

The Bluffs at Darien

SUPPLEMENTAL PUD INFORMATION ADDENDUM

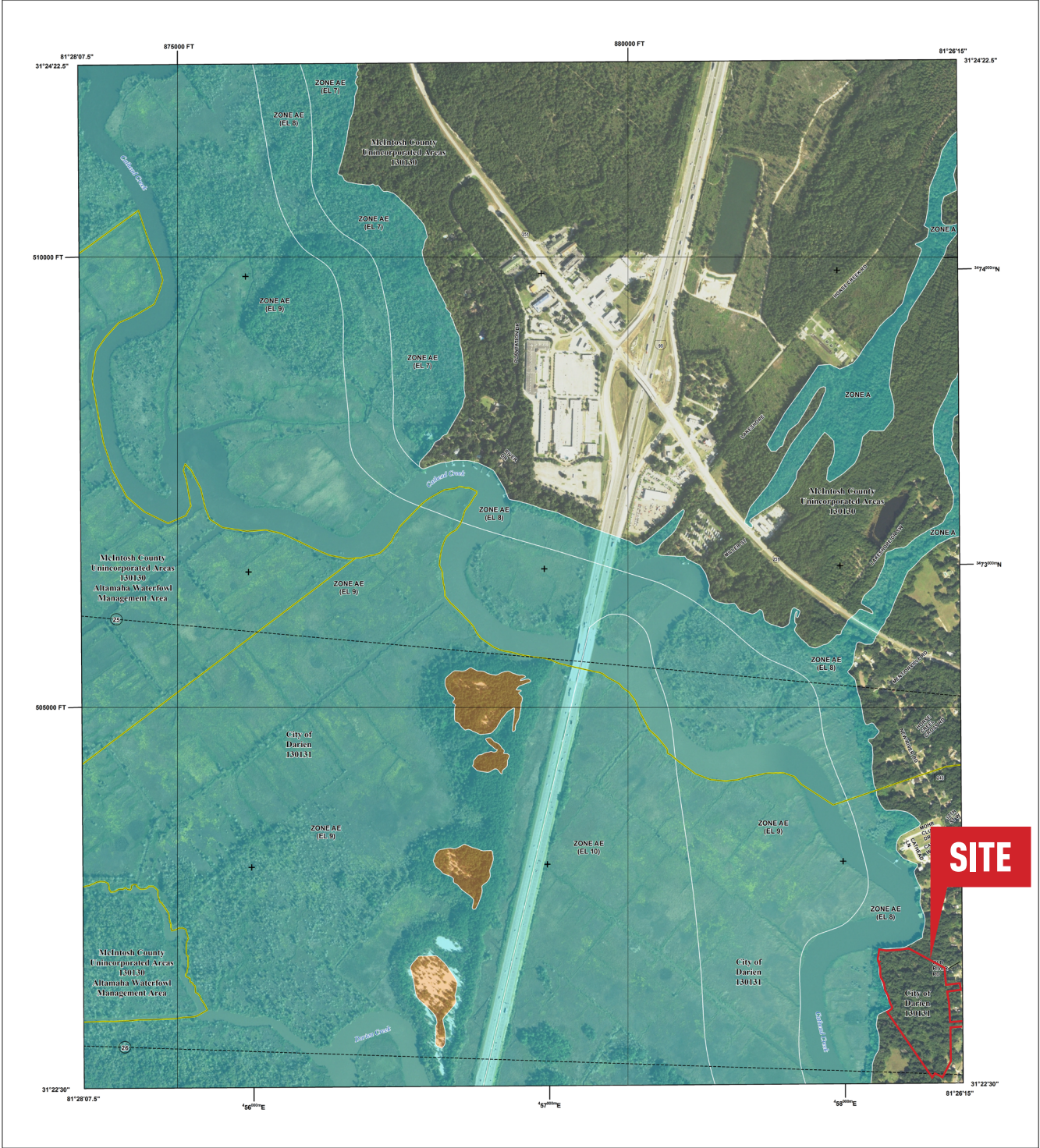
03/05/25

PORCH & SIDEWALK DIAGRAM



SAMPLE ELEVATIONS





FLOOD HAZARD INFORMATION

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE)
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
OTHER AREAS OF FLOOD HAZARD		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes, Zone X
OTHER AREAS OF FLOOD HAZARD		Area with Flood Risk due to Levee Zone D
		Area of Minimal Flood Hazard Zone X
OTHER AREAS OF FLOOD HAZARD		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
GENERAL STRUCTURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
GENERAL STRUCTURES		Coastal Transect
		Coastal Transect Baseline
GENERAL STRUCTURES		Profile Baseline
		Hydrographic Feature
GENERAL STRUCTURES		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary

NOTES TO USERS

For information and questions about this map, available products associated with the FIRM including historic versions of the FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information Exchange at 1-877-FEMA-4AMP (1-877-362-6277) or visit the FEMA Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information Exchange.

