

**Narrative of the proposed
Revision to the West Lake PUD**

August 20, 2021

Prepared For:

**RB Capital Investments, LLC
P.O. Box 204035
Augusta, GA 30917**

Prepared By:



This PUD revision encompasses a 5.68 acre tract located within the commercial portion of the West Lake PUD. The property fronts Fury's Ferry Road and is bounded on the north by The Clairborne senior living facility, on the east by a tributary to Reed Creek, and on the south by Inverness Way and the existing Prompt Care facility. This revision is required to modify the layout of the concept plan and to enumerate the conditions of development for this parcel.

Current PUD concept

The existing PUD Concept for this property includes 111,165 square feet of proposed retail/commercial, including a 40,000 square foot supermarket, with 556 parking spaces and a Branch Bank Site with 43 parking spaces. The Current PUD illustrated site plan is included as Exhibit 1.

Development that has occurred under the current PUD concept

In 2018 and 2019, a site plans as submitted, approved and constructed that included a medical office at the location shown on the Current PUD as Branch Bank Site. The medical office is 11,590 square foot building with 59 parking spaces. This plan known as West Lake Common includes vehicular access to Inverness Way, Furys Ferry Road and The Clairborne senior living facility, along with a frontage road known as West Lake Commons Drive connecting these ingress/egress points. The development that has occurred under the current PUD concept plan is included as Exhibit 2.

Water, Sewer and Storm (including Water Quality) systems that extended these utilities to the site were installed under this same plan.

Proposed PUD Revisions

The proposed concept plan is for approximately 31,800 square feet of retail/commercial and restaurant space. This includes the anchor store Swank and Posh Tots. There are 149 parking spaces proposed in this concept. The layout is pedestrian friendly and includes landscaping within hardscape areas. There are areas for outdoor seating for the restaurants. There is also a pervious pavement area set aside for food truck parking to further encourage pedestrian activity. Another feature proposed in the concept is a mobile car detailing area. Two spaces are reserved and may have a shade structure over them to provide hand washing and detailing services for customers. This runoff will go through an oil/water separator before entering the sanitary sewer system. Finally it is planned to have 8 EV charging stations at various spots in the development.

Commercial Uses: This concept would allow all uses permitted within the C-1 zoning district. This includes restaurant, mobile vendors, retail stores, and possibly a drive-thru. The restaurant hours may be extended to 12am on the weekends.

Signage: A sign package will be submitted to Columbia County site application process. A Mural or Graphic Wrap is being proposed on the anchor store Swank that will be part of the sign package along with other signage.

Setbacks, Buffers, and Landscaping: The minimum building line is 125' from the centerline of Fury's Ferry Road. The side and rear setbacks are 20'. There is an existing natural and structural buffer along the western and southern boundary. This buffer will remain untouched in this concept. The site will be landscaped throughout using such features as planter boxes, parking lot islands, and internal landscaping with hardscapes. Here is proposed 1.47 acres of green/open space for a total of 25.9%.

Architectural: Exterior building materials will consist of varying colors of stucco, common bond brick, ground face black stack bond and Stocorp impressions wood. Modern glazed roll up doors are also being proposed with matching TRIFAB VERSAGLAZE framing systems

Parking: The required parking by Code is between 114 and 208 spaces. This concept proposed 149 spaces at a ratio of 1 space per 213 square feet.

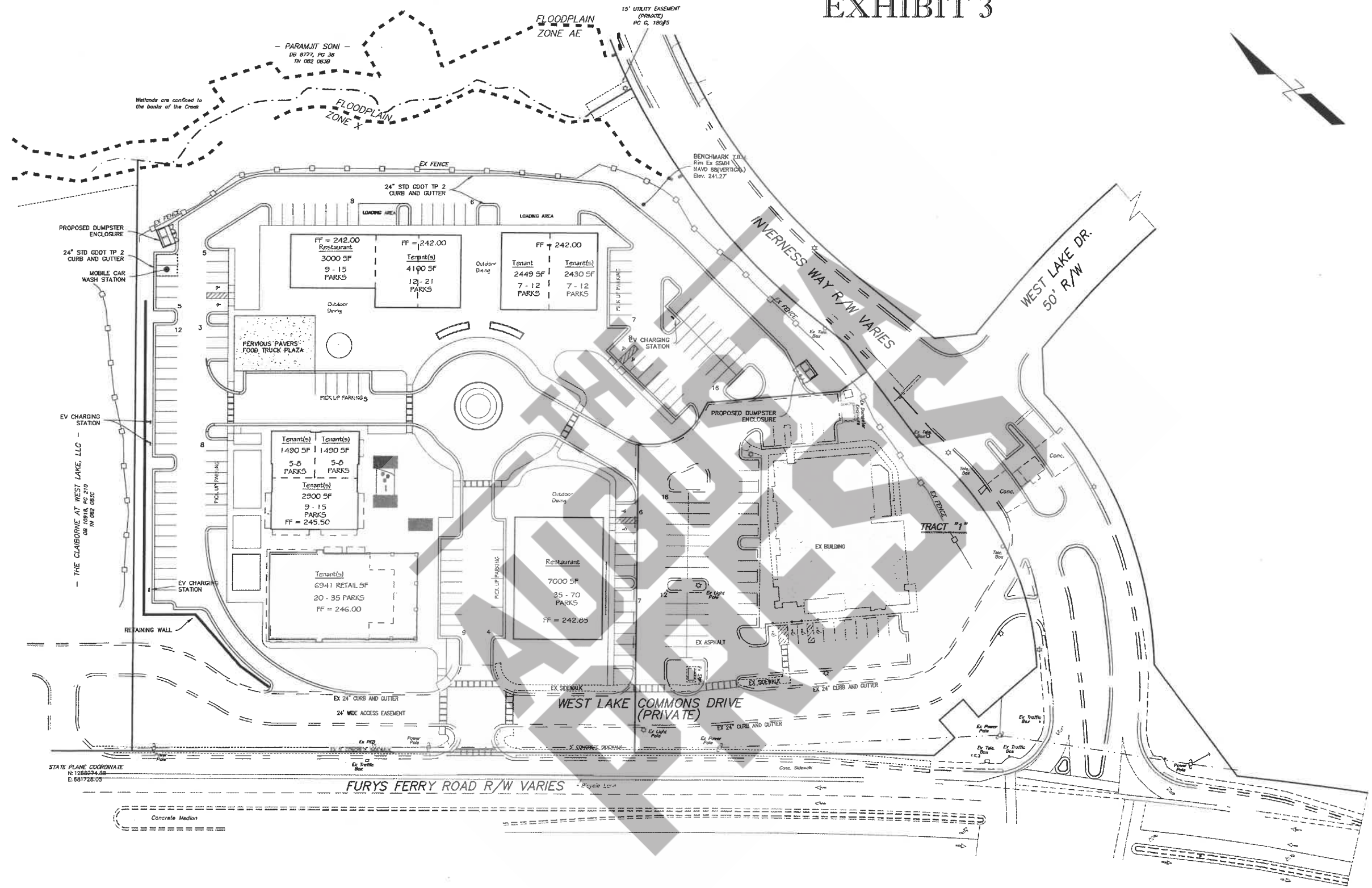
Construction schedule: Construction will be completed in phases with Phase One taking approximately nine months to complete. Phase One will consist of Swank and Posh Tots with additional square footage for retail. Parking will be provided per Code for this retail space. As tenants are identified, Phase Two and Three will completed. It is anticipated that this may take 3-4 years to be fully developed.

The Proposed Revised PUD site plan is included as Exhibit 3.

The Proposed Building Elevations are included as Exhibit 4.

The Proposed Glazing is included Exhibit 5.

