



Record No: SITE-25-9

Site Plan Submittal

Status: Active

Submitted On: 5/23/2025

Primary Location

32.241590, -81.202407

Owner

No owner information

Applicant

Jason Seaman
 980-273-9406
 seaman.j@tandh.com
 1020 Euclid Avenue
Charlotte, North Carolina
28203

Internal Documents

Staff Report



No File Uploaded

Staff Review Letter



No File Uploaded

Board of Commissioners Meeting*

—

Map *

Parcel*

Description of Development*

Road Name*

Sketch Plan Modifications

Recommended Changes for Preliminary Plan

Applicant Information

Applicant / Agent Name*

Jason Seaman

Applicant Phone Number*

9802739406

Applicant Email Address*

seaman.j@tandh.com

Applicant Address*

1111 Metropolitan Ave, Suite 500

Applicant City*

Charlotte

Applicant State*

NC

Applicant Zip Code*

28204

Is Applicant owner of property?*

No

Project Information

Proposed Name of Project*

Exley Tract Commercial Development

Map Number*

103-2

Parcel Number*

0466D021

Total Acreage of Property*

25.41

Number of Proposed Buildings*

8

Current Property Zoning*

PD

Water Provider?*

Effingham County

Sewer Provider?*

Effingham County

Variance Requested?*

No



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

Applicant*

✔ Jason K Seaman
May 23, 2025

Owner*

✔ Crosland Southeast
May 23, 2025

Owner Information

Owner of Record*

SFG CH MASTER DEVCO LLC

Owner Phone Number*

9126581625

Owner Address*

996 old augusta road

Owner City*

Rincon

Owner State*

GA

Owner Zip Code*

31326

Engineer Information

Engineer Company Name*

Thomas & Hutton

Engineer *

Jason Seaman

Engineer Phone Number*

9802739406

Engineer Address*

1111 Metropolitan Ave, Suite 500

Engineer City*

Charlotte

Engineer State*

NC

Engineer Zip Code*

28270

Surveyor Information

Surveyor*

Grant Gammon,PLS

Surveyor Phone Number*

9122235350

Surveyor Address*

130 Canal Street, Suite 501

Surveyor City*

Pooler

Surveyor State*

GA

Surveyor Zip Code*

31322

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY
Date Received: _____ Project Number: _____ Classification: _____
Date Reviewed: _____ Reviewed by: _____

Proposed Name of Subdivision Exley Tract Commercial Development

Name of Applicant/Agent Jason Seaman Phone 980-273-9406

Company Name Thomas & Hutton

Address 1111 Metropolitan Ave, Suite 500

Owner of Record SFG CH MASTER DEVCO LLC Phone 912-658-1625

Address 996 Old Augusta Road Rincon, GA 31326

Engineer Jason Seaman Phone 980-273-9406

Address 1111 Metropolitan Ave, Suite 500

Surveyor Grant Gammon Phone 912-223-5350

Address 130 Canal Street, Suite 501

Proposed water County Proposed sewer County

Total acreage of property County Acreage to be divided 25.41 Number of Lots Proposed 9

Current Zoning PD Proposed Zoning PD Tax map – Block – Parcel No 103 - 2 - 0466D021

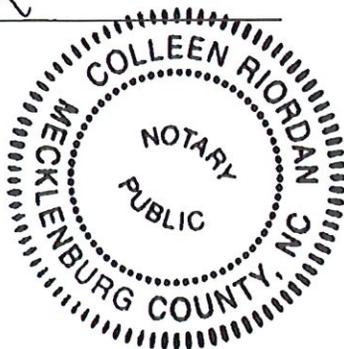
Are any variances requested? no If so, please describe: _____

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

This 23 day of May, 2025

Notary [Signature]

Applicant [Signature]
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	
(a) Project Information:		
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.
X		7. Acreage to be subdivided.
(b) Existing Conditions:		
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.
na		7. Limits of floodplain.
X		8. Existing topography.
X		9. Current zoning district classification and land use.
na		10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
(c) Proposed Features:		
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.
na		4. Existing buildings and structures to remain or be removed.
na		5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
X		6. Proposed retention/detention facilities and storm-water master plan.

<input checked="" type="checkbox"/>	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
<input checked="" type="checkbox"/>	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.

