

# SITE DEVELOPMENT PLANS FOR MADISON METHODIST CHURCH

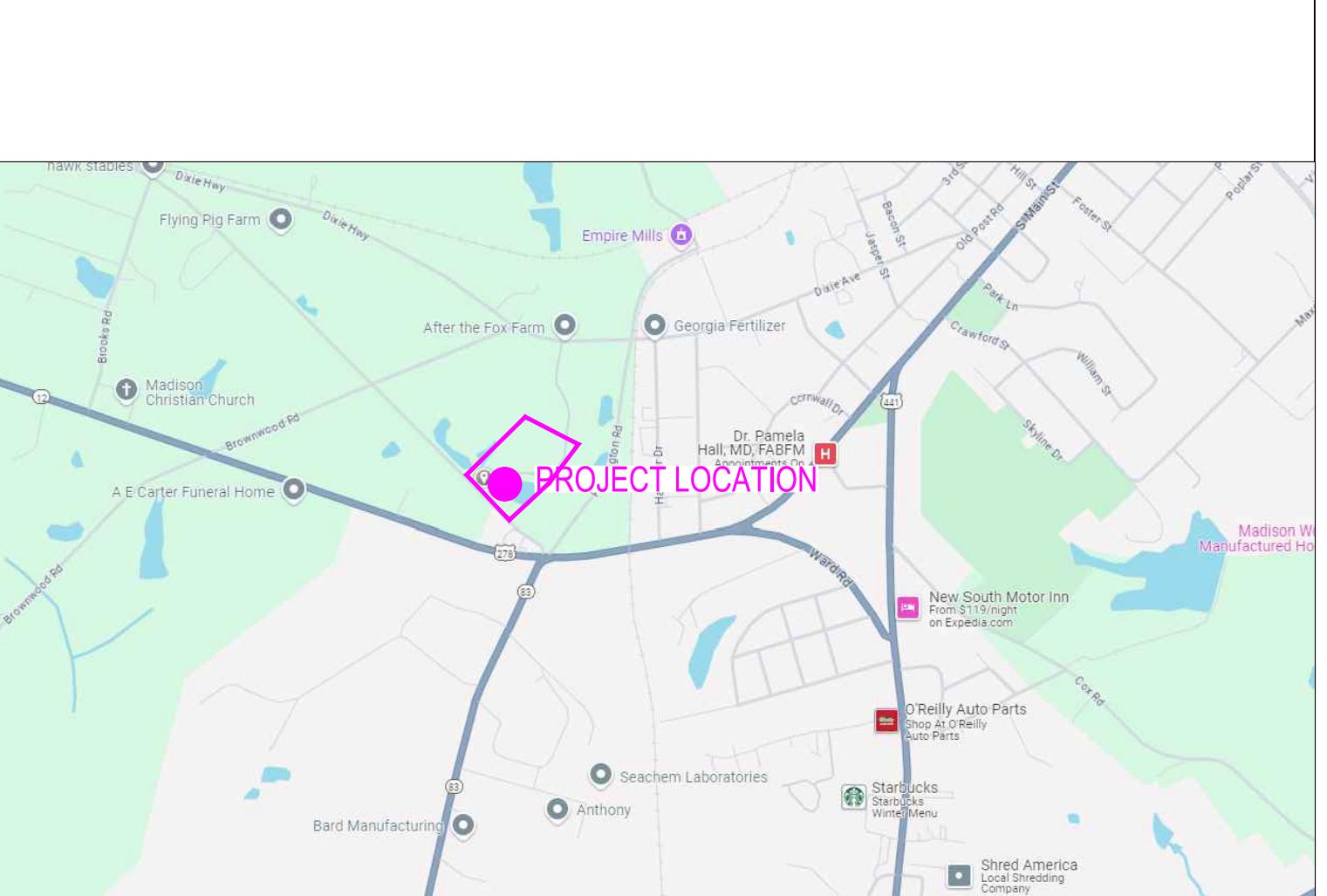
036 039 B  
1091 CONFEDERATE RD  
MADISON, GA 30650  
MORGAN COUNTY  
ZONING - R1