Communities averaging land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Map Service Center at the number listed above.

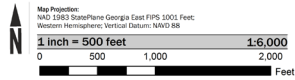
For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-658-6623.

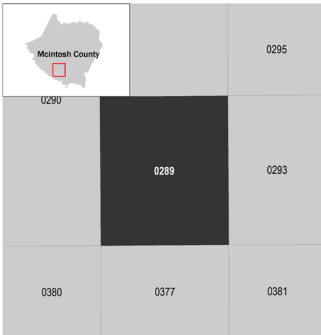
Base map information shown on this FIRM was derived from digital orthophotography provided by the NAIP. This imagery was flown in 2015 and was produced at 1 meter resolution.



SCALE



PANEL LOCATOR



*PANEL NOT PRINTED



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

MCINTOSH COUNTY, GEORGIA
and Incorporated Areas

PANEL 289 of 420

COMMUNITY	NUMBER	PANEL	SUFFIX
DARIN, CITY OF	130131	0289	E
MCINTOSH COUNTY	130130	0289	E

VERSION NUMBER
2.3.2.1
MAP NUMBER
1319100289E
MAP REVISED
AUGUST 2, 2018

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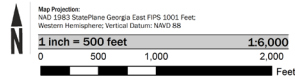
Base map information shown on this FIRM was derived from digital orthophotography provided by the NAIP. This imagery was flown in 2015 and was produced at 1 meter resolution.

LIMIT OF MODERATE WAVE ACTION: Zone AE has been divided by a Limit of Moderate Wave Action (LMWA). The LMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave heights between the Zone VE and the LMWA or between the LMWA and the LMWA for areas where Zone VE is not identified will be similar to, but less severe than, those in the Zone VE.

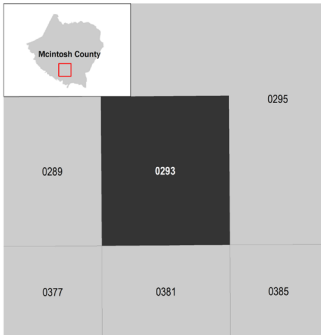
Limit of Moderate Wave Action (LMWA)



SCALE



PANEL LOCATOR



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National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

