

Land Development Bio

Dennis has 21 years of experience in land development engineering as a project engineer, project manager and/or regional manager for various projects throughout Florida, New Jersey and Colorado. Dennis' project experience includes commercial, industrial and retail projects that ranged from 2 acres to 1,100 acres, residential projects ranging from 30 to 1,170 units and various potable water, sewer & reclaim water projects.

General Bio

Dennis has 21 years of experience in civil engineering as a project engineer, project manager and/or regional manager for various projects. By working in different states and various jurisdictions, he has learned to adapt to many different design and regulatory requirements. This knowledge has allowed him to design and manage a wide variety of projects in Florida, New Jersey and Colorado. Dennis' project experience includes commercial, industrial and retail projects that ranged from 2 acres to 1,100 acres, residential projects ranging from 30 to 1,170 units and various potable water, sewer & reclaim water projects.

Utilities Bio

Dennis Leap, PE, Sewer Utility Design, has 21 years of experience in land development engineering as a project engineer and Project Manager. As part of this experience, Dennis has engineered a significant number of utility projects including sewer utility design. His sewer design experience includes new installations, forcemain and gravity, and sewer rehabilitation. He has also been involved in sewer design in commercial and industrial land development projects.

Representative project experience includes:

Cendant Mortgage Headquarters, Mt. Laurel, NJ. Complete engineering design and management.

East Gate Square Shopping Center, Mt. Laurel, NJ. Complete engineering design and management.

Forest Park Corporate Park, West Deptford, NJ. Complete engineering design and management.

Northeast Business Center in Logan Township, NJ. Complete engineering design and management.

Belle Terre Business Center in Palm Coast, FL. Complete engineering design and management.

Fairfield Inn in Palm Coast, FL. Complete engineering design and management.

Old Kings Road Professional Center, Old Kings Road water trunk extension, and Interstate Trade Center Industrial Park, in Palm Coast, FL. Complete engineering design and management.

Safeway Shopping Centers, Inc, in Castle Rock, Cortez, Delta, Firestone, Steamboat Springs, Thornton and Windsor, CO. Provided engineering services.

Commercial/Industrial

Belle Terre Business Center in Palm Coast, FL. Project manager and design engineer for preliminary and final site planning, grading, utility design, stormwater management and project permitting for the site which consist of 5 acres+- and 36,000 SF of office.

Fairfield Inn, Palm Coast, FL. Project manager for preliminary and final site planning, grading, utility design, stormwater management and project permitting for the site which consist of a 110 room hotel, pool and associated parking.

Interstate Trade Center Industrial Park, Palm Coast, FL. Project manager and design engineer for preliminary and final site planning, roadway improvements, utility design, stormwater management and project permitting for eight commercial lots.

Cendant Mortgage Headquarters, Mt. Laurel, NJ. Project manager and design engineer for site planning, grading, utility design, stormwater management and project permitting for the site which consisted of 475,000 SF of office building on approximately 45 acres.

East Gate Square Shopping Center, Mt. Laurel, NJ. Project manager and design engineer for preliminary and final site planning, grading, utility design, stormwater management and project permitting for the site.

Forest Park Corporate Park, West Deptford, NJ. Project manager and designer for final site planning, grading, utility design, stormwater management and project permitting for sites within the corporate park.

Northeast Business Center in Logan Township, NJ. Project manager and design engineer for preliminary site planning, grading, utility design, stormwater management and project permitting for the site which consists of 1,100 acres and 5 millions SF of office/warehouse.

Safeway Shopping Centers, Inc, located in Castle Rock, Cortez, Delta, Firestone, Steamboat Springs, Thornton and Windsor, CO. Regional manager, project manager and design engineer for preliminary and final grading, utility design, stormwater management and project permitting for shopping center throughout various parts of the state of Colorado. The sites were approximately 15-30 acres and consisted of approximately 65,000 – 120,000 SF of retail buildings.

Residential

Hidden Lakes, Palm Coast, FL. Project manager and design engineer for preliminary and final subdivision planning, road widening, grading, utility design, stormwater management and project permitting for the site. The 202 acre parcel consists of 380 single-family dwelling units along 3.5 miles of new roads and associated infrastructure. Site amenities include a clubhouse with pool, playground, basketball court and associated parking. The stormwater management system consisted of 7 stormwater ponds/basins ranging from 0.71 – 15.4 acres. The site also included 1 lift station within the project for wastewater conveyance.

