

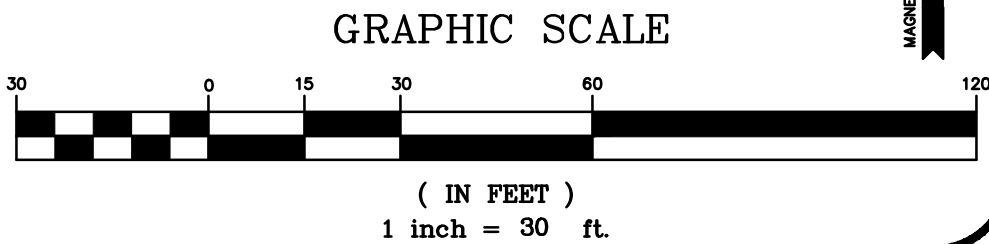
LEGEND

- ⊗ ----- WATER METER
- ⊕ ----- WATER VALVE
- ⊙ ----- FIRE HYDRANT
- ⊖ ----- SANITARY SEWER MANHOLE
- ○ ○ ○ ----- CLEANOUT
- ⊙ ----- LIGHT POLE
- ⊕ ----- GAS VALVE
- ⊙ ----- POWER POLE
- ⊙ ----- GUY ANCHOR
- ⊙ ----- BOLLARD
- ⊙ I.C.V. ----- IRRIGATION CONTROL VALVE
- ⊙ ----- FIBER OPTIC MARKER
- ⊙ ----- FIRE DEPT. CONNECTION
- ⊙ ----- CONCRETE
- ⊙ ----- CALCULATED POINT
- ⊙ ----- IRON PIN FOUND
- ⊙ ----- IRON PIN SET (1/2" REBAR)
- ⊙ ----- R/W MONUMENT
- P/L ----- PROPERTY LINE
- R/W ----- RIGHT OF WAY
- N/F ----- NOW OR FORMERLY
- B/L ----- BUILDING LINE
- OTF ----- OPEN TOP PIPE
- ⊙ ----- DOUBLE WING CATCH BASIN
- ⊙ ----- HEADWALL
- ⊙ ----- JUNCTION BOX
- ⊙ ----- DROP INLET
- CMP ----- CORRUGATED METAL PIPE
- RCF ----- REINFORCED CONCRETE PIPE
- BOUNDARY LINE
- X ----- FENCE
- GAS LINE
- UGP ----- UNDERGROUND POWER LINE
- UGP ----- OVERHEAD POWER LINE
- SS ----- SANITARY SEWER LINE
- SD ----- STORM DRAIN LINE
- W ----- WATER LINE

HYDROLOGY NOTE:  
DUE TO THE SITE BEING MORE  
THAN 5,000 SQ. FT. STORMWATER  
STANDARDS WILL BE REQUIRED  
DURING THE LAND DISTURBANCE  
PERMITTING PROCESS

SITE ANALYSIS

SITE ADDRESS	= 1345 BOLTON ROAD
SITE AREA	= ± 1.879 AC = ± 81,862 SF
TOTAL SITE AREA	= 81,862 SF + 9,788 SF (R/W) = 91,650 SF
CURRENT USE	= VACANT
CURRENT ZONING	= R-4 (SINGLE-FAMILY RESIDENTIAL)
PROPOSED ZONING	= MR-2 (MULTI-FAMILY RESIDENTIAL)
PROPOSED USE	= SINGLE-FAMILY ATTACHED RESIDENTIAL
MINIMUM LOT SIZE	= 2,000 SF
PARKING REQUIRED	= 1.3 SPACES PER DWELLING UNIT
PARKING PROVIDED	= 2 SPACES PER DWELLING UNIT (GARAGE)
SIDE YARD	= 10' (0' WHEN NO RESIDENTIAL WINDOWS ON SIDE)
REAR YARD	= 10'
UOSR	= 0.45 x 81,862 SF = 36,838 SF
USABLE OPEN SPACE PROVIDED	= 37,538 SF
MAXIMUM BUILDING HEIGHT	= 35'
PROPOSED LOTS	= 17 LOTS
MAX FAR	= 0.348
ALLOWABLE SITE SF	= 0.348 x 91,650 SF = 31,894 SF
PROPOSED FLOOR AREA	= 30,624.70 SF
UNIT TYPE "A"	= 4 UNITS X 1727.20 = 6908.80
UNIT TYPE "B"	= 13 UNITS X 1824.30 = 23715.90



PREPARED BY:  
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REVISION	No.	DATE:

SITE PLAN  
OF  
**BOLTON ROAD TOWNHOMES**  
L.L. 261, 17th DISTRICT  
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

DEVELOPER:  
FIRST NATIONAL LAND  
TRUST  
7421 DOUGLAS BLVD  
UNIT N #418  
DOUGLASVILLE, GA 30135



DATE: 04/08/25  
DRAWN BY: TD  
CHECKED BY: JJT

JOB#: H25105

SP1