

Land Surveying

Land Planning

Project Management

Civil Engineering

Land Development Consulting

Development Permitting

YOUR PROJECTS



Creating the Communities of Tomorrow, Today!

The Abbey Road Group Is Your Complete Land Development Solution

Land development projects have become a complex maze of code requirements, tasks, and deliverables, which must be produced under the constraint of available resources, schedules and budgets. When it is time to develop, choose a team who can guide your project through the system with knowledge and experience. Choose the Abbey Road Group.



Experience

The staff at the Abbey Road Group understands jurisdictions and is experienced in working with local, state and federal agencies and jurisdictions on projects large and small. This wide range of experience, along with consistent internal and external training gives you the assurance that Abbey Road can successfully get the job done.

Balance

The leadership at the Abbey Road Group practices diversification for a balanced workload and balanced experience. In land development this means maintaining a balance of residential and commercial projects, public and private clients, and large and small sized projects. Diversity allows Abbey Road to maintain the consistency and value that clients have come to expect.

Relationships

The Abbey Road Group understands that teamwork providing better project outcomes, improving service and increasing value while ensuring client satisfaction. The Abbey Road Group promotes the team approach by building reciprocal relationships with the project team members as well as local jurisdictions. Within these collaborative partnerships, the team produces work driven by one scope of work, allowing for consistent outcomes for the client. The leadership of Abbey Road Group believes that this team centered approach is beneficial to the company, its clients and its sub-consultants.



Abbey Road Connects the Development Team

Reputation

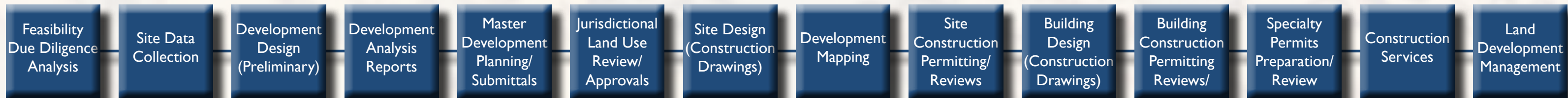
The Abbey Road Group is a multi-disciplined, multi-jurisdictional consulting firm with the resources and experience required to work for private and public clients in all local jurisdictions. The team is diligent to enhance the development process by building relationships and improving communication between citizens and governing jurisdictions. The team is known for moving projects forward by consistently providing mutually beneficial solutions and collaborative results which improve value for all parties.



Successful projects require relevant information for informed decision making. It is important to have a trusted source for technical expertise and unbiased development advice. When it is time to develop, choose a team who can provide in-depth, relevant, honest and up-to-date consulting services. Choose the Abbey Road Group.



Bringing your vision to reality requires a project team that is attentive to your needs. This requires a diverse multi-disciplined team that understands your goals and can provide a wide range of services. When it's time to develop, choose a team with the resources to achieve your project goals effectively and efficiently. Choose the Abbey Road Group.



The Land Development Process

Feasibility Studies

You have a specific vision for your development, and you need to know that your property can be developed to meet your needs and desires. We provide you with an in-depth look at the characteristics of the property with our detailed feasibility studies.

Our skilled planning staff has the experience needed to effectively evaluate your property's potential and determine if your vision can become a reality. The team can provide the facts you need to help you accurately make critical go or no-go decisions.

We have a proven track record of providing clients with the data they need to decide which direction to go. The analysis provided by our feasibility studies not only allows you to make informed decisions, but it is also useful for marketing your development to banks and potential buyers.

Land development is full of risks, but you have the opportunity to reduce your risk by having more data about your site's development potential. Our professional feasibility studies will provide you with everything you need to make informed decisions about your property.

Maximize development potential and minimize development challenges by beginning your project with a detailed feasibility study from the Abbey Road Group!

Land Planning

We provide land planning services from annexations to plat approvals. We take the time to understand your property and vision, allowing us to provide unbiased advice based on years of practice and an in-depth knowledge of planning.

The team's goal is to fight for your development rights. The planning team understands that this often requires creative solutions appealing to the client and to the jurisdiction's requirements. This innovative approach provides benefits to all parties with minimal concession, and results in an efficient and effective process that leads to proven and tangible results in as little time as possible.

Our planning team is committed to building and maintaining relationships with jurisdictions allowing applications to move more efficiently through the land use process. Additionally, these relationships allow the team to stay up-to-date on the important jurisdictional changes that may affect your properties.