MCINTOSH COUNTY, GEORGIA
and Incorporated Areas

PANEL 293 of 420

COMMUNITY	NUMBER	PANEL	SUFFIX
DARIN, CITY OF	130131	0293	E
MCINTOSH COUNTY	130130	0293	E

VERSION NUMBER
2.3.2.1
MAP NUMBER
1319100293E
MAP REVISED
AUGUST 2, 2018

WETLANDS



Wetlands



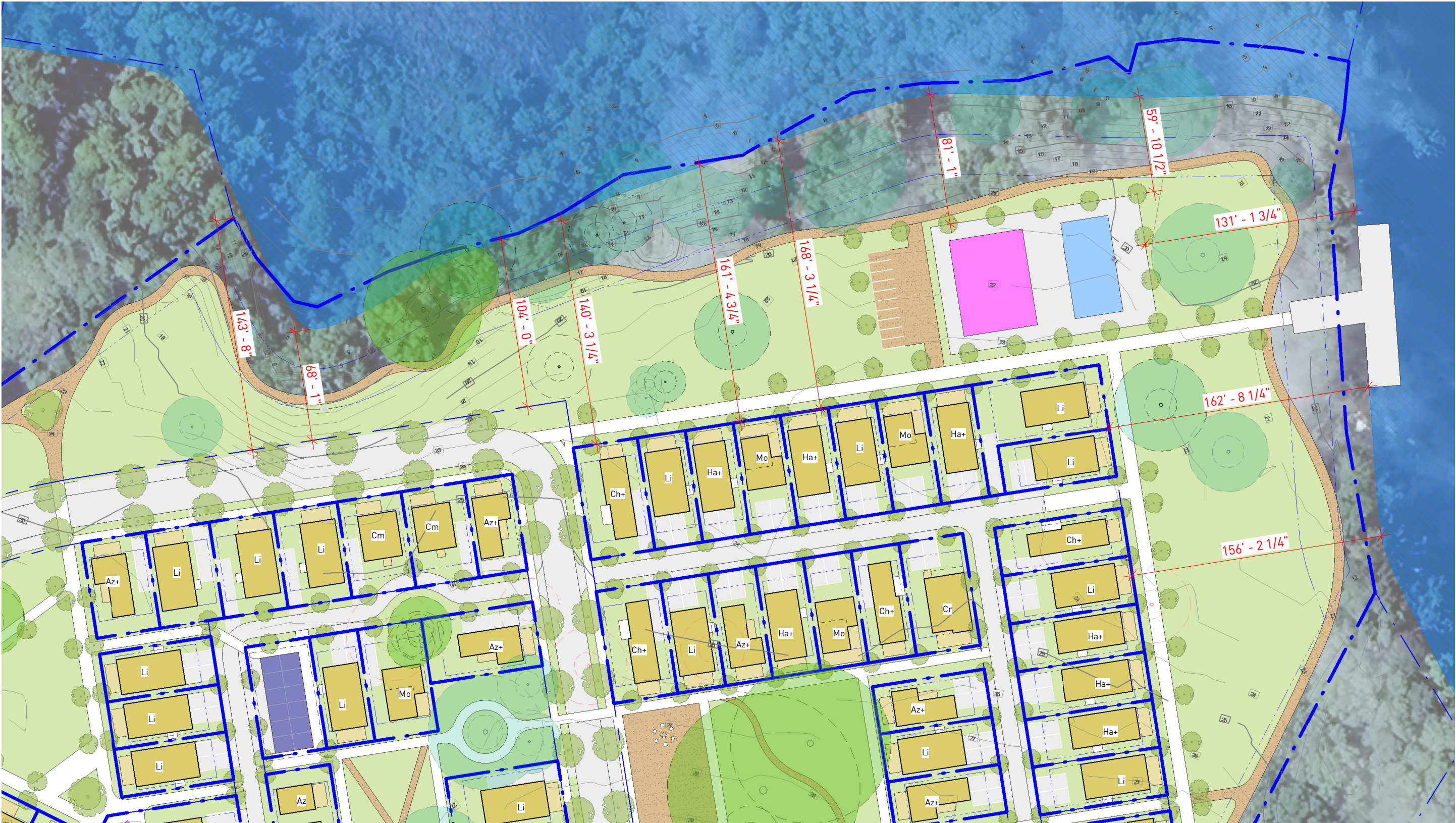
March 5, 2025

Wetlands

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

WETLAND BUILDING SETBACKS



Parcel Line Table			
Line #	Length	Direction	
L1	30.36	S30° 52' 59"W	
L2	24.49	S32° 12' 03"W	
L3	27.84	N60° 44' 20"E	
L4	35.74	N49° 25' 40"E	
L5	14.94	N13° 12' 22"E	
L6	49.19	N26° 30' 37"W	
L7	32.85	N19° 16' 43"W	
L8	51.57	N14° 21' 22"W	
L9	30.09	N25° 10' 16"W	
L10	8.08	N32° 01' 19"W	
L11	36.01	N32° 01' 19"W	
L12	43.51	N7° 52' 11"W	

Parcel Line Table			
Line #	Length	Direction	
L13	60.15	N1° 46' 41"W	
L14	57.32	N14° 42' 46"W	
L15	16.35	N37° 53' 10"E	
L16	18.35	N74° 38' 53"W	
L17	27.01	N7° 05' 58"W	
L18	63.52	N5° 21' 54"E	
L19	41.50	N10° 57' 01"E	
L20	31.91	S84° 29' 46"E	
L21	50.02	S79° 47' 15"E	
L22	50.01	N85° 59' 51"E	
L23	49.94	N86° 05' 34"E	
L24	50.04	N85° 56' 58"E	