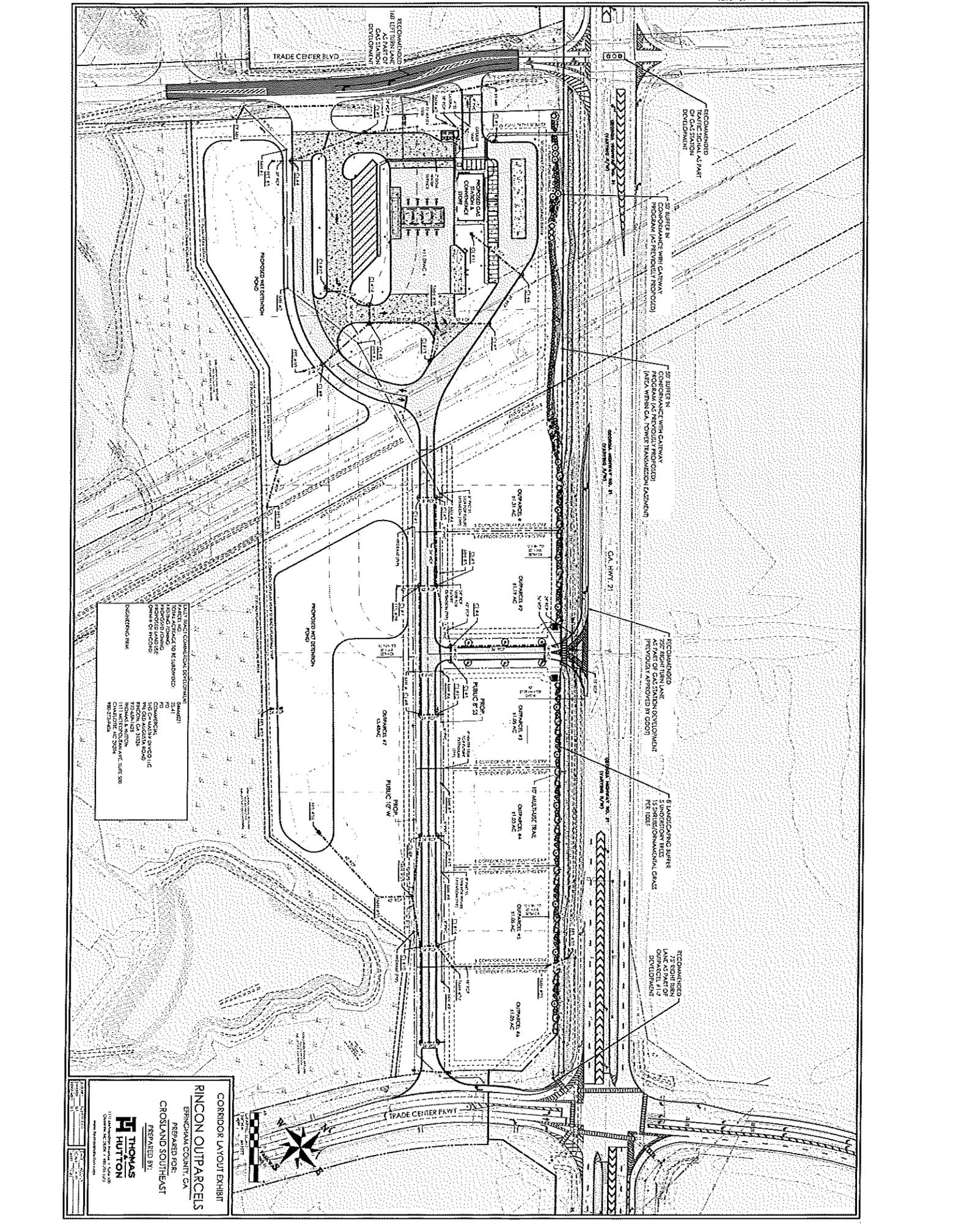
This 23 day of May, 2025

Notary Colleen

Applicant [Signature]

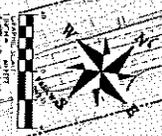
Owner _____





ALL RIGHTS RESERVED
 PROJECT NO. 2011-001
 PREPARED FOR: RINCON
 PREPARED BY: THOMAS HUTTON
 DATE: 01/11/11
 SHEET NO. 1 OF 1
 PROJECT LOCATION: 1111 HUNTER ROAD, SUITE 200, SAN JOSE, CA 95128

CORRIDOR LAYOUT EXHIBIT
RINCON OUTPARCELS
 BERKSHIRE COUNTY, CA
 PREPARED FOR:
 CROSLAND SOUTHEAST
 PREPARED BY:
THOMAS HUTTON
 1111 HUNTER ROAD, SUITE 200
 SAN JOSE, CA 95128
 TEL: 408.261.1111
 WWW.THOMASHUTTON.COM



RECOMMENDED LANE AT PART OF DEVELOPMENT

20' BUFFER IN EXISTING LANE CATEGORY PROGRAM AS PROVIDED (AREA WITHIN CA POWER TRANSMISSION CORRIDOR)

20' BUFFER IN EXISTING LANE CATEGORY PROGRAM AS PROVIDED (AREA WITHIN CA POWER TRANSMISSION CORRIDOR)

RECOMMENDED LANE AT PART OF DEVELOPMENT PREVIOUSLY APPROVED BY CDDT

15' UNDEVELOPED BUFFER 15' BUFFER/DEVELOPMENTAL CHASE PER 1024

RECOMMENDED LANE AT PART OF DEVELOPMENT

TRADE CENTER BLVD

TRADE CENTER PKWY

CA HWY 21

OUTPARCEL #1 11.31 AC

OUTPARCEL #2 11.17 AC

OUTPARCEL #3 11.29 AC

OUTPARCEL #4 11.29 AC

OUTPARCEL #5 11.29 AC

OUTPARCEL #6 11.29 AC

RECOMMENDED LANE

466D-21



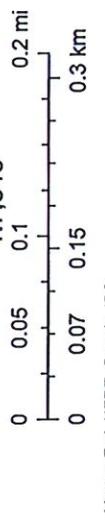
2/5/2026

World_Boundaries_and_Places Imagery
 Roads
 Parcels

Zoning
 I-1
 R-3
 B-2
 B-3
 PD
 Other
 World Imagery

Low Resolution 15m Imagery
 High Resolution 60cm Imagery
 High Resolution 30cm Imagery
 Citations

1:7,843



Vantor, Esri, HERE, Garmin, IPC

DRI REPORT

DRI #4500: Exley Tract 7eleven

Prepared for Effingham County

July 30, 2025



Coastal Regional Commission
planning@crc.ga.gov

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1. Applicant Information

1.1. Jurisdiction and Local Government Information

Local Government: Effingham County

Contact Person: Chelsie Fernald

Phone: (912) 754-2128 ext. 450

Applicant: C4 Cstore Holdings V, LLC

1.2. Project Description

DRI #4500 is a **commercial** development project featuring a 7-Eleven gas station and convenience store, encompassing approximately 4,816 square feet. The site includes six auto fuel dispensers and five diesel fuel dispensers. The parcel associated with this **permitting request** is identified as 0466D021 .

1.3. Parcel Data

Size of Project: 7-Eleven Gas Station, 4,816 square feet convenience store, 6 auto fuel dispensers, 5 diesel dispensers.

