

EVA GARDENS
FAYETTE COUNTY, GEORGIA

CONCEPTUAL PACKAGE

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NOTE TO COMMUNITY MEMBERS

We are excited to share with you the plans for our upcoming housing development Eva Gardens. At the heart of our vision is a commitment to honoring and preserving the natural beauty of our surroundings while creating spaces that evoke feelings of warmth and connection to nature.

Inspired by the principles of biophilic design, our architecture seeks to seamlessly integrate with the natural environment. Through thoughtful placement of buildings and careful consideration of materials, we aim to create a living environment that fosters a deep sense of connection between residents and the outdoor spaces.

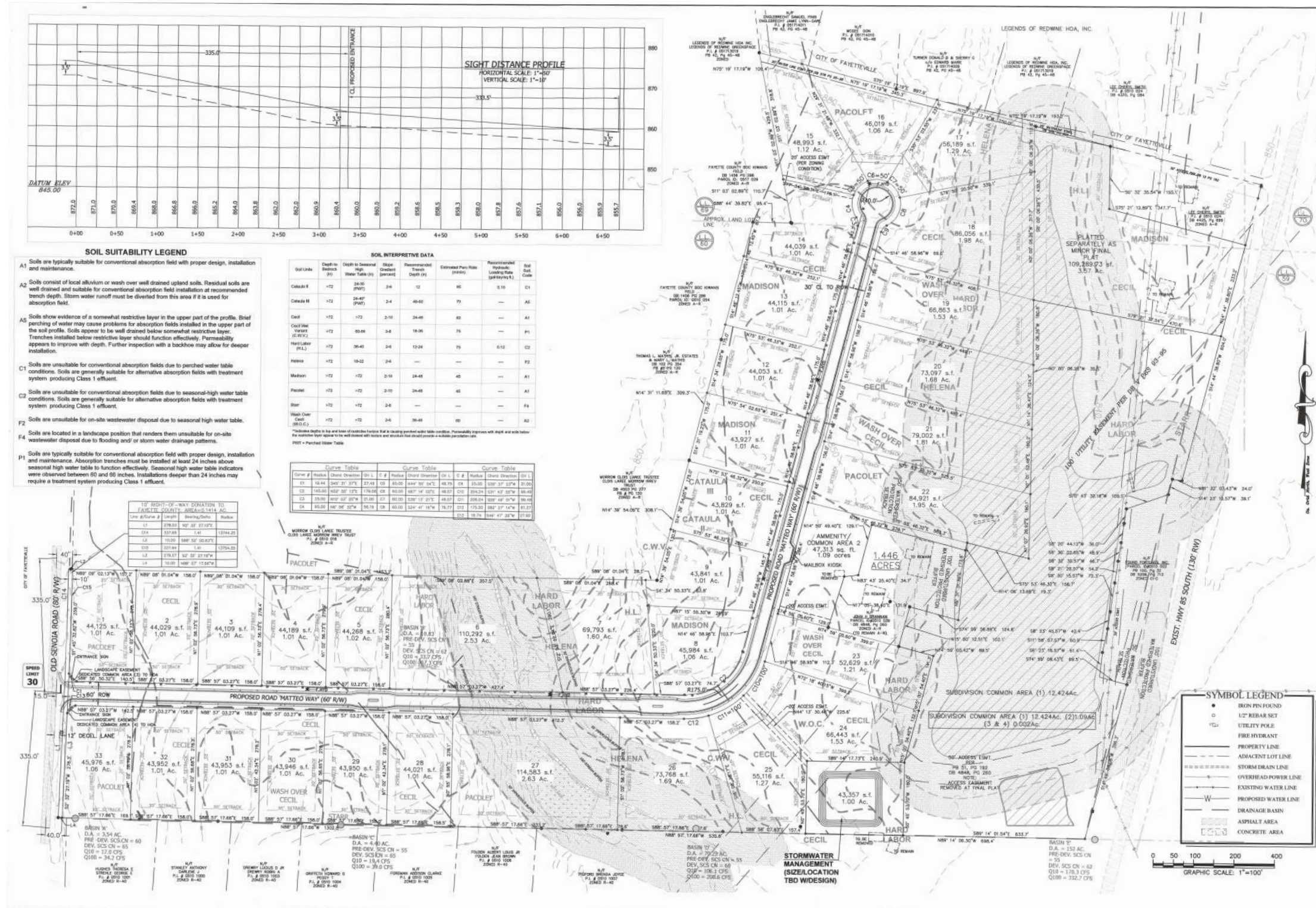
Throughout the development process, we will prioritize the use of local natural materials and textures. Every element of our design will reflect our commitment to sustainability, resilience and respect for our natural surroundings.

As we embark on this journey, we invite you to join us in shaping the future of our community. Your input and feedback are invaluable to us, and we are committed to ensuring that this development reflects the needs and aspirations of all who call this place home.