EXHIBIT 3



SOUTHERN PARTNERS INC.
ENGINEERING - SURVEYING - LAND PLANNING
1250 AUGUSTA WEST PARKWAY
AUGUSTA, GEORGIA 30909
(706) 855-8000
e: info@southernpartners.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 25064
JOHN P. R. GREEN
GSNCC Certification #4057
Expires: 1-14-2024

FURYS FERRY DEVELOPMENT
RETAIL CENTER
PROJECT LOCATED WITHIN COLUMBIA COUNTY, GEORGIA

DEVELOPER / CONTACT
FB CAPITAL INVESTMENTS, LLC
P.O. BOX 39003
AUGUSTA, GA 30917
706-789-7032 ATT: RUFY BASSALI

PROJECT DATA

TOTAL ACRES	5.68
PARKING REQ'D	114-208
PARKING PLANNED	148
GREEN SPACE	1.47 (25.9%)
SETBACKS MBL/SIDE/REAR	30'/10'/20'
TAX MAP / PARCEL #	082 526
CURRENT ZONING	PUD

SHEET INDEX

SITE PLAN	1
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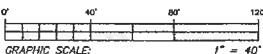
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DESIGN PHS	REVIEW JSS

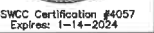
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PROPOSED REVISED PUD SITE PLAN



NO.	DATE	REVISION	BY
05-20-21		SUBMITTED FOR PUD REVISION	DOB

K:\Data\ACAD\2000\2853-5\work\Design\2853-PUD.dwg, 8/20/2021 12:35:30 PM, dbanks



PROJECT LOCATED WITHIN COLUMBIA COUNTY GEORGIA

DEVELOPER / CONTACT
**FB CAPITAL
INVESTMENTS, LLC**
P.O. BOX 204035
AUGUSTA, GA 30817
5-799-7032 ATT: RAYF BASSALI

ACRES	5.68
MIN. REQ'D	114-208
PLANNED	149
OPEN SPACE	1.47 (25.9%)
BACKS MBL/SIDE/REAR	30'/10'20'
MAP/ PARCEL #	082 526
EXIST ZONING	PUD

PLAN	1
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No.	28853	1
E :	02-01-21	
Dr. PRG	REVIEW XXX	

0' 40' 80' 120'

GRAPHIC SCALE: 1" = 40'

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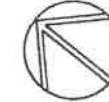
EXHIBIT 1

ILLUSTRATIVE SITE PLAN FOR:
RETAIL & COMMERCIAL AREA-PLAN A

WEST LAKE

COLUMBIA COUNTY, GA.

88-6-3



SCALE: 1" = 50'

TOTAL BLDG. AREA SHOWN: 111,165 SF (EXCLUDES BANK SITE)

PARKING SHOWN: 5 CARS/1000 SF

- 556 SPACES

FRANZMAN/DAVIS
& Associates, Ltd.
LAND PLANNERS • LANDSCAPE ARCHITECTS
ATLANTA MAY 26, 1988

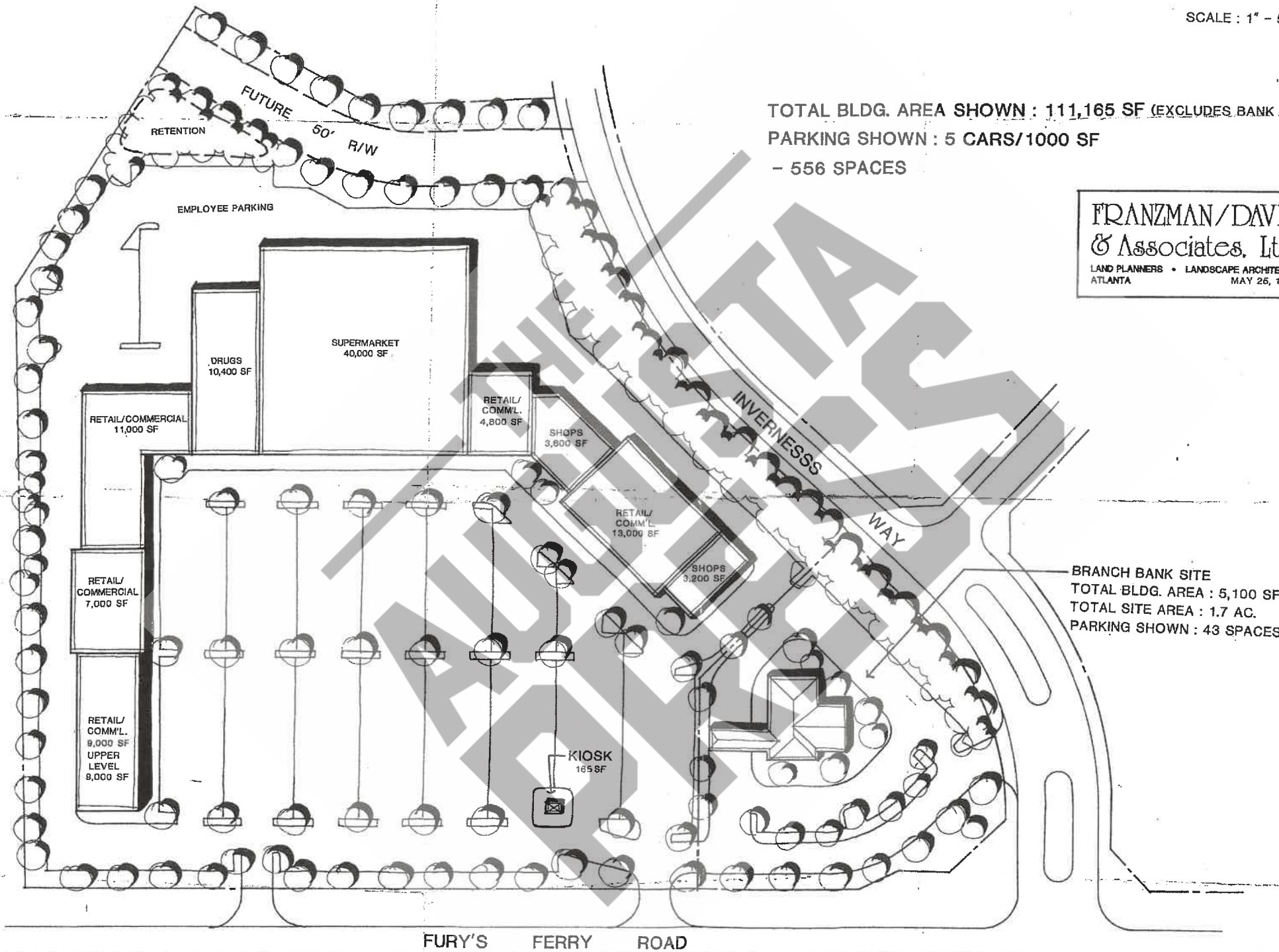
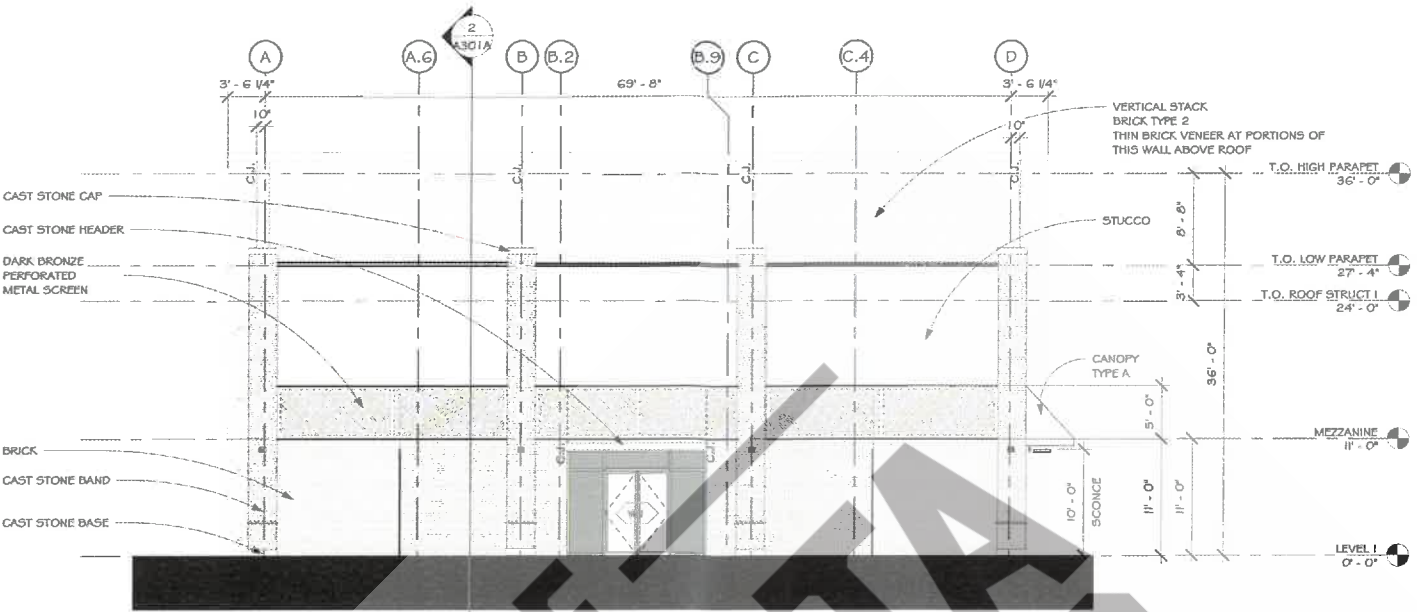
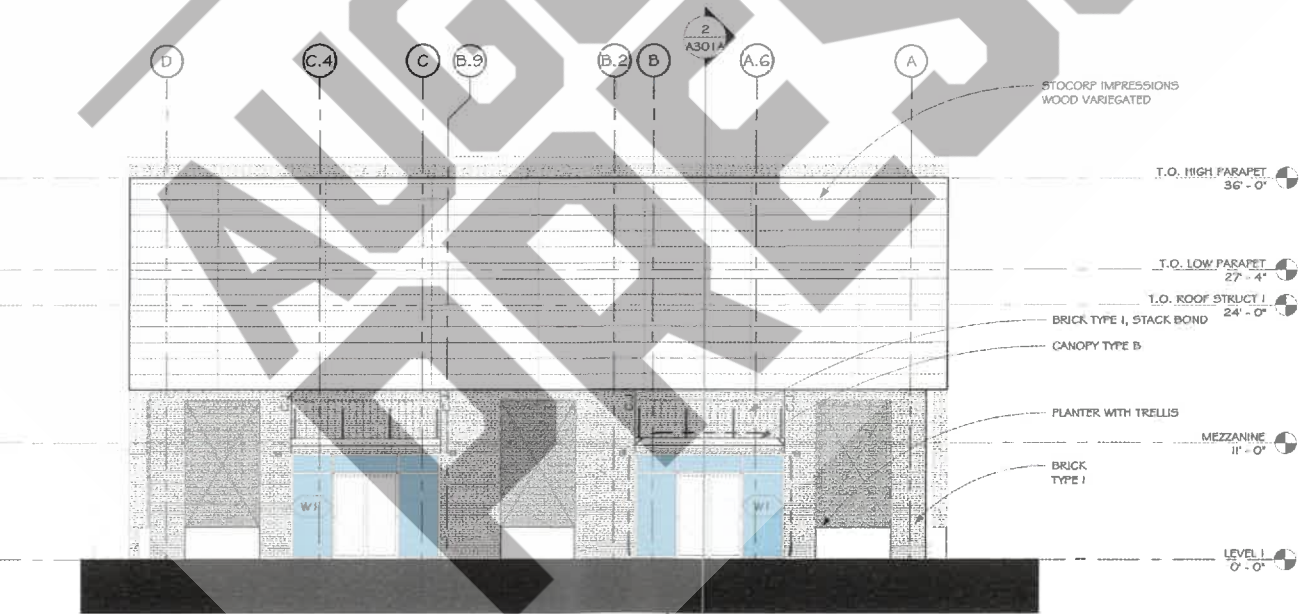


