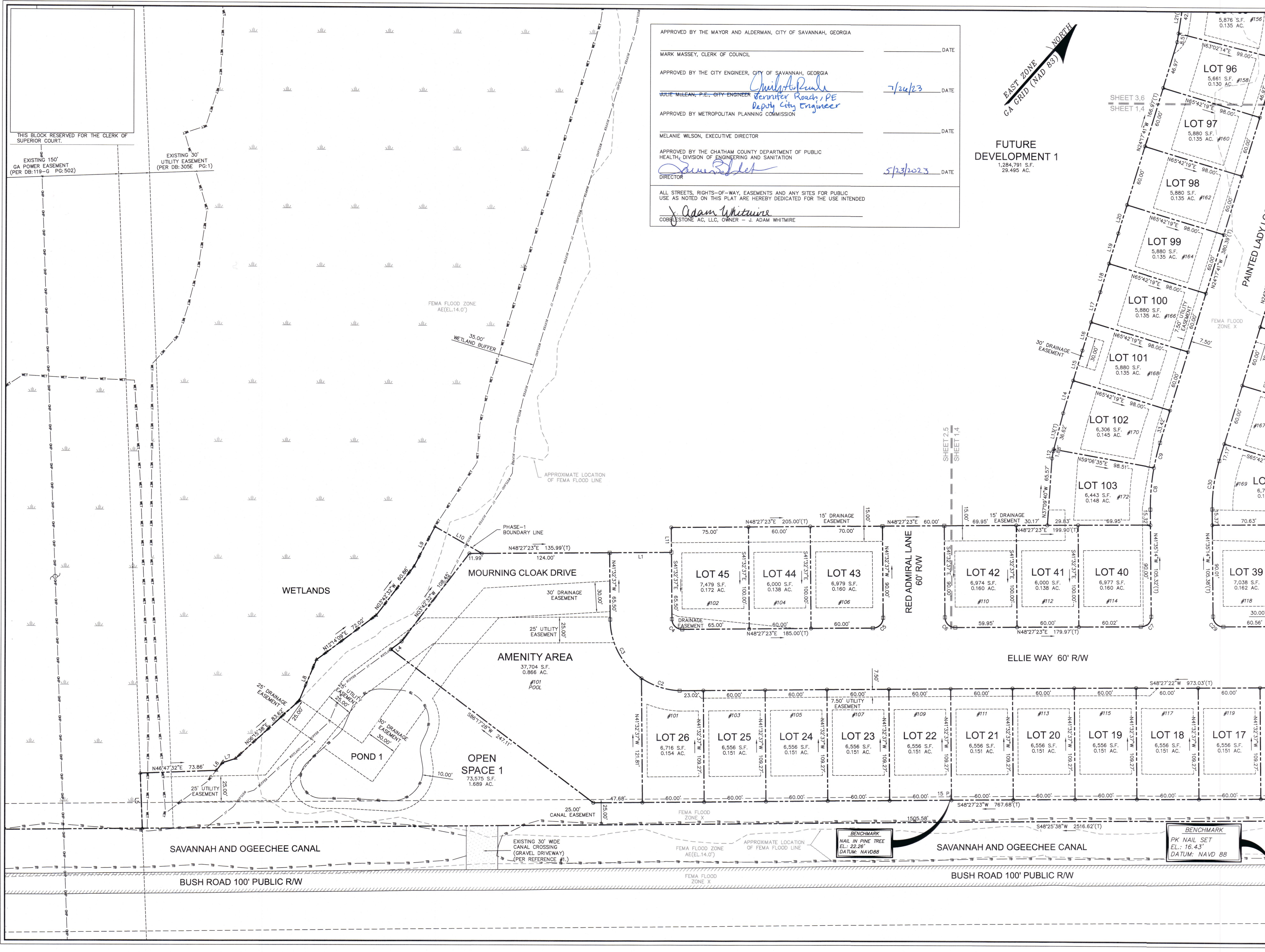
**SHEET 1 OF 7**

**ATLAS SURVEYING, INC.**  
168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: WWW.ATLASSURVEYING.COM



(I) AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WILLIAM H. GRAY, JR.  
G.A.P.L.S. No. LS003235  
NOT VALID UNLESS CRAMPED WITH SEAL



APPROVED BY THE MAYOR AND ALDERMAN, CITY OF SAVANNAH, GEORGIA \_\_\_\_\_ DATE \_\_\_\_\_

MARK MASSEY, CLERK OF COUNCIL \_\_\_\_\_

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA \_\_\_\_\_ DATE 7/24/23

*Julie McLean*  
 JULIE MCLEAN, P.E., CITY ENGINEER  
*Denimifer Roach, PE*  
 Deputy City Engineer

APPROVED BY METROPOLITAN PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

MELANIE WILSON, EXECUTIVE DIRECTOR \_\_\_\_\_

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION \_\_\_\_\_ DATE 5/23/2023

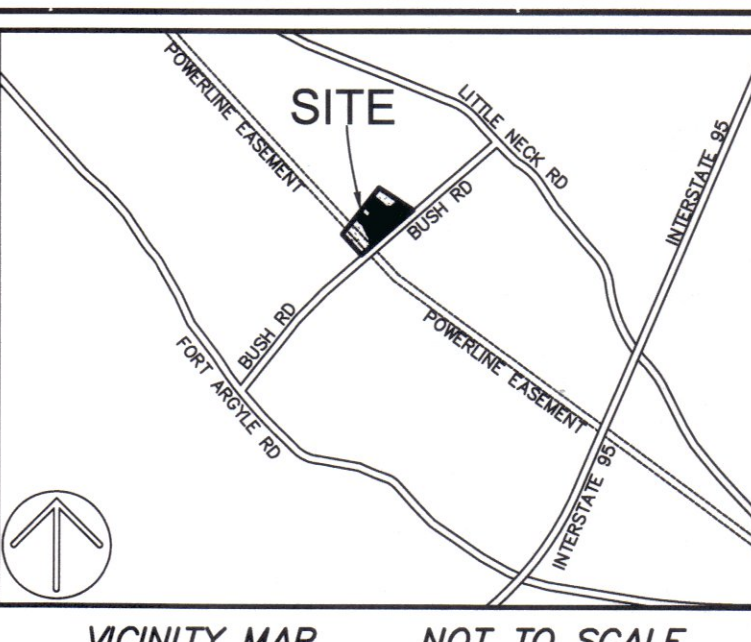
*Adam Whitmire*  
 ADAM WHITMIRE, DIRECTOR

