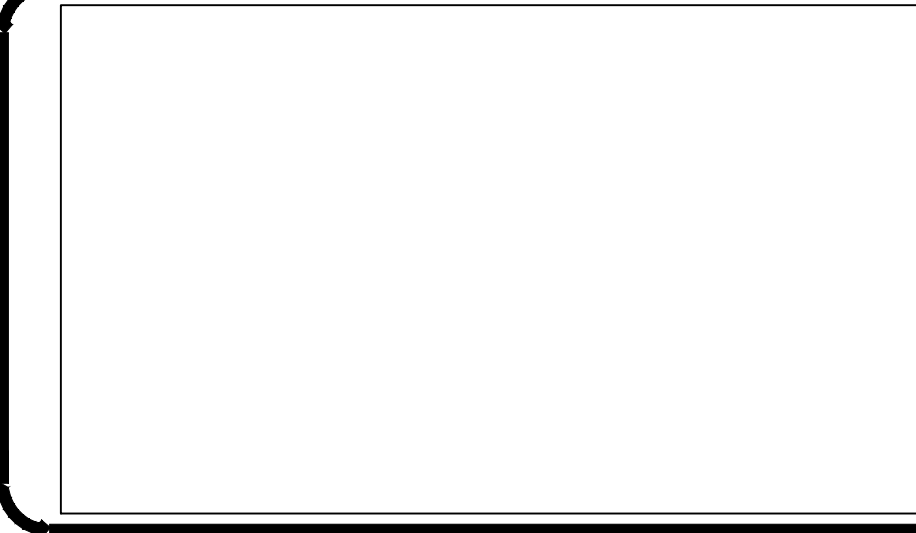
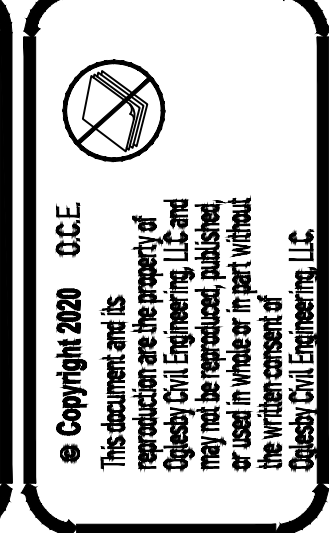




LEVEL II CERTIFIED  
 DESIGN PROFESSIONAL  
 STEPHENS P. OGLESBY  
 #31422 - EXP. 01/27/2025



OGLESBY CIVIL ENGINEERING, LLC  
 1130 Madison Lakes, Pkwy  
 Madison, GA 30650  
 poglesby.oce@gmail.com  
 (706) 717-1367



© Copyright 2022 O.C.E.  
 This document and its contents are the property of Oglesby Civil Engineering, LLC. They may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Oglesby Civil Engineering, LLC.

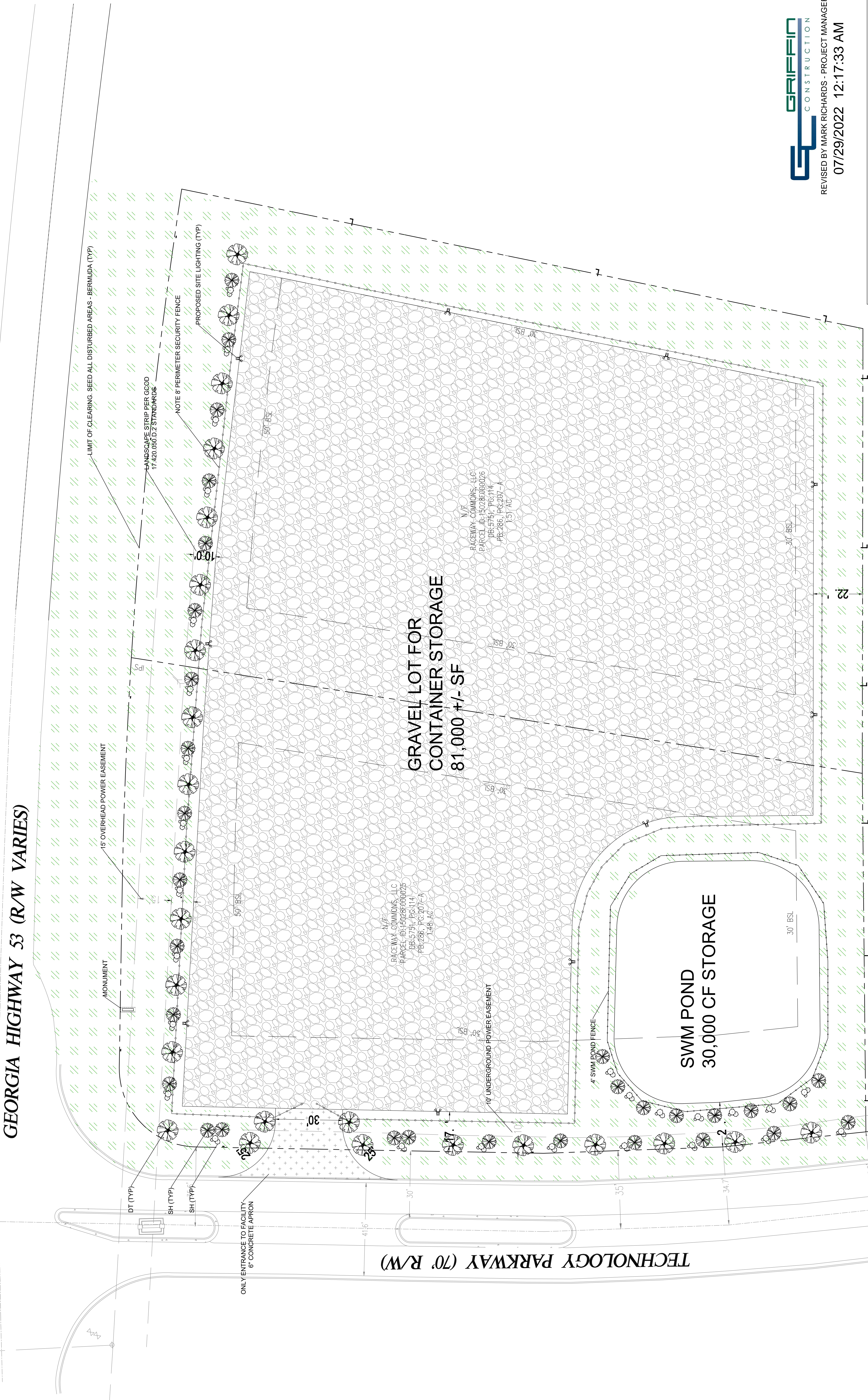
DRAWN BY: CHECKED BY: SPO  
 DATE: 4.1.2022

