

TENTATIVE MAP OF  
IRONHORSE 1, PHASES 3 & 4  
A SUBDIVISION OF TRACTS "A" AND "B" OF IRONHORSE 1,  
PHASE 2, LOCATED IN SE1/4 OF SECTION 32, T.14S., R.16E.,  
W.M., CITY OF PRINEVILLE, CROOK COUNTY, OREGON  
SUB-05-06-710

PHASING INFORMATION

PHASE 3 6 LOTS

PHASE 4 21 LOTS

LAYOUT INFORMATION

NUMBER OF LOTS: 27

LOT AREA

ALL LOTS WILL CONTAIN AT LEAST 5,900  
SQUARE FEET NET ON FINAL PLAT

CONTOUR INTERVAL - SOURCE

ONE FOOT CONTOUR INTERVAL BY  
TOPOGRAPHIC SURVEY. ELEVATIONS ARE  
ASSUMED.

FLOOD ZONE - DRAINAGE

ZONE "X" OUTSIDE OF 100 YEAR FLOOD ZONE  
AS PER FEMA FLOOD PANEL 41013C0412C,  
EFFECTIVE DATE FEBRUARY 2, 2012.

DOMESTIC WATER

DOMESTIC WATER TO CONNECT WITH EXISTING  
LINES IN N.E. HUDSPETH ROAD (CONSTRUCTED  
BY OTHERS) AND N.E. DISCOVERY LOOP.

FIRE PROTECTION

FIRE PROTECTION WILL BE PROVIDED BY FIRE  
HYDRANTS SUPPLIED BY THE CITY OF  
PRINEVILLE WATER MAINS.

IRRIGATION WATER

NO IRRIGATION WATER RIGHTS

TELEPHONE

EXISTING UNDERGROUND LINES EXTENDING FROM  
THE ALLEYS IN IRONHORSE 1, PHASE 1

STORM WATER

STORM WATER DETENTION WILL BE IN THE  
PLANTER STRIPS BETWEEN THE CURBS AND  
SIDEWALKS. WATER WILL BE DELIVERED TO THE  
AREA BY STREET GRADING, CATCH BASINS AND  
PIPING.

SUBDIVISION - AREA

PHASE 3 - 6 LOTS = 28,955 FT<sup>2</sup>  
PHASE 3 ALLEY = 8,284 FT<sup>2</sup>

PHASE 4 - 21 LOTS = 167,698 FT<sup>2</sup>  
PHASE 4 STREETS/ALLEYS = 34,739 FT<sup>2</sup>

TOTAL LOTS 27 = 196,653 FT<sup>2</sup>  
TOTAL STREETS/ALLEYS = 42,625 FT<sup>2</sup>

TOTAL PROJECT = 239,278 FT<sup>2</sup>

SANITARY SEWER

SANITARY SEWER WILL BE PROVIDED BY THE  
CITY OF PRINEVILLE SEWER MAINS EXTENDED  
THROUGH N.E. HUDSPETH ROAD (CONSTRUCTED  
BY OTHERS) AND N.E. DISCOVERY LOOP.

EXISTING USE

OLD FARM GROUND - NO EXISTING STRUCTURES

ZONING

CITY OF PRINEVILLE ZONE R2

SETBACKS ARE SHOWN AS FOLLOWS:

FRONT SETBACK - 20' MIN.

SIDE SETBACK - 5' MIN.

REAR SETBACK - 5' MIN.

