

City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Michael Keyes
David Hershey

April 20, 2021

**CITY OF STAR
NOTICE OF PUBLIC HEARING**

Dear Agency Representative:

You have been identified as an agency having jurisdiction on the following matter, which will come before the Star City Council on **June 15, 2021**, at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

Application: Stargazer Subdivision
Files #'s AZ-21-04 Annexation-Zoning
DA-21-06 Development Agreement
PP-21-07 Preliminary Plat

Applicant/Representative: Jane Suggs, Gem State Planning, 9839 W. Cable Car Street Suite 101
Boise, Idaho 83709

Owner: Endurance Holdings, LLC/Open Door Rentals, LLC/Jerry Z (Zach) Bruneel

Action: The Applicant is seeking approval of an Annexation and Zoning (R-3), a Development Agreement, and a Preliminary Plat for a proposed residential subdivision consisting of 125 residential lots and 10 common lots. The property is located at 2987 & 3035 N. Hamlet Lane, and 10820 & 10824 W. New Hope Road in Star, Idaho, and consists of 41.84 acres with a proposed density of 3 dwelling units per acre.

Property Location: The subject property is generally located at the northwest corner of the interception of N. Brandon Road and W. New Hope Road. Ada County Parcel No's. R3843650400, R3843650100, R3843650300 & R3843650200.

Information/Comments: Additional materials are available for review at Star City Hall. Please submit any comments on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669 **a minimum of 7 days prior to the day of the hearing**, or your agency's response will be documented as "No Comment". For further information, please call 208-286-7247.

Shawn L. Nickel
Planning Director and Zoning Administrator



PRELIMINARY PLAT APPLICATION

***All information must be filled out to be processed.

FILE NO.: _____ Date Application Received: _____ Fee Paid: _____ Processed by: City: _____
--

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative

Applicant Name: Jane Suggs - Gem State Planning
 Applicant Address: 9839 W. Cable Car Street, Suite 101, Boise, ID Zip: 83709
 Phone: 208-602-6941 Email: jane@gemstateplanning.com

Owner Name: Endurance Holdings LLC, Open Door Rentals LLC, Jerry Z (Zach) Bruneel
 Owner Address: 2987 & 3035 Hamlet Ln, / 10820 & 10824 W. New Hope Zip: 83669
 Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
 Contact: Jane Suggs Firm Name: Gem State Planning
 Address: 9839 W. Cable Car Street, Suite 101, Boise, ID Zip: 87709
 Phone: 208-602-6941 Email: jane@gemstateplanning.com

Property Information:

Subdivision Name: Stargazer Subdivision
 Site Location: 2987 & 3035 Hamlet Ln, / 10820 & 10824 W. New Hope Road
 Approved Zoning Designation of Site: proposed R-3 per Comp Plan
 Parcel Number(s): R3843650100, R3843650200, R3843650300, R3843650400

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT / RT	Estate Residential	4 SF homes
Proposed	R-3	Estate Residential	125 SF home lots
North of site	R-3DA	Estate Residential	proposed subdivision
South of site	RUT & R-4	Neighborhood Residential	proposed sub + large lot SF
East of site	R-3	Estate Residential	proposed subdivision
West of site	R-3DA	Estate Residential & Public Use	existing sub + proposed school site

SITE DATA:

Total Acreage of Site - 41.84 acres
Breakdown of Acreage of Land in Contiguous Ownership - _____
Total Acreage of Site in Special Flood Hazard Area - 0
Dwelling Units per Gross Acre - 3.0
Minimum Lot Size - 5750 sf
Minimum Lot Width - 50'

Total Number of Lots - 135
Residential - 125 SF home lots
Commercial - _____
Industrial - _____
Common - 10 common lots

Total Number of Units - 125
Single-family - 125
Duplex - _____
Multi-family - _____

Percent of Site and Total Acreage of Common Area - 16.2 / 13.3*% / 6.77 / 5.55* acres
Percent of Common Space to be used for drainage - 0 *=qualified open space
Describe Common Space Areas (amenities, landscaping, structures, etc.) - _____
3+ acre open space / park with community playground and shelter; pathways; 1.7 acre open space lot for free play,
25' landscaped buffer along New Hope Rd.; one tree per buildable lot; significant landscaping throughout
Proposed Dedicated Lots & Acreage (school, parks, etc): 0 acres dedicated to City,
4.7+ acres dedicated for neighborhood parks/open space