EXHIBIT 4



PHASE IA - EAST ELEVATION 1
SCALE: 1/8" = 1'-0" A201A



PHASE IA - WEST ELEVATION 2
SCALE: 1/8" = 1'-0" A201A

EXTERIOR MATERIAL LEGEND

NOTE: NICHHA CORNER KEY TRIM AND CUSTOM BREAK METAL TRIMS TO BE PAINTED TO MATCH ADJACENT SIDING; ARCHITECT TO PROVIDE COLORS.

SYMBOL	DESCRIPTION
	STUCCO TYPE 1 BASIS OF DESIGN: FINE FINISH COLOR: TO BE SELECTED BY ARCHITECT
	STUCCO TYPE 2 BASIS OF DESIGN: FINE FINISH COLOR: TO BE SELECTED BY ARCHITECT
	BRICK TYPE 1 COMMON BOND BASIS OF DESIGN: MERIDIAN STYLE: AUGUSTA COL., OLD EDISTO
	BRICK TYPE 2 GROUND FACE BLACK STACK BOND BASIS OF DESIGN: OLDCASTLE STYLE: ADAMS POLISHED FACE, 4114
	FAUX WOOD VENEER STOCORP IMPRESSIONS WOOD VARIEGATED

EXTERIOR SPECIALTIES LEGEND

SYMBOL	DESCRIPTION
	STANDING SEAM METAL CANOPY COLOR TO BE SELECTED BY ARCHITECT. BASIS OF DESIGN: LAWRENCE UPS LSP
	LOUVERED METAL CANOPY COLOR TO BE SELECTED BY ARCHITECT. BASIS OF DESIGN: LAWRENCE UPS FLV
	EXTRUDED METAL CANOPY COLOR TO BE SELECTED BY ARCHITECT. BASIS OF DESIGN: LAWRENCE UPS CF
	DECORATIVE PATTERN PERFORATED METAL SCREEN POWDER COAT BRONZE FINISH TO MATCH STOREFRONT.
	PLANTER PLANTER BASIS OF DESIGN: PLANTERS UNLIMITED FI-MOD-REC452424
	PLANTER WITH TRELLIS PLANTER BASIS OF DESIGN: PLANTERS UNLIMITED FI-MOD-REC43030 TRELLIS BASIS OF DESIGN: GARDEN METAL WORKS DARK ANODIZED BRONZE

EXTERIOR SIGNAGE DISCLAIMER

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FURYS FERRY DEVELOPMENT
PHASE I