REVISIONS	DATE	DESCRIPTION

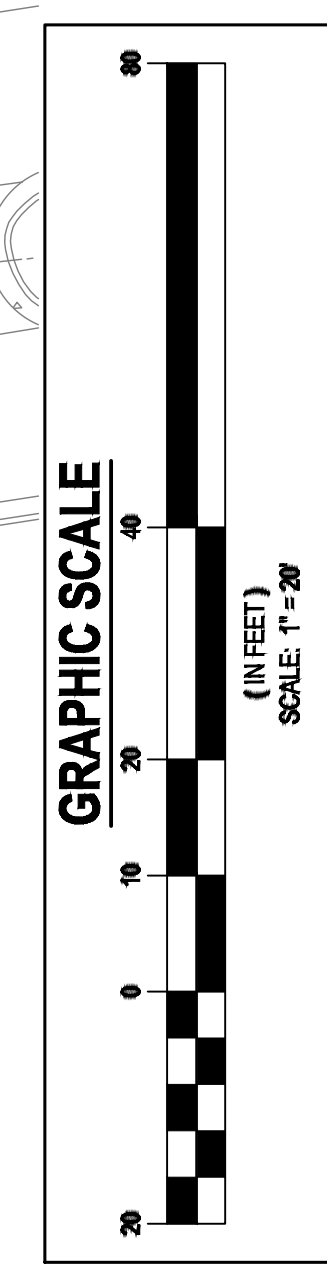
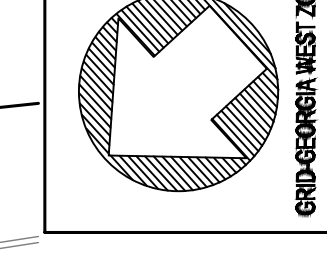
**STOR SQUARE @ TECH PKWY**  
 ZONING: I2 - HEAVY INDUSTRIAL  
 BRASELTON, GA 30517  
 TMP: LOT 25 & 26 5407 TECHNOLOGY PKWY

CONCEPTUAL  
 LANDSCAPE PLAN  
 Sheet Title  
**C-1.0**  
 Sheet Number

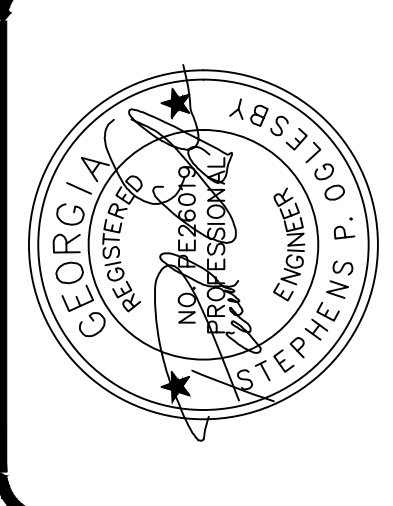
**GRIFFIN CONSTRUCTION**  
 REVISED BY MARK RICHARDS - PROJECT MANAGER  
 07/29/2022 12:17:33 AM



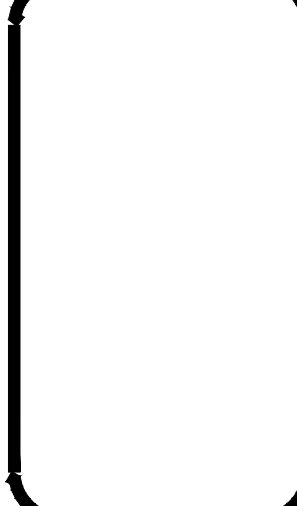
PLANT LIST				
QUANTITY	SYMBOL	COMMON NAME	CALIPER	COMMENTS
24	DT	DECIDUOUS TREE	0'-2.5000"	
34	GC	GROUND COVER	3 GALLON	
28	SH	SHRUB	3 GALLON	
SITE	BA	BERMUDA	SEED/STRAW	