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED

*J. Adam Whitmire*  
 COBBLESTONE AC, LLC, OWNER - J. ADAM WHITMIRE

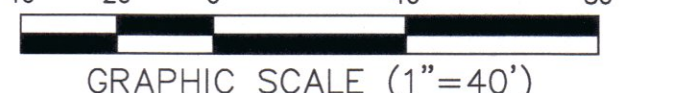


**FUTURE DEVELOPMENT 1**  
 1,284,791 S.F.  
 29.495 AC.



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- LEGEND**
- ▲ CALC POINT - CORNER NOT SET
  - CMS □ 4X4" CONC. MONUMENT SET
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  - IPFD ● IRON PIPE FOUND DISTURBED
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  - RRIF ● RAILROAD IRON FOUND
  - POWER POLE
  - #113 ADDRESS
  - D.A.M. DRAINAGE, ACCESS & MAINTENANCE
  - PIN PARCEL IDENTIFICATION NUMBER
  - P.O.B. POINT OF BEGINNING
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  - (T) TOTAL
  - OHP OVERHEAD POWER LINE
  - TB TOP OF BANK
  - WET WETLAND BOUNDARY
  - EDGE OF PAVEMENT
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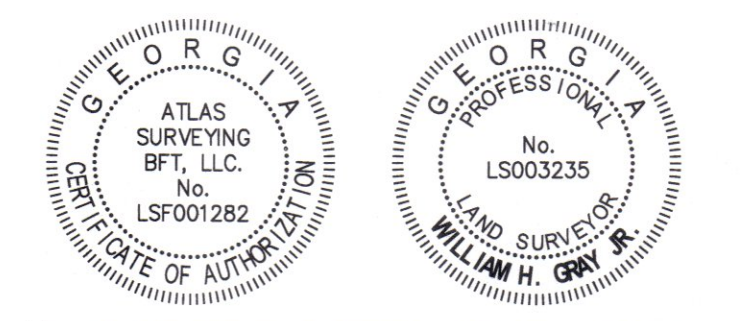
- NOTES**
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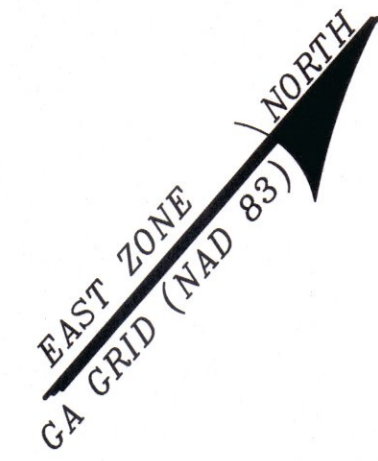
PREPARED FOR:  
**COBBLESTONE AC, LLC,**  
 OWNER - J. ADAM WHITMIRE  
 A MAJOR SUBDIVISION PLAT OF  
 COBBLESTONE SUBDIVISION  
 PHASE-1, 70 LOTS  
 (LOTS 10-26, 34-45, & 63-103)  
 PIN# 21026 01001  
 8TH G.M.D.  
 CITY OF SAVANNAH  
 CHATHAM COUNTY, GEORGIA  
 FIELD WORK: ZMS  
 FIELD CHECK: WJG  
 DRAWN BY: DJJ  
 DATE: 05-22-2023  
 SCALE: 1"=40'  
 PROJECT No.: 8FT-21165  
 FILE: 8FT-21165 SUB2 PHL.DWG

**ATLAS SURVEYING, INC.**  
 168 BOARDWALK DRIVE, SUITE A.  
 RIDGELAND, SC 29936.  
 PHONE: (843) 645-9277  
 WEBSITE: WWW.ATLASSURVEYING.COM

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



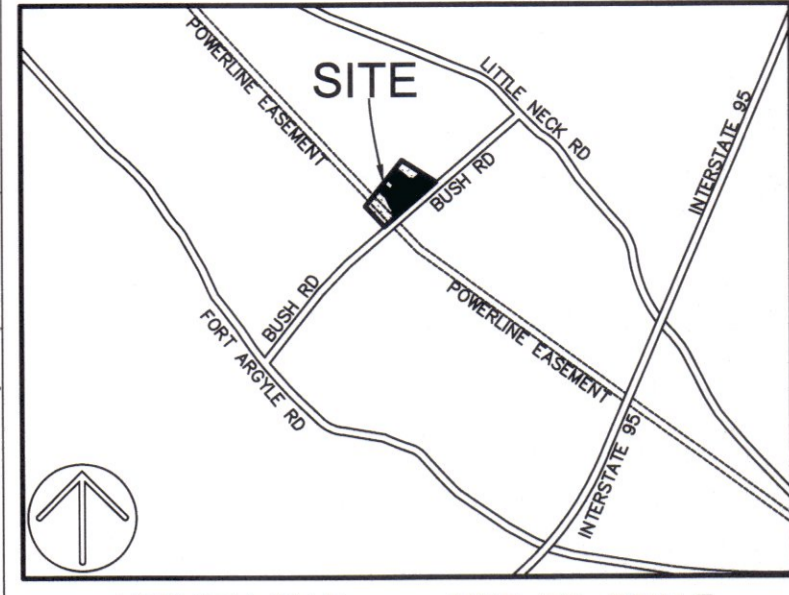
*William H. Gray, Jr.*  
 WILLIAM H. GRAY, JR.  
 G.A.P.L.S. No. LS003235  
 NOT VALID UNLESS CRIMPED WITH SEAL



THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

N/F  
OGEECHEE PLANTATION PROPERTY LLC  
PIN# 21037 01008  
DB: 2271 PG: 235

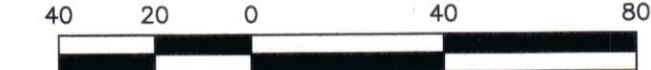
N/F  
OGEECHEE PLANTATION PROPERTY LLC  
PIN# 21037 01008  
DB: 2271 PG: 235



VICINITY MAP NOT TO SCALE

- LEGEND
- ▲ CALC POINT - CORNER NOT SET
  - CMS □ 4x4" CONC. MONUMENT SET
  - IPF ● IRON PIPE FOUND
  - IPFD ● IRON PIPE FOUND DISTURBED
  - RBS ○ 5/8" IRON REBAR SET W/CAP
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  - D.A.M. DRAINAGE, ACCESS & MAINTENANCE
  - PIN PARCEL IDENTIFICATION NUMBER
  - P.O.B. POINT OF BEGINNING
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- NOTES
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GRAPHIC SCALE (1"=40')

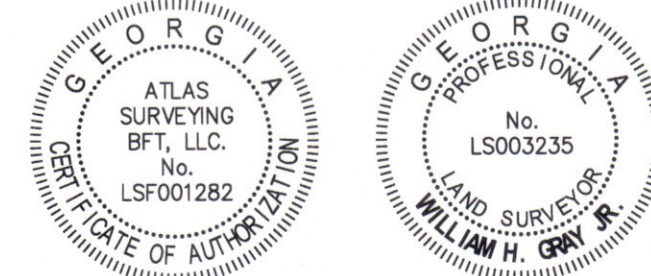
PREPARED FOR:  
COBBLESTONE AC, LLC,  
OWNER - J. ADAM WHITMIRE  
A MAJOR SUBDIVISION PLAT OF  
COBBLESTONE SUBDIVISION  
PHASE-1, 70 LOTS  
(LOTS 10-26, 34-45, & 63-103)  
PIN# 21026 01001

8TH C.M.D.  
CITY OF SAVANNAH  
CHATHAM COUNTY, GEORGIA  
FIELD WORK: ZKS  
FIELD CHECK: JHJ  
DRAWN BY: JHJ  
DATE: 05-22-2023  
SCALE: 1"=40'  
PROJECT No.: BFT-21165  
FILE BFT-21165 SUB2 PLOTTING

SHEET 3 OF 7

# ATLAS SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A,  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: WWW.ATLASSURVEYING.COM



(I) AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WILLIAM H. GRAY, JR.  
G.A.P.L.S. No. L5003235  
NOT VALID UNLESS CRIMPED WITH SEAL

APPROVED BY THE MAYOR AND ALDERMAN, CITY OF SAVANNAH, GEORGIA

MARK MASSEY, CLERK OF COUNCIL \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE McLEAN, P.E., CITY ENGINEER *Jennifer Leach, PE* 7/26/23 DATE

APPROVED BY METROPOLITAN PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

MELANIE WILSON, EXECUTIVE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION

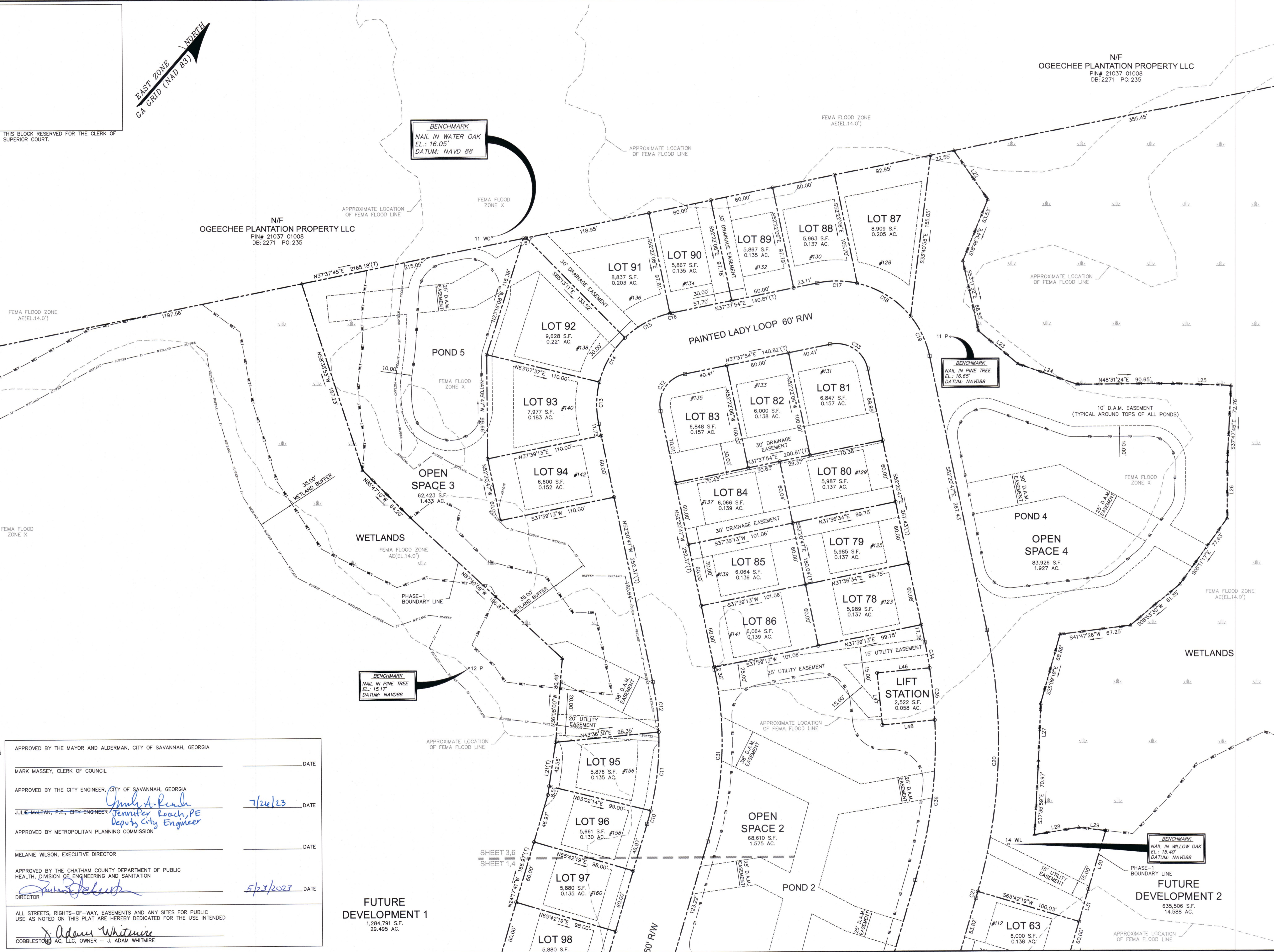
DIRECTOR *Jennifer Leach* 5/23/2023 DATE