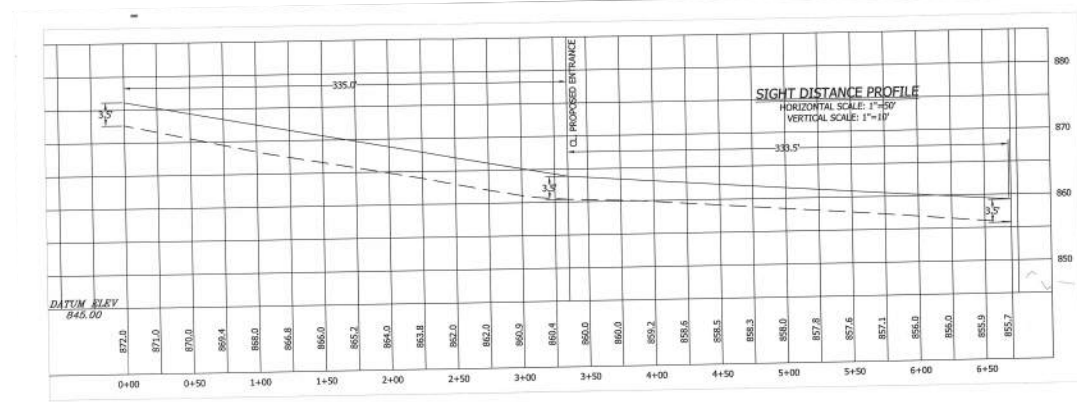
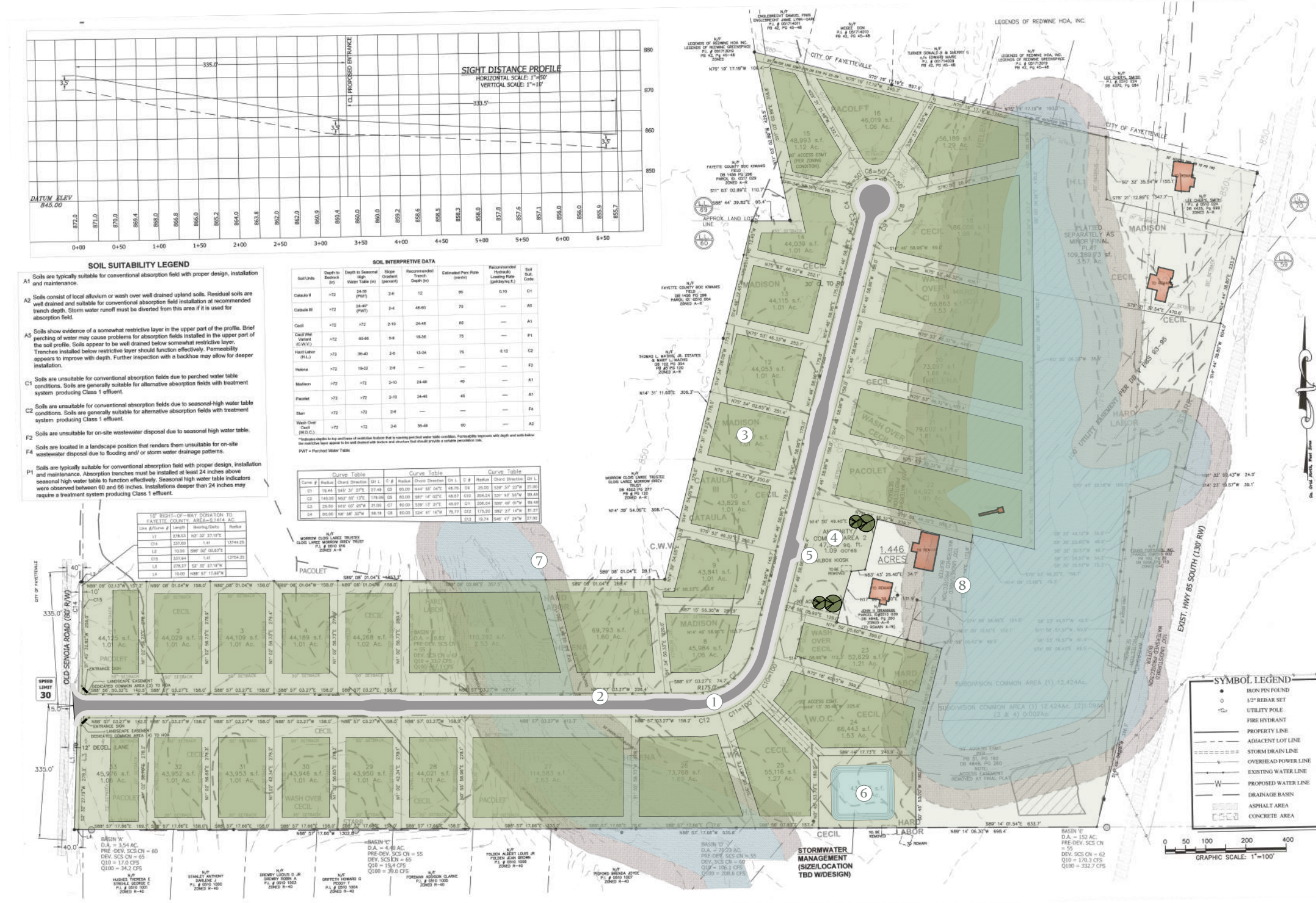
Together, let us create a place where the beauty of our community is not only preserved but celebrated, where every home is a sanctuary that brings us closer to the natural world that surrounds us.



Embrace a sustainable sanctuary where nature becomes the gateway to community and a cherished sense of home for future generations.



EXISTING SITE PLAN
NOT TO SCALE



SOIL SUITABILITY LEGEND

A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.

A2 Soils consist of local alluvium or wash over well drained upland soils. Residual soils are well drained and suitable for conventional absorption field installation at recommended trench depth. Storm water runoff must be diverted from this area if it is used for absorption field.

A3 Soils show evidence of a somewhat restrictive layer in the upper part of the profile. Brief perching of water may cause problems for absorption fields installed in the upper part of the soil profile. Soils appear to be well drained below somewhat restrictive layer. Trenches installed below restrictive layer should function effectively. Permeability appears to improve with depth. Further inspection with a backhoe may allow for deeper installation.

C1 Soils are unsuitable for conventional absorption fields due to perched water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.

C2 Soils are unsuitable for conventional absorption fields due to seasonal high water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.

F2 Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.

F4 Soils are located in a landscape position that renders them unsuitable for on-site wastewater disposal due to flooding and/or storm water drainage patterns.

P1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches above seasonal high water table to function effectively. Seasonal high water table indicators were observed between 60 and 66 inches. Installations deeper than 24 inches may require a treatment system producing Class 1 effluent.

SOIL INTERPRETIVE DATA

Soil Unit	Depth to Seasonal High Water Table (ft)	Soil Class (per USNR)	Recommended Trench Depth (ft)	Estimated Per. Rate (inches)	Recommended Hydraulic Loading Rate (gallons/sq ft)	Soil Suitability Code
Cataula I	>72	24-25 (PWT)	3-6	12	80	A1
Cataula II	>72	24-47 (PWT)	3-4	48-60	70	A2
Cecil	>72	2-10	2-10	24-48	80	A1
Cecil III	>72	63-68	3-4	18-36	75	P1
Hard Labor	>72	30-40	2-6	13-24	75	C2
Madison	>72	19-22	2-4	—	—	F2
Madison I	>72	3-10	3-10	24-48	40	A1
Madison II	>72	3-10	2-4	—	—	A1
Star	>72	2-4	—	—	—	F4
Wash Over	>72	2-4	2-4	36-48	60	A2

PERCHED WATER TABLE

Soil Unit	Depth to Seasonal High Water Table (ft)	Soil Class (per USNR)	Recommended Trench Depth (ft)	Estimated Per. Rate (inches)	Recommended Hydraulic Loading Rate (gallons/sq ft)	Soil Suitability Code
C1	18.84	24-25	3-6	12	80	A1
C2	18.84	24-47	3-4	48-60	70	A2
C3	18.84	2-10	2-10	24-48	80	A1
C4	18.84	63-68	3-4	18-36	75	P1
C5	18.84	30-40	2-6	13-24	75	C2
C6	18.84	19-22	2-4	—	—	F2
C7	18.84	3-10	3-10	24-48	40	A1
C8	18.84	3-10	2-4	—	—	A1
C9	18.84	2-4	—	—	—	F4
C10	18.84	2-4	2-4	36-48	60	A2

SITE PLAN KEY

- ① NEW ROAD
- ② PEDESTRIAN SIDEWALK
- ③ RESIDENTIAL LOT
- ④ AMENITY AREA
- ⑤ MAILBOX KIOSK
- ⑥ STORMWATER MANAGEMENT
- ⑦ EXISTING CREEK AND BUFFER ZONES
- ⑧ LAKE BUFFER ZONES

