

**Development Engineering**

Development Engineering provides the necessary designs, layouts and plans needed to meet project specifications and jurisdictional requirements.

**Public Meetings**

Public Meetings require planning, preparation and presentation by industry experts who are advocates of both developers and the community.

**Site Plan Design**

Site Plan Design reviews every aspect of a proposed project and site in order to maximize resources while minimizing cost.

**Land Planning**

Land Planning focuses on creating unique solutions to utilizing land in ways that are beneficial to the community and developers.

**Flood Plain Services**

Flood Plain Services allow property owners to petition for amendment or change to FEMA flood maps by providing evidence that the property or buildings are above flood plain.

**Survey Services**

Survey Services provide the basis for projects by accurately locating and recording the site's unique characteristics for use in every step of the project.

**Development Design**

Development Design is the interactive process of working with a Design Team to create developments that meet the needs of end users.

**TESC Services**

TESC Services monitor the drainage, erosion and water quality of project sites in order to protect the environment and keep projects moving.

**Project Management**

Project Management gives clients one contact who manages all areas of a project in order to ensure consistent, on time and on budget results.

**Land Development Consulting**

Land Development Consulting is the expert knowledge and guidance needed for clients to stay informed in order to make key project decisions.

**Development and Project Analysis**

Development and Project Analysis allows banks, financial institutions and developers to evaluate special asset properties for value and potential.

**Construction Services**

Construction Services gives contractors the Survey, TESC, water quality and coordination services needed for success during the construction phase.

**Feasibility Studies**

Feasibility Studies provide developers with the details and background needed to make important decision throughout their project.

**Development Permitting**

Development Permitting is the process of getting all necessary jurisdictional approvals needed to fulfill the project scope.

**Your Land Development Solution**

The Abbey Road Group Land Development Services Company is known throughout local jurisdictions for our consulting services, our superior expertise, and our understanding and facilitation of the entire development process. We use innovative approaches to deliver turn-key projects, offer customized client solutions and deliver projects on-time and within budget. We specialize in being an advocate and steward of our client's real estate assets.

Mission Statement

"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."

Core Purpose

"Creating the Communities of Tomorrow, Today!"

Core Values

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

# CONSTRUCTION SERVICES



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# CONSTRUCTION SERVICES

## The Tools for Success

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. Abbey Road Group Land Development Services Company is committed to the success of your project and will provide you with the services you need to achieve it.

Our construction services department is built with developers and contractors in mind. Our experienced construction services team provides construction support that is tailored to each project, site and jurisdiction. By offering a wide variety of construction related services, we are pleased to be our client's 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.

Contact us today to find out more about our construction services and how we can help your project on its way to success!

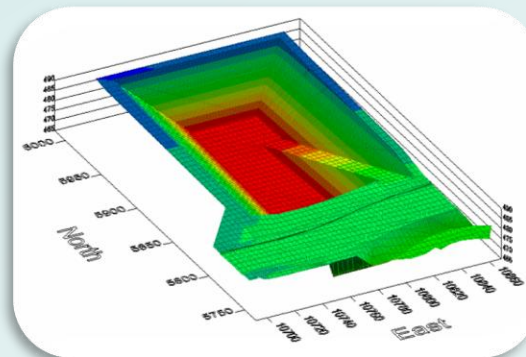
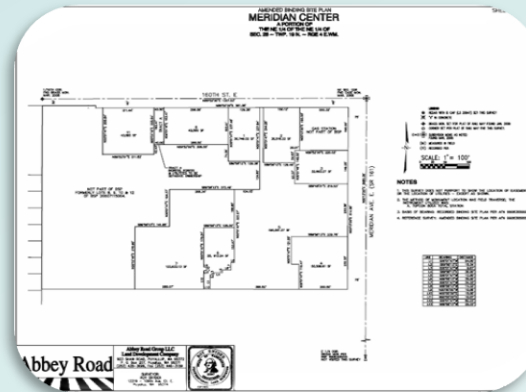


## Survey Services

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.

Our state of the art equipment means greater accuracy and efficiency in the surveying process leading to better value for our clients. We have the ability to survey in both 2D and 3D, which provides a higher level of survey detail and definition. Using 3D modeling in the design phase before construction and begins in an invaluable tool in visualizing and analyzing the complete site environment.

Before and during a project our team will survey the site and stake applicable locations for buildings, utilities, paving, landscape and more. These accurate locations allow contractors to perform site preparations and construction with confidence. During the construction process 3D surveying can monitor grading and other land changes, and verify building elevations and locations. Upon completion of a project, our team will return to survey the site and for as-built preparation and site monitoring.



## TESC and Water Quality Services

As part of our construction services we offer complete on site testing and monitoring services for storm water runoff and erosion control. We understand that keeping your project moving while controlling costs is important to the success of the project.

Our **Temporary Erosion and Sediment Control (TESC)** Team will develop and prepare **National Pollutant Discharge Elimination Systems (NPDES)** permits and **Storm Water Pollution Prevention Plans (SWPPP)** which are individually written for each construction site. These plans are necessary in order to document and ensure compliance.

Led by certified erosion and sediment control leads, our TESC team, monitors site conditions to ensure compliance with applicable regulations. Inspections include site visitation, testing for turbidity, pH levels and report preparation. Additional testing may be conducted upon request from the developer or contractor. Site inspection reports are added to the plan notebook upon completion and include applicable testing results and documentation of corrective action in accordance with Department of Ecology standards.

Our team also provides guidance to developers and contractors in regard to storm-water laws and site discharge regulations to ensure compliance. Our team also works with developers and contractors to help ensure cost effective **Best Management Practices (BMPs)** are implemented for the source control of pollutants, water quality treatment, downstream analysis and other sensitive area protections.

- ✓ Construction Survey and Staking
  - Buildings
  - Curbs
  - Fencing
  - Grades
  - Landscaping
  - Paving
  - Retaining walls
  - Sewer systems
  - Sidewalks
  - Storm systems
  - Utilities
- ✓ As-built surveys
- ✓ Bills of sale for public improvements
- ✓ Bond preparation and recovery
- ✓ Building commissioning
- ✓ Clients rep during construction
- ✓ Condominium survey
- ✓ Easements preparation
- ✓ Final plat map preparation
- ✓ Final plat permitting
- ✓ Franchise service coordination
- ✓ LEED certification
- ✓ Legal descriptions
- ✓ Lien releases
- ✓ Permit expeditor
- ✓ Project close out
- ✓ Right of way use permit and dedication
- ✓ Sanitary side sewer permit
- ✓ Site settling and monitoring survey
- ✓ Soils and materials testing
- ✓ Street cut permits
- ✓ TESC inspections
- ✓ Water quality testing
- ✓ Water service and meter permitting