Public Streets - yes Private Streets - no
Describe Pedestrian Walkways (location, width, material) - attached sidewalks adjacent to all internal streets, concrete pathways in community playground park, detached concrete sidewalk along New Hope Road
Describe Bike Paths (location, width, material) - no internal bike paths, widening along New Hope Road MAY allow for a bike lane

FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance):

Total Acreage of Site in Special Flood Hazard Area - 0

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0130J
FIRM effective date(s): mm/dd/year 6/19/20
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
Base Flood Elevation(s): AE ____ .0 ft., etc.: N/A
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water - Star Sewer and Water District
 Irrigation Water- Farmers Union Ditch Company, Ltd
 Sanitary Sewer- Star Sewer and Water District
 Fire Protection - Star Fire District
 Schools - West Ada School District
 Roads - ACHD

SPECIAL ON-SITE FEATURES (Yes or No – If yes explain in your narrative):

Areas of Critical Environmental Concern - no
 Evidence of Erosion - no
 Historical Assets - no
 Riparian Vegetation - no
 Stream/Creek - no
 Unique Animal Life - no
 Floodplain - no
 Fish Habitat - no
 Mature Trees - a few pn existing home lots
 Steep Slopes - no
 Unstable Soils - no
 Unique Plant Life - no

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Annexation, CUP, etc.) please include one paper copy for all applications**)

Applicant (√)	Description	Staff (√)
✓	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
✓	Completed and signed Preliminary Plat Application	
✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
✓	Narrative explaining the project. (must be signed by applicant)	
✓	Legal description of the property (word.doc and pdf version with engineer's seal)	
✓	Recorded warranty deed for the subject property	
✓	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
✓	Approval of the proposed subdivision name from Ada County Surveyor's office.	
✓	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
✓	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
✓	Electronic copy in pdf. format of Preliminary Plat	
✓	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
✓	Electronic copy in pdf. format of landscape plan	
✓	Electronic copy in pdf. format of preliminary site grading & drainage plans	
✓	Phasing plan shall be included in the application if the project is to be phased.	

✓	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	
✓	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
✓	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
✓	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
n/a	Special Flood Information – Must be included on Preliminary Plat and Application form.	
✓	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements.	
✓	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if applicable).	
✓	One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs)</u> with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
✓	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.	

FEE REQUIREMENT:

**** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**

Jane Suggs
 Applicant/Representative Signature

4/2/21
 Date

Gem State Planning, LLC

March 30, 2021

Mr. Shawn Nickel, City Planner
City of Star
10769 W. State Street
Star, Idaho 83669

Subject: Stargazer Subdivision on New Hope Road
Applications for Annexation, Rezone, Preliminary Plat and Development Agreement

Dear Mr. Nickel:

On behalf of Trilogy Development please accept the subject applications for Stargazer Subdivision, located north of New Hope Road, between Brandon Road and Roseland Way. (4N, 1W, Section 5). Stargazer is the re-subdivision of the Hutton Ranchettes Subdivision, platted in 1998, that created 4 lots of approximately 10 acres each. The property to be redeveloped is 41.84 acres and is zoned RUT in Ada County. Stargazer Subdivision will include 125 single family home lots for a density of 3.0 dwelling units per acre (3.0 du/ac)

Annexation and Rezone

The property is located west of the recently annexed Greendale Subdivision, east of Roselands Subdivision and south of Collina Vista Subdivision (a part of Roselands Sub). The Star Comprehensive Plan Future Land Use Map was recently amended to re-designate the properties north of New Hope Road from "Neighborhood Residential", with allowable densities from 3-5 du/acre, to "Estate Residential", with densities from 1-3 du/acre. This change occurred as the plan for Stargazer Subdivision was being drafted for submittal. Stargazer Subdivision was redesigned to meet the new Estate Residential designation, with 125 buildable lots on 41.84 acres or 3.0 du/acre.

Preliminary Plat

The 125 buildable lots in Stargazer include 123 new single family home lots and 2 existing home lots (Lot 16, Block 1 and Lot 10, Block 4). The new SF home lots range in size from 5750 sf to 12,902 sf. All new home lots will meet the R-3 zoning district dimensional standards in the Star Unified Development Code (UDC) 8-3A-4.