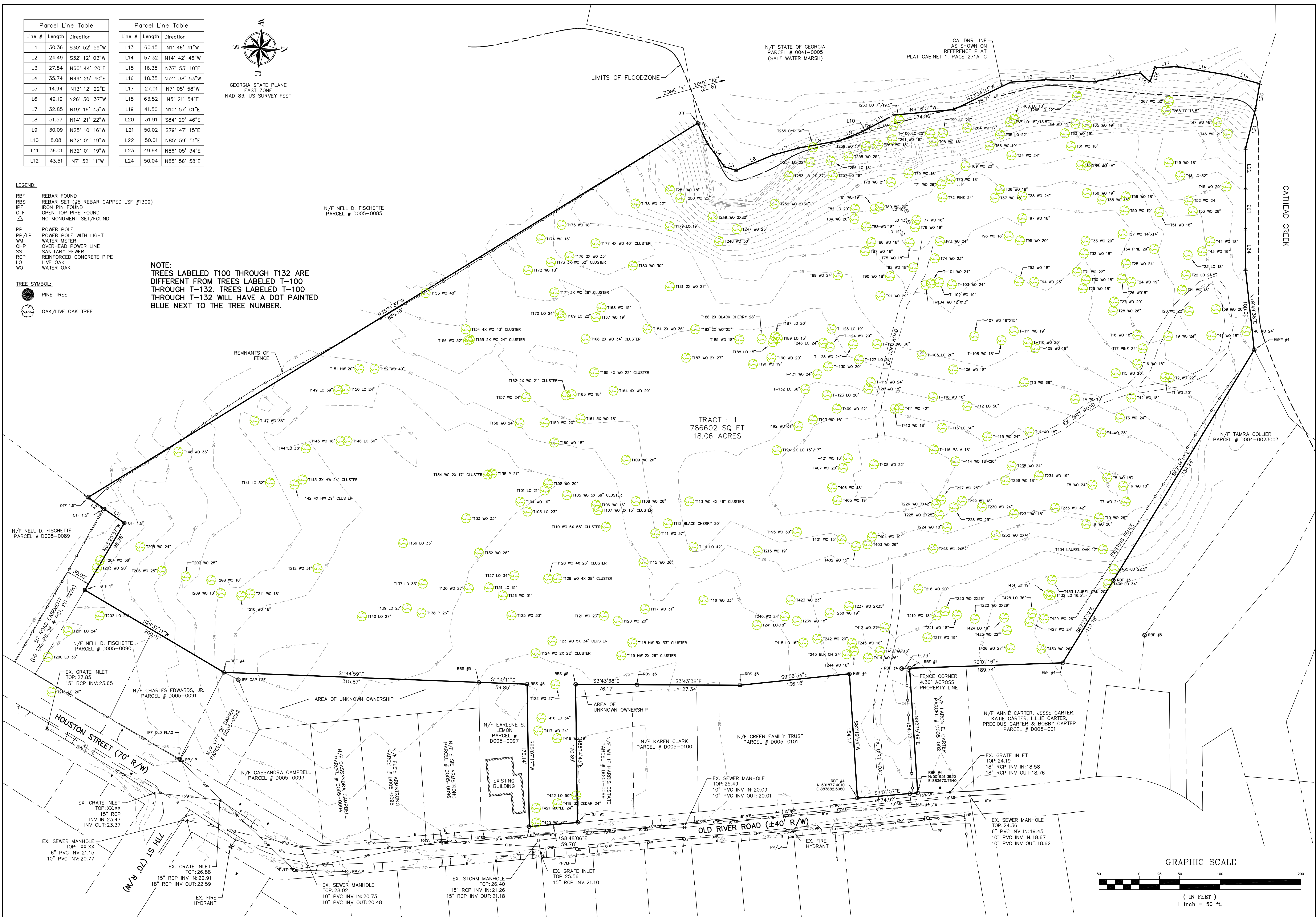


LEGEND:
RBF REBAR FOUND
RBS REBAR SET (#5 REBAR CAPPED LSF #1309)
IPF IRON PIN FOUND
OTF OPEN TOP PIPE FOUND
△ NO MONUMENT SET/FOUND
PP POWER POLE
PP/LP POWER POLE WITH LIGHT
WM WATER METER
OHP OVERHEAD POWER LINE
SS SANITARY SEWER
RCP REINFORCED CONCRETE PIPE
LO LIVE OAK
WO WATER OAK

TREE SYMBOL:
PINE TREE
OAK/LIVE OAK TREE

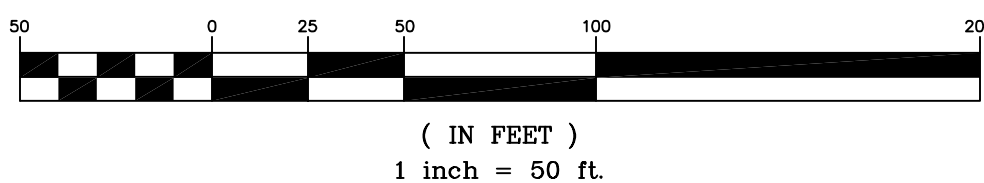
NOTE:
TREES LABELED T100 THROUGH T132 ARE DIFFERENT FROM TREES LABELED T-100 THROUGH T-132. TREES LABELED T-100 THROUGH T-132 WILL HAVE A DOT PAINTED BLUE NEXT TO THE TREE NUMBER.