RAFY BASSALI

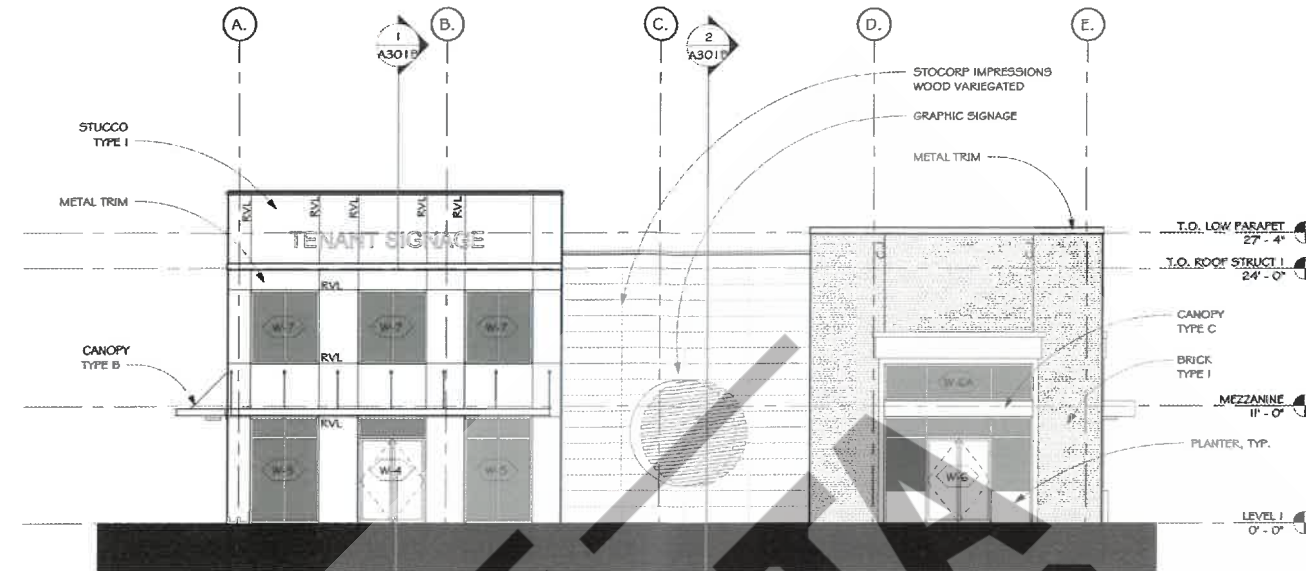
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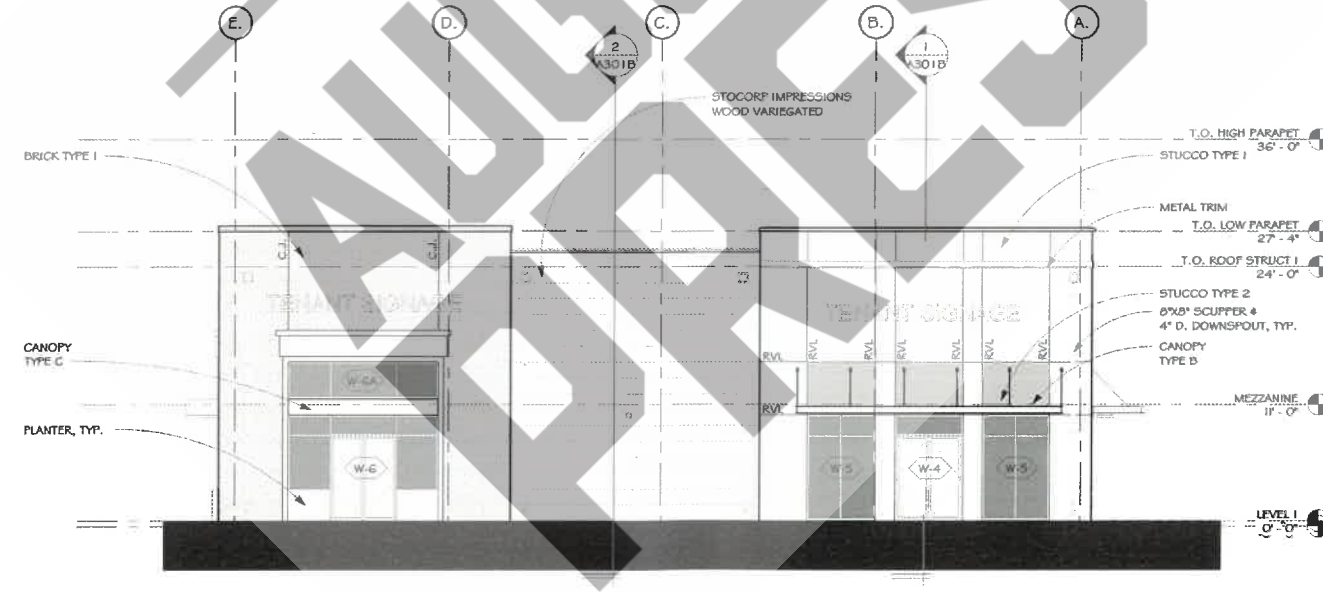


EAST AND WEST
ELEVATIONS

SHEET NUMBER: A201A



PHASE IB - EAST ELEVATION
SCALE: 1/8" = 1'-0"



PHASE IB - WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
NOTE: NICHHA CORNER KEY TRIM AND CUSTOM BREAK METAL TRIMS TO BE PAINTED TO MATCH ADJACENT SIDING; ARCHITECT TO PROVIDE COLORS.	
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	BRICK TYPE 1 COMMON BOND BASIS OF DESIGN: MERIDIAN STYLE: AUGUSTA COL., OLD EDISTO
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	FAUX WOOD VENEER STOCORP IMPRESSIONS WOOD VARIEGATED

EXTERIOR SPECIALTIES LEGEND	
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	LOUVERED METAL CANOPY COLOR TO BE SELECTED BY ARCHITECT. BASIS OF DESIGN: LAWRENCE LPS FLV
	EXTRUDED METAL CANOPY COLOR TO BE SELECTED BY ARCHITECT. BASIS OF DESIGN: LAWRENCE LPS CF
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	PLANTER WITH TRELLIS PLANTER BASIS OF DESIGN: PLANTERS UNLIMITED FI-MOD-REC43030 TRELLIS BASIS OF DESIGN: GARDEN METAL WORKS DARK ANODIZED BRONZE

EXTERIOR SIGNAGE DISCLAIMER

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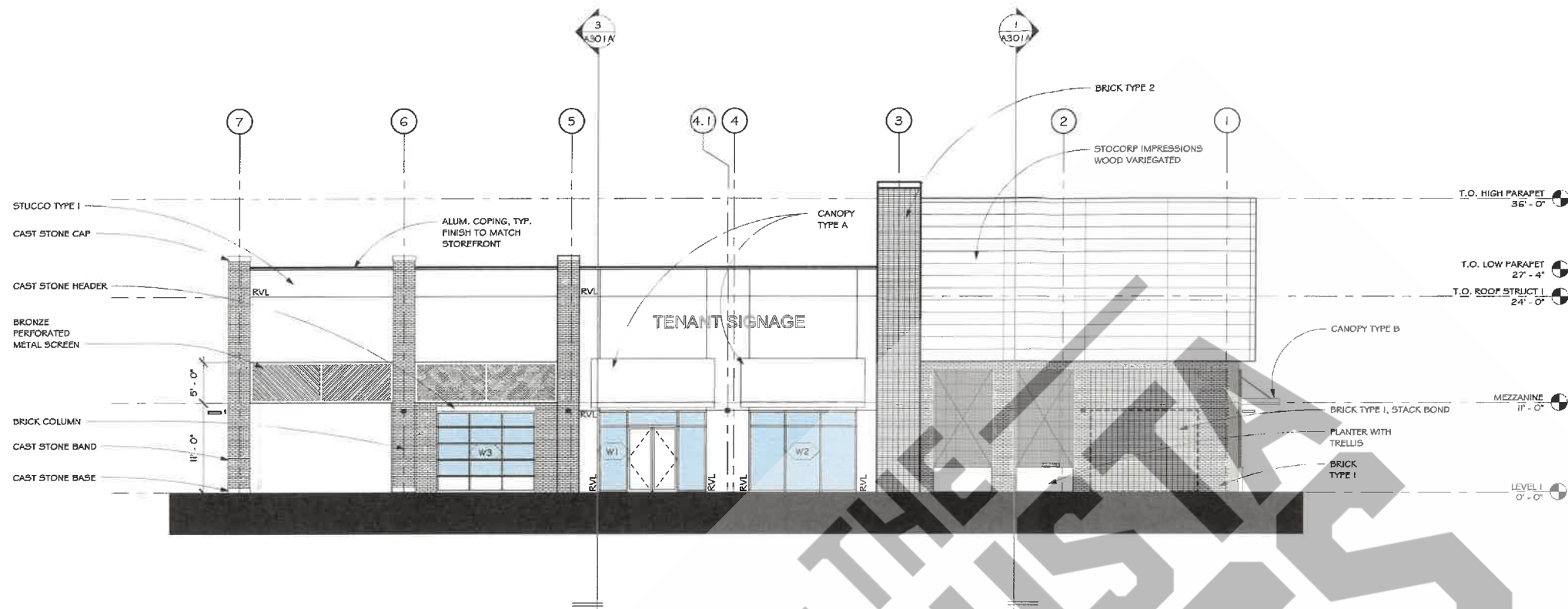
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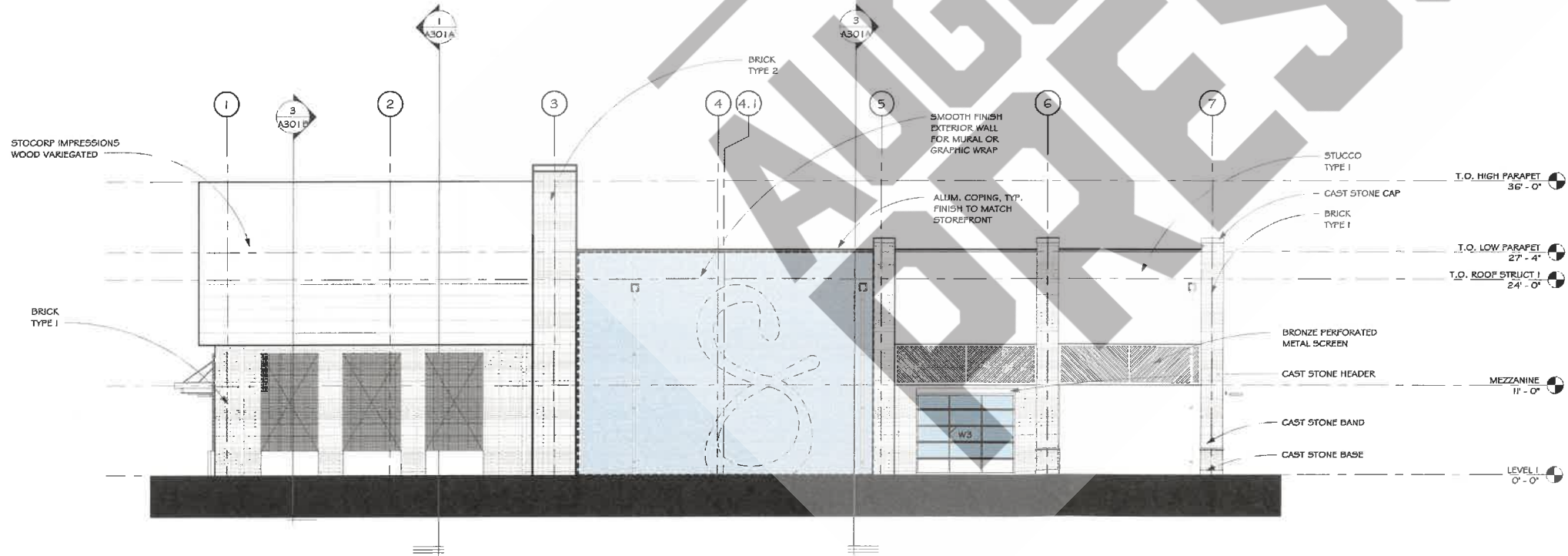


