

**LANGAN'S MULTI-FAMILY REDEVELOPMENT EXPERIENCE**

---

Technical Excellence   Practical Experience   Client Responsiveness

---



## TUXEDO RESERVE MASTER PLAN

Location: Tuxedo, NY  
Client: Related Companies  
Services: Natural Resources & Permitting, Site/Civil, Geotechnical,  
Traffic & Transportation, Environmental, Traditional Surveying

### OVERVIEW

Tuxedo Reserve is a planned integrated development of a 2,400-acre site located in the southeastern corner of Orange County, New York. Langan was retained to undertake all land development engineering of the site for construction of the multi-use development, which includes 1,500 residential units as well as over 30,000 SF of light industrial office commercial building.

Technical Excellence Practical Experience Client Responsiveness



## MCLAUGHLIN RUN ROAD

Location: Upper St. Clair and Bridgeville, PA  
Client: Williamson & Jefferson, Inc.  
Services: Site/Civil, Geotechnical, Natural Resources & Permitting,  
Traffic & Transportation

### OVERVIEW

Langan prepared several conceptual site plans for this 42-acre multi-family residential development located on an existing mined coal seam known as the Pittsburgh Coal Seam. Langan prepared a mine map overlap to delineate where mine subsidence risk is highest and will perform a mine investigation to develop remedial recommendations. Langan will also provide full site design, traffic design, geotechnical design, natural and cultural resources delineation/analysis and full environmental services for the development.

Technical Excellence Practical Experience Client Responsiveness





## WALNUT RIDGE

Location: Lower Southampton, PA  
Client: County Builders, Inc.  
Services: Site/Civil, Natural Resources & Permitting,  
Surveying/Geospatial, Landscape Architecture

### OVERVIEW

Langan provided full service engineering design and permitting for Walnut Ridge, a 92-unit townhouse development located in Lower Southampton Township, Bucks County, Pennsylvania. The 20-acre site is located on a hillside with a significant change in topography of over 90 vertical feet. Design elements included stormwater conveyance and utility infrastructure for the proposed roadways, naturalized landscape design and buffering, and roadway widening along a Pennsylvania State highway. Wetlands permitting issues involved individual permitting and mitigation design for wetland disturbances over 100 linear feet.

Technical Excellence   Practical Experience   Client Responsiveness



## WHISPERING WOODS

Location: East Coventry Township, Chester County, PA  
Client: Real Pro Enterprises, LP  
Services: Site/Civil, Surveying/Geospatial, Landscape Architecture,  
Traffic & Transportation

### OVERVIEW

Whispering Woods is an 80-townhouse subdivision on a total of 36 acres. Langan provided full service land development engineering and surveying for the design of this development, including a floodplain study, NPDES permitting, traffic impact study, and General Permit registration for a utility connection. Langan worked closely with the Township and its consultants in designing the active recreation area, which included a multi-purpose field, tennis and pickle ball courts, gaga ball pit, walking trails, pavilion, and signage. Langan also provided an extensive landscaping design throughout the development to meet the requirements of the township.

Technical Excellence   Practical Experience   Client Responsiveness





## BELMONT SENIOR APARTMENTS

Location: Paterson, NJ  
Client: Roizman Companies  
Services: Site/Civil, Geotechnical, Environmental, Surveying/Geospatial,  
Landscape Architecture

### OVERVIEW

Langan provided site/civil, geotechnical and environmental engineering, landscape architecture, and surveying services for this 2.1-acre former industrial site. The project included the development of an 85-unit senior housing building and associated parking and utilities and is being constructed as part of the Paterson Housing Authority's continuing redevelopment efforts. Challenges related to development of the site included addressing 45 feet of grade change across the site, a very shallow underlying rock surface and an extensive history of environmental contamination and remediation. Langan was instrumental in obtaining local and state approvals for this new development and assisted the developer in obtaining federal and state funding and tax abatements. Langan also provided engineering inspection during construction.

Technical Excellence Practical Experience Client Responsiveness



## YORKTOWN ADULT COMMUNITY

Location: Warwick Township, PA  
Client: Penns Grant Corporation  
Services: Site/Civil, Landscape Architecture, Natural Resources & Permitting

### OVERVIEW

The Yorktown Adult Community is a townhouse development planned for the active adult population located in Warwick Township, Bucks County. Langan provided full service land development engineering for the construction of 58 residential units, a clubhouse and a child care facility. The 15-acre site is located directly adjacent to the Warwick Municipal Center and Park. Significant coordination with the Township occurred to appropriately provide for the landscaping, grading and recreational opportunities for both properties. Offsite roadway improvements were developed and reviewed by Pennsylvania Department of Transportation to accommodate access to the site.