N/F NELL D. FISCHETTE
PARCEL # D005-0085



TRACT : 1
786602 SQ FT
18.06 ACRES

GRAPHIC SCALE



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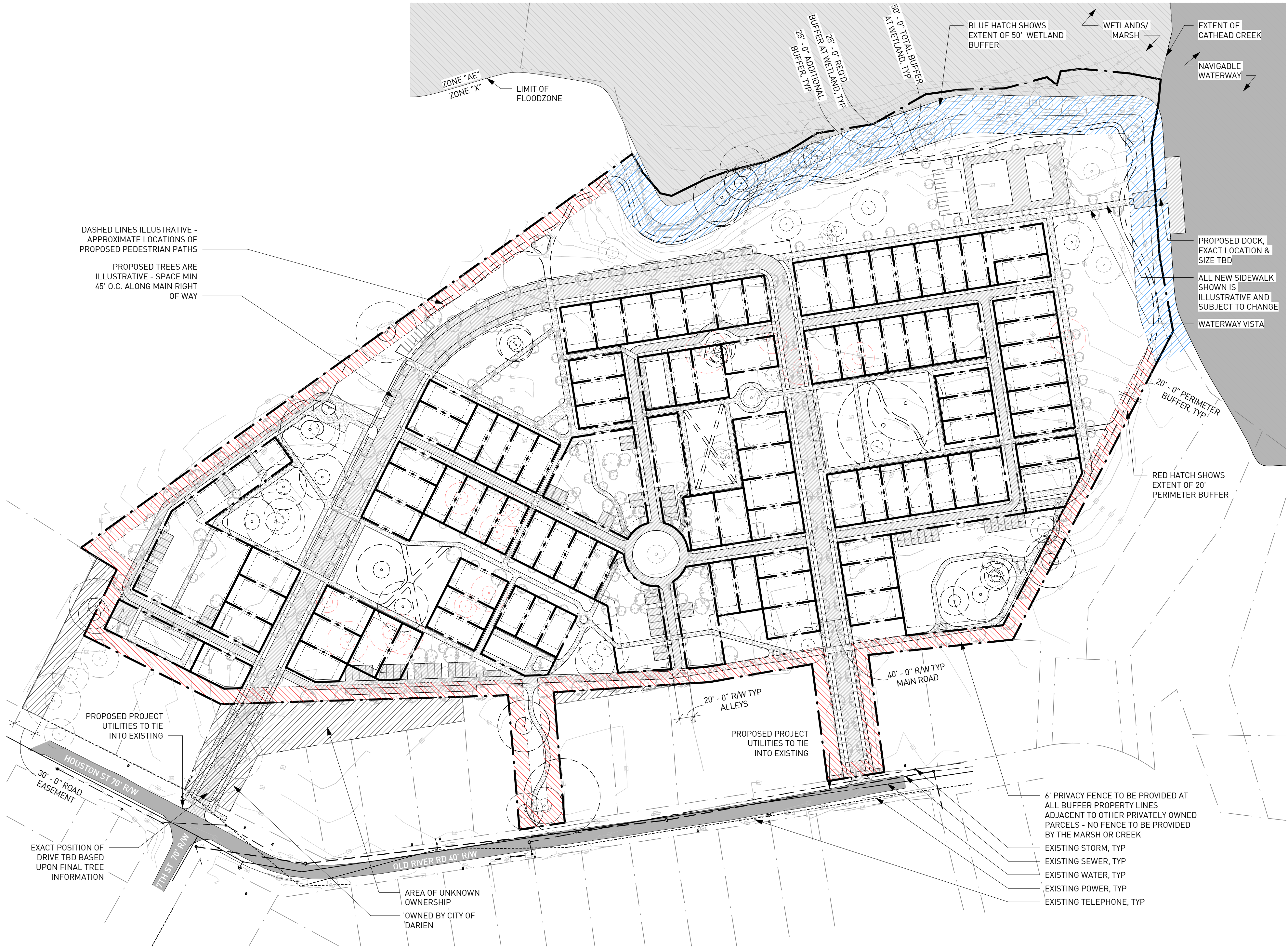
TREE SURVEY
FOR
ATLAS BUILDING SYSTEM
PARCEL NO. D0053-0023
1771st. G.M. DISTRICT, CITY OF DARIEN, MCINTOSH COUNTY, GEORGIA