General Location: GA Highway 21 & Trade Center Blvd., Rincon

1.4. Land Use Information

Site Overview

The attached site plan illustrates the proposed development layout for the subject property. At present, the property remains undeveloped and contains no built features.

Future Land Use

According to the Future Land Use Map, the site is designated within an **Industrial** zone, which is designated for uses such as manufacturing, warehousing, distribution, and other similar operations. Both light and heavy industrial activities are permitted, provided they have access to major transportation routes and comply with environmental regulations to minimize impacts on surrounding areas and preserve natural buffers. The site also intersects the **Commercial Corridor Overlay** along Hwy 21 S, which represents a high-traffic area along major roads designed to support pedestrian-friendly, visually cohesive development that enhances the local economy by offering goods, services, and jobs while contributing to the community's vibrancy.

Zoning Classification

The property is located within the **Planned Development (PD)** district, which allows the establishment and continuance of shopping centers, residential developments, recreational developments, industrial parks, medical centers, and similar types of large-scale, compatible use developments.

2. Consistency and Compatibility Analysis

2.1. Consistency with the Comprehensive Plan

The proposed Exley Tract 7-Eleven development is compatible with surrounding land uses and generally consistent with both the Effingham County Comprehensive Plan. With adherence to site design standards and buffering requirements, the project is expected to integrate well with the broader community and transportation network.

2.2. Consistency with the Regional Plan of Coastal Georgia

Since 1964, the Coastal Regional Commission of Georgia (CRC) has been dedicated to serving the ten counties and thirty-five cities of Coastal Georgia. The CRC region encompasses Georgia's eastern shore, stretching almost 100 miles from the northern tip of Savannah to the southern city of St. Marys. The region is home to historic towns, industries, military installations, major ports including the fourth busiest and fastest-growing container terminal in the U.S., and a thriving tourism trade, each driving some part of the region's economic engine. Equally important, one finds abundant wildlife, beautiful beaches and over 2,300 miles of tributaries and salt marshes.

In 2022, the CRC Council adopted the updated [Coastal Georgia Regional Plan](#) to satisfy planning requirements for regional commissions established under the Georgia Planning Act and the Department of Community Affairs' Regional Planning Requirements. The plan aims to secure a successful future for the region's communities and achieve a common vision through comprehensive planning and collaborative implementation.

The CRC recommends that the applicant and local government review the Coastal Georgia Regional Plan to ensure that the proposed development is consistent with the Implementation Program in relation to:

- Water and Wastewater
- Stormwater
- Transportation
- Cultural and Historic Resources
- Natural Resources
- Regional Growth Management
- Economic Development
- Tourism
- Quality of Life
- Coastal Vulnerability and
- Governance Regional Land Use Map

The Regional Land Use Map analyzes current development patterns in terms of urbanization. Three categories are used to represent these patterns: *conservation*, *rural*, *developing*, and *developed*.

- *Conservation* areas are to be preserved to protect important regional resources or environmentally sensitive areas of the region.
- *Rural* areas are not expected to urbanize or require urban services in the next 20 years. These areas are characterized by sparsely developed non-urban areas where the land is primarily used for farming, forestry, and very low density residential or open space uses.
- *Developing* areas are expected to urbanize and require provision of new urban services in the next 20 years. These services will include water and sewer service at a minimum.

- *Developed* areas currently exhibit urban type development patterns and currently have access to urban services. These areas typically include higher density residential areas, along with industrial and commercial developments.

The proposed development is located within an area classified as **Developed**. The Exley Tract 7eleven is generally consistent with the Effingham County Comprehensive Plan and aligns with the goals outlined in the Coastal Georgia Regional Plan. The project is considered compatible with surrounding land uses and consistent with regional planning objectives. It addresses regional priorities related to economic development, infrastructure coordination, and land use planning. The project also aligns with the Coastal Regional Commission's Regional Plan by contributing to economic activity, industrial development, and employment opportunities.

2.3. Area Requiring Special Attention (ARSA)

The Areas Requiring Special Attention Map was developed by considering the Regional Land Use Map and incorporating local comprehensive plans and the regionally important resources map to evaluate land use trends within the region and identify areas requiring special attention. These areas include:

- *Threatened Regionally Important Resources*: Areas where crucial natural or cultural resources are likely to be impacted by development.
- *Rapid Development*: Areas where rapid development or change of land uses are likely to occur, especially where the rate of development has and/or may outpace the availability of community facilities and services, including transportation.
- *Redevelopment*: Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.

The Areas Requiring Special Attention Defining Narrative includes lists of Recommended Development Patterns, Types of Land Uses, and Implementation Measures.

According to the Areas Requiring Special Attention (ARSA) Map, the location is identified as an **Area in Need of Redevelopment**.

2.4. Green Infrastructure

As part of the Conservation area in the Coastal Land Use Map, areas of Green Infrastructure include, but are not limited to, wetlands, flood plains, streams, endangered species and critical habitat and prime agricultural lands, federal or state listed species. These areas include essential buffers along streams and wetlands, and water bodies that require riparian buffers. Identifying and preserving coastal Georgia's Green Infrastructure network will support biodiversity and functional ecosystems, protect native plant and animal species, lessen the disruption to natural landscapes, limit invasive species, which in turn will enhance and support water quality, provide for quality growth land use planning, support the implementation of stormwater management plans and regulations, encourage the creation of transportation corridors and connections, foster ecotourism, tourism and outdoor recreation, enhance the business climate, and ensure a high quality of life for coastal residents.

According to the Green Infrastructure Map, a portion of the site is covered by **Freshwater Forested/Shrub Wetland** but is not within any special flood hazard areas.

2.5. Coastal Stormwater Supplement

Upon completion, less than 40% of the project site will be covered by impervious surfaces. To mitigate stormwater runoff, a wet detention pond will be installed in the proposed development.

