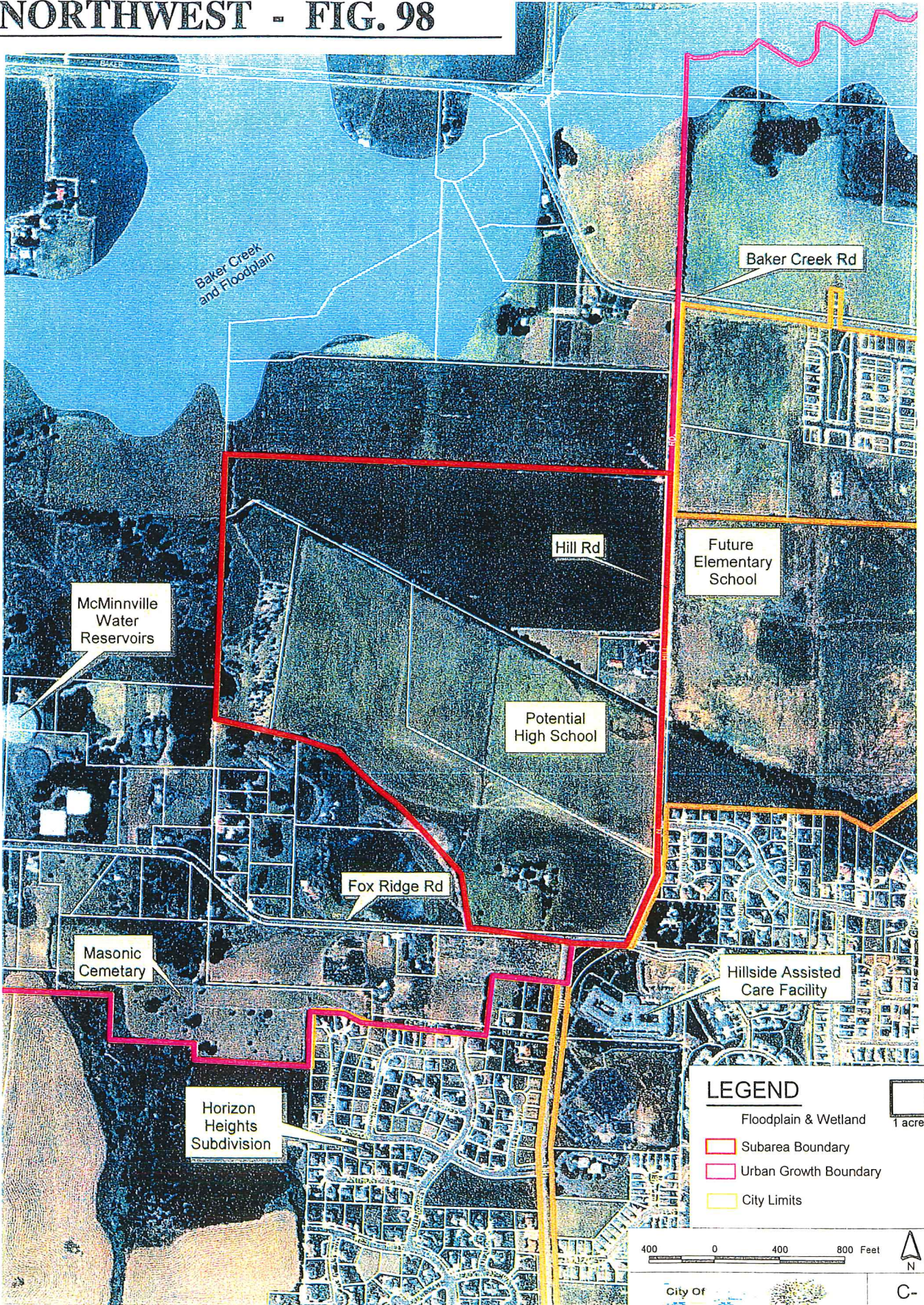


NORTHWEST - FIG. 98



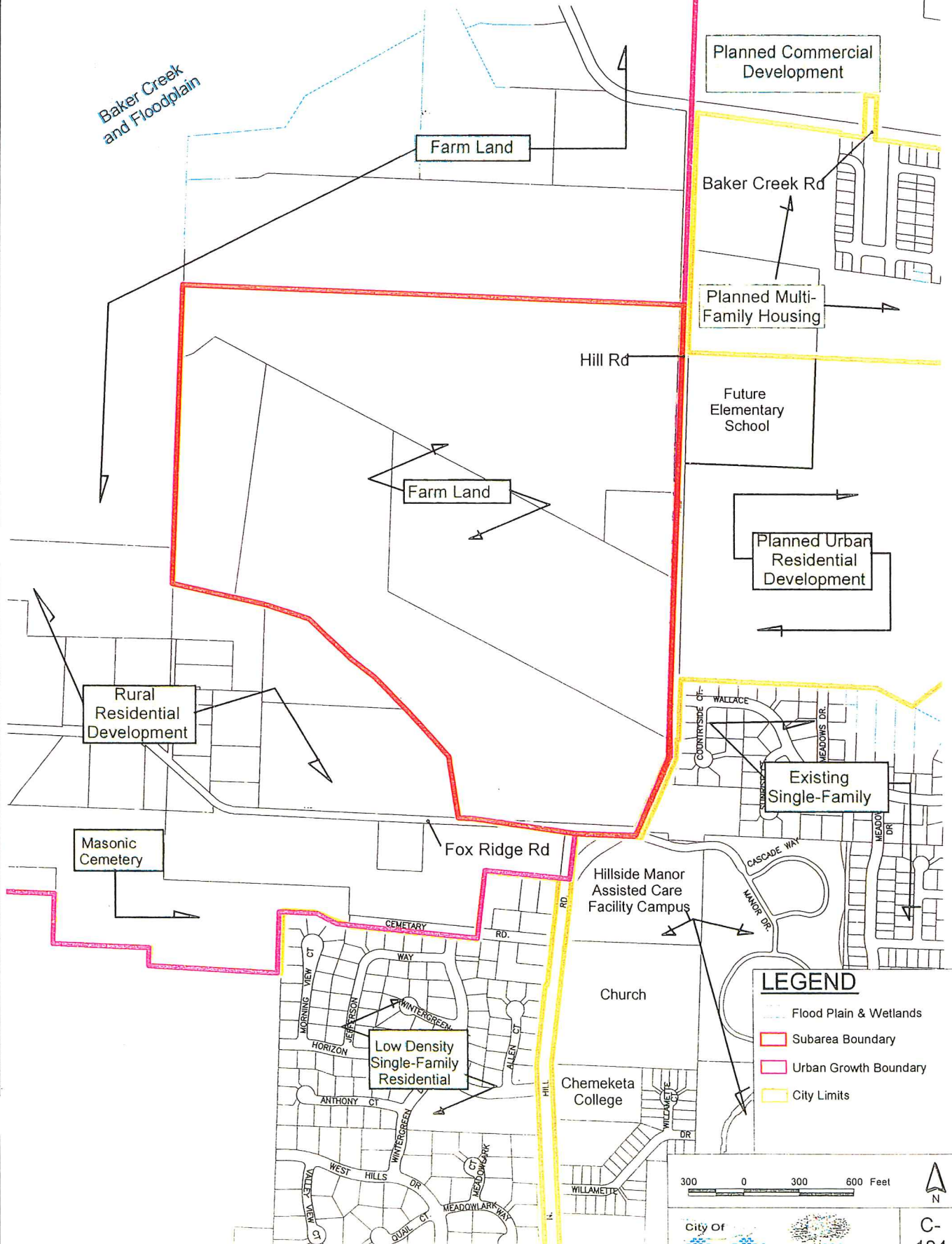
LEGEND

-  Floodplain & Wetland  1 acre
-  Subarea Boundary
-  Urban Growth Boundary
-  City Limits



