

SITE DEVELOPMENT PLANS FOR MADISON METHODIST CHURCH

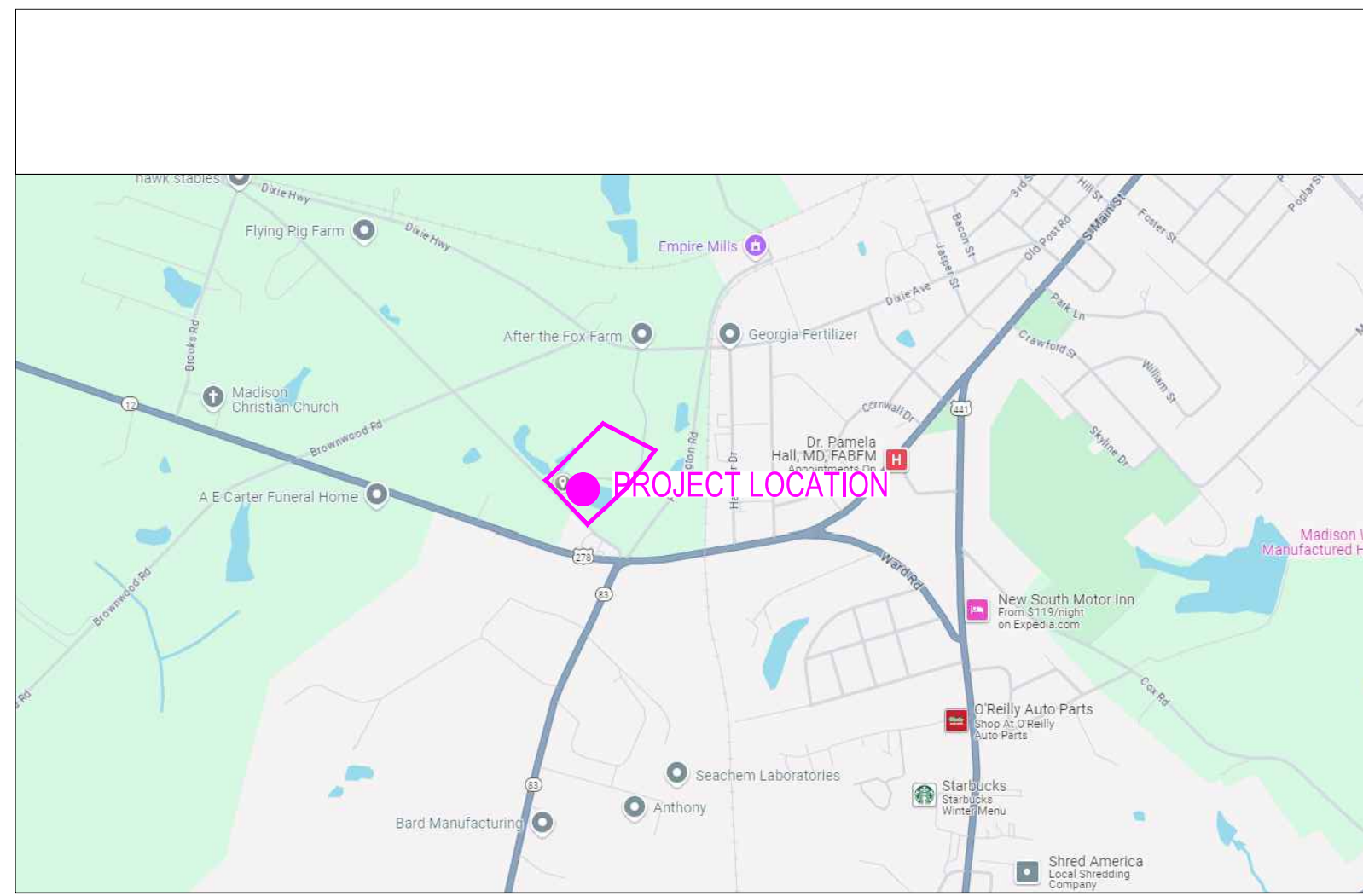
036 039 B
1091 CONFEDERATE RD
MADISON, GA 30650
MORGAN COUNTY
ZONING - R1

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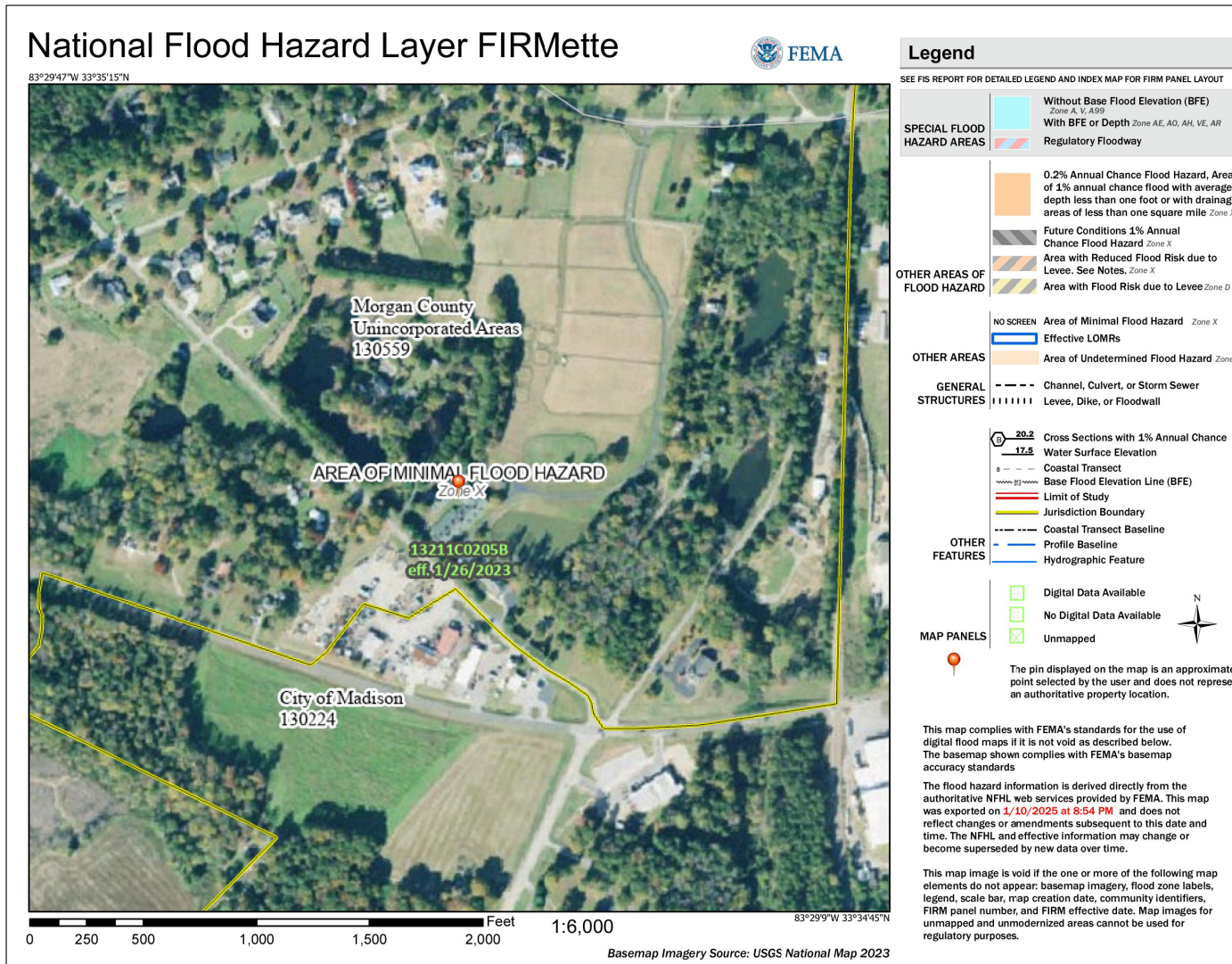
VICTOR SITE SET 02-04-2026

GSWCC CHECKLIST NUMBER (TYP) →



VICINITY MAP
NOT TO SCALE

GPS COORDINATES
N 33°34'58.07" W -83°29'28.84"
N 33.582798 W -83.491346



FLOOD MAP
NOT TO SCALE

STANDARD ABBREVIATIONS		LEGEND	
BLDG = APPROXIMATE BUILDING	DM = DIAMETER	GM = GAS METER	OHE = OVERHEAD POWER
BM = BENCHMARK	DS = DOWNSPOUT	GP = GUY POLE	PB = PLAT BOOK
C&G = CURB AND GUTTER	DWCP = DOUBLE WING CATCH BASIN	GV = GAS VALVE	PC = PACE
C = CURB INLET	ES&P = EROSION, SEDIMENTATION, AND POLLUTION CONTROL	ICV = INVERT CONTROL VALVE	P = PROPERTY LINE
CL = CHAIN LINK	FDC = FIRE DEPARTMENT CONNECTION	IE = INVERT ELEVATION	PB = POINT OF BEGINNING
CMP = CORRUGATED METAL PIPE	FEE = FIRE HYDRANT	IPF = IRON PIPE FOUND	PP = POWER POLE
CO = CLEAN OUT	FPE = FINISH FLOOR ELEVATION	JB = JOINT BOX	PVC = POLYVINYL CHLORIDE PIPE
CPP = CORRUGATED PLASTIC PIPE	FO = FEEB OPTIC	LP = LOCAL ISSUING AUTHORITY	RCP = REINFORCED CONCRETE PIPE
CTP = CROWN TOP FOUND	FT = FEET	LP = LIGHT POLE	RIN = RIGID POLYMER
DS = DEED BOOK	GI = GRATE INLET	NTS = NOT TO SCALE	SMH = STORM MANHOLE