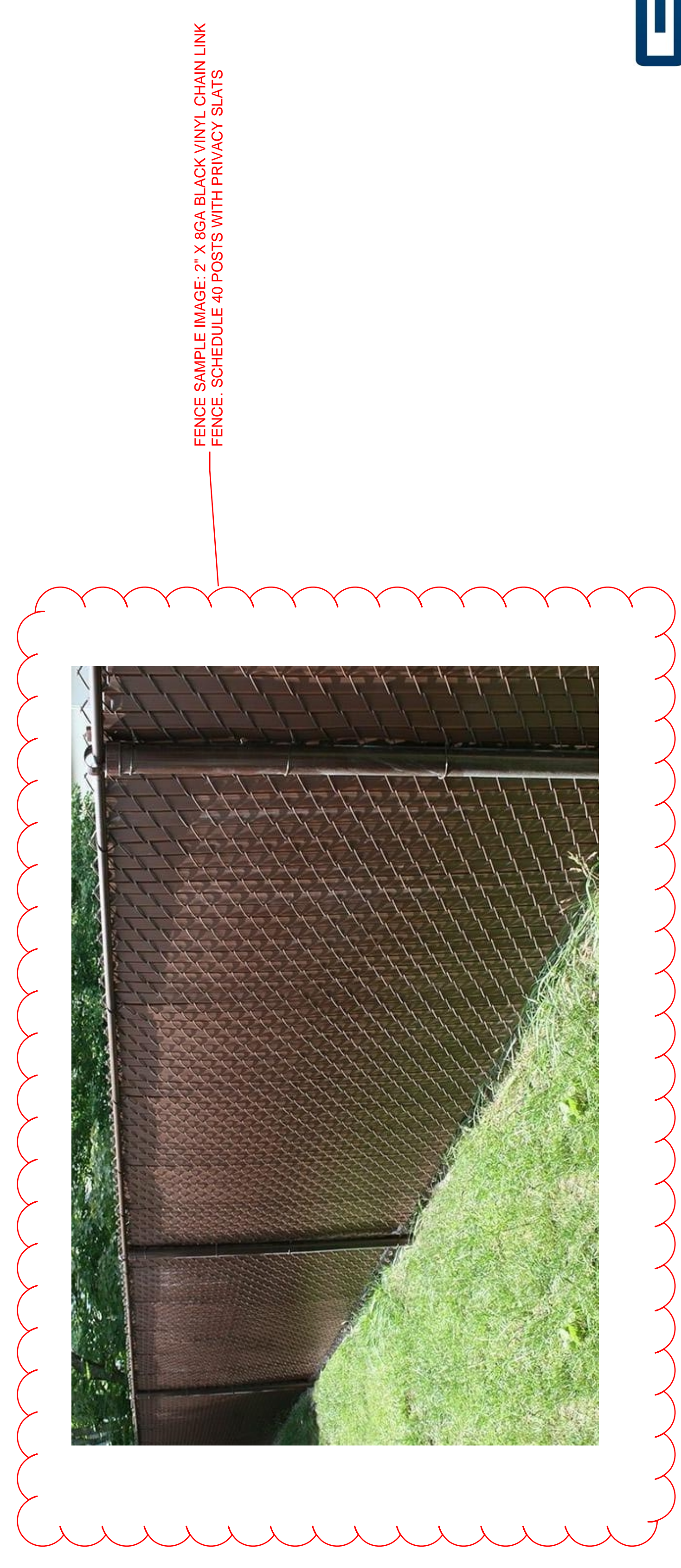
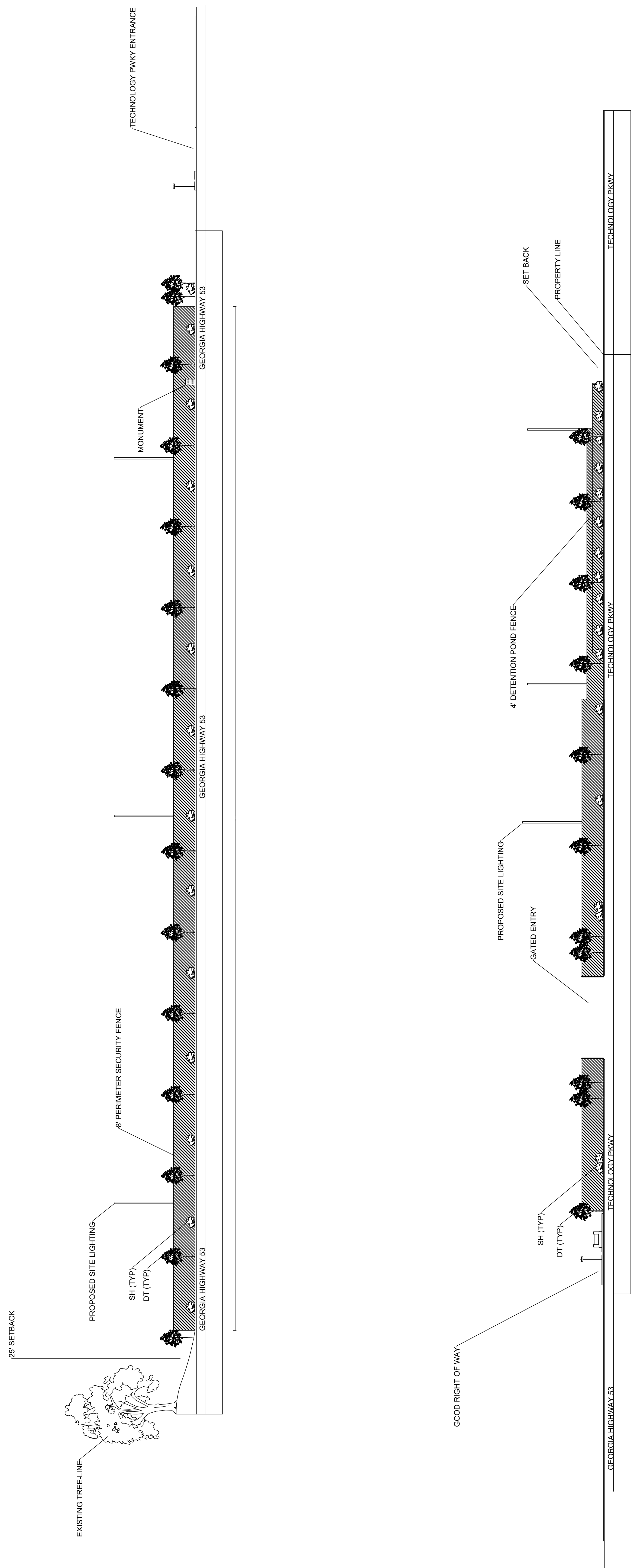
LEVEL I CERTIFIED  
DESIGN PROFESSIONAL  
STEPHENS P. OGLESBY  
#49188 - EXP. 01/27/2025



