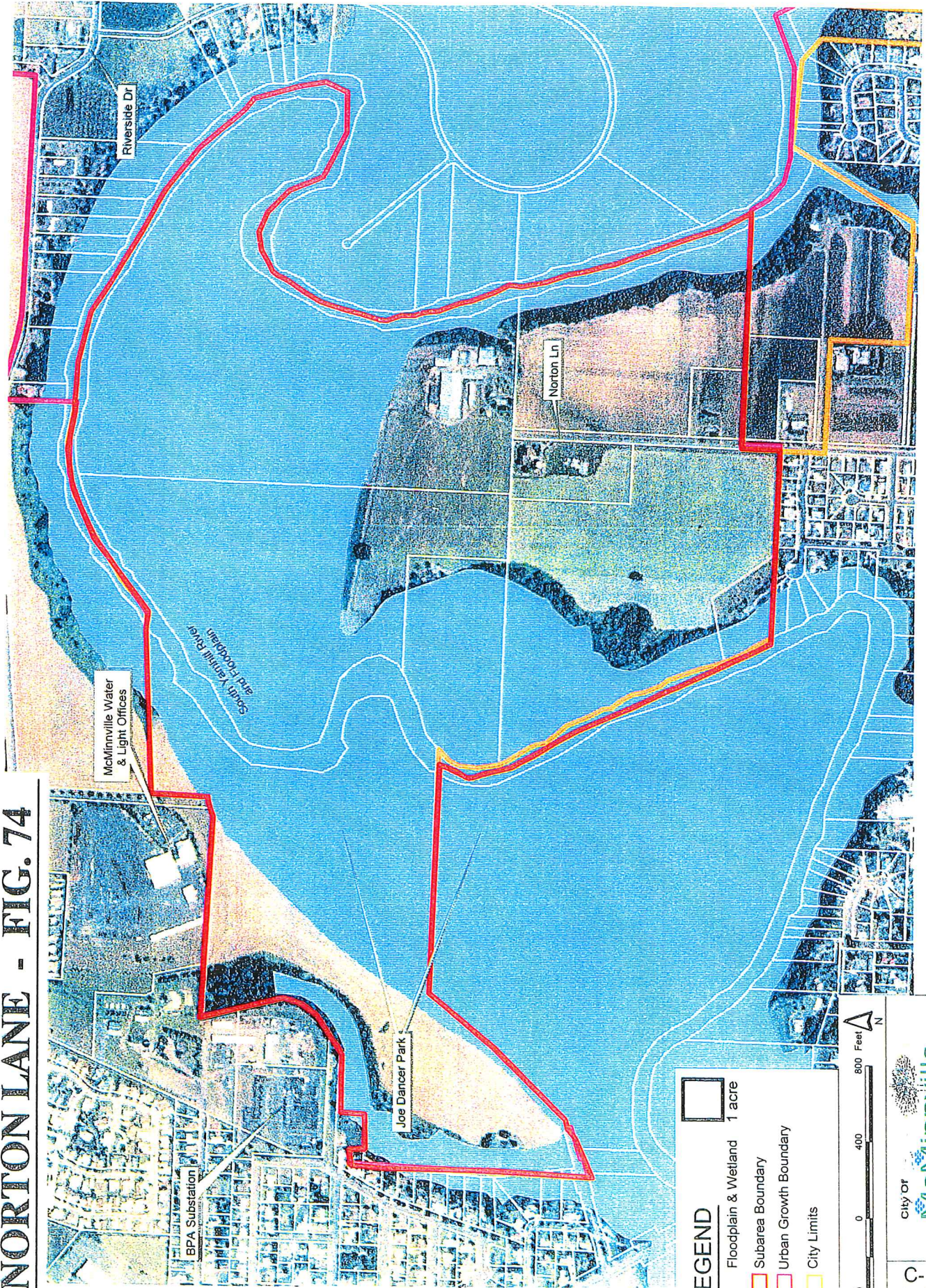






# NORTON LANE - FIG. 74



## LEGEND

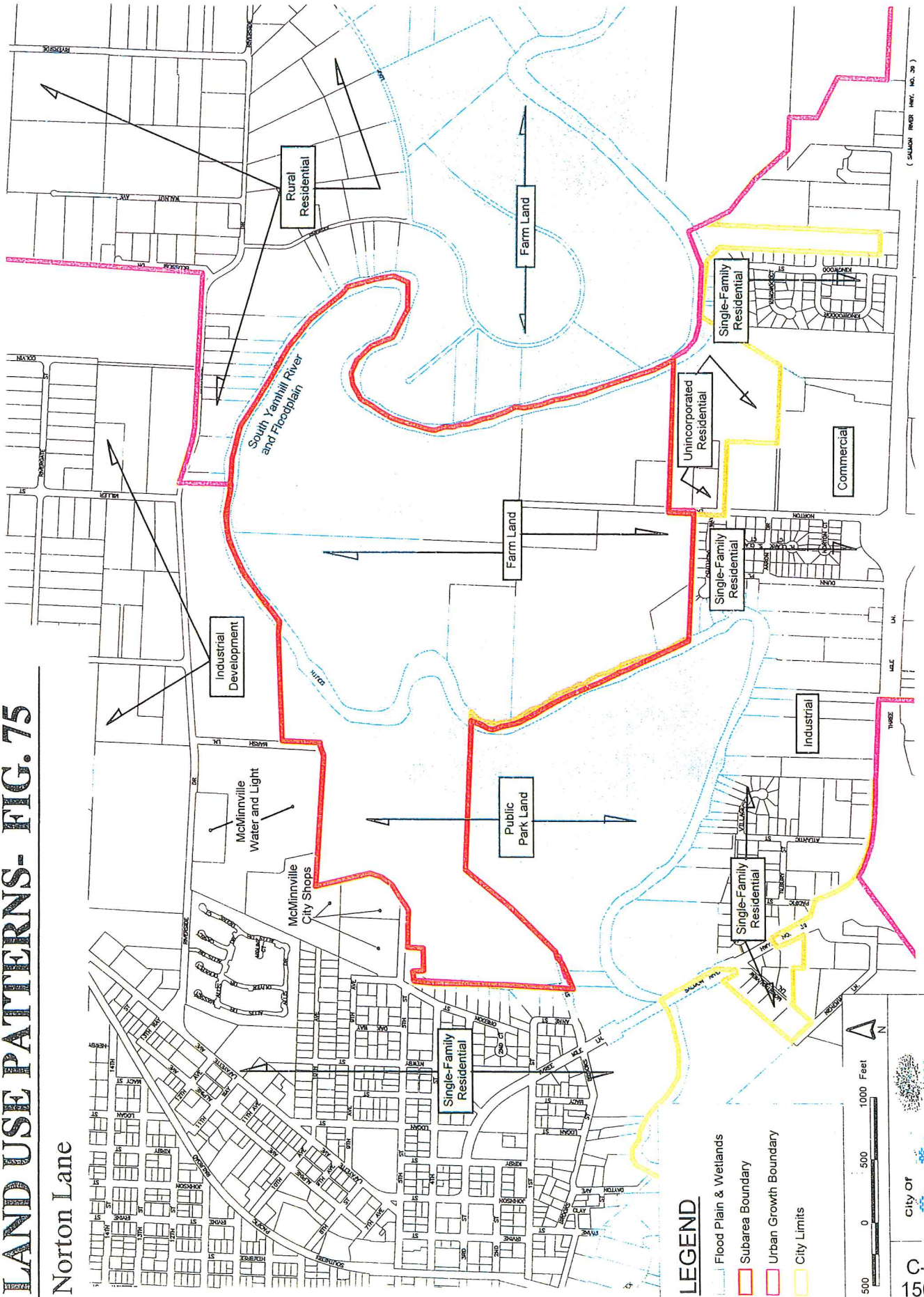
-  Floodplain & Wetland 1 acre
-  Subarea Boundary
-  Urban Growth Boundary
-  City Limits





