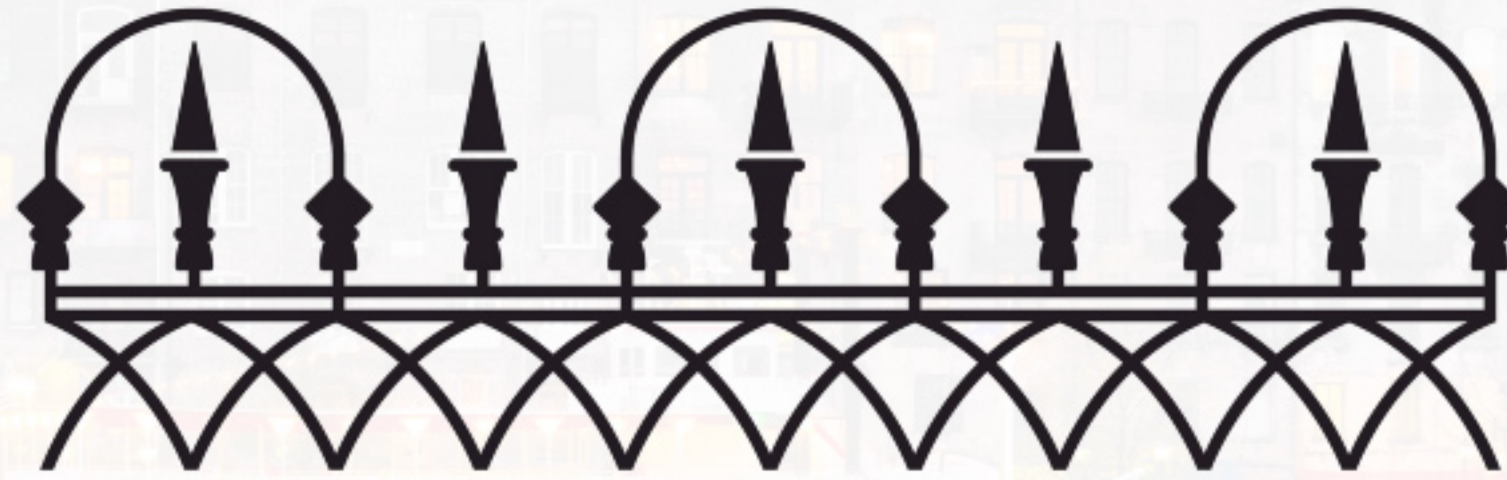




UPPER EAST RIVER

## **Patrick Malloy Communities,**

in its continued efforts to create the next great residential community for Savannah, presents the following request to amend the existing Savannah River Landing PUD

