

The Station

Highly Visible City of Decatur Retail Space

2686 E. College Avenue, Decatur, GA 30030



OAKHURST
REALTY
PARTNERS

Eric Carlton, LEED A.P. | ecarlton@oakrep | (404) 371-4100



Within 5 Miles



311,482

Population



\$116,501

Average Household Income



127,052

Total Households



10,183

Businesses



241,473

Employees



17,200

Cars Per Day

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.



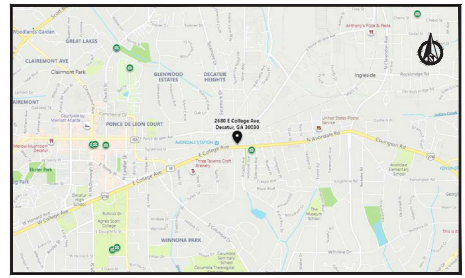
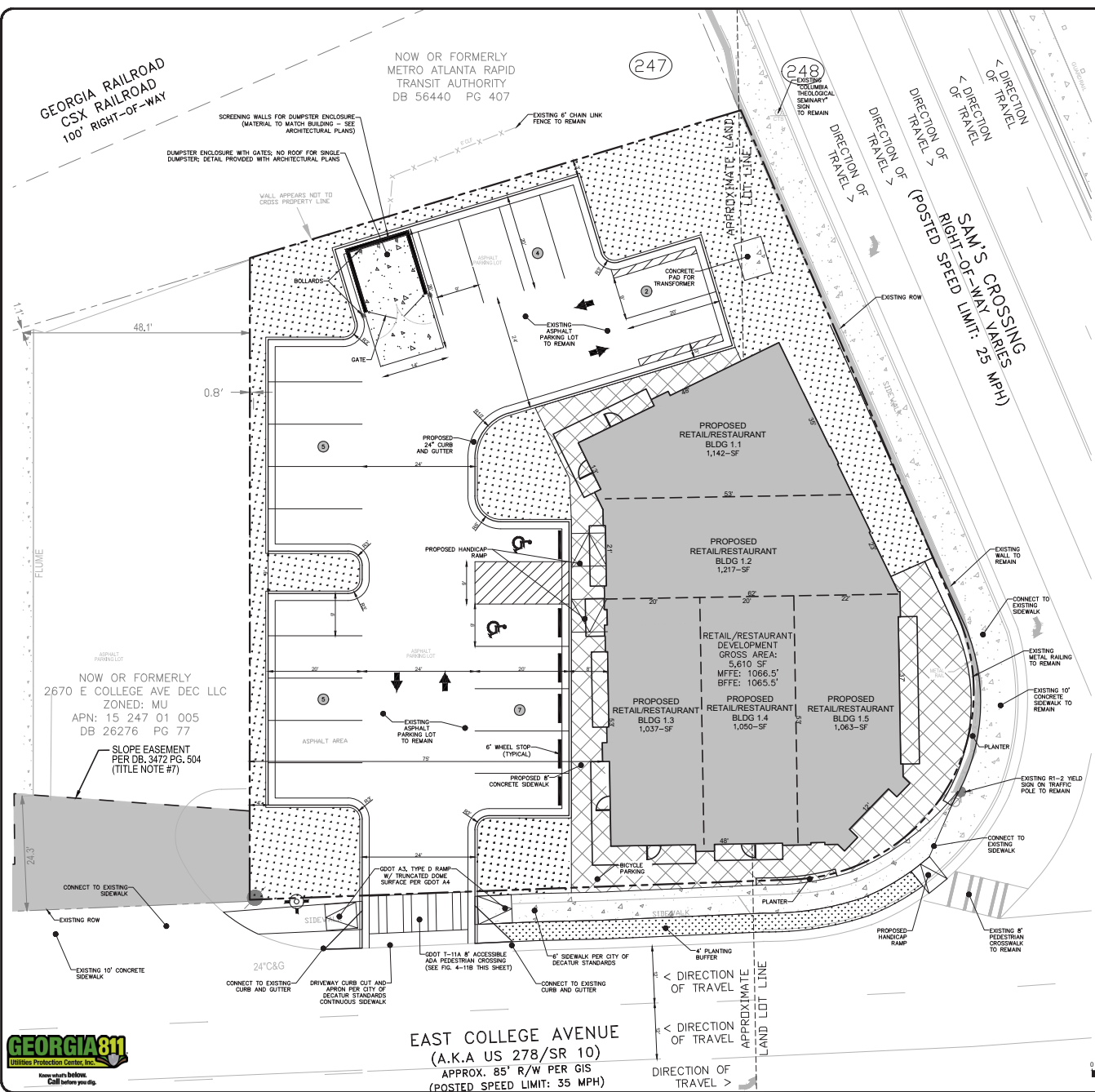
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OVERVIEW

