

# SHOPPES AT HERON LAKES



## Project Data

Site Address:	5600 Coral Ridge Drive Coral Springs, FL 33076	
Eng. Proj. #:	6078	
Project Area:	23.5 Acres with 4 outparcels	
Building Area:	200,000 SF	
Cost:	\$18.0 Million ( <i>Construction</i> )	
Project Dates:	2003	( <i>Design</i> )
	2004-2005	( <i>Construction</i> )

## Owner:

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## Key Design Features:

- Coordination of plat exemption documents for creating outparcels
- Added private sanitary lift station
- Coordinated with jurisdictional agencies for combination of wetland mitigation and storm water retention, saving approximately 1.5 acres of developable land
- Full site plan development including outparcel development
- Extensive berming/buffering from residential properties
- Non-vehicular access line modifications increasing access points to the shopping center
- Modifications to off-site roadways

## Project Description:

As the civil engineers on the design team, Harris Engineering provided numerous services in the development of this 30-acre major commercial shopping center. This included off-site roadway improvements on Broward County traffic ways and local City streets. Coordination and processing of a site plan approval through the City of Coral Springs as well as design and construction of a private sanitary sewer pump station were crucial to keep this development moving forward. Harris Engineering also worked alongside the environmental consultant to propose a unique approach to handle the drainage on-site -- a pilot project permitted by Broward County Environmental resources which combined water quality pre-treatment areas with on-site wetland mitigation areas. Other services provided by Harris Engineering included the design and permitting of all water, sewer, drainage and paving infrastructures along with supervision and certification of both on-site and off-site improvements.