

Moose Meadow Ranch

BOISE COUNTY, IDAHO

Location

43.910208, -115.965103

Moose Meadow Ranch

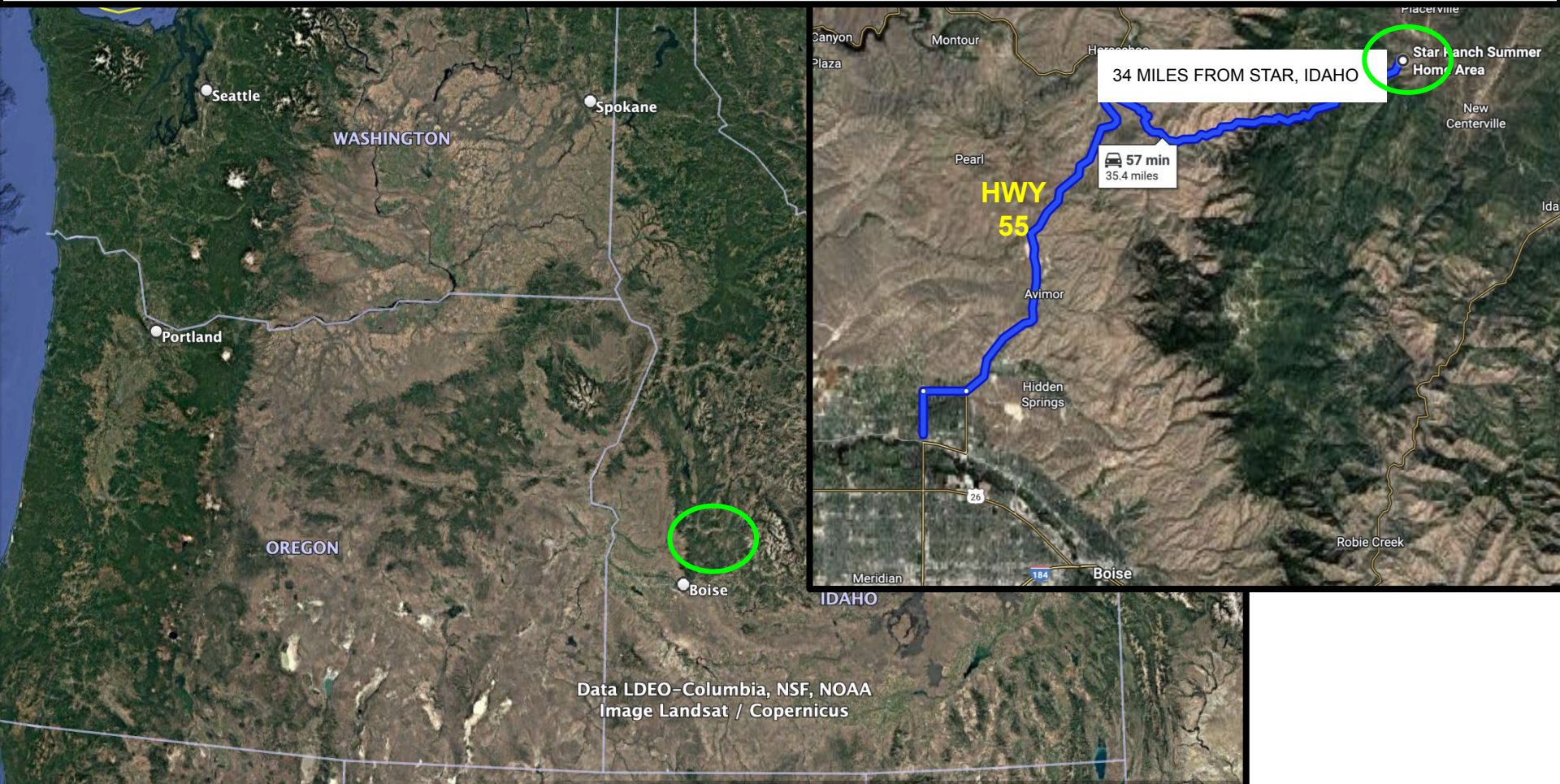
Phase I - Conditional Use Permit for Grass Strip