2.6. Comprehensive Economic Development Strategy

The Coastal Regional Commission (CRC) serves as the designated Economic Development District (EDD) for six coastal and four inland counties, as recognized by the U.S. Department of Commerce's Economic Development Administration (EDA). In alignment with EDA requirements, the region's [Comprehensive Economic Development Strategy \(CEDS\)](#) is updated and submitted every five years.

The 2017–2022 CEDS outlines a collaborative regional planning process that brings together public and private sector partners to create a roadmap for strengthening and sustaining Coastal Georgia's economy. The document includes a detailed analysis of the regional economy and serves as a foundation for establishing goals and objectives, implementing a plan of action, and identifying investment priorities and funding sources.

By maintaining an up-to-date CEDS, the region remains eligible for EDA investment assistance, which can support local infrastructure improvements, technology-driven economic initiatives, and responses to sudden and severe economic disruptions.

Population and Employment Trends

County	2000	2010	2020	2030
Effingham	37,535	52,250	64,769	81,624

Source: U.S. Census Bureau Decennial Census 2000-2020; and Georgia Governor's Office of Planning and Budget Population Projections, County Population 2024-2060 (<https://opb.georgia.gov/census-data/population-projections>).

According to the U.S. Census Bureau, the county's population has grown from 37,535 in 2000 to 64,769 in 2020, representing a 73% increase. The population is projected to reach 81,624 by 2030 according to the Georgia Governor's Office of Planning and Budget. Regionally, the Coastal Georgia area is expected to see substantial growth as well, with the population rising from 558,350 in 2000 to a projected 842,715 in 2030.

Employment across the region is also expected to increase significantly. According to the Georgia Coast 2030: Population Projections for the 10-county Coastal Region published by the Center for Quality Growth and Regional Development at the Georgia Institute of Technology, the Coastal Georgia region supported approximately 312,400 jobs in 2000. By 2030, that figure is expected to reach 435,050 jobs, reflecting an economic expansion of 39%. According to the U.S. Bureau of Labor Statistics, unemployment rate in Effingham was 2.7 in May 2025, which is lower than the unemployment rate of 3.5 in Georgia.

2.7. Economic Impact

The proposed development has an estimated build-out value of \$86,000 and is expected to generate approximately \$82,678.40 in annual local tax revenue. According to the applicant, the existing regional workforce is sufficient to meet the labor demands of the project, and the development is not anticipated to displace any current land uses.

3. CRC Resources

3.1. Regional Commission Recommendations and Environmental Considerations

The following comments from the CRC are recommendations. The CRC is not the approving body for new developments in Effingham County, that authority rests with locally elected representatives. The CRC is tasked with providing public notice, providing an opportunity for public comment, and providing recommendations based on existing comprehensive plans and best planning practices.

After review of the submitted materials, the CRC finds that the proposed 7-Eleven gas station and convenience store is generally consistent with the adopted local comprehensive plan and located in an area anticipated for development under the Coastal Regional Plan. The project reflects the principles of the regional plan by:

- Supporting targeted commercial development within a designated growth area
- Utilizing existing public infrastructure
- Contributing to both local and regional economic vitality
- Allowing for site design that respects the environmental and visual qualities of the surrounding corridor

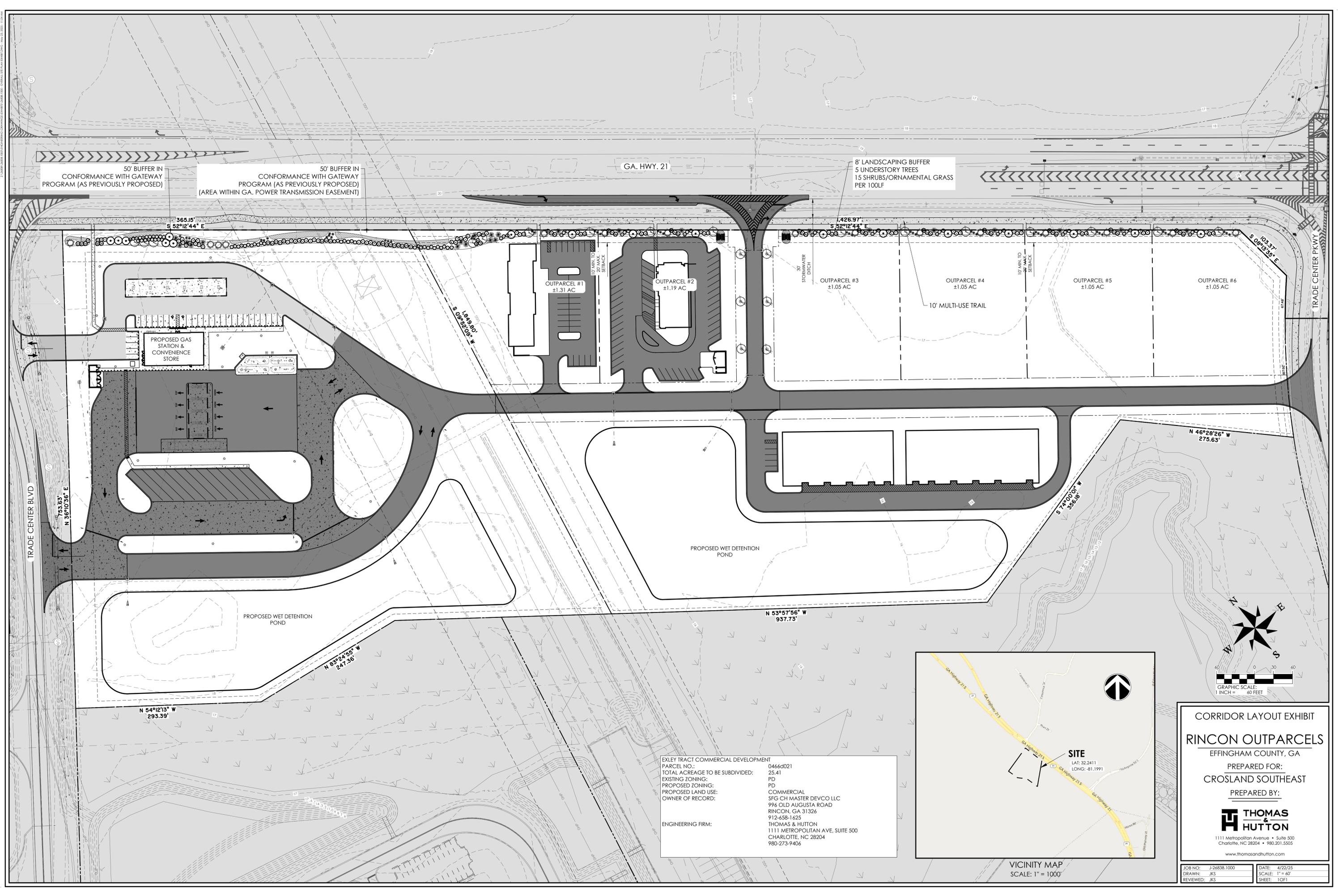
The proposed development is compatible with the region's emphasis on coordinated, efficient, and place-based development as outlined in the Coastal Regional Plan.

