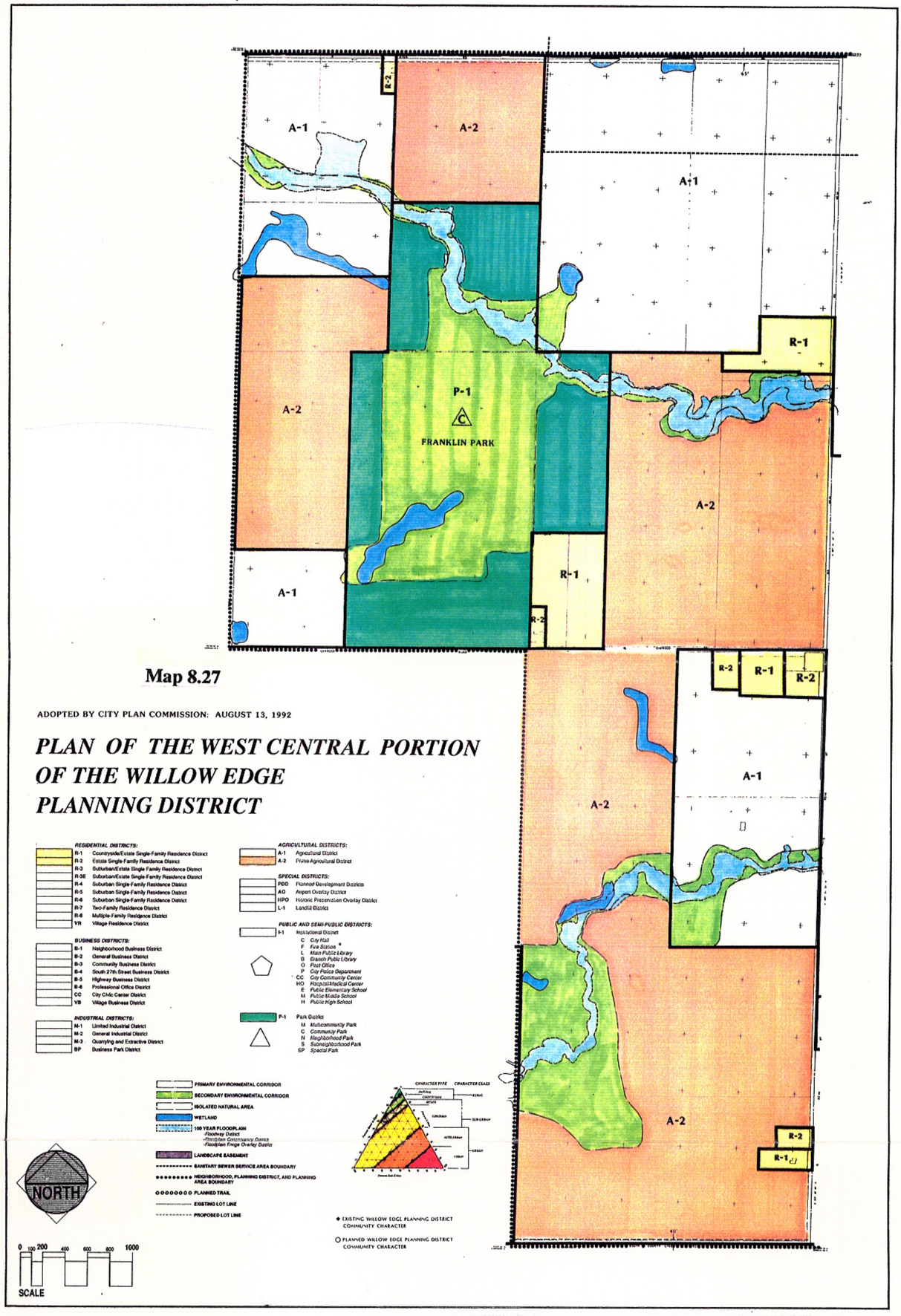

Map 8.27

ADOPTED BY CITY PLAN COMMISSION: AUGUST 13, 1992

PLAN OF THE WEST CENTRAL PORTION OF THE WILLOW EDGE PLANNING DISTRICT

NOTE: ***Primary and Secondary Environmental Corridors and Isolated Natural Areas***

Delineated primary and secondary environmental corridors and isolated natural areas are defined by a wide variety of important natural resource features. Primary environmental corridors are at least 400 acres in area, 2 miles in length, and a minimum of 200 feet in width. Secondary environmental corridors generally connect with primary environmental corridors and are at least 100 acres in area and 1 mile in length. Isolated natural areas are at least 5 acres in size and are separated physically from environmental corridors by open land or development. For a complete discussion of corridors and isolated natural areas, see Chapter 3 of the Comprehensive Master Plan.

NOTE: ***Lot Lines and Development Density and Intensity***

Lot lines are show on this plan for illustrative purposes only. The precise development density or intensity allowed any individual parcel of land shall be determined through the combined use of natural resource protection standards (see Plan Chapter 3) and other Comprehensive Master Plan development standards (see Plan Chapter 8).

NOTE: ***Natural Resource Features Mapping***

This map generally indicates the location of primary and secondary environmental corridors and isolated natural areas, the 100-year recurrence interval floodplain, and wetland areas defined in Chapter 3 of the Comprehensive Master Plan using the best information available at the time of mapping. ***As a result, the exact delineation of the natural resource features may or may not be accurate as depicted on this drawing and is subject to change.***

Greater detailed delineations of natural resource features are required for detailed site plan preparation and may be required by City ordinances for other planning purposes. Detailed delineation of natural resource features shall be required by the City as part of the application review and approval process of specific development proposals and as may be required by Federal and/or State regulations at time of proposal.