- 3,200 Private-Use Grass Strip

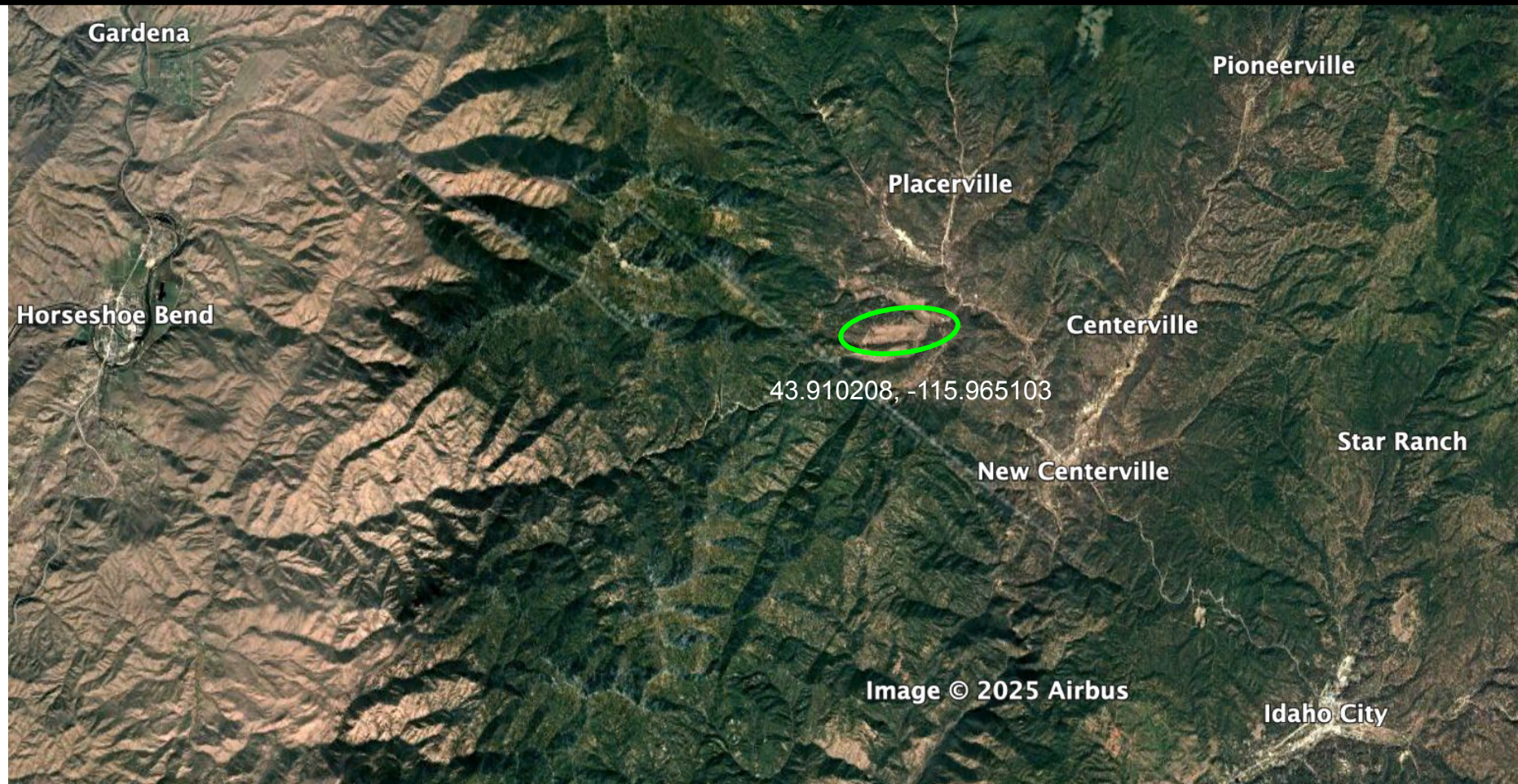
Phase II - 8 Unit Subdivision

- Four - 30-40 acre parcels
- Two - 5 acre lots
- One - Parcel donated to the Placerville Fire Protection District
- One - Grass Strip