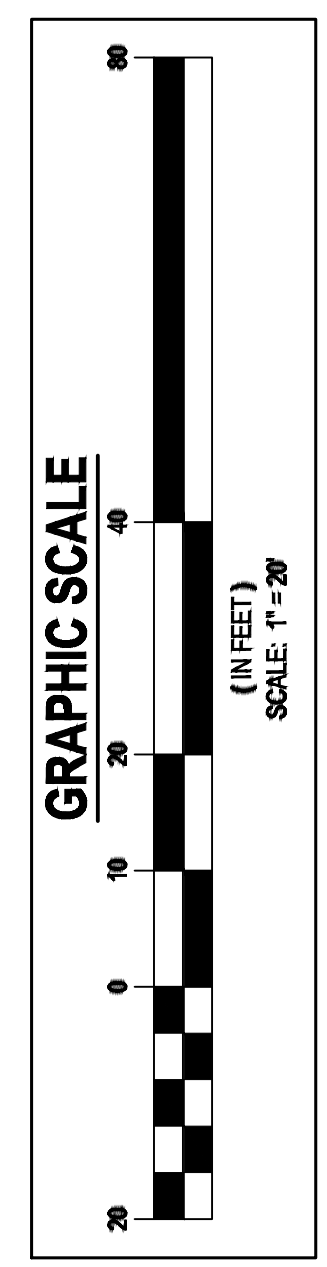
DRAWN BY: CHECKED BY:	
DATE:	DATE:
REVISIONS	DESCRIPTION:

**STORSQUARE @ TECH PKWY**  
TMP: LOT 25 & 26 5407 TECHNOLOGY PKWY  
BRASELTON, GA 30517  
ZONING: I2 - HEAVY INDUSTRIAL

LANDSCAPE ELEVATION  
Sheet Title  
**C-10**  
Sheet Number



FENCE SAMPLE IMAGE: 2" X 8CA BLACK VINYL CHAIN LINK FENCE SCHEDULE 40 POSTS WITH PRIVACY SLATS



QUANTITY	SYMBOL	COMMON NAME	CALIPER	COMMENTS
24	DT	DECIDUOUS TREE	0'-2.5000'	
34	GC	GROUND COVER	3 GALLON	
28	SH	SHRUB	3 GALLON	
SITE		BERMUDA	SEED/STRAW	

**GC CONSTRUCTION**  
FOR REVIEW AND APPROVAL  
07/29/2022 2:48:45 PM





OLESBY CIVIL ENGINEERING, LLC  
 1130 Madison Lakes, Pkwy  
 Madison, GA 30650  
 (706) 777-1367  
 poglesby.cec@gmail.com



DATE	DESCRIPTION
4/1/2022	

DRAWN BY: CHECKED BY: SPD

**STORSQUARE @ TECH PKWY**  
 TMP: LOT 25 & 26 5407 TECHNOLOGY PKWY  
 BRASELTON, GA 30517  
 ZONING: I2 - HEAVY INDUSTRIAL

