

OCHOCO POINTE PUD PHASES 5-7

TENTATIVE SUBDIVISION PLANS

CITY OF PRINEVILLE, CROOK COUNTY, OREGON
TAX LOTS 1600, 1608, & 1609 TAX MAP 14S16E

SHEET INDEX

- P100 COVER SHEET
- P200 EXISTING CONDITIONS AND DEMOLITION PLAN
- P201 EXISTING CONDITIONS AND DEMOLITION PLAN
- P202 EXISTING CONDITIONS AND DEMOLITION PLAN
- P300 PRELIMINARY PLAT
- P301 PRELIMINARY PLAT
- P400 PRELIMINARY GRADING PLAN
- P401 PRELIMINARY GRADING PLAN
- P500 PRELIMINARY STREET AND UTILITY PLAN
- P501 PRELIMINARY STREET AND UTILITY PLAN
- P600 PRELIMINARY ONSITE OPEN SPACE PLAN

APPLICANT

PAHLISCH HOMES
210 SW WILSON AVENUE, SUITE 100
BEND, OR 97702

OWNERS

TAX LOT 1600
CITY OF PRINEVILLE
387 NE 3RD STREET
PRINEVILLE, OR 97754

TAX LOT 1608 & 1609
IRONHORSE DEVELOPMENT LLC
409 NW FRANKLIN AVENUE
BEND, OR 97703

PLANNING/CIVIL ENGINEERING/SURVEYING/ LANDSCAPE ARCHITECTURE FIRM

AKS ENGINEERING & FORESTRY, LLC
ENGINEER: ALEX VAN LOO, PE
PLANNER: JOEY SHEARER, AICP
SURVEYOR: JACOB CARSON, PLS
2777 NW LOLO DRIVE, SUITE 150
BEND, OR 97703
PH: 541-317-8429

PROJECT LOCATION

LOCATED EAST OF NE HUDSPETH LN, WEST OF BARNES
BUTTE TRAILHEAD, AND NORTH OF NE LOPER AVE IN
PRINEVILLE, OREGON.

PROJECT PURPOSE

±149 LOTS FOR FUTURE SINGLE-FAMILY DETACHED HOMES..

