JN: 26-032.01 | FOLDER: ASHLAND AVENUE, 831 | FIELD: 03-24-2026 AN | DRAFT: 03-30-2026 EB | REVIEW: 04.02.26 jc

RESERVED FOR THE SUPERIOR COURT CLERK

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumberances may exist that are not shown on this plat.

2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

PLAT NOTES:
(iii) 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, plats, 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.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION

0 10' 20'
1" = 10'

N (GRID)
W E
S

REFERENCE: DEED BOOK 25928 PG 95
DEED BOOK 25928 PG 97

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY, GEORGIA 13121C0263G EFFECTIVE DATE SEPTEMBER 18, 2013

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 25928 PG 95
PROPERTY OWNERS AT TIME OF SURVEY: EDWARD L. PETERSON & SHANNON L. GRAHAM
PARCEL NUMBER: 14-00190012015 4

THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83(2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

THE SOURCE OF VERTICAL DATUM IS THE eGPS CORS NETWORK

TOTAL AREA: 5,335 SQ FT, 0.122 AC

CALCULATED PLAT CLOSURE: 1:29,512

FIELD DATA:

DATE OF FIELD SURVEY 03-24-2026

EQUIPMENT:
TRIMBLE S5 ROBOTIC TOTAL STATION
TRIMBLE R2 GPS RECEIVER

ASHLAND AVENUE
50' R/W

TOP = 983.9'
NO ACCESS

BENCHMARK (GPS)
TOP OF MANHOLE = 984.50'
INVERT (OUT) = 969.3'
INVERT (IN) = 976.2 (FROM W)
INVERT (IN) = 975.3' (FROM E)
COMBINATION MANHOLE ..
ADD'L MISC STORM LINES AS WELL

S89°18'22"E
(M) 52.93'
(P) 52.98'

TOP = 984.4'
NO ACCESS

Existing Wall to remain

C.R.Z. DISTURBABLE, IF AFFECTED, WOULD BE 15% - 25% OF CRZ

TREE PROTECTION FENCE
6' CHAIN LINK
NO IMPACT TO
10" DOGWOOD
8" HOLLY
8" FIG (SEE NOTE)

SIDEWALK
IPF NAIL
BRICK
BRICK
IPF
1" CTP
STONE EDGING
STONE EDGING
FIG TREE
BRICK WALK W/EDGING
PAVERS
ROCK WALL
DOGWOOD
COVERED PORCH
DRIVEWAY
GRAVEL
FLUME
ROCK WALL
PAVER PATIO
STONE
PLANTER
PAVERS
SHED
ROCK
WALL/EDGING
HOLLY
22.3'
24'
11'
30' BSL
13.6'
.4'E
.5'W
5.7'
7' BSL
7' BSL
8' PRIVACY
6' PRIVACY
1.9'N
988X2
888X3
980
988

Proposed New Permeable Paver Driveway
30' x 6.9"
(2.5' shorter than existing)

Flume to be removed. Planting soil to replace area. Cover w/ mulch ~46.5 sf.

829
1 STORY FRAME

13

14
831
1 STORY FRAME
F.F.E. = 991.2'
HEIGHT = 21.9'

1 STORY FRAME

N/F
PATRICIA M. &
RICHARD L. WESTRICK, SR.
D.B. 55539 PG. 160

835

N01°04'36"E
(M) 100.20'
(P) 100.07'

S00°47'29"W
(M) 100.48'
(P) 100.05'

N89°00'32"W
(M) 53.42'
(P) 52.95'

120

N/F
JOHN WILLIAM COLE, JR. &
KELSEY MORGAN PLATT
DB 61758 PG 435

MATTHEW K. COMPTON &
ANNICK NATHALIE HUBER
DB 61164 PG 632
PB 419 PG 67

IPF ∅4 RB
GA STATE PLANE WEST
NORTHING = 1366898.4
EASTING = 2237645.7

IPF ∅4 RB
GA STATE PLANE WEST
NORTHING = 1366897.5
EASTING = 2237699.2

Existing

831 ASHLAND AVENUE
ZONING: COA R-5
HOUSE = 1,876 S.F.
DRIVEWAY = 178 S.F.
PORCH = 131 S.F.
DECK = 19 S.F.
PATIO = 217 S.F.
CONCRETE FLUME = 92 S.F.
SHED = 67 S.F.
PAVERS = 162 S.F.
ROCK WALL = 148 S.F.
STONE EDGERS = 22 S.F.
STONE = 32 S.F.
STEPS = 12 S.F.
BRICK = 20 S.F.
BRICK WALKWAY = 85 S.F.
PLANTER BOX = 18 S.F.
GRAVEL = 163 S.F.
IMPERVIOUS TOTAL = 3,241 S.F.
LOT AREA = 5,335 S.F.
LOT COVERAGE (%) = 60.8