STANDARD SYMBOLS	
BM = BENCHMARK	GP = GUY POLE
DS = DOWNSPOUT	GV = GAS VALVE
ICV = INVERT CONTROL VALVE	IE = INVERT ELEVATION
IPF = IRON PIPE FOUND	JB = JOINT BOX
LP = LOCAL ISSUING AUTHORITY	LP = LIGHT POLE
NTS = NOT TO SCALE	PP = POWER POLE
OHE = OVERHEAD POWER	PB = PLAT BOOK
PC = PACE	P = PROPERTY LINE
PB = POINT OF BEGINNING	PP = POWER POLE
PVC = POLYVINYL CHLORIDE PIPE	RCP = REINFORCED CONCRETE PIPE
RIN = RIGID POLYMER	SMH = STORM MANHOLE

CONSTRUCTION SEQUENCE SCHEDULE	
ACTIVITY	MONTH 1
PRECONSTRUCTION MEETING WITH LOCAL ISSUING AUTHORITY	
PERFORM INITIAL MONITORING	
INSTALL CONSTRUCTION EXIT	
INSTALL INITIAL SILT FENCE (PERMETER SILT FENCE LOCATIONS FIRST)	
PROVIDE ANY INITIAL MULCHING, GRASSING, OR OTHER GROUND COVER	
INSTALL TOPSOIL LOCATION SILT FENCE	
BEGIN CLEARING, GRUBBING, AND GRADING OPERATIONS WITHIN LIMITS OF DETENTION POND	
INSTALL DETENTION BASIN WITH SUMMER OUTLET (INCLUDES STORM STRUCTURES (SMH) AND BENCH)	
INSTALL APPROPRIATE VEGETATIVE AND STRUCTURAL BMPs (INLET, OUTLET PROTECTION, P&G, ETC.)	
INSTALL WHEEL WASH AND FUEL STORAGE LOCATION	
COORDINATE SITE REVIEW MEETING WITH ENGINEER AND LOCAL ISSUING AUTHORITY	
INSTALL STORM PIPE SYSTEMS WITH PROTECTED INLETS (S&P)	
THROUGHOUT LAND DISTURBANCE PROCESS, MAINTAIN EX. BMPs (VEGETATIVE AND STRUCTURAL)	
THROUGHOUT LAND DISTURBANCE PROCESS, CONTINUE MPDES MONITORING AND REPORTING	
COORDINATE WITH UTILITY COMPANIES ON UTILITY ELEVATION LOCATIONS	
BEGIN REMAINING CLEARING, GRUBBING, AND GRADING OPERATIONS	
INSTALL TOPSOIL AT STOCKPILE LOCATIONS IMMEDIATELY GRASS MULCH INSTALL REMAINING UPOPER LOCATIONS SILT FENCE	
PERFORM REMAINING GRASSING ADJUST STORM RISERS WITH GRADE CHANGES AND ADJUST ALL S&P	
AS AREA ARE BROUGHT TO FINISH GRADE, GRASS BLANKET ANY AREAS THAT ARE FINISH GRADE OR THAT WILL BE LEFT BARE FOR DAYS	
EACH 1% SLOPE SHALL HAVE A 2% GRASS OR 1% TOP SOIL TO BE MAINTAINED AND REINVESTED AS THE SLOPE IS CONSTRUCTED	
CONTINUE FLOCCULANT APPLICATIONS EVERY 7 DAYS THROUGHOUT PROJECT	
INSTALL REMAINING STORM SYSTEMS AS GRADES ARE ACHIEVED	
IMMEDIATELY INSTALL EROSION CONTROL STRUCTURES WITH ASSOCIATED DETENTION FLOODS TO EACH STORM STRUCTURE	
GRASS / MULCH / P&G DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMPs	
INSTALL SANITARY SEWER MAINS AND SERVICES	
GRASS / MULCH / P&G DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMPs	
INSTALL WATER SYSTEM	
GRASS / MULCH / P&G DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMPs	
INSTALL REMAINING UTILITIES (POWER, PHONE, CABLE, GAS, ETC.) WITH APPROPRIATE BMPs	
INSTALL GAP THROUGHOUT PARKING AREA UP TO DESIGNATED LINE	
INSTALL REMAINING SIDE BUILDING CONSTRUCTION	
GRASS / MULCH / P&G DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMPs	
GRASS / MULCH / P&G DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMPs	
INSTALL CURB AND GUTTER	
GRASS / MULCH / P&G DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMPs	
INSTALL PAVEMENT	
FINISH GRADE SHOULDERS AND STABILIZE DISTURBED AREAS WITH PERMANENT VEGETATION	
CONTINUE TO APPLY FLOCCULANT APPLICATIONS, MULCHING, AND GRASSING AT EACH STEP TO LIMIT SOIL EXPOSURE	
THROUGHOUT LAND DISTURBANCE PROCESS, MAINTAIN EX. BMPs (VEGETATIVE AND STRUCTURAL)	
THROUGHOUT LAND DISTURBANCE PROCESS, CONTINUE MPDES MONITORING AND REPORTING	
COMPLETE PAVING OPERATIONS	
ACHIEVE FINAL SITE STABILIZATION	
COORDINATE SITE REVIEW MEETING WITH ENGINEER AND/OR LOCAL ISSUING AUTHORITY INSPECTOR	
CLEAN SILT FROM ALL STORM SYSTEMS (DISTRIBUTE ON SITE AND STABILIZE)	
REMOVE ANY TEMPORARY BMP PRACTICES ONCE SITE STABILIZATION IS ACHIEVED AND SIGNED OFF BY ENGINEER	
COORDINATE SITE REVIEW MEETING WITH ENGINEER FOR FINAL SITE APPROVAL	

