

**EFFINGHAM COUNTY  
SKETCH PLAN SUMITTAL FORM**

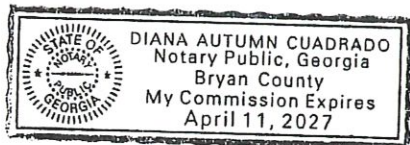
**OFFICIAL USE ONLY**  
Date Received: \_\_\_\_\_ Project Number: \_\_\_\_\_ Classification: \_\_\_\_\_  
Date Reviewed: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

Proposed Name of Subdivision MORGAN CORP OFFICE  
Name of Applicant/Agent MATT SIMON Phone 912-629-9439  
Company Name MORGAN CORP  
Address 10 CHATHAM CENTER SOUTH DRIVE, SUITE 400, SAVANNAH, GA 31405  
Owner of Record BILLY L LEWIS Phone \_\_\_\_\_  
Address 17 TS CHU TERRACE, TYBEE ISLAND, GA 31328  
Engineer THOMAS & HUTTON Phone 912-234-5300  
Address 50 PARK OF COMMERCE WAY, SAVANNAH, GA 31405  
Surveyor THOMAS & HUTTON Phone 912-234-5300  
Address 50 PARK OF COMMERCE WAY, SAVANNAH, GA 31405  
Proposed water EFFINGHAM COUNTY Proposed sewer ONSITE SEPTIC SYSTEM  
Total acreage of property 20 AC Acreage to be divided N/A Number of Lots Proposed N/A  
Current Zoning B-2 Proposed Zoning N/A Tax map - Block - Parcel No 03290 - 041 - B00  
(GENERAL COMMERCIAL)  
Are any variances requested? NO If so, please describe: \_\_\_\_\_

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 5 day of July, 2023  
Notary Diana Cuadrado

Matt Simon  
Applicant  
Billy L Lewis  
Owner



## EFFINGHAM COUNTY SKETCH PLAN CHECKLIST

**OFFICIAL USE ONLY**

Subdivision Name: \_\_\_\_\_ Project Number: \_\_\_\_\_  
 Date Received: \_\_\_\_\_ Date Reviewed: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

Office Use	Applicant Use
<b>(a) Project Information:</b>	
X	1. Proposed name of development.
X	2. Names, addresses and telephone numbers of owner and applicant.
X	3. Name, address and telephone number of person or firm who prepared the plans.
X	4. Graphic scale (approximately 1"=100') and north arrow.
X	5. Location map (approximately 1" = 1000').
X	6. Date of preparation and revision dates.
N/A	7. Acreage to be subdivided.
<b>(b) Existing Conditions:</b>	
X	1. Location of all property lines.
X	2. Existing easements, covenants, reservations, and right-of-ways.
X	3. Buildings and structures.
X	4. Sidewalks, streets, alleys, driveways, parking areas, etc.
X	5. Existing utilities including water, sewer, electric, wells and septic tanks.
X	6. Natural or man-made watercourses and bodies of water and wetlands.
X	7. Limits of floodplain.
X	8. Existing topography.
X	9. Current zoning district classification and land use.
TBD	10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
<b>(c) Proposed Features:</b>	
X	1. Layout of all proposed lots.
X	2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
X	3. Proposed zoning and land use.
N/A	4. Existing buildings and structures to remain or be removed.
N/A	5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
X	6. Proposed retention/detention facilities and storm-water master plan.

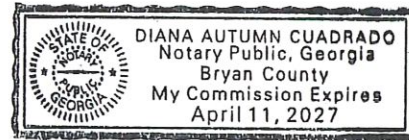
X	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
X	8. Water distribution Infrastructure master plan.