SHEET NAME:
TREE SURVEY

REVISIONS:
1. 10/18/2024
2. 10/21/2024
3. 10/29/2024
4.
5.
6.
7.
8.
9.
10

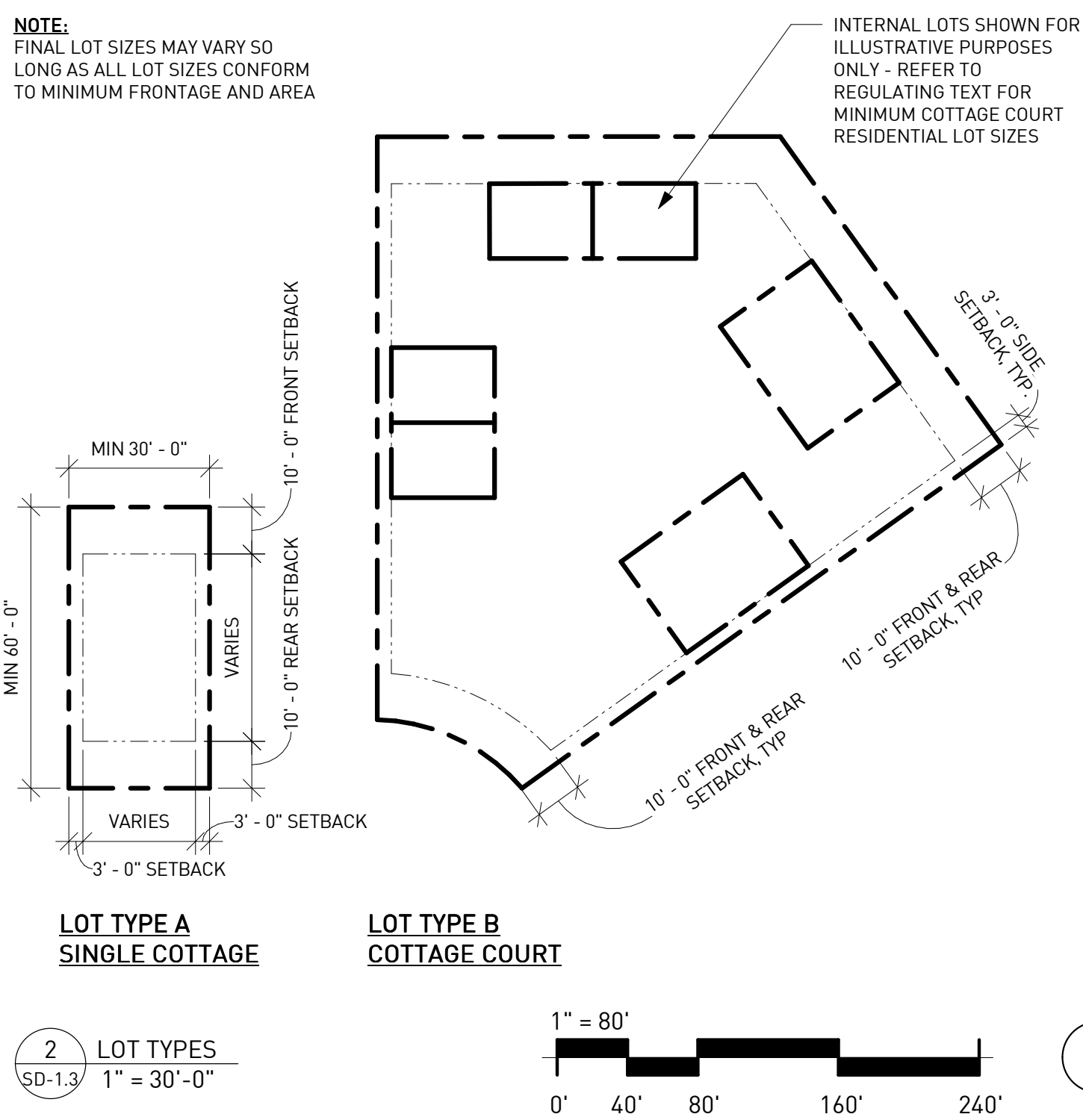
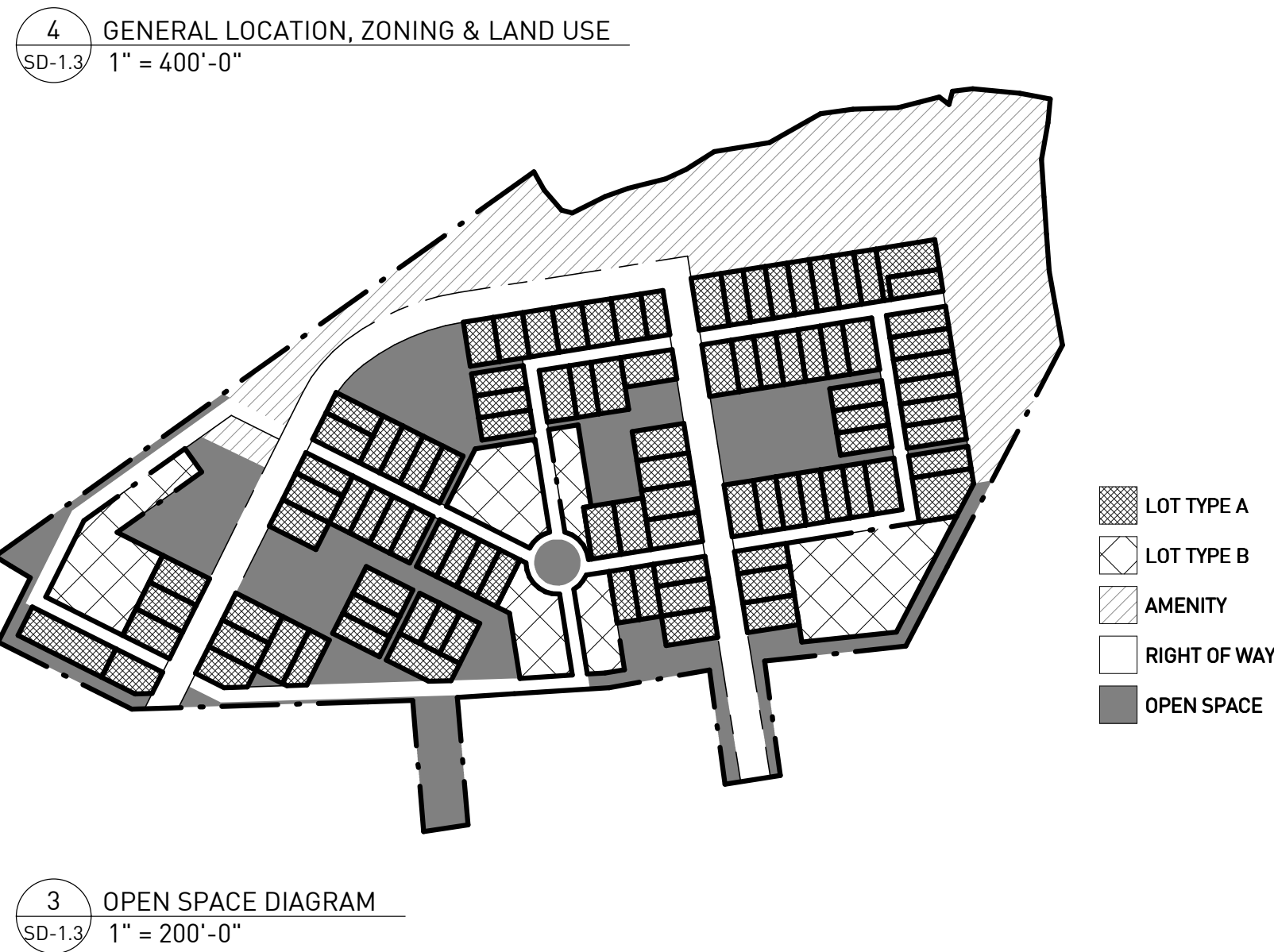
DATE: 10/16/2024
DRAWN BY: JCR
CHECKED BY: TRL
PROJECT #: 2024-131

