

For over 50 years, Callaway Gardens has provided a place of relaxation, inspiration, and a better understanding of the living world to generations of visitors. As an owner of property at Callaway Gardens you are now an even more important part of the 13,000 acres that make up Callaway Gardens, and a partner in the Callaway commitment to the stewardship of this land.

In planning this new development we spent several years working with our partner, Cousins Properties, as well as many of the country's finest planners, architects and environmental consultants to ensure that we create a community consistent with the mission of Callaway Gardens. We feel strongly that we have accomplished these goals through the planning process, and we are excited to move forward in the creation of this exciting next step in the history of Callaway Gardens.

As an owner within the community of Callaway Gardens you are an environmental leader. You are following in our footsteps by adopting the sustainable construction practices and techniques that have been our guide through our planning process. By owning an EarthCraft House™, you possess a home that will integrate man in nature to the benefit of both.

You are part of an innovative effort that creates and sets measurable objectives with regard to the design and construction of a residential setting that will ultimately provide an example to improve and maintain environmental performance and move towards sustainability for generations to come.

Callaway Gardens is part of a larger overall program of conservation, environmental education and sustainability with a goal of minimizing the amount of natural resources consumed as stated in our Environmental Principles. As residents, you are in the unique position of being able not only to enjoy the beauty, inspiration, tranquility, quiet and knowledge of the wild preserved at Callaway Gardens, but to actively join with past and future generations in a commitment to one of the great natural environments of Georgia.

environmental principles

...to preserve for generations to come a natural area which will bring to all visitors much needed beauty, inspiration, tranquility, quiet and knowledge of the wild...

From Virginia Hand Callaway's will

The lands at Callaway Gardens have been nourished for over half a century from barren, eroded agricultural fields and managed forests into the diverse, beautiful combination of gardens, resort, preserve and community lands it represents today. An important step in the evolution of Callaway Gardens is to chart the future course of these lands and define the commitment of Callaway Gardens to meet its stewardship of these valuable natural resources. Callaway Gardens is committed to protecting its natural resources, to creating a healthy connection between people and the natural world, to not surpassing the carrying capacity of the land, and to assuring adequate water quality and water quantity through a watershed focus. Along with the land healing, restoration and stewardship taking place, Callaway Gardens is also committed to an overall program of conservation, environmental education, recycling and sustainability with a goal of minimizing the amount of natural resources consumed while providing the highest quality visitor experience in America.

Callaway Gardens, therefore, adopts the following policies for environmental leadership:

1. Incorporate environmental considerations into all business decisions, including land use planning and design activities.
 2. Maintain a focus on the watershed within which Callaway Gardens is located and ensure the protection of natural resources, native wildlife habitat, and water quality and quantity.
 3. Seek never to surpass the carrying capacity of the land and its natural resources.
 4. Reduce waste and other impacts, as well as encourage recycling and reuse of resources by all employees, visitors and guests.
 5. Set measurable objectives to improve and maintain environmental performance and move towards sustainability.
 6. Comply with all federal, state and local environmental laws, rules and regulations.
 7. Communicate Callaway Gardens' environmental stewardship commitment and successes to guests, employees, the community where Callaway Gardens operates, and the general public.
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As Adopted by the Ida Cason Callaway Foundation Board, August 27, 2004

environmental sustainability



If, after reading these Design Guidelines, you find you still have questions, you may contact one of the following:

As you begin the Design Review process, please consult these Callaway Gardens Design Guidelines for more detailed direction regarding the review and approval process.

A few words about our mission of Environmental Sustainability

Water Quality

The lakes at Callaway Gardens serve many functions including storm water management, recreation, fishing, a source for irrigation, wildlife habitat and aesthetic enjoyment. Both ground water and surface water are precious natural resources at Callaway Gardens and across Georgia. Water conservation and protecting water quality are essential. Good water conservation management in a residential context utilizes different techniques and philosophies to limit water consumption via irrigation. These will include limiting the conventional use of irrigation to the amenity areas, entrances, or special use areas such as erosion control systems. Homeowners are encouraged to consider the use of drought tolerant plants in conjunction with drip irrigation, and/or bubblers, and maintenance practices that conserve water and thus reduce the amount of water consumption.

Energy Conservation

Homeowners are encouraged to incorporate energy conservation in all their designs and maintenance. For instance, plant materials and garden structures should be selected and located to shade paving and the roofs, walls, and especially windows of a home. Additions or alterations to a house are to utilize the EarthCraft House™ guidelines applied by the homebuilder. And homeowners are encouraged to recycle home and yard waste appropriately.

