

# Royal Ridge Subdivision

A Mixed Use Subdivision in Greenleaf, Idaho

## NOTES:

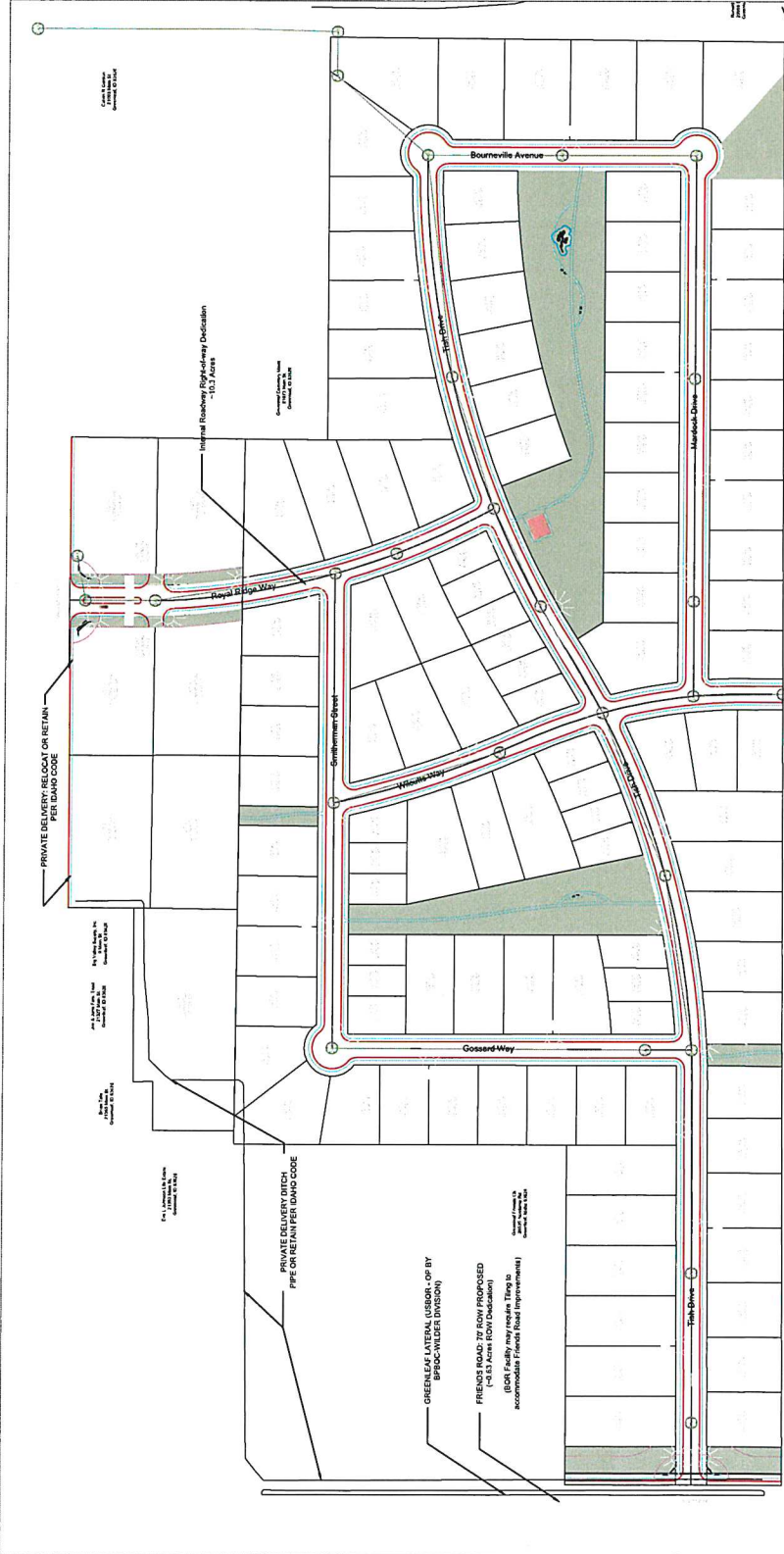
1. This development recognizes Section 22-4503, Idaho Code, Right to Farm, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
2. Water for domestic purposes shall be supplied by the City of Greenleaf.
3. Sewage disposal shall be by the City of Greenleaf Sewer system. Sanitary restrictions designating areas reserved for the construction of drain fields shall be subject to the approval of Southwest District Health.
4. The development recognizes and is in compliance with Idaho Code 31-3805(1)(b). Lots will be provided with pressurized irrigation and are subject to assessments from the City of Greenleaf as a Title 50 delivery agent.
5. The development is subject to the subject property adjacent to SH19 is annexed into Greenleaf currently with a Certain Business District Zone designation. The 55.62 Acre balance of the subject property is proposed to be annexed with a zone designation of RESIDENTIAL RS.
6. The development consists of 111 residential lots, 7 commercial lots (expected to be configured based on needs of commercial users via lot-line adjustments), and 9 common lots. Residential Gross Density is 2.31 Dwelling Units Per Acre. City Code requires zone designation to match the smallest lot. RS is therefore requested.
7. Post development storm water run-off from each lot is to be managed using detention of stormwater and discharge at predevelopment runoff rates.
8. Final grades at subdivision boundaries shall match existing finish grades. Stormwater runoff shall be maintained on subdivision property unless otherwise approved.
9. See Preliminary Utility Plans for additional lighting, sewer, water, storm drain, and right-of-way information.

