

SITE INFORMATION TABLE

SAVANNAH HARBOR ASSOCIATES, LLC
 400 GALLERIA PARKWAY, SE SUITE 1900
 ATLANTA, GA 30339

EXISTING PARCEL ACREAGE: 27.41 AC.
 PARCEL IDENTIFICATION NUMBER: 2-0436-01-009

CURRENT ZONING DISTRICT - PUD-B-W-70
 PROPOSED ZONING DISTRICT - SAVANNAH HARBOR PARCEL 5 - PUD
PROPOSED LAND USE - MIXED USE

100 YEAR FLOOD - ZONE AE(12)
 FEMA PANEL: 13051C0154F

PROPOSED UTILITIES
 WATER & SEWER - PROVIDED BY CITY OF SAVANNAH

STORM DRAINAGE - PROPOSED DEVELOPMENT TO MEET STORMWATER MANAGEMENT CRITERIA REQUIRED BY CITY OF SAVANNAH STORMWATER MANAGEMENT ORDINANCE. PROJECT WILL DIRECT DISCHARGE TO THE SAVANNAH RIVER. NEITHER PRE VS. POST DISCHARGE REQUIREMENT NOR FLOODPLAIN MITIGATION ARE REQUIRED DUE TO THE ABILITY TO DIRECT DISCHARGE TO THE SAVANNAH RIVER.

GREEN INFRASTRUCTURE/ LOW IMPACT DEVELOPMENT PRACTICES WILL BE USED TO THE MAXIMUM EXTENT PRACTICAL DURING THE CREATION OF THE STORMWATER MANAGEMENT PLAN.

GREENSPACE REQUIREMENTS, TREE QUALITY POINTS, LANDSCAPE QUALITY POINTS, AND TREE MITIGATION REQUIREMENTS TO BE SATISFIED WITH THE SUBMITTAL OF THE SPECIFIC DEVELOPMENT PLAN.

MAXIMUM BUILDING HEIGHT - BY BLOCK AS SHOWN
PROPOSED BUILDING SETBACKS - SEE PUD TEXT

PROPOSED BUFFERS - NONE
 ADEQUATE HORIZONTAL AND VERTICAL SIGHT DISTANCE WILL EXIST.

ADOPTED BY COUNCIL ON: ???, 2019
 T&H JOB #: 24806.0000



LOCATION MAP
 (NOT TO SCALE)

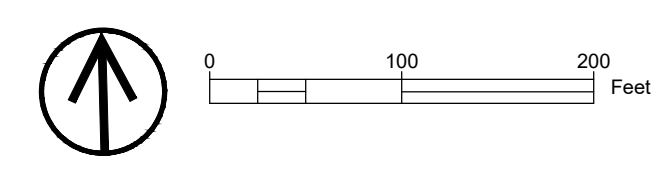
SITE KEY / ACREAGE SUMMARY

BLOCK IDENTIFICATION	ACRES/ *DENSITY	SYMBOL
BLOCKS	±15.7 @ 60 D.U PER ACRE	□
TOTAL	±15.7 (940 TOTAL UNITS)	
***PUBLIC USE / OPEN SPACE AREAS		
■ PARKS / OPEN SPACE**	±6.0	■
■ PUBLIC STREET NETWORK	±4.0	■
■ MARINA ESPLANADE	±1.0	■
■ PORTION OF SLIP 1	±0.7	■
TOTAL	±11.7	
TOTAL	±27.4	
PUBLIC VEHICULAR CIRCULATION		→
PRIVATE VEHICULAR AND PEDESTRIAN CIRCULATION		→

* TOTAL DENSITY IS BASED ON THE GROSS ACREAGE OF ALL BLOCKS SHOWN. INDIVIDUAL BLOCKS MAY EXCEED THE DENSITY AS LONG AS THE OVERALL DENSITY AND UNIT COUNT FOR THE ENTIRE PUD IS NOT EXCEEDED.

** ±6.0 IS ±22% AS SHOWN, HOWEVER; THE PUD MINIMUM IS 20% OPEN SPACE. THEREFORE; THIS AREA MAY BE ALTERED IN THE FUTURE WITHOUT REQUIRING A MASTER PLAN AMENDMENT AS LONG AS THE CONNECTIVITY IS PRESERVED AND A MINIMUM OF 20% IS PROVIDED.

*** FINAL ALIGNMENTS, RIGHT OF WAY WIDTHS AND BLOCK BOUNDARIES MAY VARY FROM THAT SHOWN AND ADDITIONAL STREETS MAY BE ADDED WITHOUT REQUIRING A MASTER PLAN AMENDMENT. ACREAGES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGED DURING THE DESIGN PROCESS.



PREPARED FOR:
 SAVANNAH HARBOR PARTNERS, LLC.

PUD MASTER PLAN
PARCEL 5 HUTCHINSON ISLAND

SAVANNAH, GEORGIA
 FEBRUARY 2019

MASTER PLAN MODIFICATIONS

#	DATE	DESCRIPTION	MAJOR OR MINOR

THOMAS & HUTTON
 50 PARK OF COMMERCE WAY
 SAVANNAH, GA 31405 • 912.234.5300
 www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
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PERKINS+WILL