

Creekwood/Paran Homes HOA Issues

CITY OF POWDER SPRINGS

APRIL/MAY 2026



ACTIVITY TO DATE

APRIL 24-MAY 19

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- April 24 - Creekwood Residents Letter outlining issues rcvd by City of Powder Springs personnel (per letter, builder, Safebuilt, and other parties were copied as well).
 - April 29 – During a rain event (1.3” to 1.8” total precipitation over two days), Community Development Director and City Environmental Inspector conducted site visit (notes, photographs, etc).
 - May 7 – Just after a 1” to 1.5” rain event (overnight to mid-day) conducted a second site visit (additional notes, photographs, etc.
 - May 13 – on a 3rd inspection visit, staff encountered personnel with builder/developer onsite; reviewed/discussed some of the issues cited.
 - Misc activity (reviewed plans, staff discussions, etc.) 4/28 - 5/19

Driveway Drainage

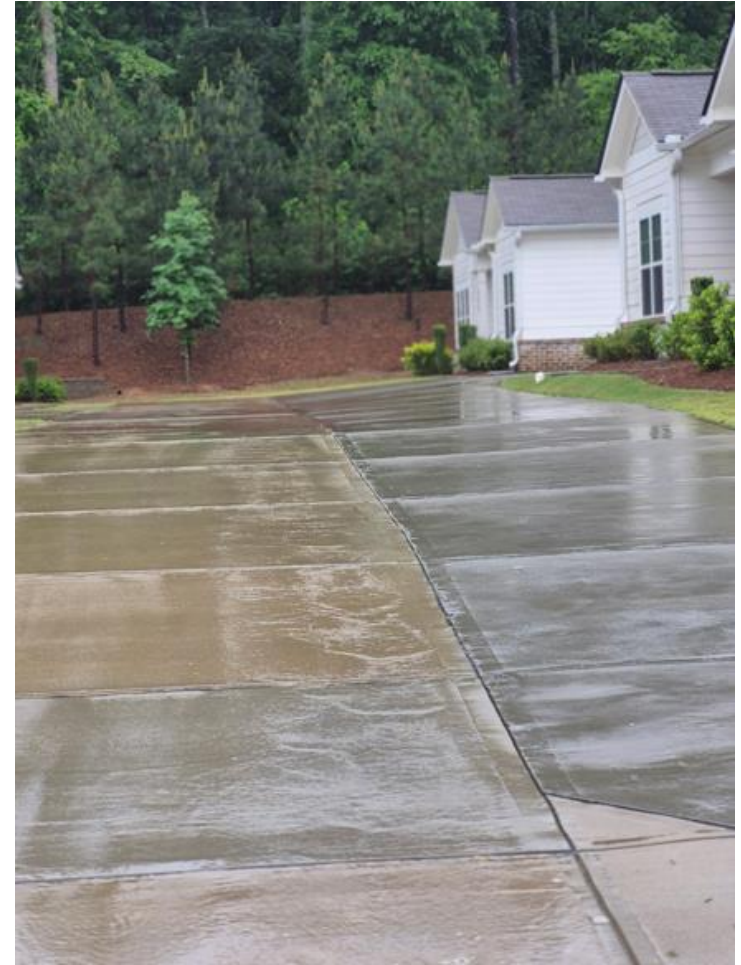
April 28, 2026



Driveway Drainage April 28, 2026 (continued)



Driveway Drainage April 28, 2026 (continued)



Driveway Drainage April 28, 2026 (continued)



Driveway Drainage May 7, 2026



Driveway Drainage May 7, 2026 (continued)



