

**LEGEND**

- City Limits
- - - State & County Line
- ==== BPA Transmission Line
- ==== Urban Growth Boundary
- ==== Zoning Boundary

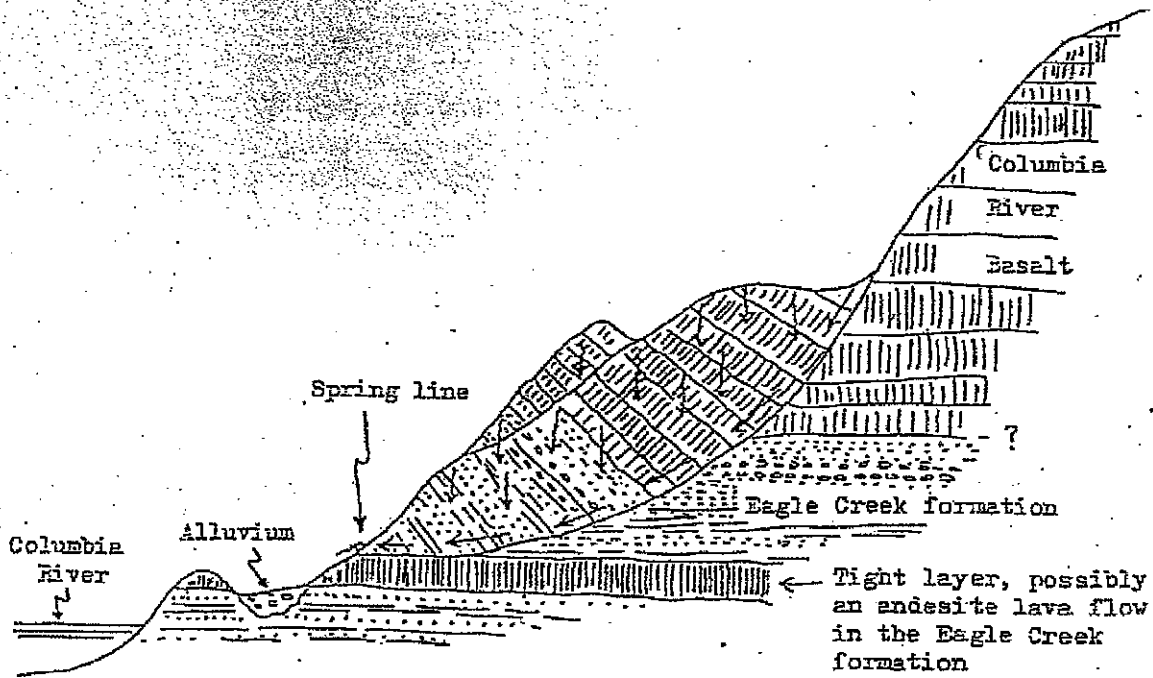
**COMPREHENSIVE PLAN  
LAND USE DESIGNATIONS**

- R** Residential (RR, IDR, MDR, HDR & MHR Zones)
- C** Commercial (C, CR & RC Zones)
- I** Industrial (LI, HI Zone)
- P** Public (P & OS Zones)