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED

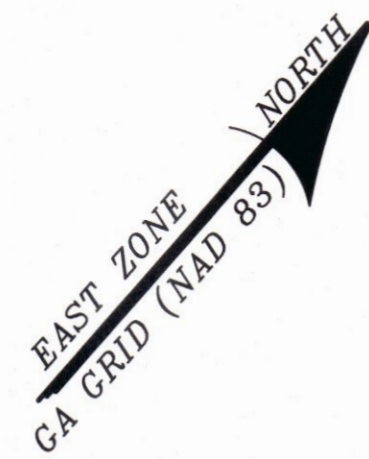
*J. Adam Whitmire*  
COBBLESTONE AC, LLC, OWNER - J. ADAM WHITMIRE

FUTURE DEVELOPMENT 1  
1,284,791 S.F.  
29.495 AC.

FUTURE DEVELOPMENT 2  
635,506 S.F.  
14.588 AC.



SHEET 3.6  
SHEET 1.4



THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

APPROVED BY THE MAYOR AND ALDERMAN, CITY OF SAVANNAH, GEORGIA  
 MARK MASSEY, CLERK OF COUNCIL \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA  
 JULIE McLEAN, P.E., CITY ENGINEER *Julie McLean* 7/26/23 DATE

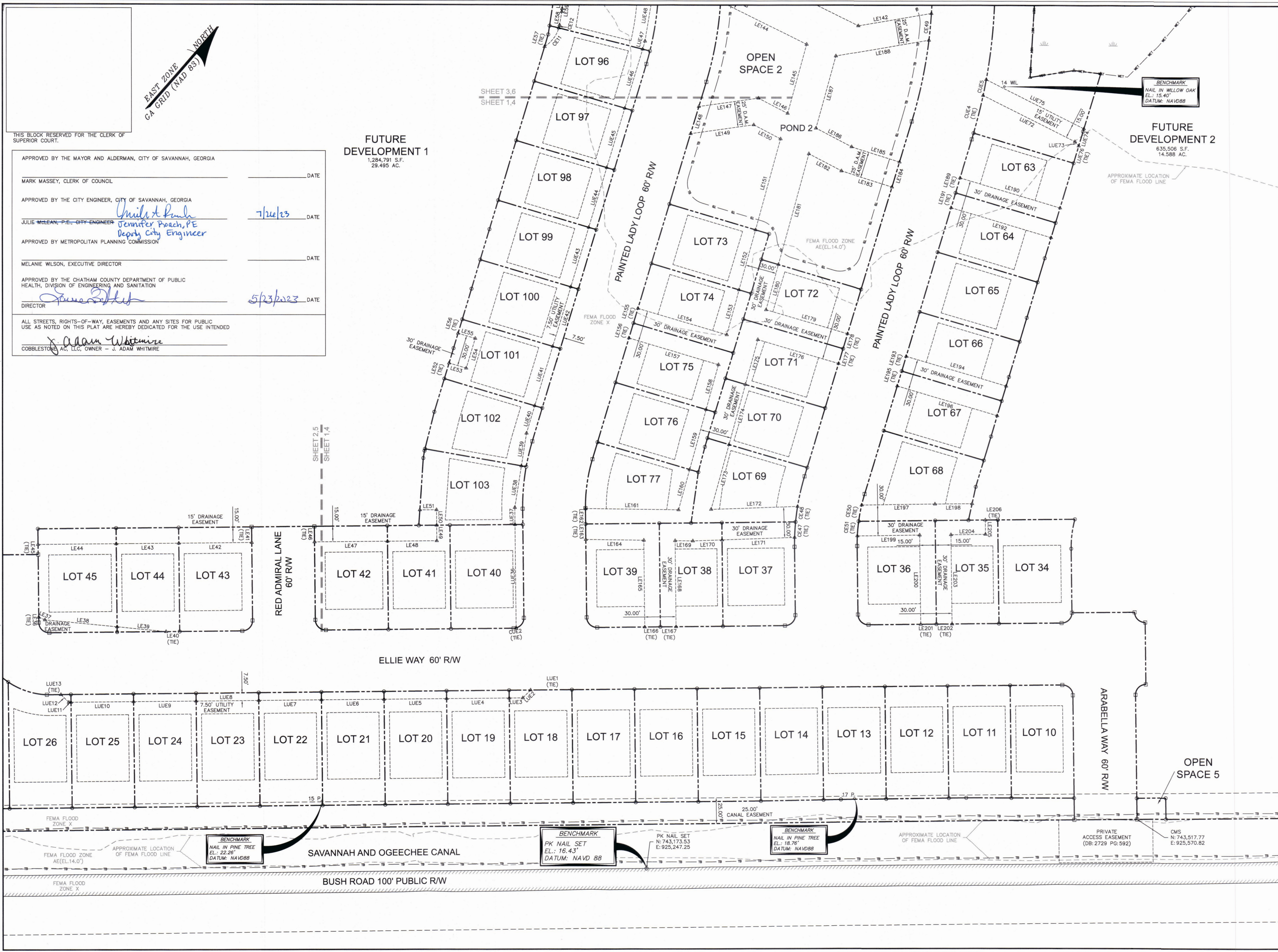
APPROVED BY METROPOLITAN PLANNING COMMISSION  
 MELANIE WILSON, EXECUTIVE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION  
 DIRECTOR *James Miller* 5/23/23 DATE