SITE AREA

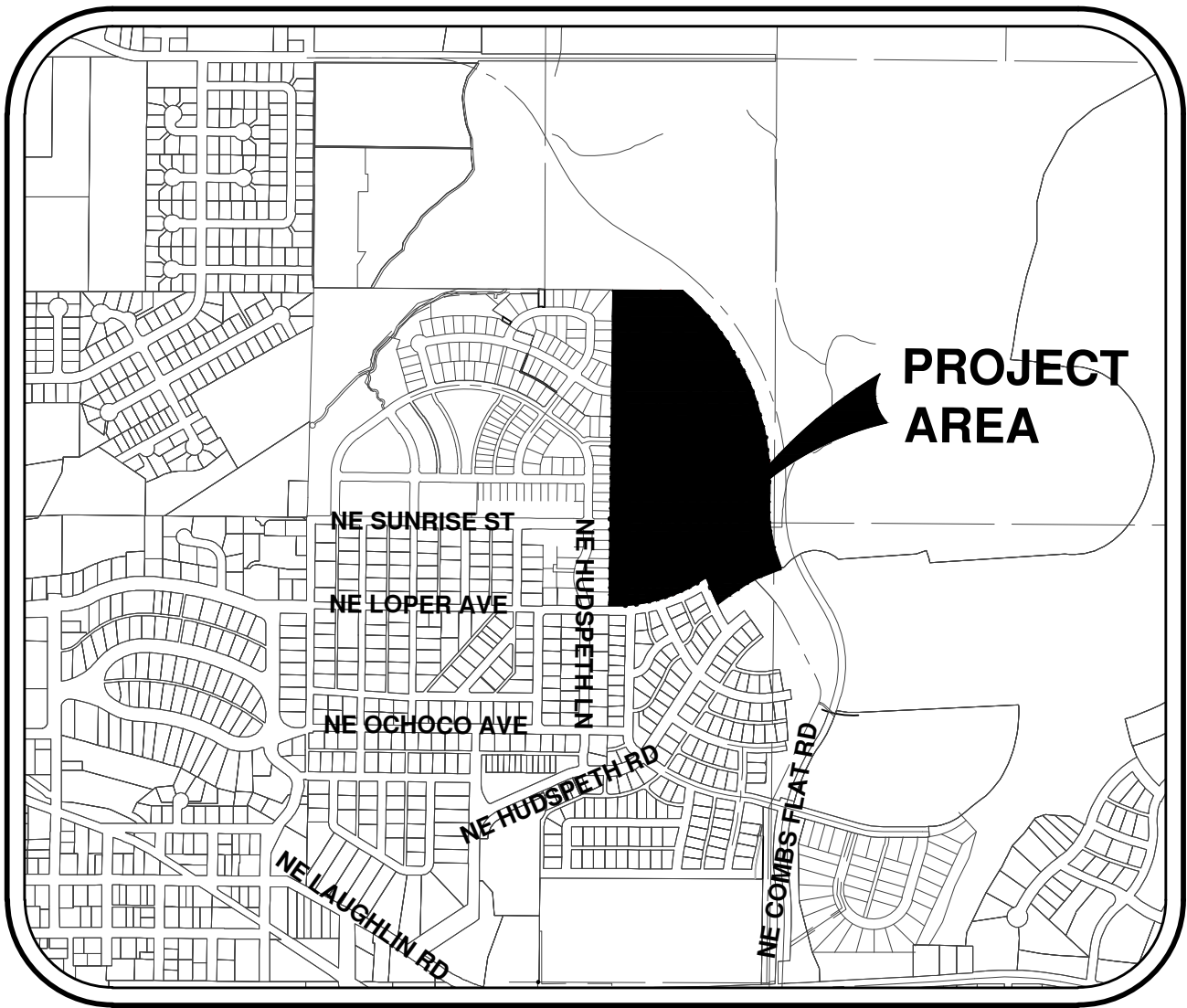
±32.36 ACRES

PROPERTY DESCRIPTION

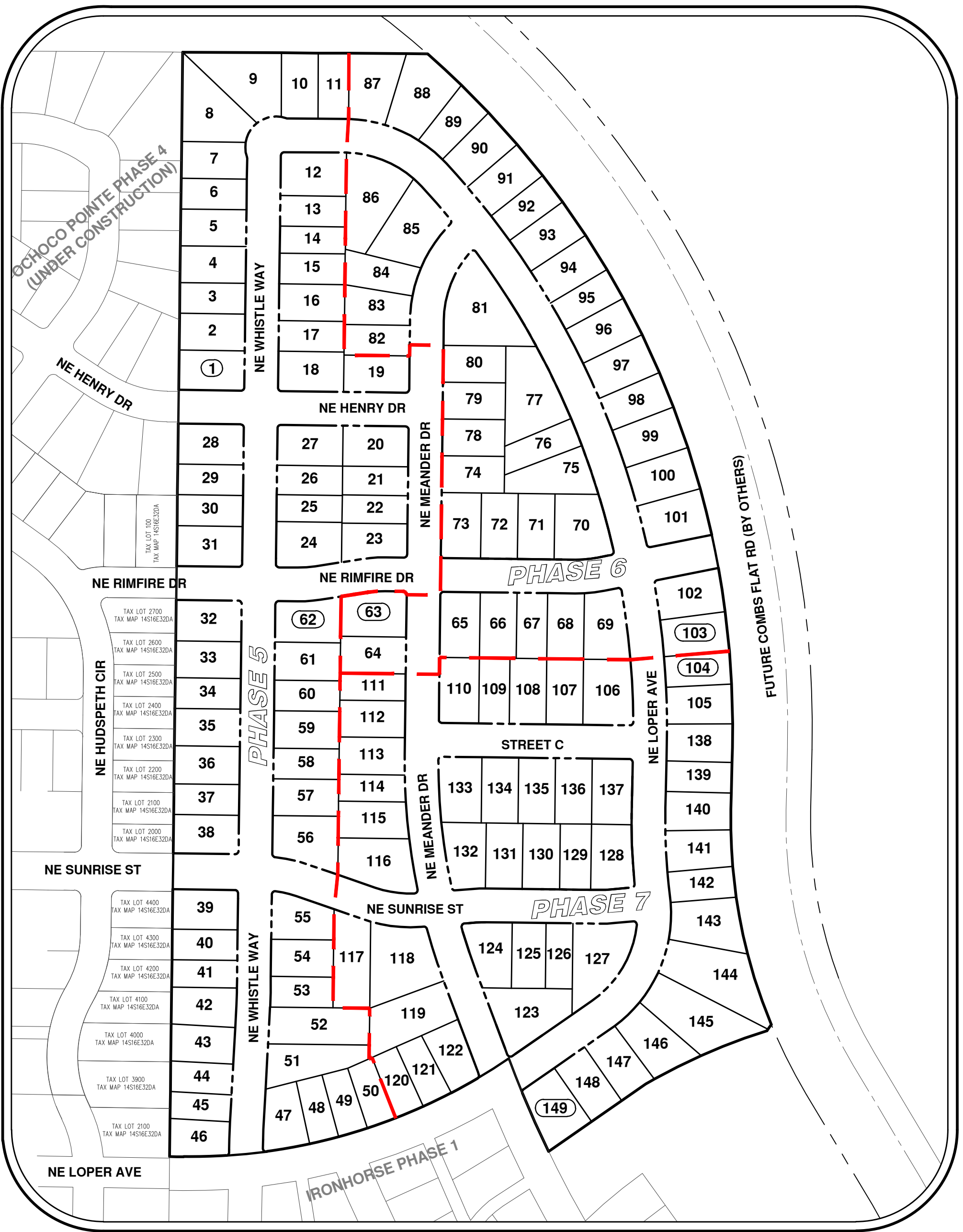
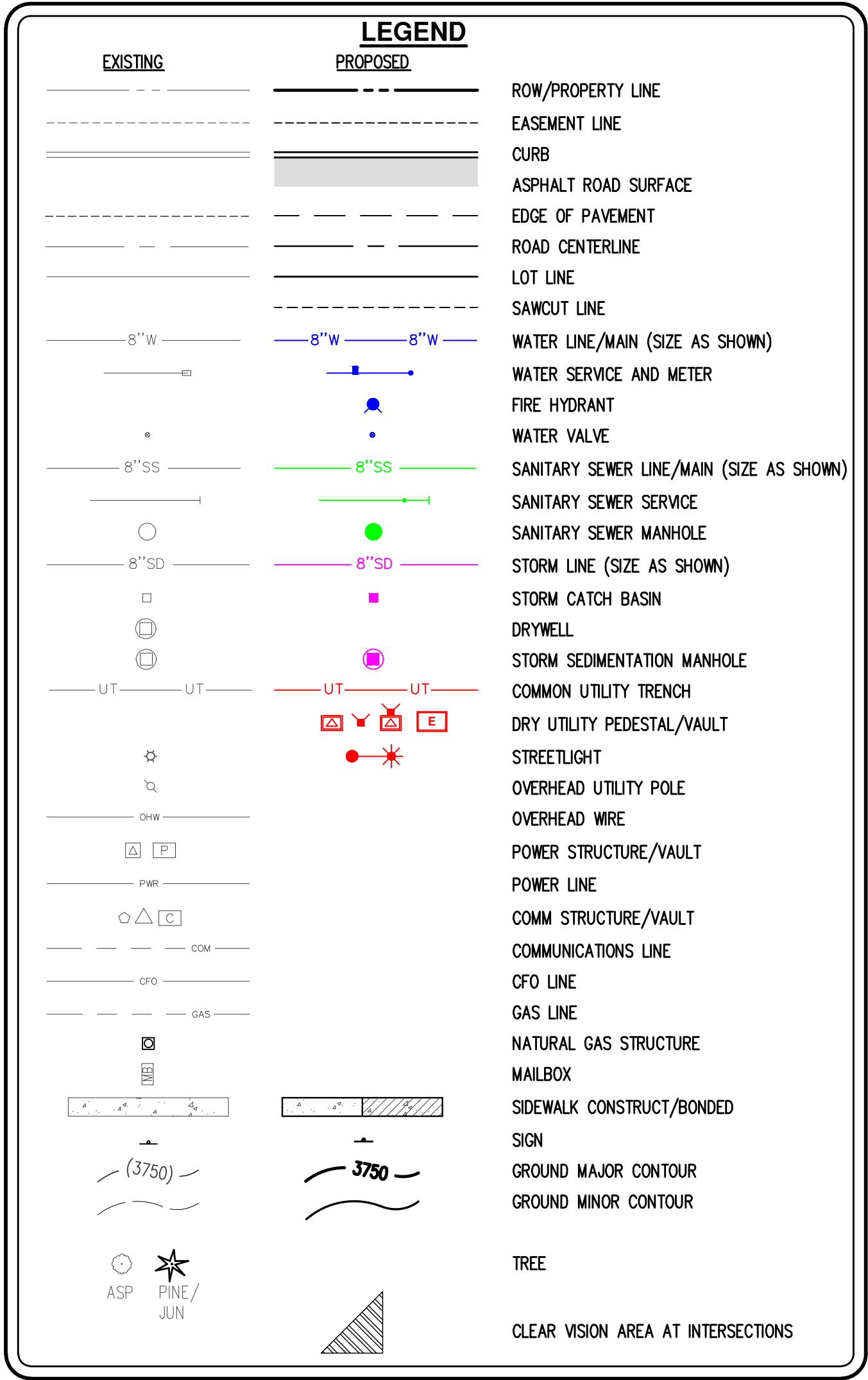
TAX LOT 1600, 1608, 1609, TAX MAP 14S16E LOCATED IN
THE NE 1/4 OF SEC. 32, T14S, R16E, W.M., CITY OF
PRINEVILLE, CROOK COUNTY, OREGON.

VERTICAL DATUM

ELEVATIONS ARE NAVD 88 DERIVED FROM
PROVIDED W&H PACIFIC CONTROL FOR IRONHORSE
DEVELOPMENT.

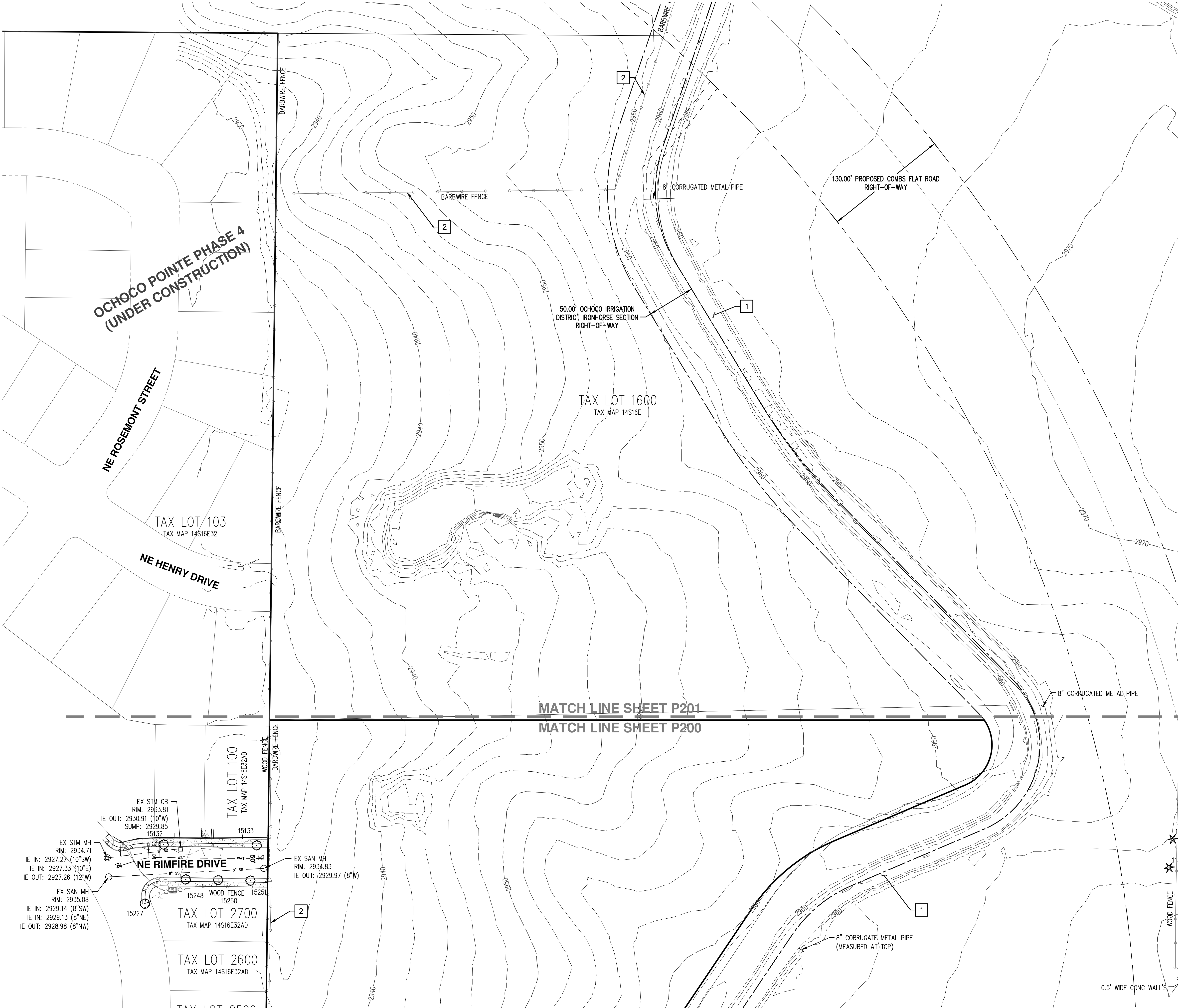


VICINITY MAP
SCALE: 1" = 1000'