SHEET NUMBER:
1 of 1



1 REGULATING SITE PLAN
SD-1.3 1" = 80'-0"

REGULATING PLAN INFORMATION							
USES		LOT AREAS (CONT.)		BUFFERS		LEGAL DESCRIPTION	
PERMITTED USES:		MAX RESIDENTIAL SF: 234,000 SF		PROPERTY PERIMETER: 20'		EXHIBIT "A"	
SINGLE-FAMILY & TWO-FAMILY DWELLINGS, ATTACHED SINGLE-FAMILY, PIERS & BOAT DOCKING FACILITIES		MAX UNCONDITIONED AMENITY/STORAGE SF: 2,000 SF PER BUILDING		MARSHLAND REQ'D: 25' (50' ENCOURAGED)			
		MAX CONDITIONED AMENITY SF: 8,000 SF PER BUILDING		MARSHLAND BUFFER PROVIDED: 50'			
		MAX TOTAL STORAGE SF: 14,000 SF					
LOT AREAS				PARKING			All of that certain lot, tract or parcel of land situate, lying and being in the City of Darien, County of McIntosh, State of Georgia, known and designated as 18.072 acres located in the 1771st G.M. District as shown on that plat of survey prepared by Martin Surveying & Mapping for Georgia Tidewater Development Company, L.L.C, dated October 4, 2006, and certified by Glen Martin, Georgia Registered Land Surveyor No. 2919. Said plat is recorded in Plat Cabinet 1, Slide 270-M, of the records of the Clerk of Superior Court of McIntosh County, Georgia. Said plat is hereby incorporated by reference for a more particular determination of the metes, bounds, and dimensions of said property.
GROSS ACRES: 786,600 SF APPROX. (18.1 ACRES)		MAX LOT COVERAGE: 40% IMPERVIOUS SURFACE		PARKING REQ'D: SINGLE-FAMILY DWELLING 2 SPACES/UNIT			
NET ACRES: 777,720 SF (17.9 ACRES)				MULTI & TWO-FAMILY DWELLING 1.5 SPACES/UNIT			
				PARKING PROVIDED: PER UNIT 1 DEDICATED SPACE/UNIT MIN			
MAX DENSITY: 10 UNITS/ACRE		OPEN SPACE REQ'D: 20% MIN.		TOTAL QUANTITY 2 SPACES/UNIT MIN			
PROPOSED DENSITY: 8 UNITS/ACRE MAX.		OPEN SPACE PROPOSED: +/- 40%					
PROPOSED UNIT QUANTITY: 142 UNITS MAX. (129 UNITS SHOWN)		COMMON AMENITY REQ'D: 10% MIN.					
BUILDING SEPARATION: 6' MIN		COMMON AMENITY PROPOSED: +/- 20%					
				GOLF CART PARKING: +/- 20			
MIN LOT TYPE A SIZE (SF): 1,800 SF		SETBACKS		DEDICATED DRIVEWAY PARKING: +/-170			
MIN LOT TYPE A FRONTAGE: 30'		RES FRONT & REAR YARDS: 10'*		DEDICATED COURT PARKING: +/-70			
MAX BUILDING HEIGHT: 35'		RES SIDE YARDS: 3'		SHARED ON-STREET PARKING: +/-25			
		NON-RES: 0'					
		*PORCHES & STOOPS MAY ENCR OACH INTO FRONT & REAR YARD SETBACKS UP TO 8'					