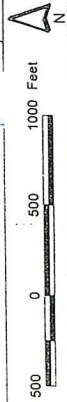
# LAND USE PATTERNS- FIG. 75

Norton Lane



## LEGEND

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

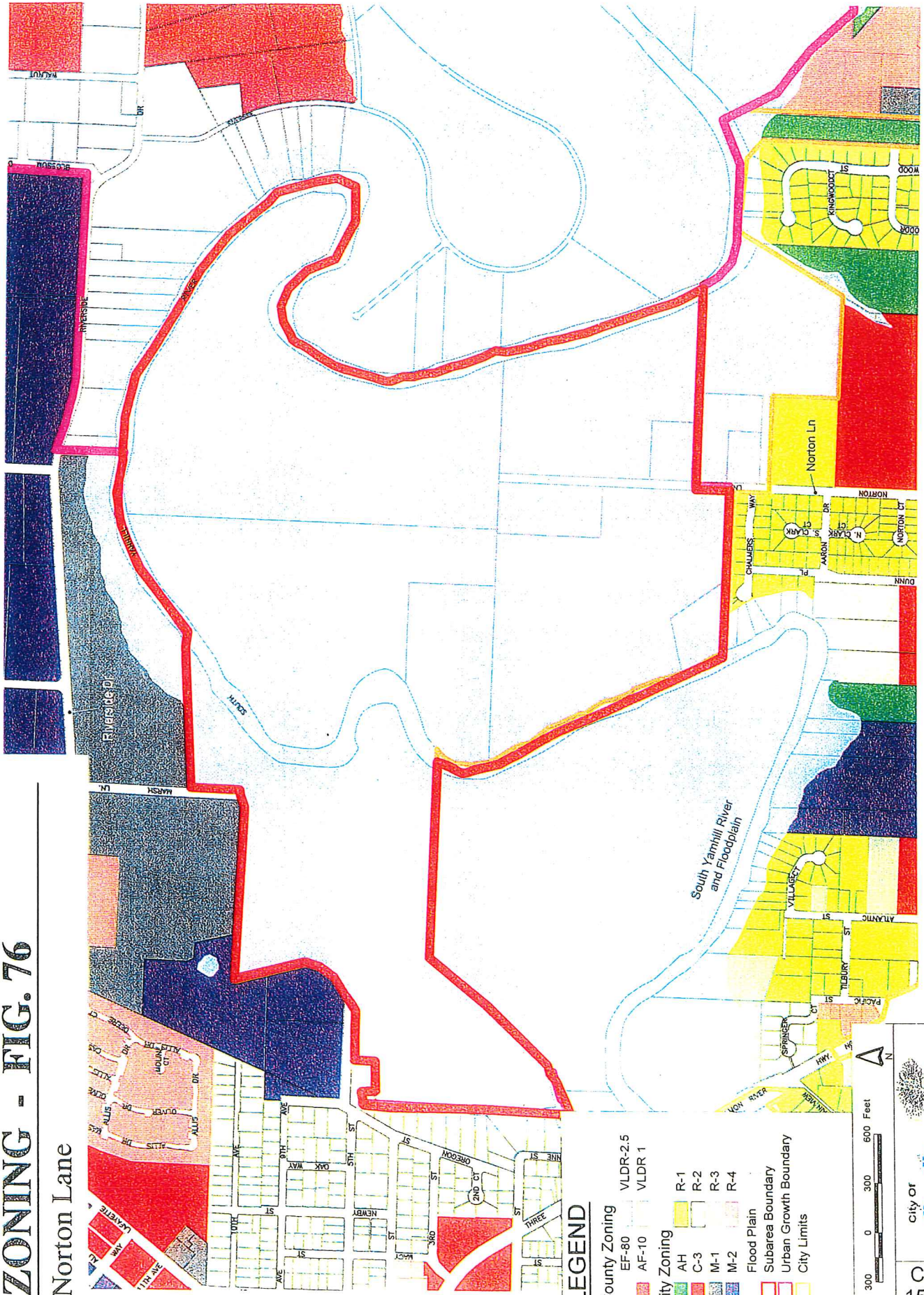


(SALMON RIVER HWY. MO. 99)