Proposed

30'x6.9' New Driveway Pavers call w/ 3mm joint spacing = 204 sf (including flume area) = 161 sf (excluding flume area)

-92 sf concrete flume
+ 45.5 (reflected area of above "new driveway")
= 46.5 sf

IMPERVIOUS TOTAL : 3,187.5 sf
LOT AREA : 5,335 sf

LOT COVERAGE % = 59.6
REDUCTION OF 1.2%

Note:
Fig tree near apron:
Roots are stopped by existing wall. Arborist retained for additional care.

TREE SYMBOLS
X = DIAMETER IN INCHES
(X) HARDWOOD
(X) DOGWOOD
(X) HOLLY

Earthwork Statement:

- There will be no major earthmoving on the property/project.
- Project involves minor improvements w/ no grade change.
- Earthwork will be limited to that required for construction of new driveway.
- Approximately 6.6 - 6.8 cubic yards will be removed.
  6-7 cubic yards of base gravel to be installed.

Sediment Control Notes:

Area = 178 sf
Silt fence 'type as per Manual for Erosion & Sediment Control' to be installed & maintained at all times during construction. Project to be completed in less than 14 days. Additionally, hay bales to be used as temporary control at driveway apron.

Existing Utilities Statement:

All existing utilities will remain unaffected.

Thru Section - Permeable Pavers
Full Infiltration

Techo-Bloc Villagio Pavers
#89 Bedding 2"
#57 Base 6"
#4 Subbase 4"
Geo-Textile Fabric

Scope of Work:

- Remove existing driveway & concrete flume.
- Install new permeable paver driveway in same footprint w/ full infiltration. Pavers will be Techo-Bloc Villagio pavers w/ #89 joint fill.
- 8% surface opening (joints).
- Infiltration rate = 816 in/hr.

Proposed Site Plan w/ tree protection & E&S control
New permeable paver driveway w/ full infiltration.
By: Big Blue Sky Landscaping.

LEGEND

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
BSL BUILDING SETBACK LINE (PRIMARY)
FFE FINISHED FLOOR ELEVATION
LLL LAND LOT LINE
PP POWER POLE
GW GUIDE WIRE
R/W RIGHT OF WAY
P.B. PLANTER BOX
CTP CRIMP TOP PIPE
C.P. CALCULATED POINT
IPF IRON PIN FOUND
IPS 1/2" REBAR SET
SW SIDE WALK
BOLLARD
OHP OVERHEAD POWER
UP UNDERGROUND POWER
GAS UNDERGROUND GAS
UW UNDERGROUND WATER
UT UNDERGROUND TELEPHONE
S UNDERGROUND SEWER
FH FIRE HYDRANT
FDC FIRE DEPT. CONNECTION
CB CATCH BASIN
DWCB DOUBLE WING CATCH BASIN
SWCB SINGLE WING CATCH BASIN
MH MANHOLE
JB JUNCTION BOX
WM WATER METER
WV WATER VALVE
GV GAS VALVE
GM GAS METER
CO CLEANOUT
EM ELECTRIC METER
AC AIR CONDITIONING UNIT
TELEPHONE BOX
ICV IRRIGATION CONTROL VALVE
BENCHMARK

CONCRETE PAD
ASPHALT
STONE
GRAVEL

(M) MEASURED
(D) DEED
(P) PLAT

GEORGIA
No. 3324
LAND SURVEYOR
JONATHAN W. COE

BOUNDARY, TREE & TOPOGRAPHIC SURVEY FOR
SCOTT REINBLATT
LOT 14, HALE AND STRICKLAND SUBDIVISION

831 ASHLAND AVENUE

CITY OF ATLANTA, FULTON COUNTY, GEORGIA
LAND LOT 19, DIST 14
DATE: MARCH 30, 2026

FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE D
DECATUR, GEORGIA 30030
404.373.9003

www.dekalbsurveys.com
COA 1086

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Dear City of Atlanta,

I am writing to request approval to repair and improve the existing driveway at my property located at 831 Ashland Ave. Off-street parking is necessary at this location due to ongoing drainage and street conditions directly in front of my home.

