

LAND USE
MAP

Legend

Single Family 60'x105' lots	73 lots
Single Family 50'x130' lots	13 lots
Single Family 50'x105' lots	341 lots
Single Family 40'x105' lots	100 lots
Townhomes 25'x90' lots	111 lots
Multi-Family (Includes O.S.)	30.1 Acres
Commerce/ Hotel/Sr. Living	55.3 Acres
Park / Linear Park Amenity Center/ Valwood OS (inside)	28.1 Acres
Amphitheater	8.8 Acres
Valwood Open Space (Outside)	31.2 Acres
Water Area	

Zoning Boundary

F Front-Load Lot

- Final alignment of Wittington and Luna intersection to be addressed during street design.

NOTICE: All design, land use, lot yields, road alignments, park/open spaces and trails are illustrative in nature and may change due to final surveys, field conditions and environmental findings, utilities, final site plans, and City of Farmers Branch and other governmental agency reviews and approvals. Ion Design Group, LLC is not responsible for any errors or omissions that may appear in these conditions. Owner acknowledges that the land-use allocations and densities by ±10%.



Mercer Crossing Layout
CITY OF FARMERS BRANCH DALLAS COUNTY TEXAS

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