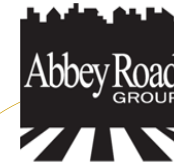


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Creating the Communities of Tomorrow, Today!

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GOOD SAMARITAN MEDICAL OFFICE BUILDING

The Abbey Road Group Land Development Services Company is please to be involved in bringing superior health care services to the residents of eastern Pierce County.

As MultiCare's Good Samaritan Hospital continues its growth with the construction of a new Patient Care Tower, the MultiCare Good Samaritan and MultiCare Health System Board of Directors have approved the construction of an 80,000 sq ft., 4 story medical office building. This building, known as the Good Samaritan Medical Office Building, will be built on the corner of 15th Avenue and 5th Street, immediately adjacent to the new Patient Care Tower.

Construction is anticipated to start in March of 2010 and is expected to be completed in the 3rd quarter of 2011.

The Good Samaritan Medical Office Building will provide physicians easy access to patients that may be staying at the hospital or need immediate admission. Patients will also find access to this location ideal with designated parking and close proximity to diagnostic services within the Patient Care Tower.

The project developers are Cogdell Spencer ERDMAN & Coldwell Banker Commercial Offenbecher, with land development services provided by the Abbey Road Group Land Development Services Company.

INSIDE THIS ISSUE:

- 1 -CEO'S CORNER:
PREPARING FOR WINTER
- 2 -READY OR NOT,
CHANGE IS HERE
-SURVEYING
- 3 -TESC AND WATER QUALITY
-DEVELOPMENT ENGINEERING
- 4 -GOOD SAM MEDICAL
OFFICE BUILDING

CEO'S CORNER: PREPARING FOR WINTER

As we head out of summer and into the crisp days of fall, it is a great time to start focusing on how to prepare your property for the cooler more rainy months ahead. As the weather begins to change it is important to recognize what the winter means for property at each stage of development from raw land to fully developed land. Protecting your assets does not have to be difficult or costly. By utilizing a few common sense approaches, property owners can effectively protect themselves and their property from potential damage.

Raw Land: When land is in its natural state, it is still necessary to prepare for the change in weather. Walk the property looking for hazardous conditions such as trees that may come down causing damage to buildings, power lines or that may fall across roads due to wind or rain. As you walk the property, check drainage ditches and culverts for obstructions and debris that may cause flooding. Keep your grass trimmed and clear any debris that might keep water from flowing naturally.

Cleared Land: Once land has been cleared of natural vegetation, it becomes more susceptible to the destructive power of erosion. If your property is bare during the rainy season, special attention must be paid to protecting slopes and protecting adjacent properties from being affected negatively by run-off. Protect bare slopes with proper erosion control measures and ensure that drainage ditches and culverts are clear to keep water flowing.

Partially Developed Land: Land that is partially developed has many of the same hazards as cleared land. Land that is not protected by natural vegetation or new landscaping must be carefully monitored for erosion and for the prevention of pollution to adjacent properties, streams, ponds, waterways, and the environment in general. Most property fitting this description should have a NPDES permit, a Storm Water Pollution Prevention Plan or SWPPP and should undergo weekly temporary erosion and sediment control (TESC) inspections. These inspections verify that the property is protected and that Department of Ecology regulations are met.

Developed Land: Once land and buildings are developed it is important to watch for hazards that affect completed structures. Property owners should be aware of changing factors that may affect their property such as flood map updates, code changes and the development of neighboring properties. In addition, gutters, drains, storm pipes, catch basins and other methods of moving water away from buildings should be cleaned and inspected to ensure that they work properly to protect buildings from damage. Exposed pipes and outdoor faucets should also be wrapped or covered to prevent freezing.

There are many ways that you can protect your property and preserve your structures as winter comes. It is important to keep in mind that prevention and planning are the best ways to protect your property for the long term. Spending time to prepare now, will save time and money in the future!

-Gil Hulsmann



FALL & WINTER PREPAREDNESS

Ready or Not, Change is Here!

