

C:\Users\Steven\rowland-engineering.com\Design - Projects\2246 - Monroe Co\2246-BA\SE.dwg, 1 OF 1, Steven, Jun 17, 2026 - 12:21:40pm

LEGEND

EXISTING

PROPOSED

CONTOUR LINE

SANITARY SEWER LINE

SS MANHOLE

SS CLEANOUT

STORM DRAIN LINE

STORM DRAINAGE INLETS

WATER LINE

WOODS LINE

FENCE LINE

WATER VALVE

WATER METER

FIRE DEPARTMENT CONNECTION

FIRE HYDRANT

TELEPHONE PEDESTAL

TELEPHONE MANHOLE

SIGN

TREE (SIZE AND TYPE NOTED)

REINFORCED CONCRETE PIPE

CORRUGATED METAL PIPE

HIGH DENSITY POLYETHYLENE PIPE

LIGHT POLE

ELECTRIC BOX

TELEVISION PEDESTAL

SPOT ELEVATION

BENCHMARK

ASPHALT PAVING

CURB AND GUTTER

SIDEWALK

GRAVEL

BUILDING

45.3

45.3

C.O.

CLEANOUT

W

TMH

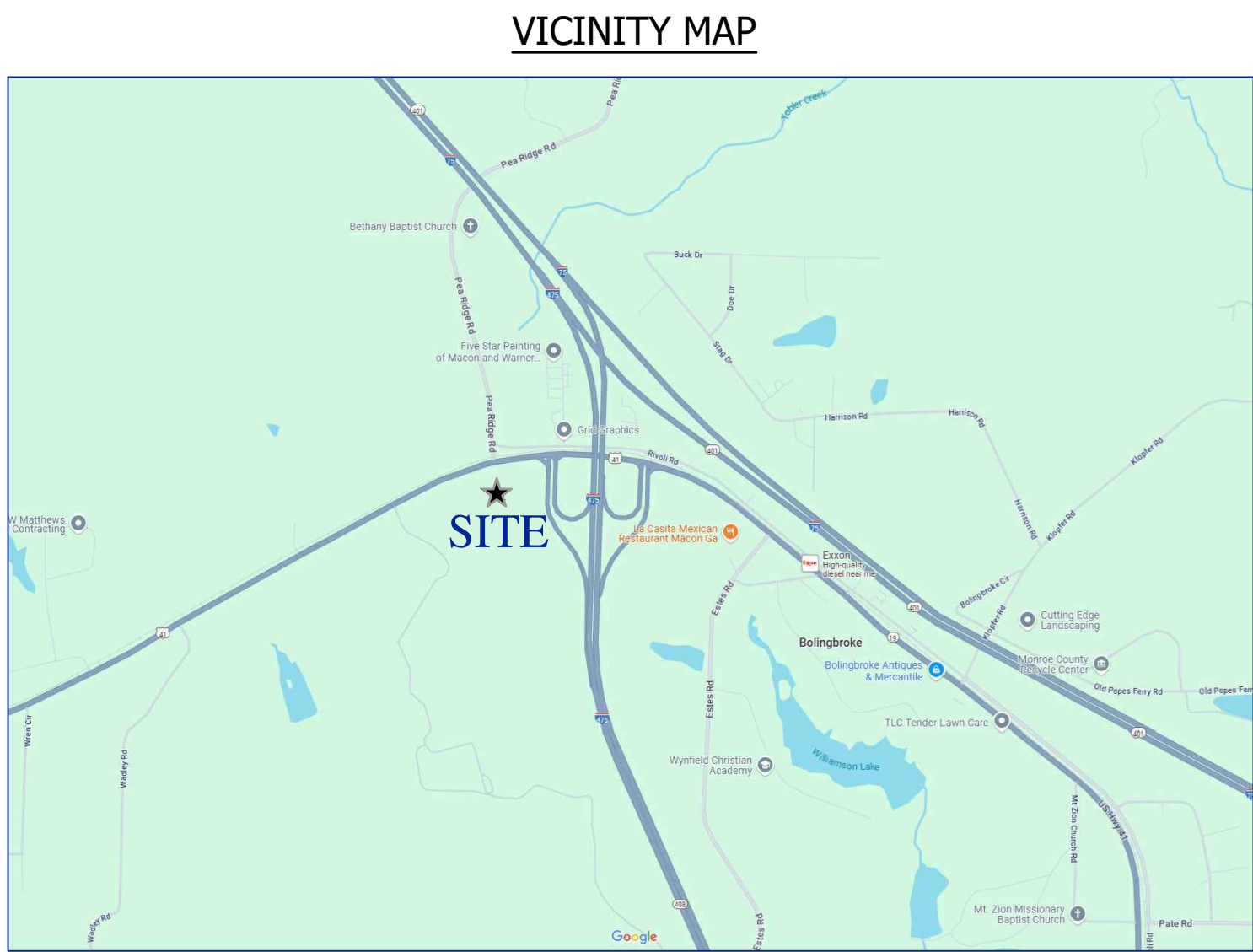
RCP

CMP

HDPE

100.00

100.00



AUTHORIZATION STATEMENT (text follows):

I hereby submit this Preliminary Plat as authorized agent/owner of all property shown thereon, and certify that all contiguous property under my ownership or control is included within the boundaries of this Preliminary Plat, as required by the Development Regulations.

Signature of Authorized Agent/Owner

06-17-2026

Date

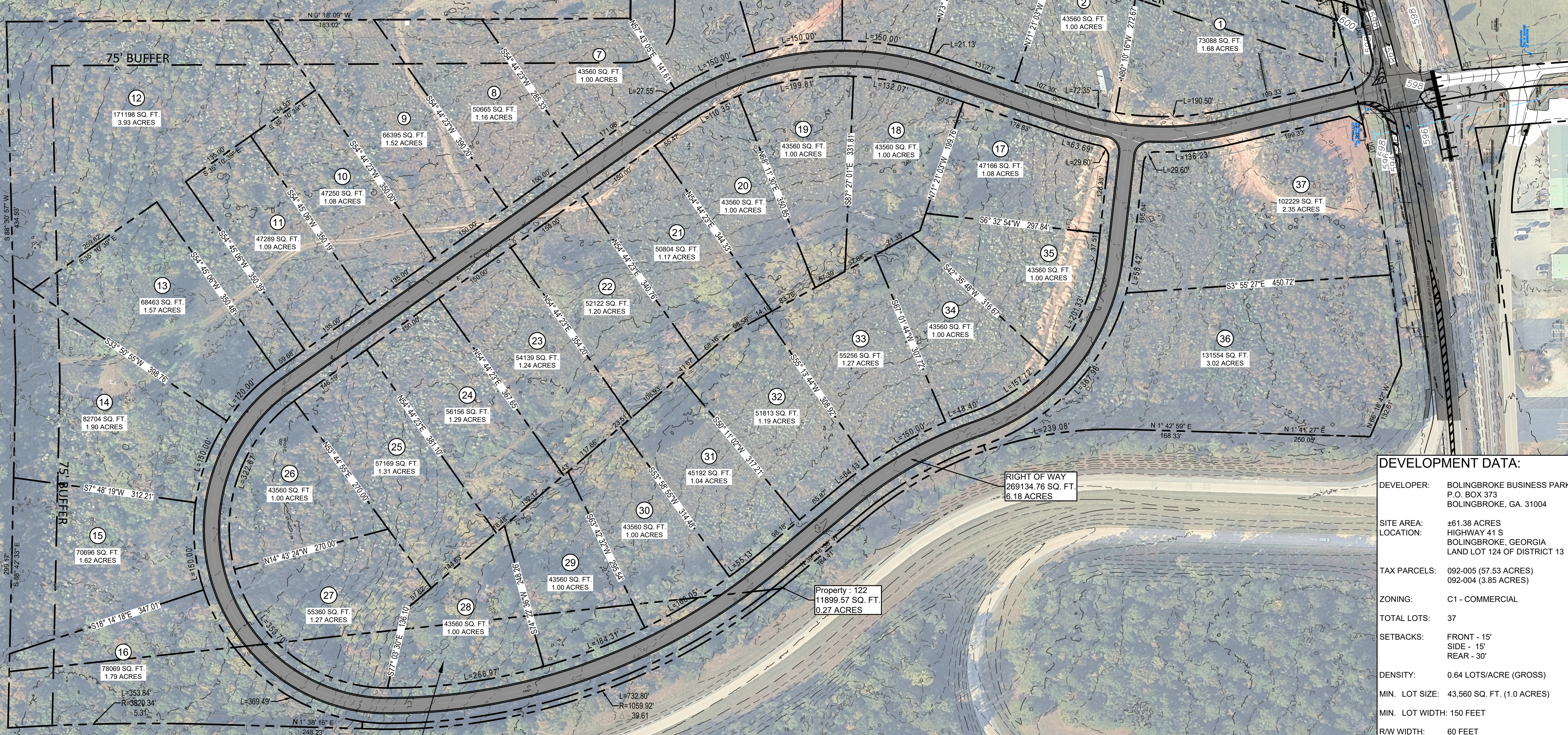
CERTIFICATE OF APPROVAL BY PLANNING COMMISSION (text follows):

