

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

MASTER PLANNING



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MASTER PLANNING

Plan for the Future

Planning for the future is an important aspect of every business. Planning allows us to take advantage of opportunities and reduce risk when it is completed strategically. Strategic preparation must be based on an organization's vision and values.

Master planning an organization's campus is no different. The goal is to provide a long term plan that not only clarifies the organization's vision for the site, but also prepares the way for future development. Master planning encourages organizations to take advantage of their standing in the community and allows the organization and the jurisdiction to work together in order to create a plan that is mutually beneficial.

The result of master planning is a written plan, agreed upon by the organization and the jurisdiction in which the future of the site is mapped out, fundamental design aspects are agreed upon and development rules are defined.

Master Planning Team

As with any planning process, it is important to be surrounded by a team who understands the mission and vision of the organization and who has the skills and experience needed to see the project through to approval.

The Abbey Road Group planning team has experience working with master planning for local organizations. The Abbey Road team strives to provide knowledgeable consulting services, expertly prepared documents and a pro-active approach to planning. The team's experience in working with local jurisdictions in order to get master plan approvals that benefit the client and the community.



Master Plan Deliverables: Site plan and rendering

The Benefits of Master Planning

There are many benefits to master planning. Master planning reduces costs, defines and vests certain land use codes and pre-approves plans.

Master planning reduces long-term costs in two ways. First, by preparing a plan for future development, the master planning process helps the organization to prepare infrastructure that meets future needs. This saves money by developing infrastructure for future phases at today's prices. Second, developing future infrastructure based on the master plan saves money and resources by preventing costly infrastructure projects in the future.

Master planning also benefits the development in the long-term by defining the land use codes that are applicable to the project and vesting the project to certain land use codes. While vesting may vary by jurisdiction, these codes usually include landscaping, setbacks, land use and engineering codes. Being certain of what codes will govern the development will save the organization money in the long-term by allowing plans to be determined and solidified without costly revisions. In addition, master planning can reduce capital facility charges and system development fees along with water, sewer and traffic fees.

In most jurisdictions site plans and environmental plans can also be approved, saving the organization both time and money. As with having codes defined, having plans approved allows the organization to proceed with development based on the approved plans instead of having to go through the approval process for each expansion. In addition, a master planned campus is considered one development in the eyes of the jurisdiction, allowing for landscape percentages and parking calculations to be applied to the campus as a whole, instead of to each individual parcel, allowing for greater flexibility in site design.



Feasibility Research

Feasibility research is the process of reviewing site characteristics including titles, current and former uses, zoning and land use codes among other historical data. This process allows the planning process to begin with an understanding of what is or is not allowed for the site. This process is the basis for site development.

Define Vision

Defining the organization vision is the process of determining the long-term goals and objectives for the site. These objectives are based on the organization's business plans and the site's potential. The result is a mission or guiding statement that will be used to focus the planning process.

Programming

Programming is the process of defining the needs and wants for the site. This process involves stakeholders who are involved both in daily operations and management. The result of programming is a defined list of requirements for the development.

Plan Preparation

Plan preparation can begin once the site is determined to be feasible and once the requirements are identified. Plans are prepared for the site design including building placement, water lines, sewer lines, landscaping and any other details required by the jurisdiction.

Preliminary Phasing

As the plans for the site are being prepared the site's development phasing is determined. This determination is prepared both in a written phasing statement and in phased site plans. The result of these plans is a visual and narrative progression of how the site is expected to evolve over the life of the master plan.

Approval

This process provides all of the prepared plans and narratives to the jurisdiction for approval. Master plans are reviewed by the jurisdiction's planning commission who makes their recommendation to the city or county council or other governing officials. The plan may require revisions before final approval.