LAND USE PATTERNS - FIG. 99

Northwest



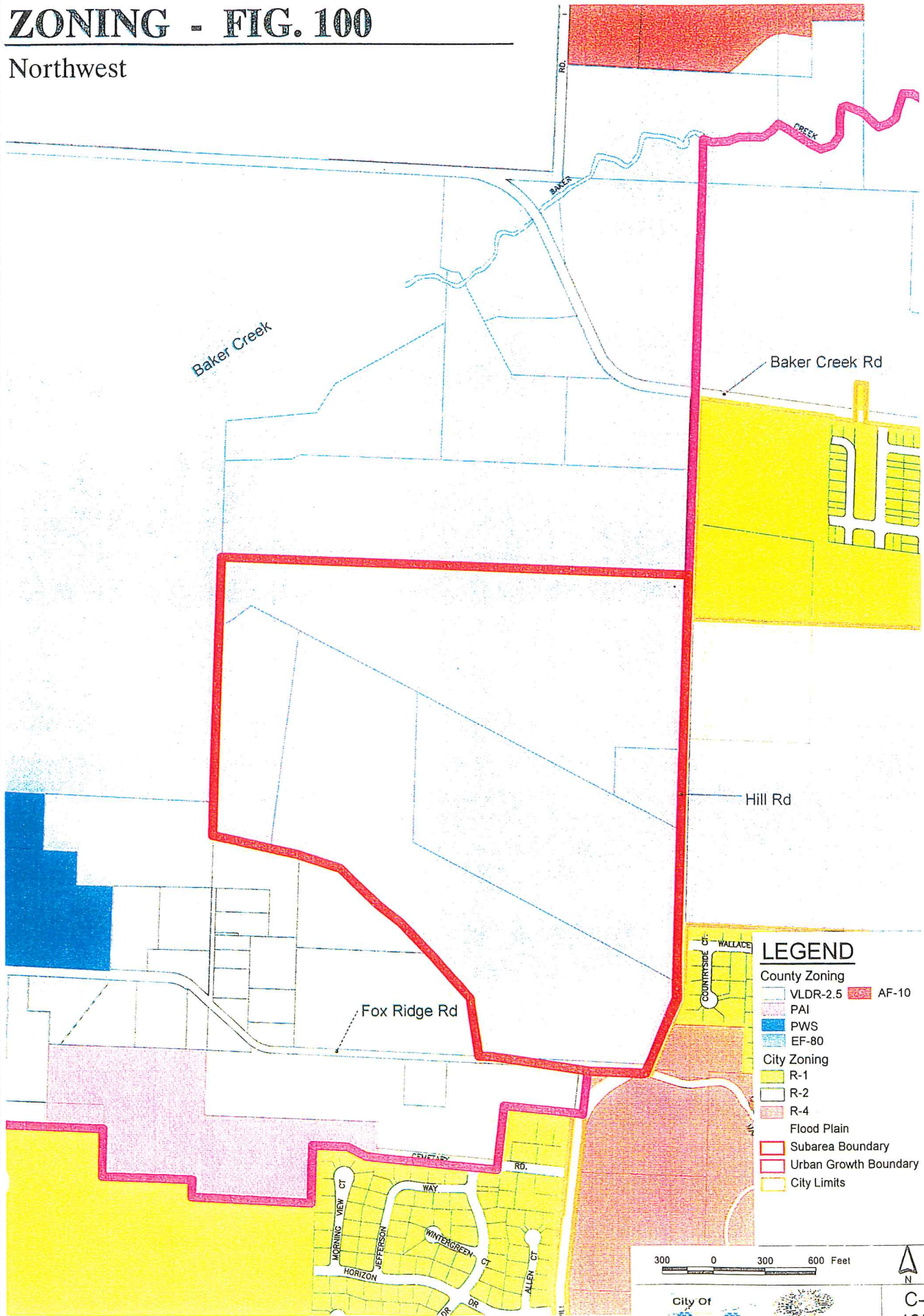
LEGEND

- Flood Plain & Wetlands
- Subarea Boundary
- Urban Growth Boundary
- City Limits