The Preliminary Plat shown hereon has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Monroe and is hereby given Approval by the City of Monroe Planning Commission. This Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void one (1) year from the date of this Certificate of Approval if no Site Development Plans are approved and no Final Plat is recorded. If Site Development Plans are approved within one (1) year from the date of this Certificate of Approval, this Certificate of Approval shall extend to the expiration of Site Development Plans. If no Final Plat is recorded by the expiration of the Site Development Plans, then this Certificate of Approval shall expire and be null and void in its entirety and shall require a new Preliminary Plat Approval by the City of Monroe Planning Commission.

Dated this _ day of _____, 20__

By: _____ Chairman

By: _____ Secretary



TAX PARCEL 092 004
ZONED C1
3.85 ACRES

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE (text follows):

This Preliminary Plat has been reviewed and approved for general compliance with the Zoning Ordinance and Development Regulations of the City of Monroe.

Code Enforcement Officer

Date

In that all the requirements of Preliminary Approval having been fulfilled, this subdivision plat has been given Preliminary Approval by the Monroe County Board of Commissioners on _____, 20__.

The Preliminary Approval does not constitute approval of the Final Plat. This Certificate of Preliminary Approval shall expire and be null and void on _____, 20__.

Date _____ Subdivision Review Officer

DEVELOPMENT DATA:

DEVELOPER: BOLINGBROKE BUSINESS PARK, LLC
P.O. BOX 373
BOLINGBROKE, GA. 31004

SITE AREA: ±61.38 ACRES
LOCATION: HIGHWAY 41 S
BOLINGBROKE, GEORGIA
LAND LOT 124 OF DISTRICT 13

TAX PARCELS: 092-005 (57.53 ACRES)
092-004 (3.85 ACRES)

ZONING: C1 - COMMERCIAL

TOTAL LOTS: 37

SETBACKS: FRONT - 15'
SIDE - 15'
REAR - 30'

DENSITY: 0.64 LOTS/ACRE (GROSS)

MIN. LOT SIZE: 43,560 SQ. FT. (1.0 ACRES)

MIN. LOT WIDTH: 150 FEET

R/W WIDTH: 60 FEET

ROAD WIDTH: 28 FEET BOC

ENGINEER: ROWLAND ENGINEERING, INC.
107 INDUSTRIAL PARK DR, STE. B
FORSYTH, GEORGIA 31029
(478) 621-7500
steven@rowland-engineering.com

PUBLIC WATER AND SANITARY SEWER ARE TO BE PROVIDED BY THE CITY OF FORSYTH WATER AUTHORITY.

GRAPHIC SCALE



NOT FOR FINAL RECORDING



BOLINGBROKE BUSINESS PARK
U.S. HWY 41 / S.R. 19, BOLINGBROKE, GA. 31004
LAND LOT 124, DISTRICT 13, MONROE CO.
FOR
BOLINGBROKE BUSINESS PARK, LLC

ROWLAND
ENGINEERING
318 Corporate Pkwy, Ste. 301
Macon, GA 31210
steven@rowland-engineering.com
(478) 621-7500 office

PROJECT NO: 2246

GA LEVEL II CERTIFIED DESIGN
PROFESSIONAL #155
EXPIRES 07-23-2026



06-17-2026

THIS SEAL IS VALID ONLY IF SIGNED AND DATED BY THE LICENSED PROFESSIONAL ENGINEER.

PRELIMINARY
PLAT

1 OF 1
SHEET 1 OF 1