SITE MAP
SCALE: 1" = 150'

AKS DRAWING FILE: 6221-01 P200 EXCOND.DWG | LAYOUT: P200

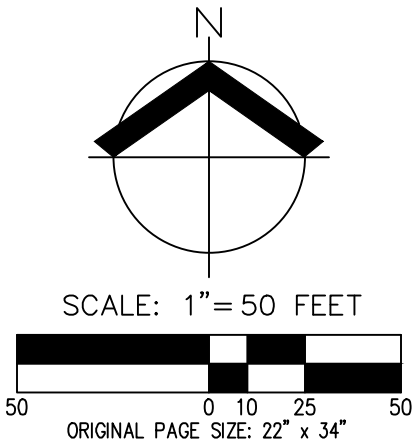


- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 20354215, 20354225, AND 2034254. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED JANUARY 5, 2021 TO APRIL 7, 2021.
 - VERTICAL DATUM: ELEVATIONS ARE NAVD 88 DERIVED FROM PROVIDED W&H PACIFIC CONTROL FOR IRON HORSE DEVELOPMENT.
 - THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
 - CONTOUR INTERVAL IS 1 FOOT.
 - TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
 - WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC. ON APRIL 7, 2021, FEATURES WERE LOCATED USING A HANDHELD TRIMBLE GEO7X RECEIVER WITH SUBMETER ACCURACY, AND ARE CONSIDERED APPROXIMATE.

- DEMOLITION KEYED NOTES:**
- EXISTING OCHOCO IRRIGATION DISTRICT IRONHORSE SECTION CANAL TO BE PIPED OFFSITE BY OTHERS. REMOVED ASSOCIATED PIPING, GATES, AND STRUCTURES.
 - REMOVE EXISTING FENCE.

LEGEND

EXISTING GROUND CONTOUR (2 FT) --- (3972) ---
EXISTING GROUND CONTOUR (10 FT) --- (2970) ---



**EXISTING CONDITIONS AND DEMOLITION PLAN
OCHOCO POINTE PUD PHASES 5-7
PAHLISCH HOMES
PRINEVILLE, OREGON**

PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF OREGON
JANUARY 2022

RENEWAL DATE: 06/30/2022

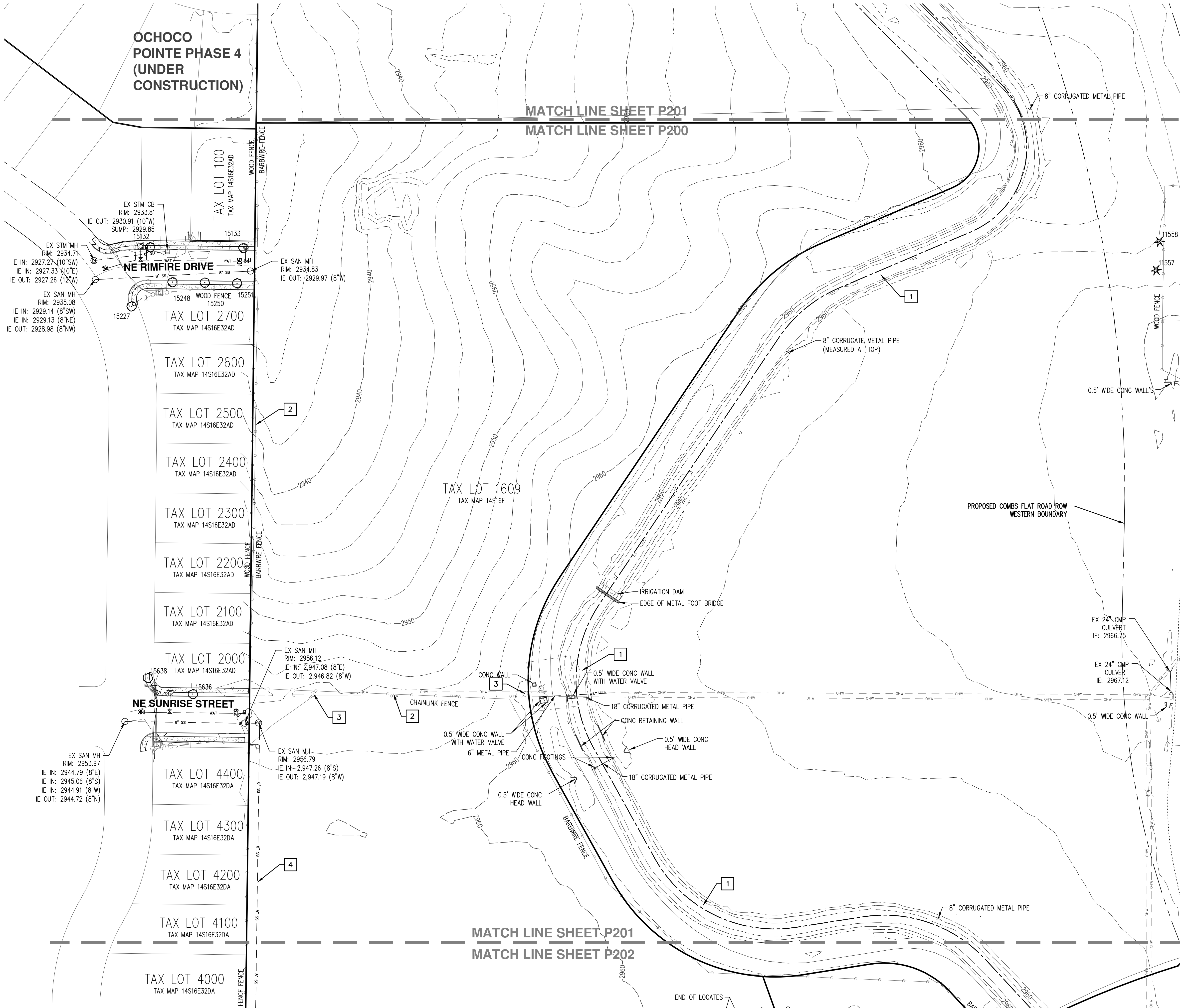
JOB NUMBER: 6221-01
DATE: 01/14/2022
DESIGNED BY: AZV
DRAWN BY: KRB
CHECKED BY: BW

P200

AKS
AKS ENGINEERING & FORESTRY, LLC
2777 NW LOLO DR, STE 150
BEAD, OR 97703
541.317.8429
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AKS DRAWING FILE: 6221-01 P200 EXCOND.DWG | LAYOUT: P201

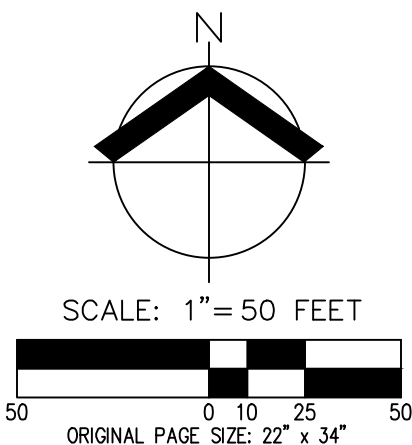


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 - REMOVE EXISTING FENCE.
 - REMOVE EXISTING POWER POLE AND OVERHEAD WIRES.
 - REMOVE EXISTING SANITARY SEWER MAIN.