ZONING - FIG. 100

Northwest



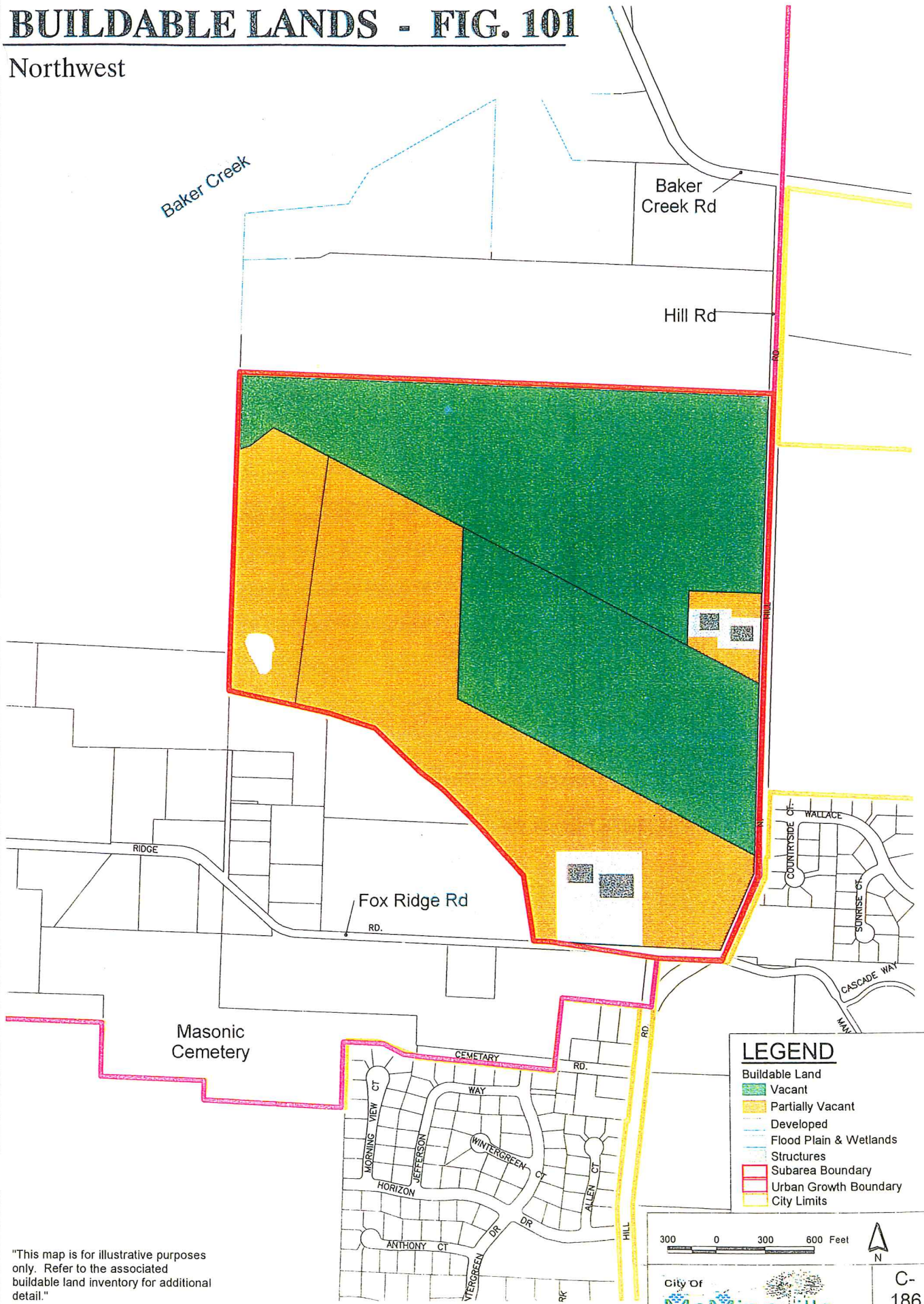
LEGEND

- County Zoning
 - VLDR-2.5
 - PAI
 - PWS
 - EF-80
 - AF-10
- City Zoning
 - R-1
 - R-2
 - R-4
- Flood Plain
- Subarea Boundary
- Urban Growth Boundary
- City Limits



