

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.

Y o u r L a n d D e v e l o p m e n t S o l u t i o n

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."

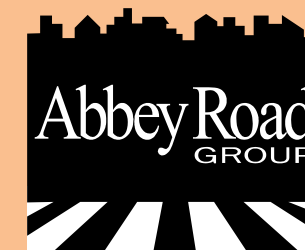
Core Purpose

"Creating the Communities of Tomorrow, Today!"

Core Values

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

DEVELOPMENT PERMITTING



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DEVELOPMENT PERMITTING

Expert Permitting Services

Permitting can be one of the lengthiest processes in all of land development. The development permitting process not only involves the completion of the actual applications, but also consists of compiling backup documentation, coordination with jurisdictional authorities and monitoring the approval process. Jurisdictional processes may vary in length, complexity and required elements.

The permitting process is crucial to the development process as a whole, and it is essential that permits be handled efficiently and effectively. Now more than ever, it is highly important to entrust permitting to a knowledgeable and experienced permitting team such as the Abbey Road Group.

The Abbey Road Group's team is highly qualified and has the experience and jurisdictional relationships needed to efficiently expedite the permitting process with any local jurisdiction. The team has the tools needed to get the job done right, saving the client both time and money.

In conjunction with engineering, surveying and planning departments, the team expertly prepares applications, submits them to the jurisdiction and proactively follows the permit through the process to approval. The team strives to provide all necessary information to the jurisdiction, and acting as the client's 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 Abbey Road Group is prepared to handle all permitting processes from large and complex commercial sites to small residential projects. No matter what the project entails, the Abbey Road team delivers on the promise to minimize the complexity of permitting for clients, while saving both time and money.



The Development Permitting Process

The Abbey Road permitting process is straightforward. As pictured below, the team begins by reviewing the project's scope, jurisdictional codes and permitting requirements. The permitting process and timeline is established based on this data. Once the plan is in place the team compiles all necessary backup documentation and prepares the application and submittal packet. Once the application has been submitted and deemed complete, our team actively follows the permit through the public comment and jurisdictional review processes to final approval.



The Abbey Road Advantage

The advantages of choosing Abbey Road to process the permitting are abundant. Abbey Road will save the client's time and reduce stress, in turn saving money. In addition, the experience of the Abbey Road team along with their 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.

Land-Use Permitting

Land-use permitting is an important element of the development process. The Abbey Road team is experienced in handling multiple types of land-use permits such as conditional use permits, annexations and rezones. When required, land-use permits are the foundation to the entire permitting process, because their success or failure will affect the viability of the proposed scope of work.

Permitting Services

- Audio/visual
- Building
- Demolition
- Dept. of Natural Resources
- Drainage
- Electrical
- Elevators
- FDC and fire underground
- Fire alarm
- Fire hydrants
- Fire sprinkler
- Franchise extension
- Fuel tanks
- Gates
- Grading
- Health Department
- JARPA
- Land use
- Low voltage
- Mechanical
- NPDES
- Plumbing
- Right-of-way use
- Rockery and retaining walls
- Sanitary side-sewer
- Sanitary-sewer mains
- Septic systems
- Shoreline
- Signs
- Site construction
- Site development
- Site engineering
- Storm
- Storm-drainage plans
- Storm-drainage vaults
- Structural
- SWPPP
- Tenant improvements
- Water mains
- Water service
- Well
- WSDOT