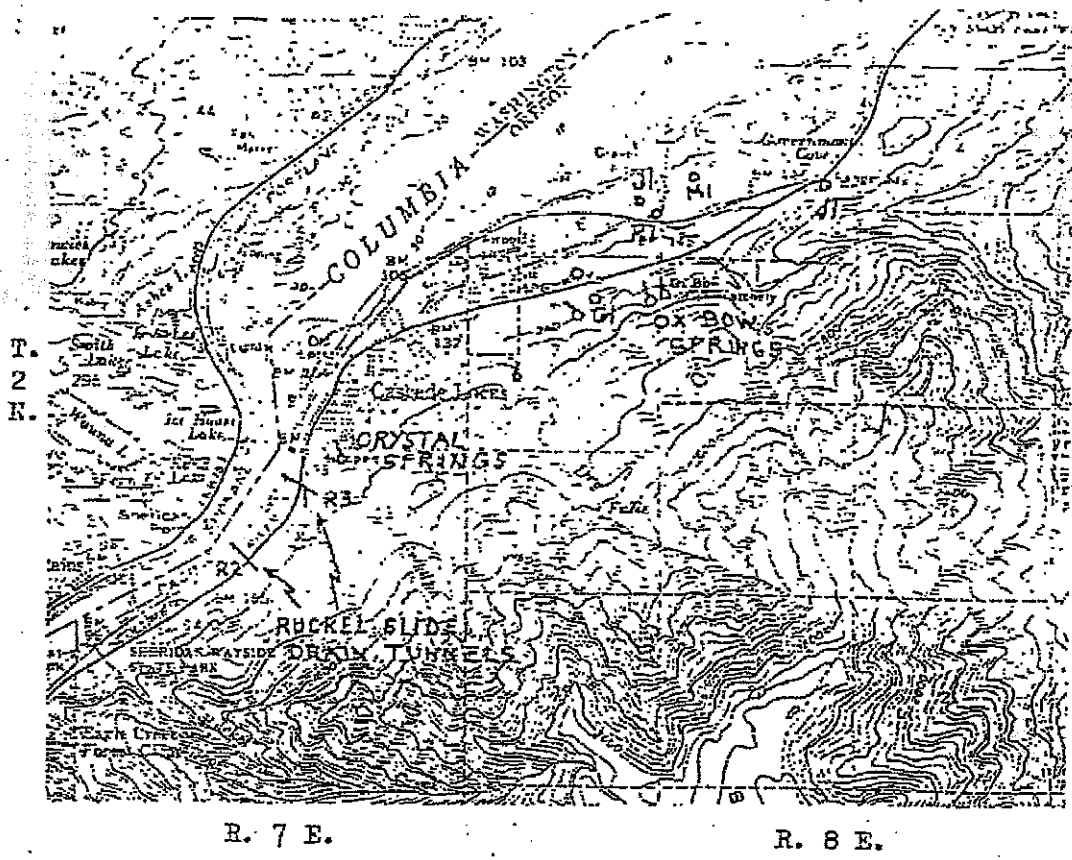
*CCLP - Part 1  
May 2001  
pg 18*

**NOTE:**  
This map is for planning purposes only and does not constitute a representation or warranty of actual land ownership.

|                      |  |  |                                  |  |  |  |
|----------------------|--|--|----------------------------------|--|--|--|
| <p><b>1 of 1</b></p> | <p><b>McKeever/Morris</b><br/>A Division of Francine Brinkhoff<br/>Gusde &amp; Douglas</p>                   | <p><b>PROJECT TITLE</b><br/><b>COMPREHENSIVE PLAN MAP</b></p>                          | <p><b>NO.</b></p>                | <p><b>DATE</b></p>   | <p><b>APPROVED BY</b></p>                      | <p><b>DATE</b></p>   |
|                      | <p>400 S.W. 88th Avenue, Suite 002<br/>Portland, Oregon 97264<br/>Tel: (503) 276-4112<br/>(503) 274-9772</p> | <p><b>PROJECT TITLE</b><br/><b>City of Cascade Locks</b><br/>Cascade Locks, Oregon</p> | <p>1<br/>2<br/>3<br/>4<br/>5</p> | <p>5/26/00<br/>6/1/00<br/>12/08/00<br/>5/20/01<br/>5/14/01</p> | <p>KL<br/>KB<br/>KL<br/>KL<br/>ATTORNEY AT</p> | <p>5/26/00<br/>6/1/00<br/>12/08/00<br/>5/20/01<br/>5/14/01</p> |

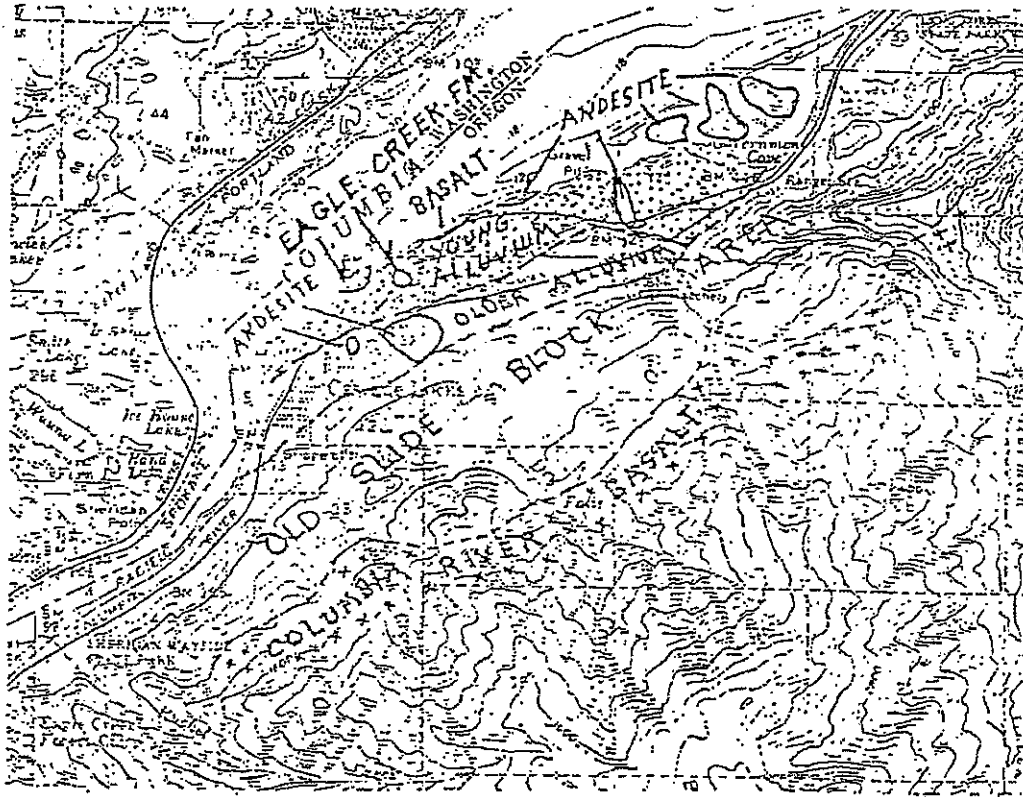


Diagrammatic section through the Cascade Locks area. Arrows indicate the general path of water movement.