Water conservation is a key planning priority in Coastal Georgia, particularly in support of long-term resource stewardship. The CRC strongly encourages the use of native or drought-tolerant landscaping and recommends that applicants consult the [Coastal Georgia Regional Water Plan](#) to ensure best practices for water efficiency, landscaping, and stormwater management are incorporated into site design.

3.2. Public Comments

Public comments were received on or by 07/24/2025 and are included as *Attachment E*.

4. Attachment A: Site Concept Plan



EXLEY TRACT COMMERCIAL DEVELOPMENT
 PARCEL NO.: 0466d021
 TOTAL ACREAGE TO BE SUBDIVIDED: 25.41
 EXISTING ZONING: PD
 PROPOSED ZONING: PD
 PROPOSED LAND USE: COMMERCIAL
 OWNER OF RECORD: SFG CH MASTER DEVCO LLC
 996 OLD AUGUSTA ROAD
 RINCON, GA 31326
 912-658-1625
 ENGINEERING FIRM: THOMAS & HUTTON
 1111 METROPOLITAN AVE, SUITE 500
 CHARLOTTE, NC 28204
 980-273-9406

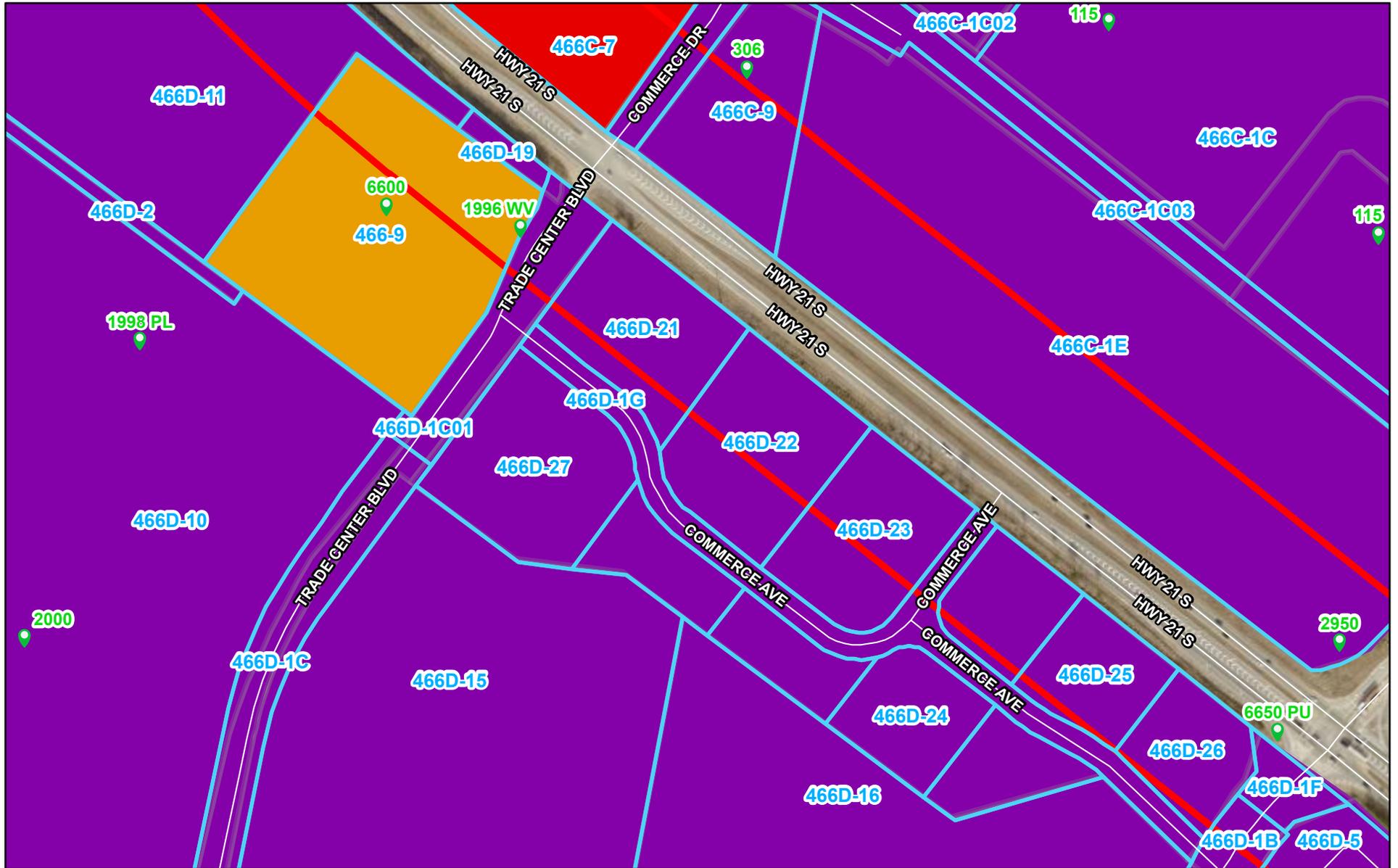


CORRIDOR LAYOUT EXHIBIT
 RINCON OUTPARCELS
 EFFINGHAM COUNTY, GA
 PREPARED FOR:
 CROSLAND SOUTHEAST
 PREPARED BY:
THOMAS & HUTTON
 1111 Metropolitan Avenue • Suite 500
 Charlotte, NC 28204 • 980.201.5505
 www.thomasandhutton.com

JOB NO: J-26838.1000
 DRAWN: JKS
 REVIEWED: JKS
 DATE: 4/22/25
 SCALE: 1" = 60'
 SHEET: TOF1

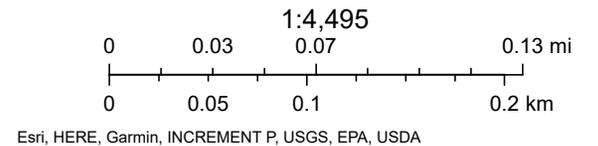
5. Attachment B: Future Land Use Map

466D-21



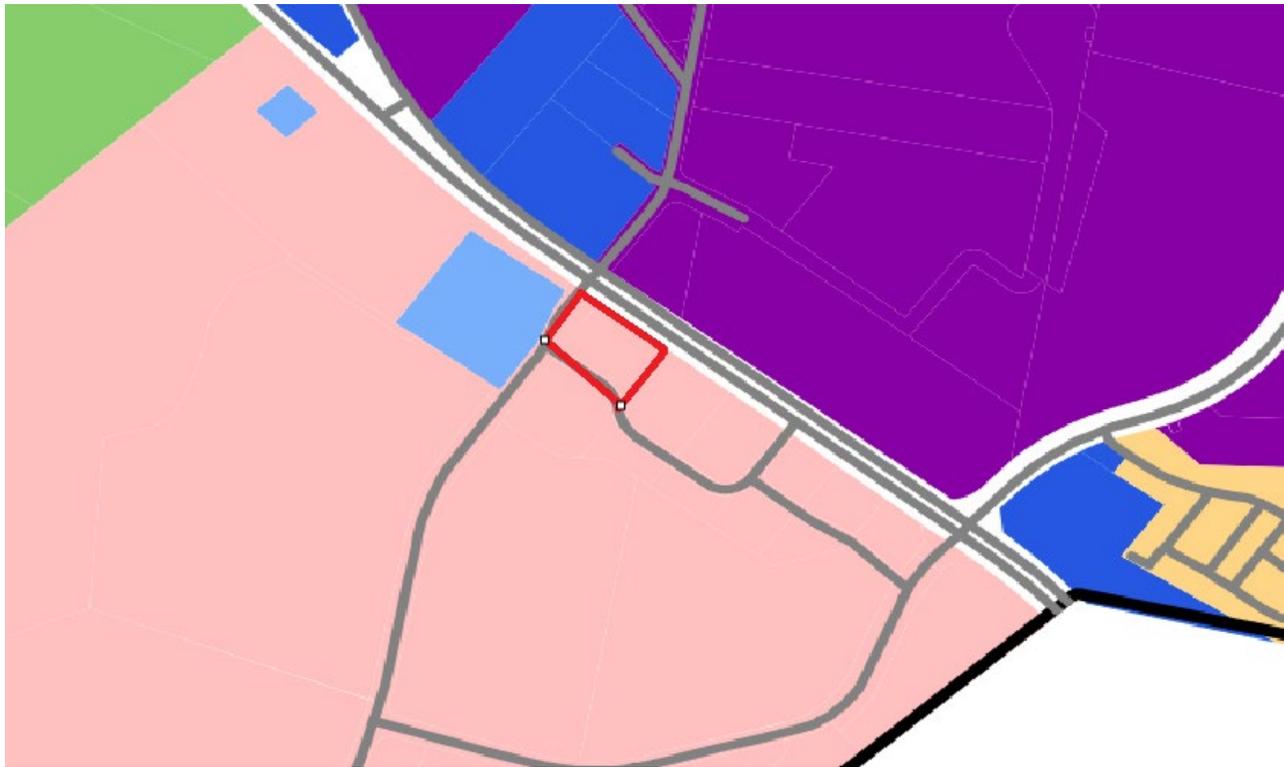
6/24/2025

- Addresses
- Roads
- Parcels
- Character Areas
 - Commercial Corridor Overlay
 - FLUM Areas
 - Commercial
- Industrial
- Utility
- Citations