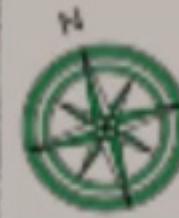


U P P E R E A S T R I V E R

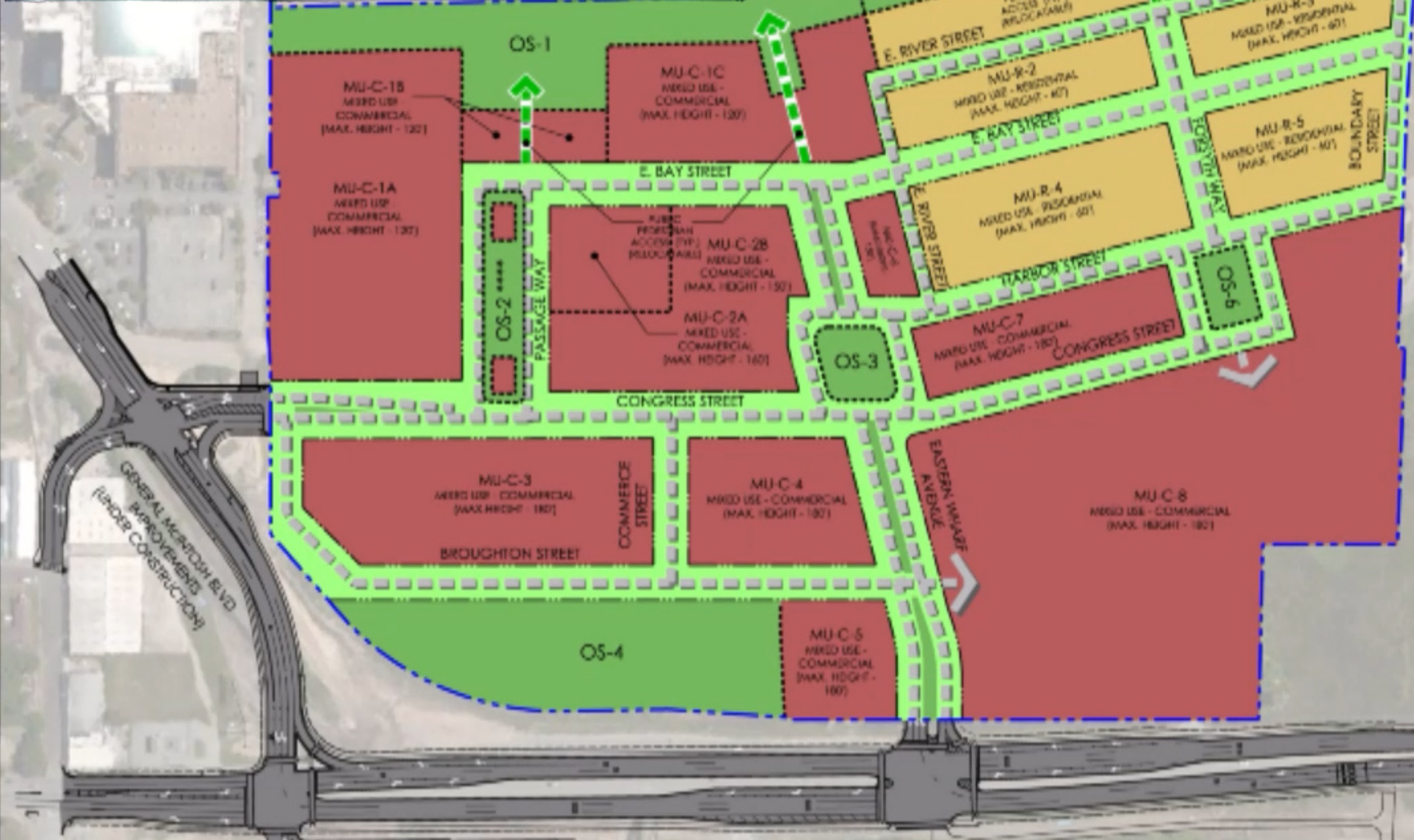
MASTER PLAN MODIFICATIONS

#	DATE	DESCRIPTION	MAJOR OR MINOR
1	12/15/17	REVISIONS TO THE CONFIGURATION OF OS-2 AND OS-4	MINOR
2	5/15/18	SPLIT MU-C-3 INTO A AND B, REVISED HEIGHT OF A TO 140, AND ADDED STREET NAMES	MINOR

SAVANNAH RIVER



**SAVANNAH RIVER  
LANDING PUD**  
MASTER PLAN  
CITY OF SAVANNAH, GEORGIA  
PREPARED FOR:  
SAVANNAH RIVER LANDING  
LAND JV LLC  
ADOPTED BY COUNCIL ON: APRIL 27, 2017  
T&H JOB #: 26193.0000



**LEGEND/ SUMMARY**

BLOCK IDENTIFICATION SYMBOL	DENSITY*
OVERALL PUD BOUNDARY	± 56.0 AC.
(OS) - OPEN SPACE	N/A
(MU-C) - MIXED USE - COMMERCIAL	100 D.U. / AC.
(MU-R) - MIXED USE - RESIDENTIAL	50 D.U. / AC.