There is a city storm drain located in the street in front of the property. During heavy rain and storms, this area frequently experiences water backup, debris accumulation, and trash buildup around the drain and curb. These conditions make street parking difficult and unreliable, and at times they create concerns about vehicle exposure to standing water, storm debris, and blocked access.

Maintaining functional off-street parking would help ensure that our vehicle can be parked safely on our property rather than in an area affected by stormwater runoff. It would also help keep the curb area near the storm drain clearer during storms and reduce the likelihood of our vehicle interfering with drainage access or cleanup.

In addition, we are planning to install an electric vehicle charger for our electric car. Because EV charging requires safe, consistent, and reliable access to the vehicle on our property, street parking is not a practical long-term option. A properly improved driveway would allow us to charge the vehicle safely without running cords across sidewalks, curbs, or public right-of-way areas.

For these reasons, we respectfully request the City's approval to proceed with repairing and improving the existing driveway. The proposed improvements would support safer parking, better access during storms, and responsible use of our electric vehicle charging equipment.

Thank you for your time and consideration. Please let us know if any additional documentation, site plans, photos, or permits are required.

Sincerely,

Shannon Graham and Edward Peterson
831 Ashland Ave NE
Atlanta, GA 30307

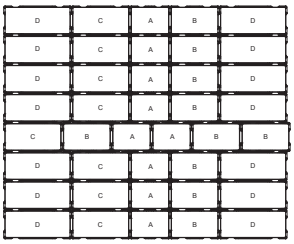


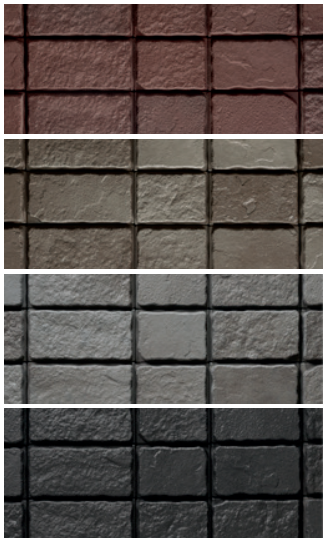
SAINT-OXFORD

DESCRIPTION: Paver **TEXTURE:** Klean-Bloc Slate

Specifications per pallet*		Imperial	Metric
 93 units / pallet	Product dimension (L × W × H) A	6 9/16 × 4 3/4 × 2 3/4	166 × 121 × 70
	Product dimension (L × W × H) B	8 1/16 × 4 3/4 × 2 3/4	204 × 121 × 70
	Product dimension (L × W × H) C	9 9/16 × 4 3/4 × 2 3/4	242 × 121 × 70
	Product dimension (L × W × H) D	11 1/16 × 4 3/4 × 2 3/4	280 × 121 × 70
 106 units / pallet	Cubing	122.44 ft²	11.38 m²
	Approx. Weight	3 494 lbs	1 585 kg
 80 units / pallet	Number of rows	10	
	Coverage per row	12.24 ft²	1.14 m²
	Lin. coverage per row	30.84 lin. ft	9.40 lin. m
 134 units / pallet			

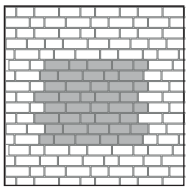
Pallet Overview*





Laying Patterns Options

01 | Linear



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

NOTES

See page 6 for icons description.

See page 27 for more information about applications.

See page 62 to 64 for more technical information. When used in a permeable pavement application, see page 100 to 105 for more technical information.

JOINT WIDTH: 3/8" (10mm)
% OF SURFACE OPENING: 7.3 %

*The layout and number of units per pallet may vary but the total coverage per pallet remains the same.

Please note that for barefoot walking areas (e.g. pool deck) dark-colored paving units could get very hot under the sun.