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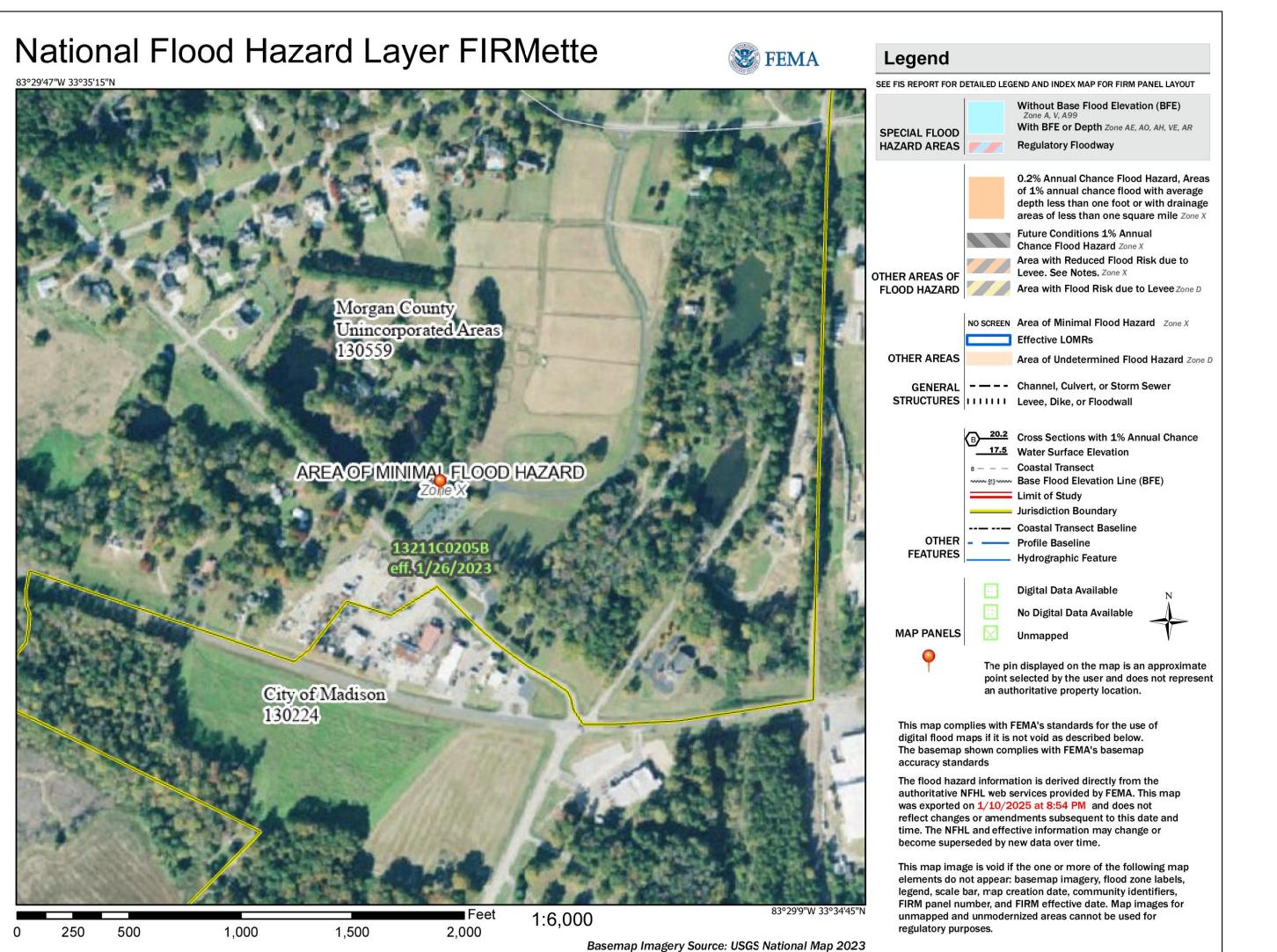
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VICTOR SITE SET 02-04-2026