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 5 day of July, 2023

Diana Cuadrado  
Notary

[Signature]  
Applicant  
Billy P. Lund  
Owner





PREPARED FOR:

CONCEPTUAL UTILITY PLAN  
**MORGAN CORP**  
 EFFINGHAM COUNTY, GA

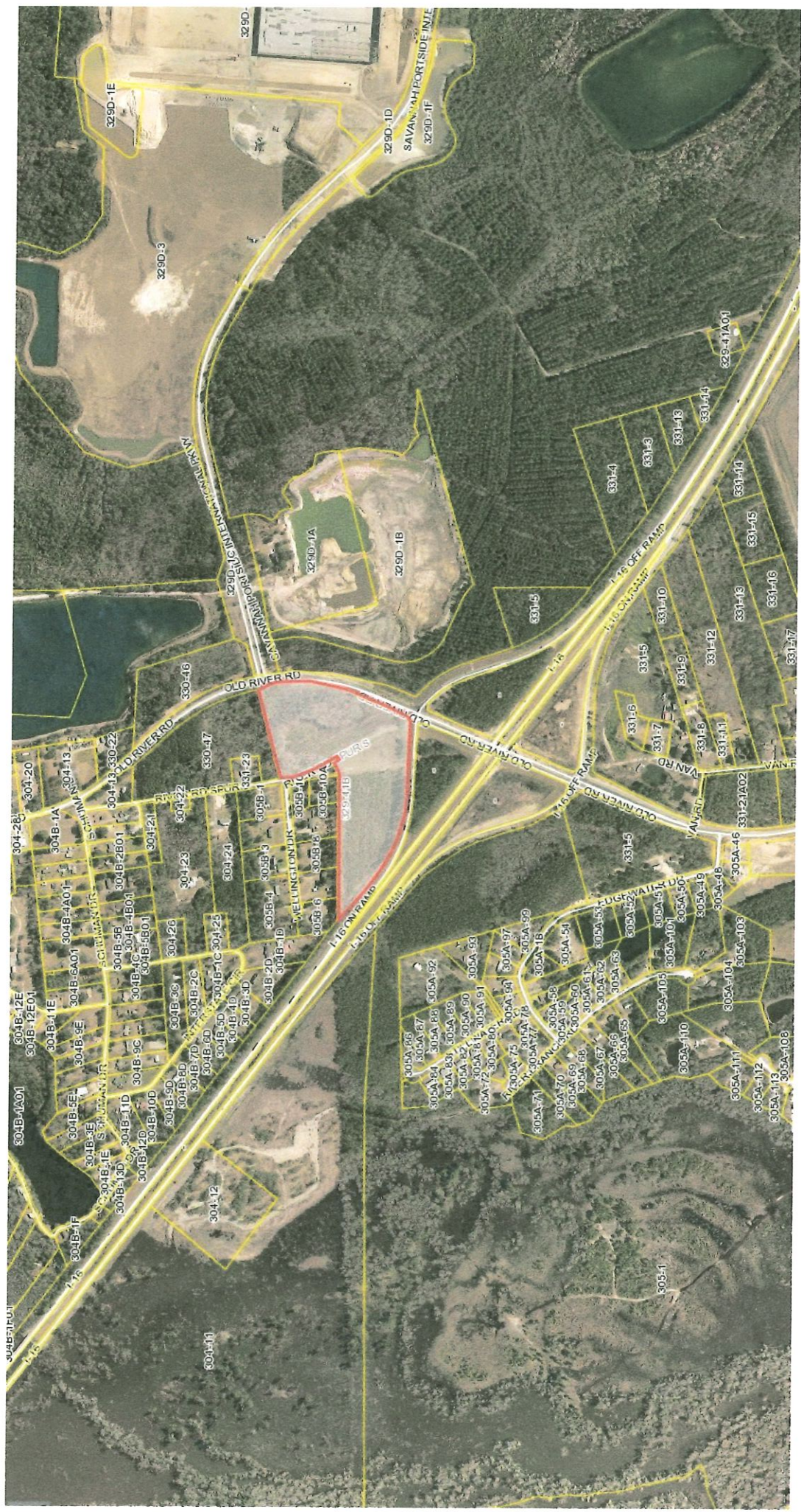
July 2023

**THOMAS & HUTTON**  
 50 Park of Commerce Way  
 Savannah, GA 31405 • 912.234.5300  
 www.thomasandhutton.com

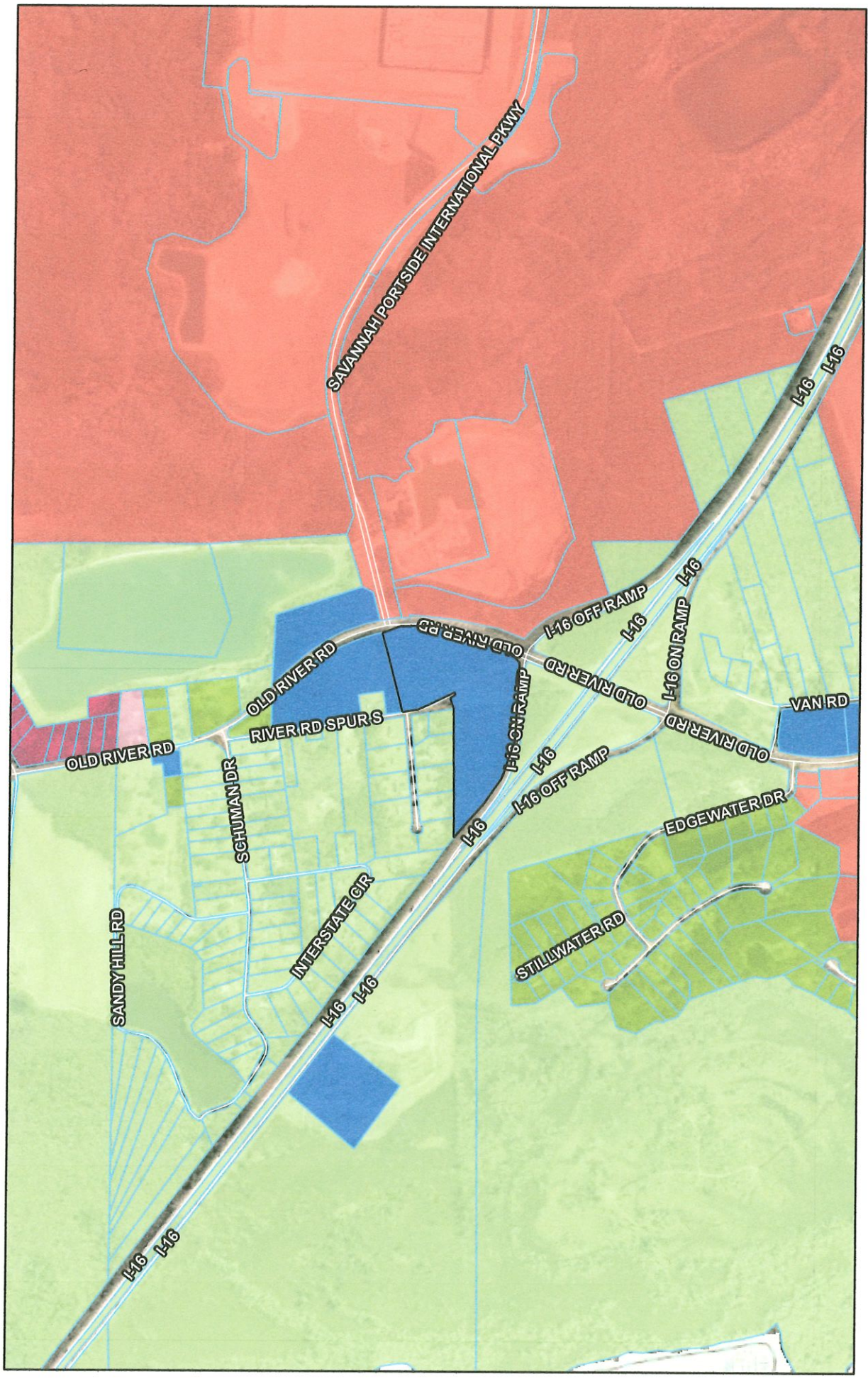
This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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# 329-41B / Morgan Corp



01/11/2021 - 03/07/2021



7/14/2023

**Tax Parcel Labels**

- Tax Parcels
- Roads

**Effingham County Zoning**

- AR-1
- AR-2
- R-1
- R-2
- B-2
- I-1
- Efn\_fn\_cache
- Red: Band\_1
- Green: Band\_2

**Scale**

1:15,799

0 0.1 0.2 0.35 0.4 mi

0 0.17 0.35 0.7 km

Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA