

GREYSTONE PARK SUBDIVISION, ADDITION 2  
PLAT BOOK 21, PAGE 77  
ZONED R-75

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PLAT BOOK 21, PAGE 77

\*\*\*P.O.B. 922.5' TO EAST LINE OF  
LAND LOT 140, SAID POINT IS IS  
706.0 SOUTH OF LAND LOT  
CORNER (PER DEED)

NOTE:  
THE EXISTING DITCH TRAVERSING  
LOTS 9 AND 10 TO BE FILLED.

NOTE:  
WATER FROM OFFSITE TO BE PICKED UP  
BY PROPOSED PIPE AND DISCHARGED DOWNSTREAM OF  
PROPOSED DETENTION POND.

RECEIVING WATERS

AN UNNAMED EPHEMERAL TRIBUTARY OF DOLITTLE  
CREEK TRAVERSES THE SITE. THE MAPPED FLOODPLAIN  
OF DOLITTLE CREEK BEGINS APPROXIMATELY 2500  
FEET DOWNSTREAM OF THE SITE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE  
NOTED.

2. STREET LIGHTS WILL BE PROVIDED. EXACT LIGHTING STANDARD  
LOCATIONS TO BE DETERMINED DURING DEVELOPMENT REVIEW.  
STREET LIGHTING SHALL BE CONSISTENT WITH GEORGIA POWER  
SPECIFICATIONS.

3. THERE ARE NO INERT WASTE BURY PITS ON SITE.

4. THERE ARE NO KNOWN EXISTING SEPTIC TANKS OR DRAIN FIELDS  
ON SITE.

5. WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY  
DEKALB COUNTY.

6. THERE ARE NO WETLANDS ON THE SITE PER THE U.S. ARMY  
CORPS OF ENGINEERS WETLANDS INVENTORY MAP.

7. A MANDATORY HOMEOWNER'S ASSOCIATION IS REQUIRED AND  
SHALL BE ESTABLISHED FOR OWNERSHIP AND MAINTENANCE OF  
COMMON AREAS AND OPEN SPACE.

8. THIS SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND  
STATED ON FINAL PLAT.

9. ALL ELECTRICAL SERVICE WILL BE UNDERGROUND.

10. ALL APPLICABLE SUBDIVISION STREETS HAVE A SIGHT DISTANCE  
OF AT LEAST 200'.

11. ALL LOTS ARE IN COMPLIANCE WITH R-60 ZONING ORDINANCE.

12. DRAINAGE STRUCTURES WILL BE PROVIDED FOR STORMWATER  
MANAGEMENT.

13. ANY ABOVE GROUND UTILITIES SHOULD BE A MINIMUM OF 15'  
ABOVE ALL ROADWAYS.

14. DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR  
HANDLING HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE  
MATERIAL.

15. ALL ADDRESSES SHALL BE LOCATED ON STRUCTURE AND BE  
PLAINLY VISIBLE FROM THE STREET.

16. ALL DEKALB COUNTY RESIDENTIAL TREE REQUIREMENTS SHALL  
BE MET PRIOR TO RECEIVING L.D.P.

17. MAXIMUM STREET GRADE SHALL NOT EXCEED 10%.

18. NO KNOWN CEMETERIES OR ROCK OUTCROPPINGS ON SITE.

19. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR  
COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS  
REGARDING WETLANDS.

NOTE

SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR  
SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS  
ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.

NOTE

BOUNDARY AND FIELD-RUN TOPOGRAPHIC SURVEY BY  
MERIDIAN GEOMATICS

SOIL TYPE:

CUC CECIL-URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES  
MDD MADISON SANDY LOAM 10 TO 15 PERCENT SLOPES  
PUE PACOLET-URBAN LAND COMPLEX 10 TO 25 PERCENT SLOPES

PARKING NOTE

EACH HOUSE WILL HAVE A 2-CAR GARAGE WITH A PAVED DRIVEWAY

NOTE

A SEPARATE PERMIT IS REQUIRED FOR SITE RETAINING  
WALLS

NOTE

THERE ARE NO STATE WATERS WHICH REQUIRE A  
BUFFER WITHIN 200 FEET OF THE PROJECT SITE.

NOTE

RECORDED OFFSITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT

NOTE

A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT NOT APPROVED FOR A BUFFER  
ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GAEPD.

LEGEND

POWER POLE	PROPERTY CORNER
POWER POLE W/ GUY WIRE	FIELD LOCATED PIN (AS NOTED)
POWER POLE W/LIGHT	TEMPORARY BENCHMARK
STREET LIGHT	OVERHEAD POWER LINE
LAMP POST	OVERHEAD TELEPHONE LINE
FIRE HYDRANT	OVERHEAD CABLE TELEVISION LINE
WATER VALVE	OVERHEAD GUY WIRE
WATER METER	APPROX. LOCATION GAS LINE
TELEPHONE MANHOLE	APPROX. LOCATION WATER LINE
TELEPHONE BOX	SANITARY SEWER LINE
GAS METER	REINFORCED CONCRETE PIPE
GAS VALVE	CORRUGATED METAL PIPE
SANITARY SEWER MANHOLE	DUCTILE IRON PIPE
CLEAN OUT	IRON PIN SET
JUNCTION BOX	IRON PIN FOUND
HEADWALL	DRAINAGE EASEMENT
CATCH BASINS	SANITARY SEWER EASEMENT
DROP INLETS	ACCESS EASEMENT
STORM SEWER LINE	BUILDING SETBACK LINE
CURB INLET	LAND LOT
FLARED END SECTION	LAND LOT LINE
OUTLET CONTROL STRUCTURE	POINT OF BEGINNING
LAND LOT IDENTIFICATION	NOW OR FORMERLY
	RIGHT-OF-WAY
	FINISHED FLOOR ELEVATION
	DEED BOOK
	PLAT BOOK
	PAGE

SEND NOTICE OF PUBLIC MEETING TO:  
LEE WEBB, P.E.  
SHIELDS ENGINEERING GROUP, INC.  
409 JOHN WESLEY DOBBS AVE, SUITE F  
ATLANTA, GEORGIA 30312

DEVELOPER:

H&P CUSTOM BUILDERS  
381 VININGS VINTAGE CIRCLE  
MABLETON, GEORGIA 30126

CONTACT: COREY HILL  
PH: 404.268.0288

ENGINEER :

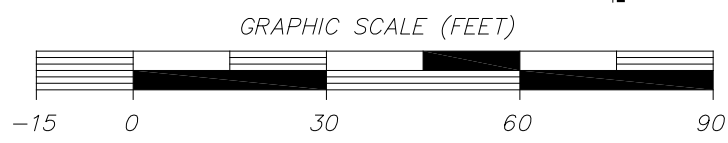
SHIELDS ENGINEERING GROUP  
409 JOHN WESLEY DOBBS AVE.  
SUITE F  
ATLANTA, GEORGIA 30312

CONTACT: LEE WEBB, P.E.  
PH: 404.521.9999

SURVEYOR:

MERIDIAN GEOMATICS, LLC  
PO BOX 49163  
ATLANTA, GA 30359

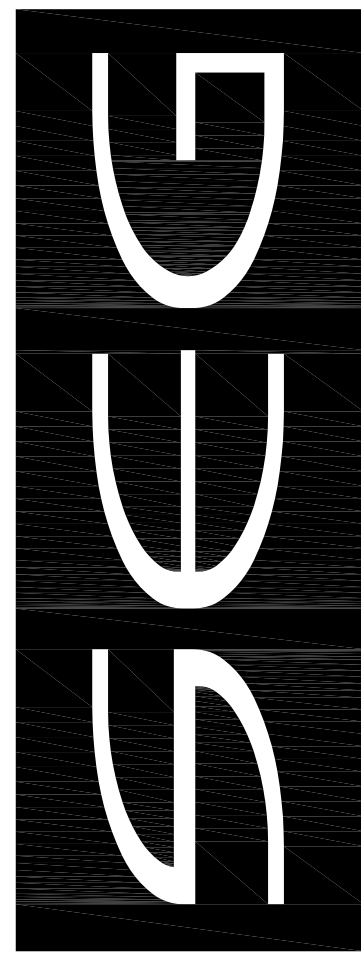
CONTACT: BRYAN LONG  
PH: 404.316.9929



FLOOD HAZARD NOTE:

A PORTION OF THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD  
ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF DEKALB  
COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NO.  
13089C0131J, DATED MAY 16, 2013.

CIVIL • RESIDENTIAL • COMMERCIAL • LEED.