---

Technical Excellence   Practical Experience   Client Responsiveness

---





## YORKTOWN ADULT COMMUNITY

Location: Warwick Township, PA  
Client: Penns Grant Corporation  
Services: Site/Civil, Landscape Architecture, Natural Resources & Permitting

### OVERVIEW

The Yorktown Adult Community is a townhouse development planned for the active adult population located in Warwick Township, Bucks County. Langan provided full service land development engineering for the construction of 58 residential units, a clubhouse and a child care facility. The 15-acre site is located directly adjacent to the Warwick Municipal Center and Park. Significant coordination with the Township occurred to appropriately provide for the landscaping, grading and recreational opportunities for both properties. Offsite roadway improvements were developed and reviewed by Pennsylvania Department of Transportation to accommodate access to the site.

Technical Excellence Practical Experience Client Responsiveness





## HARBOR POINTE

Location: Bayonne, NJ  
Client: Trammell Crow  
Architect: Martin Architectural Group  
Services: Site/Civil, Environmental, Landscape Architecture,  
Surveying/Geospatial, Traffic & Transportation

### OVERVIEW

Harbor Pointe, a 554-unit residential community, represents the first phase of the Military Ocean Terminal at Bayonne (MOTBY) redevelopment. Langan provided site/civil, environmental engineering, and landscape architecture services for this brownfield site. The project consists of two apartment buildings, two parking garages, townhouse units, courtyards, and a clubhouse stretching over 7.5 acres. Langan designed the courtyards, perimeter streetscape, and clubhouse pool area. Langan also provided environmental and traffic engineering, surveying services, and site lighting design.

Technical Excellence Practical Experience Client Responsiveness



## 184 KENT AVENUE

Location: Williamsburg, Brooklyn, NY  
Client: JMH Development  
Architect: SLCE Architects, LLC  
Services: Site/Civil, Geotechnical, Surveying/Geospatial

### OVERVIEW

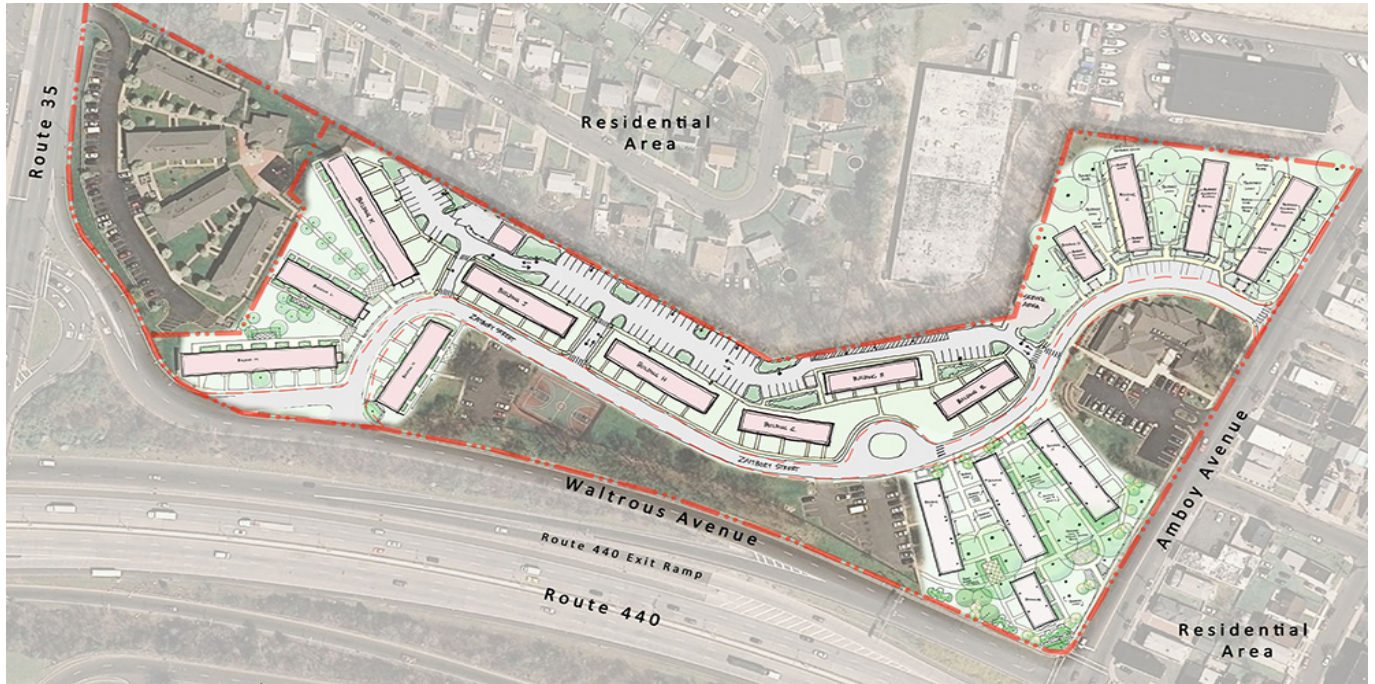
The 184 Kent Avenue project consists of approximately 400,000 SF of residential and commercial uses and waterfront recreation space. The project involved the renovation and restoration of an existing six-story former industrial/warehouse building and the addition of a seventh story.