Preparing property for future development is a complex process requiring a knowledgeable planners who are committed to the success of the project and understand the intricacy of the process. You can rely on the Abbey Road Group's planning staff to move your project forward and improve development potential!



Feasibility Services

- Site Plan Design
- Title Report Reviews
- Pre-Application Meetings
- Utility Availability
- Site Observation and Photos
- Aerial Photographs
- Vicinity Maps
- As-Builts
- Demographics
- Development Schedules
- Development Cost Estimates
- Wetland Determinations



Land Planning Services

- Conditional Use Permits
- Annexations
- Shoreline Permits
- Binding Site Plans
- Rezone Applications
- Variance Requests
- Plat Approvals
- Boundary Line Adjustments
- SEPA Approvals

Site Plan Design

Site plan design is the process of crafting a visual representation of a development from site data and the client's vision. This process is where the development begins to take shape and form. A well planned site reflected in a clearly defined site plan promotes project success.

Our site plan designers are focused on you and take pride in understanding your development's scope, your site's physical features and your vision for the development. The designers use this knowledge to produce site plans that exceed client and jurisdictional expectations. The site plan design team works directly with the survey and engineering departments to provide plans that are not only visually accurate, but that are also both buildable and sensible.

Our team has the experience and understanding to provide exceptional site planning services. The team provides services for developments of every shape and size, maximizing development potential, minimizing development impact and streamlining the development process.

Entrust your site planning to the experts at the Abbey Road Group!



Site Planning and Design Services

- GIS Base Maps
- Conceptual Site Plan Designs
- Survey Plans
- Draft Site Plan Layouts
- Preliminary Site Plan Layouts
- Detailed Site Plans

Survey Services

Our team is dedicated to providing professional survey services personalized to clients and their projects. Our survey crews work diligently to ensure the success of your project with the same value and efficiency that clients have come to expect from the Abbey Road Group. The survey team brings more than 30 years of experience to the job, in projects both large and small. They are thorough and provide work that exceeds the exacting standards of local jurisdictions.

Our team provides surveying services for all project phases. State of the art equipment means greater accuracy and efficiency in the surveying process, which leads to better value for you. With the ability to survey in both 2D and 3D, crews provide a high level of survey detail and definition. Using 3D modeling in the design phase before construction begins is an invaluable tool in visualizing and analyzing the complete site environment.

Before and during your project our team provides survey and staking services for boundaries, topography, buildings, utilities, paving, landscape and more. These accurate locations allow designers to prepare site designs and contractors to perform site preparations and construction with confidence.

During the construction process, 3D surveying can monitor your site's grading and other land changes, verify building elevations and locations. Upon completion of your project, the team is able to survey the site for as-built preparation and site monitoring.



Survey Services

- Boundary Survey and Control
- Topographical Survey
- Tree Survey
- Short Plat
- Formal Subdivisions
- Condominium Survey
- Binding Site Plan
- Wetland Survey
- Legal Descriptions
- Construction Surveys
- Boundary Line Adjustments
- Preliminary Plat Survey
- ALTA Survey

Development Design

The design of a development and the its supporting infrastructure are major factors to the long range success of a project. Designing a development is about more than just drawing it out on paper.

From conceptual design to site work and construction, the our development design team is committed to providing the high quality construction documents, taking into account the requirements of the jurisdiction as well as of the developer and maximizing benefit both to users and to the community.

Our in-house planning, civil engineering and drafting teams works closely together with architects and structural engineers to produce construction documents that exceed expectations. The planning team then follows the construction documents though jurisdictional approval in one seamless process.

The Abbey Road Group development design team is experienced in handling projects of all sizes and scopes. The team is ready and willing to handle even the toughest problem projects, providing innovative solutions that meet project needs.



Development Design Services

- Site Plans
- Lighting Plans
- Grading Plans
- Drainage Plans
- Water Plans
- Sewer Plans
- Landscape Plans
- Floor Plans
- Elevation Drawings
- 3D Renderings

Development Engineering

We offer complete development-engineering services, quickly and efficiently providing necessary outcomes and deliverables for development success. Our engineering team works with you, consultants and jurisdictions to ensure that delivered drawings are prepared to the highest standards and meet the project's needs and the your vision.

We provide licensed civil-engineering design and consulting services from planning and design of preliminary concepts to final grading, TESC, storm drainage (detention and water quality), road design, sanitary-sewer design, water design and franchise utility designs as required by the local jurisdiction and/or utility district. In addition to quality design work, our team provides the supporting reports, exhibits and calculations necessary for cost-effective project design.