EAST AND WEST ELEVATIONS

SHEET
NUMBER: **A201B**



PHASE IA - NORTH ELEVATION 1
SCALE: 1/8" = 1'-0" A202A



PHASE IA - SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0" A202A

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	CANOPY TYPE A STANDING SEAM METAL CANOPY COLOR: TO BE SELECTED BY ARCHITECT.
	CANOPY TYPE B LOUVERED METAL CANOPY COLOR: TO BE SELECTED BY ARCHITECT.
	CANOPY TYPE C EXTRUDED METAL CANOPY COLOR: TO BE SELECTED BY ARCHITECT.
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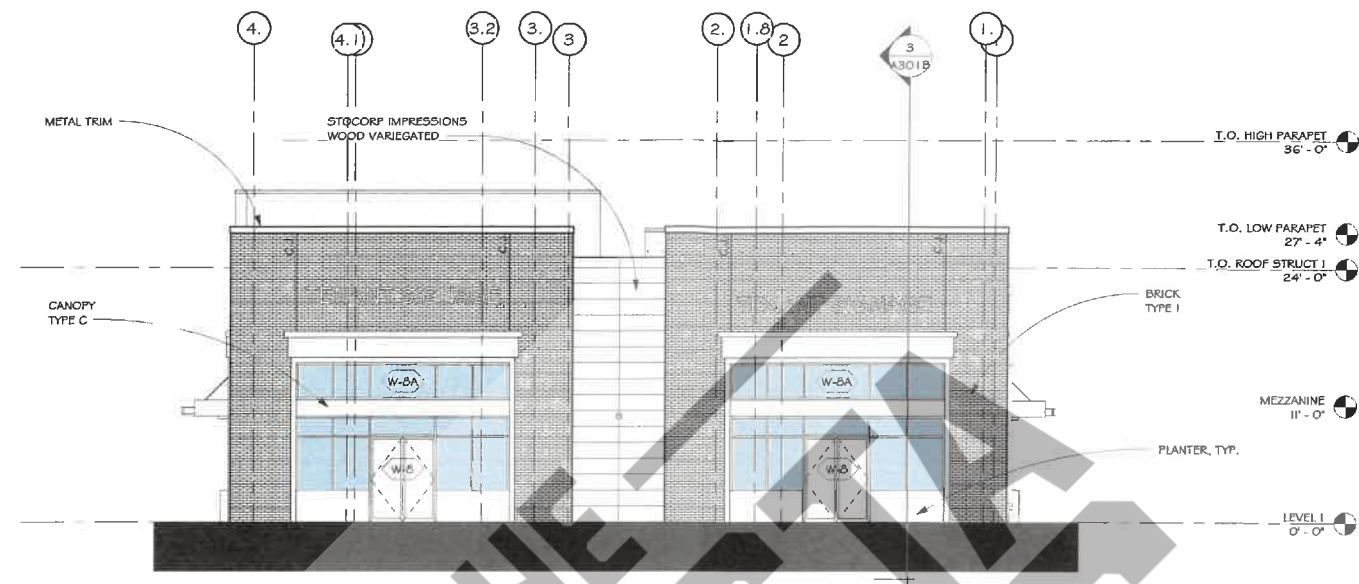
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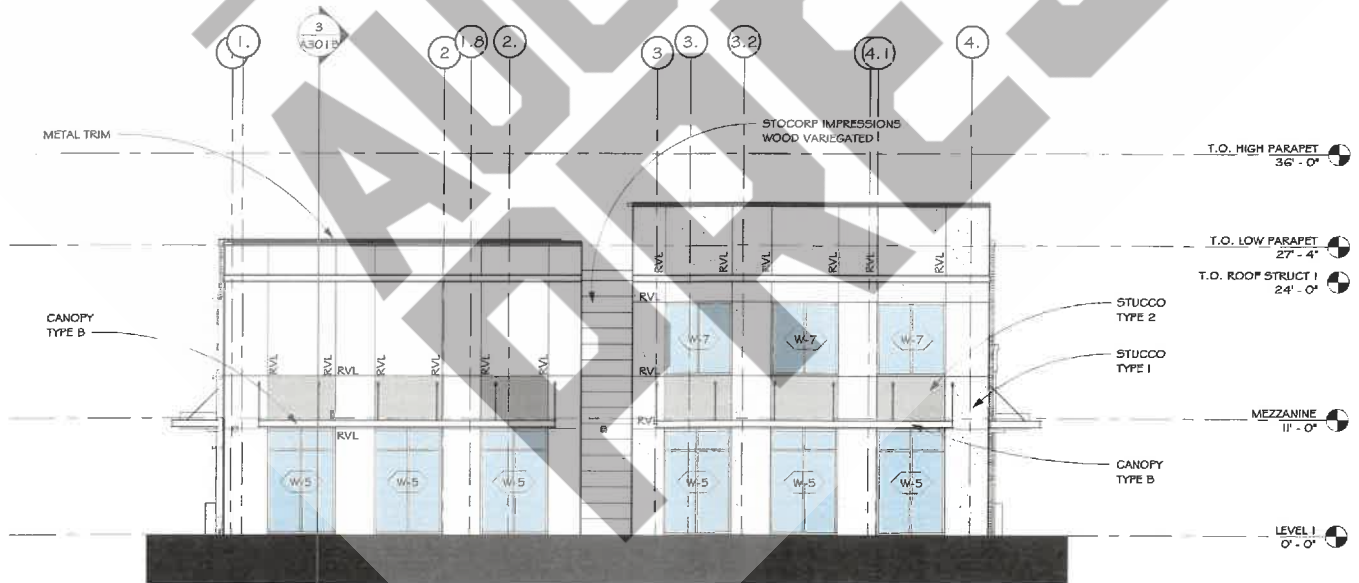