BUILDABLE LANDS - FIG. 101

Northwest



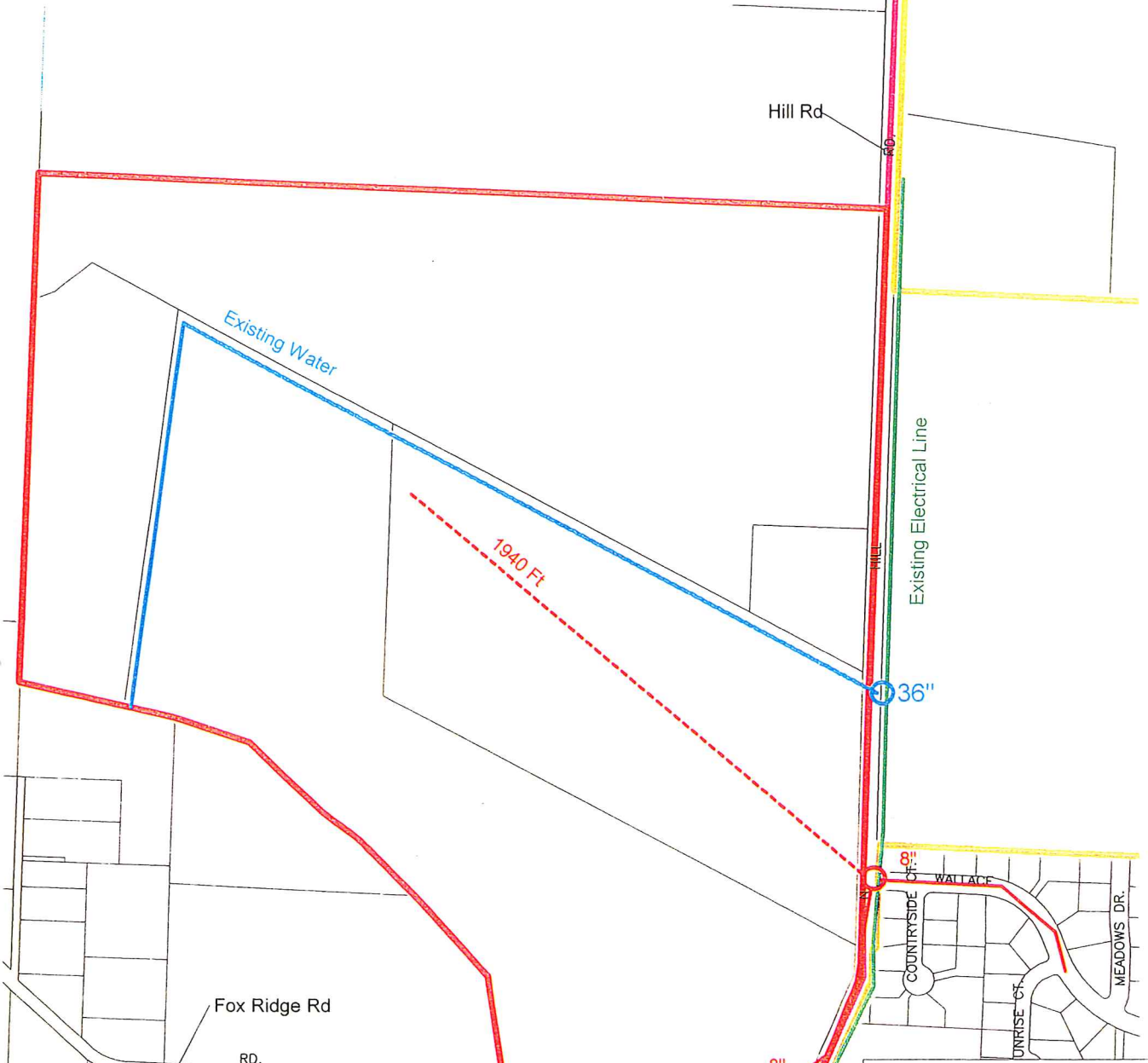
"This map is for illustrative purposes only. Refer to the associated buildable land inventory for additional detail."