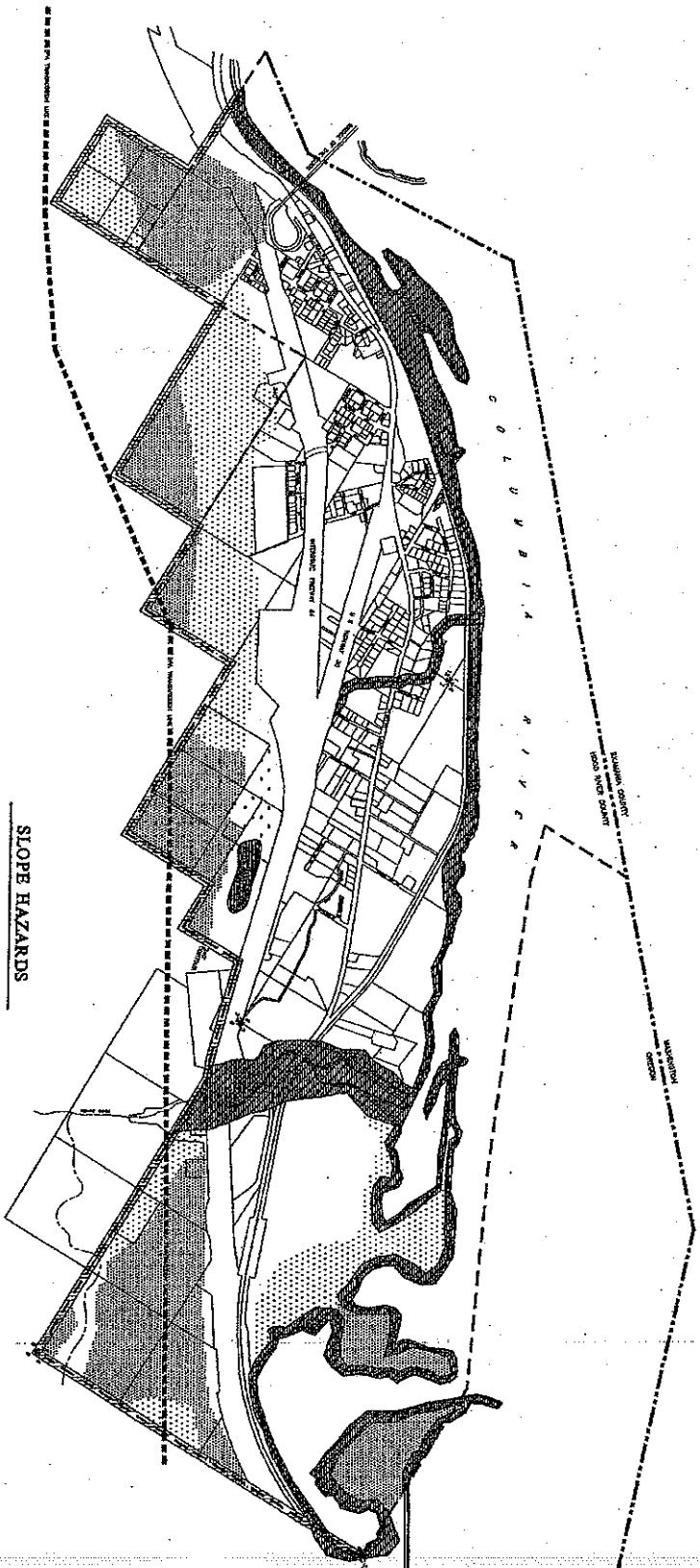
Map showing location of wells and springs

Figure 1



B. Geologic map of the Cascade Locks area

Figure 2



**LEGEND**

- City Limits
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- Urban Growth Boundary

**WATER HAZARDS**

- Floodplains
- Lido
- Wetland

**SLOPE HAZARDS**

- 0-3% Slope:**  
Includes 0-3% slopes locally; landforms include valley bottomland, floodplains, and stream channels; includes streambank erosion, flooding, and high ground water; hazardous potential excellent in areas of minimal fixzard.
- 3-15% Slope:**  
Includes 0-30% slopes locally; landforms include gentle hills and ridge crest; land use potential moderate; erosion potential in unvegetated areas; hazardous potential good.
- 15-50% Slope:**  
Includes slopes greater than 30% locally; landforms include rolling hills, valleys of steep slopes, and steep slopes; land use potential moderate; erosion potential moderate; hazardous potential moderate; severe erosion potential and steep land use potential variable.