6. Attachment C: Zoning Districts Map

7-Eleven Highway 21 & Trade Center

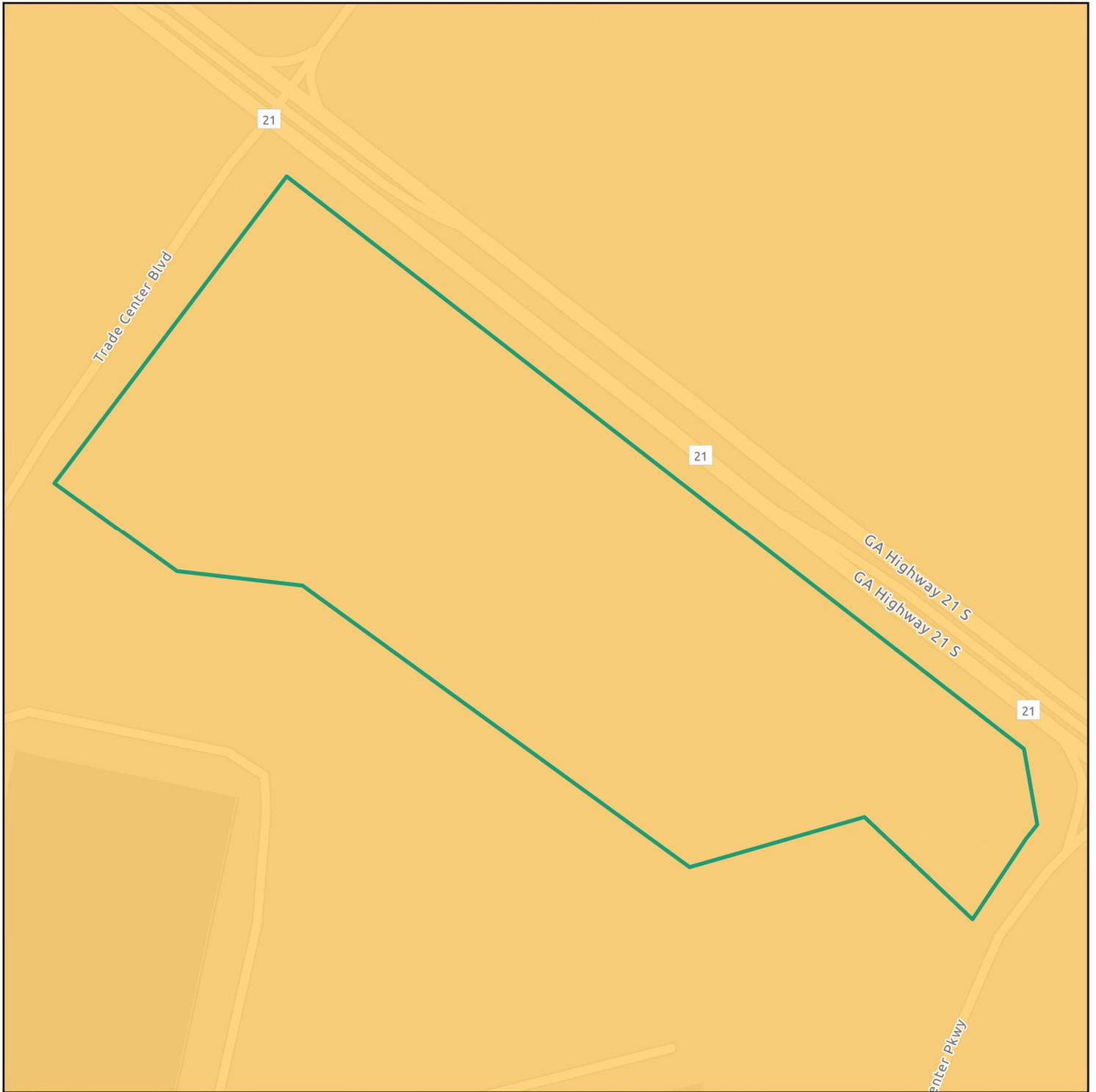


Legend

—+— Railroads	Zoning	L-1	R-5
— Roads	AR-1	PD	R-6
— Municipal Boundary	AR-2	PD-MR	SPLIT
▭ County Boundary	CP	PD-R	
	FH	R-1	
	B-1	R-1-A	
	B-2	R-2	
	B-3	R-3	
	I-1	R-4	

7. Attachment D: Regional Impact Maps

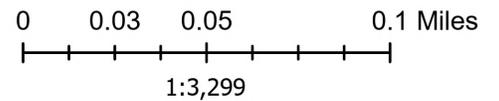
DRI #4500 - Exley Tract 7eleven
County: Effingham
ARSA Map