# ZONING - FIG. 76

Norton Lane



## LEGEND

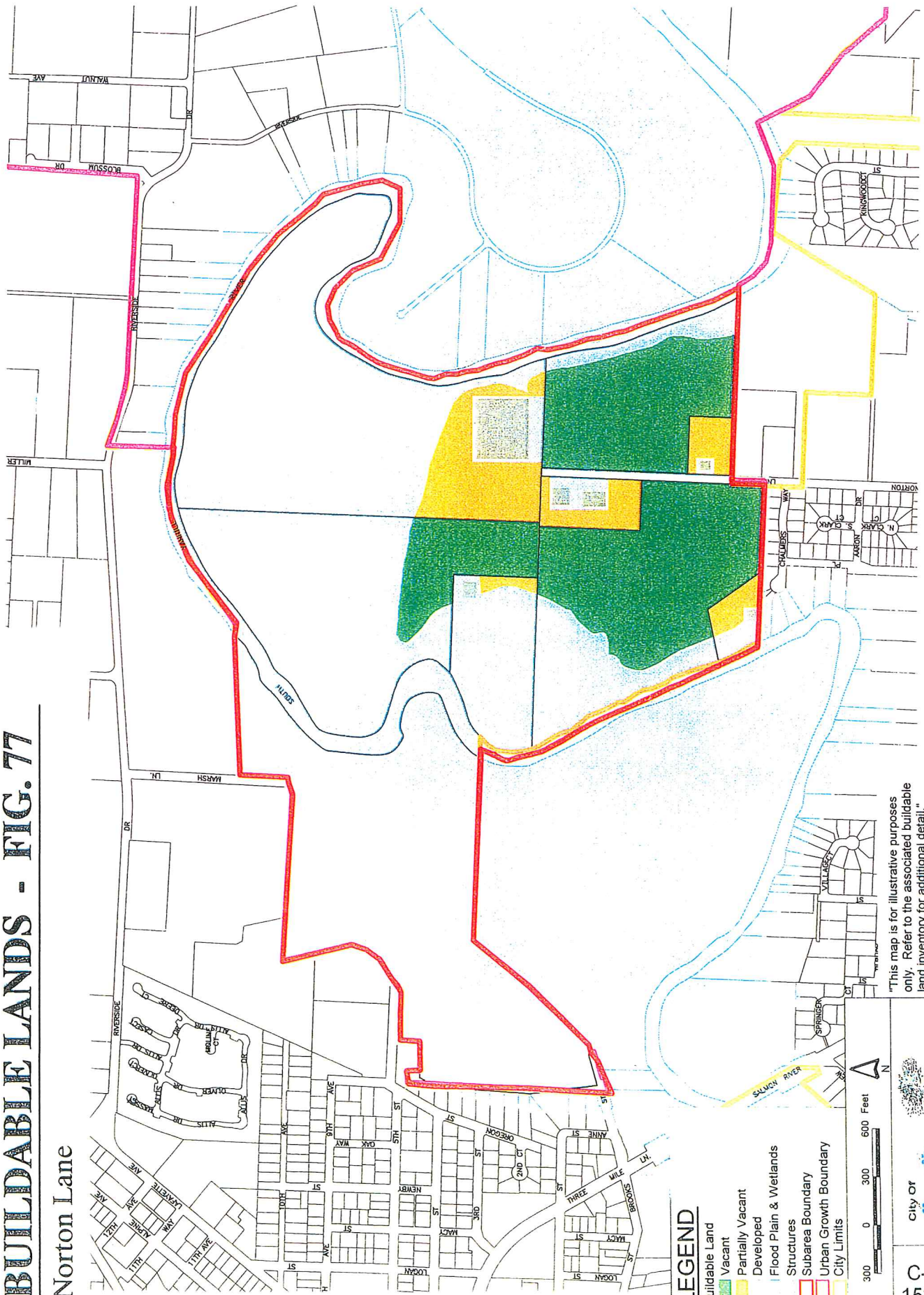
- County Zoning
  - EF-80
  - AF-10
  - VLDR-2.5
  - VLDR 1
- City Zoning
  - AH
  - C-3
  - M-1
  - M-2
  - R-1
  - R-2
  - R-3
  - R-4
- Flood Plain
- Subarea Boundary
- Urban Growth Boundary
- City Limits





# BUILDABLE LANDS - FIG. 77

Norton Lane

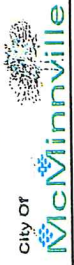


## LEGEND

- Buildable Land
- Vacant
- Partially Vacant
- Developed
- Flood Plain & Wetlands
- Structures
- Subarea Boundary
- Urban Growth Boundary
- City Limits