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|                                   |   |  |
|-----------------------------------|---|--|
|                                   | <p><b>PROJECT TITLE</b><br/>NATURAL HAZARDS<br/>City Of Cascade Locks<br/>Cascade Locks, Oregon</p> | <p><b>PROJECT NO.</b><br/>474-56-7</p> |
|                                   | <p><b>DATE</b><br/>May 2001</p>   | <p><b>DESIGNED BY</b><br/>K. Liden</p> |
| <p><b>SCALE</b><br/>1" = 400'</p> | <p><b>APPROVED BY</b><br/>K. Liden</p>  | <p><b>DATE</b><br/>May 2001</p>        |

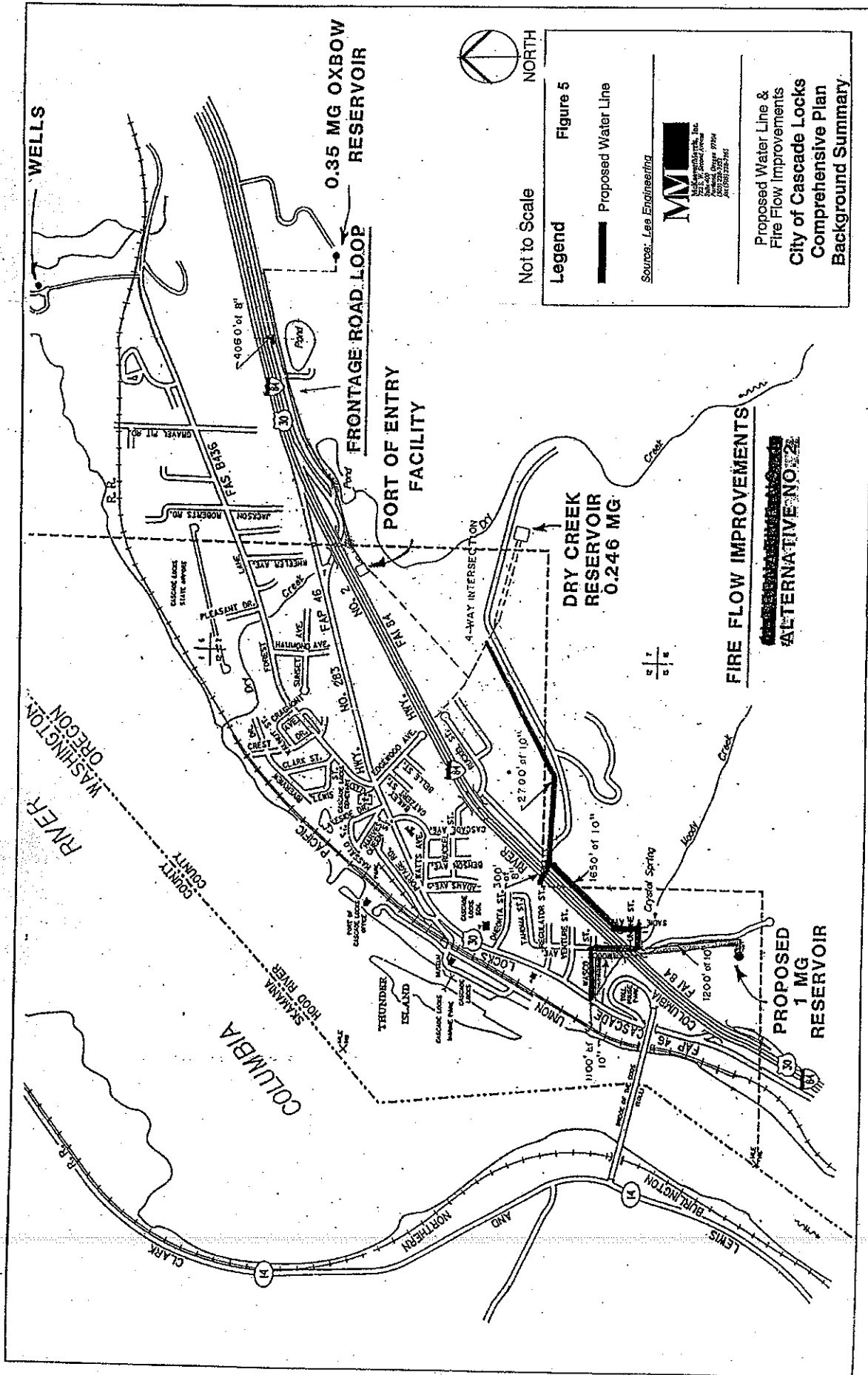


Figure 5

Proposed Water Line

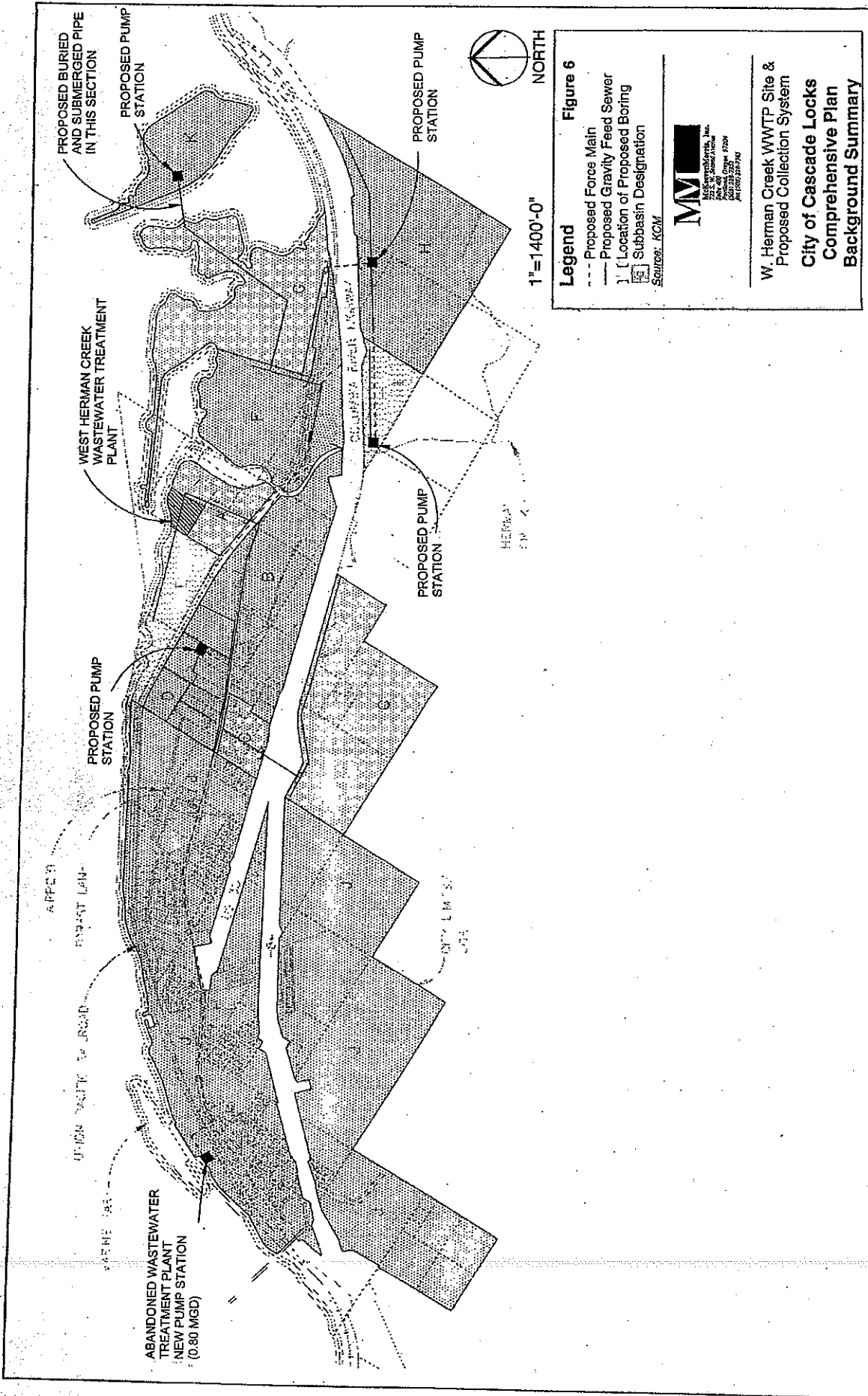
Not to Scale

Legend

Source: Lee Engineering

**MM**  
 M&M Engineering, Inc.  
 1000 NE Oregon Street  
 Portland, Oregon 97232  
 (503) 251-2858

Proposed Water Line &  
 Fire Flow Improvements  
 City of Cascade Locks  
 Comprehensive Plan  
 Background Summary