**PROPOSED PUBLIC STREET NETWORK	
PUBLIC PEDESTRIAN ACCESS(ES)	

\*DENSITY IS BASED ON THE GROSS ACREAGE OF THE DEVELOPMENT TRACT OR BLOCK (TO INCLUDE THE AREA OF ANY STREETS, ROADS OR OTHER CAR AREAS THAT ARE BEING CONSTRUCTED AS PART OF ANY PARTICULAR PHASE OR PROJECT)

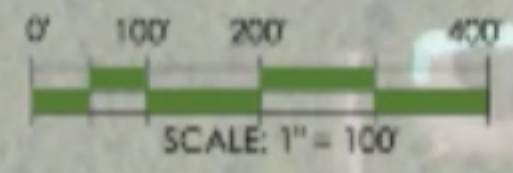
\*\*FINAL ALIGNMENTS AND RIGHT OF WAY WIDTHS MAY VARY FROM THAT SHOWN AND ADDITIONAL STREETS MAY BE ADDED WITHOUT REQUIRING A MASTER PLAN AMENDMENT. SEE DEVELOPMENT AGREEMENT FOR REQUIRED STREET SECTIONS.

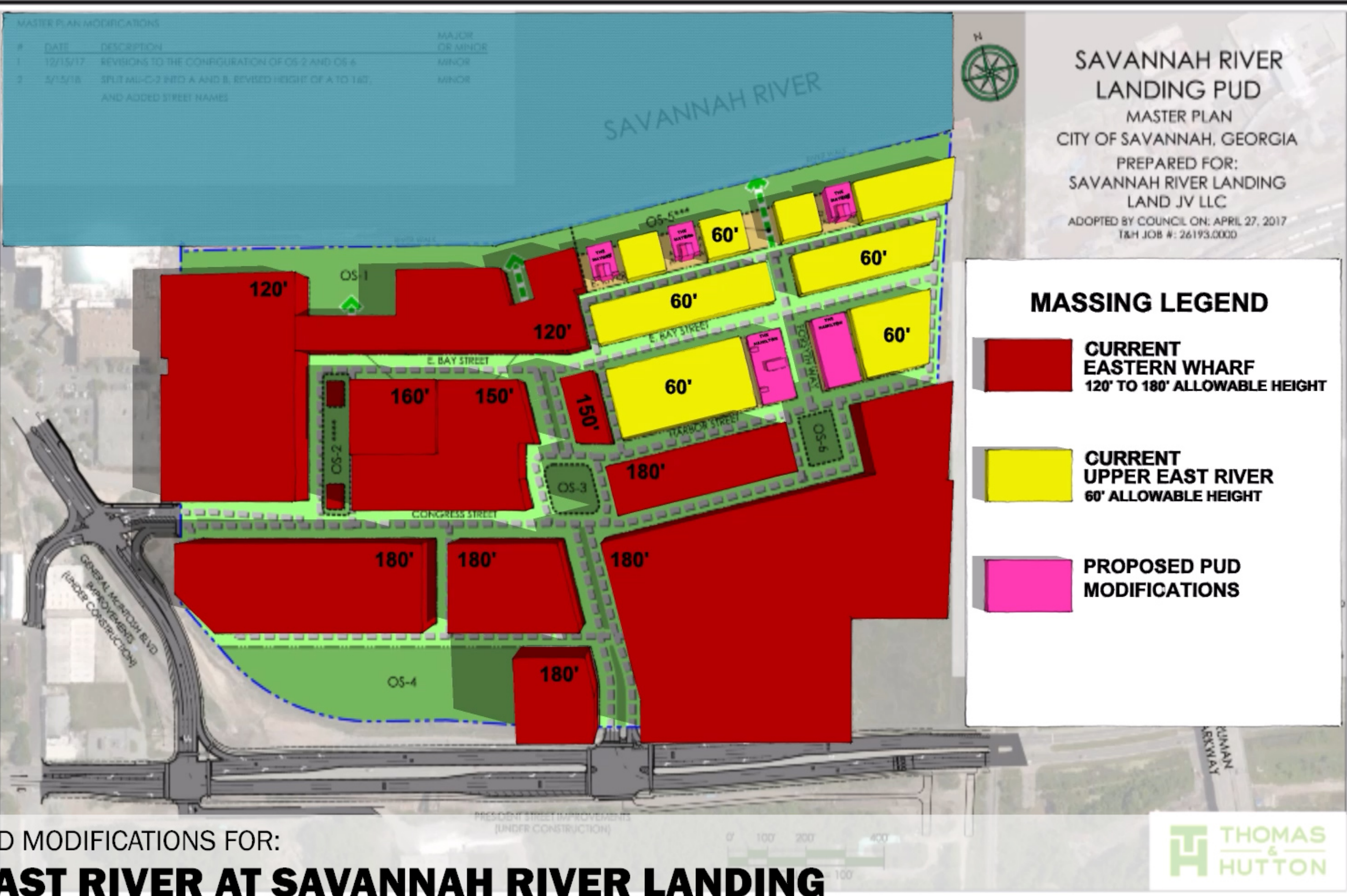
\*\*\* OS IS OPEN SPACE REPRESENTS THE NO BUILD AREA WITHIN THE RIVERFRONT RESIDENTIAL LOTS. THESE LOTS SHALL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT PUBLICLY ACCESSIBLE.

