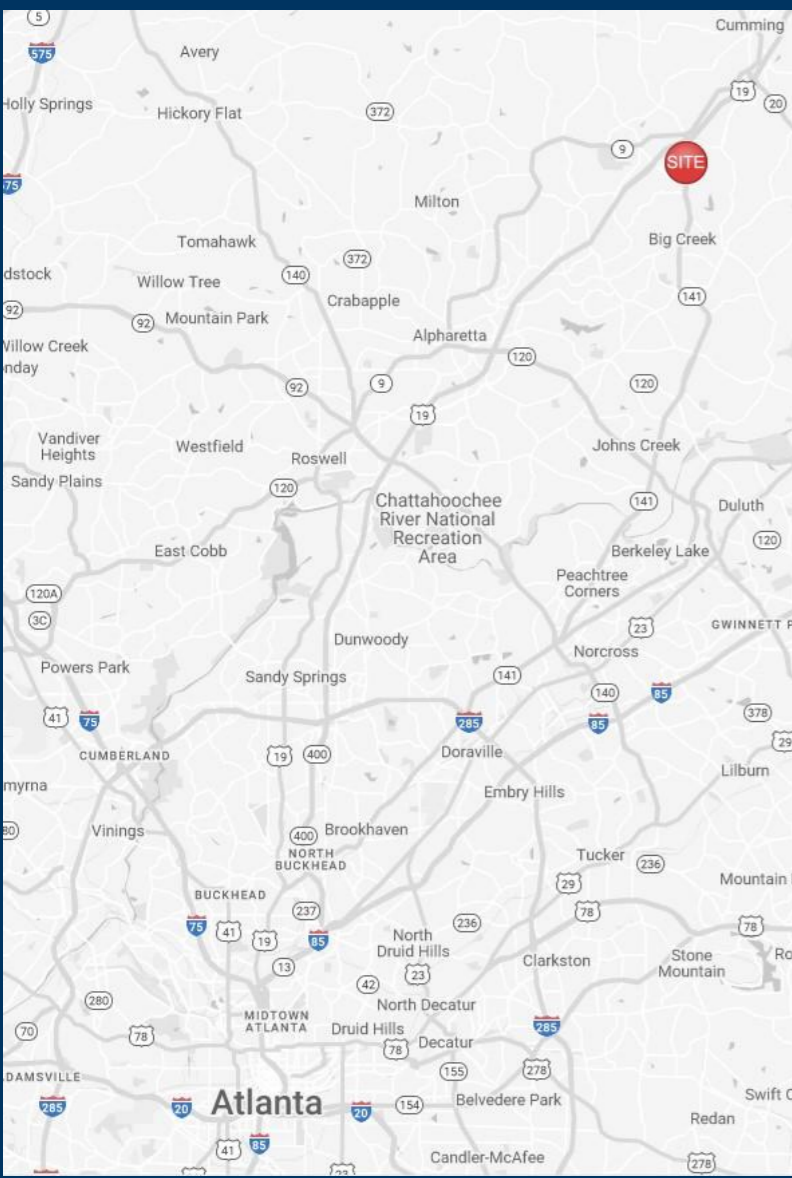


# 141 - New Development

580 Peachtree Parkway  
Cumming, GA 30041



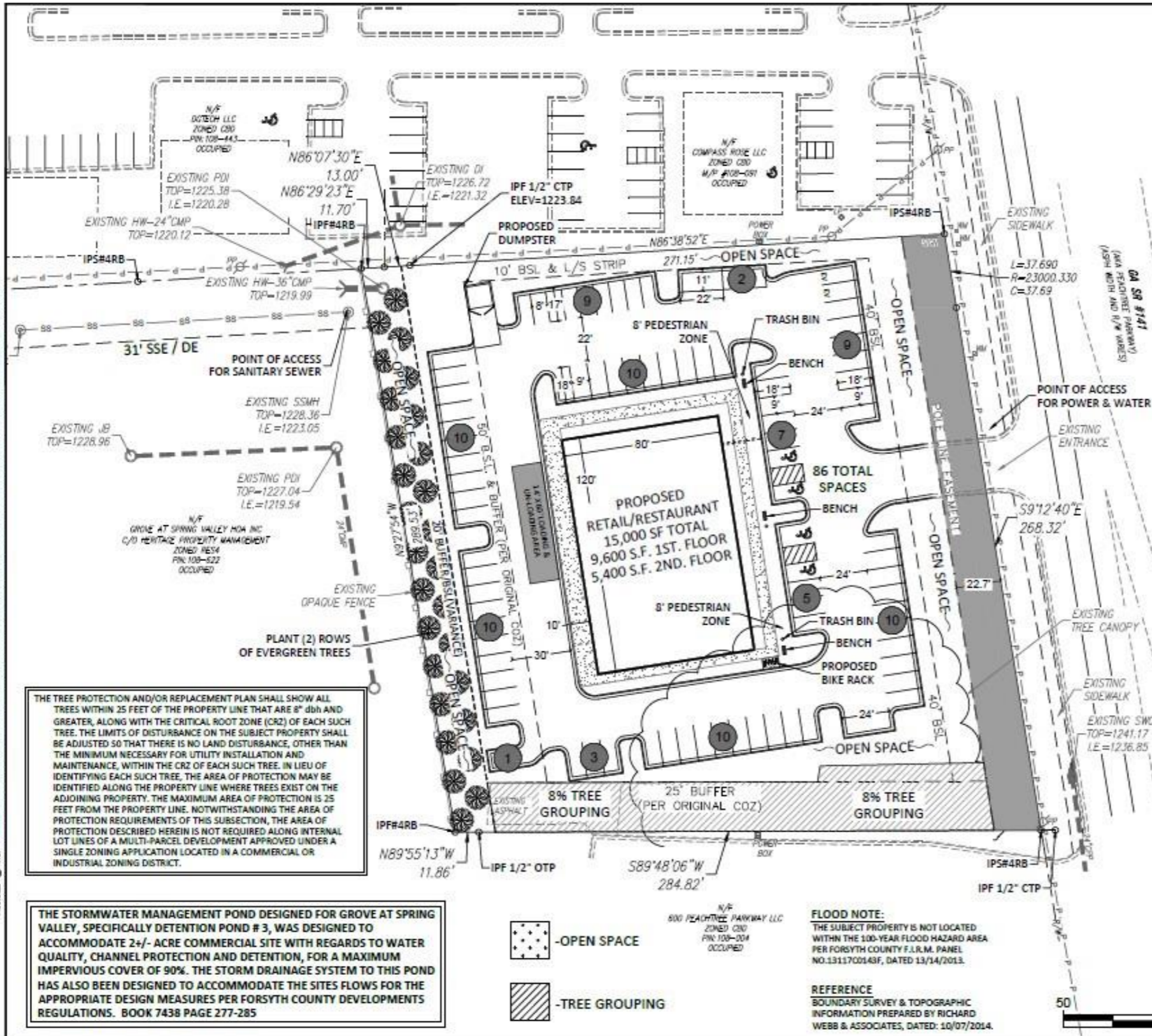
## Leasing Contacts

Marrissa Chanin  
678-501-5341  
Marrissa@riverwoodproperties.com

Allie Hodge  
678-501-5342  
Ahodge@riverwoodproperties.com

## Property Highlights

The property is located on State Route 141 in Cumming, GA, less than half a mile from The Collections at Forsyth and Highway 400. This proposed development sits on 2.00 acres in the heart of Georgia's Technology Corridor. The site offers great visibility, and the population is over three times the national average. This growing retail corridor across from South Forsyth High School sees over 28,000 VPD and is an ideal location for any retailer.



**PROJECT PERMITEE:**  
SRINIVAS KADIYALA

**24-HOUR CONTACT:**  
SRINIVAS KADIYALA  
(978) 930-3611

**PROPERTY INFORMATION:**  
PIN: 108 562  
ZONED: CBD