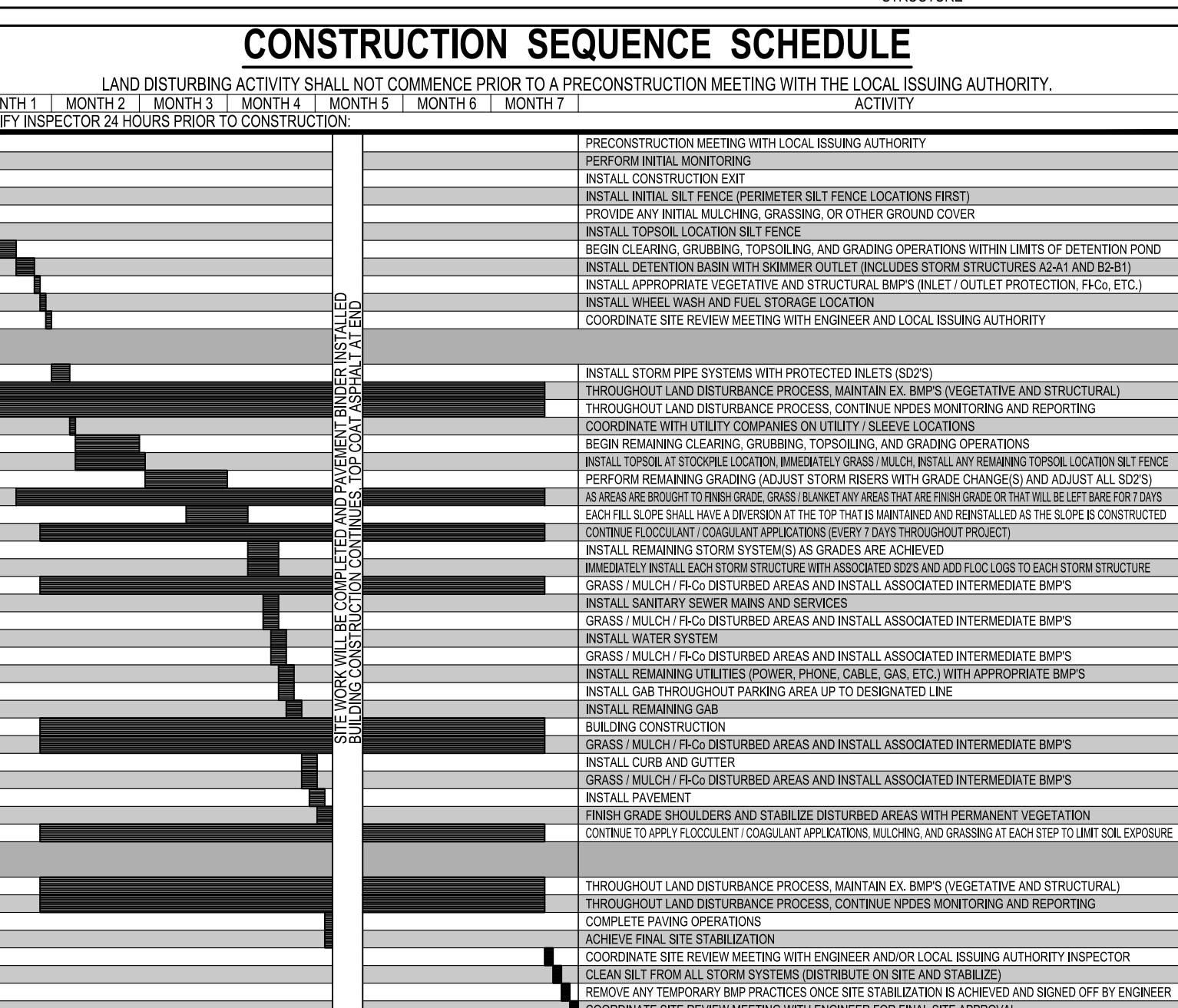
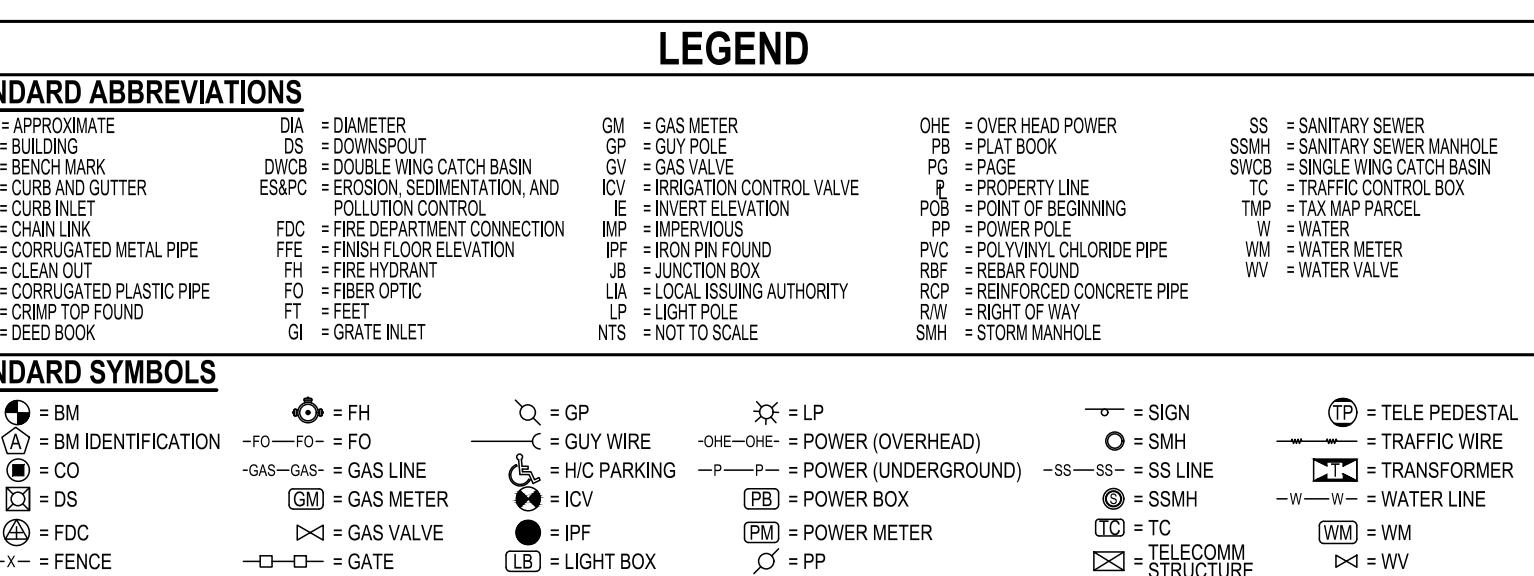
GSWCC CHECKLIST NUMBER (TYP)