**CONCEPTUAL LAYOUT PLAN**

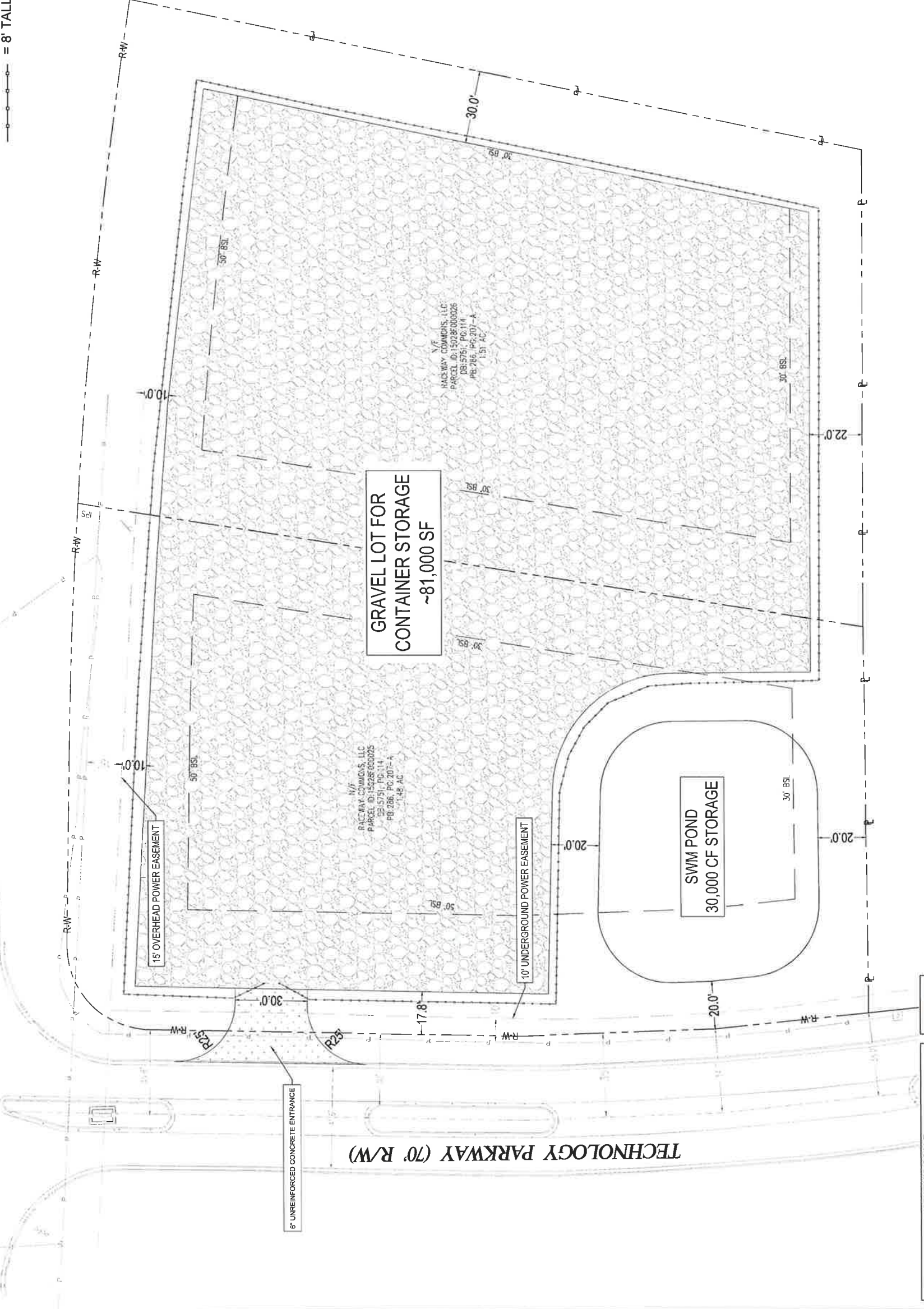
Sheet Title  
**C-1.0**  
 Sheet Number

= 3" OF 34's BASE AND 3" OF 57's TOP COURSE  
 = 8' TALL PERMANENT OPAQUE SOLID FENCE.



**GEORGIA HIGHWAY 53 (R/W VARIES)**

**TECHNOLOGY PARKWAY (70' R/W)**



**GRAVEL LOT FOR CONTAINER STORAGE  
 ~81,000 SF**

**SWM POND  
 30,000 CF STORAGE**

15' OVERHEAD POWER EASEMENT

10' UNDERGROUND POWER EASEMENT

6' UNREINFORCED CONCRETE ENTRANCE





**GENERAL NOTES:**  
 1: Title exceptions per title commitment package from First American Title Insurance Company, Commitment No. 2-41474.  
 2: This plat is subject to any restrictions, easements, covenants or conditions that may exist with reference to the land shown hereon.  
 3: Underground Utilities shown on this survey are from a combination of utilities field marked by others and public records. Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities shown or not shown.  
 4: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

HALL COUNTY  
 ZONING: I-11  
 FRONT SETBACK - 75' FROM CENTER  
 LINE OF ROAD OR 50' FROM PROPERTY  
 LINE, WHICHEVER IS GREATER  
 SIDE SETBACK - 30'  
 REAR SETBACK - 30'

FIELD DATA:  
 DATE OF FIELD SURVEY: 3-28-22,  
 3-29-22, 3-30-22 & 4-21-22.  
 THE CALCULATED POSITIONAL  
 TOLERANCE BASED ON REDUNDANT  
 LINEAR MEASUREMENTS OF  
 OBSERVED POSITIONS WAS FOUND  
 TO BE 0.00 FEET.

EQUIPMENT:  
 ELECTRONIC TOTAL STATION AND NETWORK GPS  
 GPS RECEIVER: SP B5  
 SN: 6129500077  
 NETWORK: TRIMBLE WIS New RTK GNSS

TOTAL AREA: 129,408 SQ FT, 2,971 AC  
 CALCULATED PLAT CLOSURE: 1 FOOT IN 265,846 FEET

SURVEY DATA:  
 TYPE OF SURVEY: RETRACEMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT  
 PROPERTY: DB 5751 PG 114  
 PROPERTY OWNER AT TIME OF SURVEY:  
 RACEWAY COMMONS, LLC  
 PARCEL NUMBER: 1502BF000025 & 1502BF000026

REFERENCE: PB 286 PG 207-A  
 DB 5751 PG 114  
 BOUNDARY SURVEY FOR GEORGIA LAND &  
 EROSION LLC BY VENABLE & ASSOCIATES,  
 INC. DATED 9-10-2004

FLOOD HAZARD NOTE: THIS PROPERTY IS  
 NOT LOCATED IN A FLOOD HAZARD AREA  
 AS DEFINED BY FIRM MAP OF HALL  
 COUNTY, GEORGIA, 13138C0318E EFFECTIVE  
 DATE SEPTEMBER 29, 2005

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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

Date	REVISIONS
	By: _____ Description: _____



KEYSTONE LAND SURVEYING, INC.  
 162 E. ORGAM ST.  
 LAWRENCEVILLE, GEORGIA  
 770.345.8700  
[www.keystonelandsurveying.com](http://www.keystonelandsurveying.com)

COPY RIGHT 2019-THIS IS A 24 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

ALTA/NSPS LAND TITLE SURVEY FOR  
 FIRST AMERICAN TITLE INSURANCE COMPANY/MICHAEL PAUPECK  
 5407 & 5472 TECHNOLOGY PARKWAY, BRASELTON, GEORGIA, 30517

LOT 25 & 26, RACEWAY-TECHNOLOGY PARK  
 392ND DISTRICT, G.M., HALL COUNTY, GEORGIA

DATE:	4-22-2022
SCALE:	1" = 40'
CLIENT:	MICHAEL PAUPECK
DRAWN BY:	JTF
SHEET:	1 of 1



FOR KEYSTONE LAND SURVEYING, INC.

