



**MASTER PLAN KEY**

No.	DESCRIPTION	LAND USE
1	808 BILLINGS PARKWAY / SLT INTERCHANGE	RIGHT-OF-WAY
2	USD #487 PROPERTY FUTURE SCHOOL SITE	PUBLIC / INSTITUTIONAL
3	CLINTON LAKE STATE PARK & RESERVOIR	PARK / OPEN SPACE
4	GREENBELT / SHARED USE PATH NETWORK	PARK / OPEN SPACE
5	PRESERVED WOODLAND / NEIGHBORHOOD PARK	PARK / OPEN SPACE
6	REGIONAL STORMWATER DETENTION	PARK / OPEN SPACE
7	VERY LOW DENSITY RESIDENTIAL NEIGHBORHOOD 92 LOTS, 29 ACRES	VERY LOW DENSITY RESIDENTIAL
8	VERY LOW DENSITY RESIDENTIAL NEIGHBORHOOD 34 LOTS, 18 ACRES	VERY LOW DENSITY RESIDENTIAL
9	LOW DENSITY RESIDENTIAL NEIGHBORHOOD 233 LOTS, 47 ACRES	LOW DENSITY RESIDENTIAL
10	LOW DENSITY RESIDENTIAL NEIGHBORHOOD 219 LOTS, 49 ACRES	LOW DENSITY RESIDENTIAL
11	2-STORY APARTMENTS 40 UNITS, 3 ACRES	MEDIUM DENSITY RESIDENTIAL
12	TOWNHOMES 120 UNITS, 14 ACRES	MEDIUM DENSITY RESIDENTIAL
13	2-STORY APARTMENTS 210 UNITS, 14 ACRES	MEDIUM DENSITY RESIDENTIAL
14	2-STORY APARTMENTS 120 UNITS, 6 ACRES	MEDIUM DENSITY RESIDENTIAL
15	TOWNHOMES 44 UNITS, 6 ACRES	MEDIUM DENSITY RESIDENTIAL
16	CONTINUING CARE RETIREMENT CAMPUS SKILLED NURSING ASSISTED LIVING MEMORY CARE INDEPENDENT LIVING 270 UNITS, 18 ACRES	MEDIUM DENSITY RESIDENTIAL
17	3-STORY APARTMENTS 804 UNITS, 30 ACRES	HIGH DENSITY RESIDENTIAL
18	4-STORY APARTMENTS 418 UNITS, 16 ACRES	HIGH DENSITY RESIDENTIAL

**CLINTON FARMS**

CONCEPTUAL MASTER PLAN  
 PREPARED FOR D & S LAND, LLC  
 APRIL, 2016

**LAND USE SUMMARY:**  
 TOTAL SUBJECT SITE AREA: 394 ACRES

RIGHT-OF-WAY  
 TOTAL AREA: 83 ACRES

PARK / OPEN SPACE  
 TOTAL AREA: 59 ACRES

VERY LOW DENSITY RESIDENTIAL  
 TOTAL AREA: 47 ACRES  
 TOTAL UNITS: 126  
 DENSITY: 2.7 UNITS / ACRE

LOW DENSITY RESIDENTIAL  
 TOTAL AREA: 96 ACRES  
 TOTAL UNITS: 452  
 DENSITY: 4.7 UNITS / ACRE

MEDIUM DENSITY RESIDENTIAL  
 TOTAL AREA: 63 ACRES  
 TOTAL UNITS: 804  
 DENSITY: 12.8 UNITS / ACRE

HIGH DENSITY RESIDENTIAL  
 TOTAL AREA: 46 ACRES  
 TOTAL UNITS: 1,220  
 DENSITY: 26.5 UNITS / ACRE