\*\*\*\* THE LOCATIONS OF THE RETAIL LOTS IDENTIFIED IN OS-2 CAN BE MOVED AROUND THE OS AREA, BUT WILL NOT RESULT IN MORE THAN 5,000 TOTAL SQUARE FOOTAGE OF RETAIL WITHIN THE OS AREA.

GENERAL HIGHWAY IMPROVEMENTS (UNDER CONSTRUCTION)

PRESIDENT STREET IMPROVEMENTS (UNDER CONSTRUCTION)





PROPOSED PUD MODIFICATIONS FOR:  
**UPPER EAST RIVER AT SAVANNAH RIVER LANDING**





**CURRENT EASTERN WHARF**

60' to 120' ABOVE the Upper East River Community

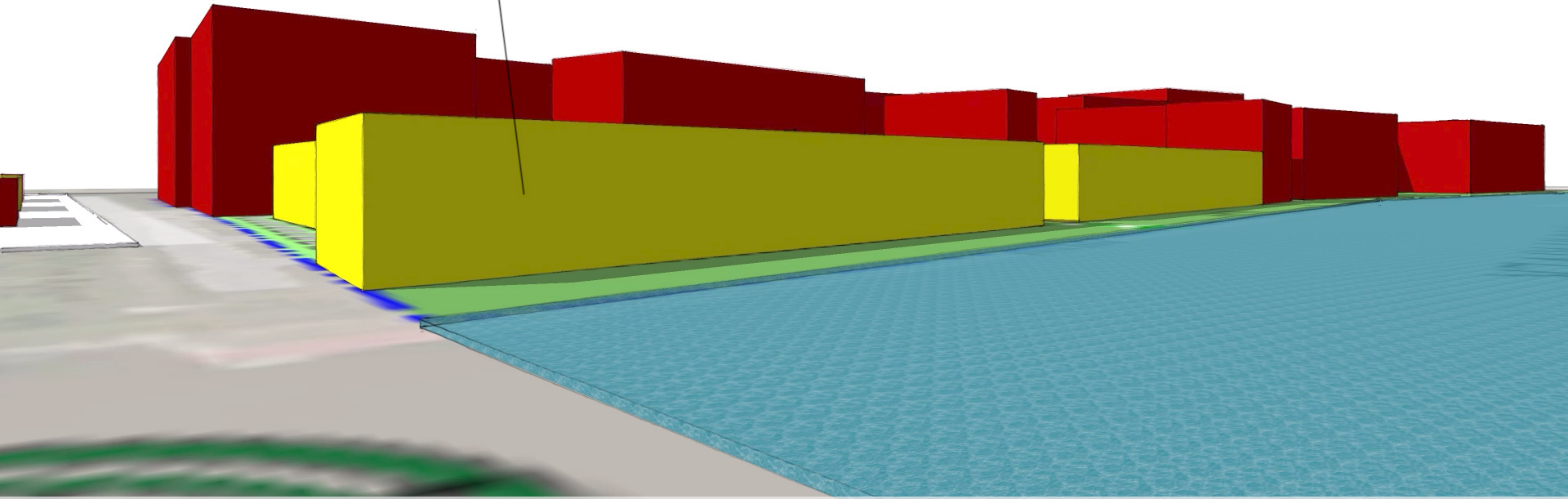
**PROPOSED PUD HEIGHT MODIFICATIONS**

The proposed height modifications will help transition the massing and scale between Eastern Wharf and the Upper East River Community

PROPOSED PUD MODIFICATIONS FOR:

**UPPER EAST RIVER AT SAVANNAH RIVER LANDING**

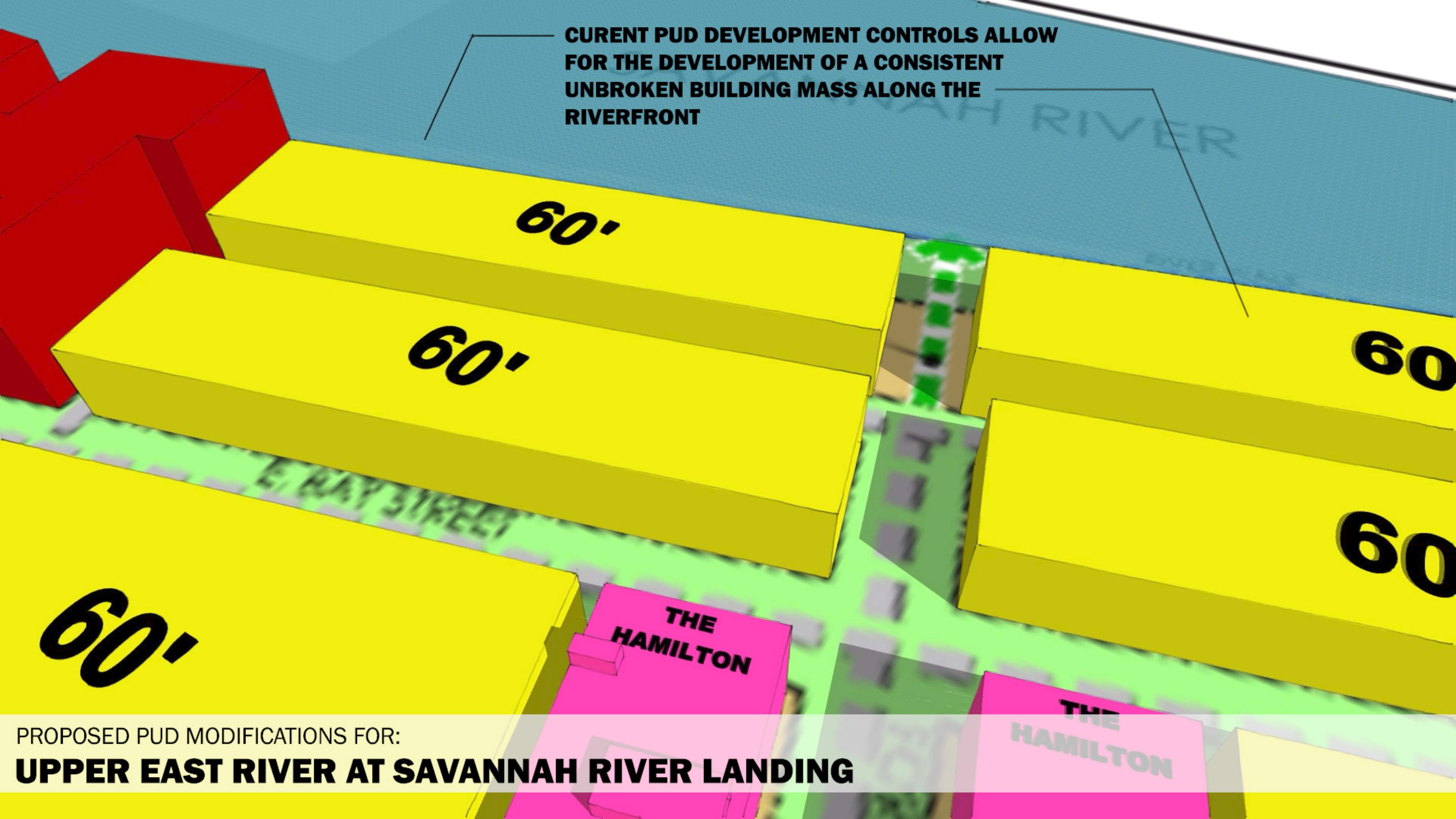
**CURRENT PUD DEVELOPMENT CONTROLS ALLOW  
FOR THE DEVELOPMENT OF A CONSISTENT  
UNBROKEN BUILDING MASS ALONG THE  
RIVERFRONT**



PROPOSED PUD MODIFICATIONS FOR:

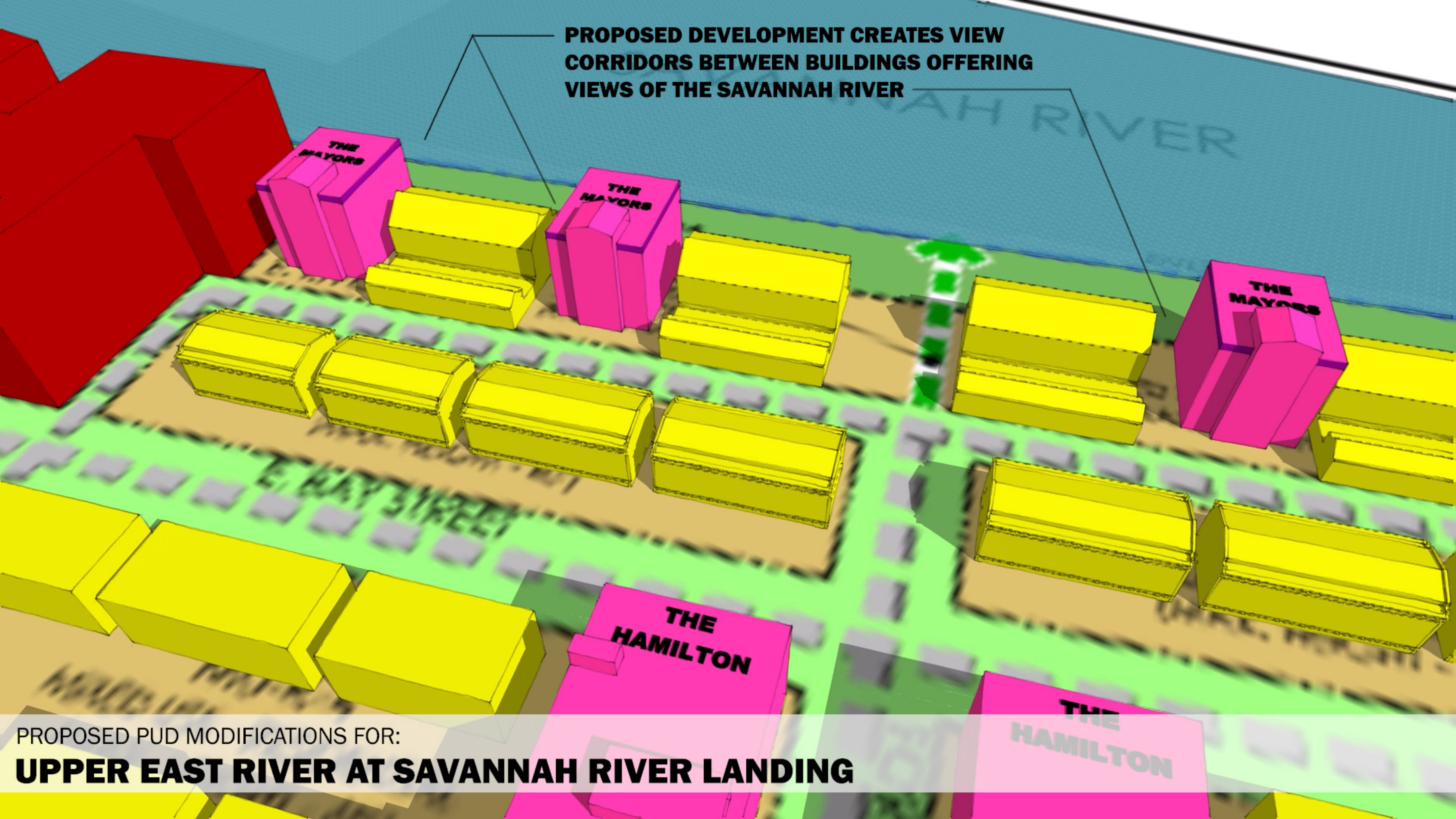
**UPPER EAST RIVER AT SAVANNAH RIVER LANDING**

CURRENT PUD DEVELOPMENT CONTROLS ALLOW FOR THE DEVELOPMENT OF A CONSISTENT UNBROKEN BUILDING MASS ALONG THE RIVERFRONT



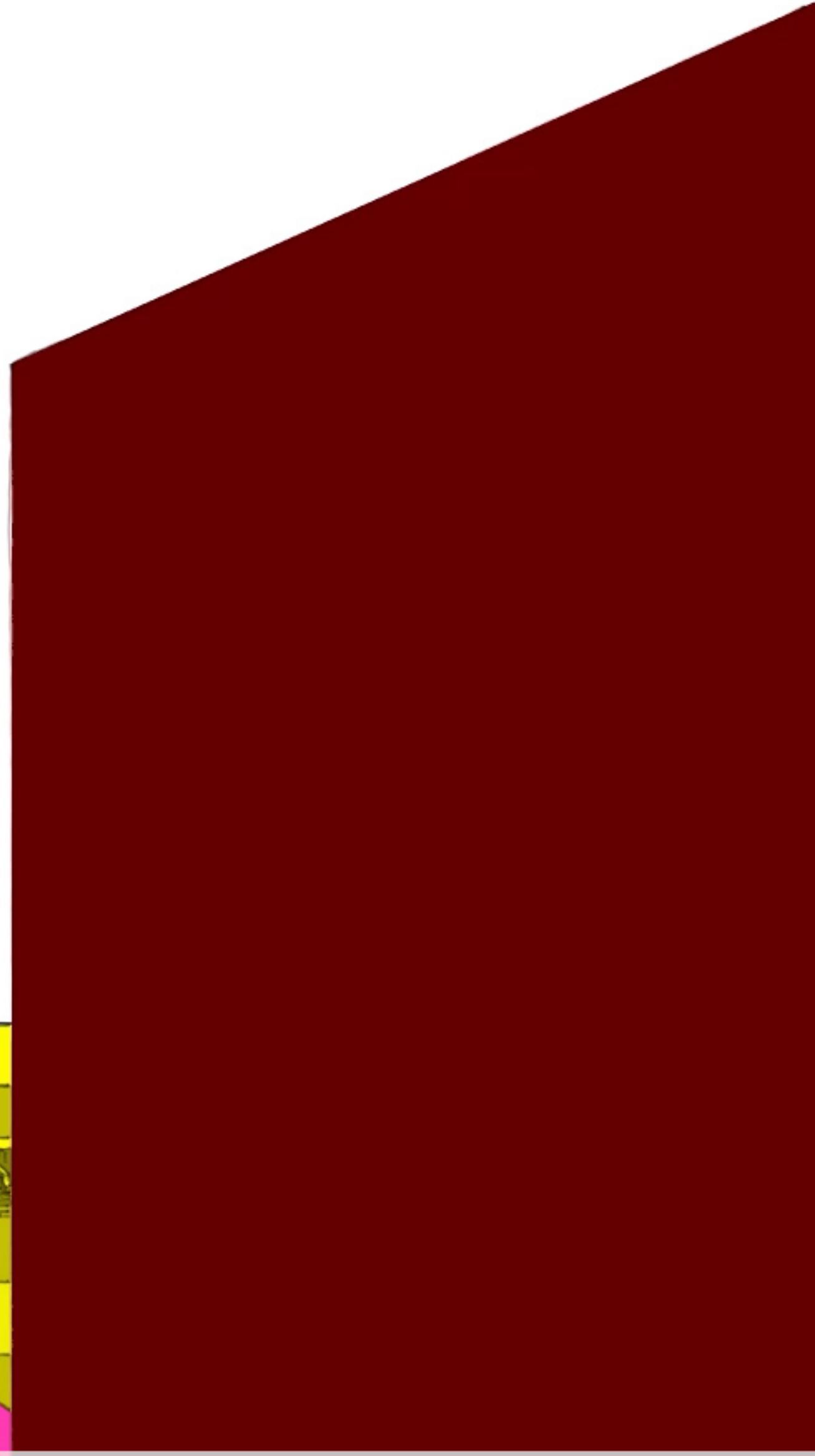
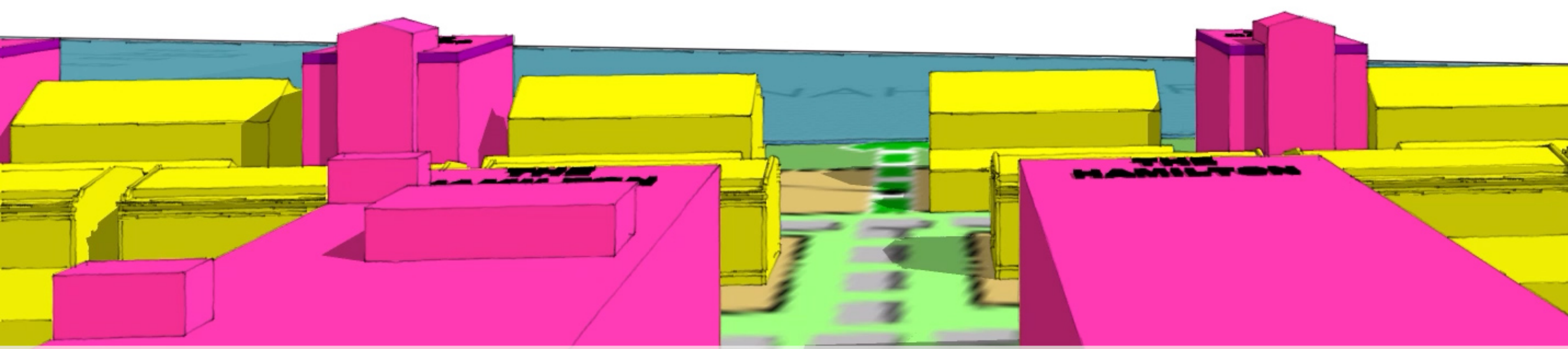
PROPOSED PUD MODIFICATIONS FOR:  
**UPPER EAST RIVER AT SAVANNAH RIVER LANDING**