NORTH AND SOUTH ELEVATIONS

SHEET NUMBER: **A202A**



PHASE IB - NORTH ELEVATION 1
SCALE: 1/8" = 1'-0" A202B



PHASE IB - SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0" A202B

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FURYS FERRY DEVELOPMENT PHASE I

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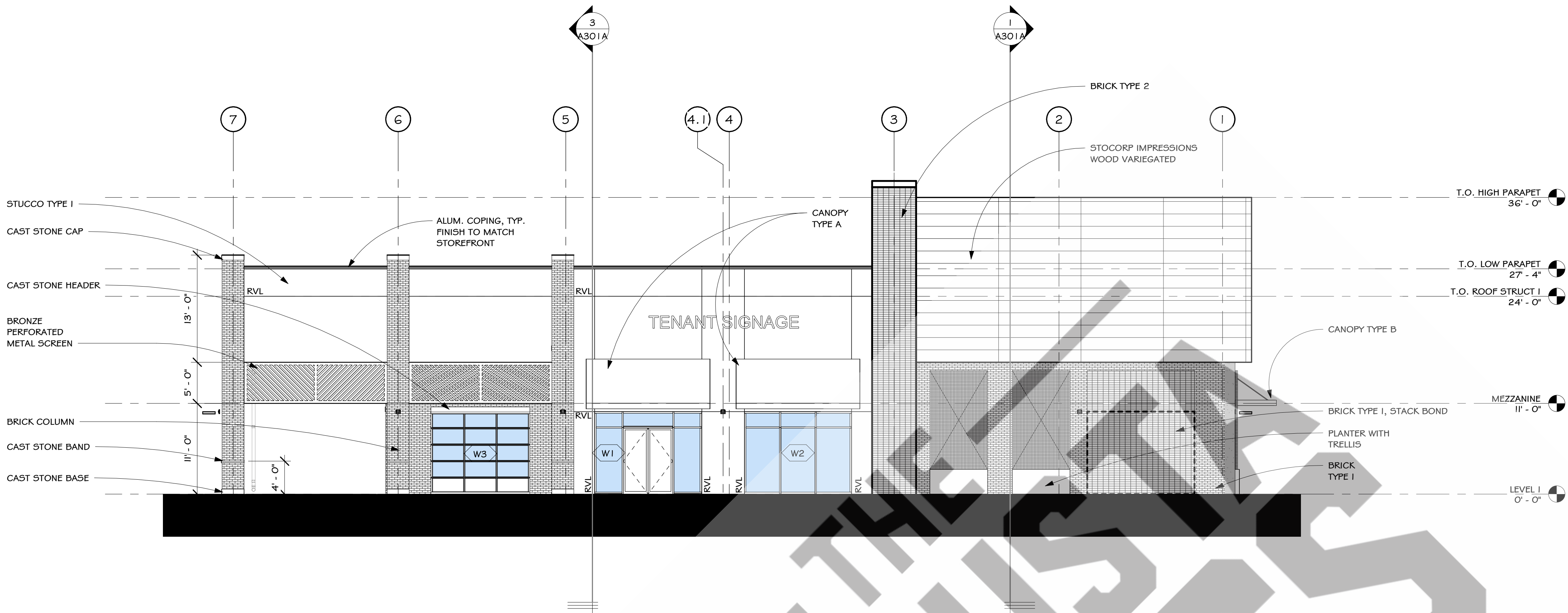
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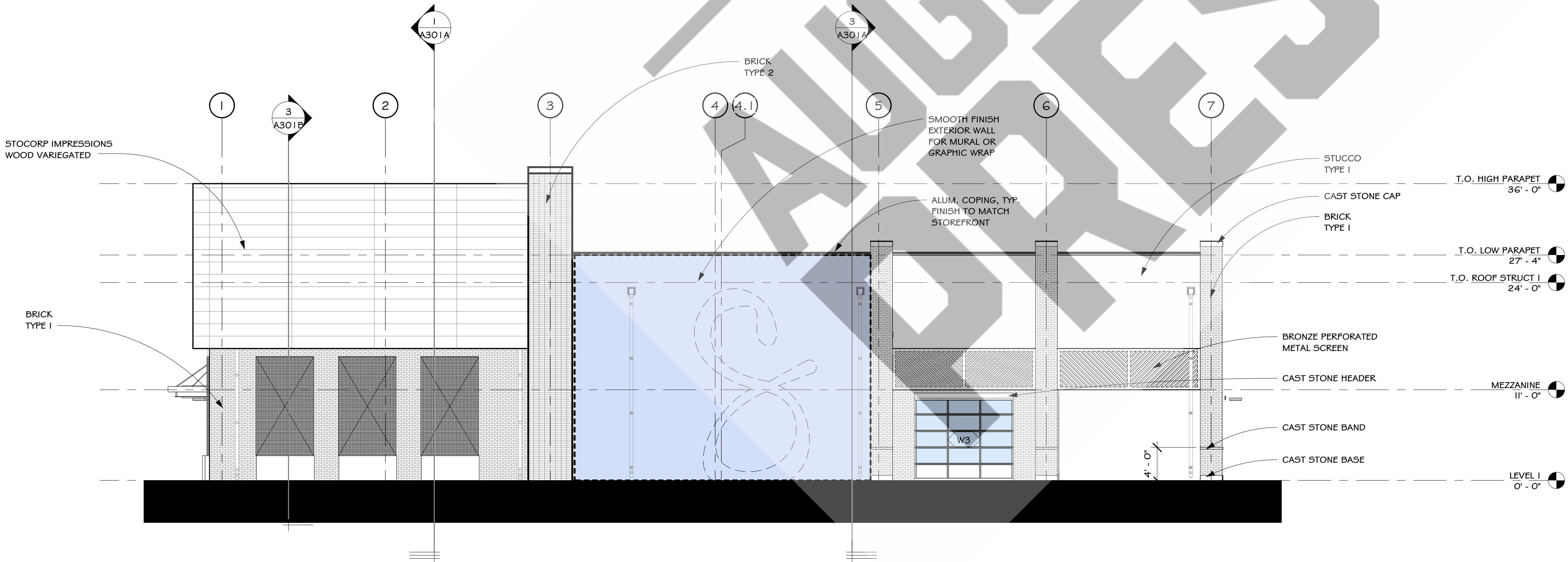