ELECTRICAL POWER

PACIFICORP  
EXISTING UNDERGROUND LINES EXTENDING FROM THE  
ALLEYS IN IRONHORSE 1, PHASE 1

CABLE TELEVISION

BEND BROADBAND  
EXISTING UNDERGROUND LINES EXTENDING FROM THE  
ALLEYS IN IRONHORSE 1, PHASE 1

ACCESS

ACCESS TO PHASE 3 IS PROPOSED FROM A 20  
FEET WIDE ALLEY EXTENDING FROM N.E.  
MEANDER ROAD, TO BE CONSTRUCTED ALONG  
THE NORTH LINE OF PHASE 3 AND DEDICATED  
TO THE PUBLIC. ACCESS TO PHASE 4 IS  
PROPOSED FROM N.E. DISCOVERY LOOP. ALLEYS  
INSIDE THIS DEVELOPMENT WILL BE PAVED AND  
HAVE A RIGHT OF WAY WIDTH OF 20 FEET  
DEDICATED TO THE PUBLIC. ALL ROADS INSIDE  
THIS DEVELOPMENT WILL BE CONSTRUCTED  
ACCORDING TO TYPICAL ROAD SECTION LOCAL  
RESIDENTIAL - GRID AS PER THE CITY OF  
PRINEVILLE SPECIFICATIONS HAVE A  
RIGHT-OF-WAY WIDTH OF 60 FEET AND WILL  
BE DEDICATED TO THE PUBLIC. THAT PORTION  
OF N.E. HUDSPETH ROAD BETWEEN PHASES 3  
AND 4 SHALL BE CONSTRUCTED BY OTHERS.  
N.E. COMBS FLAT ROAD ALONG THE EAST LINE  
OF SUBJECT PROPERTY SHALL ALSO BE  
CONSTRUCTED BY OTHERS.