300 0 300 600 Feet



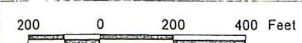
UTILITIES - FIG. 102

Northwest



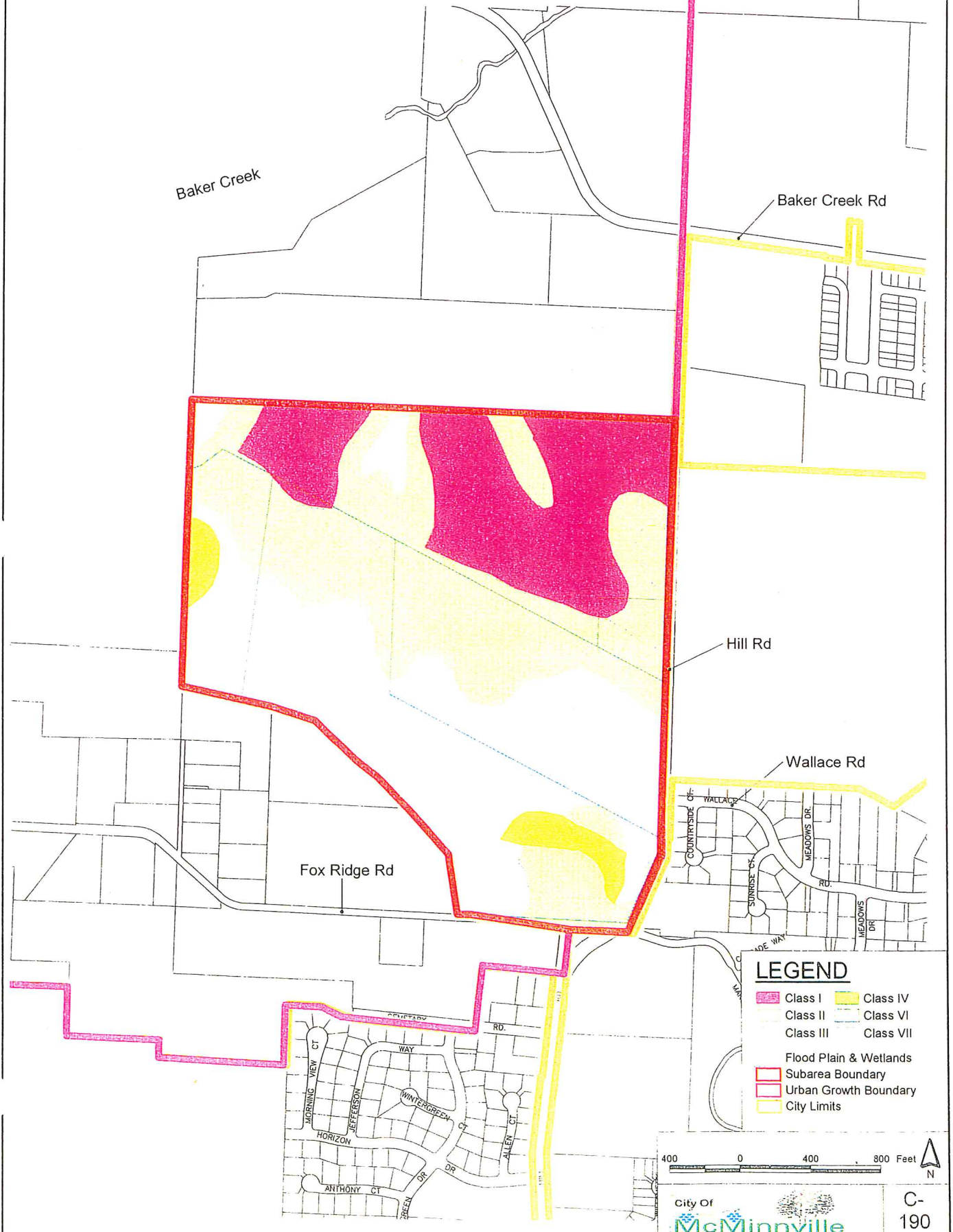
LEGEND

- Electrical Lines
- Water Main
- Sewer main
- Utility Line Terminus
- Average Distance to Center of Subarea
- Floodplain & Wetland
- Subarea Boundary
- Urban Growth Boundary
- City Limits