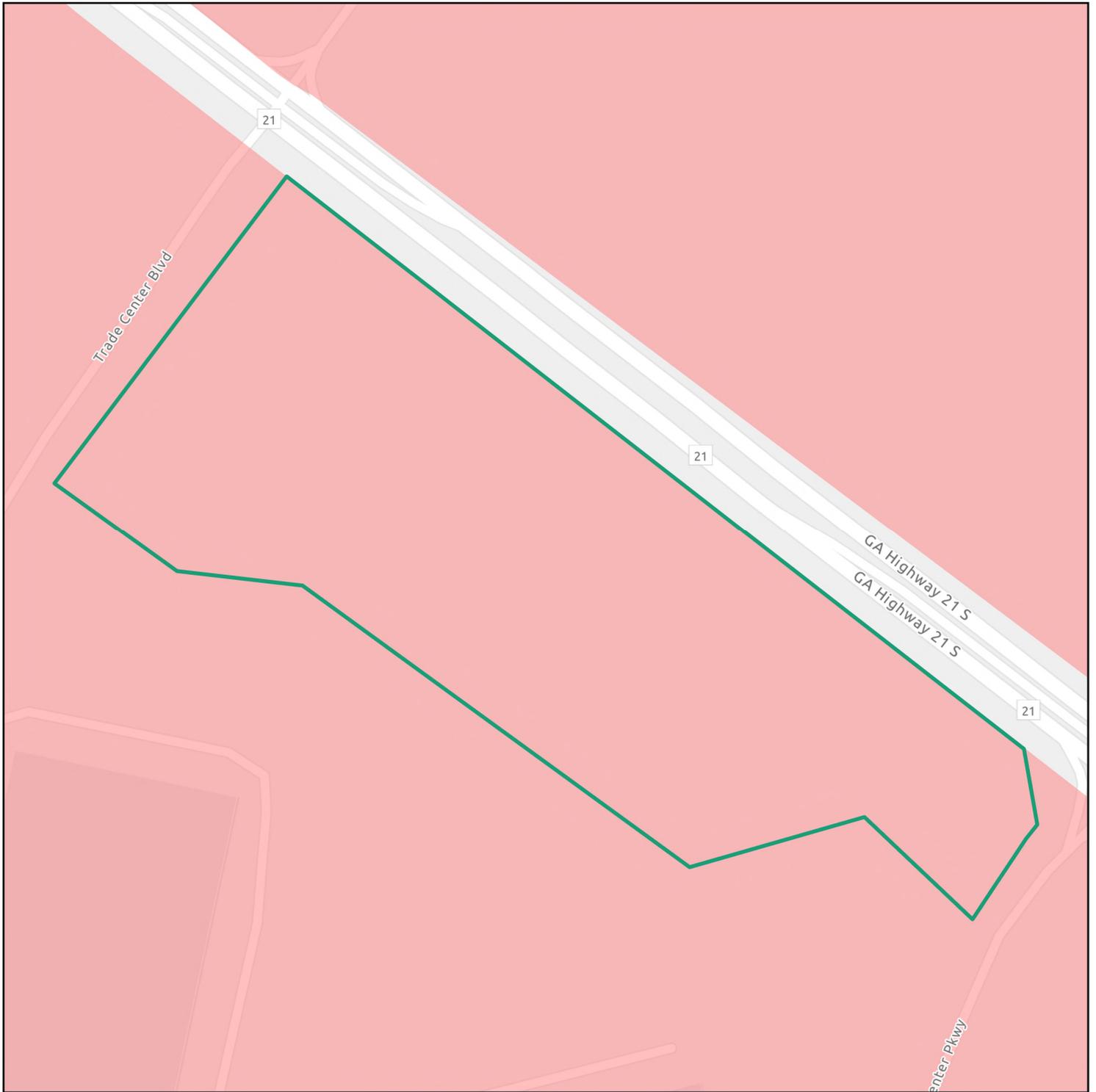
Date Exported: 6/24/2025

Map Coordinates: 81.20125°W 32.24004°N

-  Counties - CRC
- Areas Requiring Special Attention
-  Areas in Need of Redevelopment



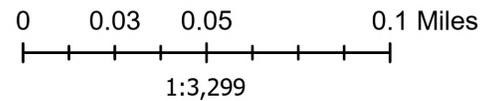
DRI #4500 - Exley Tract 7eleven
County: Effingham
Future Development Map



Date Exported: 6/24/2025

Map Coordinates: 81.20125°W 32.24004°N

-  Counties - CRC
- Future Development**
-  Developed
-  Developing



DRI #4500 - Exley Tract 7eleven
County: Effingham
Green Infrastructure Map

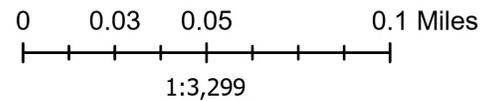


Date Exported: 6/24/2025

Map Coordinates: 81.20125°W 32.24004°N

-  Counties - CRC
- Flood Zone**
-  A

- Wetlands Type**
-  Freshwater Forested/Shrub Wetland



8. Attachment E: Property Record Cards

Effingham County, GA

Assessment Notice

[2024 Assessment Notice 30 Day \(PDF\)](#)
[2024 Assessment Notice \(PDF\)](#)

Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number 0466D021
Account/Realkey 32820
Location Address 1995 TRADE CENTER BLVD
Legal Description 2.771 AC PAR D-1 (OUT 466D-4) PLT 29/642
(Note: Not to be used on legal documents)
Class A5-Agricultural
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning PD
Tax District Effingham Gateway SSD (District 07)
Millage Rate N/A
Acres 2.77
Neighborhood 0466D:LAND:0000 / BLDG:0000 COMM (001348)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

[SFG CH MASTER DEVCO LLC](#)
3280 PEACHTREE RD NE
SUITE 2770
ATLANTA, GA 30305

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Agricultural	INDUSTRIAL DIST MIX USE/HWY 21	Square Feet	120,661	0	0	2.77	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE VACANT LAND	2023	0x0 / 0	277	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/11/2022	2770 22	29 279	\$258,400	Multi Parcels Unqualified	T AND T EXLEY PROPERTIES LLC	SFG CH MASTER DEVCO LLC
12/29/2021	2767 986		\$0	Sales Under 1000/Quit Claim Deeds	GEORGIA DEPARTMENT OF TRANSPORTATION	T AND T EXLEY PROPERTIES LLC
8/29/2018	2567 185	28 379	\$0	Sales Under 1000/Quit Claim Deeds	SFI SAVANNAH COMMERCIAL LLC	T AND T EXLEY PROPERTIES LLC
9/30/2013	2216 903		\$0	Individual to Bank (Foreclosure) Unqualified	NEW SAVANNAH LLC	SFI SAVANNAH COMMERCIAL LLC
2/27/2006	1410 137		\$7,200,200	Unqualified - Vacant		NEW SAVANNAH LLC

Valuation

	2024
Previous Value	\$0
Land Value	\$709,487
+ Improvement Value	\$0
+ Accessory Value	\$0
= Current Value	\$709,487

9. Attachment F: Public Comments

From: [Cornelia Reed](#)
To: [Planning](#)
Cc: [Cornelia Reed](#); [Brion Ehret](#); [Shawn Rosenquist](#); [James Laplander](#); [Ronald Feldner](#); [Bridget Lidy](#)
Subject: City of Savannah Response - DRI #4500 Exley Tract 7eleven, Effingham County
Date: Thursday, July 24, 2025 10:41:21 AM



Please find the City of Savannah response for DRI project #4500 – Exley Tract 7eleven, Effingham County, copied below, including the responding department’s point of contact information.

Water Resources Planning & Engineering Department: We do not anticipate any direct impacts from this proposed development outside of an incremental impact captured within state level management of regional groundwater demand.

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Water Resources Planning and Engineering
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Thank you

With best regard

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