Open Space and Amenities

The open space and amenities meet the requirements of the Star UDC 8-4E-2. The common open space lots in Stargazer total 6.77 acres or 16.2% of the total project site. The usable open space is 5.55 acres or 13.3% of the subdivision. The qualified amenities include children's play

9839 W. Cable Car Street, Suite 101, Boise, Idaho 83709

structure, picnic shelter/ pergola and pathways located in the 3.1 acre community park (Lot 8, Block 4). Lot 9, Block 1 will be a large, 1.7-acre grassy lot that is perfect for open play.

Street and Utilities

All streets in Stargazer are public streets and meet ACHD and Star requirements. New Hope Road will be improved with curb, gutter and detached sidewalk and will include a dedication of 12' of right of way, plus a 25' landscape buffer.

Residents will access Stargazer Subdivision on the west side on Meadow Lily Street via Roseland Way and on the east side on Bellatrix Street via N. Brandon Road. The current access to the property, Hamlet Lane, will be replaced with N. Bright Light Avenue. All New Hope Road accesses meet ACHD offset criteria. A stub street to the north, Hosta Ave, will connect to Collina Vista Subdivision. The unused ACHD right of way along the east property line will be vacated.

Water, sewer, and pressurized irrigation will be provided to each buildable lot. A new pressure irrigation pump station will be constructed on Lot 20, Block 2. Stormwater will be stored and treated in subsurface infiltration basins as shown on the preliminary plat sheet 2.

A traffic study was prepared and submitted to ACHD and ITD on February 9, 2021 and has been accepted by both agencies.

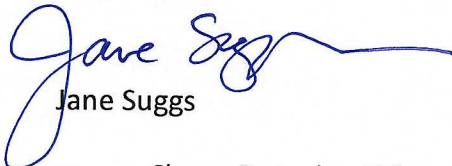
Neighborhood Meeting

A neighborhood meeting was held on October 1, 2020. The plan discussed at that time included 124 buildable lots on 31.21 acres and a density of 3.97 du/acre. After the City's Comprehensive Plan was revised in December 2020, the developer purchased additional land and redesigned the preliminary plat; now 125 buildable lots on 41.84 acres and a density of 3.0 du/acre.

A second neighborhood meeting was held on February 22, 2021 that included the residents within 300' of the newly acquired property.

Stargazer Subdivision will be an attractive addition to the City of Star and we look forward to working with you through the approval process. Please let me know if you have questions about the applications or the proposed Stargazer community.

Sincerely,



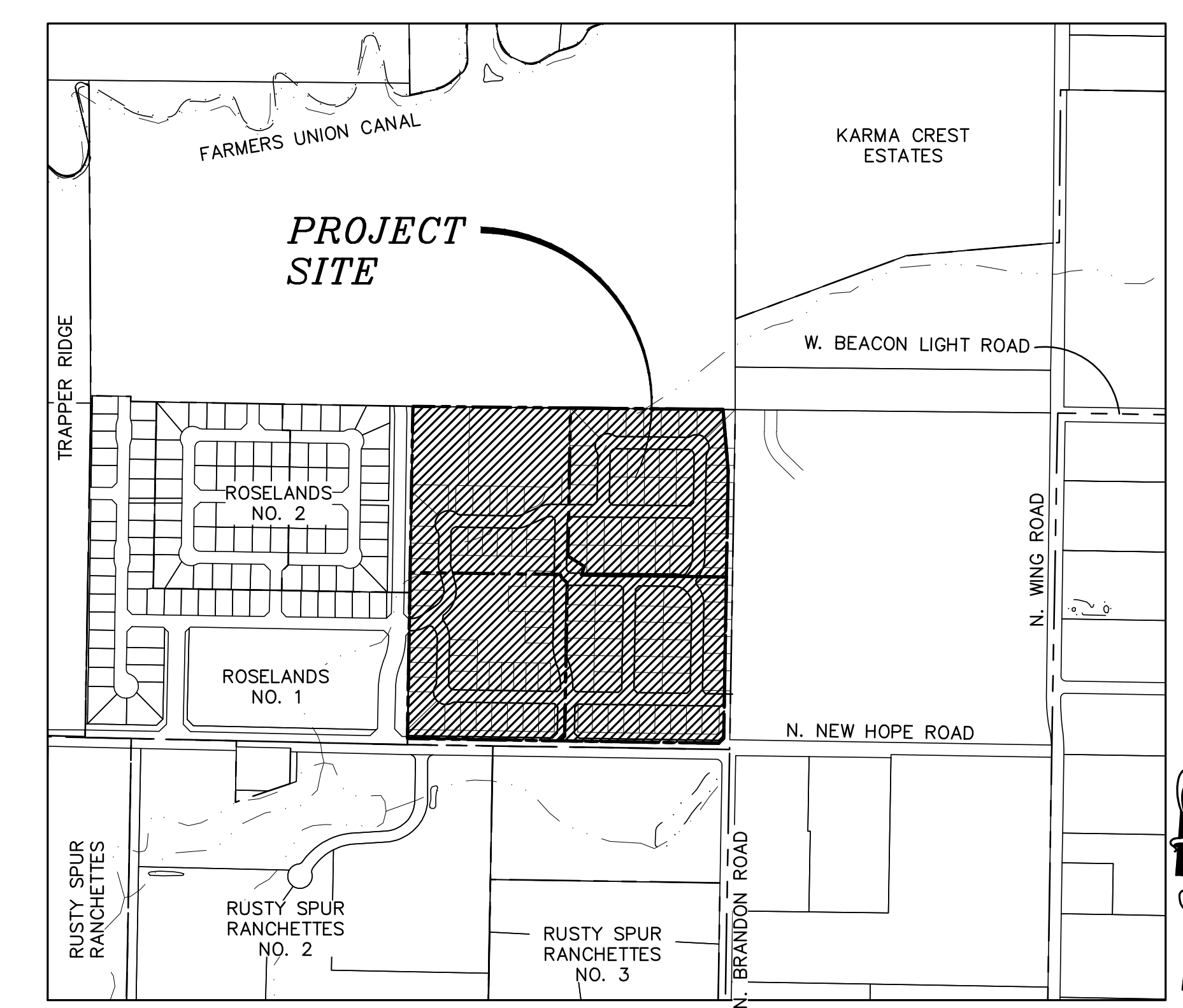
Jane Suggs

cc: Shawn Brownlee, Trilogy Development

9839 W. Cable Car Street, Suite 101, Boise, Idaho 83709

PRELIMINARY PLAT FOR STARGAZER SUBDIVISION

A RESUBDIVISION OF HUTTON RANCHETTES SUBDIVISION
 LOCATED IN GOVERNMENT LOT 4 OF SECTION 5
 T.4N., R.1W. B.M., CITY OF STAR, ADA COUNTY, IDAHO
 2021



VICINITY MAP
 1"=500'
PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	PRELIMINARY PLAT, SHEET INDEX, VICINITY MAP, NOTES, COMMON LOTS & STREET DETAILS
PP-2	CONCEPTUAL ENGINEERING PLAN, CURVE TABLE & PARCEL TABLES
PP-4	CONCEPTUAL SEWER PROFILES
PP-5	CONCEPTUAL SEWER PROFILES

NOTES

- STAR SEWER AND WATER DISTRICT WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
- THE SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16001C0130H REVISED FEBRUARY 19, 2003.
- ALL LOT SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC STREET. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO THE REAR LOT LINE. EXCEPT AS OTHERWISE SHOWN, THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF STAR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE FARMERS UNION DITCH COMPANY.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SUBSURFACE SEEPAGE TRENCHES AS APPROVED BY ACHD.
- ALL EXISTING STRUCTURES, WITH THE EXCEPTION OF THE EXISTING HOME, WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE.
- ALL EASEMENTS FROM HUTTON RANCHETTES SUBDIVISION AS SHOWN ARE TO BE VACATED/ABANDONED PRIOR TO RECORDING OF FINAL PLAT. THERE ARE NO PUBLIC UTILITIES IDENTIFIED WITHIN THE EASEMENTS - VERIFICATION SHALL BE BY EACH APPLICABLE UTILITY COMPANY.
- LOTS 11 THROUGH 29, BLOCK 2 CONTAIN EXISTING ACHD RIGHT OF WAY TO BE VACATED.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF LOT 9, BLOCK 1; LOTS 28 & 29, BLOCK 2; LOT 16, BLOCK 5; LOT 7, BLOCK 6; LOT 1, BLOCK 8; THAT ARE COMMON LOTS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