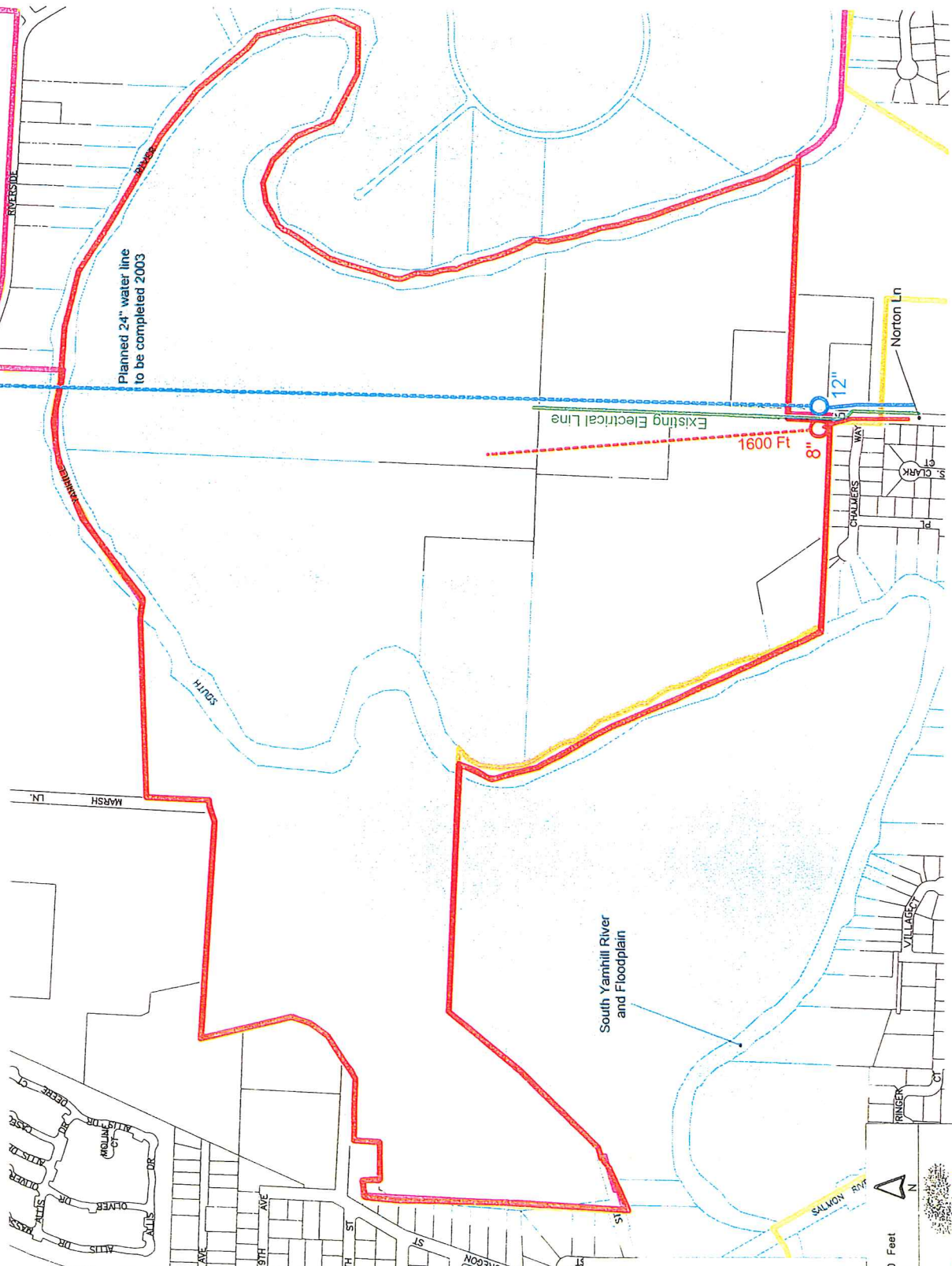
"This map is for illustrative purposes only. Refer to the associated buildable land inventory for additional detail."