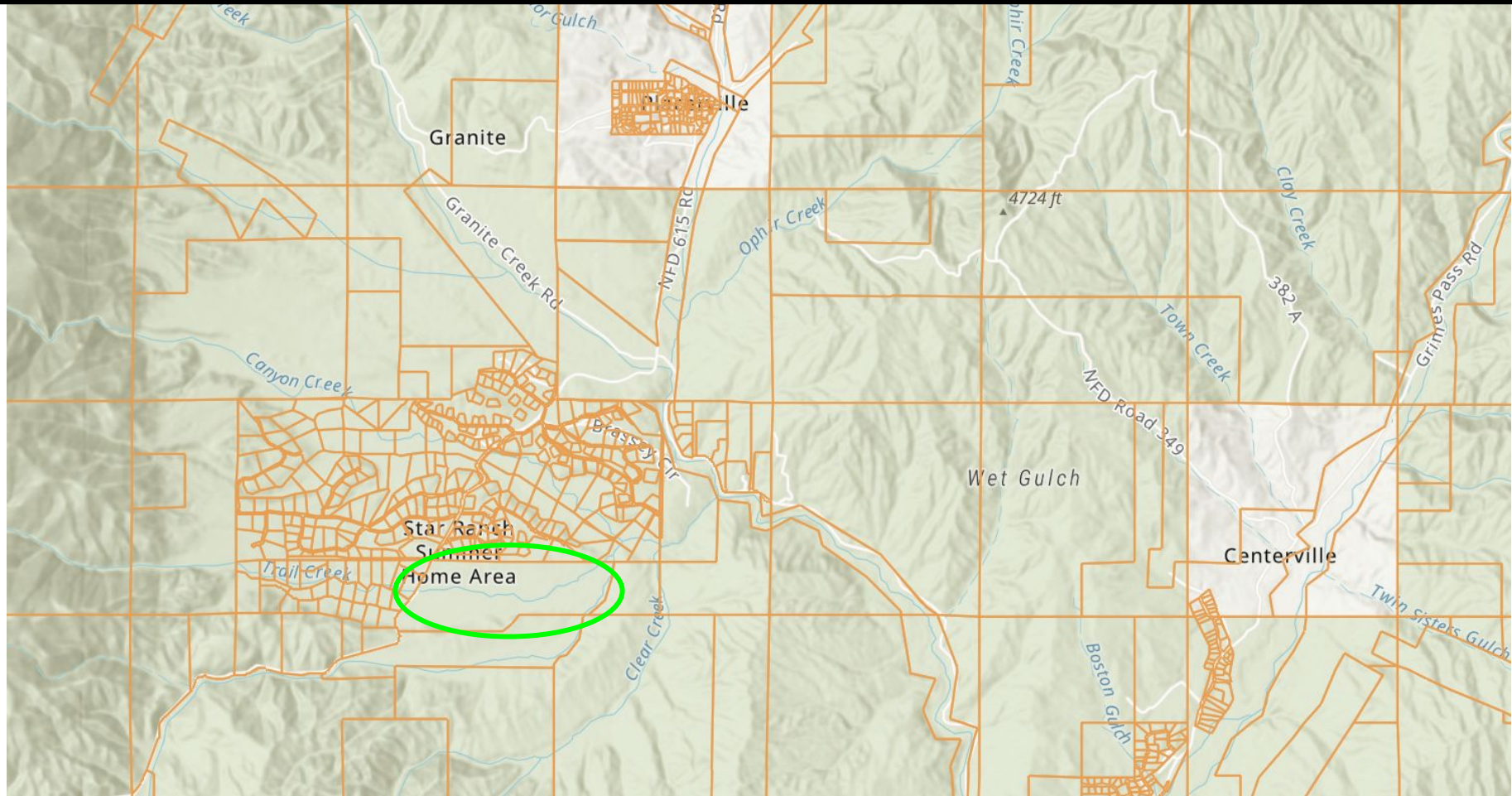
LOCATION



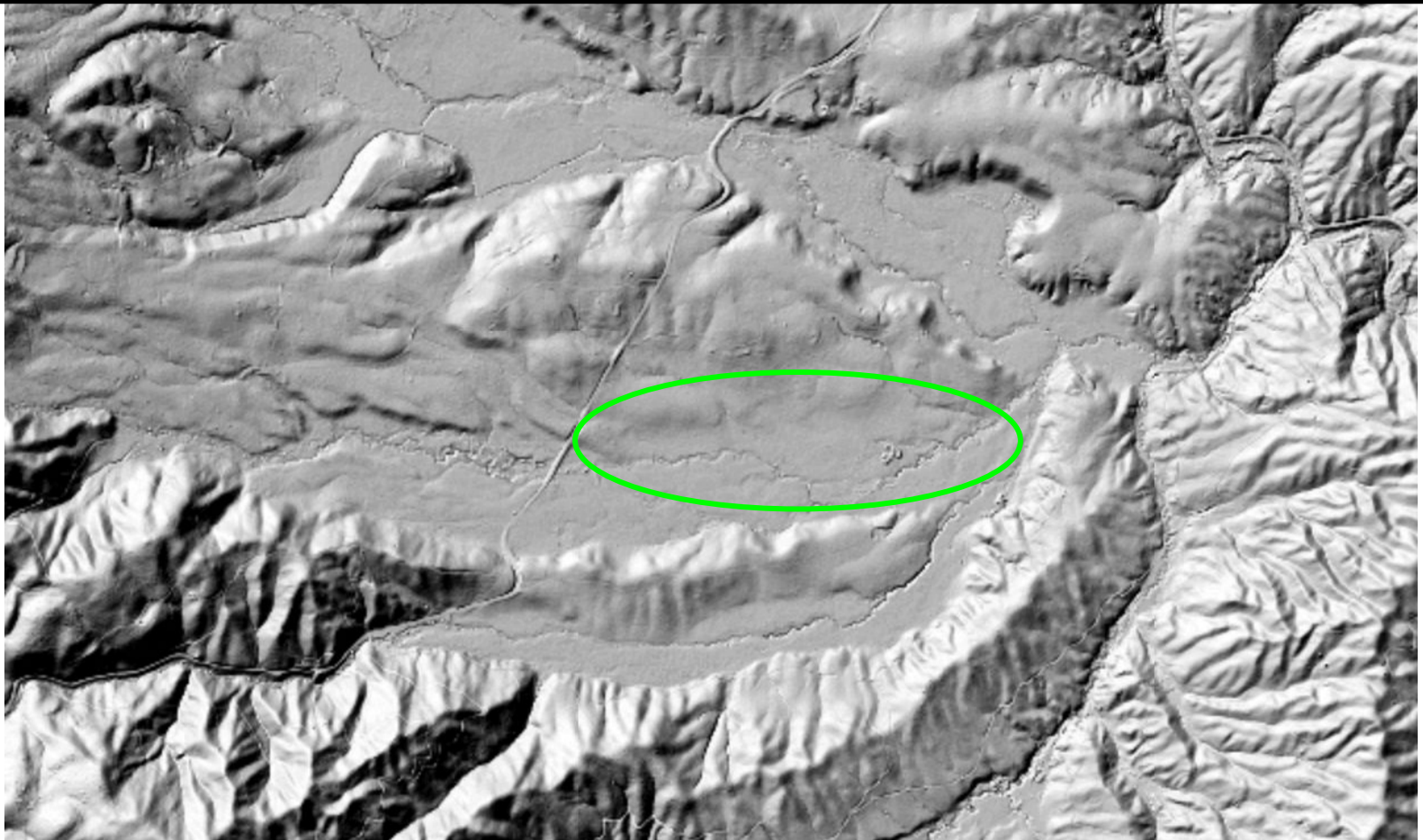
LOCATION



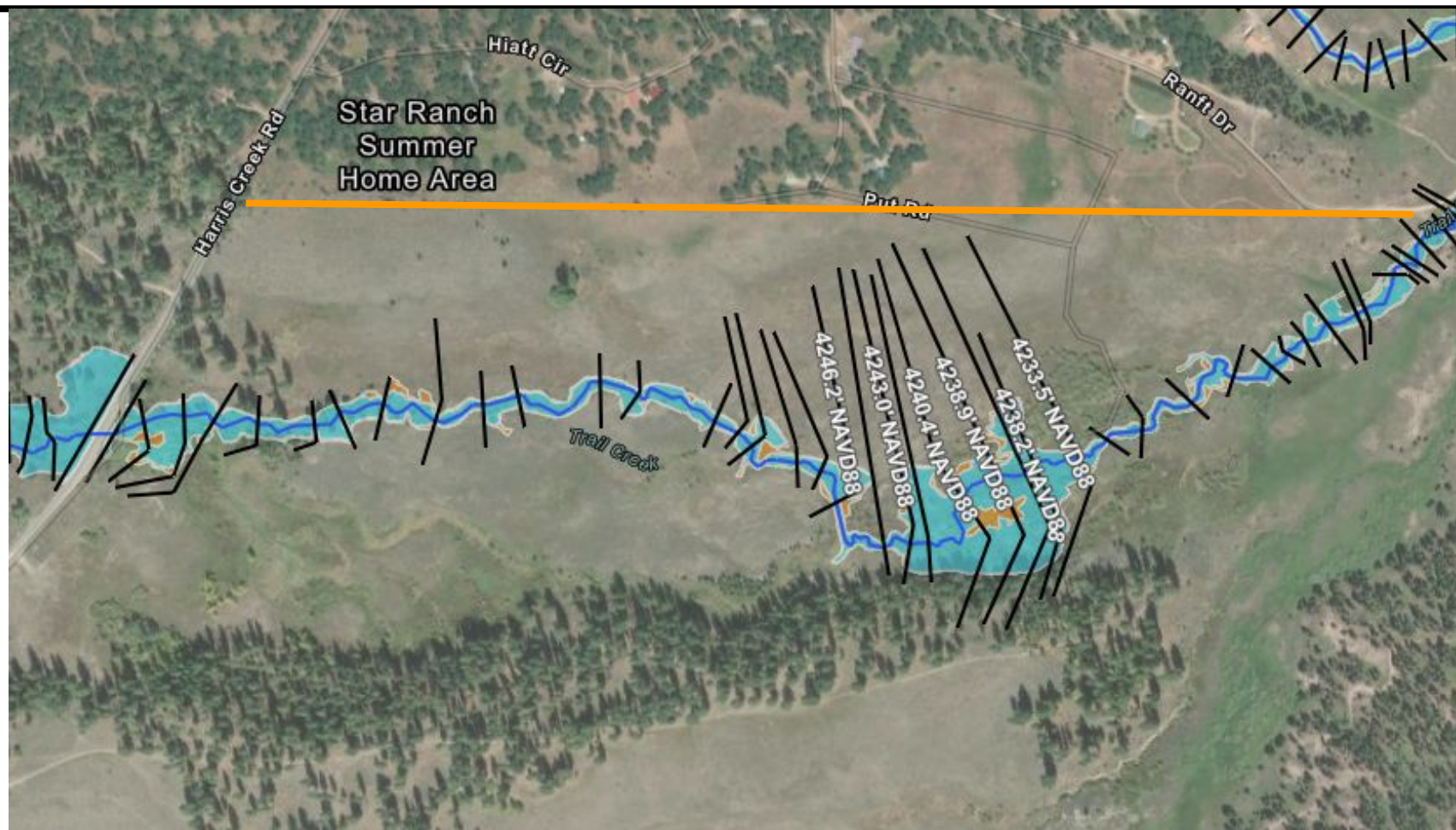
PARCEL MAP



SHADED RELIEF

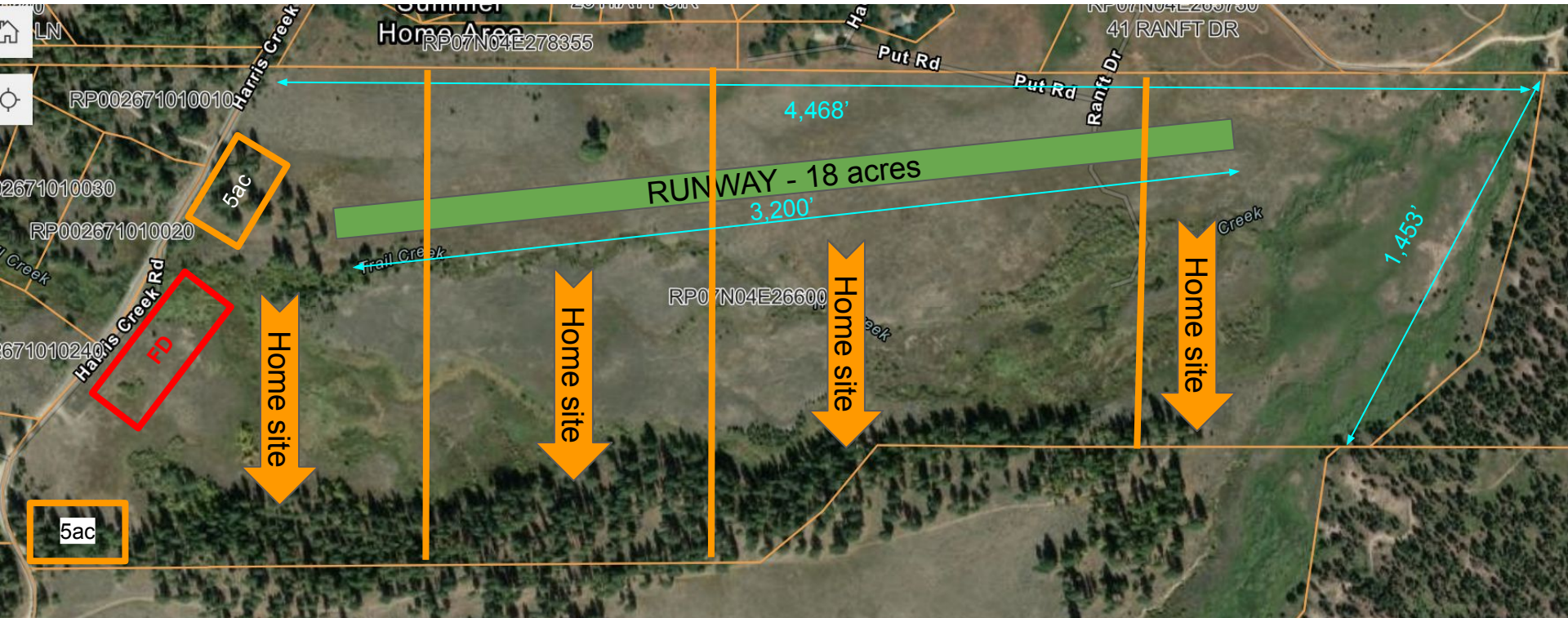


FLOOD MAP