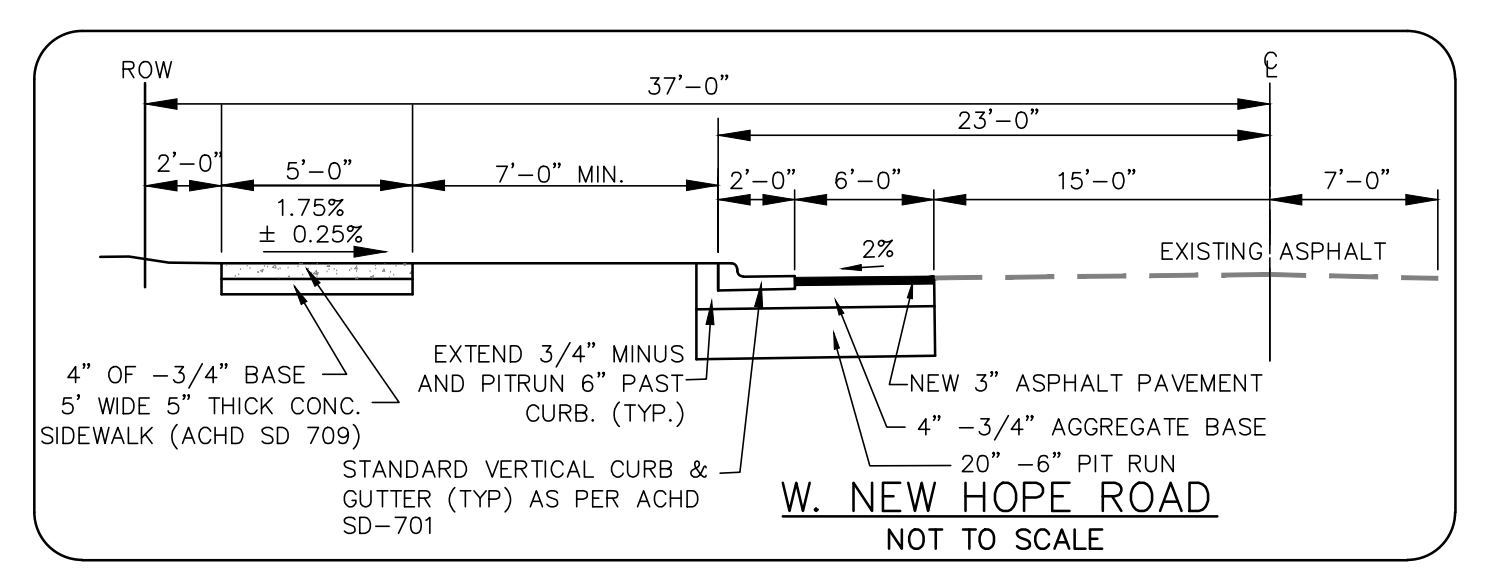
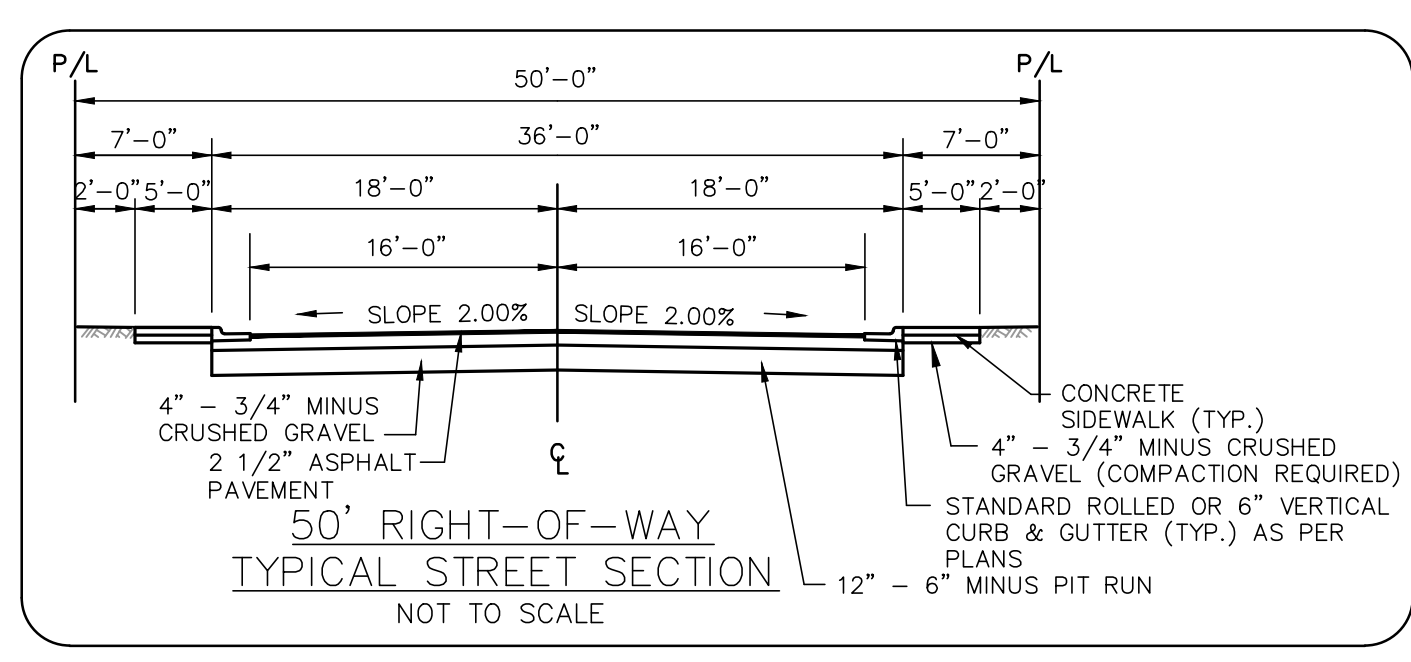