LEGEND

EXISTING GROUND CONTOUR (2 FT) --- (2972) ---
EXISTING GROUND CONTOUR (10 FT) --- (2970) ---



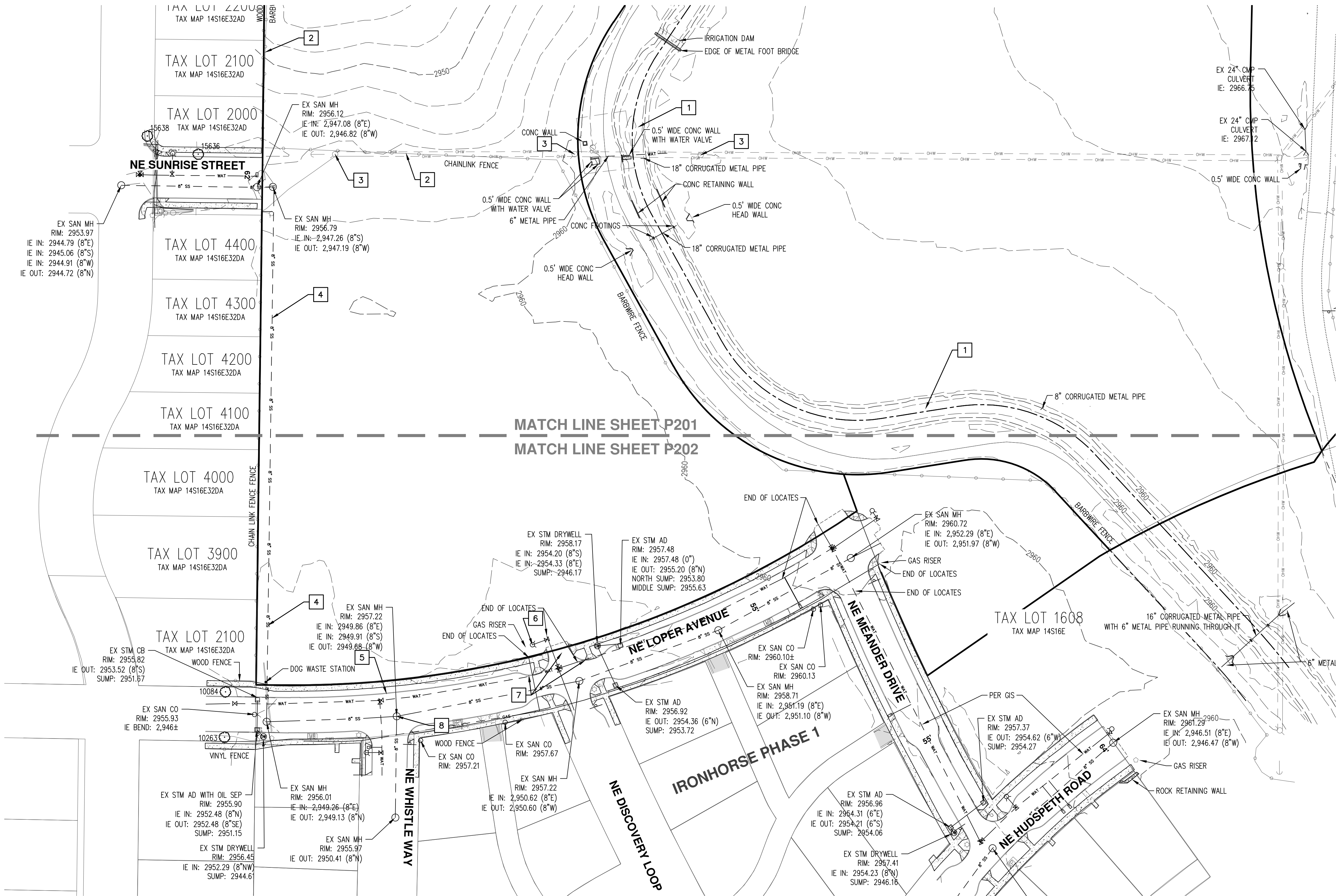
**EXISTING CONDITIONS AND DEMOLITION PLAN
OCHOCO POINTE PUD PHASES 5-7
PAHLISCH HOMES
PRINEVILLE, OREGON**

PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF OREGON
JAMES VAN LOU
NO. 12345

RENEWAL DATE: 06/30/2022

JOB NUMBER: 6221-01
DATE: 01/14/2022
DESIGNED BY: AZV
DRAWN BY: KRB
CHECKED BY: BW

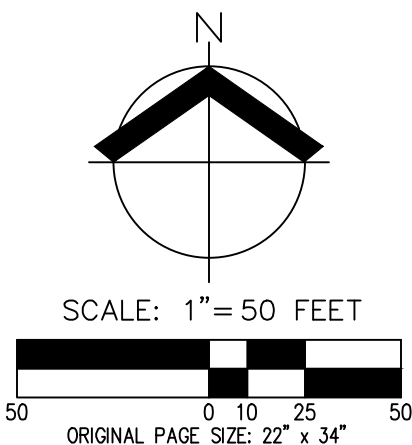


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 - REMOVE EXISTING FENCE.
 - REMOVE EXISTING POWER POLE AND OVERHEAD WIRES.
 - REMOVE EXISTING SANITARY SEWER MAIN.
 - REMOVE CURB FOR STREET CONNECTION.
 - RELOCATION EXISTING FIRE HYDRANT.
 - REMOVE CURB AND AC TO ELIMINATE INTERSECTION.
 - PLUG EXISTING OUTLET AND RECANALIZE MANHOLE.

LEGEND

EXISTING GROUND CONTOUR (2 FT) ——— (2972) ———
EXISTING GROUND CONTOUR (10 FT) ——— (2970) ———



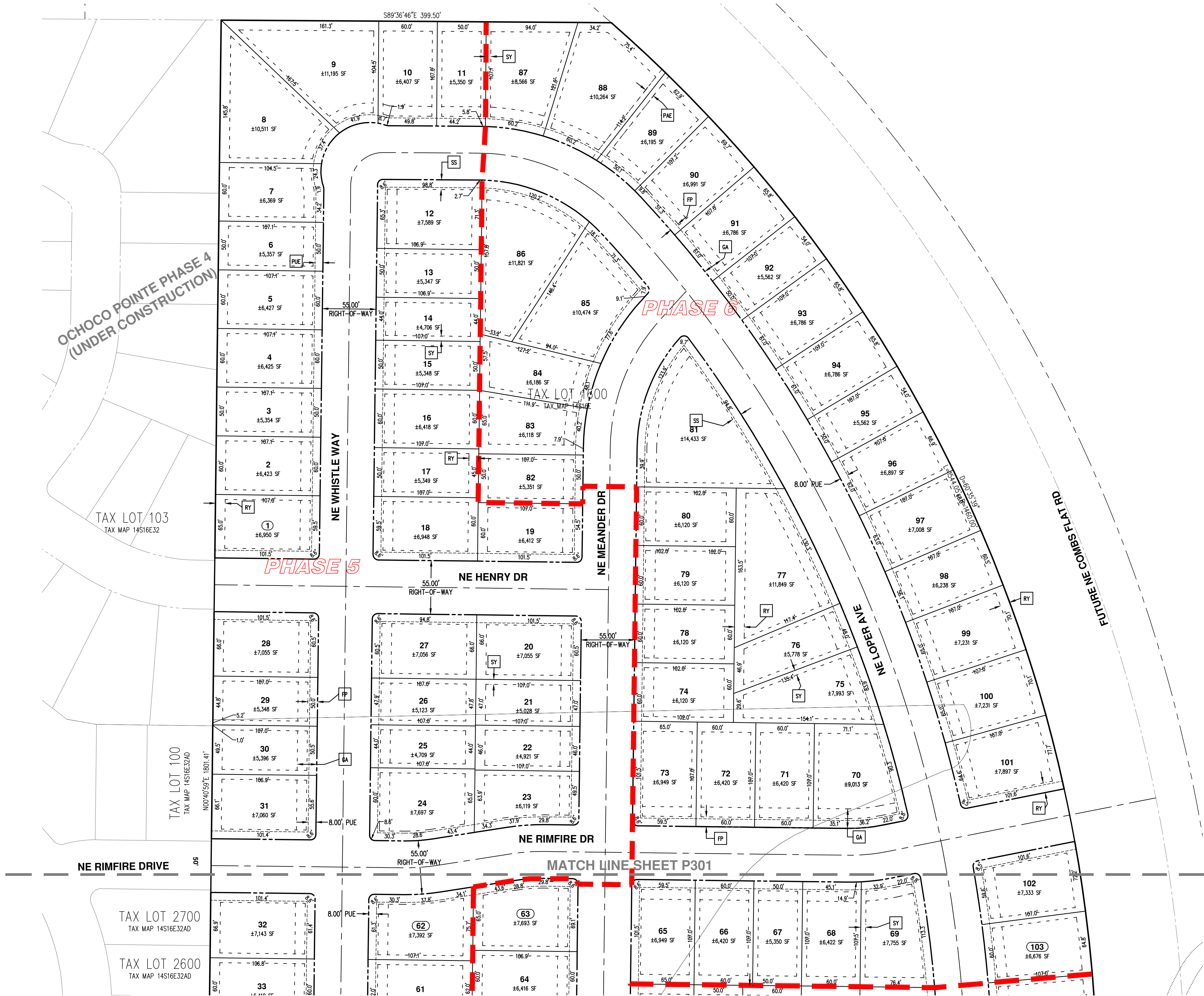
EXISTING CONDITIONS AND DEMOLITION PLAN
OCHOCO POINTE PUD PHASES 5-7
PAHLISCH HOMES
PRINEVILLE, OREGON

