



LEGEND

②	LOT NUMBER
Ⓢ	DEVELOPMENT SIGNAGE
X	PAVEMENT SECTION.
▲	U.S. 75 VARIABLE BUILDING SETBACK TERMINATION POINT.
○	LOW-RISE OFFICE
○	MID-RISE OFFICE
○	MID-RISE OFFICE / RETAIL
○	HIGH-RISE OFFICE
○	RETAIL
○	MULTI-FAMILY
○	MULTI-FAMILY WITH RETAIL
○	GROUND FLOOR
○	HOTEL
○	STRUCTURED PARKING
○	SU
○	SURFACE PARKING
○	PEDESTRIAN ACCESS / LANDSCAPE / OPEN SPACE
○	PLAZA
○	SLOAN CREEK LINEAR PARK - DEDICATION
○	DETENTION POND
○	CIVIC AREA DEDICATION
○	DART RESERVE

**CONCEPT PLAN:
FAIRVIEW CENTER**

CIVIL ENGINEERING:
WVA WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 4300 BELMONT PLACE, SUITE 120, ARLINGTON, TEXAS 76010 (817)785-7700
 8721 5th STREET, FRODO, TEXAS 75044 (817)327-8800
 WWW.WVAENGINEERS.COM

ARCHITECTURE AND PLANNING:
BOKA POWELL ARCHITECTS
 DEVELOPER:
RICHARDSON PROPERTIES, INC.

TRAFFIC ENGINEERS:
INNOVATIVE TRANSPORTATION SOLUTIONS, INC.

MARKETING AND LEASING:
MCGROBERTS & COMPANY

**FAIRVIEW CENTER
SITE DEVELOPMENT DATA:**

Parcel	Land Area	Use	Floors	Rentable Area	F.A.R. %	Units	Units/Ac.	Total Spaces	Surface	Parking Provided Structured/Levels	Covered	Ratio/1000
1	15.190 Ac.	Retail Multi-Family	1 1-4	117,560 SF 571,700 SF		NA 635	NA 42		NA 400	NA 870/2.6 levels	NA 535	
2	8.877 Ac.	Retail Multi-Family	1 1-3	58,850 SF 385,200 SF	104%	428	48	1,270	190	666/2.9 levels	439	2.00/unit
3	8.230 Ac.	Retail Multi-Family	1 1-3	24,350 SF 243,420 SF	68%	270	33	540	150	390/2.4 levels	224	2.00/unit
4	9.132 Ac.	Retail Multi-Family	1 1-3	21,900 SF 244,491 SF	61%	272	30	545	150	395/2.4 levels	550	2.00/unit
5	12.345 Ac.	Multi-Family	3	354,600 SF	66%	394	32	1,050	1,050	N/A	N/A	2.00/unit
6	4.893 Ac.	Lowrise Office	2	80,000 SF	38%	NA	NA	360	360	N/A	N/A	4.50
7	4.085 Ac.	Midrise Office/Retail	4	229,000 SF	129%	NA	NA	916	72	844/4.6 levels	660	4.00
8	7.648 Ac.	Midrise Office/Retail	4	338,140 SF	101%	NA	NA	1,353	272	1081/5.0 levels	865	4.00
9	11.911 Ac.	Lowrise Office	2	166,000 SF	32%	NA	NA	730	730	N/A	N/A	4.40
10	13.789 Ac.	Lowrise Office	2	150,000 SF	25%	NA	NA	850	850	N/A	N/A	5.67
11	9.153 Ac.	Midrise Office/Retail	4	300,000 SF	75%	NA	NA	1,200	221	979/2.9 levels	642	4.00
12	3.506 Ac.	Midrise Office/Retail	4	100,000 SF	65%	NA	NA	400	163	237/2.3 levels	136	4.00
13	3.449 Ac.	Midrise Office/Retail	4	100,000 SF	67%	NA	NA	400	158	241/2.4 levels	140	4.00
14	3.576 Ac.	Midrise Office/Retail	4	100,000 SF	64%	NA	NA	400	168	232/2.3 levels	131	4.00
15	3.513 Ac.	Midrise Office/Retail	4	100,000 SF	65%	NA	NA	400	163	237/2.3 levels	136	4.00
16	3.183 Ac.	Midrise Office/Retail	4	149,284 SF	108%	NA	NA	597	0	597/4.3 levels	458	4.00
17	3.365 Ac.	Midrise Office/Retail	4	151,600 SF	103%	NA	NA	606	43	563/3.2 levels	392	4.00
18	3.948 Ac.	225 Room Hotel	8	128,000 SF	74%	NA	NA	470	113	357/2.1 levels	188	3.67
19	7.127 Ac.	Highrise Office	10	250,000 SF	81%	NA	NA	1,000	347	653/3.9 levels	485	4.00
20	6.936 Ac.	Highrise Office	12	300,000 SF	99%	NA	NA	1,200	243	957/3.8 levels	708	4.00
21	8.492 Ac.	Highrise Office	12	300,000 SF	81%	NA	NA	1,200	422	778/3.1 levels	519	4.00
22	8.907 Ac.	Highrise Office	12	300,000 SF	77%	NA	NA	1,200	590	610/3.6 levels	441	4.00
23	9.040 Ac.	Highrise Office	12	300,000 SF	76%	NA	NA	1,200	608	592/3.5 levels	423	4.00
24	<u>6.405</u> Ac.	Midrise Office/Retail	4	200,000 SF	72%	NA	NA	800	197	603/2.6 levels	378	4.00
NET ACREAGE 1-23	176.700 Ac.			5,541,435 SF	72%	1,999	37					
CIVIC AREA DEDICATION	5.073 Ac.	Civic	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
DART RESERVE	1.708 Ac.	Rail Station	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SLOAN CREEK LINEAR PARK	12.416 Ac.	Park Dedication	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PLAZA COMMON AREA	2.238 Ac.											
R.O.W.	26.408 Ac.											
TOTAL RESERVE AREA	<u>47.843</u> Ac.											
TOTAL ACREAGE	224.543 Ac.											

*based on average unit size of 900 sf