Mark	Date	Description
	12/13/24	PUD REGULATING PLAN
	03/05/25	REVISION
Project ID		2464
Drawn By		KR
Checked By		EW
Sheet Title		

DISCUSSION ITEMS FOR CHANGES TO PROPOSED MASTER PLAN/TEXT

- Add additional golf cart parking space for every x number of units
 - Min of 18 golf cart spaces provided in the development.
- Utilize pervious paver roads and not coarse aggregate. The pavers would help with water quality and porosity.
 - We anticipate some use of pervious pavers along with on street parking to be crushed aggregate or shell to increase pervious surfaces. This will be tied to the stormwater plan.
- Architectural renderings need to be presented as required per ordinance
 - Rendering presented at the first P&Z presentation showing cottage styled homes. Please review previous submission documents.
- Set a minimum roof pitch (maybe 7/12)
 - Yes.
- List a roofing material requirement
 - All roofing will meet the insurance industry's Fortified Home standards. These will either be metal roofs or enhanced and industry approved asphalt shingle install.
- Include a siding material requirement
 - No vinyl or simulated wood grain siding permitted.
- List a Minimum above grade elevation to prevent flooding with pooled water (12" or greater maybe).
 - Minimum height of finished floor to be at least 12" above adjacent grade for all residences.
- Landscaping density measurement, how much grass vs how much bedded landscaping per lot (Plan indicates very little grass)
 - This will be provided as part of the final SUP submission.
- Include a finish matched exterior storage space be included on/at each unit in the text.
 - No, there will be optional onsite storage buildings offerings; they will use same exterior cladding as the houses.
- Include the linear length of street yards and the amount/species of vegetation that will be installed along side per the tree code.
 - Street trees will be provided in keeping with the plans provided.
- Include a percentage of native plantings within the text
 - At least 50% of all plantings will be a combination of native, adaptable, and/or resilient.
- Require a letter from DNR/ACE on feasibility of living shoreline and dock permitting
 - Living shoreline will be provided if approvals are obtained. Engagement with these agencies will begin prior to final SUP approval.
- Require street light shades in text
 - Street lighting will be provided throughout the public right of ways of the development. Pedestrian scale lighting with appropriate cutoffs will minimize light pollution.
- Include a rental limit
 - Yes, there will be a prohibition on short term rentals, and some thoughtful accommodation for some longer term rentals, still TBD.
- Area and specification of green infrastructure outlined
 - This will be provided as part of the final SUP submission.
- Explicit plan with contact information of all parties involved in archeological plan
 - This will be provided as part of the final SUP submission.
- Since the tree survey has been conducted, require the tree permit be included with masterplan with number of new trees, removed trees, and preserved trees.
 - This will be provided as part of the final SUP submission.
- Are there going to be any hard surfaces for bikes to be able to traverse on?
 - All streets and drives will be slow streets, and planned for bicycle safety.
- Does a hard sidewalk touch all parcels?
 - Sidewalk diagram provided; a majority of the sidewalks to be soft surface.
- Is 129 Units a good density
 - 129 units is a balanced density that maximizes open space and tree save. It is also far less than the number of units in the previous approval.
- Are 2 story homes really a good fit for an older demographic that is being marketed to?
 - The vast majority of homes include a primary bedroom suite on the ground floor.