We specialize in utilizing Low-Impact Development (LID) initiatives to enhance the natural environment, decrease development costs while protecting water and air quality, and promoting livability. By taking advantage of LID techniques, we are able to mitigate erosion, flooding and water-quality issues before they become development problems.

Let the development engineering department at the Abbey Road Group provide more value for your development dollar while helping you to design your project!



Development Engineering Services

- Cover Page
- Demolition Plan
- Erosion Control Plan
- Horizontal Control Plan
- Grading Plan
- Road Design
- Storm Water Design
- Water and Sewer Design
- Road and Utility Profiles
- Notes and Details
- Storm Water Report
- Traffic Control Plans
- SWPPP

Development Permitting

We are prepared to handle permitting processes for projects of every scope and size. No matter what the project entails, our team delivers on the promise to minimize the complexity of permitting, while saving both time and money. The team is highly qualified and has the experience and jurisdictional relationships needed to efficiently expedite the permitting process with any local jurisdiction.

Working in conjunction with engineering, surveying and planning staff, the team expertly prepares applications, submits them to the jurisdiction and pro-actively follows the permit through the process to approval. Acting as your representative, the team is prepared to respond and resolve any jurisdictional requests for clarification. The team also works closely with the jurisdiction to keep permits active when projects are on hold or become delayed.

The advantages of choosing the Abbey Road Group to process the permitting are abundant. We will save you precious time and reduce stress, in turn saving money. In addition, our experience and knowledge of local jurisdictions allows for a more efficient permitting process. This efficiency reduces preparation time and nearly eliminates the need for costly revisions to make an application ready for jurisdictional review.

Trust your development permitting to the experts at the Abbey Road Group!



Development Permitting Services

- Land Use Permitting
- Site Permitting
- Building Permitting
- Specialty Permitting
- Utility Permitting
- Tenant Improvement Permitting

Permit Expediting

- Permit Preparation
- Permit Submittal
- Permit Management
- Backup Document Preparation

Public Meetings

We serve as your advocate for interactions with local jurisdictions, public agencies and community groups. This means that the our team will fight for your development rights while balancing jurisdictional requirements and community needs.

Our team of experts in engineering, surveying, planning and land development provide expert testimony, documentation and analysis in regard to the land development process. We understand land development, jurisdictional process and the importance of community buy-in for development projects. We provide analysis and testimony based on work that we have completed, as well as based on the review of the work of other consultants.

You can trust the Abbey Road Group to provide representation and support in public meetings and hearings that move the project forward. The team is familiar with the requirements of handling public situations and is skilled in orally and visually presenting the client's development plans to the public with confidence and clarity. Additionally, our familiarity with local jurisdictions and their code allows for testimony that uses jurisdictional codes and rules to the client's advantage.



Client Representation and Expert Testimony for:

- Community Meetings
- Planning Commission Meetings
- Public Hearings
- Pre-Application Meetings
- City Council Meetings
- County Council Meetings
- Federal Agencies Hearings
- Expert Witness for Legal Matters

TESC Services

Our TESC team develops and prepares NPDES and SWPPCP which are written specifically for each construction site. These plans are necessary documentation to ensure compliance with jurisdictional standards.

The TESC team monitors your site conditions to ensure compliance with applicable regulations. Inspections include site visitation, testing for turbidity, pH levels and report preparation. Site inspection reports are added to the SWPPCP plan upon completion along with applicable testing results and corrective action documentation to meet Department of Ecology standards. Additional testing may be conducted upon request.

Certified Temporary Erosion and Sediment Control Leads work with developers and contractors to help ensure the most cost effective Best Management Practices (BMPs) are implemented for the source control of pollutants, water quality treatment, downstream analysis and other sensitive area protections.

Our team provides guidance for developers and contractors regarding storm-water laws and regulations for site discharge to ensure compliance with Washington State Department of Ecology regulations. The Abbey Road Group understands that keeping your project moving while controlling costs is important to the success of the project.



TESC Services

- National Pollutant Discharge Elimination System (NPDES) Permits
- Storm Water Pollution Prevention Control Plans (SWPPCP)
- Joint Aquatic Resource Permit Applications (JARPA)
- Dept. of Ecology Coordination
- City and County Agency Coordination
- State Required TESC Inspections
- Storm Water Quality Testing

Construction Services

When it comes to your project, success comes from planning, risk-mitigation, accurate data and of course experience. It is important for builders, contractors and developers to have consultants who are committed to providing these essentials to their clients. The Abbey Road Group team is committed to the success of your project and will provide you with the services you need to achieve it.