409 JOHN WESLEY DOBBS AVENUE  
SUITE F • ATLANTA • GA • 30312  
P 404 | 521 | 9999  
F 404 | 521 | 3666  
EMAIL mshields@shieldseng.com  
www.shieldseng.com

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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SEAL GSWCC # 000074211

TILSON WOODS  
2080 TILSON ROAD  
LAND LOT 140, 15TH DISTRICT  
DEKALB COUNTY, GEORGIA

TITLE

SKETCH  
PLAT

DATE 9/29/2020

JOB NO. SE18121

DWG FILE SE18121 CW

DRAWN BY LPW

CHECKED MDS

SCALE 1"=30'

SHEET

4 OF 4

SHIELDS ENGINEERING GROUP










14 October 2020

Corey Hill  
Jess Gendron  
H&P Custom Builders, LLC

On October 12-13, 2020, I performed a tree survey at 2080 Tilson Road in Decatur. The survey includes all trees 18 inches in diameter or larger according to *DeKalb County, Georgia - Code of Ordinances: Chapter 14 - LAND DEVELOPMENT.ARTICLE II. - ENVIRONMENTAL CONTROL,Sec. 14-39(e)(1)(b)*.

There were a total of 120 trees assessed. Each tree was tagged with a blue anodized tree tag. Tree tag numbers begin at "863" and end at "983". Trees were assessed using Level 2 Visual Assessment and trees were given a condition rating of either "Good", "Fair", or "DDH". Tree locations were hand drawn on a previously surveyed topographic plat from 2018. Most of the trees on the 2018 plat were still present but I added several more that have grown to 18 inches in diameter. An updated topographic survey will need to be done to reflect the current state of the trees.

The site is primarily hardwood trees, though loblolly pines are scattered throughout. There are a total of 14 different species recorded, but the site is overwhelmingly dominated by oak, pine, and poplar. Understory tree species were few and far between and none were recorded over 10 inches in diameter with exception to one sourwood by the existing driveway. Of the 120 trees assessed, 41 were classified as DDH.

  
Andrew Blenk  
I.S.A. Board Certified Master Arborist S.O. #6945B  
T.R.A.Q. Certified  
Plant Health Care Manager

310 E. CROSSVILLE ROAD, ROSWELL, GA 30075 | o. 770.992.1973 | f. 770.518.9527 | www.CALDWELLTREECARE.com

Tree Tag #	Diameter (in)	Species	Condition	Notes
863	18	Sourwood	DDH	Significant crown dieback
864	32	Southern Red Oak	DDH	Dieback of large structural limbs due to utility clearance
865	21	Southern Red Oak	FAIR	Significant lean
866	20	Southern Red Oak	GOOD	
867	21	Southern Red Oak	DDH	Significant dieback; poor growth form
868	29	Southern Red Oak	DDH	Significant root damage in structural root plate
869	21	Southern Red Oak	FAIR	
870	20	Southern Red Oak	FAIR	
871	28	Post Oak	DDH	Significant lean towards homes
872	30	Northern Red Oak	DDH	Significant lean towards homes
873	20	Pignut Hickory	GOOD	
874	21	White Oak	FAIR	Slight lean
875	19	White Oak	GOOD	
876	21	Pignut Hickory	GOOD	
877	22	Southern Red Oak	FAIR	
878	23	Southern Red Oak	DDH	Poor growth form; unbalanced canopy
879	25	Southern Red Oak	DDH	Significant lean towards homes; decay in old pruning cuts
880	25	Loblolly Pine	FAIR	
881	22	Green Ash	DDH	Top broken out; decay in trunk
882	38	Southern Red Oak	GOOD	
883	42	White Oak	DDH	Low codominant stems with included bark
884	22	Black Cherry	DDH	
885	23	Loblolly Pine	DDH	Significant lean towards homes
886	21	Southern Red Oak	DDH	Significant lean towards homes
887	26	White Oak	GOOD	
888	25	White Oak	GOOD	
889	25	Sweetgum	FAIR	