NORTH AND SOUTH
ELEVATIONS

SHEET
NUMBER: A202B



PHASE IA - NORTH ELEVATION 1
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FURYS FERRY DEVELOPMENT PHASE I

RAFY BASSALI

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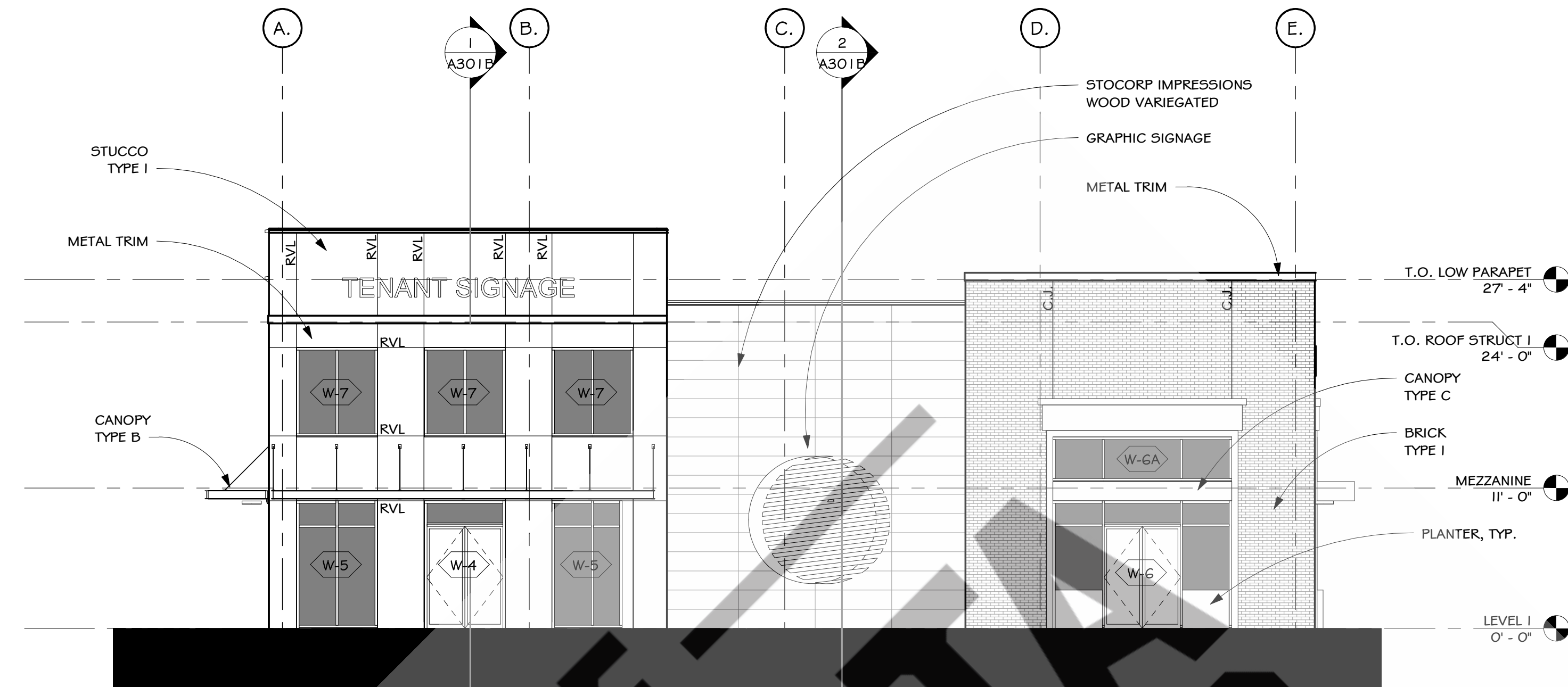
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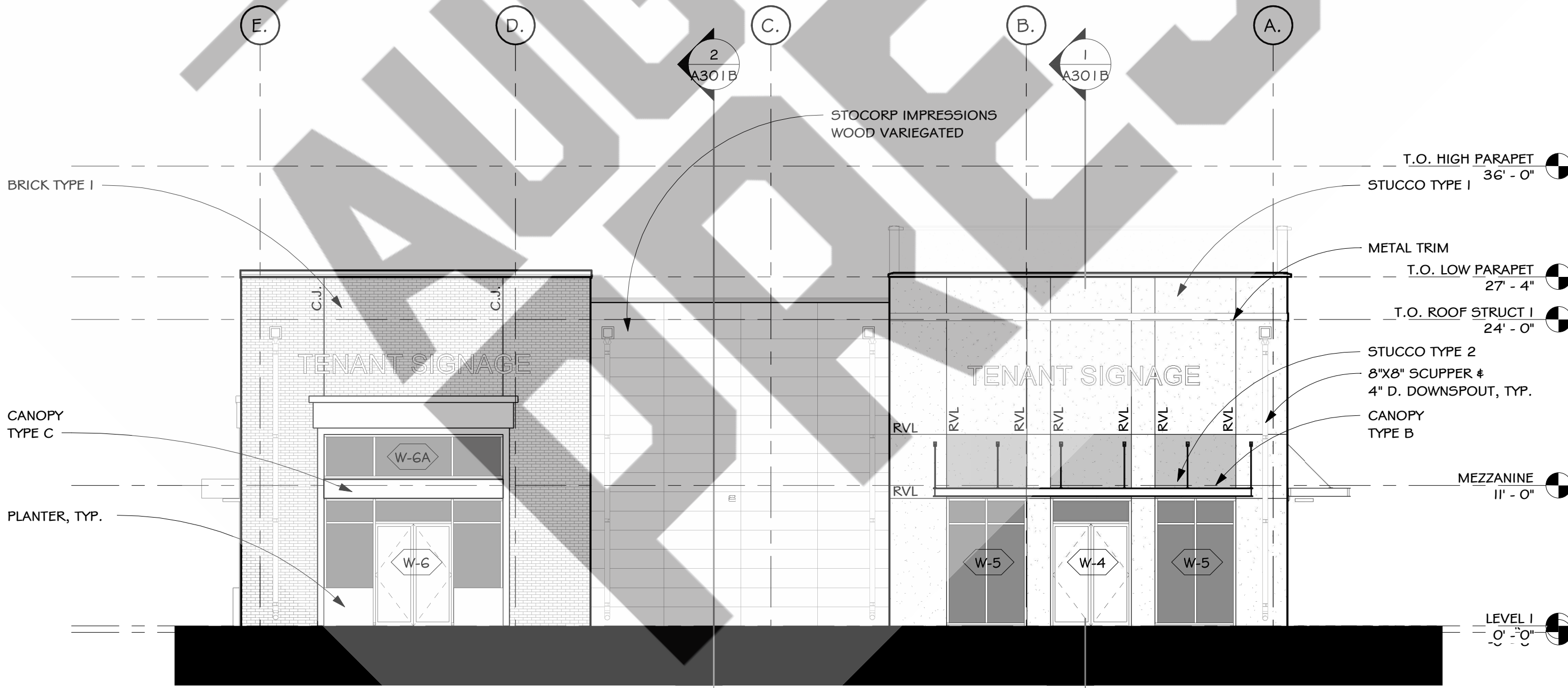
NORTH AND SOUTH ELEVATIONS

SHEET
NUMBER:

A202A



PHASE IB - EAST ELEVATION
SCALE: 1/8" = 1'-0"