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 COBBLESTONE AC, LLC, OWNER - J. ADAM WHITMIRE *J. Adam Whitmire*

**FUTURE DEVELOPMENT 1**  
 1,284,791 S.F.  
 29.495 AC.

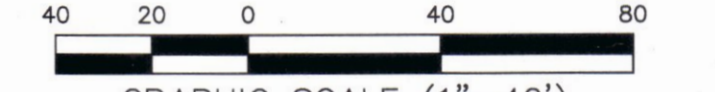
**FUTURE DEVELOPMENT 2**  
 635,506 S.F.  
 14.588 AC.



VICINITY MAP NOT TO SCALE

- LEGEND**
- ▲ CALC POINT - CORNER NOT SET
  - 4X4" CONC. MONUMENT SET
  - IPF IRON PIPE FOUND
  - IPFD IRON PIPE FOUND DISTURBED
  - RBS 5/8" IRON REBAR SET W/CAP
  - RRIF RAILROAD IRON FOUND
  - POWER POLE
  - #113 ADDRESS
  - D.A.M. DRAINAGE, ACCESS & MAINTENANCE
  - PIN PARCEL IDENTIFICATION NUMBER
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - (T) TOTAL
  - OHP OVERHEAD POWER LINE
  - TB TOP OF BANK
  - WET WETLAND BOUNDARY
  - EDGE OF PAVEMENT
  - WETLANDS

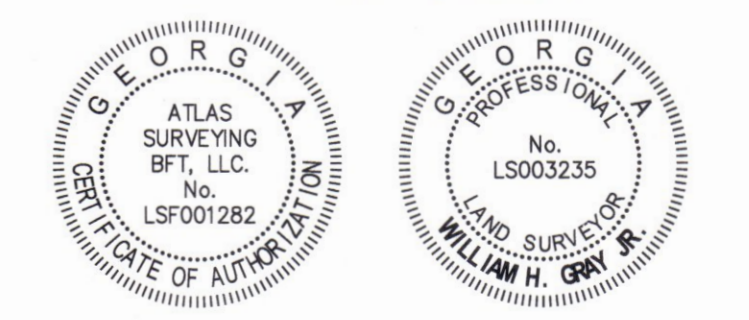
- NOTES**
1. LINE & CURVE TABLES AND LOT FINISHED FLOOR ELEVATIONS ARE LOCATED ON SHEET 7.
  2. ACREAGE CHART, BUILDING SETBACK MATRIX, AND SURVEY DATA ARE LOCATED ON COVER SHEET.
  3. THIS PARCEL APPEARS TO LIE IN FLOOD ZONES X & AE (ELEVATION 14.0'), COMMUNITY 13051613 (SAVANNAH, CITY OF), MAP NUMBER 130510116H, HAVING AN EFFECTIVE DATE OF AUGUST 16, 2018. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
  4. HORIZONTAL DATUM IS GEORGIA STATE PLANE GRID, EAST ZONE, (NAD 83).
  5. ZONING REPORT WAS NOT PROVIDED AT THE TIME THE SURVEY WAS CONDUCTED.
  6. 10' DRAINAGE, ACCESS & MAINTENANCE EASEMENT IS TYPICAL AROUND THE TOP OF ALL PONDS.
  7. ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
  8. WATER AND SEWER PROVIDER WILL BE THE CITY OF SAVANNAH.
  9. MAINTENANCE AND OWNERSHIP OF COMMON AREAS AND AMENITIES WILL BE THE RESPONSIBILITY OF THE HOA.



GRAPHIC SCALE (1"=40')