PRIVATE DELIVERY/RELOCATE OR RETAIN PER DMAR CODE

PRIVATE DELIVERY DITCH PIPE OR RETAIN PER DMAR CODE

GREENLEAF LATERAL (USE OR BY BRACK-WILDER DIVISION)

FRESH WATER TO BE PROPOSED (SEE CITY ENGINEERING PLAN TO ACCOMMODATE FRESH WATER IMPROVEMENTS)



PHYLLIS CANAL (PIONEER IRRIGATION)

SEE SHEET SL-1

ROYAL RIDGE  
SUBDIVISION

Orton Engineering  
17338 Sunnydale Place  
Caldwell, Idaho 83407  
Phone: 208 330 5422  
brctorson@gmail.com



Skinner  
Land Survey  
Precision Land Surveyors, P.C.  
1854 East Main Street, Suite 100  
Greenleaf, Idaho 83220  
(208) 434-0923  
www.skinnerlandsurvey.com



PRELIMINARY PLAT  
for the  
ROYAL RIDGE  
SUBDIVISION  
A MIXED USE  
DEVELOPMENT IN  
GREENLEAF, IDAHO

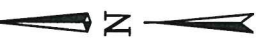
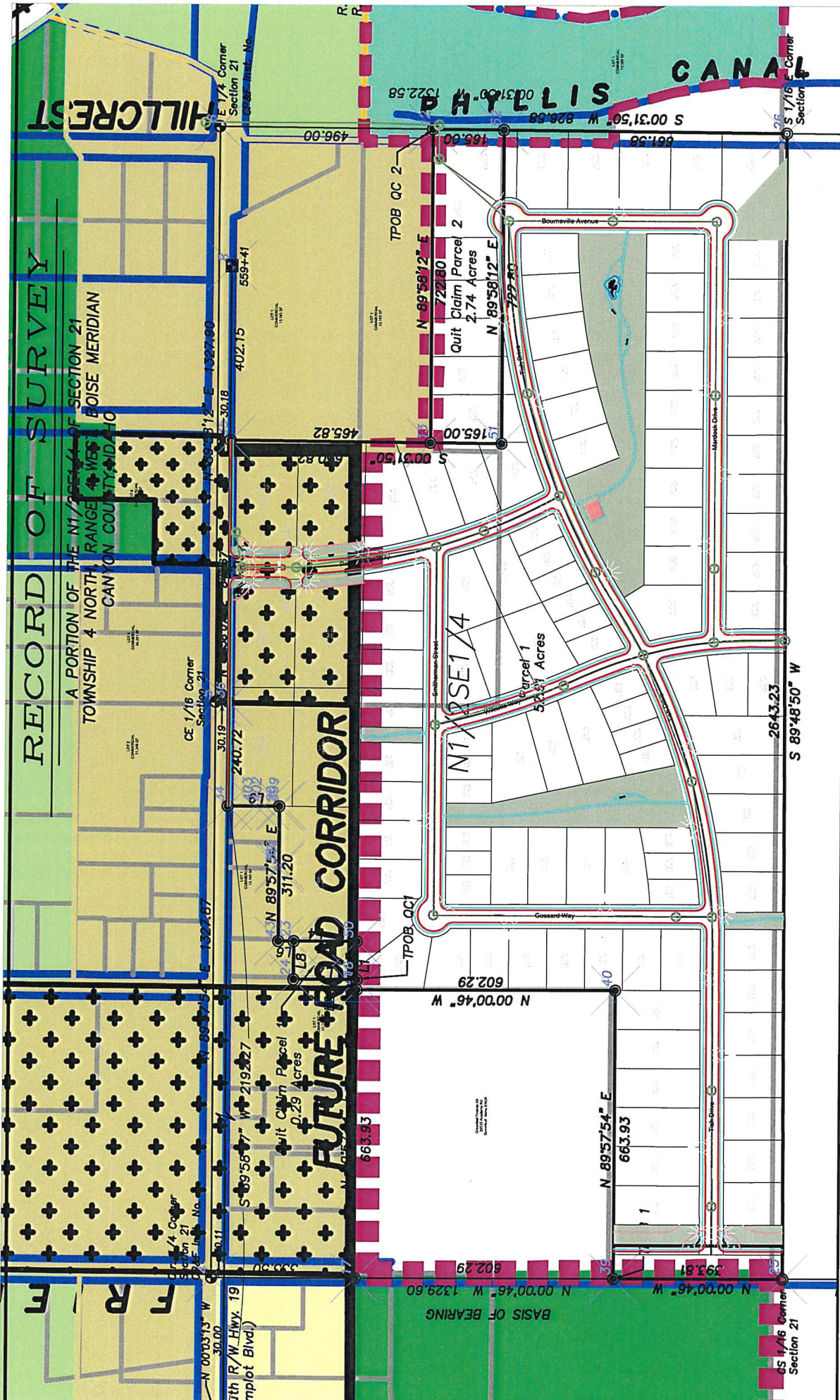


No.	Revision/Issue	Date

Survey/Prepared by:  
Royal Pro-C Development  
21246B Notus Road  
Greenleaf, Idaho 83226-8940

Project Name and Address:  
Royal Ridge Subdivision  
A Royal Pro-C Development  
Greenleaf, Idaho

200 JLM-Cmlf  
Date: 1/3/2022  
Scale: 1"=200'  
Sheet: SL-1



# Royal Ridge Subdivision

Vicinity Map with Zoning

Greenleaf, Idaho  
Scale: 1"=300'

