

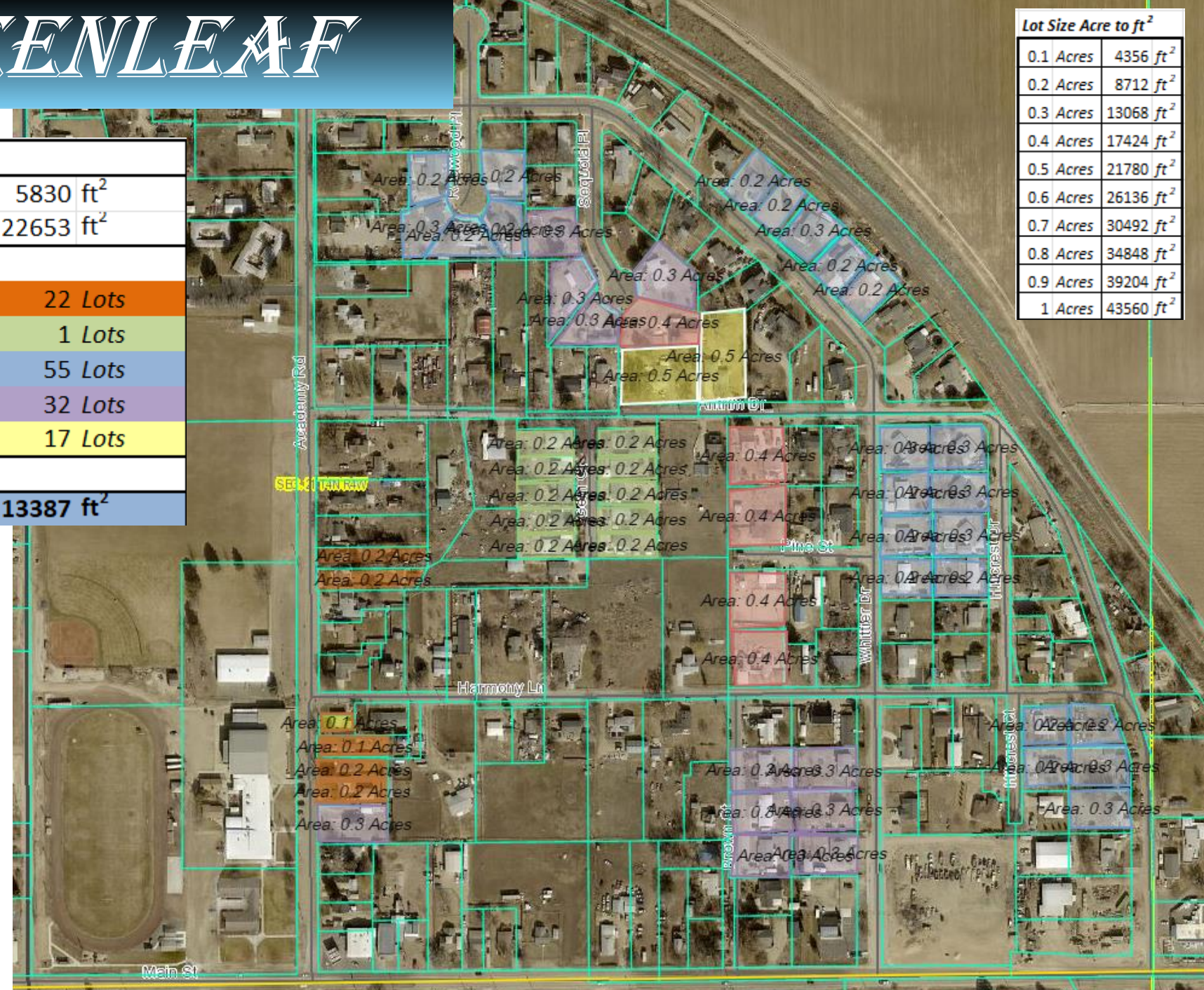
*ROYAL RIDGE  
SO HOW  
BIG ARE  
THESE  
LOTS?*