Our construction services department was designed with developers and contractors in mind. Our experienced construction services team provides support that is tailored to each project, site and jurisdiction. By offering a wide variety of construction related services, we are pleased to be your choice for all of their construction service needs. Our skilled team provides services including survey, project management, TESC inspection, water quality testing, permit expediting and jurisdictional coordination.

Before, during and after your project, our team can assist you with surveying services. Our team is committed to the success of your project and is dedicated to uphold the highest standards of accuracy and quality.

As part of our construction services we offer complete on site testing and monitoring services for storm water runoff and erosion control.



Construction Services

- Construction Survey and Staking
- As-Built Surveys
- Bond Preparation and Recovery
- Easement Preparation
- Legal Descriptions
- Lien Releases
- Project Close-out
- Right of Way Dedications
- Soils and Materials Testing
- Site Settling Monitoring
- Water Quality Testing

Project Management

We provide active management of every aspect of a project from start to finish providing both continuity and direction. We guide the project by working together with the project team in order to meet strict schedules and budgets that are set in order to keep the project efficient and profitable. In order to promote efficient project management, we utilize a web based management system allowing every member of the project team to interact and maintain access to the essential details for the project.

Utilizing an electronic scheduling system within our land development project management software, we are able to track the schedule and make it available to all members of the project team. In conjunction with the schedule, the project manager develops solid cost estimates for all stages of the project. The team prepares and manages project cost estimates which provide you with detailed figures of the finances needed to facilitate any project.

Managing information is a priority for the project managers at the Abbey Road Group. Our management system is set up to accurately track the status of permitting and plans while maintaining control over the continuity and consistency of the documents. We utilize our project management system to distribute information to team members, so that everyone is kept up to date with the latest project information. Additionally, the latest versions of pertinent project documents are stored in the system to be accessed by the project team.



Project Management Services

- Scheduling
- Cost Estimates
- Team Meetings
- Status Tracking
- Task Tracking
- Deliverable Tracking
- Document Management
- Web-Based Management System

Land Development Consulting

Accurate knowledge and timely advice along with discernment is needed for making wise decisions. To get detailed and timely advice it is important to seek out an expert in the field.

We are known for expert land development consulting services. Our team understands that knowledge is a blend of understanding and the ability to apply that understanding to real life situations. With many years of experience in the industry, we understand the land development process and its effect on projects.

We have extensive experience with projects of every type and size, from simple residential to complex commercial properties. Our team utilizes this knowledge and experience to provide you with specialized consulting that is tailored to meet the needs of each project. Project focused consulting services mean that you do not get "cookie-cutter" advice, but rather site specific advice that is supported by documentation, analysis and years of real-world experience.

The Abbey Road Group team provides consulting services for every stage of the land development process, from the earliest pre-planning stages to the construction phase and beyond. Our team is committed to being available to clients during the development journey; using established relationships, experience and knowledge to create developments that are beneficial to the owners, users and community.



Development Consulting Services

- Planning
- Design
- Permitting
- Construction
- Close-out

Master Planning

We believe that planning for the future is an important aspect of every business. As with any planning process, it is important to choose a team that understands the mission and vision of your organization and has the skills and experience needed to see the project through to approval.

The Abbey Road Group's goal is to provide a long term plan that not only clarifies your organization's vision for the site, but also prepares the way for future development. Master planning allows you to take advantage of potential opportunities and reduce risk when it comes to your property.

Our planning team has experience working on master plans for organizations large and small. Our team strives to provide knowledgeable consulting services, expertly prepared documents and a pro-active approach to planning. The team is experienced in working with local jurisdictions in order to obtain master plan approvals that benefit your organization and the community.

The result is a written plan, agreed upon by your organization and the jurisdiction in which the future of the site is mapped out, fundamental design aspects are agreed upon and development rules are defined.



Master Planning Services

- Feasibility Research
- Vision Definition
- Future Development Programming
- Plan Preparation
- Preliminary Phasing
- Community Coordination
- Jurisdictional Coordination
- Jurisdictional Approval

Environmental Design

The commitment to environmentally friendly design should not be taken lightly. The owners or developer's up-front investment in green design, products and systems will pay off over the long term with lower energy and operating cost, increased productivity for workers, and most of all, protection of the environment for future generations.