SITE PLAN LEGEND

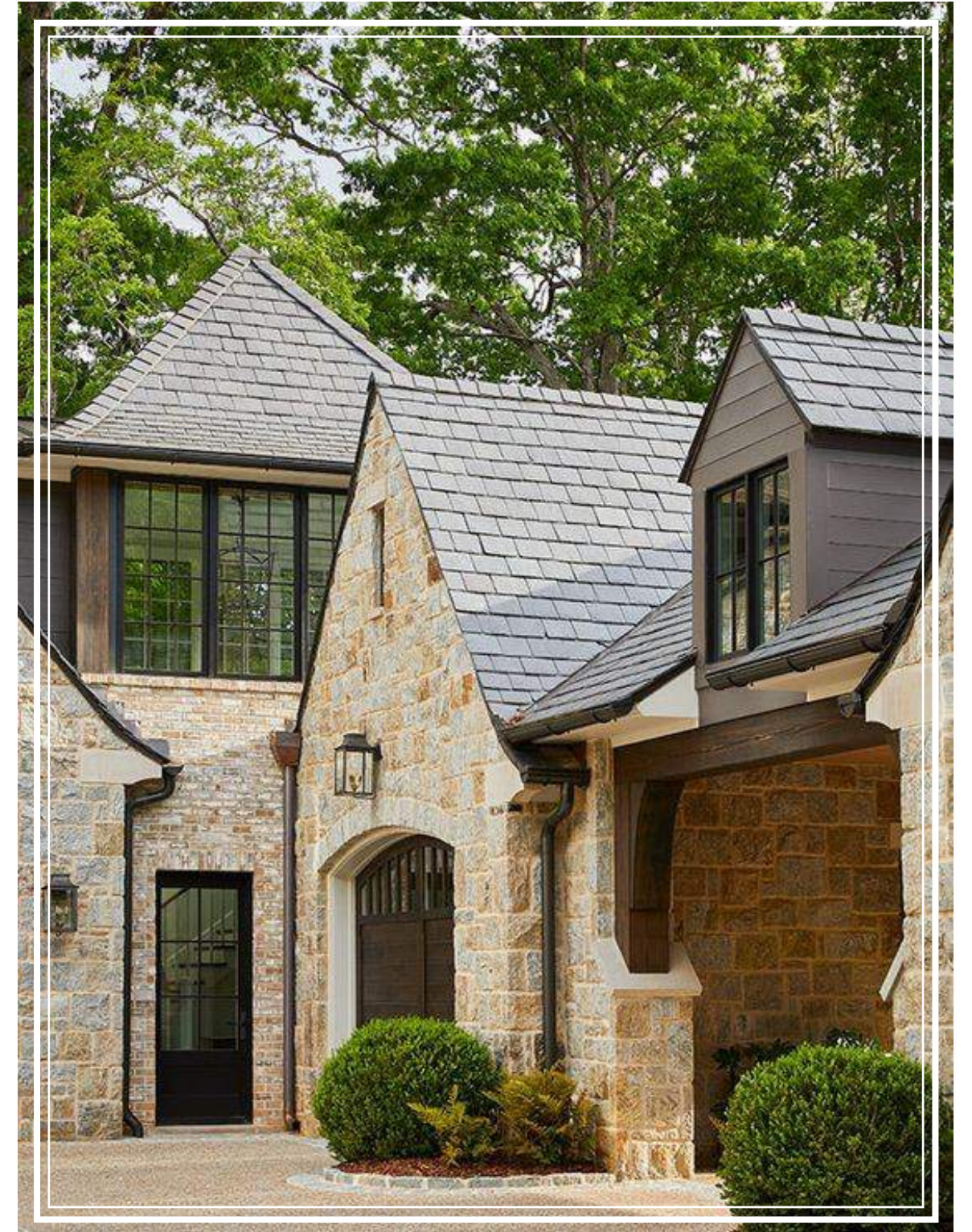
- EXISTING BUILDING
- SIDEWALKS
- ASPHALT
- GREEN SPACE
- WATER
- IMPERVIOUS ZONE

SYMBOL LEGEND

●	IRON PIN FOUND
○	12" REBAR SET
⊙	UTILITY POLE
⊙	FIRE HYDRANT
---	PROPERTY LINE
---	ADJACENT LOT LINE
---	STORM DRAIN LINE
---	OVERHEAD POWER LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	DRAINAGE BASIN
---	ASPHALT AREA
---	CONCRETE AREA