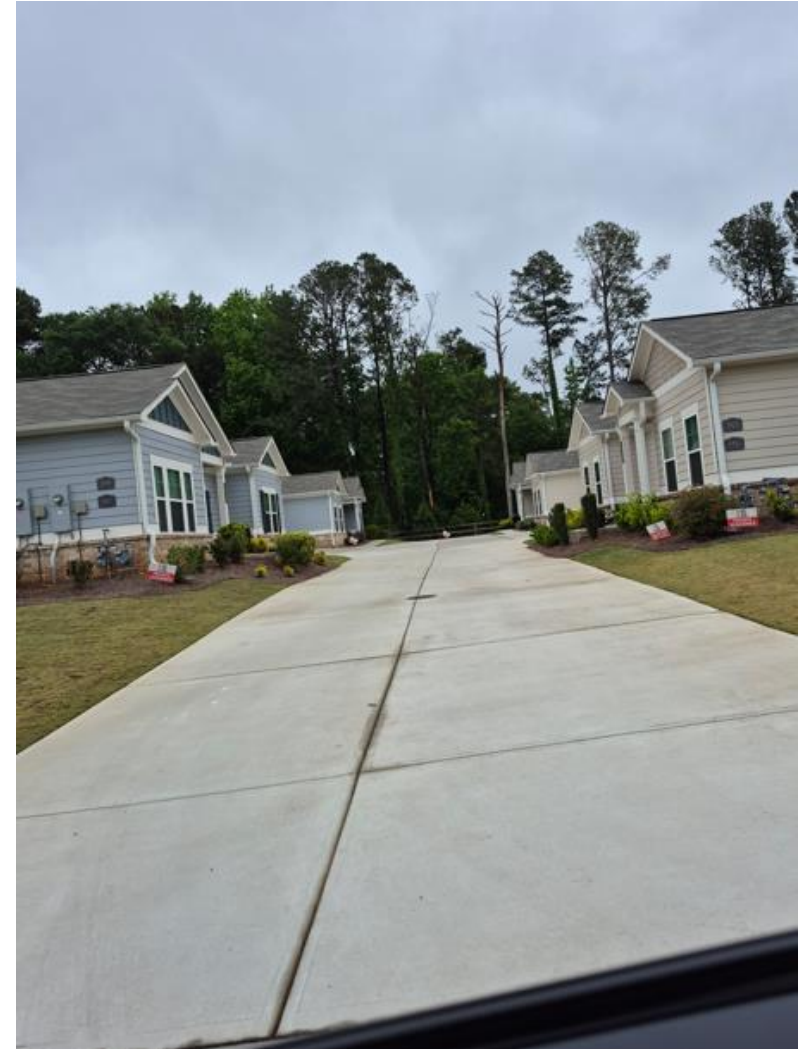
Driveway Drainage May 7, 2026 (continued)



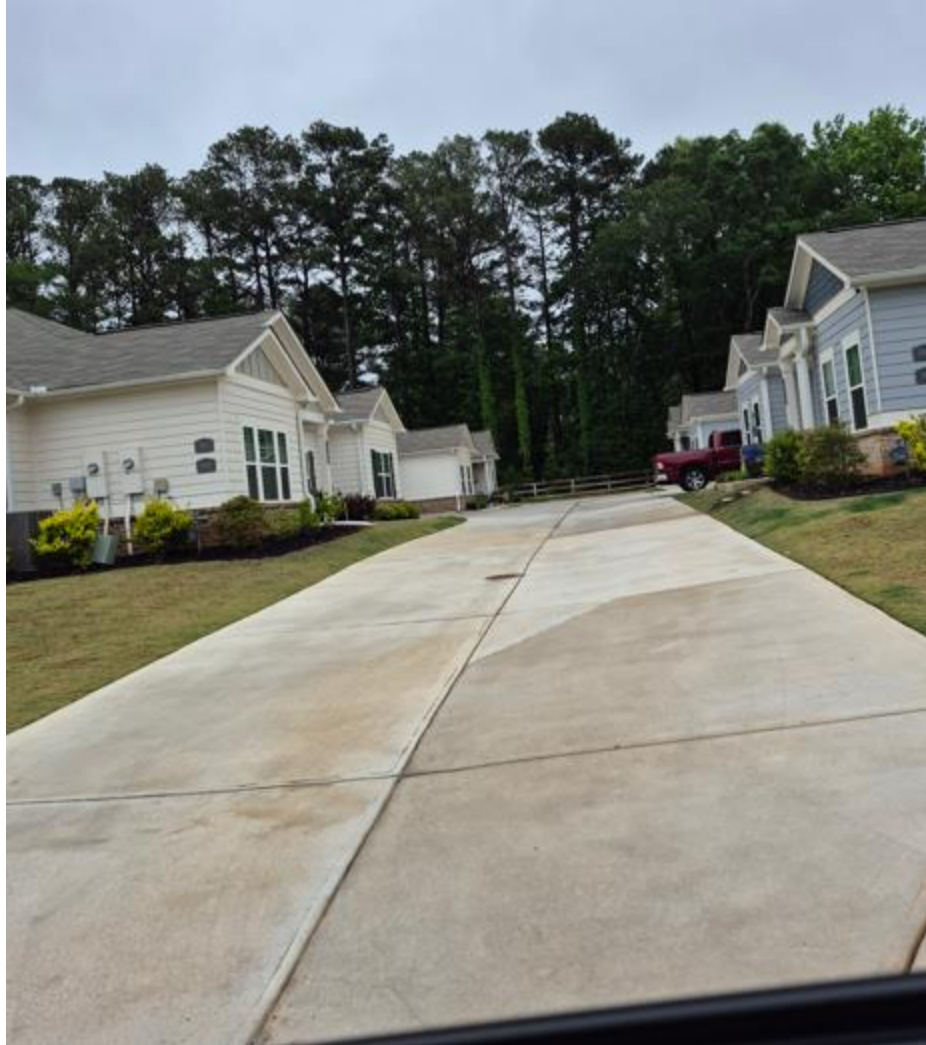
Driveway Drainage May 7, 2026 (continued)