**Figure 6**

**Legend**

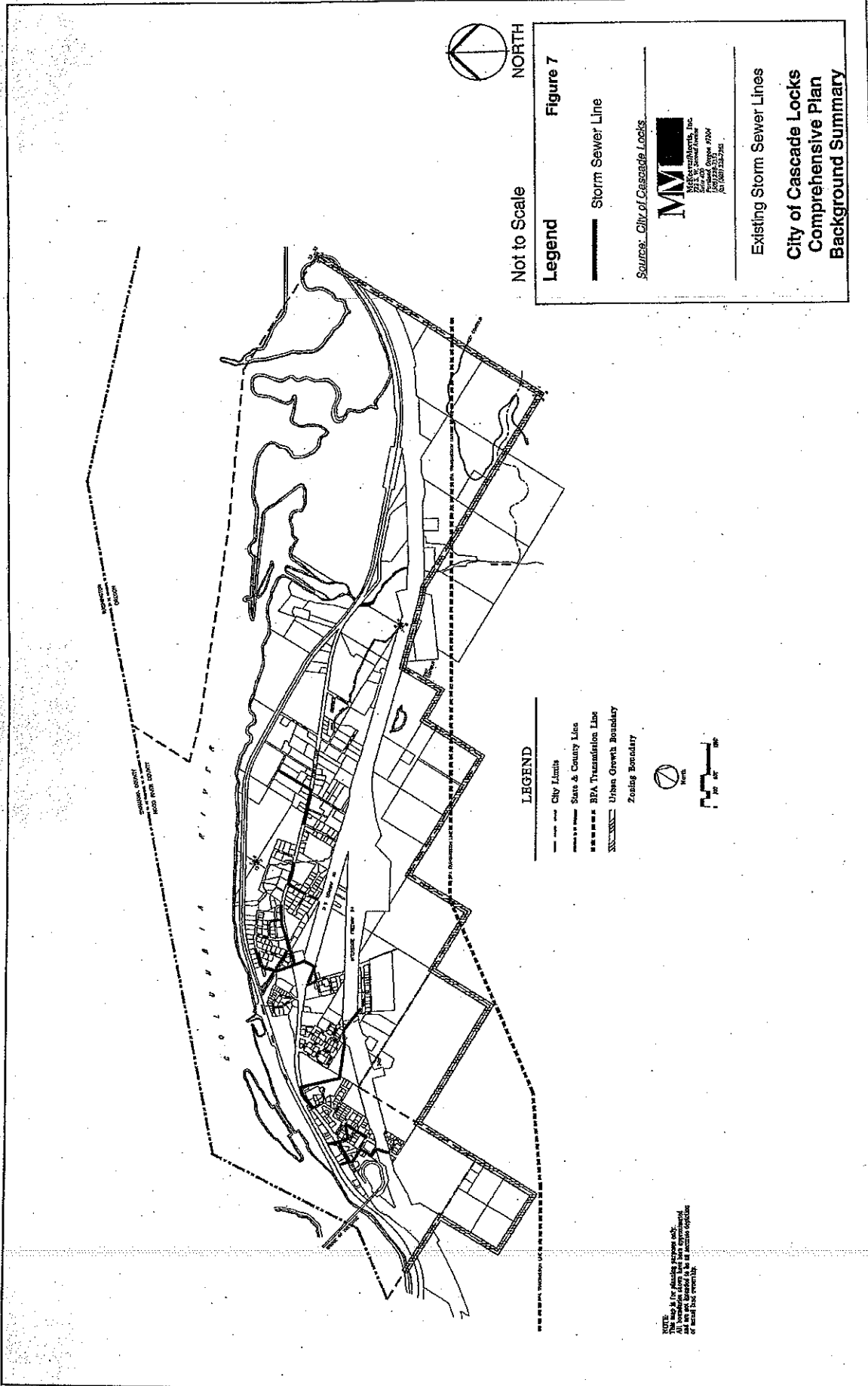
- Proposed Force Main
- Proposed Gravity Feed Sewer
- Location of Proposed Boring
- Subbasin Designation

Sources: KCM

**M**  
M&S Engineering, Inc.  
 10000 1st Avenue  
 Seattle, WA 98148  
 Phone: (206) 461-7200  
 Fax: (206) 461-7201

**W. Herman Creek WWTP Site & Proposed Collection System**

**City of Cascade