# UTILITIES - FIG. 78

Norton Lane



**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

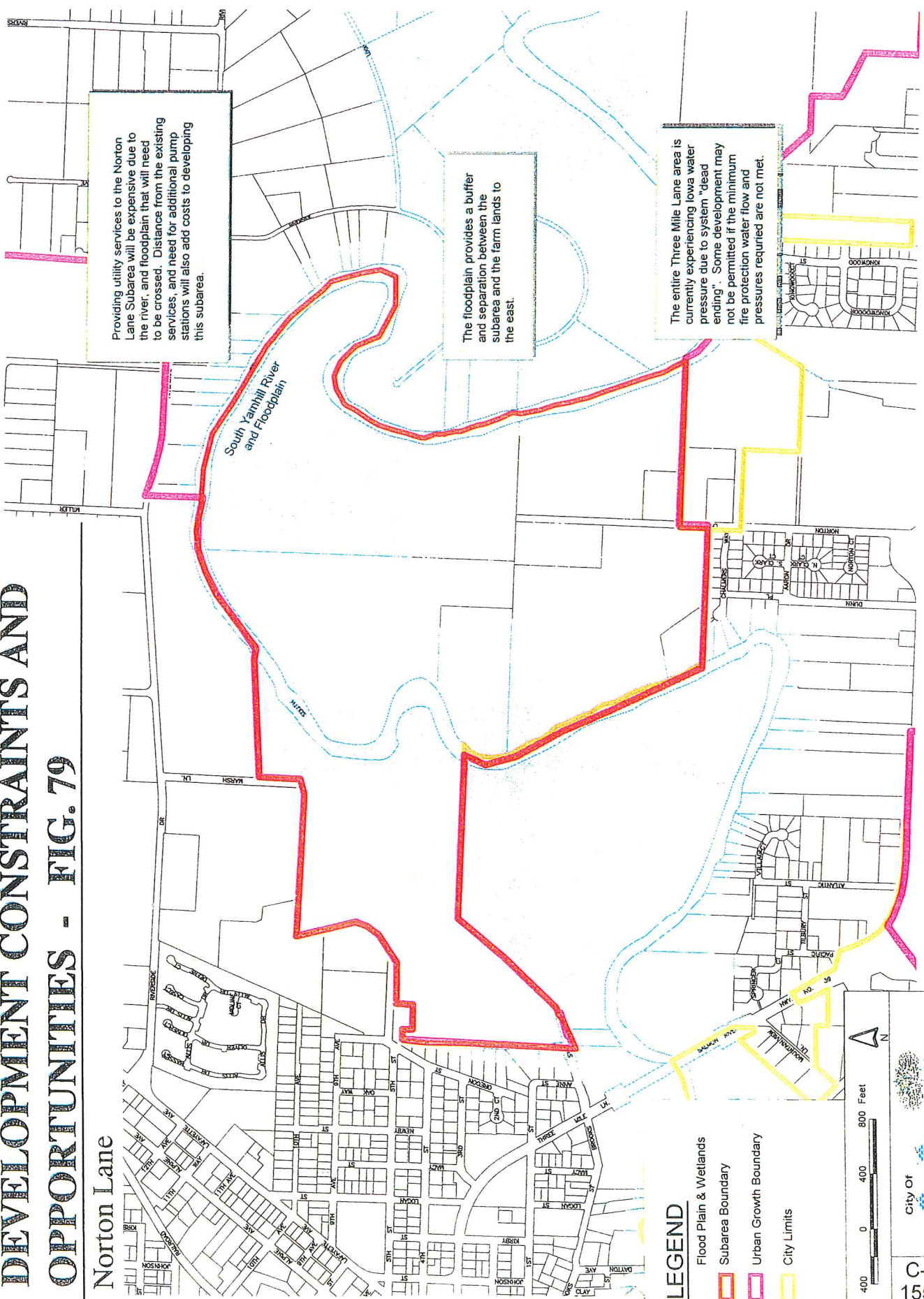
300 0 300 600 Feet

city of **McMinnville**

C-154

# DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES - FIG. 79

Norton Lane



Providing utility services to the Norton Lane Subarea will be expensive due to the river, and floodplain that will need to be crossed. Distance from the existing services, and need for additional pump stations will also add costs to developing this subarea.

The floodplain provides a buffer and separation between the subarea and the farm lands to the east.