Driveway Drainage May 7, 2026 (continued)



Driveway Drainage May 7, 2026 (continued)



Driveway Drainage May 7, 2026 (continued)



Driveway Drainage May 7, 2026 (continued)



Driveway Drainage May 7, 2026 (continued)



Driveway Drainage

May 7, 2026 (continued)



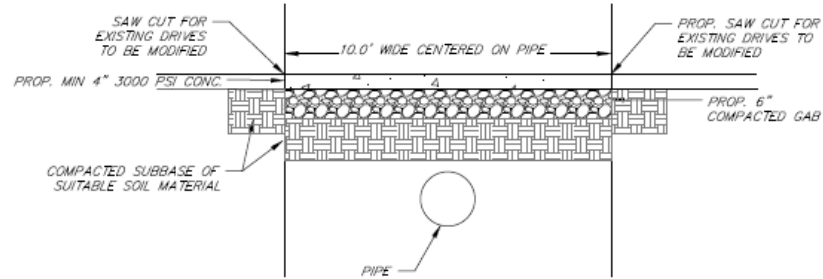
Driveway Drainage (soils/compaction requirements)

SHALL BE UNIFORMLY DISTRIBUTED AND SHALL BE ADEQUATE TO ALLOW COMPACTION TO THE SPECIFIED DENSITY. GAB THICKNESS SHALL BE WITHIN 1/2 INCH OF VALUES SPECIFIED.

SOILS AND PAVEMENT COMPACTION NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUITABLE SUBBASE MATERIAL AND APPROPRIATE COMPACTION.

DRIVEWAY DETAIL OVER STORM PIPES



NOTES:

1. EXPANSION JOINT MATERIAL TO BE INSTALLED ALONG ALL NEW SAW CUTS PRIOR TO POURING. STANDARD EXPANSION, CONSTRUCTION AND CRACK CONTROL JOINTS PER CITY OF POWDER SPRINGS CONCRETE DRIVE STANDARDS TO BE USED.
2. FOR EXISTING DRIVES WITHOUT GAB UNDER CONCRETE, SAW CUT JOINT, REMOVE MATERIAL, VERIFY SUITABLE COMPACTED SUBBASE, INSTALL AND COMPACT 6" GAB AND POUR MIN 4" 3000 PSI CONCRETE.

CREEKWOOD QUAD DEVELOPMENT

LAND LOTS 833 AND 870, 19TH DISTRICT, 2ND SECTION,
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

TRAVERS, P.L.L.C.