# MORE OF GREENLEAF

<b>Lot Size Distribution</b>	
Minimum Residential Lot	5830 ft <sup>2</sup>
Maximum Residential Lot	22653 ft <sup>2</sup>
<b>Size Range</b>	
5775 to 8000 ft <sup>2</sup>	22 Lots
8000 to 10000 ft <sup>2</sup>	1 Lots
10000 to 15000 ft <sup>2</sup>	55 Lots
15000 to 20000 ft <sup>2</sup>	32 Lots
Larger than 20000 ft <sup>2</sup>	17 Lots
<b>Average Lot Size</b>	
<b>Residential Lots</b>	<b>13387 ft<sup>2</sup></b>

<b>Lot Size Acre to ft<sup>2</sup></b>	
0.1 Acres	4356 ft <sup>2</sup>
0.2 Acres	8712 ft <sup>2</sup>
0.3 Acres	13068 ft <sup>2</sup>
0.4 Acres	17424 ft <sup>2</sup>
0.5 Acres	21780 ft <sup>2</sup>
0.6 Acres	26136 ft <sup>2</sup>
0.7 Acres	30492 ft <sup>2</sup>
0.8 Acres	34848 ft <sup>2</sup>
0.9 Acres	39204 ft <sup>2</sup>
1 Acres	43560 ft <sup>2</sup>



## Average Lot Sizes Nearby

Moonstruck – 0.7Ac = 30,492 ft<sup>2</sup>  
(no city services)

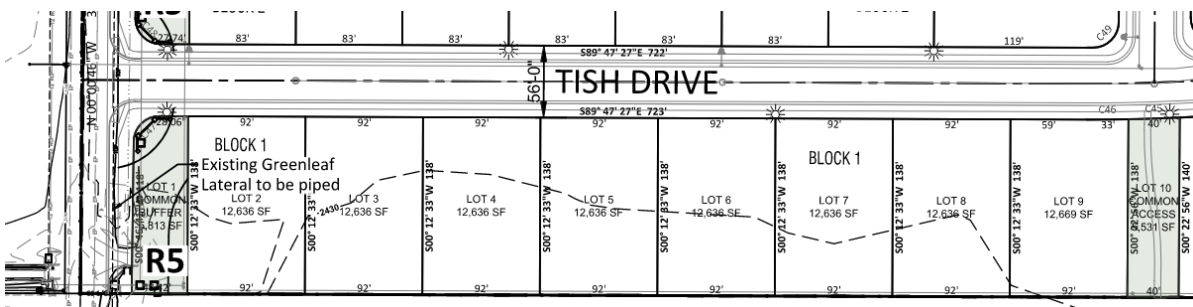
Cumberland - 0.26Ac = 11,325ft<sup>2</sup>

Newbury – 0.23Ac = 10,018 ft<sup>2</sup>

Manchester – 0.13Ac = 5,662 ft<sup>2</sup>

Paramount – 0.2Ac = 8,712 ft<sup>2</sup>  
Largest lot 0.35 Ac – 15,246 ft<sup>2</sup>