Water Oaks, Palm Coast, FL. Project manager and design engineer for preliminary and final subdivision planning, road widening, grading, utility design, stormwater management and project permitting for the site. The 233 acre parcel consists of 200 single-family dwelling units along 2.7 miles of new roads and associated infrastructure. The stormwater management system consisted of 8 stormwater ponds/basins ranging from 0.25 – 5.01 acres. The site also included 1 lift station within the project for wastewater conveyance.

Eagle Lakes, Flagler County, FL. Project manager and design engineer for preliminary and final subdivision planning, road widening, grading, utility design, stormwater management and project permitting for the site. The 535 acre parcel consists of 690 single-family dwelling units along 7.5 miles of new roads and associated infrastructure. Site amenities include an eagle viewing park, clubhouse with pool, shuffleboard court, tennis court and associated parking on a. The stormwater management system consisted of 14 stormwater ponds/basins. The site also included 4 lift stations spaced throughout the project for wastewater conveyance.

Reserve at Sweetwater Estuary, Taylor County, FL. Project manager for overseeing engineering design and cad drafting for preliminary site plans for road widening, grading, utility design and stormwater management. The site consists of three resort buildings along 1.7 miles of new roads and associated infrastructure. The site also included a golf course & clubhouse, amenity center with pool, tennis courts, canoe launch and associated parking areas. The stormwater management system consisted of 16 stormwater ponds/basins and approximately 4,000 linear feet of underground exfiltration systems.

Parc Vue, Palm Coast, FL. Project manager and design engineer for Site Plan for planning, road widening, grading, utility design, stormwater management and project permitting for the site. The 198 acres parcel consists of seven (7) 4-story buildings totaling 518 condominium units, 855 parking spaces and 130 detached garage units along 1 mile of new road and associated infrastructure. Amenities included a clubhouse, pool area and a ¼ mile trail around the lake. The stormwater management system consisted of one (1) 12 acre stormwater lake/pond centrally located on the site. The site also included 1 lift station within the project for wastewater conveyance.

Pine Lakes Lot 3, Palm Coast, FL. Project manager and design engineer for preliminary and final subdivision planning, road widening, grading, utility design, stormwater management and project permitting for the site. The 158 acre parcel consists of 131 single-family dwelling units along 1.3 miles of new roads and associated infrastructure. The stormwater management system consisted of 2 stormwater ponds/basins. The site also included 1 lift station within the project for wastewater conveyance.

Avalon at Lehigh Woods, Palm Coast, FL. Project manager and design engineer for preliminary and final subdivision planning, grading, utility design, stormwater management and project permitting for the site. The site consists of 70 single-family dwelling units.

Valleybrook, Gloucester Township, NJ. Project manager and design engineer for preliminary and final subdivision planning, grading, utility design, stormwater management and project permitting for the site. The site consists of 1,176 multi-family dwelling units along 3.75 miles of new roads. The site also had a golf course clubhouse and maintenance facility and amenity center with pool, tennis courts, basketball court and associated parking.

Princeton Manor, South Brunswick, NJ. Project manager and design engineer for preliminary and final subdivision planning, grading, utility design, stormwater management and project permitting for the site. The site consists of 352 single-family dwelling units, amenity center with pool, tennis courts, bocce courts and associated parking.

Stonegate, Larchmont, Weiland Tract, Rippie Tract, and Hidden Lake, Mt. Laurel, NJ. Project manager and design engineer for preliminary and final subdivision planning, grading, utility design, stormwater management and project permitting for the site. The sites consist of single-family, multi-family, townhouse and condo units. The sites ranged from 30 to 450 units.

Recreation Sites, Clubhouses and Schools

Embry Riddle Aeronautical University, Daytona Beach, FL Engineering project manager and design engineer for road widening, grading, utility design and stormwater management for the site which consists of a 655,00 SF of commercial/office in twelve buildings situated on a 77 acre parcel.

Montgomery Township High School, Montgomery Township, NJ. Project manager and design engineer for site planning, road widening, grading, utility design, stormwater management and project permitting for the site which consisted of a 400,00 SF+- school building with a field house, football field, running track, three soccer fields, three baseball/softball fields, six tennis courts and two play fields.

Gloucester Township Sports Complex, Gloucester Township, NJ Project manager and design engineer for site planning, grading, utility design, stormwater management and project permitting for the site which consisted of a 3,000 SF+- clubhouse building and associated parking and five soccer fields and five baseball/softball fields.

Utility Projects

Old Kings Road water trunk extension, Palm Coast, FL. Project manager for preliminary and final design and project permitting for approximately 2,500 LF of watermain.

Eagle Lakes watermain and forcemain extensions, Flagler County, FL. Project manager for preliminary and final design and project permitting for approximately 3,650 LF of watermain and forcemain extension.