CONCEPTUAL SITE PLAN
NOT TO SCALE



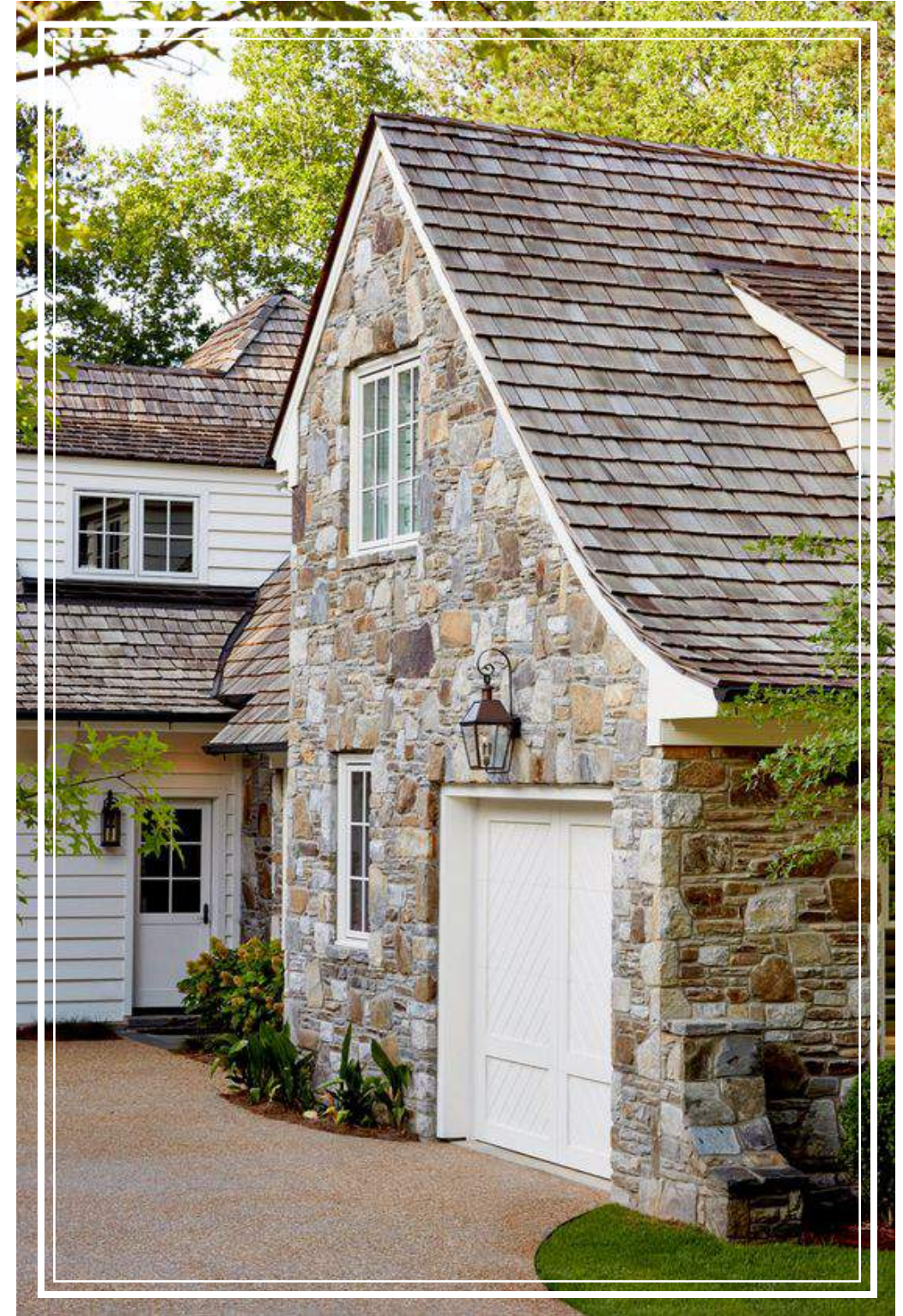
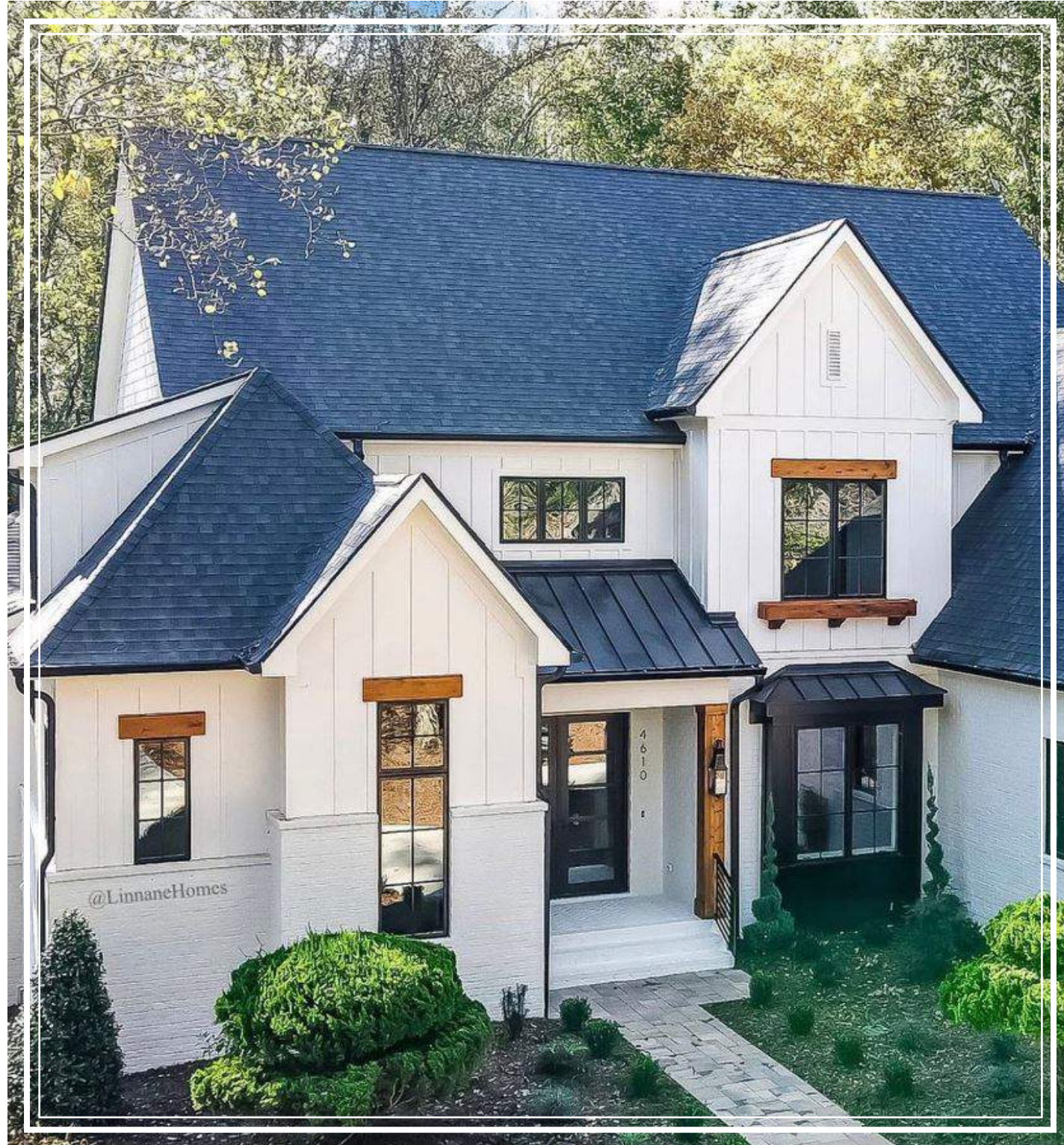


CHARACTER IMAGERY

JEFFERSON  HOUSES