894	30	White Oak	FAIR	Low codominant stems; strong branch union
895	19	Tulip Poplar	GOOD	
896	19	Tulip Poplar	FAIR	
897	38	Southern Red Oak	DDH	Large structural limb dieback
898	23	Slippery Elm	DDH	Decay in root flare
899	22	Southern Red Oak	GOOD	
900	19	White Oak	FAIR	Low codominant stems
901	21	Water Oak	DDH	No central leader and poor growth form
902	19	Water Oak	DDH	Top broken out; curve in trunk
903	32	White Oak	GOOD	
904	27	White Oak	GOOD	
905	28	Water Oak	FAIR	
906	33	Tulip Poplar	GOOD	
907	21	White Oak	GOOD	
908	20	White Oak	GOOD	
909	22	Loblolly Pine	GOOD	
910	26	Northern Red Oak	DDH	Cavity in root flare
911	26	Water Oak	FAIR	Slight lean
912	19	Southern Red Oak	FAIR	
913	23	White Oak	GOOD	
914	25	Post Oak	DDH	Decay in structural limbs
915	31	Scarlet Red Oak	FAIR	Slight lean
916	19	White Oak	GOOD	
917	21	Loblolly Pine	GOOD	
918	20	Loblolly Pine	DDH	Dead
919	27	White Oak	GOOD	
920	21	Loblolly Pine	DDH	Girdled by ivy
921	21	Loblolly Pine	FAIR	Covered in ivy
922	18	Tulip Poplar	DDH	Crack in lower trunk
923	20	Loblolly Pine	FAIR	Covered in ivy
924	30	White Oak	GOOD	
925	18	White Oak	FAIR	

926	32	Tulip Poplar	FAIR	Codominant with strong branch union
927	25	White Oak	GOOD	
928	23	Loblolly Pine	GOOD	
929	22	Loblolly Pine	GOOD	
930	18	Loblolly Pine	GOOD	Covered in ivy
931	21	Loblolly Pine	GOOD	Hollow at base
932	20	Slippery Elm	DDH	Covered in ivy
933	18	Sweetgum	FAIR	
934	20	Loblolly Pine	GOOD	
935	20	Tulip Poplar	FAIR	
936	24	Slippery Elm	DDH	Significant lean; hollow at base
937	29	Loblolly Pine	FAIR	
938	21	Loblolly Pine	FAIR	Codominant stems with included bark
939	22	Loblolly Pine	DDH	Canker wound at 10 feet
940	22	Slippery Elm	DDH	Dieback of large structural limbs
941	20	Loblolly Pine	GOOD	
942	19	Southern Red Oak	DDH	Significant lean; Defect on lower trunk where secondary leader was
943	22	Tulip Poplar	GOOD	Covered in ivy
944	21	Tulip Poplar	GOOD	Covered in ivy
945	22	Tulip Poplar	GOOD	
946	22	Tulip Poplar	FAIR	Poor growth form in upper canopy
947	20	Tulip Poplar	GOOD	
948	19	Loblolly Pine	DDH	Significant lean with poor growth form
949	22	Loblolly Pine	GOOD	
950	23	Loblolly Pine	DDH	Significant lean with poor growth form
951	20	Loblolly Pine	FAIR	Bifurcation at 60 feet
952	20	Loblolly Pine	FAIR	Slight lean
953	18	Loblolly Pine	DDH	Poor form significant lean; Bifurcation at 80 feet
954	18	Loblolly Pine	GOOD	
955	23	Tulip Poplar	GOOD	Covered in ivy
956	20	Tulip Poplar	DDH	Crack in lower stem
957	20	Tulip Poplar	FAIR	Covered in ivy

958	20	Loblolly Pine	FAIR	Girdled by wisteria vines
959	24	White Oak	GOOD	
960	24	White Oak	GOOD	
961	25	Southern Red Oak	DDH	Significant decay in root collar
962	20	White Oak	DDH	Significant lean; decay in root collar
963	31	Unknown	DDH	Dead
964	28	White Oak	GOOD	
965	27	White Oak	GOOD	
966	28	White Oak	FAIR	Slight Lean
967	19	Pignut Hickory	GOOD	
968	23	Southern Red Oak	FAIR	Poor growth form
969	26	Pignut Hickory	DDH	Significant lean
970	26	Northern Red Oak	DDH	Gnarled stems on root flare
971	21	Southern Red Oak	DDH	Decay on root flare; significant lean
972	22	White Oak	GOOD	
973	36	Pignut Hickory	DDH	Large canker wound with girdle on lower trunk
975	20	Pignut Hickory	GOOD	
976	19	Post Oak	GOOD	
977	32	Northern Red Oak	DDH	Significant lean over street
978	28	Southern Red Oak	FAIR	Poor growth form
979	25	Post Oak	GOOD	
980	26	Post Oak	FAIR	Small bleeding canker at base
981	30	Southern Red Oak	FAIR	Moderate deadwood in canopy
982	25	White Oak	GOOD	
983	20	Pignut Hickory	GOOD	

120 Trees 2,846 inches 14 Species