**PROPERTY OWNER:**  
(PER FORSYTH COUNTY TAX RECORDS)  
SEFOR141 LLC

**SITE ADDRESS:**  
580 PEACHTREE PKWY  
CUMMING, GA 30041

**PROJECT DESCRIPTION:**  
PROPOSED 15,000 S.F. BUILDING,  
RETAIL & OFFICE

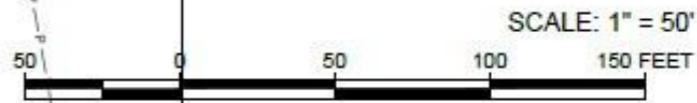
**WATER AND SEWER:**  
FORSYTH COUNTY WATER &  
FORSYTH COUNTY SEWER

- SITE INFORMATION:**
- PROPERTY SIZE = 2.007 ACRES (87,428.307 SF)
  - TOTAL BUILDING AREA = 15,000 SF
  - EXISTING ZONING: CBD
  - MIN. REQUIRED OPEN SPACE = 13,114.24 SF (15%)
  - PROVIDED OPEN SPACE = 23,001.02 S.F. (26.30%)
  - MAX. ALLOW BUILDING COVERAGE = 61,199.854 SF (70%)
  - PROVIDED BUILDING COVERAGE = 15,000 SF (17.15%)
  - MAX. ALLOW BUILDING HEIGHT = 60'
  - PROPOSED BUILDING HEIGHT = 40'
  - 8% TREE GROUPING REQUIRED = 0.08 \* 87,428.307 = 6,994.26 SF
  - 8% TREE GROUPING PROVIDED = 7,049 S.F. = 8.06%
  - 9% MIN. ELECTRIC VEH. CHARGING REQUIRED = 60\*0.09 = 5.4
  - 9% MIN. ELECTRIC VEH. CHARGING PROVIDED = 2 SPACES (3.3%)