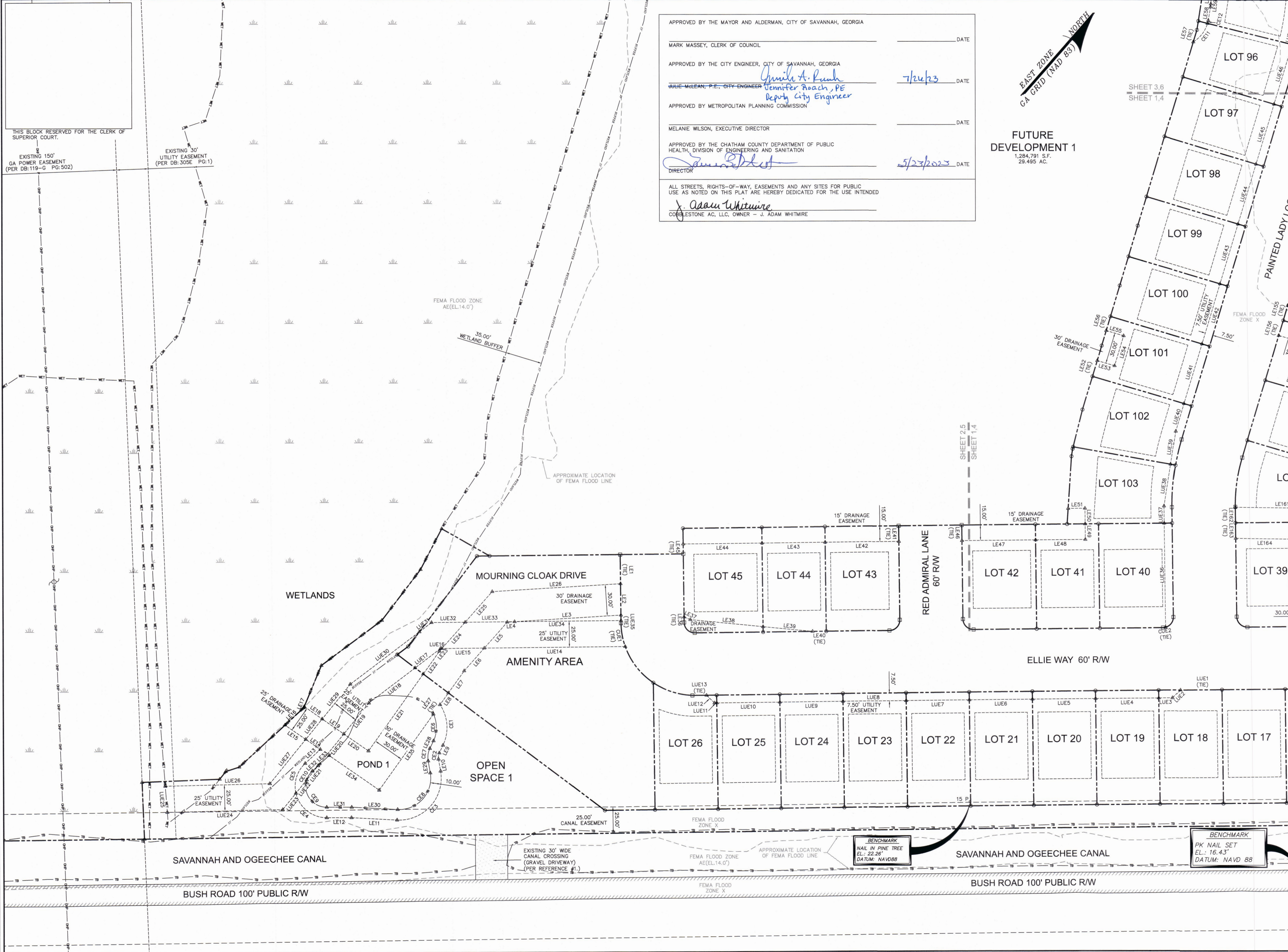
PREPARED FOR:  
 COBBLESTONE AC, LLC,  
 OWNER - J. ADAM WHITMIRE  
 A MAJOR SUBDIVISION PLAT OF  
 COBBLESTONE SUBDIVISION  
 PHASE-1, 70 LOTS  
 (LOTS 10-26, 34-45, & 63-103)  
 PIN# 21026 01001  
 8TH G.M.D.  
 CITY OF SAVANNAH  
 CHATHAM COUNTY, GEORGIA  
 FIELD WORK: ZKS  
 FIELD CHECK: MWJ  
 DRAWN BY: JHJ  
 DATE: 05-22-2023  
 SCALE: 1"=40'  
 PROJECT No.: BFT-21165  
 FILE: BFT-21165 SUB2 PH1.DWG

**ATLAS SURVEYING, INC.**  
 168 BOARDWALK DRIVE, SUITE A.  
 RIDGELAND, SC 29936.  
 PHONE: (843) 645-9277  
 WEBSITE: WWW.ATLASSURVEYING.COM



(I) AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*William H. Gray, Jr.*  
 WILLIAM H. GRAY, JR.  
 G.A.P.L.S. No. LS003235  
 NOT VALID UNLESS CRIMPED WITH SEAL



APPROVED BY THE MAYOR AND ALDERMAN, CITY OF SAVANNAH, GEORGIA  
 MARK MASSEY, CLERK OF COUNCIL \_\_\_\_\_ DATE \_\_\_\_\_

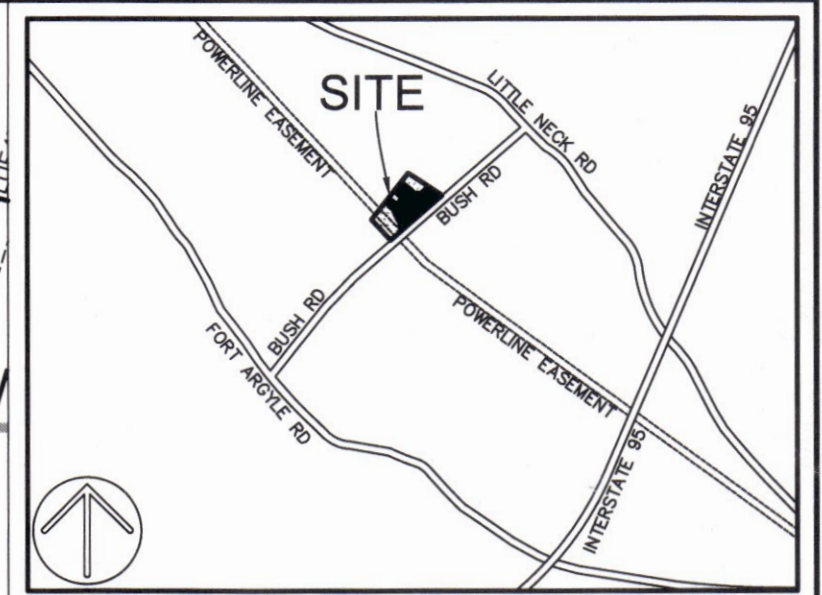
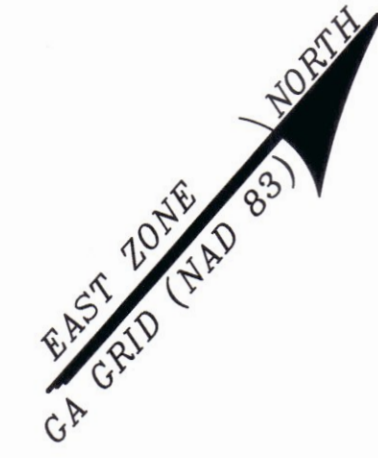
APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA  
 JULIE MCLEAN, P.E., CITY ENGINEER *Julie A. Pugh* 7/26/23 DATE