- » 1 - 5 retail suites totaling 5,500 SF
- » Available 4th Quarter 2024
- » Convenient to I-285, Highway 278, renowned shops and restaurants of Downtown Decatur, Historic Avondale Estates and Downtown Atlanta
- » Close proximity to large university campuses including Agnes Scott and Emory University
- » 4,300+ daily MARTA riders
- » Robust 17,200 daily traffic count
- » City of Decatur permitting



VICINITY MAP
N.T.S.
SITE LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER / EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PARKING COUNT
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- HANDICAP ACCESSIBLE DESIGNATED STALL
- SLOPE EASEMENT AREA
- NEW ASPHALT AREA
- NEW CONCRETE AREA
- PROPOSED LANDSCAPE AREA

SITE SUMMARY

PROPOSED ZONING DISTRICT	MU (MID USE)
PROPOSED USE	RETAIL/RESTAURANT
TOTAL SITE AREA*	2,20,588-SF
PROPOSED BUILDING HEIGHT	24' (1-STORY)
PROPOSED RETAIL AREA	5,610-SF
FRONT BUILDING SETBACK	0'
SIDE BUILDING SETBACK	27'
REAR BUILDING SETBACK	0'
PARKING STALL DIMENSIONS	9' X 18'
REQUIRED PARKING	12(MIN); 28(MAX)
PROPOSED PARKING	23
PARKING BASED ON: COMMERCIAL USE 1 SPACE PER 100-SF (MINIMUM) 1 SPACE PER 200-SF (MAXIMUM)	

NOTE: SEE ADDITIONAL NOTES ON SHEET C101.

SITE NOTES:

1. COMPLETION OF ALL WORK SHALL BE IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND NOTES AS WELL AS WITH FEDERAL, STATE AND LOCAL REGULATIONS. DEVIATION FROM THESE MAY CAUSE THE PROJECT TO BE UNACCEPTABLE.
2. PROJECT TO BE DELIVERED IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) PER FEDERAL, STATE AND LOCAL CODES.
3. PROJECT TO BE DELIVERED IN ACCORDANCE WITH THE UNIFORM TRAFFIC CONTROL MANUAL (UTCM), ASHTO, AS WELL AS STATE AND LOCAL REGULATIONS.
4. ARCHITECTURAL PLANS ARE TO GOVERN IN THE AREA WITHIN 5' OF THE BUILDING ENVELOPE. THIS IS TO INCLUDE, BUT NOT LIMITED TO, STEPS, STAIRS, STAIRWALKS, PLANTING, HANDRAILS, ETC. SITE CONTRACTOR IS RESPONSIBLE FOR ALL WORK OUTSIDE OF THIS ENVELOPE.
5. THE FACE OF CURB AND OUTSIDE FACE OF BUILDING SHALL BE THE DIMENSIONAL REFERENCE FOR ALL SITE MEASUREMENTS AND MARK UNLESS OTHERWISE NOTED. ALL RADII SHALL BE ASSUMED TO BE 5' WHERE NO DIMENSION IS GIVEN.
6. EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL AS-BUILTS AND OTHER CERTIFICATIONS IN ORDER TO CAUSE THE ACCEPTANCE OF THE PROJECT BY THE CLIENT AND RELEASE OF A CERTIFICATE OF OCCUPANCY.
8. CONTRACTOR TO VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGN (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
9. CURB AND GUTTER SHALL BE 24" IN SIZE UNLESS SPECIFIED OTHERWISE.
10. THE CONTRACTOR SHALL DELIVER THE CURB AND GUTTER AT A 28-DAY COMPRESSIVE STRENGTH OF 1000 PSI.
11. THE CONTRACTOR SHALL DELIVER THE PARKING LOT PAINTING AND STRIPING WITH A MINIMUM OF TWO COATS OF PAINT PER PROJECT SPECIFICATIONS.
12. SIGNAGE SHALL BE HANDLED UNDER A SEPARATE PERMIT.
13. A STREET BUFFER WILL BE REQUIRED IN THE EVENT THAT THE ACCESS ROAD IS EVER ACCEPTED BY THE CITY. A STREET BUFFER IS NOT CURRENTLY NEEDED.



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RETAIL/RESTAURANT DEVELOPMENT
JURISDICTION: CITY OF DECATUR
ISSUED FOR: CONSTRUCTION PLAN
LOCATION: 2680 EAST COLLEGE AVENUE, DECATUR, GA 30030

#	DATE	REVISIONS / COMMENTS
1	09/27/22	ISSUE FOR COMMENTS
2	09/27/22	ADDRESS EIGHT COMMENTS

DRAWN: KK
CHECK: EGS
JOB NO: 21-240
DATE: 2/2/23

SITE PLAN
SHEET C200



EAST COLLEGE AVENUE
(A.K.A US 278/SR 10)
APPROX. 85' R/W PER GIS
(POSTED SPEED LIMIT: 35 MPH)



E:\CONTINGO-MASTER\DRAWING\BRVAN RUSSELL (CONTINGO)\CONTINGO-MASTER (P-DWG) PROJECTS\2021\21-240 - MU - RETAIL 2680 E COLLEGE AVENUE DECATUR.DWG



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