CHARACTER IMAGERY



CHARACTER IMAGERY

JEFFERSON  HOUSES



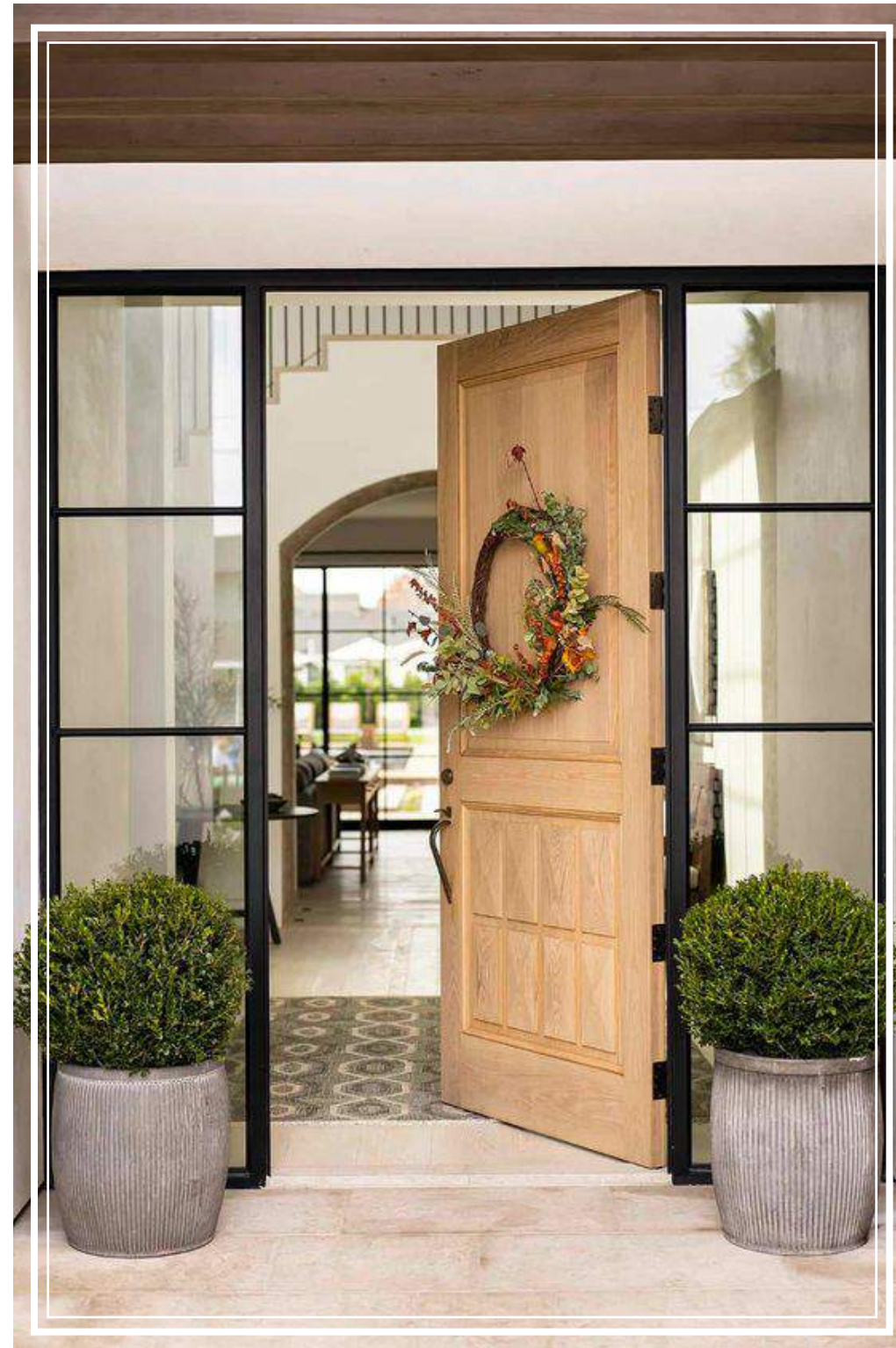
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JEFFERSON  HOUSES