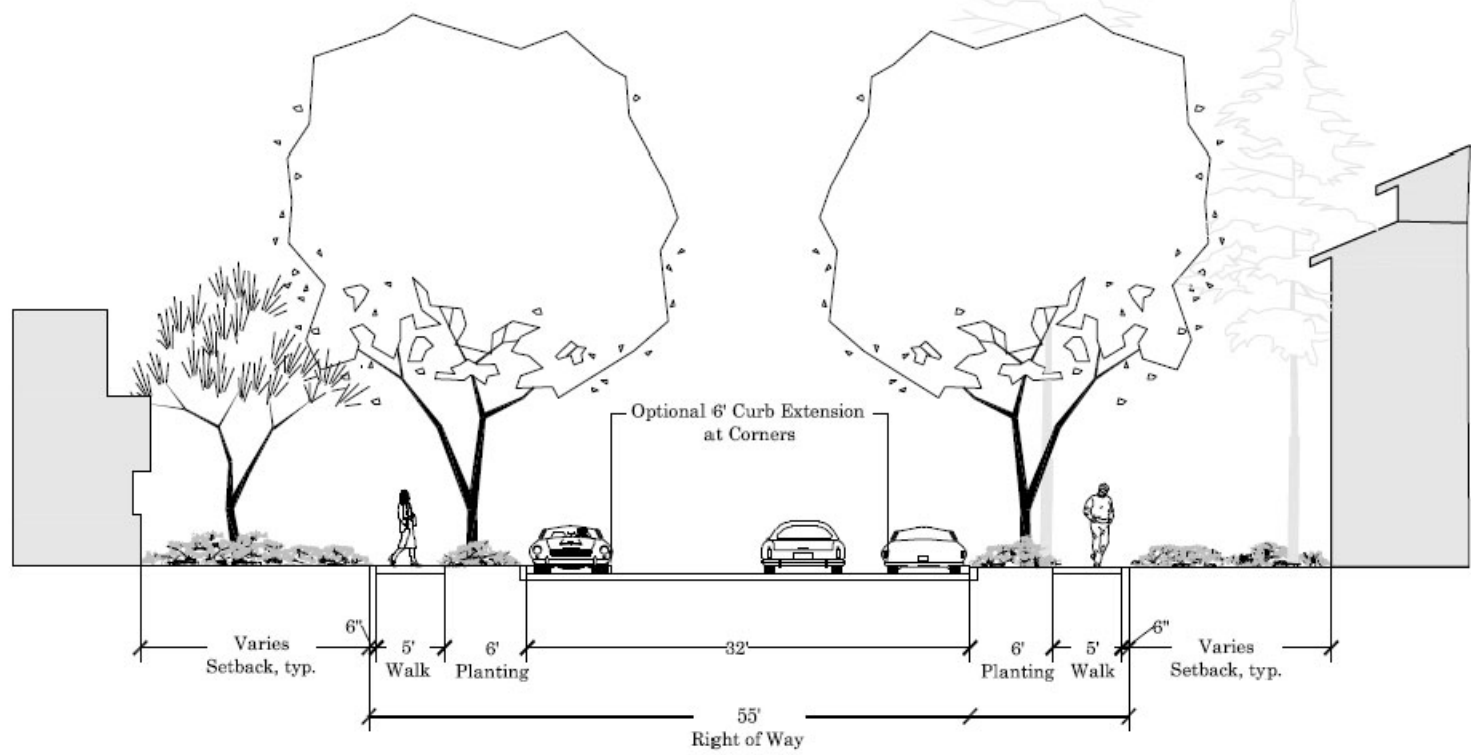
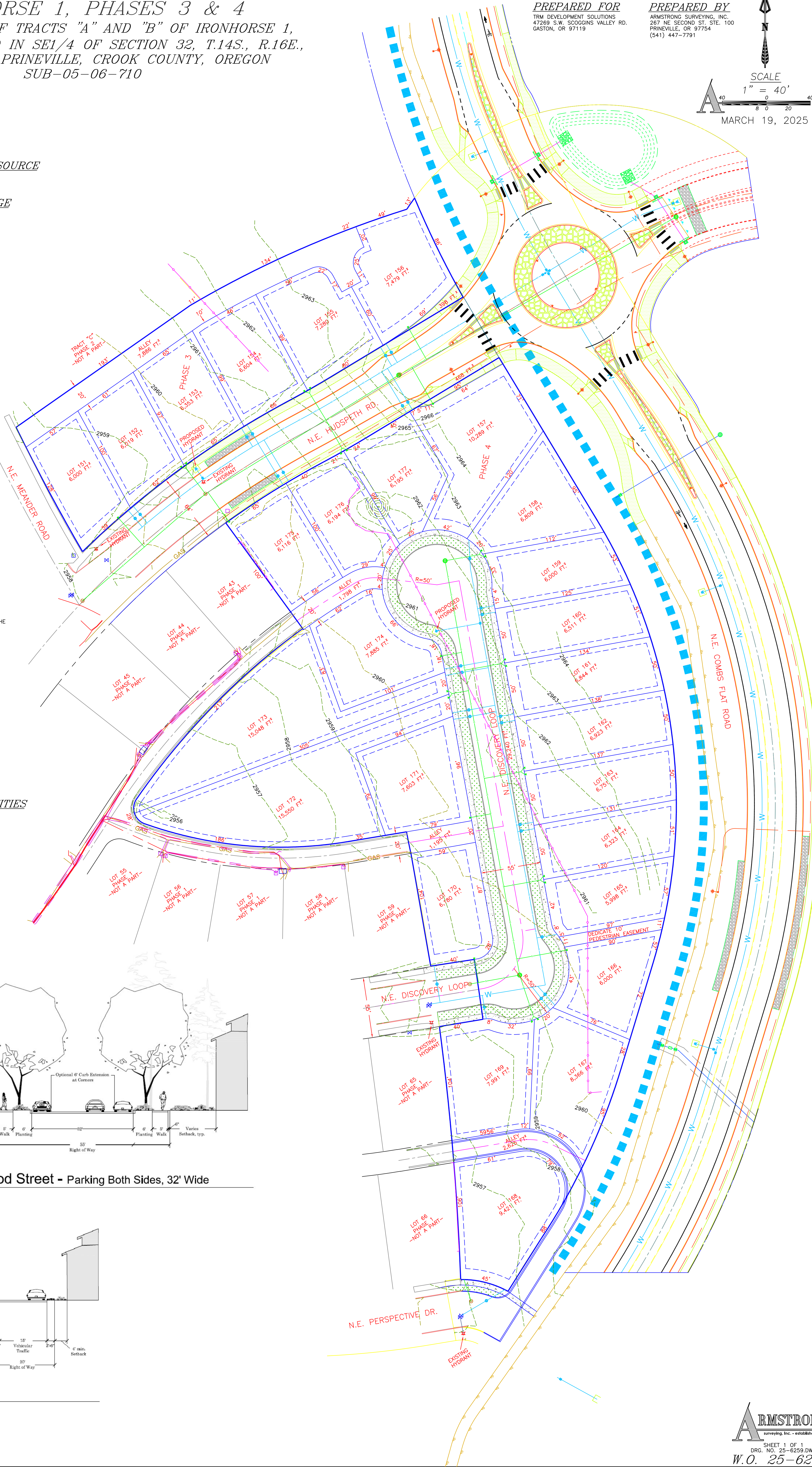
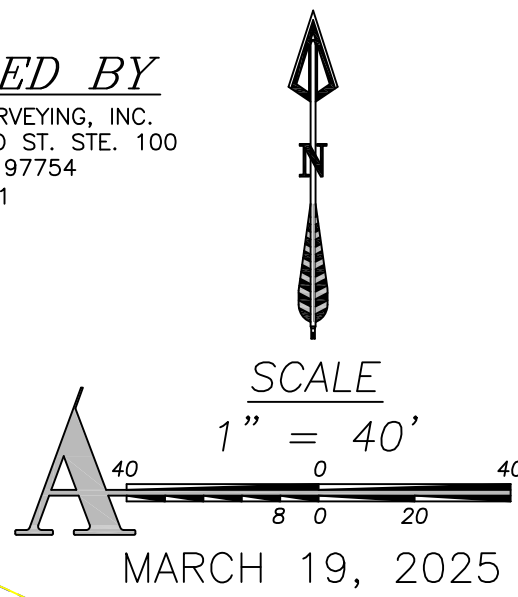
WATER & SEWER QUANTITIES