The entire Three Mile Lane area is currently experiencing lowa water pressure due to system "dead ending". Some development may not be permitted if the minimum fire protection water flow and pressures required are not met.

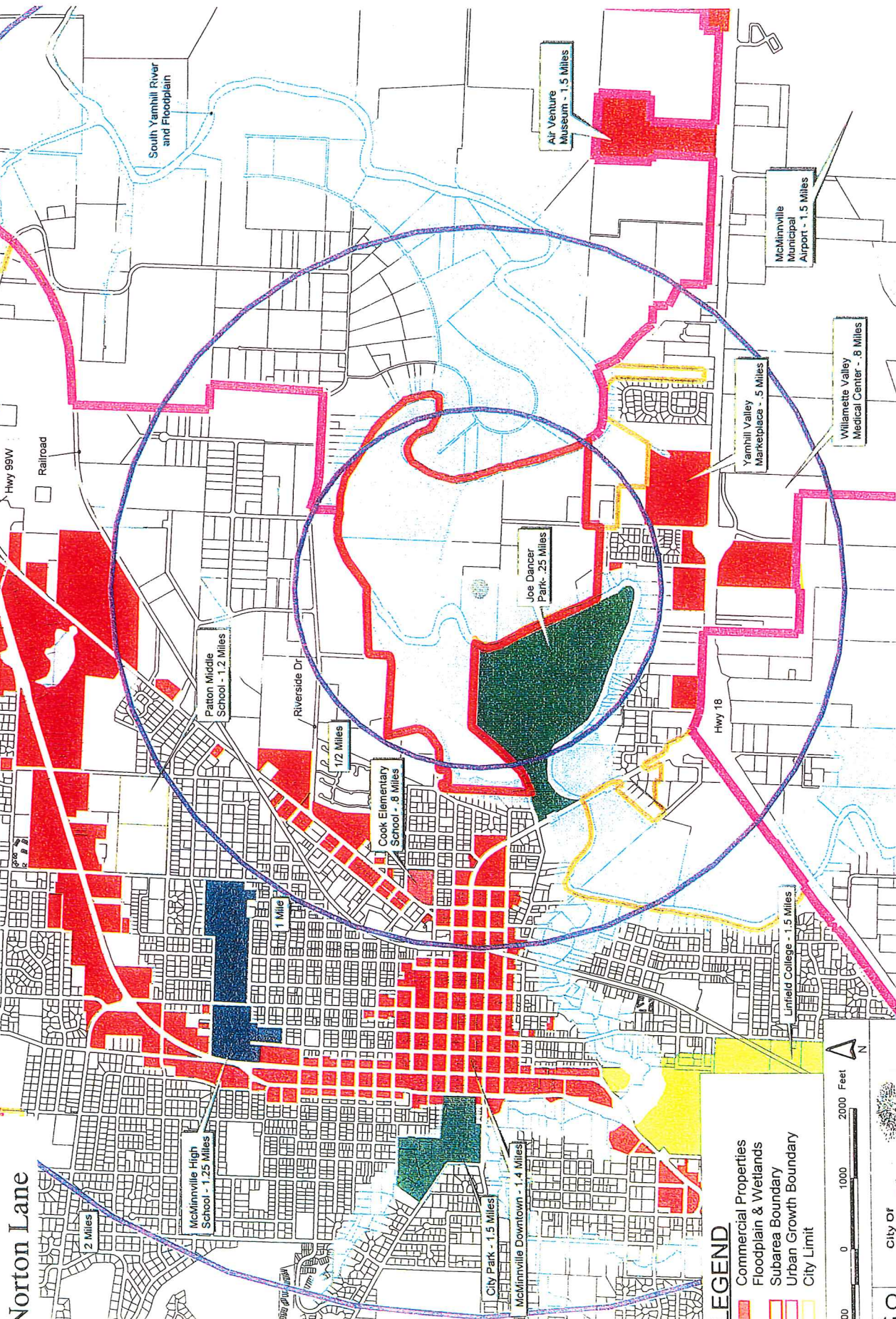
## LEGEND

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