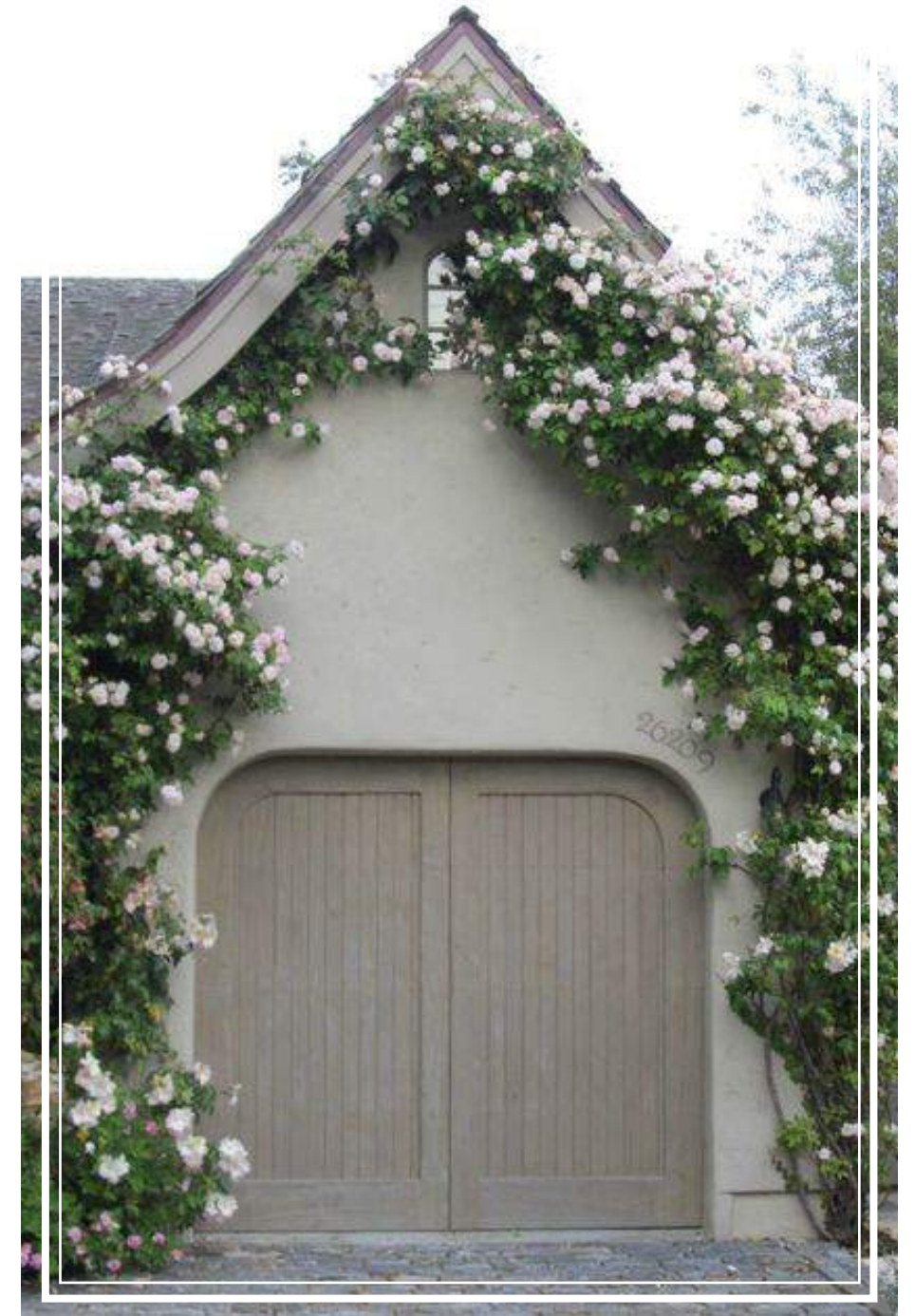
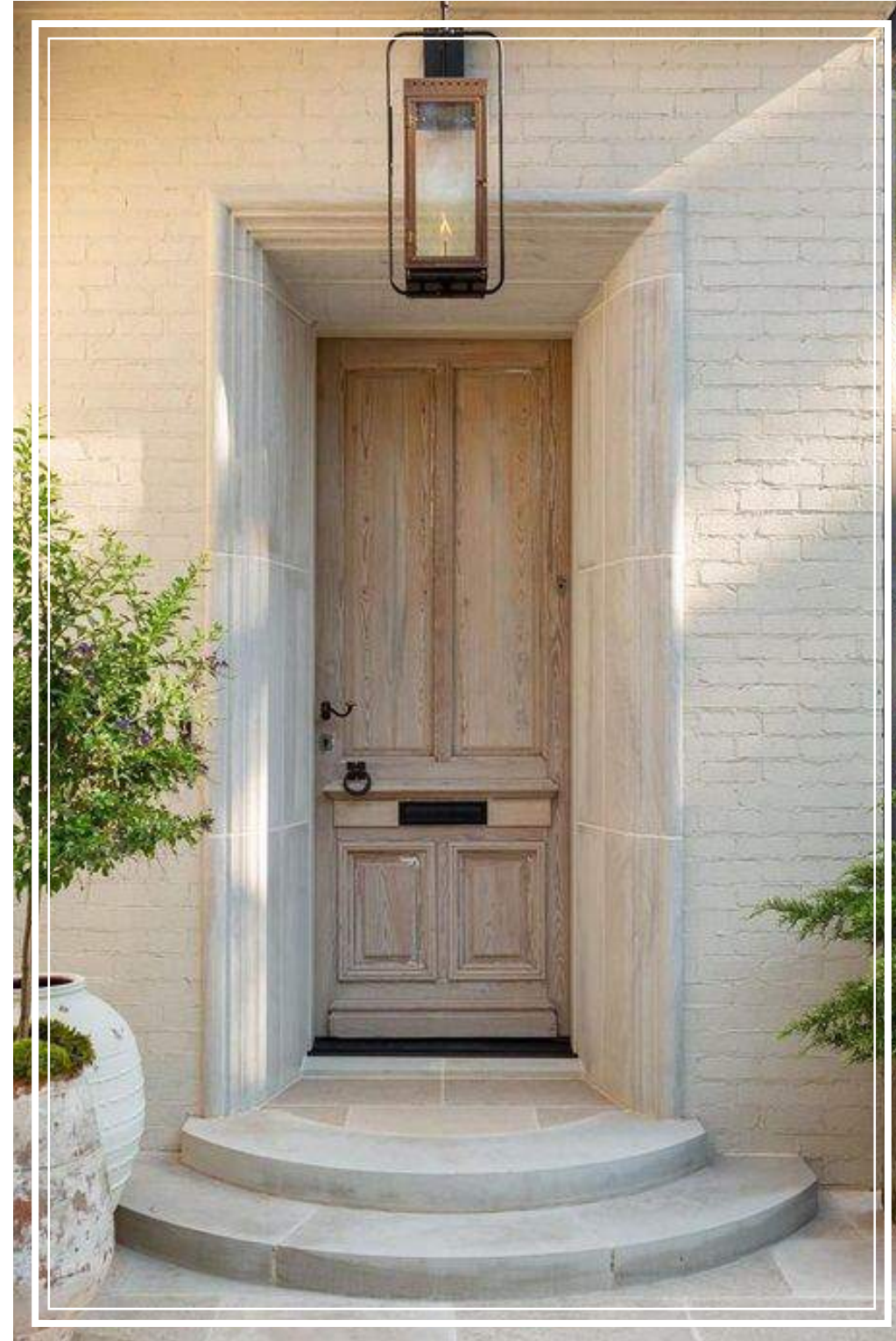
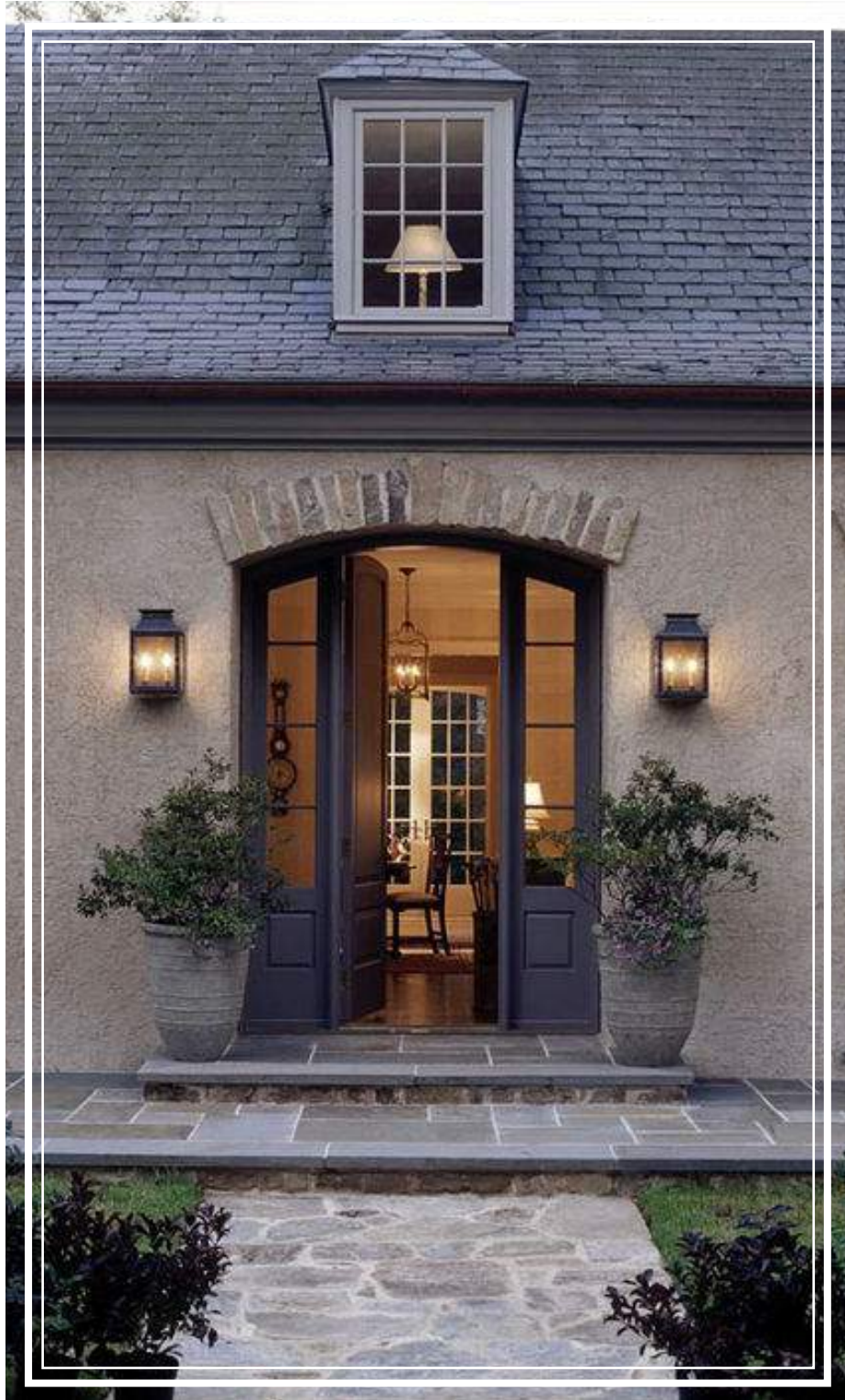


