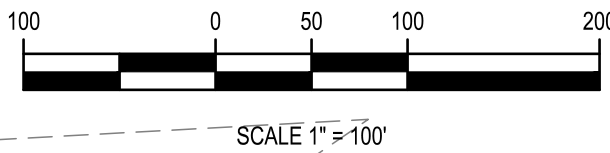


# PRELIMINARY PLAT ROYAL RIDGE SUBDIVISION

Part of the N 1/4 of Section 16  
Township 3 NORTH, Range 3 WEST, Boise Meridian  
Canyon County, Idaho  
2022



LOT TYPE	NUMBER
RESIDENTIAL	114
COMMERCIAL	7
COMMON	9

## NOTES:

1. Lot easements as follows: Front - 10 feet utility only, Side - 5 feet utility and irrigation, and Rear/Boundary - 10 feet utility and irrigation.
2. Sewer and water will be provided by the City of Greenleaf.
3. Street and front half of the residential lot storm drainage will be collected in the streets and infiltrated through seepage beds or swales. Commercial lot runoff will be retained on the associated lot.
4. A pressurized irrigation system will be constructed to be owned and maintained by the HOA per Idaho Code 31-3805B. Water will be diverted from the Greenleaf Lateral as coordinated with the Boise Project Board of Control. Individual lots will be assessed.
5. Power, gas, and communications utilities layout may vary depending upon utilities company routing. Fiber optic cable to be included in joint trench.
6. All roads are public.
7. Site work and utility construction shall be performed in accordance with the requirements of the Canyon Highway Districts, the current edition of the Idaho Standards for Public Works Construction (ISPW), International Plumbing Code (IPC), OSHA, and all other applicable local, state, national requirements.
8. No potentially dangerous areas, including geologically hazardous areas, areas subject to inundations, or flood hazard, and areas of high ground water have been identified in the project area.
9. The following common lots will be owned and maintained by the homeowner's association and are subject to blanket stormwater and utility easements: Lot 1/Block 1, Lot 10/Block 1, Lot 1/Block 2, Lot 22/Block 2, Lot 11/Block 3, Lot 11/Block 5, Lot 1/Block 6, Lot 1/Block 8, and Lot 6/Block 9.
10. Variance is requested from minimum lot size required in R5 zone. Reference Development Agreement for details.

**OWNER/DEVELOPER**  
ROYAL PRO-C, LLC  
1020 E. Homedale Road  
Caldwell, ID 83607  
jason@royalpro.com  
(208) 960-2182

**ENGINEER**  
SMITH CIVIL, INC.  
ROGER J. SMITH, P.E.  
2485 E. Oakborough Ct.  
Eagle, ID 83616  
roger-j-smith@msn.com  
(208) 870-1015