REGISTERED PROFESSIONAL
LAND SURVEYOR
NOT FOR
CONSTRUCTION
VAN LOU

RENEWAL DATE: 06/30/2022

JOB NUMBER: 6221-01
DATE: 01/14/2022
DESIGNED BY: AZV
DRAWN BY: KRB
CHECKED BY: BW

AKS DRAWING FILE: 6221-01 P300 PLAT.DWG | LAYOUT: P300



NOTE:
THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

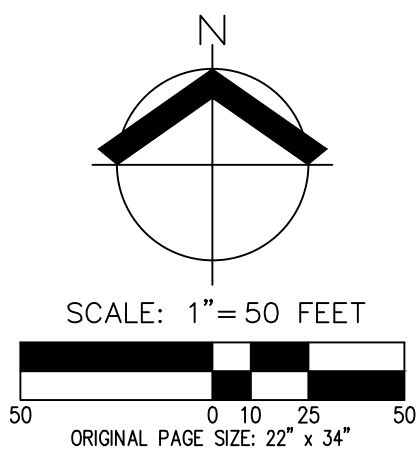
LEGEND

PROPERTY LINE
PUBLIC UTILITY EASEMENT (PUE)
SETBACK LINE
PHASE LINE

PRELIMINARY PLAT KEYED NOTES:

- SY - 5' SIDE YARD SETBACK (TYP)
- RY - 10' REAR YARD SETBACK (TYP)
- FP - 10' FRONT PORCH SETBACK (TYP)
- GA - 20' GARAGE SETBACK (TYP)
- SS - 10' SIDE STREET YARD SETBACK (TYP)
- PUE - 8' PUBLIC UTILITY EASEMENT (TYP)
- PAE - 10' PEDESTRIAN ACCESS EASEMENT (TYP)

PHASE 5: ±62 LOTS
PHASE 6: ±41 LOTS
PHASE 7: ±46 LOTS
TOTAL LOTS: ±149 LOTS



PRELIMINARY PLAT
OCHOCO POINTE PUD PHASES 5-7
PAHLISCH HOMES
PRINEVILLE, OREGON

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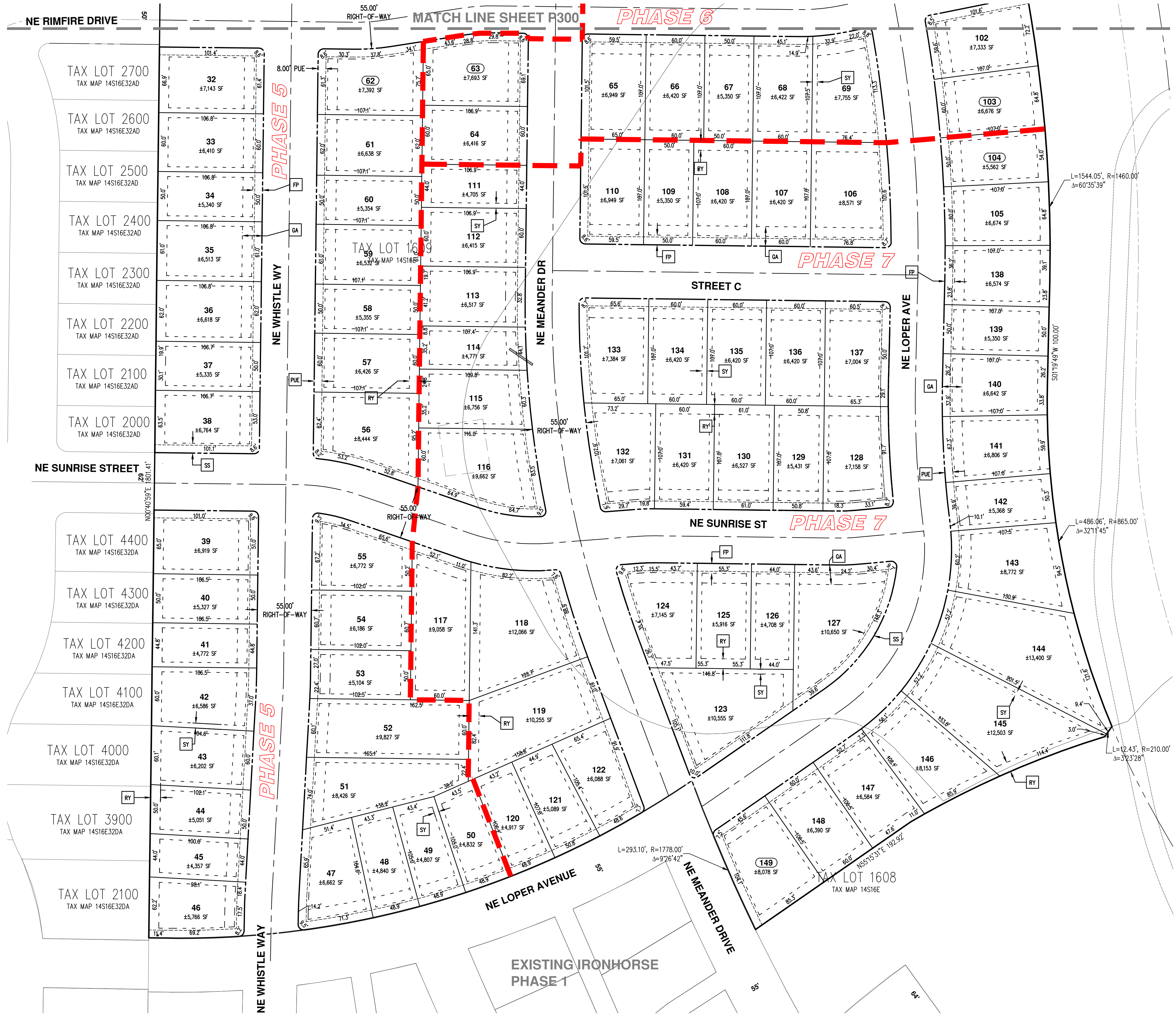
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FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

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AKS DRAWING FILE: 6221-01 P300 PLATDWG | LAYOUT: P301



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LEGEND

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SETBACK LINE - - - - -
PHASE LINE - - - - -