We are committed to the success of your projects, whether large or small scale. Our team of professionals provides clients with innovative ideas on how to successfully implement green building and development techniques into projects.

Our team provides unbiased consulting services and dependable advice on the design and implementation of energy efficient systems, low impact site design, the use of sustainable products and other environmentally friendly development techniques. The team is equipped to guide the project through the complex process of certification for either program and provide you with direction and counsel.

The goal of the Abbey Road Group's environmental design services is to uphold our mission, by doing our part to improve the environment for the communities of tomorrow, today!



Environmental Design Services

- LEED ® Certification Assistance
- Built Green ® Consulting
- Low Impact Development (LID)
- Green Development Techniques

Development and Project Analysis

When investing in distressed properties, comes with risks, such as outstanding invoices, liens due to outstanding debts, expired permits, changed development codes and other issues that could affect the future of the development.

In these types of situations, property owners and financial institutions need to have detailed information to make decisions on whether or not to proceed. We strive to provide you not only with the information, but also with the analysis needed to make wise choices for both the short and long term success of the development.

We start by asking the right questions in order to find answers based on the facts. We use this information to provide you with unbiased, in-depth research and analysis assisting you in your decision making process. We provide a complete picture of the project status including what is complete, what is left, how much it will cost and how long it will take.

Our goal is to help you get the most out of your investment by providing you with everything you need to make informed decisions on how to proceed. At the Abbey Road Group, our knowledge and experience in land development consulting, design, permitting, and management enables us to help you with projects large and small!



Development Analysis Process

- Define Original Scope
- Define Necessary Requirements
- Analyze Project Work Status
- Determine What is Left
- Develop Revised Schedule
- Prepare Cost Estimate
- Analyze the Project's Potential
- Go/No-go Decision

Flood Plain Services

We are committed to helping you take control of their investments by keeping you aware of changes that will affect your property. To keep your insurance costs down, we offer the engineering and surveying services required to prepare elevation certificates for use in reducing insurance rates.

Our team prepares the forms and exhibits needed for LOMA or LOMR-F certifications which may exempt your property from strict development codes now and in the future. We work with you to provide honest feedback as to your property situation in regard to flood plains and base flood elevations. We have experience in analyzing properties with survey and engineering to correctly identify properties that would benefit from an elevation certificate or a LOMA or LOMR-F certification.

Our team also assists in determining and understanding the potential risks posed to property by natural disasters and what steps can be taken to diminish those risks. The team prepares comprehensive disaster analysis for sites including complete site and building feature inventories, disaster response maps, property protection procedures and complete response plans for earthquakes, flooding, fire and loss of power. The team works with you to develop steps and strategies that can be put in to practice right away in order to protect your assets.



Flood Plain Services

- 3D Site Surveying
- Base Flood Elevation Survey
- Building Elevation Survey
- Flood Plain Analysis and Studies
- LOMA Requests
- LOMR-F Requests
- Elevations Certificates
- Supporting Exhibits
- Review of FEMA/FIRM Maps
- Site and Building Photographs
- Flood Protection Analysis

Abbey Road Group Land Development Services Company



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We Are Your Land Development Solution!

The Abbey Road Group Land Development Services Company provides innovative and realistic solutions to meet your land development needs. We are well equipped to offer a wide range of development services, providing you with the value and expertise that are essential to the success of any project.

Our team offers a broad range of skills for land development projects including project management, land planning, engineering, survey, construction services, development design services, land development consulting and more.

We use these skills and services to partner with you to bring your vision to reality. By utilizing a unique approach to the land development process, our model offers comprehensive project services from feasibility to project close out. You can trust the Abbey Road Group to serve as your advocate, representative and steward of your valuable real estate assets.

Developers of residential and commercial properties, along with public agencies choose us because of our experience and reputation with local jurisdictions. We specialize in building relationships with clients and jurisdictions to ensure that projects are beneficial to the community as a whole.

In addition to our work with clients and jurisdictions, we are actively involved in local community, civic and business organizations. We are committed to helping communities grow and prosper to the benefit of all citizens.

Our Mission

“The Abbey Road Group Land Development Services Company serves our public and private communities by providing innovative and realistic solutions to meet their land development needs.”

Our Purpose

“Creating the Communities of Tomorrow, Today!”

Our Values

We Care About People - Servant Leadership - Doing Things Right - Doing Right Things