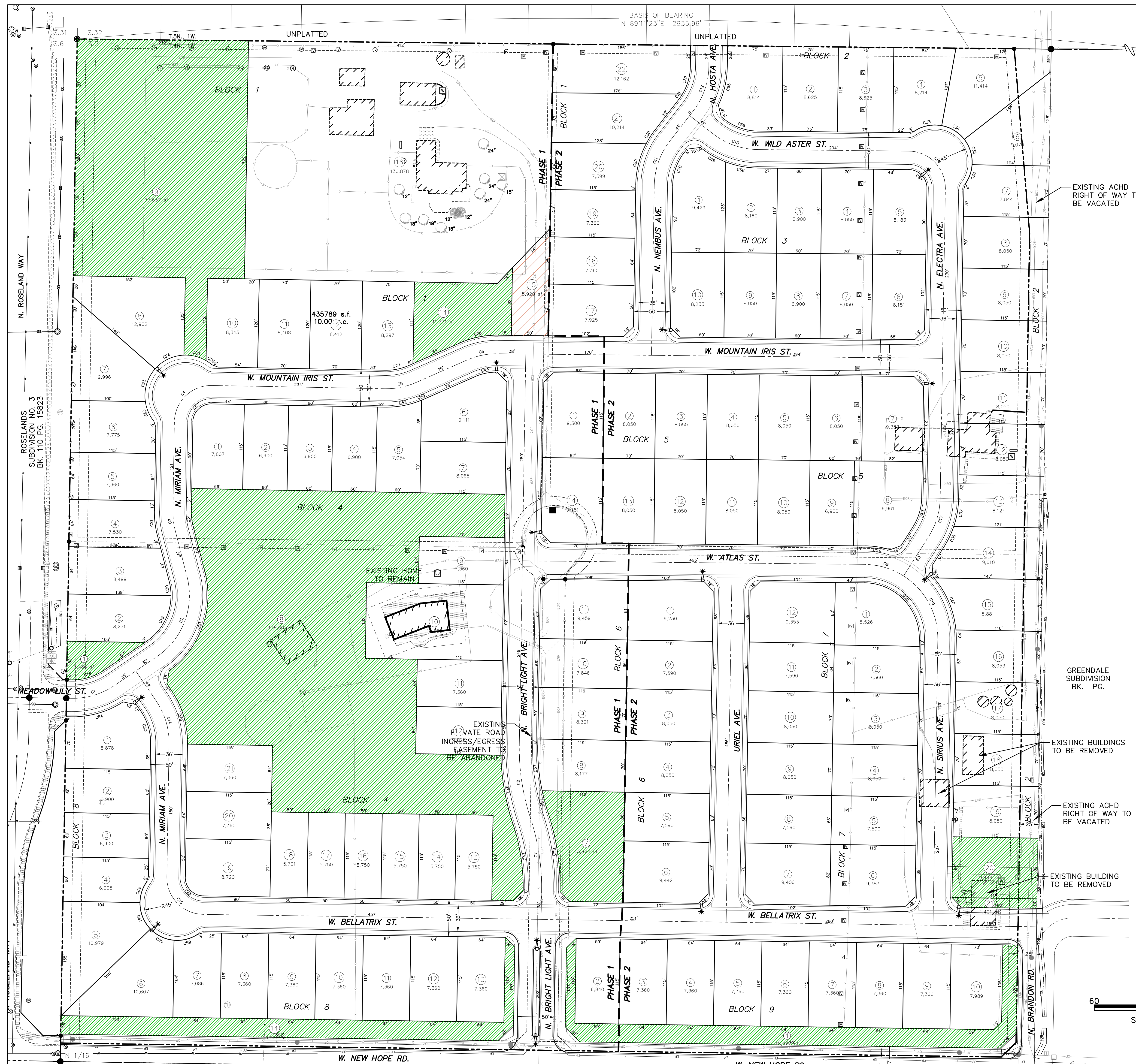
LEGEND