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TOTAL LOTS: ±149 LOTS

PRELIMINARY PLAT
OCHOCHO POINTE PUD PHASES 5-7
PAHLISCH HOMES
PRINEVILLE, OREGON

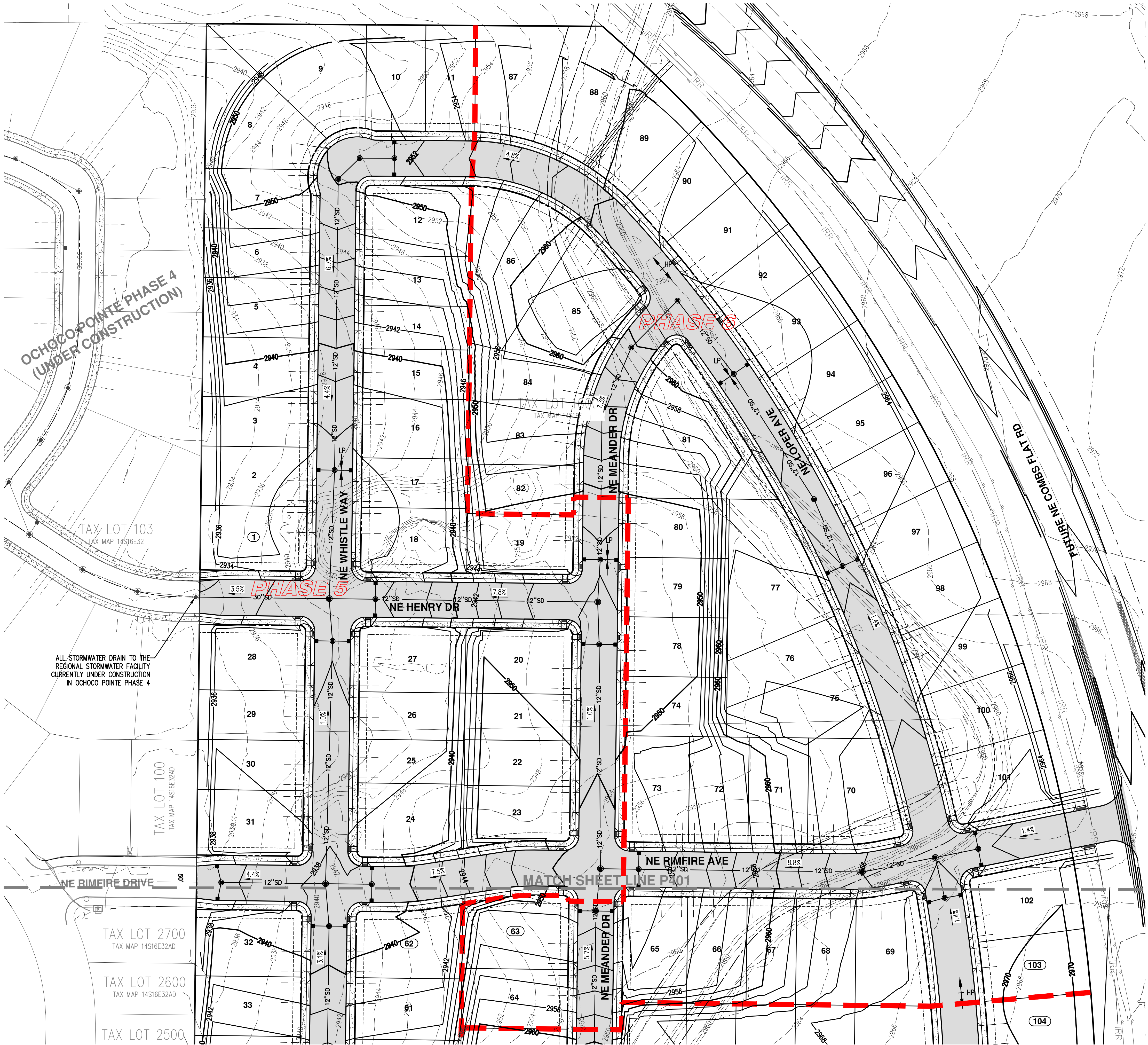
REGISTERED PROFESSIONAL LAND SURVEYOR
NOT FOR CONSTRUCTION
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P301

AKS DRAWING FILE: 6221-01 P400 GRADE.DWG | LAYOUT: P400



LEGEND

EXISTING GROUND CONTOUR (2 FT)	---	(2960)
EXISTING GROUND CONTOUR (10 FT)	---	(2962)
FINISHED GRADE CONTOUR (2 FT)	---	2960
FINISHED GRADE CONTOUR (10 FT)	---	2962

N

SCALE: 1"= 50 FEET

ORIGINAL PAGE SIZE: 22" x 34"

PRELIMINARY GRADING PLAN
OCHOCHO POINTE PUD PHASES 5-7
PAHLISCH HOMES
PRINEVILLE, OREGON

REGISTERED PROFESSIONAL
LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION
VAN LOU

RENEWAL DATE: 06/30/2022

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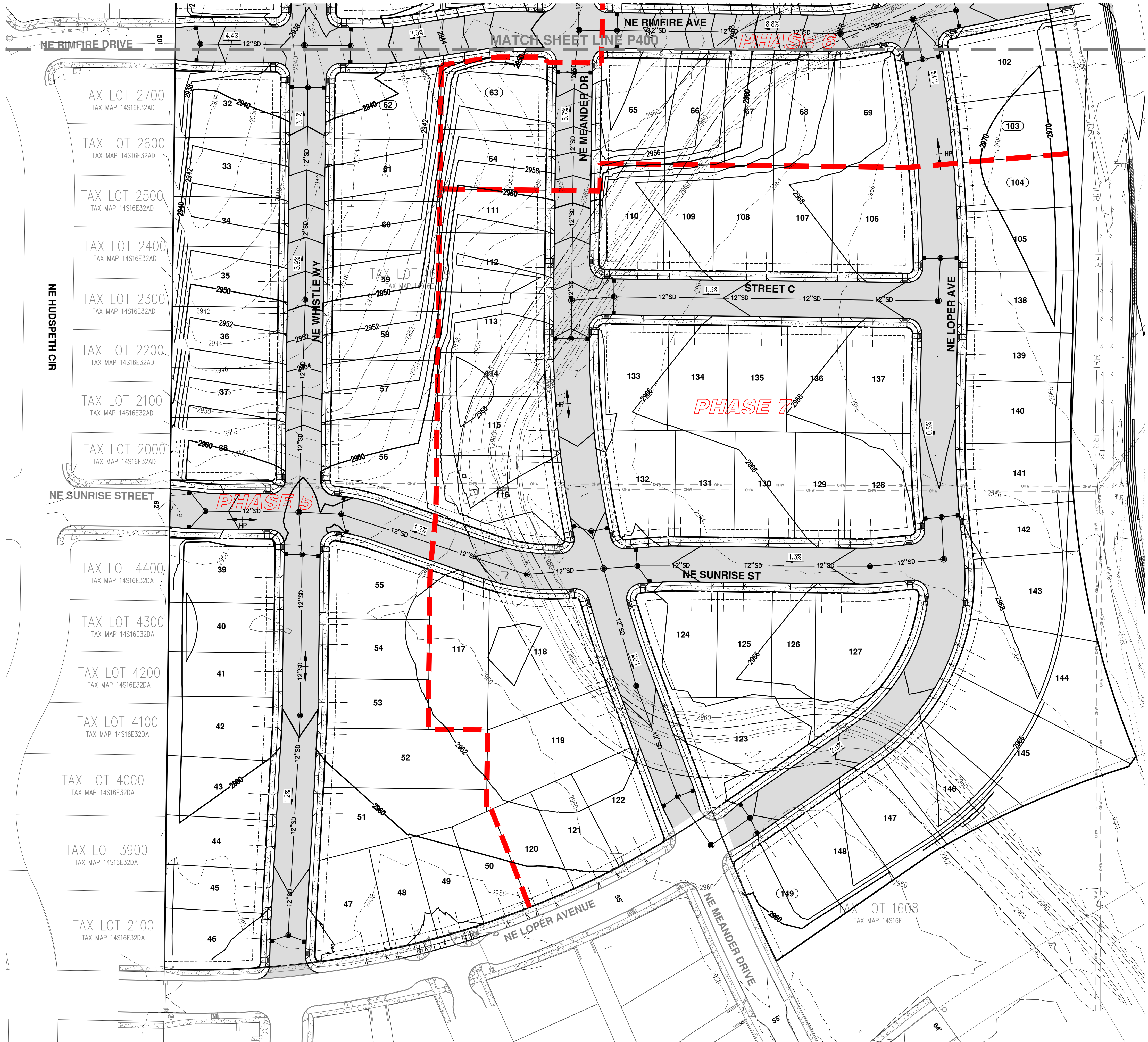
DESIGNED BY: AZV

DRAWN BY: KRB

CHECKED BY: BW

P400

AKS DRAWING FILE: 6221-01 P400 GRADE.DWG | LAYOUT: P401



LEGEND

EXISTING GROUND CONTOUR (2 FT)

EXISTING GROUND CONTOUR (10 FT)

FINISHED GRADE CONTOUR (2 FT)

FINISHED GRADE CONTOUR (10 FT)

(2960)

(2962)

2960

2962

N

SCALE: 1"=50 FEET

50

0

10

25

50

ORIGINAL PAGE SIZE: 22" x 34"

PRELIMINARY GRADING PLAN

OCHOCHO POINTE PUD PHASES 5-7

PAHLISCH HOMES

PRINEVILLE, OREGON

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LAND SURVEYOR
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VAN LUYK