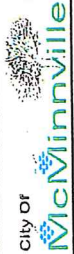


# PROXIMITY TO SERVICES - FIG. 80



## LEGEND

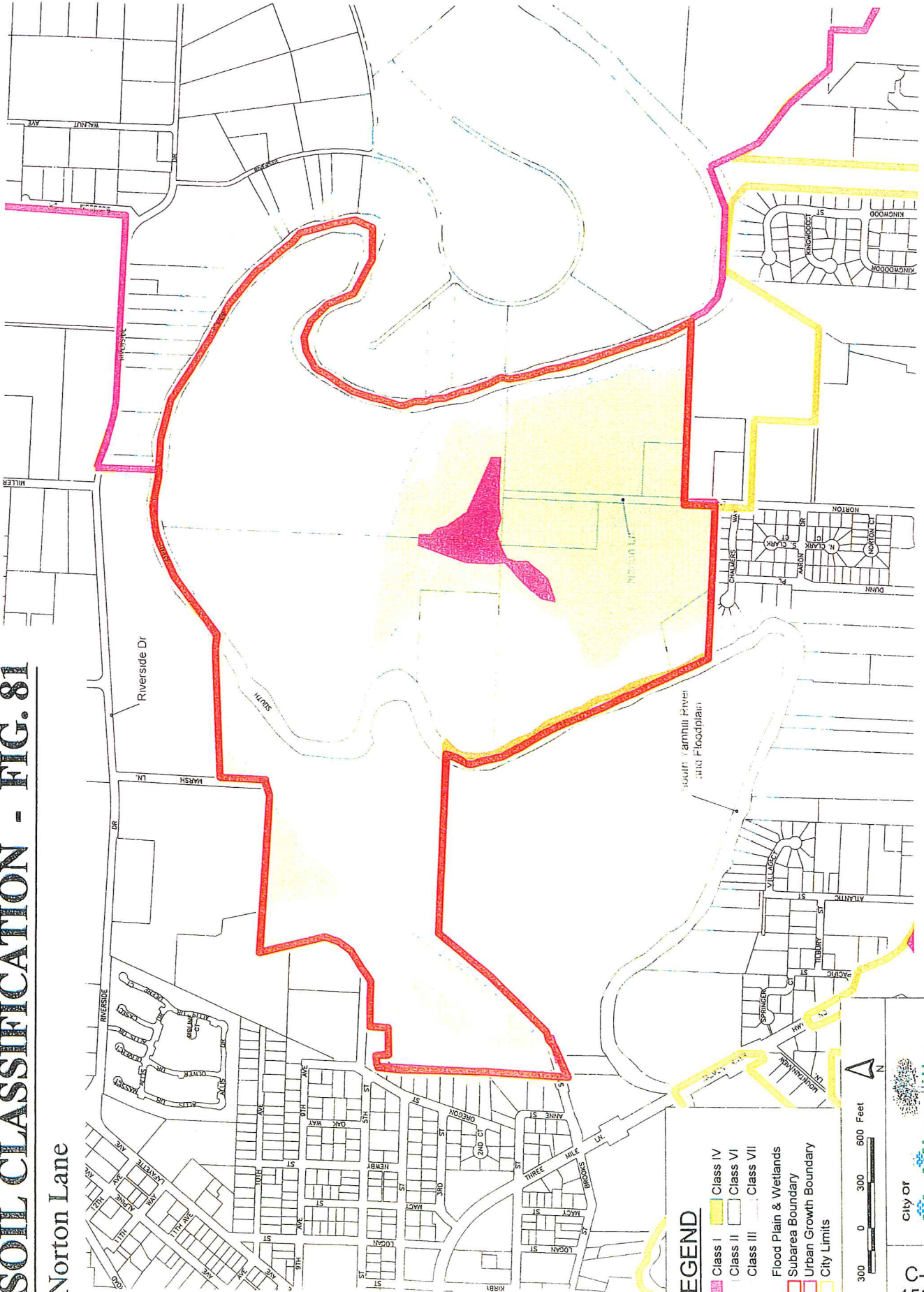
- Commercial Properties
- Floodplain & Wetlands
- Subarea Boundary
- Urban Growth Boundary
- City Limit





# SOIL CLASSIFICATION - FIG. 81

Norton Lane



## LEGEND

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

300 0 300 600 Feet