SOIL CLASSIFICATION - FIG. 103

Northwest



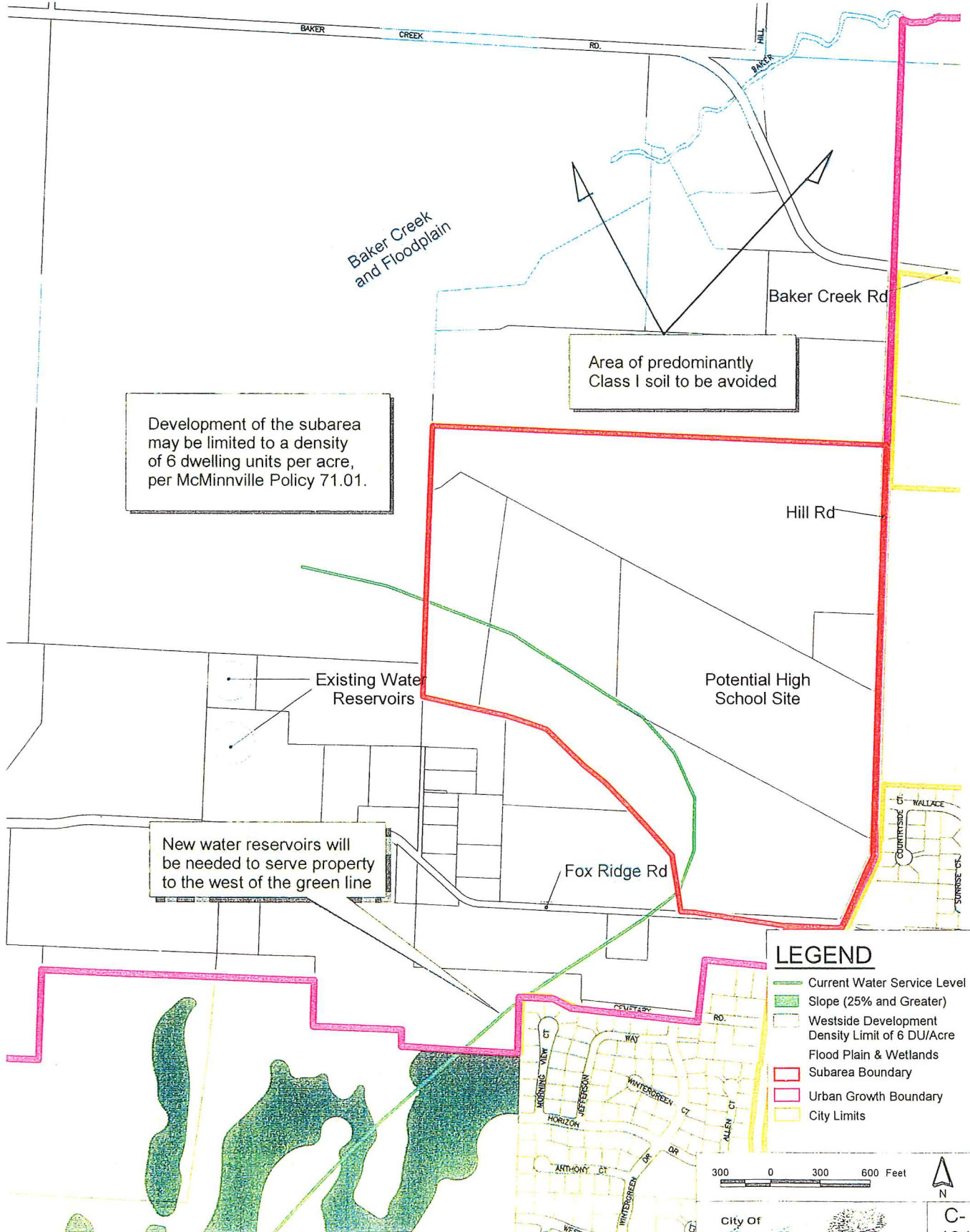
LEGEND

- Class I
- Class IV
- Class II
- Class VI
- Class III
- Class VII
- Flood Plain & Wetlands
- Subarea Boundary
- Urban Growth Boundary
- City Limits



DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES - FIG. 104

Northwest

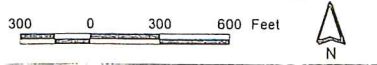


Development of the subarea may be limited to a density of 6 dwelling units per acre, per McMinnville Policy 71.01.