PARKING DATA:	
MIN PARKING REQ.(RETAIL)	1 SPACE PER 250 S.F. = 9,000/250 = 36
PARKING REQUIRED = 36	PARKING PROVIDED = 36
MIN PARKING REQ.(RESTAURANT)	1 SPACE PER 100 S.F. = 6,000/100 = 60
PARKING REQUIRED = 60	PARKING PROVIDED = 30
TOTAL PARKING SPACES REQ. = 96	TOTAL PARKING SPACES PRO. = 66

FINAL PARKING CALCULATIONS TO BE PROVIDED BASED ON FUTURE USERS.

**VARIANCE:**  
UDC SECTION 12-3.3 (TABLE 12.2)  
1.) BUFFER VARIANCE OF 20 FEET TO ALLOW BUFFER OF 20 FEET RATHER THAN 40 FEET ALONG LOT LINE ABUTTING A RESIDENTIAL DISTRICT.



THE TREE PROTECTION AND/OR REPLACEMENT PLAN SHALL SHOW ALL TREES WITHIN 25 FEET OF THE PROPERTY LINE THAT ARE 8" dbh AND GREATER, ALONG WITH THE CRITICAL ROOT ZONE (CRZ) OF EACH SUCH TREE. THE LIMITS OF DISTURBANCE ON THE SUBJECT PROPERTY SHALL BE ADJUSTED SO THAT THERE IS NO LAND DISTURBANCE, OTHER THAN THE MINIMUM NECESSARY FOR UTILITY INSTALLATION AND MAINTENANCE, WITHIN THE CRZ OF EACH SUCH TREE. IN LIEU OF IDENTIFYING EACH SUCH TREE, THE AREA OF PROTECTION MAY BE IDENTIFIED ALONG THE PROPERTY LINE WHERE TREES EXIST ON THE ADJOINING PROPERTY. THE MAXIMUM AREA OF PROTECTION IS 25 FEET FROM THE PROPERTY LINE. NOTWITHSTANDING THE AREA OF PROTECTION REQUIREMENTS OF THIS SUBSECTION, THE AREA OF PROTECTION DESCRIBED HEREIN IS NOT REQUIRED ALONG INTERNAL LOT LINES OF A MULTI-PARCEL DEVELOPMENT APPROVED UNDER A SINGLE ZONING APPLICATION LOCATED IN A COMMERCIAL OR INDUSTRIAL ZONING DISTRICT.

THE STORMWATER MANAGEMENT POND DESIGNED FOR GROVE AT SPRING VALLEY, SPECIFICALLY DETENTION POND # 3, WAS DESIGNED TO ACCOMMODATE 2+/- ACRE COMMERCIAL SITE WITH REGARDS TO WATER QUALITY, CHANNEL PROTECTION AND DETENTION, FOR A MAXIMUM IMPERVIOUS COVER OF 90%. THE STORM DRAINAGE SYSTEM TO THIS POND HAS ALSO BEEN DESIGNED TO ACCOMMODATE THE SITES FLOWS FOR THE APPROPRIATE DESIGN MEASURES PER FORSYTH COUNTY DEVELOPMENTS REGULATIONS. BOOK 7438 PAGE 277-285



**FLOOD NOTE:**  
THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA PER FORSYTH COUNTY F.I.R.M. PANEL NO.1311700143F, DATED 13/14/2013.

**REFERENCE:**  
BOUNDARY SURVEY & TOPOGRAPHIC INFORMATION PREPARED BY RICHARD WEBB & ASSOCIATES, DATED: 10/07/2014.

**B.C. ENGINEERING, INC.**  
116 NORTH MAIN ST.  
CUMMING, GA 30040  
PHONE: (770) 205-6181  
FAX: (770) 205-6162  
EMAIL: office@bceengineering-ga.com

**580 PEACHTREE PKWY**  
**CONDITIONS OF ZONING**  
LAND LOT 580  
2ND DISTRICT, 1ST SECTION  
FORSYTH COUNTY  
REMOVED FOR SRINIVAS KADIYALA



