

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

FEASIBILITY STUDIES



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FEASIBILITY STUDIES



Move your project from vision to reality!

Buying or developing property is similar to any major purchase and it's important to look at every aspect. 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. The Abbey Road Group will provide you with an in-depth look at the characteristics of the property with our detailed feasibility studies.

A feasibility study is the process of collecting current and historical data about a property, and analyzing it to determine what types of development are possible. A feasibility study can range from the simple study of basic data to in-depth analysis of timing, cost and profit.

Abbey Road's skilled project managers have the experience needed to effectively evaluate your property's potential and determine if your vision can become a reality. Abbey Road Group can provide you with the facts you need to help you accurately make critical go or no-go decisions.

The Abbey Road Group has a proven track record of providing clients with the data they need to decide which direction to go. The analysis provided by Abbey Road's feasibility studies not only allows clients to make informed decisions, but it also may be used for marketing developments to banks and potential buyers.

Feasibility Services

Preliminary site plan designs • Pre-application meetings • Title-report reviews • Color site plans
Power-availability certificates • Water-availability certificates • Sanitary-sewer availability certificates
Ground photos • Site-observation notes • Aerial photographs • Vicinity maps
Storm drainage as-builts • Water as-builts • Sanitary sewer as-builts • Franchise as-builts • Road as-builts
Agent-authorization letters • Road cross-section requirements • Feasibility data sheets
Demographics • Development schedules • Development cost estimates • Wetland determinations

Visualize the Big Picture

The key to an effective feasibility study is *accurate data*. Proper data collection requires knowing what data to look for, where to find it, and how to use it. Data is collected from many sources, including the jurisdiction, the client, sub-consultants and historical information about the property.

Once the proper data has been collected, it must be analyzed for how it will affect the property in order to evaluate the property's potential. Development regulations and codes, along with site characteristics and the intended use for the property, must be evaluated together so that the developer can obtain a "big picture" view of the site.

Constantly changing jurisdictional codes, updated development rules and other potential constraints make it prudent to have your project's vision reviewed prior to making your decision to move forward.

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. Abbey Road Group's professional feasibility studies will provide you with the data and analysis you need to make informed decisions.



Parcel maps are used to determine the property's location and characteristics such as size and jurisdiction.



Zoning maps are used to determine the property's zoning and the codes that will be applied to the property.



Topography maps are used to determine the property's grade and its impact on possible development.



Critical areas maps are used to determine the property's likelihood of being affected by potential hazards.

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

Contact us today for more information on how to get your project started on the right track!