**ACREAGE**  
55.65 acres (2,424,164 SF)

**ZONING**  
R5 (Proposed)

**IRRIGATION DISTRICT**  
Boise Project Board of Control

**SCHOOL DISTRICT**  
Caldwell School District

**SEWER DISTRICT**  
Greenleaf

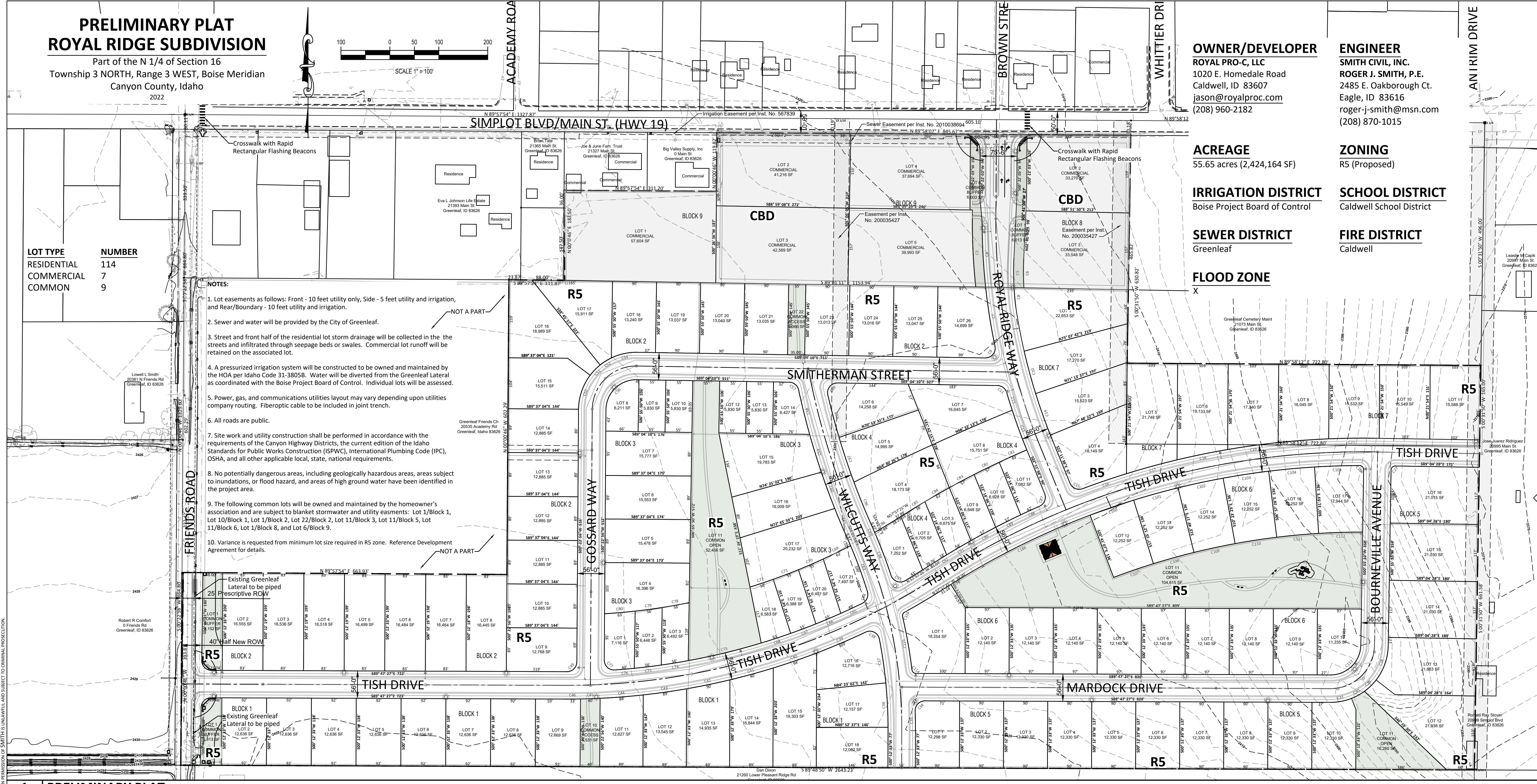
**FIRE DISTRICT**  
Caldwell

**FLOOD ZONE**  
X

REVISED

Date  
April 4, 2023  
Project Number  
22009  
Drawn  
R J Smith  
Checked  
R J Smith, P.E.