**PROPOSED DEVELOPMENT CREATES VIEW  
CORRIDORS BETWEEN BUILDINGS OFFERING  
VIEWS OF THE SAVANNAH RIVER**

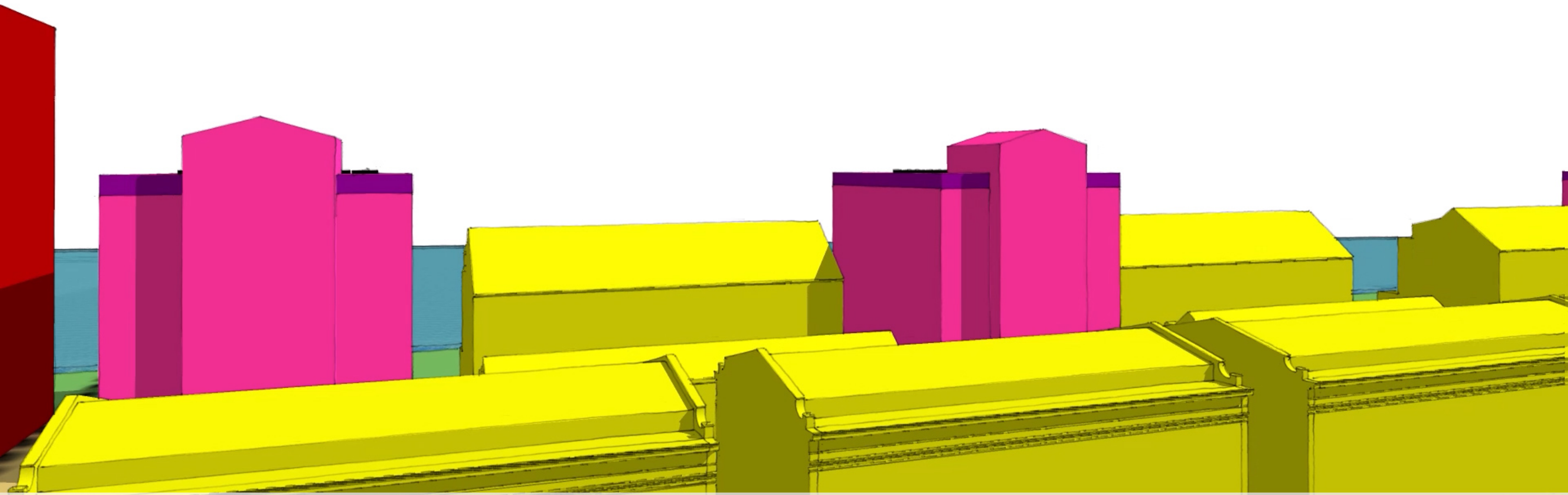


PROPOSED PUD MODIFICATIONS FOR:  
**UPPER EAST RIVER AT SAVANNAH RIVER LANDING**

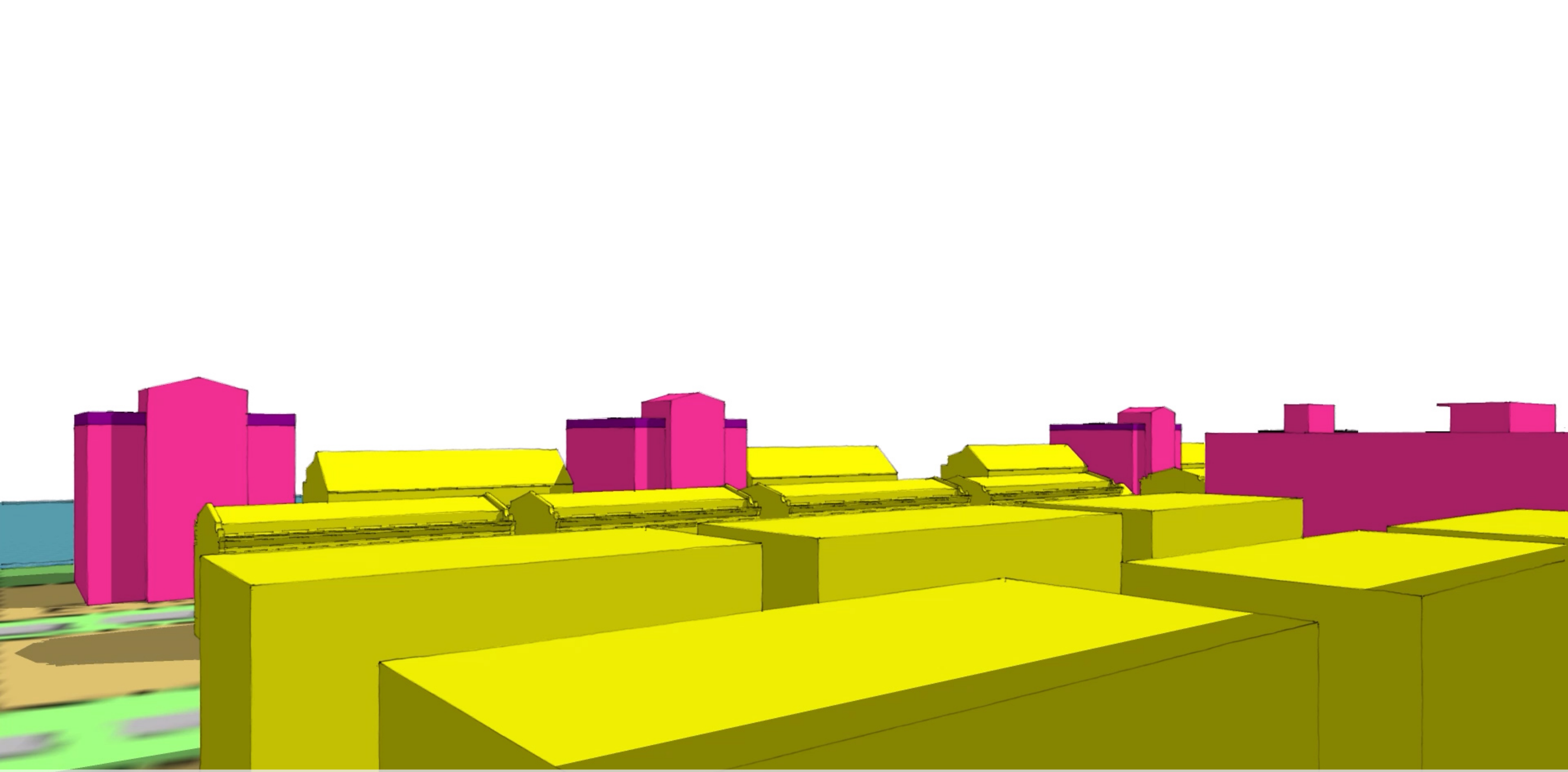




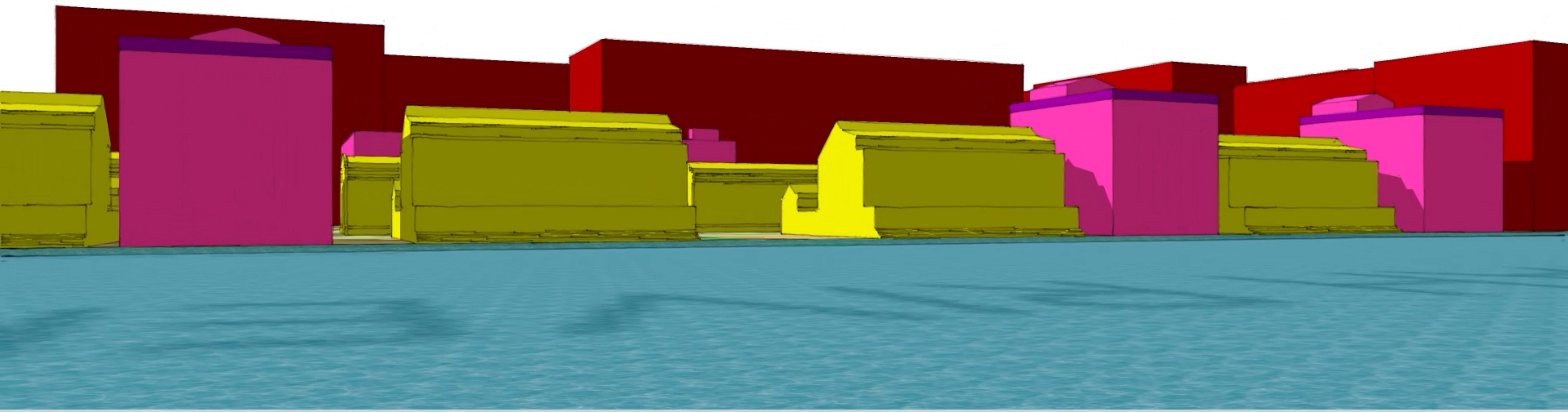
PROPOSED PUD MODIFICATIONS FOR:  
**UPPER EAST RIVER AT SAVANNAH RIVER LANDING**