**TITLE EXCEPTIONS [SURVEYOR COMMENTS IN BRACKETS]**

1. [REDACTED]

2. [REDACTED]

3. [REDACTED]

4. [REDACTED]

5. [REDACTED]

6. [REDACTED]

7. [REDACTED]

8. [REDACTED]

9. [REDACTED]

10. [REDACTED]

11. [REDACTED]

12. [REDACTED]

13. [REDACTED]

14. [REDACTED]

15. [REDACTED]

16. [REDACTED]

17. [REDACTED]

18. [REDACTED]

19. [REDACTED]

20. [REDACTED]

21. [REDACTED]

22. [REDACTED]

23. [REDACTED]

24. [REDACTED]

25. [REDACTED]

26. [REDACTED]

27. [REDACTED]

28. [REDACTED]

29. [REDACTED]

30. [REDACTED]

31. [REDACTED]

32. [REDACTED]

33. [REDACTED]

34. [REDACTED]

35. [REDACTED]

36. [REDACTED]

37. [REDACTED]

38. [REDACTED]

39. [REDACTED]

40. [REDACTED]

41. [REDACTED]

42. [REDACTED]

43. [REDACTED]

44. [REDACTED]

45. [REDACTED]

46. [REDACTED]

47. [REDACTED]

48. [REDACTED]

49. [REDACTED]

50. [REDACTED]

51. [REDACTED]

52. [REDACTED]

53. [REDACTED]

54. [REDACTED]

55. [REDACTED]

56. [REDACTED]

57. [REDACTED]

58. [REDACTED]

59. [REDACTED]

60. [REDACTED]

61. [REDACTED]

62. [REDACTED]

63. [REDACTED]

64. [REDACTED]

65. [REDACTED]

66. [REDACTED]

67. [REDACTED]

68. [REDACTED]

69. [REDACTED]

70. [REDACTED]

71. [REDACTED]

72. [REDACTED]

73. [REDACTED]

74. [REDACTED]

75. [REDACTED]

76. [REDACTED]

77. [REDACTED]

78. [REDACTED]

79. [REDACTED]

80. [REDACTED]

81. [REDACTED]

82. [REDACTED]

83. [REDACTED]

84. [REDACTED]

85. [REDACTED]

86. [REDACTED]

87. [REDACTED]

88. [REDACTED]

89. [REDACTED]

90. [REDACTED]

91. [REDACTED]

92. [REDACTED]

93. [REDACTED]

94. [REDACTED]

95. [REDACTED]

96. [REDACTED]

97. [REDACTED]

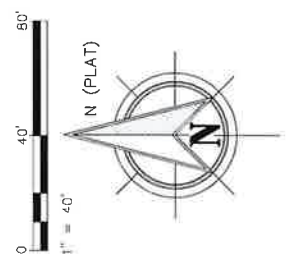
98. [REDACTED]

99. [REDACTED]

100. [REDACTED]