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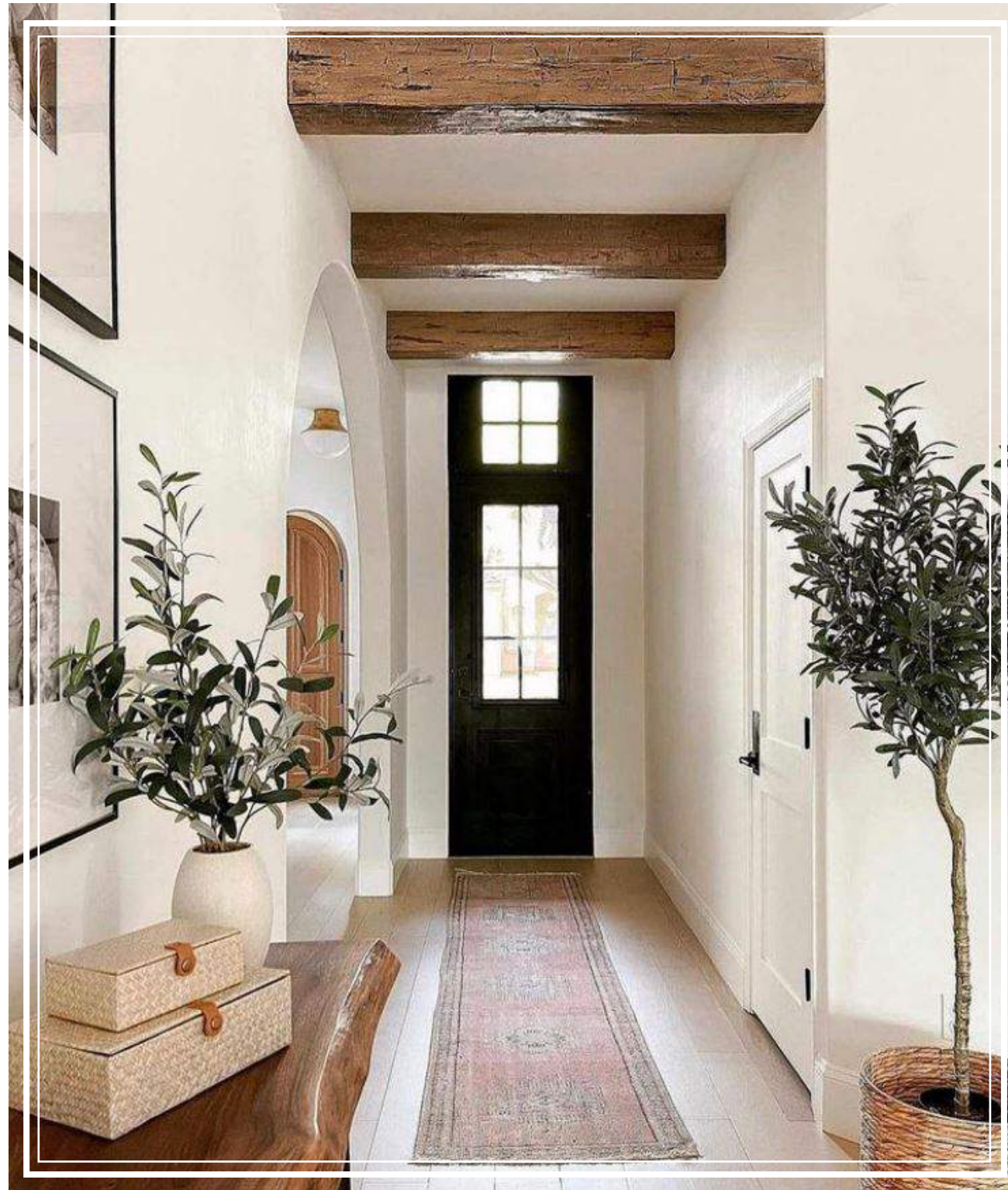
JEFFERSON  HOUSES