VICINITY MAP GPS COORDINATES  
NOT TO SCALE  
N 33°34'58.07" W -83°29'28.84"  
N 33.582798 W -83.491346



FLOOD MAP   
NOT TO SCALE  
MAP PANELS



SITE INFORMATION	
AN EXISTING HORSE STABLE AND ARENA FACILITY IS BEING RENOVATED INTO A CHURCH FACILITY, DRIVE, WALKS, PARKING, AND ASSOCIATED UTILITIES ARE BEING PROPOSED AS PART OF THE RENOVATIONS	
ZONING (PER LOCAL JURISDICTION)	R-1 RESIDENTIAL
LOCAL JURISDICTION	MORGAN COUNTY
PROPERTY AREA	24.42 AC
DISTURBED AREA	4.10 AC
MINIMUM LOT SIZE	1.5 AC
MINIMUM LOT WIDTH	300'
MINIMUM FRONT SETBACK	30'
MINIMUM SIDE SETBACK	15'
MINIMUM REAR SETBACK	40'
MINIMUM OPEN SPACE	N/A
MAXIMUM IMPERVIOUS	30% PROPOSED IMPERVIOUS = 14%
MISCELLANEOUS INFORMATION	
SIGNAGE	SIGNAGE SHALL BE HANDLED UNDER A SEPARATE PERMIT
SITE LIGHTING	SITE LIGHTING IS NOT A PART OF THE CIVIL PLANS (SITE WORK CONSTRUCTION DRAWINGS), SIGHT LIGHTING PROVIDED BY OTHERS UNDER SEPARATE COVER
SOIL SERIES	CeB2- CECIL SANDY LOAM, 2% TO 6% SLOPES, MODERATELY ERODED CIDS- CECIL SANDY CLAY LOAM, 6% TO 15% SLOPES, SEVERELY ERODED LyD3-LLoyD CLAY LOAM, 6% TO 15% SLOPES, SEVERELY ERODED W-WATER
FLOOD PLAIN	THERE IS NO FLOODPLAIN ON THIS PROPERTY AS PER FIRM PANEL 13211C0205B DATED 01/26/2023. NO WORK IS BEING DONE WITHIN A FLOODPLAIN. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
STATE WATERS	THERE ARE STATE WATERS PRESENT ON THIS SITE.
HYDROLOGY	THERE ARE STATE WATERS PRESENT WITHIN 200' OF THIS SITE
WETLANDS	THERE ARE STREAM BUFFERS ON THIS PROPERTY
	A STORMWATER DETENTION BASIN HAS BEEN PROPOSED TO LIMIT POST-DEVELOPMENT PEAK FLOW RATES FOR THE 1-YR THROUGH 100-YR STORM EVENTS.
	THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLANDS INVENTORY MAPS HAVE BEEN CONSULTED AND, 2) THE APPROPRIATE PLAN SHEET DOES INDICATE WETLANDS AS SHOWN ON THE MAP, AND 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION 404) PERMIT HAS BEEN OBTAINED.
	IF WETLANDS ARE IMPACTED BY THIS DEVELOPMENT, A CORPS OF ENGINEERS PERMIT SHALL BE OBTAINED PRIOR TO DISTURBANCE. ONCE OBTAINED, A COPY OF THE WETLAND PERMIT SHALL BE KEPT ON SITE AT ALL TIMES. UPON THE CORPS OF ENGINEERS APPROVAL, A SEPARATE COPY OF THE PERMIT SHALL BE SUBMITTED TO THE LIA.



MADISON METHODIST CHURCH

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ZONING: R1

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DRAWING DATE:	01.22.25
DRAWN BY:	MCS
CHECKED BY:	JPB
REVISIONS	
DATE:	04-14-25
DESCRIPTION:	ADDRESS COMMENTS 04-20-26 PERMIT REVISION

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Sheet Title

COVER SHEET

Sheet Number

CV-1.0