As a resident, you have the unique opportunity to live in the balanced and sustainable natural habitat that Callaway Gardens has established through conservation and restoration. Each house and each neighborhood has been designed to contribute to sound environmental practices and the man-made landscape has been designed to protect soil and water resources. We hope that you will find beauty, relaxation, inspiration and a better understanding of the living world at Callaway Gardens. And we hope that you will continue to encourage, nourish, and respect the connection between man and nature that is part of the Callaway Gardens lifestyle.

Wind Power

Callaway Gardens is proud to have made a substantial investment in that future by supporting the generation of wind power in the United States by purchasing wind power credits. As a result we are off-setting 100% of Callaway Gardens' consumption of electricity.

Wind power-generated electricity is renewable, sustainable, and produces little to no environmental pollution. Wind is an abundant and clean source of energy that has no emissions directly related to electricity production; and it doesn't require fuel for continued operation. It is one the fastest growing and most practical renewable energies available. By supporting the generation of wind power in the U.S., we are:

Protecting Natural Resources

Reducing our Environmental Impact

Improving Health and Safety

Renewable Energy Credits (RECs) help create more clean power online. A REC is created every time a renewable energy facility adds one megawatt of electricity to the national electricity grid. To help decrease the impact of fossil fuel pollution, many states plus the District of Columbia now promote renewable energy development with Renewable Energy Credits. You can buy RECs for an individual or a household equal to your electricity usage. By purchasing RECs, it is guaranteed that the amount of your consumed electricity is then replaced on the national electricity grid by clean power, reducing our dependence on fossil fuels and making the energy mix cleaner. World Resources Institute, the Union of Concerned Scientists, and the Natural Resources Defense Council are some examples of other organizations supporting the use of RECs.

Learn more about how your purchase of Renewable Energy Credits and the power of wind and other renewable energy resources can help reduce the negative environmental impact of electricity use, here are some resources:

www.green-e.org

www.renewablechoice.com

Rain Gardens

Rain Gardens are an extremely important part of the overall storm water management system at Callaway Gardens. Rain Gardens are excavated areas in the ground that are used to improve water quality. They also function as natural areas with plantings that will attract birds and butterflies.

It is extremely important that the vegetation in and around these Rain Gardens not be disturbed. If your property borders a Rain Garden please leave the care and maintenance of this area to Callaway Gardens.

Plant Selection

Callaway Gardens is located in a region known for its unusual mix of mountain, piedmont, and coastal plain plant communities. Continuing to protect and restore the mix of ecosystems and adding appropriate new levels of diversity have been important elements in all Callaway Gardens projects. A desirable palette of native and ornamental plants has been selected to reduce the need for irrigation, create more diverse habitats, and enhance the native ecosystems.

Turf Grass

This is a conservation-based community. We encourage and invite our residents to rethink their assumptions about landscaping. One area of residential landscaping in which there is significant room for improvement with regard to our behavior, conservation, and the environment, relates to turf grass and the lawn. According to SafeLawns.org turf grass, like most landscaping, will grow fastest when provided with about an inch of water a week. SafeLawns.org estimates the amount of water contributed by rain is subtracted from that figure, and adjusting the amount for variations in humidity regionally, the average need is about 184 gallons of water per day per person (please visit <http://www.safelawns.org> for more information). That is a significant amount of water. We hope all residents will consider the ways in which they can personally lower that number.

Tree Protection

In general, homeowners are to protect and maintain the existing landscape on their homesites. Hundreds of new trees will be planted to enhance and restore the native landscape and to replace those removed during construction. Existing trees cannot be removed without prior approval from the Design Review Board, and if a tree is approved for removal, it must be replaced with an acceptable tree substitute taken from the Approved Plant List.

Lighting

Lighting is to be minimized to help preserve the "dark night sky" at Callaway Gardens, and used only to meet the requirements of safety and easy identification of entrances, driveways, and walkways. Limited outdoor lighting will minimize the disorientation experienced by nesting wildlife and maintain a pleasant nighttime environment for you and your neighbors.

Maintenance: Pesticides, Herbicides, and Fertilizers

Homeowners are encouraged to maintain their homes and landscapes using an integrated pest management (IPM) approach. IPM focuses on using the least toxic remedy for treating a problem or pest first, and progressing to a more toxic control technique, only if additional control is required. For more information on this topic, please refer to the U.S. Environmental Protection Agency's publications entitled "A Citizen's Guide to Pest Control and Pesticide Safety" available at: www.epa.gov/OPPTpubs/Cit_Guide/.