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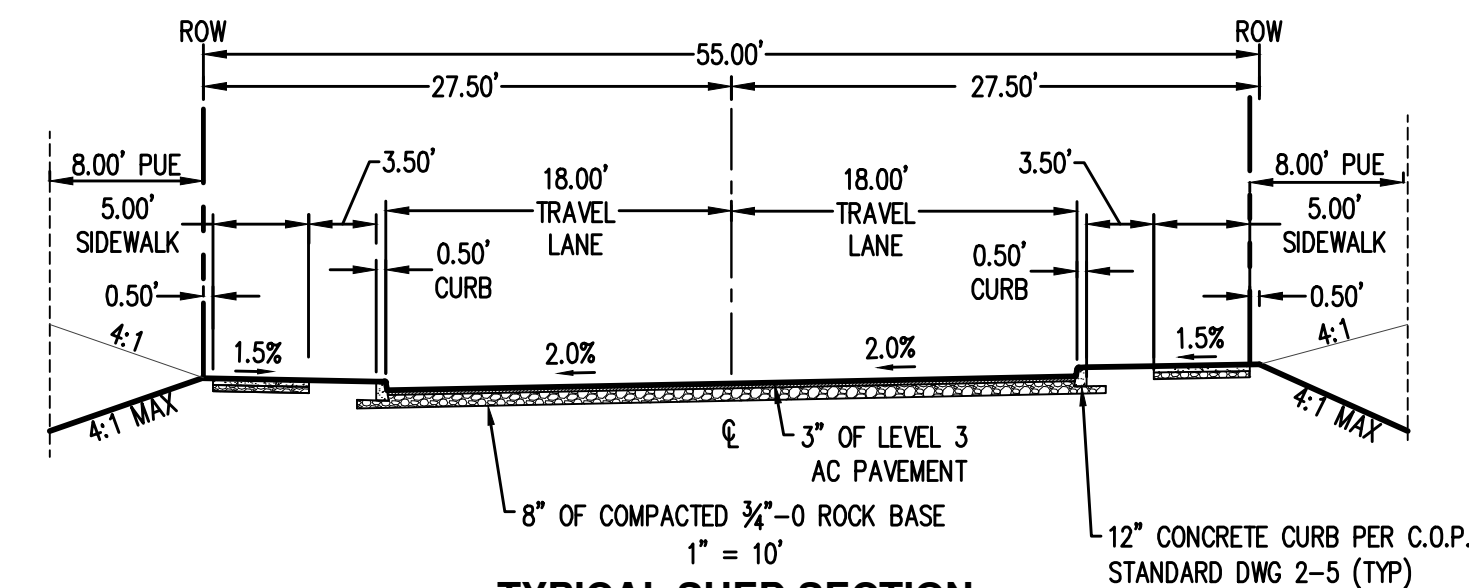
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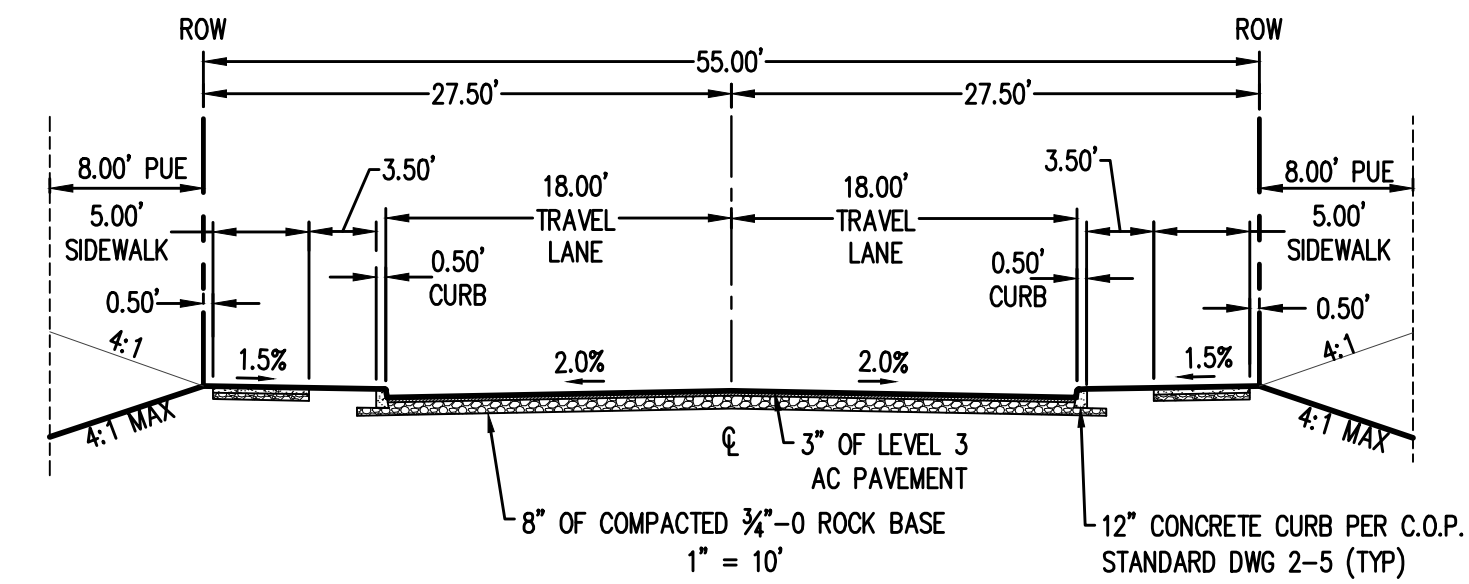
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**TYPICAL SHED SECTION
NE HENRY ROAD (LOCAL)
PHASE 4 CONNECTION**



**TYPICAL SECTION
NE HENRY DR, NE WHISTLE WAY, NE
MEANDER DR, NE RIMFIRE DR, NE SUNRISE
ST, NE LOPER AVE, AND STREET C (LOCAL)**

SEWER AND STORM CONSTRUCTION NOTES:

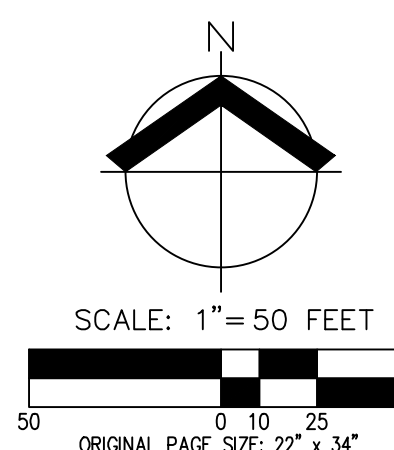
- 1 CONNECT TO EXISTING SANITARY SEWER MANHOLE
- 2 60" SANITARY SEWER MANHOLE (TYP)
- 3 48" SANITARY SEWER MANHOLE (TYP)
- 4 18" PVC SANITARY SEWER MAIN (TYP)
- 5 12" PVC SANITARY SEWER MAIN (TYP)
- 6 8" PVC SANITARY SEWER MAIN (TYP)
- 7 4" RESIDENTIAL SANITARY SEWER LATERAL (TYP)
- 8 6" SHARED RESIDENTIAL SANITARY SEWER LATERAL (TYP)
- 9 CONNECT TO EXISTING STORM DRAIN MANHOLE
- 10 60" STORM DRAIN MANHOLE (TYP)
- 11 48" STORM DRAIN MANHOLE (TYP)
- 12 STANDARD STORM CATCH BASIN (TYP)
- 13 30" PVC STORM DRAIN MAIN (TYP)
- 14 12" PVC STORM DRAIN MAIN (TYP)
- 15 8" STORM CATCH BASIN LEAD (TYP)

WATER CONSTRUCTION NOTES:

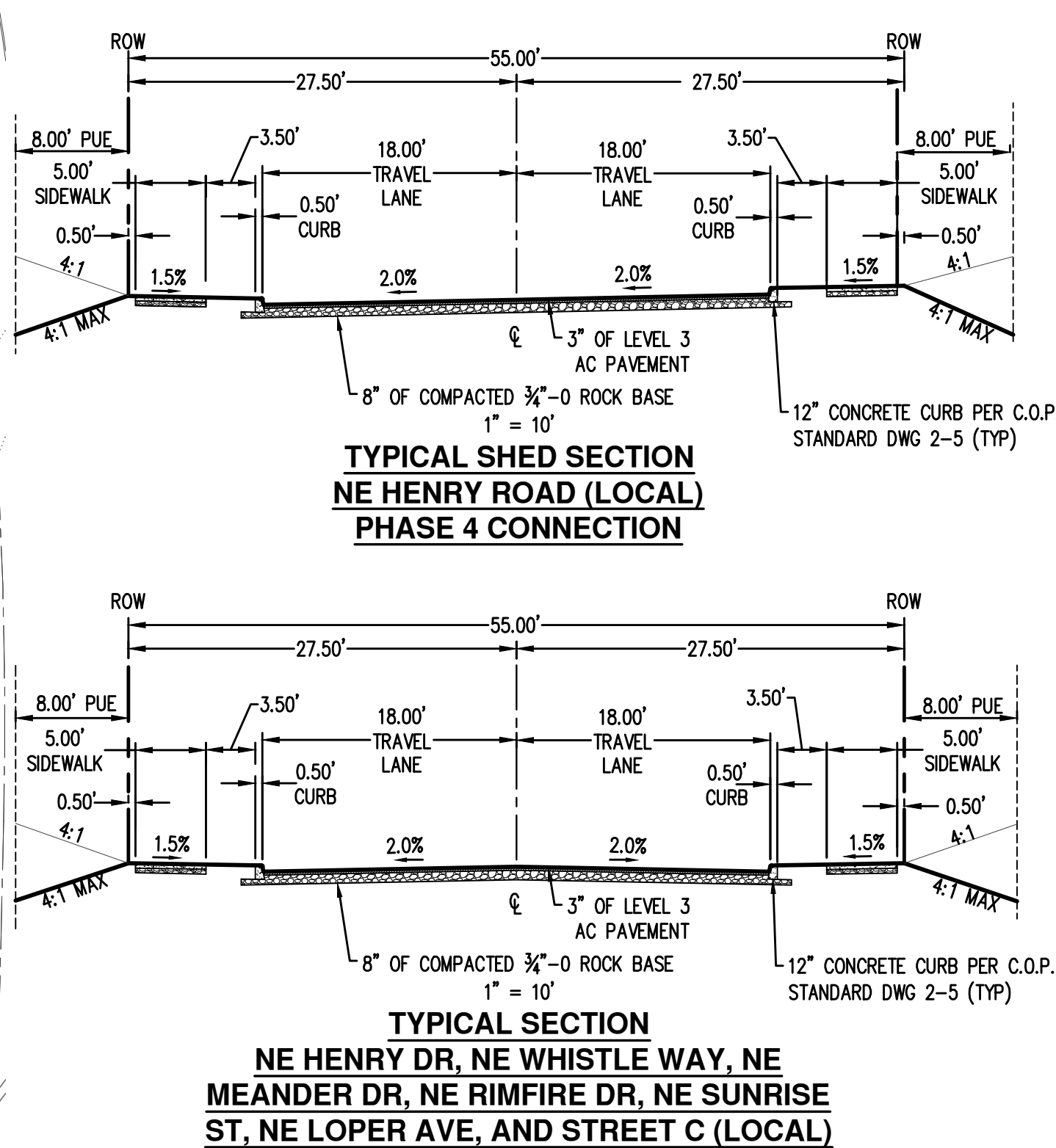
- 1 CONNECT TO EXISTING 8" WATER MAIN
- 2 FIRE HYDRANT
- 3 8" WATER MAIN
- 4 RESIDENTIAL WATER SERVICE
- 5 TAP EXISTING WATER MAIN IN STREET FOR RESIDENTIAL WATER SERVICE

STREET CONSTRUCTION NOTES:

- 1 CLEAR VISION TRIANGLE (TYP).
- 2 PRELIMINARY DRIVEWAY LOCATION (TYP).
- 3 PUBLIC RESIDENTIAL STREET SECTION PER CROSS SECTION ABOVE.



AKS DRAWING FILE: 6221-01 P500 STREETDWS LAYOUT: P501



SEWER AND STORM CONSTRUCTION NOTES:

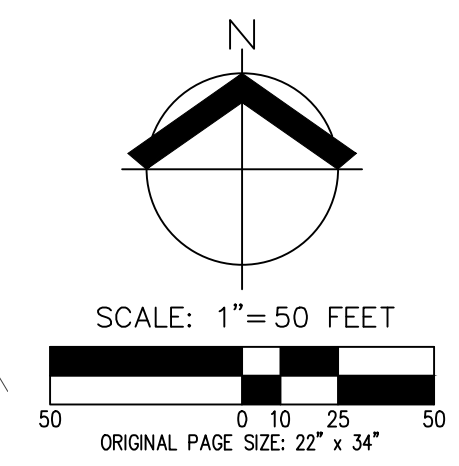
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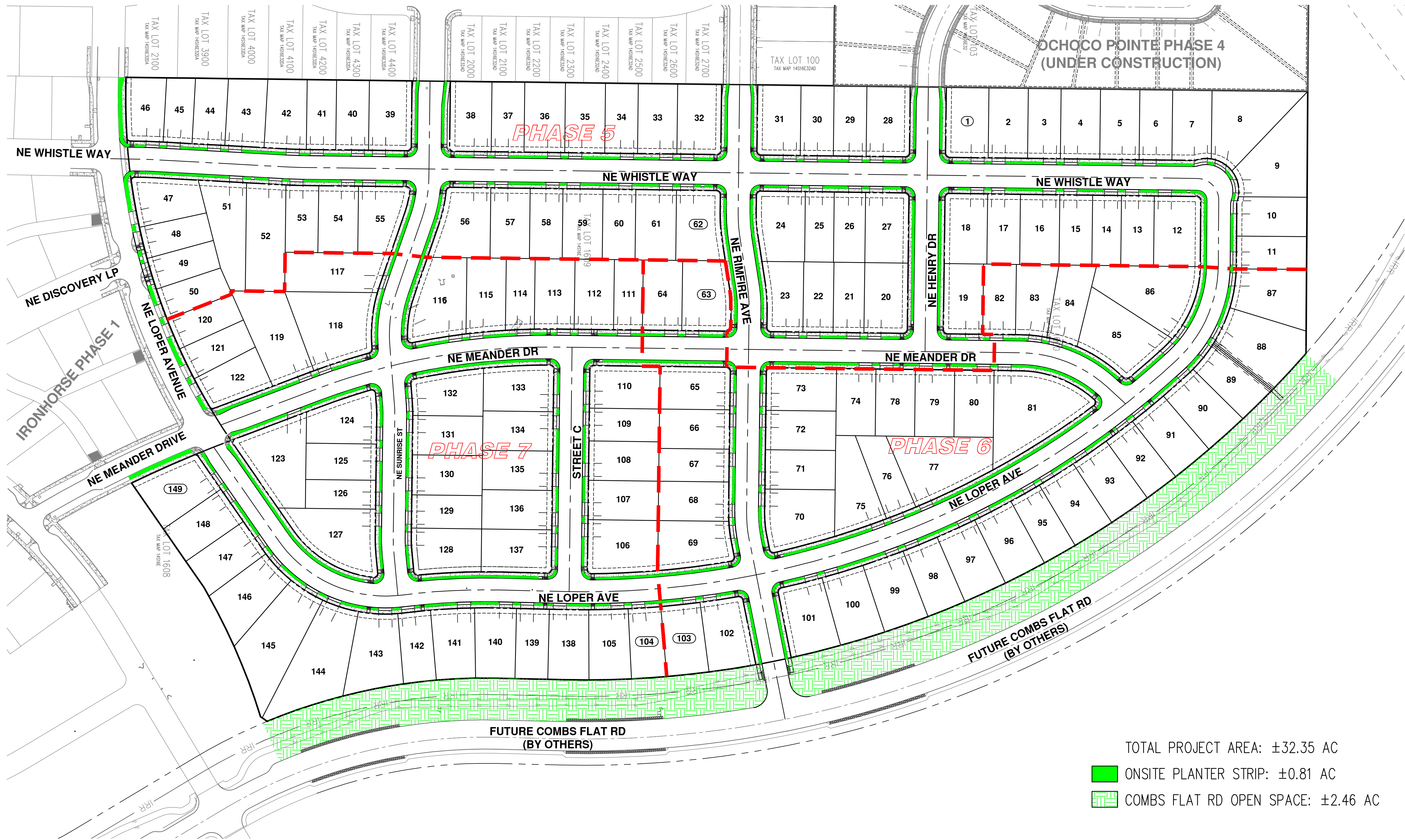
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CHECKED BY: BW

P501

AKS DRAWING FILE: 6221-01 P600 OPEN SPACE.DWG | LAYOUT: P600



TOTAL PROJECT AREA: ±32.35 AC

ON-SITE PLANTER STRIP: ±0.81 AC

COMBS FLAT RD OPEN SPACE: ±2.46 AC

ADDITIONAL OPEN SPACE APPROVED WITH THE
IRONHORSE ODP HAS BEEN DEDICATED AND/OR
ACQUIRED BY THE CITY OF PRINEVILLE.

REGISTERED PROFESSIONAL
LAND SURVEYOR
NOT FOR
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P600

PRELIMINARY ONSITE OPEN SPACE PLAN
OCHOCHO POINTE PUD PHASES 5-7
PAHLISCH HOMES
PRINEVILLE, OREGON

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