PHASE IB - WEST ELEVATION
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FURYS FERRY DEVELOPMENT PHASE I

RAFY BASSALI

PROJECT NO.: 202011

DATE: 07.30.2021

DRAWN BY: JMN/AG

CHECKED BY: JG

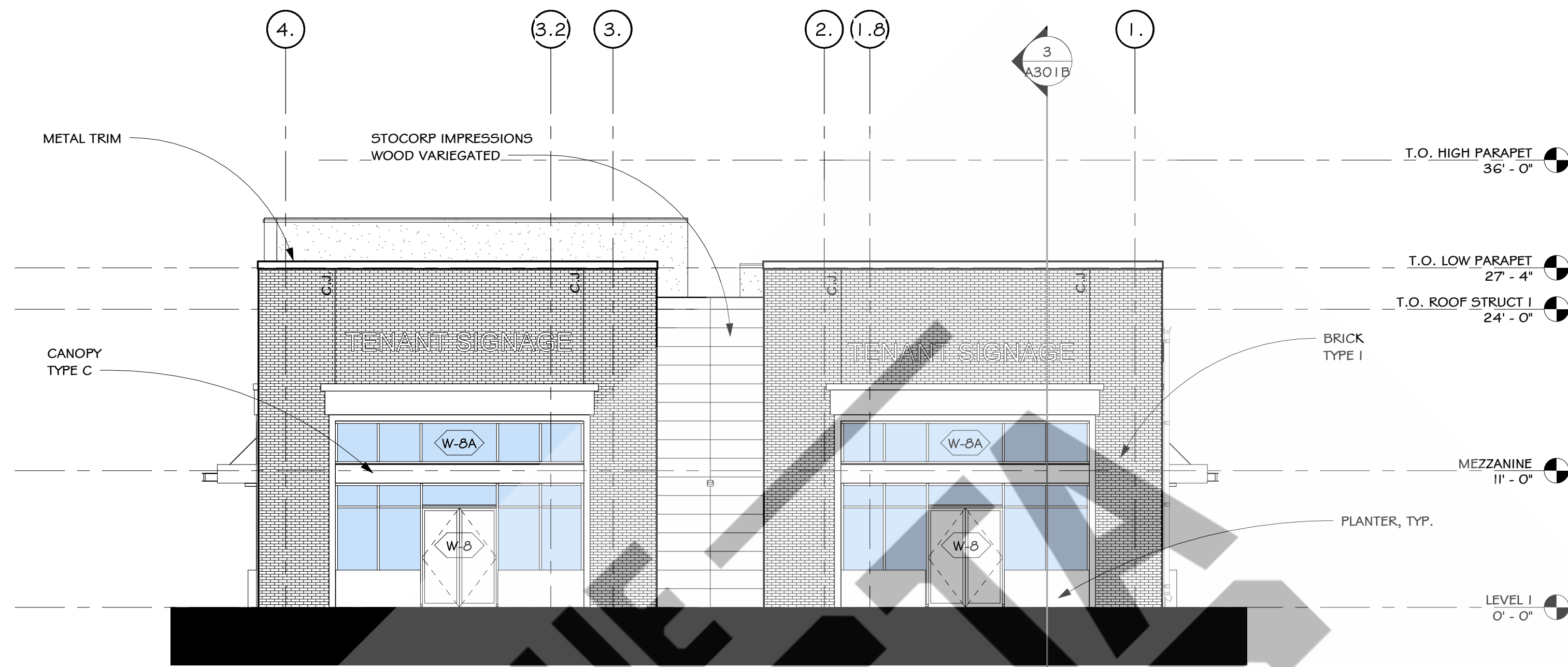
REVISION:



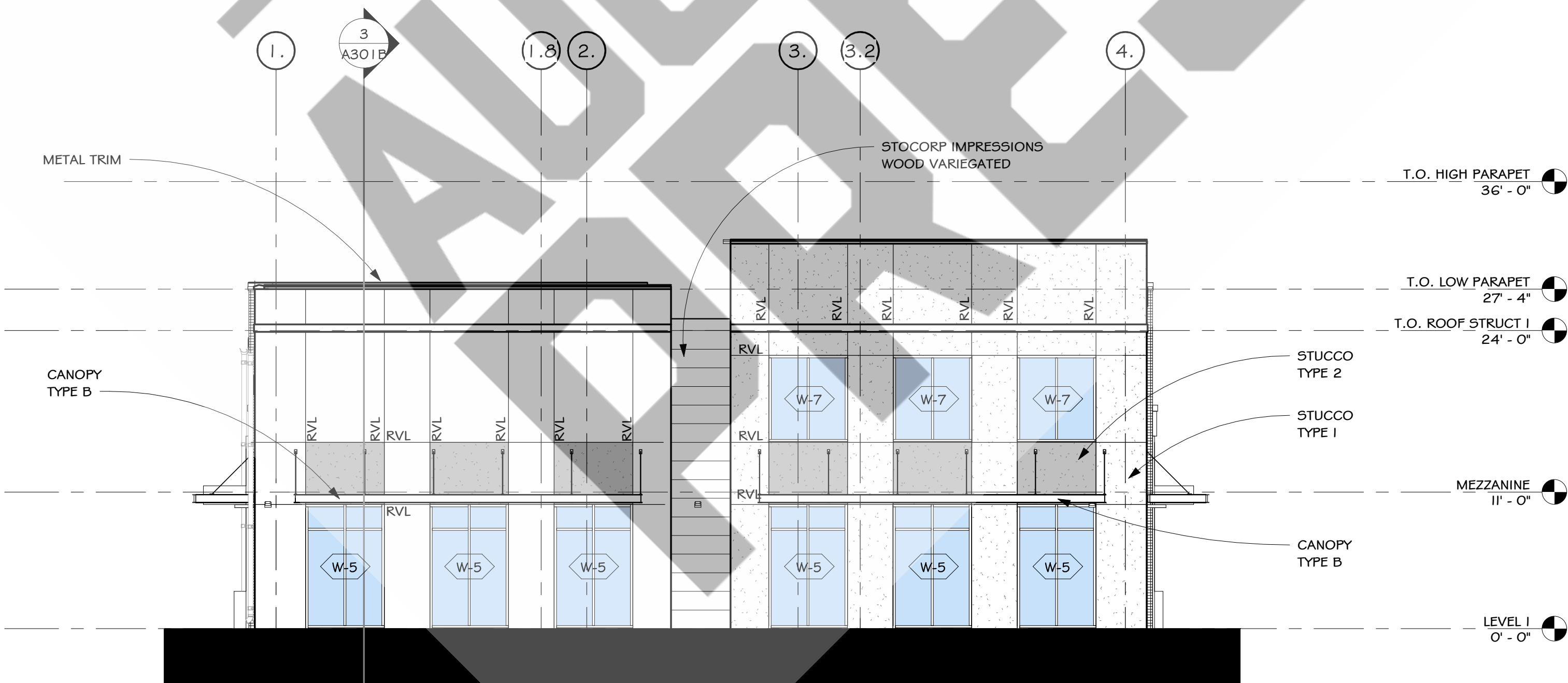
EAST AND WEST ELEVATIONS

SHEET
NUMBER:

A201B



PHASE IB - NORTH ELEVATION 1
SCALE: 1/8" = 1'-0" A202B



PHASE IB - SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0" A202B

EXTERIOR MATERIAL LEGEND

NOTE: NICHHA CORNER KEY TRIM AND CUSTOM BREAK METAL TRIMS TO BE PAINTED TO MATCH ADJACENT SIDING; ARCHITECT TO PROVIDE COLORS.

SYMBOL	DESCRIPTION
	STUCCO TYPE 1 BASIS OF DESIGN: FINE FINISH COLOR: TO BE SELECTED BY ARCHITECT
	STUCCO TYPE 2 BASIS OF DESIGN: FINE FINISH COLOR: TO BE SELECTED BY ARCHITECT
	BRICK TYPE 1 COMMON BOND BASIS OF DESIGN: MERIDIAN STYLE: AUGUSTA COL., OLD EDISTO
	BRICK TYPE 2 SPLIT FACE BLACK STACK BOND BASIS OF DESIGN: OLDCASTLE STYLE: ADAMS POLISHED FACE, 4114
	FAUX WOOD VENEER STOCORP IMPRESSIONS WOOD VARIEGATED

EXTERIOR SPECIALTIES LEGEND

SYMBOL	DESCRIPTION
	STANDING SEAM METAL CANOPY COLOR TO BE SELECTED BY ARCHITECT. BASIS OF DESIGN: LAWRENCE LFS LSP
	LOUVERED METAL CANOPY COLOR TO BE SELECTED BY ARCHITECT. BASIS OF DESIGN: LAWRENCE LFS FLV
	EXTRUDED METAL CANOPY COLOR TO BE SELECTED BY ARCHITECT. BASIS OF DESIGN: LAWRENCE LFS OF
	DECORATIVE PATTERN PERFORATED METAL SCREEN POWDER COAT BRONZE FINISH TO MATCH STOREFRONT.
	PLANTER PLANTER BASIS OF DESIGN: PLANTERS UNLIMITED FI-MOD-REC482424
	PLANTER WITH TRELLIS PLANTER BASIS OF DESIGN: PLANTERS UNLIMITED FI-MOD-REC43030 TRELLIS BASIS OF DESIGN: GARDEN METAL WORKS DARK ANODIZED BRONZE

EXTERIOR SIGNAGE DISCLAIMER

ALL EXTERIOR SIGNAGE SHOWN AS A GRAPHIC PLACEHOLDER TO CONVEY GENERAL DESIGN INTENT ONLY.

EXTERIOR SIGNAGE DESIGN TO BE SUBMITTED SEPARATELY FOR APPROVAL BY COLUMBIA COUNTY PRIOR TO FABRICATION AND INSTALLATION.



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**NORTH AND SOUTH
ELEVATIONS**

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