DATE	REVISION

DRAWN BY: LB	CHECKED BY: BC
DATE: 04/18/2022	SCALE: AS NOTED
LAND LOT: 580	DISTRICT: 2ND
SECTION: 1ST	

JOB NO. 2021-203

# NEW DEVELOPMENT

## Site Plan



# AREA DEMOGRAPHICS



2021  
Population

1 MILE	3,612
3 MILE	53,747
5 MILE	148,648



2021 Daytime  
Population

1 MILE	5,424
3 MILE	20,389
5 MILE	75,922



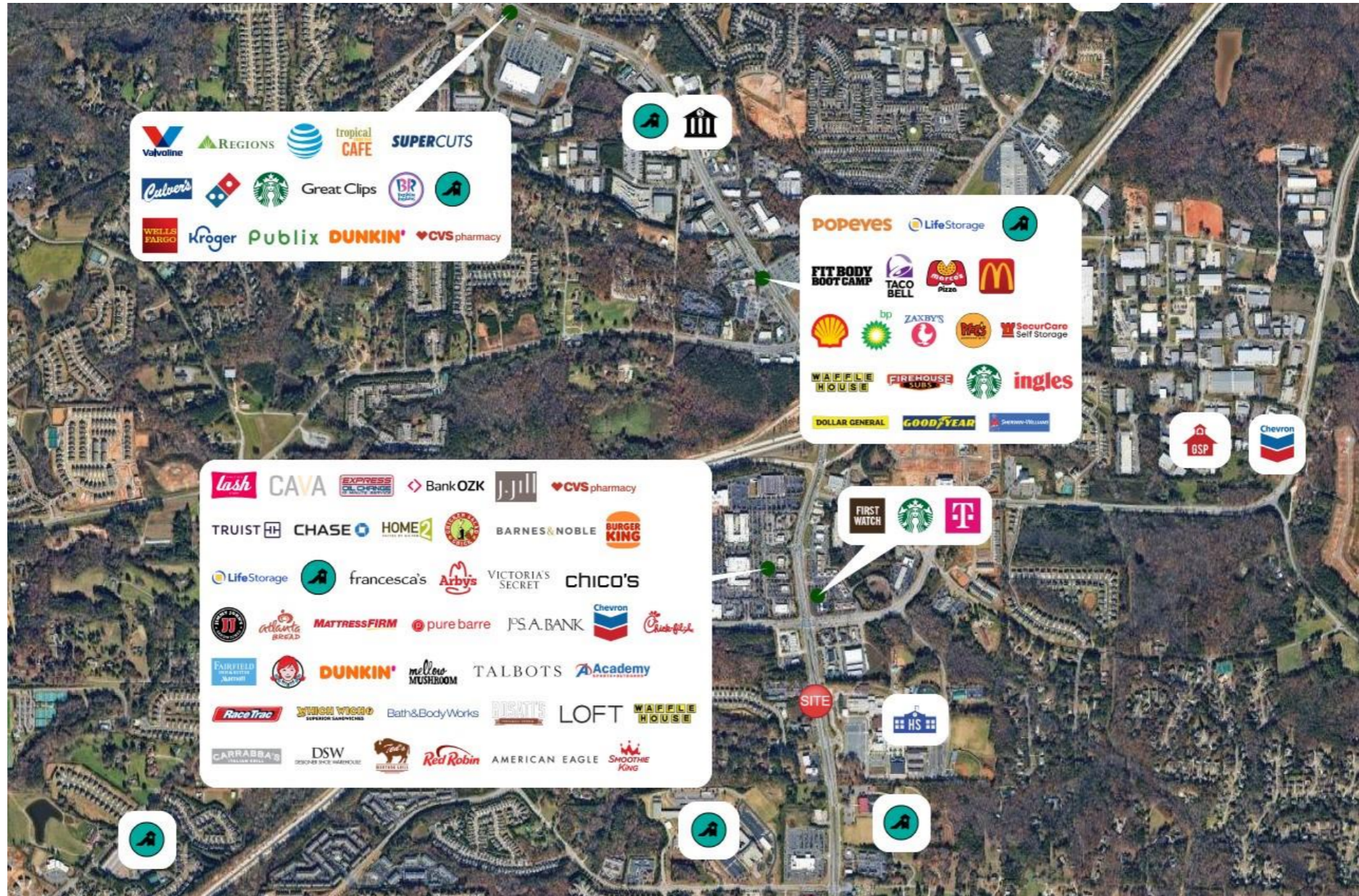
Household 2021

1 MILE	1,394
3 MILE	17,828
5 MILE	48,412



Household  
Income

1 MILE	\$118,655
3 MILE	\$139,364
5 MILE	\$148,497



## NEW DEVELOPMENT

Trade Area Overview