Locks Comprehensive Plan Background Summary**



Not to Scale



**Legend** **Figure 7**

— Storm Sewer Line

Source: City of Cascade Locks.

**MM**  
 MCM CONSULTANTS, INC.  
 221 S. W. Commercial Ave.  
 Portland, Oregon 97204  
 503.232.7295

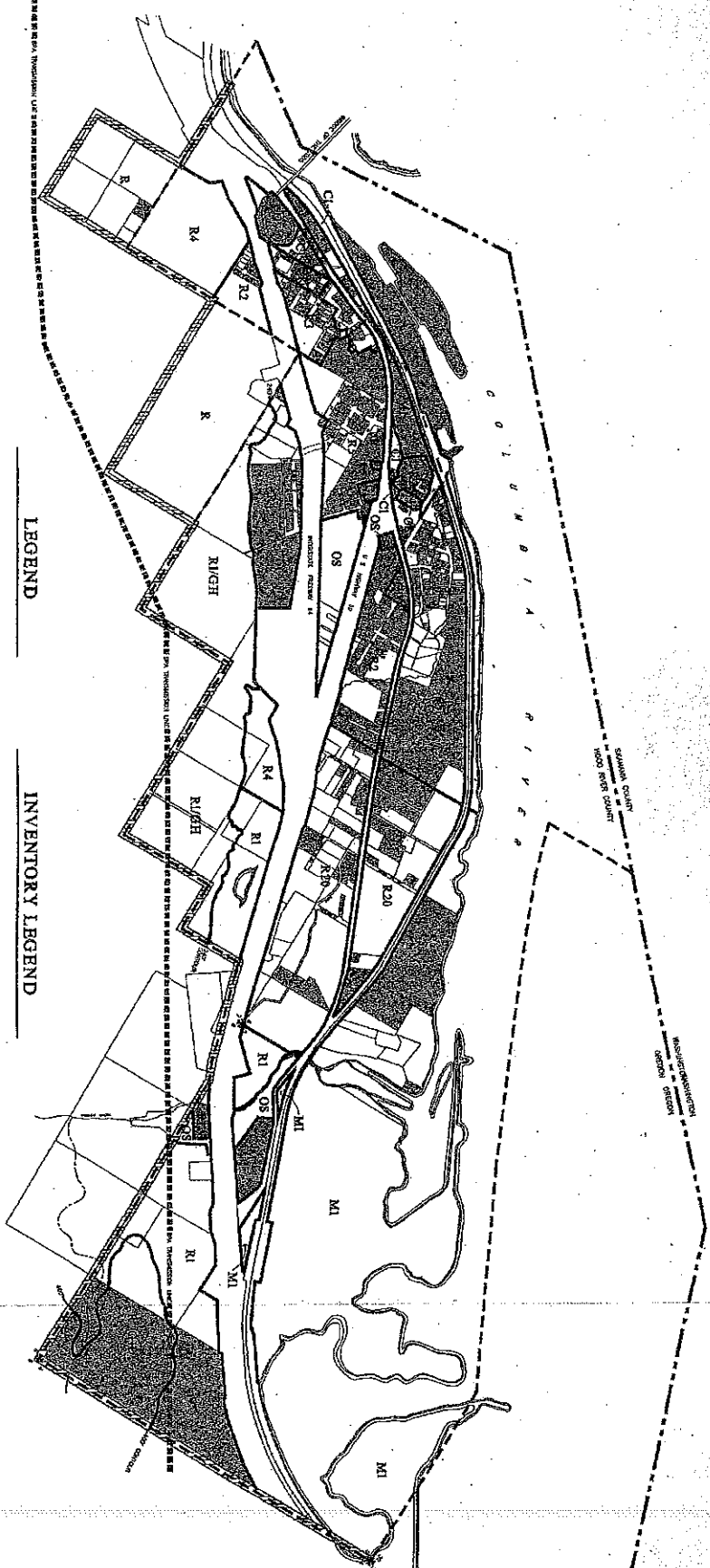
Existing Storm Sewer Lines  
 City of Cascade Locks  
 Comprehensive Plan  
 Background Summary