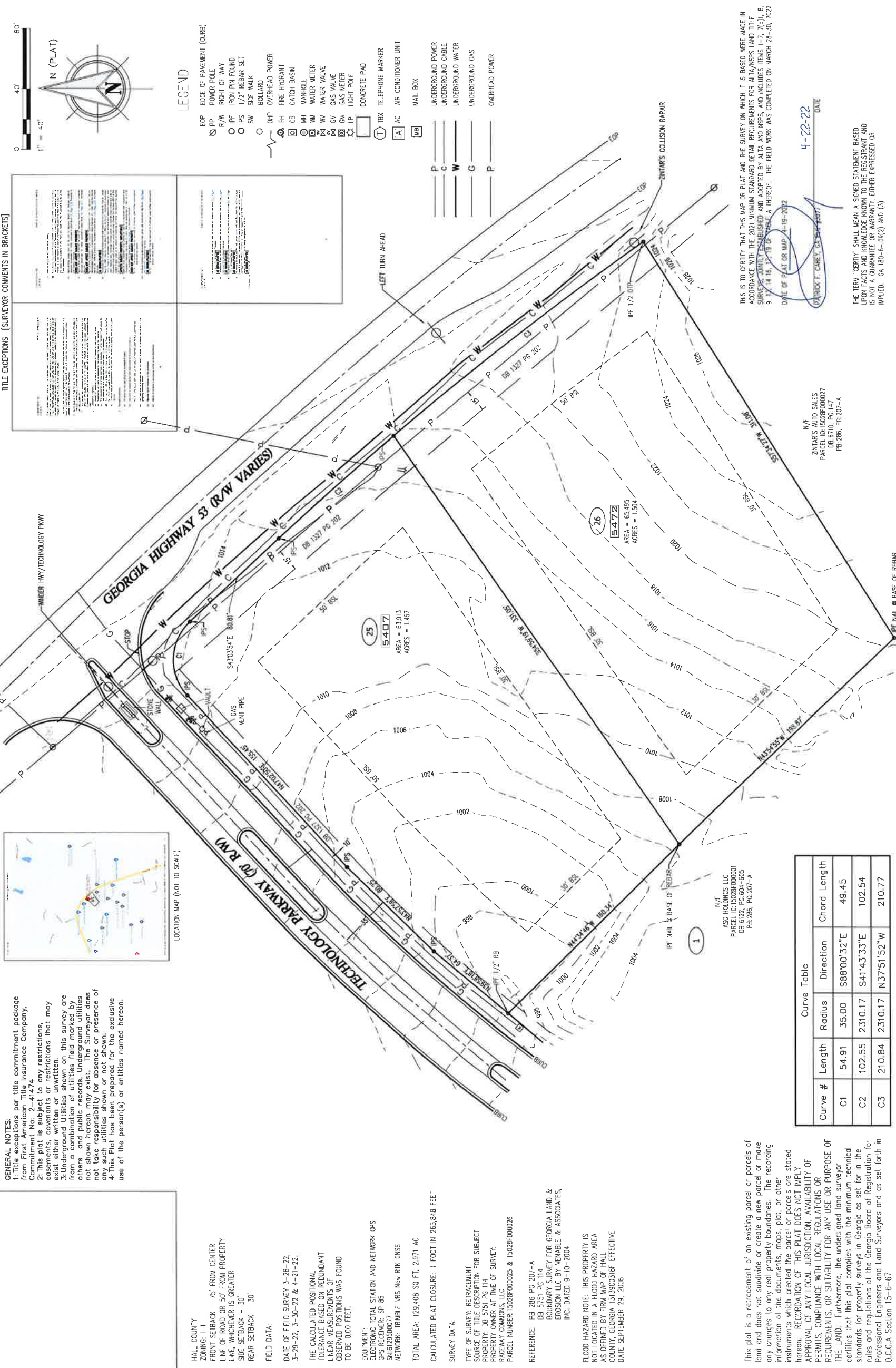
**LEGEND**

- EPP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- RF IRON PIN FOUND
- PS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD
- TELEPHONE MARKER
- AC AIR CONDITIONER UNIT
- MAIL BOX
- UNDERGROUND POWER
- UNDERGROUND CABLE
- UNDERGROUND WATER
- UNDERGROUND GAS
- OVERHEAD POWER



0 40' 80'  
 1" = 40'

N (PLAT)



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS AS PUBLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-7, 7(B), B, 9, 11, 14, 16, 17, 19 OF SCHEDULE A, THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 28-30, 2022.

DATE OF PLAT OR MAP: 4-19-2022

MICHAEL PAUPECK, SURVEYOR

DATE: 4-22-22

THE TERM "CERTIFY" SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. CA 180-6-08(2) AND (3)

N/E  
 ZIMBAR'S AUTO SALES  
 PARCEL ID: 1502BF000027  
 DB 6710, PG 147  
 PB 286, PG 207-A

N/E  
 ASG HOLDINGS LLC  
 PARCEL ID: 1502BF000001  
 DB 6122, PG 604-605  
 PB 286, PG 207-A

ZIMBAR'S COLLISION REPAIR

LOCATION MAP (NOT TO SCALE)



**CURVE DATA**

PT NO. 1 - 18134.78  
 Δ = 55° 20' 48"  
 R = 830.00'  
 PC 1138.93'  
 ARC 1120.05'  
 PC 2849.54'  
 PT 30764.62'

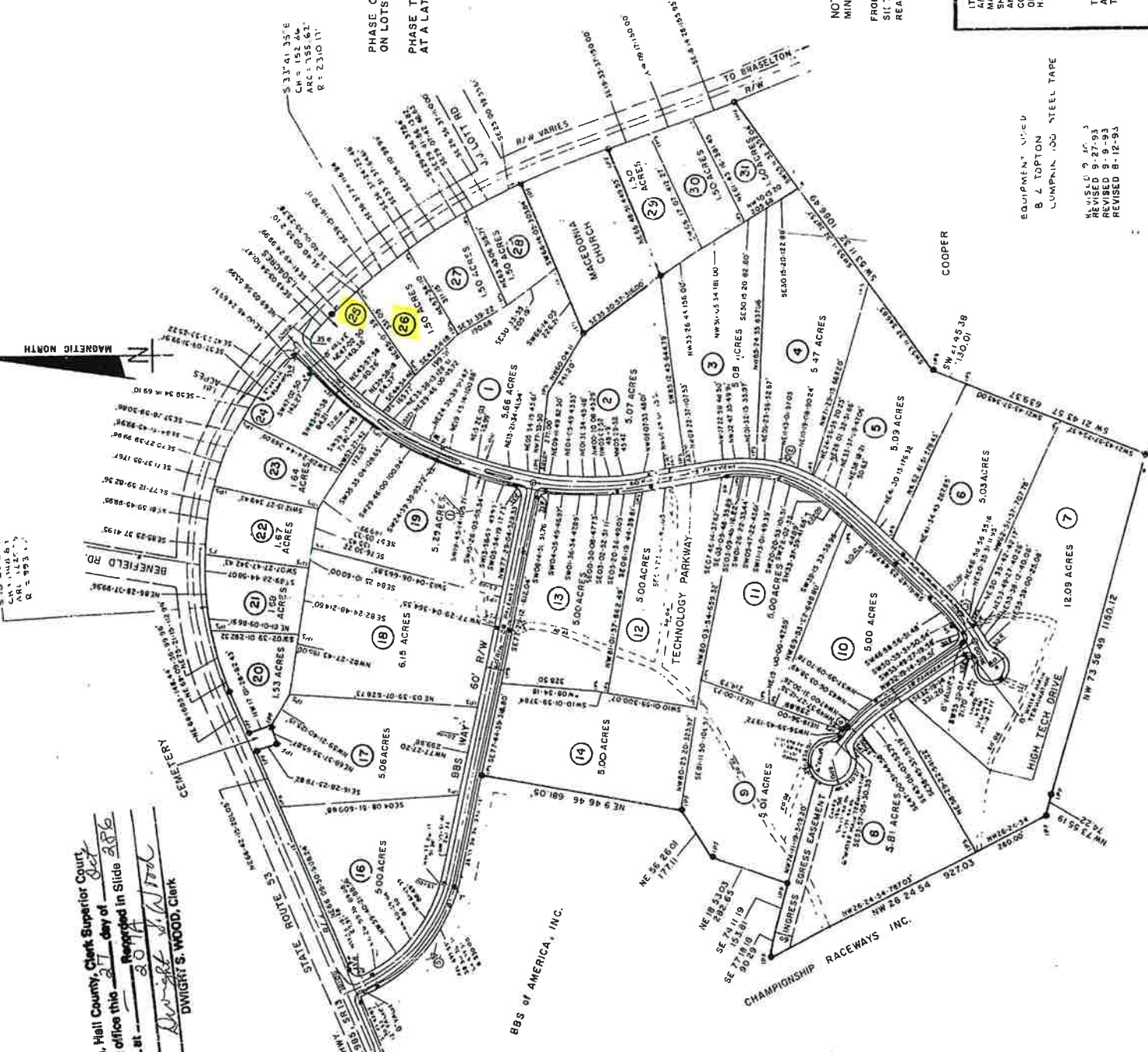
PT NO. 2 - 28148.92  
 Δ = 50° 55' 33"  
 R = 830.00'  
 PC 1138.93'  
 ARC 1120.05'  
 PC 2849.54'  
 PT 30764.62'