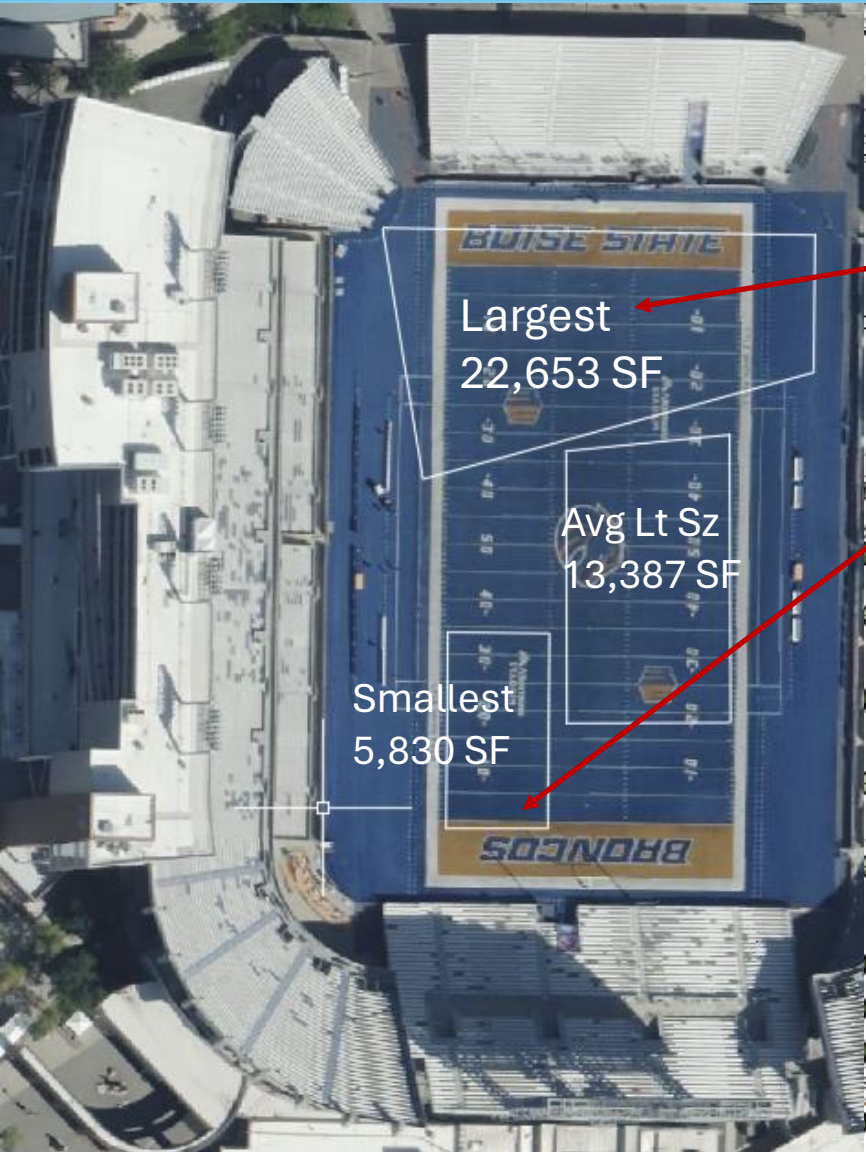
Royal Ridge - 0.31Ac = 13,870 ft<sup>2</sup>  
Largest Lot 0.52Ac = 22,653 ft<sup>2</sup>



<b>Total Lot Counts</b>	
<i>Residential</i>	<b>113</b>
<i>Commercial</i>	<b>7</b>
<i>Common</i>	<b>9</b>

<b>Lot Size Distribution</b>		
Minimum Residential Lot	5830	ft <sup>2</sup>
Maximum Residential Lot	22653	ft <sup>2</sup>
<b>Size Range</b>		
<i>Lots at or below 5775 (2 Commons are smaller)</i>	2	<i>Lots</i>
5775 to 8000 ft <sup>2</sup>	22	<i>Lots</i>
8000 to 10000 ft <sup>2</sup>	1	<i>Lots</i>
10000 to 15000 ft <sup>2</sup>	55	<i>Lots</i>
15000 to 20000 ft <sup>2</sup>	32	<i>Lots</i>
Larger than 20000 ft <sup>2</sup>	17	<i>Lots</i>
<b>Average Lot Size</b>		
<b>Residential Lots</b>	<b>13387</b>	<b>ft<sup>2</sup></b>
<b>Qualifying Green Space</b>		
Total Common Lot Area	4.82	<b>Acres</b>
Proportion of Total Development	10.5%	
<b>Total NET Project Acreage</b>		
Commercial	285894	ft <sup>2</sup>
Residential	1722585	ft <sup>2</sup>
<b>Total Gross Project Acreage 55.63 Ac (Less ROW)</b>		
Commercial	7.36	<b>Acres</b>
Residential	48.3	<b>Acres</b>
<b>Gross Density (Residential Only)</b>		
Residential	2.34	<b>DU/Acre</b>
Total ROW Dedication	9.5	<b>Acres</b>