# ROYAL RIDGE SUBDIVISION HWY 19 & FRIENDS ROAD, GREENLEAF, ID ROYAL PRO-C, LLC PRELIMINARY PLAT



### 1 | PRELIMINARY PLAT

Curve Table					Curve Table					Curve Table							
Curve #	Radius	Length	Chord	Chord Bearing	Delta	Curve #	Radius	Length	Chord	Chord Bearing	Delta	Curve #	Radius	Length	Chord	Chord Bearing	Delta
C1	15.00	54.98	44.51	S84°37'54"W	091°07'07"	C41	1438.00	86.41	86.93	N85°13'24"E	091°13'20"	C81	1744.00	51.13	51.13	S63°53'03"W	063°52'37"
C2	39.00	54.98	48.50	S45°22'01"W	089°59'33"	C42	1438.00	40.03	40.03	N88°00'00"E	091°16'23"	C82	1744.00	51.29	51.29	S62°02'17"W	063°52'37"
C3	1248.00	842.35	149.29	S02°52'13"E	090°28'37"	C43	1438.00	32.52	32.52	N89°33'27"E	091°18'21"	C83	1744.00	51.53	51.53	S60°09'07"W	063°52'37"
C4	1237.97	124.29	124.29	S02°00'00"E	090°26'00"	C44	20.00	31.21	31.21	S42°00'00"E	091°25'23"	C84	1744.00	50.87	50.87	S60°59'59"W	063°52'37"
C5	580.00	59.59	59.71	S02°48'06"E	090°26'11"	C45	20.00	31.63	31.63	S41°49'21"E	090°24'08"	C85	1256.00	44.25	44.25	N88°52'37"E	091°03'07"
C6	580.00	59.25	59.22	S02°18'58"E	090°25'10"	C46	20.00	31.28	31.28	N45°11'41"E	089°37'48"	C86	20.00	30.83	30.87	N42°58'17"E	088°19'51"
C7	1228.00	121.71	121.65	S00°13'31"E	090°40'42"	C47	118.00	75.45	74.17	S18°43'35"W	093°37'55"	C87	1256.00	42.29	42.29	S85°23'38"W	063°29'18"
C8	583.49	39.29	39.28	S00°07'58"E	090°53'30"	C48	118.00	29.28	29.21	S44°07'29"W	094°13'08"	C88	1256.00	42.15	42.15	S83°38'37"W	063°04'47"
C9	20.00	30.88	31.01	N02°09'49"E	091°42'51"	C49	20.00	32.00	32.00	S75°46'37"W	091°52'12"	C89	1256.00	42.00	42.00	S85°47'34"W	063°00'00"
C10	1237.97	124.29	124.29	S02°00'00"E	090°26'00"	C50	118.00	56.20	56.20	N17°00'00"E	090°52'12"	C90	1256.00	42.00	42.00	S85°00'00"W	063°00'00"
C11	20.00	25.35	25.65	N52°42'00"W	091°38'03"	C51	62.00	97.98	98.10	S43°42'23"E	090°32'54"	C91	1256.00	42.00	42.00	S85°00'00"W	063°00'00"
C12	1228.00	121.71	121.65	S02°18'58"E	091°45'18"	C52	20.00	26.88	26.87	N03°37'38"E	090°35'53"	C92	20.00	36.26	35.50	S70°00'00"E	091°03'09"
C13	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C53	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C93	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C14	1172.00	89.96	89.96	S13°31'07"E	090°23'56"	C54	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C94	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C15	20.00	30.88	31.01	N02°09'49"E	091°42'51"	C55	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C95	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C16	1228.00	121.71	121.65	S02°18'58"E	091°45'18"	C56	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C96	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C17	1228.00	121.71	121.65	S02°18'58"E	091°45'18"	C57	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C97	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C18	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C58	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C98	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C19	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C59	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C99	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C20	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C60	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C100	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C21	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C61	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C101	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C22	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C62	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C102	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C23	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C63	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C103	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C24	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C64	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C104	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C25	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C65	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C105	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C26	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C66	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C106	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C27	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C67	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C107	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C28	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C68	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C108	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C29	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C69	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C109	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C30	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C70	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C110	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C31	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C71	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C111	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C32	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C72	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C112	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C33	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C73	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C113	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C34	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C74	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C114	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C35	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C75	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C115	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C36	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C76	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C116	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C37	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C77	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C117	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C38	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C78	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C118	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C39	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C79	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C119	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C40	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C80	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C120	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C41	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C81	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C121	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C42	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C82	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C122	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C43	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C83	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C123	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C44	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C84	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C124	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C45	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C85	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C125	1256.00	31.80	31.77	N03°00'00"E	091°00'00"
C46	1228.00	85.80	85.78	S12°11'31"E	090°51'12"	C86	1256.00	31.60	31.68	S13°56'31"E	091°24'37"	C126	1256				