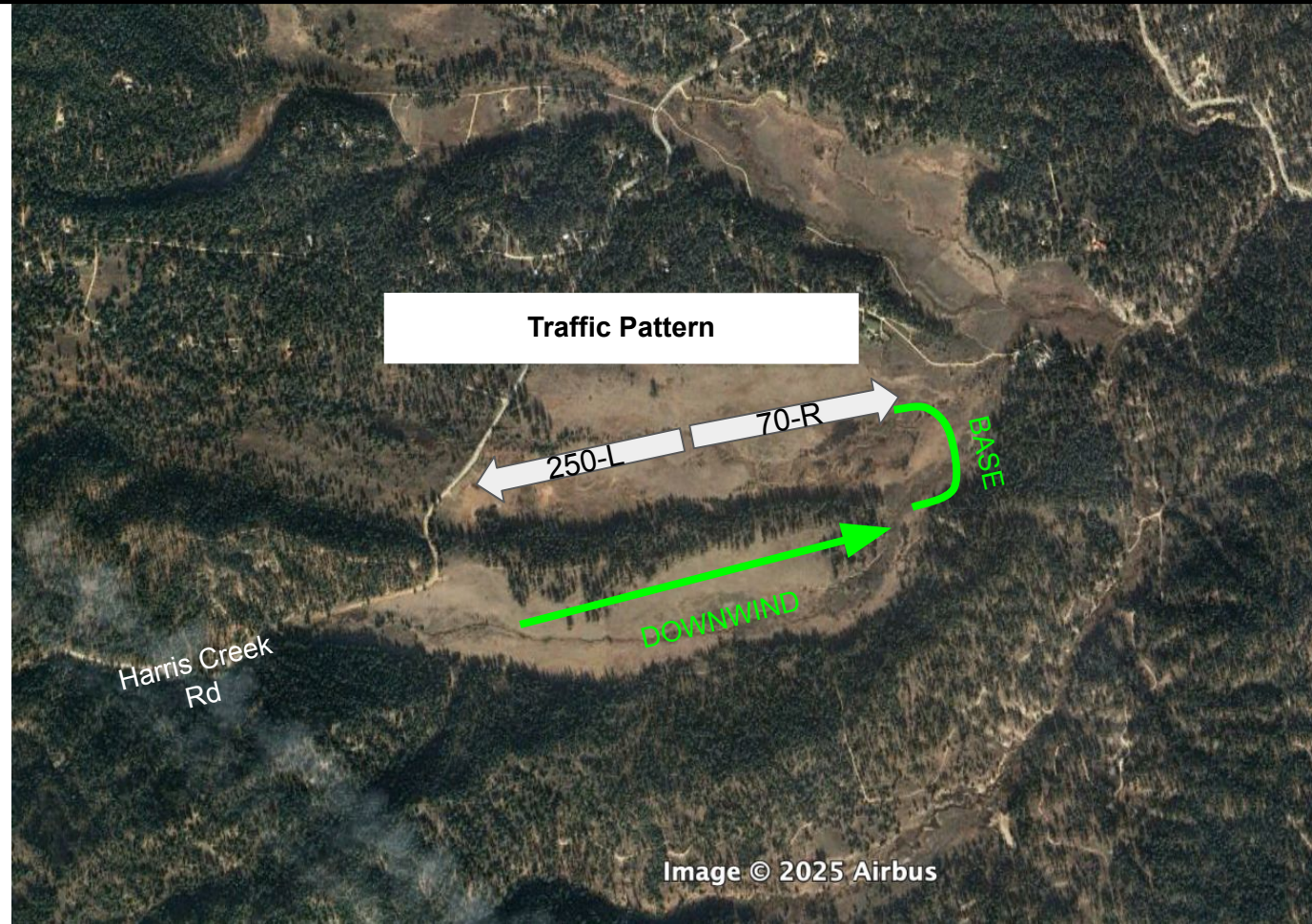
SITE PLAN

— Lot Line



TRAFFIC PATTERN

- Approach from Harris Creek Rd



SURVEY

DIAN, BOISE COUNTY, IDAHO
2022

S89°15'56"E 2226.44'

S89°15'56"E 3027.48'

S1/16

S89°46'34"E 2657.53'

S28°26'48"W
343.60'

1512.47'
N09°29'05"E
397.65'

PARCEL 11
172.73 AC.

N16°39'05"E
616.96'

HARRIS
REEK RD.
(PUBLIC)

1402.50'

CP&F INST.
NO. 278350

27

CP&F INST.
NO. 270646

27

N89°15'27"W 1224.03'

S89°14'33"E 1778.59'

S89°14'33"E

S89°44'58"E

793.87'

N49°33'0"

520.39'

5.82'

26

57°39"E

73.78'

PARCEL 7

33 AC.

30.95'

N89°55'50"E 2587.28'

N39°09'25"E
304.02'

851.75'

N49°53'25"E
284.41'

34

35

[11463]

L24

L23

S08°53'30"W
538.59'

[11463]

14°18"E

21.35'

N00°48'36"E 1323.05'

02°45"E 1218.03'

COMMUNITY BENEFITS

- Public Safety Features
 - Placerville Fire Protection District - Lot a Fire station
 - Year Round Water / Pump for Fire
 - Helicopter landing zone
 - Pond for Forest Service Helicopter Drafting
 - Grass Area - Spike Camp
 - Community Gathering Area