While spring and summer are often a time of action in land development, fall and winter are a time of preparation. As discussed on the cover, preparation begins with readying property and buildings for fall and winter weather. In addition to these preparations, fall and winter can be used to ready property for further development by completing important development tasks such as survey, engineering and other pre-construction services.

Fall and winter provide great opportunity to prepare because the seasons are generally slower times for development related industries. Lower workloads present clients with the opportunity to have work completed quickly and on the client's schedule. In addition, due to supply and demand, contractors and consultants will generally have lower fees in the fall and winter depending on their workloads.

Since property conditions are also different in the fall and winter (i.e. less vegetation), workers should also be able to complete tasks quicker and more efficiently. This efficiency should save both time and money.



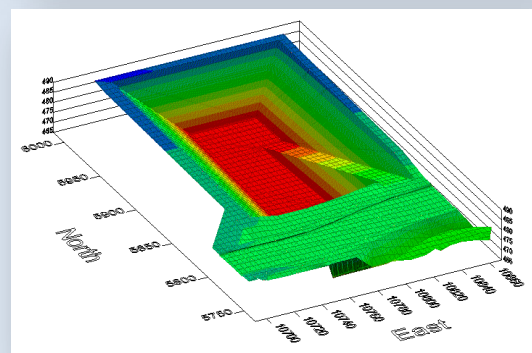
Surveying

Fall and winter are the perfect time for surveying! Site conditions are ideal and increase efficiency by reducing the time necessary to clear land prior to surveying.

The Abbey Road survey team is committed to the success of your project and is dedicated to upholding the highest standards of accuracy, quality and efficiency.

Advanced equipment means greater accuracy and efficiency in the surveying process leading to better value for our clients. The ability to survey in both 2D and 3D, provides a higher level of survey detail and definition.

With 3D surveying technology combined with land that is free of excess vegetation, clients are able to receive highly detailed surveys showing their land and buildings in three dimensions. 3D surveys are especially useful for monitoring slopes and grading and is a valuable tool in visualizing and analyzing the complete site environment.



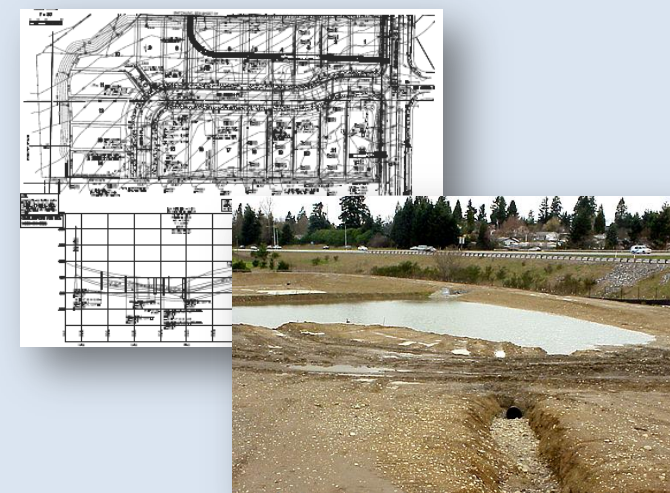
TESC and Water Quality

As the seasons change land owners will see and increased need for Temporary Erosion and Sediment Control (TESC) inspections and the implementation of erosion control measures. All 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.

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.

Abbey Road's TESC team offers 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.



Development Engineering

Since fall and winter are normally the wettest months in the area, it is a perfect time to analyze onsite storm drainage and the systems used to control it.

Drainage analysis services include planning and design of preliminary concepts to final grading, TESC, storm drainage (detention and water quality) and franchise utility designs as required by the local jurisdiction. In addition to quality design work, our team provides the supporting reports, exhibits and calculations necessary for cost-effective project design.

The Abbey Road Group offers complete development-engineering services to meet all of your land-development and permitting needs. By providing these services in-house, Abbey Road is able to provide clients with increased value and efficiency by designing from a mutual scope of work which decreases cost to our clients. This team approach quickly and efficiently provides necessary outcomes and deliverables. The engineering team works with clients, project managers and jurisdictions to ensure that delivered drawings are prepared to the highest standards and meet the project's needs and the client's vision.

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