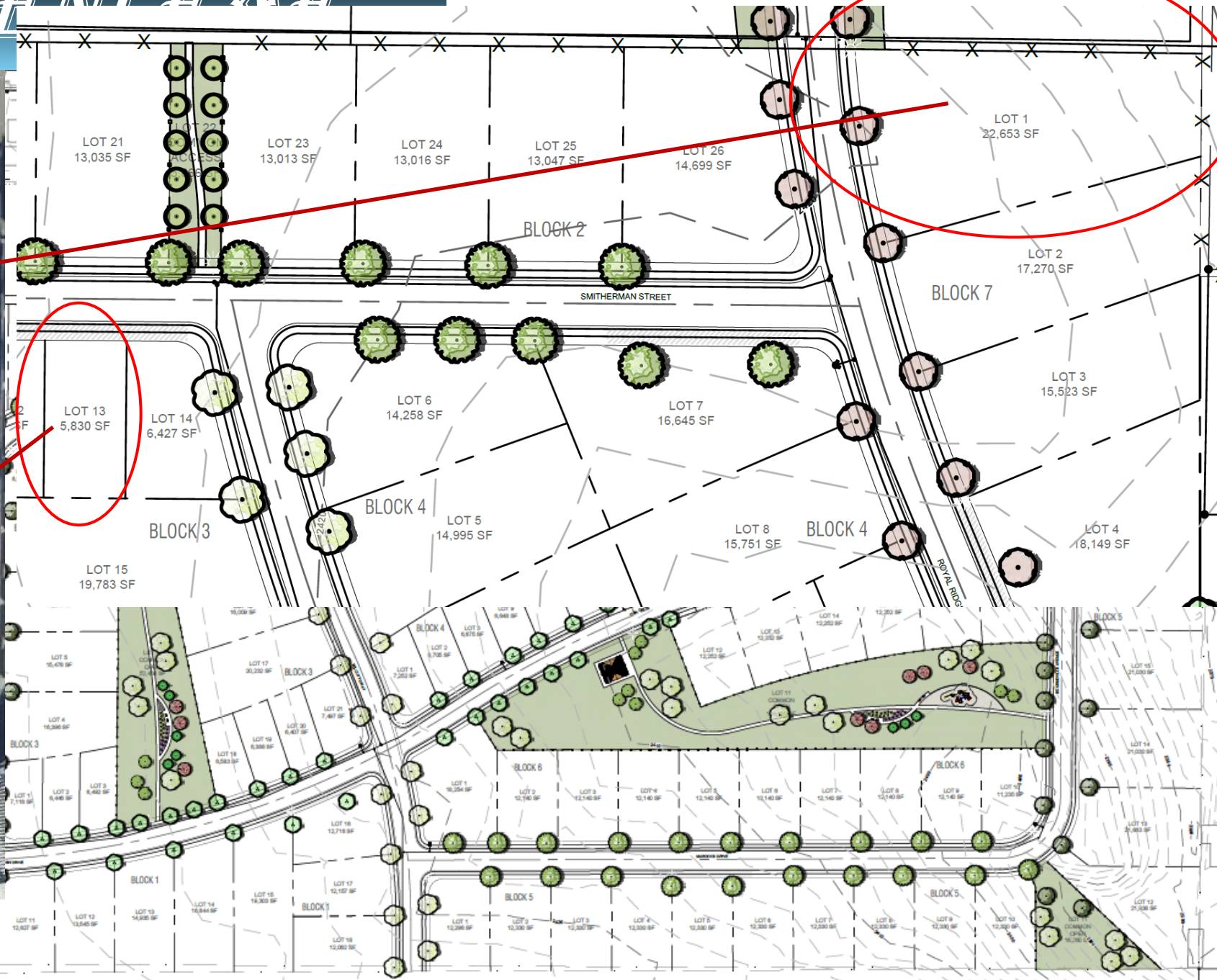
# MORE OF GREENFIELD



Largest  
22,653 SF

Avg Lt Sz  
13,387 SF

Smallest  
5,830 SF



# 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. Storm and front half of the residential lot storm drainage will be collected in the streets and infiltrated through sewage 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 utility company routing. Fiberoptic 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 District, the current edition of the Idaho Standards for Public Works Construction (ISPW/C), International Plumbing Code (IPC), OSMA, and all other applicable local, state, national requirements.
  8. No potentially dangerous areas, including geologically hazardous areas, areas subject to landslides, 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 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 11/Block 6, Lot 1/Block 8, and Lot 4/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

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**