DOOR IMAGERY



DOOR IMAGERY



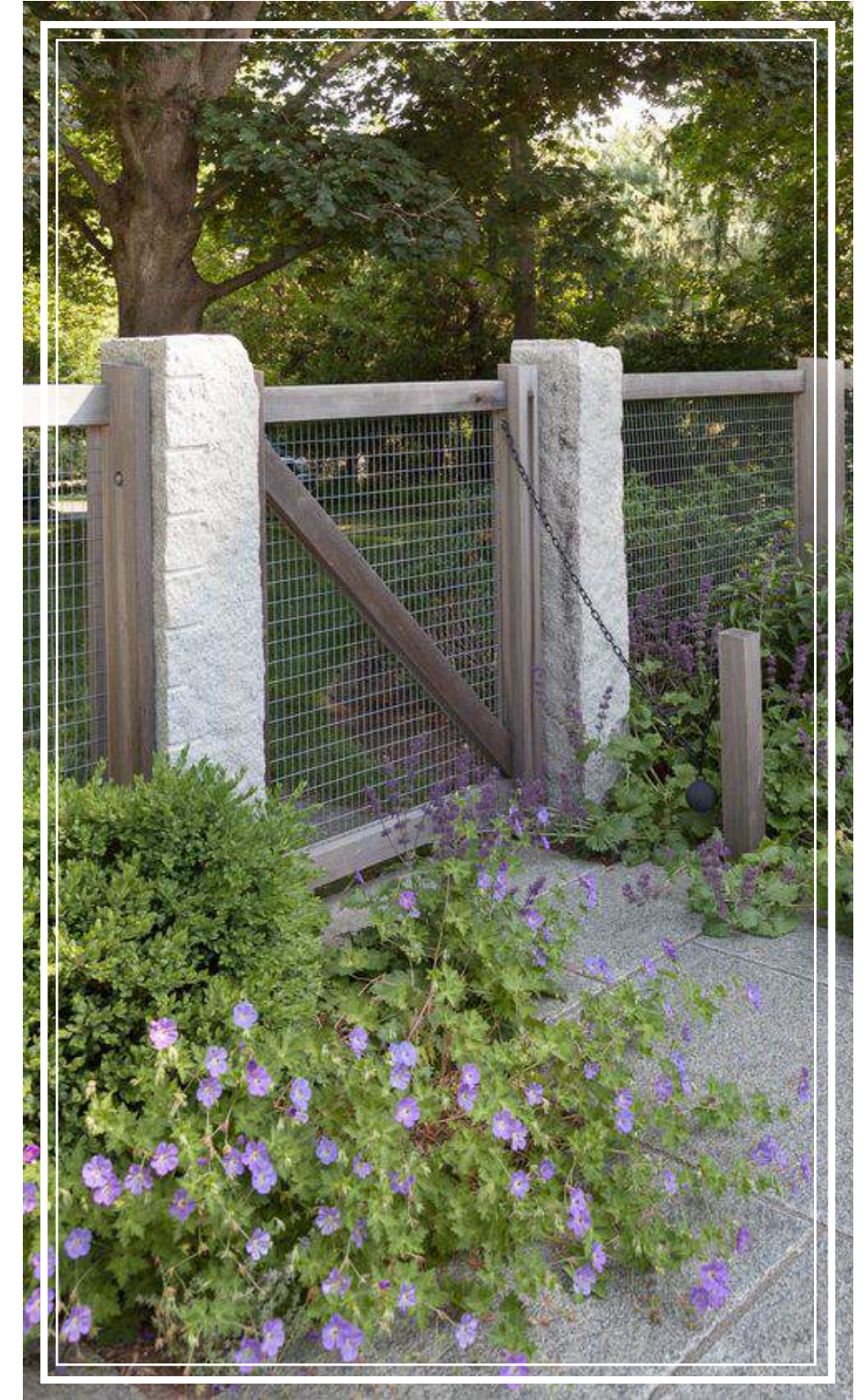
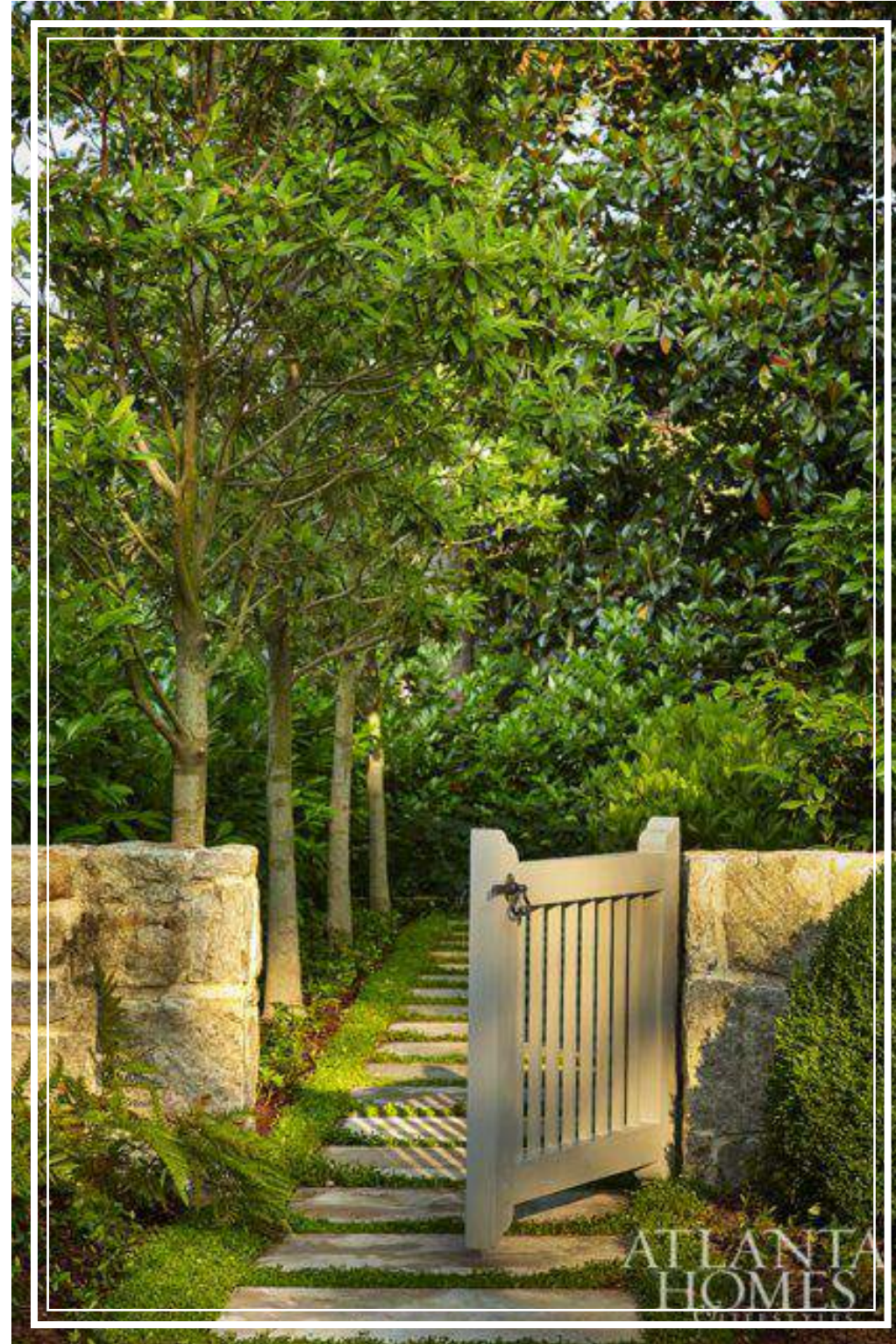
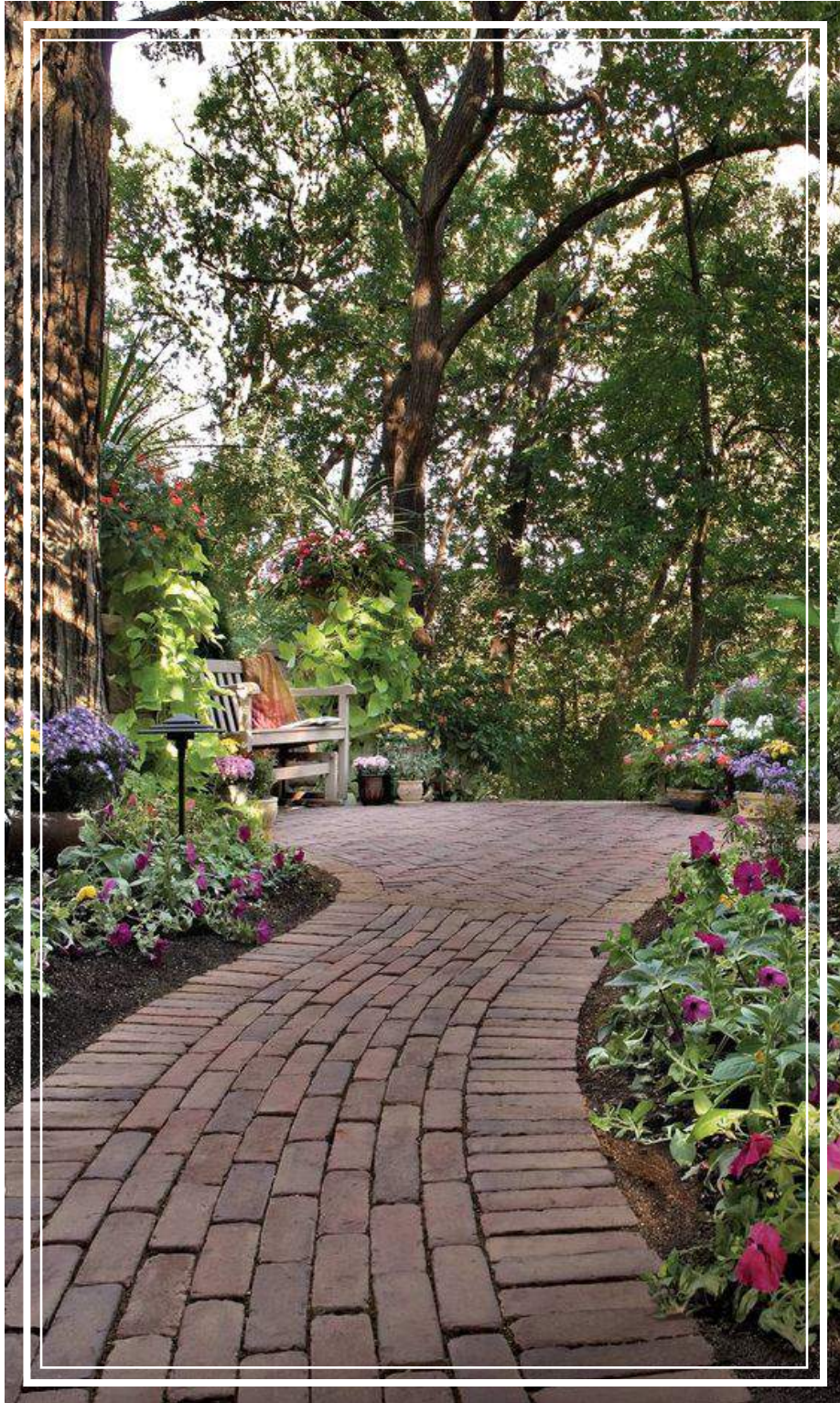
INTERIOR IMAGERY



INTERIOR IMAGERY



INTERIOR IMAGERY



LANDSCAPE IMAGERY