

*Max. 10% personal service uses

**Min. 75% restaurant/ commercial indoor amusement uses, & max. 5,900 SF personal service uses

Refer to Appendix K – Conceptual Site Plan for Valley View Lane/ Luna Road*

Minimum 100,000 SF office substantially started prior to 451st permit

Amphitheater & minimum 40,000 SF office substantially started prior to 600th permit

Amenity Center (and related site improvements) completed prior to 451st permit

Lake dredging (min. 5 ft depth), as-built survey, and 3 lighted aeration fountains installed – all completed prior to 451st permit

Minimum 59,000 SF retail/ restaurant/commercial indoor amusement substantially started prior to 451st permit**; and minimum 12-ft wide hike/bike trail connection completed (and easement dedicated) (Refer to Appendix G – Mercer Boardwalk Pedestrian Low Water Crossing Location) prior to 451st permit

Appendix J

DEVELOPMENT PHASING MAP

Revised 7/3/2019

Legend

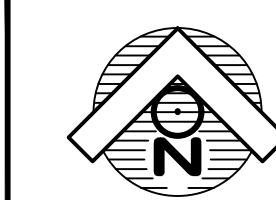
Phasing Boundary ■■■■■■

NOTE:

All non-residential projects identified on the Development Phasing Map must be substantially started or completed (where noted) before the City of Farmers Branch shall issue more than the residential building permits specified within PD 99.

NOTICE:

Acresages, land uses, 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 loss of lots and land use changes due to these conditions. Owner reserves right to modify land-use allocations and densities by ±10%.



0 200 400

JOB NAME: Mercer Crossing Layout
CITY OF FARMERS BRANCH DALLAS COUNTY TEXAS



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