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**INVENTORY LEGEND**

- 100% Developed or Government Owned/ Not Available for Development
- Less Than 100% Developed or Vacant

NOTE:  
 1. This map is for planning purposes only.  
 2. All data is based on the most current information available.  
 3. The City of Cascade Locks Comprehensive Plan - Part II, Pages 24.



|   |  |   |
|---|--|---|
| <p>McKee/Morris, Inc.<br/>         922 E.E. Second Avenue<br/>         Portland, Oregon 97204<br/>         Tel: 503 238-7200<br/>         Fax: 503 238-7201</p> | <p>PROJECT TITLE</p> <p><b>DEVELOPED LANDS INVENTORY</b></p> <p>PROJECT TITLE</p> <p><b>City of Cascade Locks</b><br/>         Cascade Locks, Oregon</p> | <p>PROJECT NO.</p> <p>484-01-P</p> <p>DESIGNED BY</p> <p>KL</p> <p>DATE</p> <p>08/94</p> <p>CHECKED BY</p> <p>KL</p> <p>DATE</p> <p>08/94</p> |
|   | <p>DATE</p> <p>21 APRIL 1994</p>   | <p>SCALE</p> <p>AS SHOWN</p>  |

Figure 8



## Cascade Locks Residential Development Potential

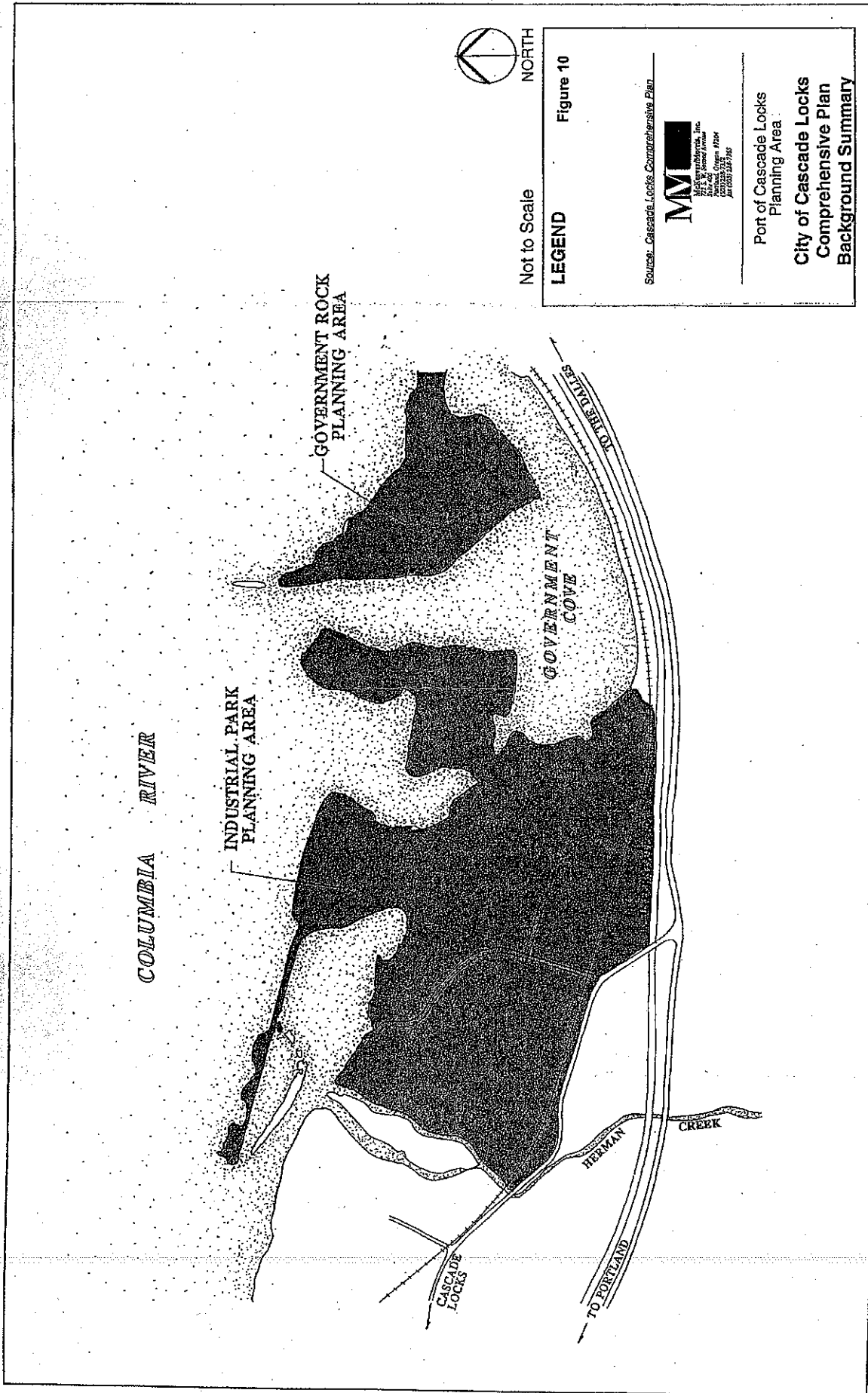
October 2, 1996

| Zone                               | Total Acreage | Developed Acreage | Undeveloped Acreage | Potential Units from Undeveloped Land (U) |            |            |
|------------------------------------|---------------|-------------------|---------------------|---|------------|------------|
|                                    |               |                   |                     | 50%                                       | 40%        | 30%        |
| R1 (1 ac./unit)                    | 120.06        | 83.84             | 36.22               | 18  | 14         | 11         |
| R1/FH (1 ac./unit)                 | 2.75          | 2.75              | 0                   | 0   | 0          | 0          |
| R1/GH (1 ac./unit)                 | 146.13        | 47.27             | 98.86               | 49  | 40         | 30         |
| R2 (5,000 sq. ft./unit)            | 90.15         | 58.58             | 31.57               | 138                                       | 110        | 110        |
| R2/OS (7,500 sq. ft./unit)         | 25.55         | 21.55             | 4                   | 12  | 9          | 7          |
| R20 (7,500 sq. ft./unit)           | 125.33        | 57.58             | 67.75               | 197                                       | 157        | 118        |
| R3 (2,000 sq. ft./unit)            | 8.72          | 4.13              | 4.59                | 50  | 40         | 30         |
| R4 (5,000 sq. ft./unit)            | 52.51         | 7.23              | 45.28               | 197                                       | 158        | 118        |
| R4/R1 (1 ac. & 7,500 sq. ft./unit) | 96.44         | 11.03             | 85.41               | 145                                       | 116        | 87         |
| R5 (5,000 sq. ft./unit)            | 36.22         | 30.61             | 5.61                | 24  | 20         | 15         |
| RR 1&2.5 (1 ac./unit)              | 115.58        | 1.7               | 113.88              | 57  | 46         | 34         |
| Port of Cascade Locks Property (2) | 20            | 0                 | 20                  | 40  | 32         | 24         |
| <b>TOTAL</b>                       | <b>839.44</b> | <b>326.27</b>     | <b>513.17</b>       | <b>927</b>                                | <b>742</b> | <b>584</b> |

(1) The potential for new housing is based upon different assumptions about how much of the total undeveloped acreage will be available for development. All developments will "lose" an average of 20 to 25% of the total land area to roads, easements, undevelopable land, etc. Therefore, full development of the remaining 75% of the land area would represent a theoretical maximum development potential. The columns of 50%, 40% and 30% mean that some of the available land will not be fully developed.

(2) The master plan for the Port of Cascade Locks property does not show a specific acreage for residential land. It appears that a minimum of approximately 20 acres is intended for residential development. The number of residential units shown above is a low estimate which assumes detached single family development with about 4 homes per acre. If more land is designated for residential use and/or the densities are higher, significantly greater residential development is possible. For, example, if 20 acres is devoted to residential density of 12 units per acre (similar to the existing apartments in the city), as many as 240 units would be possible.

**Figure 9**



Not to Scale



**LEGEND** Figure 10

Source: Cascade Locks Comprehensive Plan



Port of Cascade Locks  
 Planning Area  
 City of Cascade Locks  
 Comprehensive Plan  
 Background Summary