Area of predominantly Class I soil to be avoided

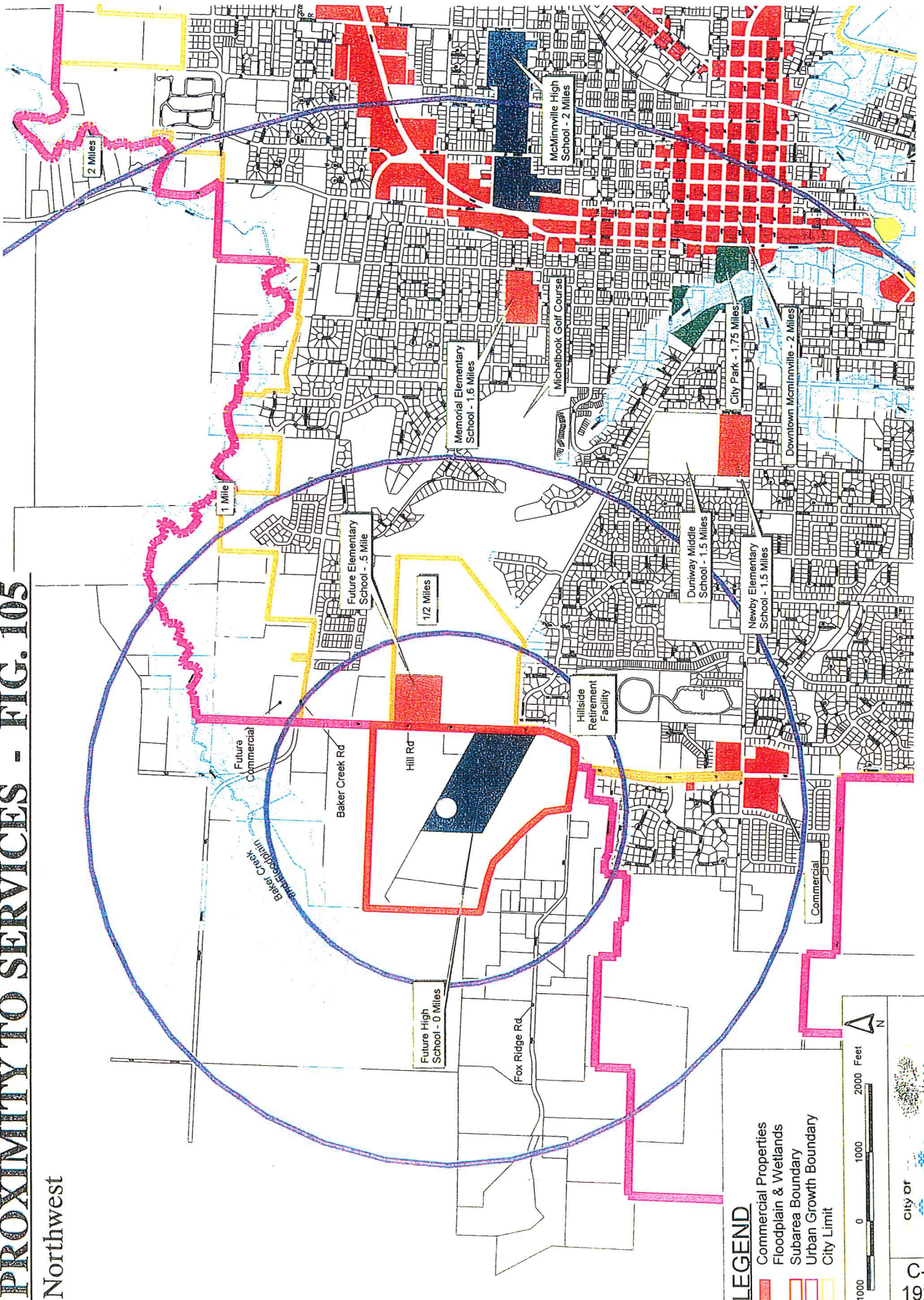
New water reservoirs will be needed to serve property to the west of the green line

- LEGEND**
- Current Water Service Level
 - Slope (25% and Greater)
 - Westside Development Density Limit of 6 DU/Acre
 - Flood Plain & Wetlands
 - Subarea Boundary
 - Urban Growth Boundary
 - City Limits



PROXIMITY TO SERVICES - FIG. 105

Northwest



LEGEND

- Commercial Properties
- Floodplain & Wetlands
- Subarea Boundary
- Urban Growth Boundary
- City Limit

1000 0 1000 2000 Feet

city of **McMinnville**

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