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	C&B2- CECIL SANDY LOAM, 2% TO 6% SLOPES, MODERATELY ERODED C/D3- CECIL SANDY CLAY LOAM, 6% TO 15% SLOPES, SEVERELY ERODED L/D3- 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. THERE ARE STATE WATERS PRESENT WITHIN 200' OF THIS SITE THERE ARE STREAM BUFFERS ON THIS PROPERTY
HYDROLOGY	A STORMWATER DETENTION BASIN HAS BEEN PROPOSED TO LIMIT POST-DEVELOPMENT PEAK FLOW RATES FOR THE 1-YR THROUGH 100-YR STORM EVENTS.
WETLANDS	THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE. 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 MUST BE OBTAINED PRIOR TO DISTURBANCE. ONCE ATTAINED, 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.

OWNER/DEVELOPER
COMPANY: MADISON METHODIST CHURCH INC.
ADDRESS: 1091 CONFEDERATE RD
MADISON, GA 30650
PHONE: (706) 521-0017
CONTACT: MATTHEW MITCHELL
EMAIL: MATTHEW@MADISONMC.NET

CONTRACTOR
COMPANY: SUNBELT BUILDERS
ADDRESS: 10641 HIGHWAY 36
COWINGTON, GA 30014
CONTACT: MIKE MCCORREY JR.
PHONE: 770.786.3031
EMAIL: MCCORREY@SUNBELTBUILDERS.COM

SURVEYOR
COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 896 MADISON, GA 30650
PHONE: 706.342.1104
CONTACT: BRIAN SLATE
EMAIL: BSLATE@GEORGIA CIVIL.COM

SITE DESIGNER
COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 896
MADISON, GA 30650
PHONE: 706.342.1104

JASON P. BROWN
LEVEL II CERTIFIED
DESIGN PROFESSIONAL

#53274 - EXP. 05.01.2026

24-HOUR CONTACT
JASON BROWN
(770) 713-9972

Contact 811 before you dig

Utilities/Services shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for accuracy in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including field verifying location and depth of utilities that are to be saved and protected. Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities damaged, whether shown or not. Abandonment, relocation, etc. of utilities shall be coordinated with the respective utility company.

georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

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Professional Seal

Project Information

MADISON METHODIST CHURCH
1091 CONFEDERATE RD
MADISON, GA 30650
ZONING: R1

DRAWING DATE: 01.22.25
DRAWN BY: MCS
CHECKED BY: JPB

REVISIONS

DATE:	DESCRIPTION:
04-14-25	ADDRESS COMMENTS
01-20-26	PERMIT REVISION

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Sheet Title

COVER SHEET

Sheet Number

CV-1.0