### AWARDS

2011 Building Brooklyn Award (Adaptive Reuse Category) - Brooklyn Chamber of Commerce

Technical Excellence Practical Experience Client Responsiveness





## WILLIAM A. DUNLAP HOMES

Location: Perth Amboy, NJ  
Client: Perth Amboy Housing Authority  
Services: Site/Civil, Landscape Architecture

### OVERVIEW

Langan developed a comprehensive landscape master plan to guide future capital improvements at William A. Dunlap Homes, one of the oldest public housing projects in New Jersey originally constructed from 1939 to 1940. The 11-acre site consisted of an extensive network of open space and 17 two-story buildings with 156 apartments for low and moderate income families. Langan was responsible for implementing the first phase of site and landscape improvements. These improvements included new pedestrian walks and outdoor gathering spaces, decorative fencing with brick piers, new development signage, landscape planting, soil erosion control, trash enclosure and outdoor clothing lines. Design challenges included the preservation of mature trees and maintaining access to apartments during construction.

Technical Excellence Practical Experience Client Responsiveness



## MAXWELL PLACE

Location: Hoboken, NJ  
Client: Toll Brothers  
Architect: Dean Marchetto Architects, Perkins Eastman  
Partner: DeSimone Consulting Engineers, Goldstein Associates  
Services: Geotechnical, Traditional Surveying

### OVERVIEW

The Maxwell Place development consists of a large, luxury residential waterfront development. Numerous industrial structures once occupied the project site, which was partially reclaimed from the Hudson River. The 12-story residential buildings, with a combined footprint area of about 170,000 SF, were constructed in three phases, along with associated below- and above-grade parking structures. The adaptation of the foundation systems to the highly variable subsurface conditions created substantial cost and schedule savings for the development/construction team. The project also included the first ever deep dynamic compaction improvement in the history of Hoboken.

Technical Excellence Practical Experience Client Responsiveness





## SANTA MARIA GOLF & COUNTRY CLUB

Location: Panama City, Panama  
Client: Santa Maria Golf & Country Club  
Architect: EDSA  
Services: Site/Civil, Geotechnical, Traffic & Transportation

### OVERVIEW

Santa Maria Golf & Country Club is a high-end, 700-acre mixed-use development located along the Corredur Sur. It includes retail and restaurant space, residences, and a Jack Nicklaus golf course. Langan provided complete site/civil and traffic design for the on-site roads, drainage, and utility infrastructure from the conceptual phase through construction documents. One of the greatest site-specific challenges was the design of over 30 acres of on-site, man-made lakes to act as stormwater management and high-quality site amenities, which will be constructed in fill materials.

Technical Excellence Practical Experience Client Responsiveness



## MAPLE MOOR GOLF COURSE IMPROVEMENTS

**Location:** White Plains, NY  
**Client:** Westchester County Department of Public Works and Transportation  
**Architect:** Reese Jones, Inc.  
**Partner:** Keystone Engineering, Avalon Consulting Group, James Barrett Associates, Manganaro Engineers  
**Services:** Site/Civil, Traditional Surveying

### OVERVIEW

Once part of the Griffen family farm established in 1879, the Maple Moor Golf Course was named after the abundance of maple trees on the property. The 18-hole golf course, which opened to the public in 1927, includes practice greens and a clubhouse/catering facility across 140 acres. Langan evaluated conditions and provided recommendations for the golf course improvement project, including fairway realignments and rerouting of cart paths to enhance overall circulation.

---

Technical Excellence   Practical Experience   Client Responsiveness

---