

PROPOSED USES

Pod	Size (ac.)	Land-Use	Density
Pod A	14.38	Commercial	
Pod B	4.08	Commercial	
Pod C	13.05	Commercial	
Pod D	17.08	Commercial	
Pod E	3.13	Commercial	
Pod F	4.23	Commercial	
Pod G	2.87	Commercial	12 du/ac
Pod H	14.42	Commercial	12 du/ac
Pod I	13.22	Commercial	
Pod J	15.92	Hospital	
Pod K	10.43	Town Center	
Pod L	8.26	Urban Residential	40 du/ac
Pod M	6.94	Age Restrictive	30 du/ac
Pod N	36.66	Townhome (25' x 100')	12 du/ac
Pod O	20.27	Single Family (50' Lots)	4.3 du/ac
Pod P	6.12	Commercial	
Pod Q	19.40	Single Family (70' Lots)	3.1 du/ac
Pod R	43.52	Single Family (40' & 50' Lots)	3.5 du/ac

Total Developable Net Acres: 253.98 (72.34%)
ROW: 52.37-Acres (14.91%)
Open Space/Detention/Floodplain: 10.93 (3.1%)
Floodplain: 33.90-Acres (9.65%)
TOTAL ACRES: 351.18 (100%)



MONARCH BUBBLE PLAN

Site Data	
Proposed Zoning	Planned Development
Current Zoning	Interim Holding
Future Land-Use	Campus Commercial
Current Land-Use	Vacant
Jurisdictional Area	
Town of Flower Mound	293.09
Town of Northlake	58.09
Total Site Area	351.18