

TRACT	AREA	LAND USE	MAXIMUM DENSITY	D.U. Total
A	11.811 ACRES	OFFICE/INSTITUTIONAL	N/A	N/A
B	21.75 ACRES	SINGLE FAMILY ATTACHED	7.95 DU/AC	173
C-1	23.07 ACRES	SINGLE FAMILY ATTACHED	3.90 DU/AC	90
C-2	28.21 ACRES	MULTI-FAMILY APARTMENTS	14 DU/AC	395
D	40± ACRES	OFFICE/INSTITUTIONAL	N/A	N/A
E	21.36 ACRES	MULTI-FAMILY APARTMENTS	12 DU/AC	256
F	57.44 ACRES	SINGLE FAMILY DETACHED	3.33 DU/AC	191
G	93.25 ACRES	SINGLE FAMILY ATTACHED and/or DETACHED	3.45 DU/AC	322
H	103.68 ACRES	SINGLE FAMILY ATTACHED and/or DETACHED	3.74 DU/AC	388
I	96.89 ACRES	SINGLE FAMILY DETACHED	2.95 DU/AC	286
J	101.69 ACRES	SINGLE FAMILY DETACHED	2.86 DU/AC	291
K-1	104.20 ACRES	SINGLE FAMILY DETACHED	2.37 DU/AC	247
K-2	164.6 ACRES	SINGLE FAMILY DETACHED	3.49 DU/AC	574
L	157.16 ACRES	SINGLE FAMILY ATTACHED and/or DETACHED	4.09 DU/AC	642
M-1	156± ACRES	SINGLE FAMILY ATTACHED and/or DETACHED	3.14 DU/AC	490
M-2	150.03 ACRES	SINGLE FAMILY ATTACHED and/or DETACHED	4.28 DU/AC	642
N	125± ACRES	SINGLE FAMILY ATTACHED and/or DETACHED	3.32 DU/AC	415

Total = 5454

**MINIMUM BUFFER REQUIREMENTS**

1. BENTON BOULEVARD-40' (20' UTILITY EASEMENT AND 20' BUFFER)
2. MAIN SPINE ROAD-40'
3. BETWEEN SF-DETACHED TRACTS-40' (20' ON EACH SIDE)
4. BETWEEN ATTACHED AND SF DETACHED-50' (20' AND 30')
5. BETWEEN MULTI-FAMILY AND SINGLE FAMILY-60' (20' AND 40')
6. BETWEEN OFFICE/INSTITUTIONAL AND RESIDENTIAL-60' (20' AND 40')
7. WETLANDS-30' (FEDERAL PERMIT REQUIREMENT)
8. ADJACENT PRIVATE PROPERTIES-40'

NOTES: BUFFERS ARE TYPICALLY VEGETATIVE; THEY MAY NOT BE CLEARCUT  
BUFFERS ARE TO BE MAINTAINED, I.E. CLEARED OF DEADWOOD, SNAGS, AND WEEDS.  
BUFFERS MAY BE ENHANCED WITH ADDITIONAL LANDSCAPING, FENCING OR ENTRY MONUMENTATION.  
LAKES MAY SUBSTITUTE FOR BUFFERS BETWEEN TRACTS.

- SINGLE FAMILY DETACHED
- SINGLE FAMILY ATTACHED
- SINGLE FAMILY ATTACHED/DETACHED
- MULTI-FAMILY APARTMENTS
- OFFICE/INSTITUTIONAL
- WETLANDS
- EXISTING LAKE
- PRIMARY ROAD



**EXISTING  
MASTER PLAN  
THE HIGHLANDS - TRACT M-2 AND TRACT I**