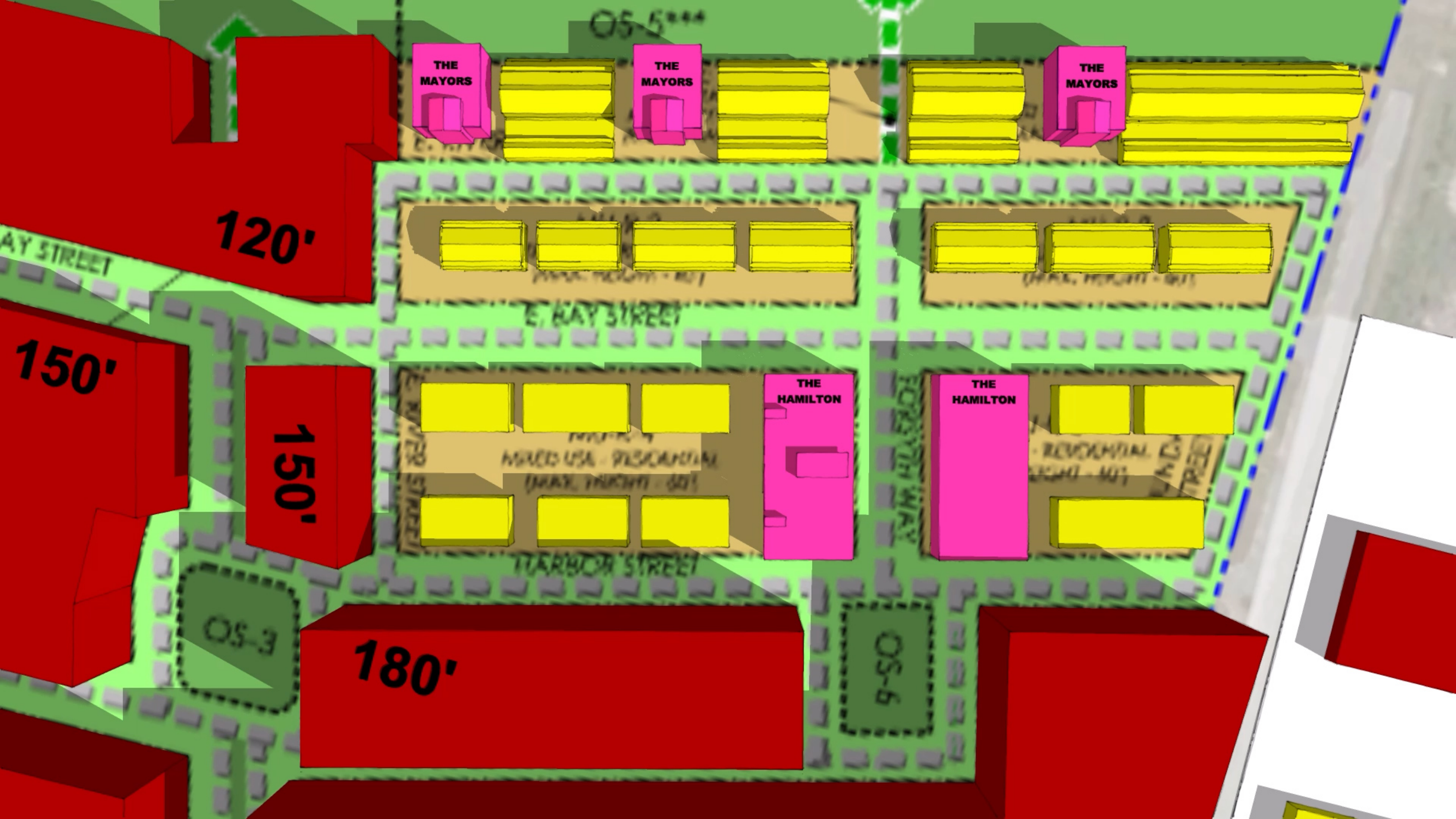
PROPOSED PUD MODIFICATIONS FOR:  
**UPPER EAST RIVER AT SAVANNAH RIVER LANDING**



PROPOSED PUD MODIFICATIONS FOR:  
**UPPER EAST RIVER AT SAVANNAH RIVER LANDING**



PROPOSED PUD MODIFICATIONS FOR:  
**UPPER EAST RIVER AT SAVANNAH RIVER LANDING**



THE  
MAYORS

THE  
MAYORS

THE  
MAYORS

120'

150'

150'

180'

THE  
HAMILTON

THE  
HAMILTON

E. BAY STREET

TARBOR STREET

OS-5

OS-3

OS-6

BAY STREET

E. BAY STREET

TARBOR STREET

TARBOR STREET

MIXED USE - RESIDENTIAL  
(MAX. HEIGHT - 50')

RESIDENTIAL  
(MAX. HEIGHT - 40')

## **Patrick Malloy Communities**

looks forward to the opportunity to share our vision  
for this neighborhood and to becoming a part of  
the story of Savannah.

learn more about the neighborhood at  
**[uppereastriver.com](http://uppereastriver.com)**

thank-you for your consideration

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