REVISIONS

REV.	DATE	REVISION	RE
1			
2	12/1/21	REMOVE NO.	
3			
4			
5			
6			
7			
8			
9			

SHEET TITLE

Yard Drainage/Erosion April 28, 2026



Yard Drainage/Erosion April 28, 2026 (continued)



Yard Drainage/Erosion April 28, 2026 (continued)



Yard Drainage/Erosion April 28, 2026 (continued)



Yard Drainage/Erosion April 28, 2026 (continued)



Yard Drainage/Erosion May 7, 2026



Yard Drainage/Erosion May 7, 2026 (continued)



Yard Drainage/Erosion May 7, 2026 (continued)



Yard Drainage/Erosion May 7, 2026 (continued)



Yard/Sod/Irrigation System Issues April 28, 2026



Yard/Sod/Irrigation System Issues May 7, 2026



Yard/Sod/Irrigation System Issues April 28, 2026 (continued)

NOTES

1. SEE COVER SHEET FOR ZONING STIPULATIONS.
2. EXISTING SITE WAS PARTIALLY CLEARED UNDER PREVIOUSLY APPROVED LDP. THERE IS 1 SPECIMEN TREE ON SITE.
3. FOUNDATION LANDSCAPE PLANS TO BE PREPARED BY OTHERS AND ARE TO BE SUBMITTED SEPARATELY.
4. FOUNDATION PLANTING TO BE COMPLETED BY DEVELOPER PRIOR TO CERTIFICATE OF OCCUPANCY. OPEN AREAS TO BE MULCHED OR SODED IF NOT PLANTED WITH SHRUBS.
5. IRRIGATION PLANS TO BE PREPARED BY OTHERS AND ARE TO BE SUBMITTED SEPARATELY.
6. IRRIGATION AND LANDSCAPE TO BE MAINTAINED BY HOA.
7. BUFFER TREES ARE TO PROVIDE AN OPAQUE VISUAL SCREEN TO A HEIGHT OF SIX (6) FEET, OR ANY COMBINATION OF EXISTING AND REPLANTED VEGETATION WHICH CAN REASONABLY BE EXPECTED TO CREATE SUCH AN OPAQUE VISUAL SCREEN WITHIN TWO (2) GROWING SEASONS.
8. ANY LANDSCAPING INSTALLED IN THE RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
9. ALL FRONT, SIDE, AND REAR YARDS OF EACH RESIDENCE SHALL BE SOD.
10. LANDSCAPING INSPECTION IS SCHEDULED WITH THE CITY OF POWDER SPRINGS COMMUNITY DEVELOPMENT DEPARTMENT.

TREE SURVEY DATA:
 TOTAL SITE AREA = 32.26 ACRES
 ZONING = PUD-R

SITE IS HEAVILY WOODED WITH PINES AND HARDWOODS WITH THE EXCEPTION OF THE AREA AROUND THE EXISTING HOUSE.
 TREE SURVEY CONDUCTED ON MARCH 18, 2019.
 SPECIMEN TREE LOCATIONS ARE APPROXIMATE AND BASED ON AERIAL PHOTOGRAPHY.


SPECIMEN TREE DATA:
 THERE ARE 44 HARDWOOD SPECIMEN TREES ON SITE.
 21 TREES ARE SPECIMEN QUALITY.
 3 SPECIMEN QUALITY TREES TO BE SAVED WITH NO IMPACT TO CRITICAL ZONE.



24 HR. PHONE & EMERGENCY CONTACT:
 STUART WIGGINS
 678-726-9646



NOT ISSUED FOR CONSTRUCTION

SHEET TITLE TREE SURVEY 1	
SEAL 	
PROJECT I.D. 1808001	FIELD BOOK N/A
DRAWN BY BPC	CHECKED BY MMB
SCALE 1"=50'	ISSUE DATE 3/22/19
SHEET NUMBER <h1 style="margin: 0;">29</h1>	

General Drainage April 28, 2026 (continued)



Finish/Trim Issues

May 7, 2026



Finish/Trim Issues

May 7, 2026



Finish/Trim Issues May 13, 2026



Cracked Pavement May 7, 2026



Cracked Pavement May 7, 2026