PT NO. 3 - 35471.40  
 Δ = 144° 11' 35"  
 R = 778.72'  
 T = 850.00'  
 PC 31474.45'  
 PC 51303.68'  
 PT 36167.35'

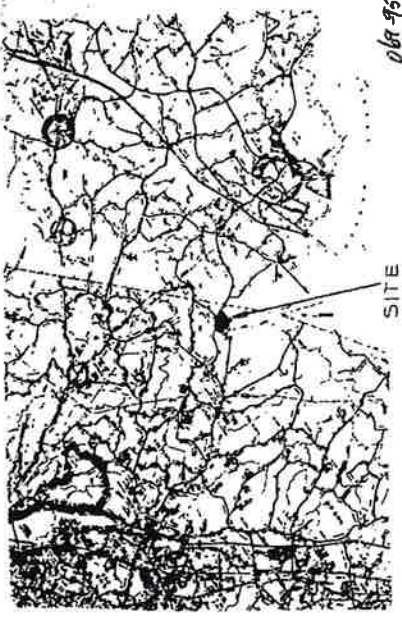
PT NO. 4 - 50480.68  
 Δ = 22° 29' 16"  
 R = 754.52'  
 T = 850.00'  
 PC 31474.45'  
 PC 51303.68'  
 PT 36167.35'

PT NO. 5 - 13134.15  
 Δ = 50° 55' 33"  
 R = 830.00'  
 T = 253.43'  
 PC 1400.53'  
 PT 15649.95'

Georgia, Hall County, Clerk Superior Court,  
 Filed in office this 27 day of Oct  
 19 93 at 3:01 PM  
 Page Dwight S. Wood, Clerk



PHASE ONE HAS WATER SERVICE  
 ON LOTS 1 THROUGH 22 & 24 & 25  
 PHASE TWO WILL HAVE WATER SERVICE  
 AT A LATER DATE ON LOTS 23, 26 THROUGH 31



018-933  
 PUBLIC HEALTH DEPARTMENT  
 CITY OF GRANVILLE  
 WATER ONLY

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREON, AND HIS AGENTS, HEREBY ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DECATES TO THE USE OF THE PUBLIC PURPOSES AND ALL PUBLIC PURPOSES, INCLUDING THE PURPOSES OF THE PUBLIC PURPOSES, WHICH COMPREHEND A TOTAL OF 10.21 ACRES, FOR THE PURPOSES THEREIN EXPRESSED.

OWNER: FIRST LIBERTY BANK  
 BY: [Signature]  
 DATE: 10/19/93

IN ACCORDANCE WITH THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY PLANNING DIRECTOR, ALL OF THE CONDITIONS OF APPROVAL AND THE REQUIREMENTS OF THE HALL COUNTY GRANTER UNDER THE AUTHORITY OF SAID REGULATIONS.

NAME: PLANNING DIRECTOR  
 DATE: \_\_\_\_\_

DIRECTOR OF ENGINEERING

HALL COUNTY HEALTH DEPARTMENT

FIELD CLOSURE: 1 IN. = 18600  
 CLASS OF SURVEY: A  
 GRAPHIC SCALE: 0 200 400 600  
 SCALE IN FEET

IT IS HEREBY CERTIFIED BY THIS PLAT AS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON, THAT ALL MONUMENTS, CORNERS, LOCATIONS, SIZES, BEARINGS, AND ALL OTHER INFORMATION CONTAINED HEREON, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY HEREON, THAT THIS PLAT CONFORMS TO SAID SURVEY, AND THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEGAL  
 ● IRON PIN FOUND  
 R/W - RIGHT OF WAY  
 IRON PINS SET AT ALL LOT CORNERS AND ALL LINES ARE PAINTED RED

FIRST LIBERTY BANK  
 6491-E PEACHTREE IND. BLVD.  
 DORAVILLE GA. 30360

RECORDING PERMIT  
 By: [Signature]  
 DATE: 10-15-93

APPROVED  
 HALL COUNTY PLANNING COMMISSION

NOTE +  
 MINIMUM 15 AC LOTS 5' AC LOTS  
 FRONT 50' 30' 50'  
 SIDE 30' 30' 50'  
 REAR 50' 50' 50'

NOTE:  
 PORTIONS OF THIS PROPERTY ARE IN LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

REVISION DATE: 11-2-93  
 REVISION: B-2-90  
 REC. NO. 1534 GEORGIA LAND SURVEYING B.N. ROCKEFELLER, JR.

REVISION DATE: 11-2-93