

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

TESC SERVICES



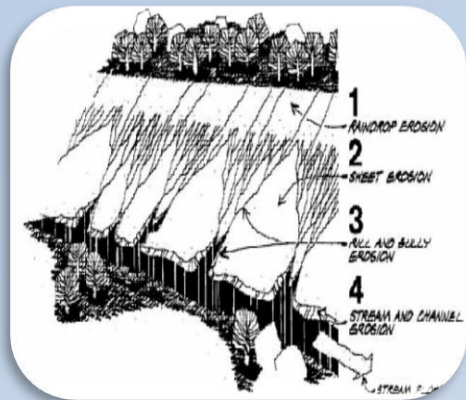
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TESC SERVICES

Temporary Erosion and Sediment Control

Developing land is tough, and one of the biggest challenges is un-cooperative weather. One moment it can be bright and sunny and then it is windy and rainy. This can wreak havoc on schedules, budgets and nerves.

Storm-water runoff on construction sites can lead to erosion, pollution and ecological hazards. Storm-water is created when the ground can no longer absorb the rain that falls. This can be due to a number of factors including over-saturation, compacted soil conditions and impervious surfaces such as roofs and pavement. Water that does not penetrate the ground will find the path of least resistance and flow to the low spots of the property. In some cases this can mean that the water ends up flowing into streams, or even onto neighboring properties.



The flow of water on a construction site can lead to slope erosion and pollution. Slope erosion not only wears down the grade on a property, but can also produce sediment that can be transferred to other areas of the site, as well as into streams and other water bodies. Once the sediment ends up in the water, it can have far reaching affects such as damaging fish habitats and throwing off the delicate balance of the eco-system. Storm-water can also pick up pollutants as it travels. Pollutants damage fragile eco-systems and can harm humans who come into contact with the contaminated ground water. Pollutants are costly and time consuming to clean up, and lead to delays in development projects.

The Abbey Road Group's TESC team can develop and prepare NPDES and SWPPP which are written specifically for each construction site. These plans are necessary documentation to ensure compliance. Site inspection reports are added to the plan upon completion along with applicable testing results and corrective action documentation to meet Department of Ecology standards.



Abbey Road Group's 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.

Active Permits

Sites with active permits must prepare and submit site inspections performed by a **Certified Erosion and Sediment Control Lead (CESCL)** and provide supporting documentation. TESC inspections must be performed at least once every five business days during normal weather. Additionally, inspections must be performed every day of a weather event that produces run-off and within 24 hours of the weather event's end.

TESC inspections must start as soon as site work begins and continue until the project is completed. Inspection reports must include when, where and how **Best Management Practices (BMPs)** were installed, maintained, modified, and removed; repairs needed and repairs made; observations of BMPs effectiveness and proper placement; and recommendations for improving performance of BMPs.



TESC/ Water Quality Services

- National Pollutant Discharge Elimination System (NPDES) permits
- Storm Water Pollution Prevention Control Plans (SWPPCP)
- Joint Aquatic Resource Permit Applications (JARPA) permits
- Department of Ecology coordination
- Department of Fish & Wildlife coordination
- City & county agency coordination
- State required TESC inspections
- Storm water quality testing
 - Turbidity
 - Temperature
 - Suspended solids
 - Fecal chloroforms
 - pH testing

Abbey Road Group 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. We understand that keeping your project moving while controlling costs is important to the success of the project.



Abbey Road Group's 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.