WATER  
1. MAINLINE - 500 LINEAL FEET  
2. SERVICE LINE - 350 LINEAL FEET  
3. HYDRANTS - 1  
4. VALVES - 2  
5. 90° BEND - 1  
6. SERVICES - 16

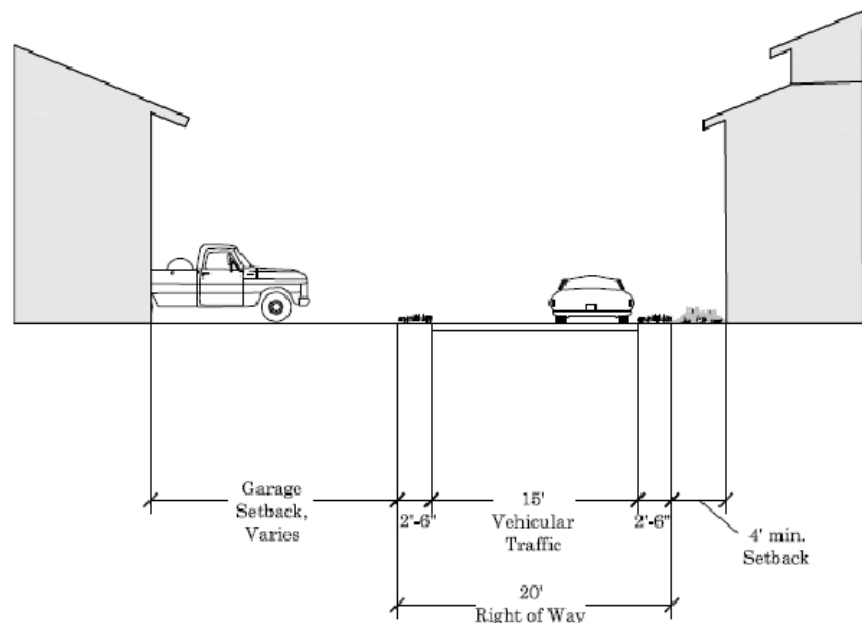
SEWER  
1. MAINLINE - 430 LINEAL FEET  
2. SERVICE LINE - 300 LINEAL FEET  
3. MANHOLES - 2  
4. SERVICES - 16

PREPARED FOR  
TRM DEVELOPMENT SOLUTIONS  
47269 S.W. SCODDING VALLEY RD.  
GASTON, OR 97119

PREPARED BY  
ARMSTRONG SURVEYING, INC.  
267 NE SECOND ST. STE. 100  
PRINEVILLE, OR 97754  
(541) 447-7791



C-1 Neighborhood Street - Parking Both Sides, 32' Wide



G-1 Alley