APPROVED BY METROPOLITAN PLANNING COMMISSION  
 MELANIE WILSON, EXECUTIVE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION  
 \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR  
 J. Adam Whitmire  
 COBBLESTONE AC, LLC, OWNER - J. ADAM WHITMIRE

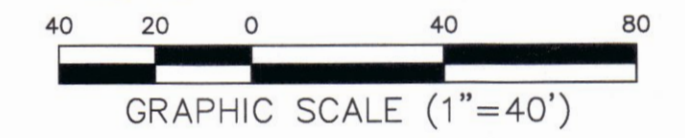
**FUTURE DEVELOPMENT 1**  
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VICINITY MAP NOT TO SCALE

- LEGEND
- ▲ CALC POINT - CORNER NOT SET
  - CMS □ 4X4" CONC. MONUMENT SET
  - IPF ● IRON PIPE FOUND
  - IPFD ● IRON PIPE FOUND DISTURBED
  - RBS ○ 5/8" IRON REBAR SET W/CAP
  - RRIF ● RAILROAD IRON FOUND
  - POWER POLE
  - #11.3 ADDRESS
  - D.A.M. DRAINAGE, ACCESS & MAINTENANCE
  - PIN PARCEL IDENTIFICATION NUMBER
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - (T) TOTAL
  - OHP — OVERHEAD POWER LINE
  - TB — TOP OF BANK
  - WET — WETLAND BOUNDARY
  - — EDGE OF PAVEMENT
  - — WETLANDS

- NOTES
1. LINE & CURVE TABLES AND LOT FINISHED FLOOR ELEVATIONS ARE LOCATED ON SHEET 7.
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  3. THIS PARCEL APPEARS TO BE IN FLOOD ZONES X & AE (ELEVATION 14.0'), COMMUNITY 135163 (SAVANNAH, CITY OF), MAP NUMBER 1305100116H, HAVING AN EFFECTIVE DATE OF AUGUST 16, 2018. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER. HORIZONTAL DATUM IS GEORGIA STATE PLANE GRID, EAST ZONE, (NAD 83).
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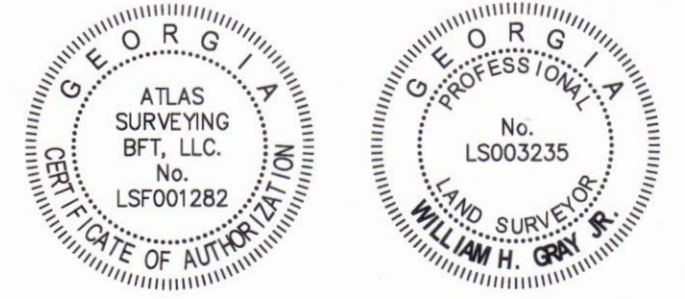
PREPARED FOR:  
 COBBLESTONE AC, LLC,  
 OWNER - J. ADAM WHITMIRE  
 A MAJOR SUBDIVISION PLAT OF  
 COBBLESTONE SUBDIVISION  
 PHASE-1, 70 LOTS  
 (LOTS 10-26, 34-45, & 63-103)  
 PIN# 21026 01001  
 8TH G.M.D.  
 CITY OF SAVANNAH  
 CHATHAM COUNTY, GEORGIA

FIELD WORK: ZKS  
 FIELD CHECK: WHG  
 DRAWN BY: JHU  
 DATE: 05-22-2023  
 SCALE: 1"=40'  
 PROJECT No.: BFT-21165  
 FILE BFT-21165 SUB2 PH1.DWG

**SHEET 5 OF 7**

# ATLAS SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A,  
 RIDGELAND, SC 29936  
 PHONE: (843) 645-9277  
 WEBSITE: WWW.ATLASSURVEYING.COM



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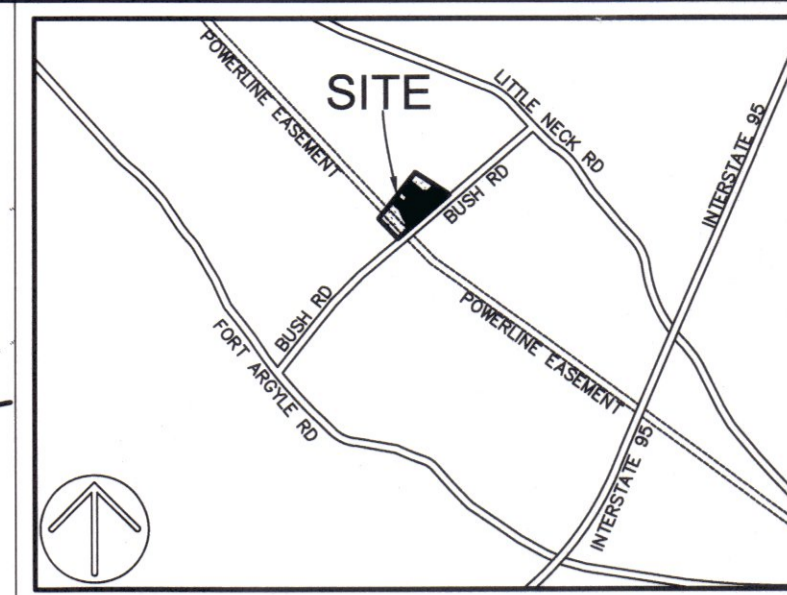
WILLIAM H. GRAY, JR.  
 G.A.P.L.S. No. LS003235  
 NOT VALID UNLESS CROWD WITH SEAL



THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

N/F  
OGEECHEE PLANTATION PROPERTY LLC  
PIN# 21037 01008  
DB: 2271 PG: 235

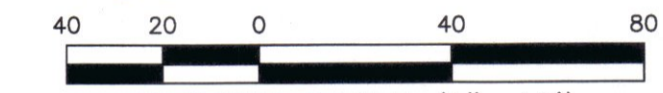
N/F  
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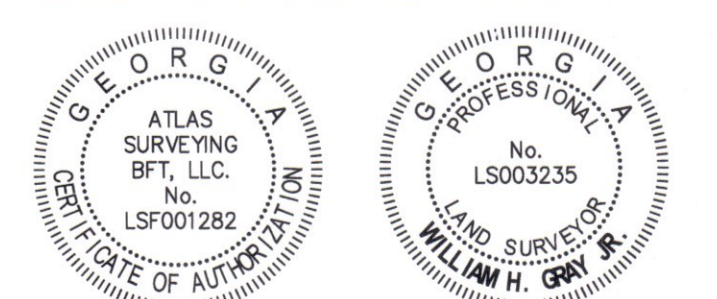
PREPARED FOR:  
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OWNER - J. ADAM WHITMIRE  
A MAJOR SUBDIVISION PLAT OF  
COBBLESTONE SUBDIVISION  
PHASE-1, 70 LOTS  
(LOTS 10-26, 34-45, & 63-103)  
PIN# 21026 01001

8TH C.M.D.  
CITY OF SAVANNAH  
CHATHAM COUNTY, GEORGIA  
FIELD WORK: ZKS  
FIELD CHECK: WHG  
DRAWN BY: JHJ  
DATE: 05-22-2023  
SCALE: 1"=40'  
PROJECT No.: BFT-21165  
FILE: BFT-21165 SUB2 PH1.DWG

SHEET 6 OF 7

# ATLAS SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A,  
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WILLIAM H. GRAY, JR.  
G.A.P.L.S. No. LS003235  
NOT VALID UNLESS CRIMPED WITH SEAL

APPROVED BY THE MAYOR AND ALDERMAN, CITY OF SAVANNAH, GEORGIA

MARK MASSEY, CLERK OF COUNCIL \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE McLEAN, P.E., CITY ENGINEER *Jennifer Roach, PE Deputy City Engineer* 7/26/23 DATE

APPROVED BY METROPOLITAN PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

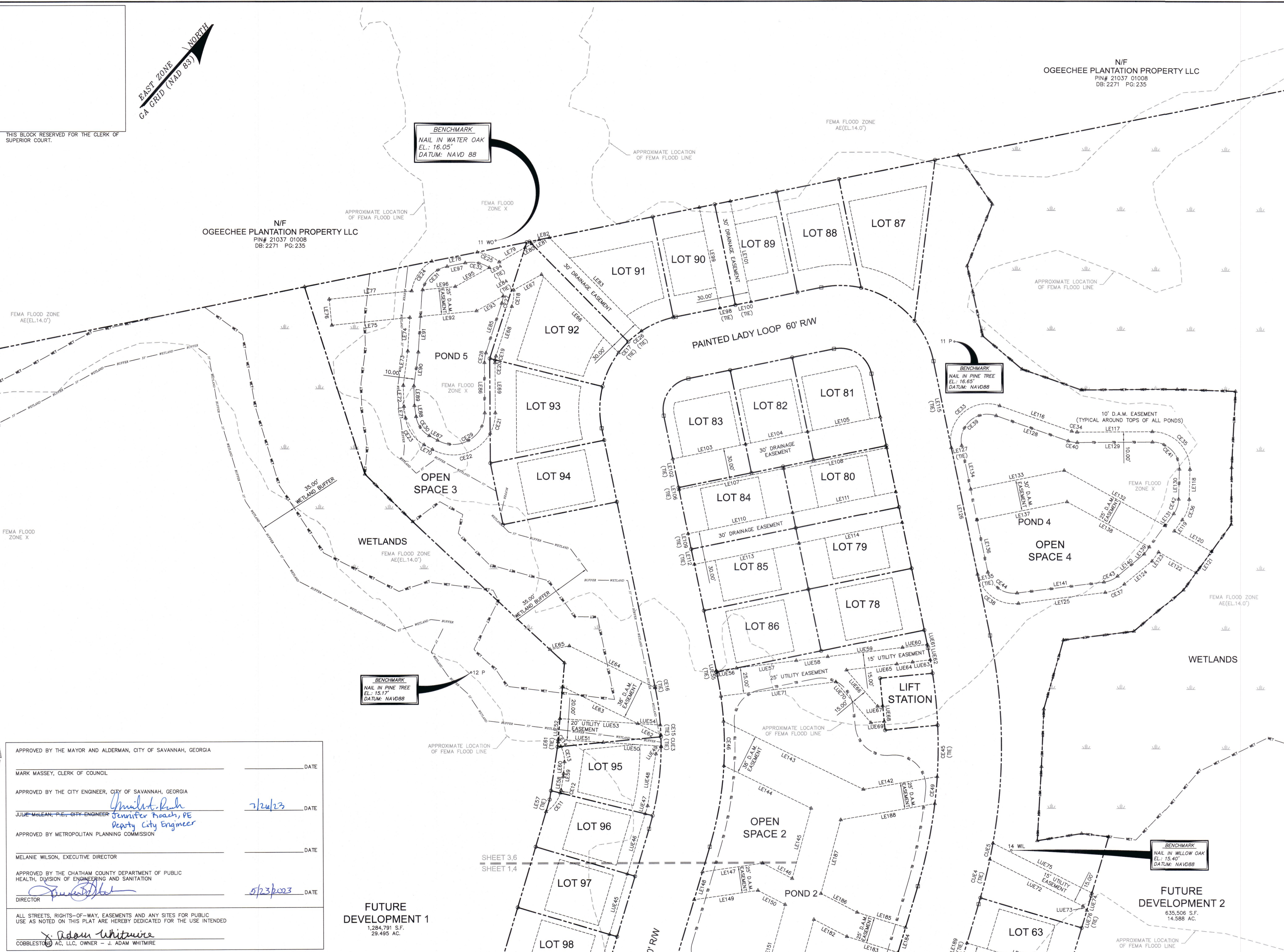
MELANIE WILSON, EXECUTIVE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION

DIRECTOR *Jennifer Roach, PE Deputy City Engineer* 5/23/2023 DATE

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