Symbol	Description
—	LOT LINES
—	BENCHMARK AS NOTED
—	FOUND BRASS CAP
—	FOUND ALUMINUM CAP
—	FOUND 1/2" IRON PIN
—	FOUND 5/8" IRON PIN
—	CALC. POINT
—	PROPERTY BOUNDARY LINE
—	SECTION LINE
—	OWNERS
—	DEVELOPER
—	ENGINEER
—	PLANNER/CONTACT
—	SEWAGE DISPOSAL
—	WATER SUPPLY
—	CITY
—	STAR
—	SCHOOL DISTRICT
—	FIRE DISTRICT
—	STAR
—	IRRIGATION DISTRICT
—	FARMERS UNION DITCH COMPANY LTD

Common Lots				
Lot	Area	Perimeter	Buffer	Type
BLOCK 1 Lot 1 OPEN	3486	277	—	—
BLOCK 1 Lot 9 OPEN	77637	1324	—	PARK OPEN
BLOCK 1 Lot 14 OPEN	11331	485	—	PARK OPEN
BLOCK 1 Lot 15 DRIVE	5920	360	—	DRIVEWAY
BLOCK 2 Lot 20 OPEN	9444	394	—	PI PUMP STATION - OPEN
BLOCK 2 Lot 21 OPEN	1401	248	—	—
BLOCK 4 Lot 8 OPEN	136603	2375	—	PARK OPEN
BLOCK 6 Lot 7 OPEN	13924	491	—	PARK OPEN
BLOCK 8 Lot 14 OPEN	16520	1485	—	BUFFER
BLOCK 9 Lot 1 OPEN	18622	1694	—	BUFFER

DEVELOPMENT FEATURES

ACREAGE
 TOTAL PARCEL - 41.10 ACRES
 ROW TO BE VACATED 0.74 ACRES
 TOTAL ACREAGE - 41.84 ACRES
 TOTAL LOTS - 135
 BUILDABLE LOTS - 125
 COMMON LOTS - 10
 DENSITY DU/ACRE - 3.00
 COMMON AREA - 6.77 ACRES - 16.2%
 USEABLE OPEN SPACE - 5.50 ACRES - 13.15%
ZONING
 EXISTING - RUT/RT
 PROPOSED - R-3



Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 1116 WYNNE ST., SUITE 210
 BOISE, ID 83701
 TEL: 208-388-0013
 WWW.BAILEYENGINEERING.COM

PROFESSIONAL ENGINEER
 REGISTERED IN THE STATE OF IDAHO
 NO. 5778
 DAVID A. BAILEY

CHECKED BY: DAVID A. BAILEY P.E.
 DRAWN BY: DMS

REVISIONS
 NO. DATE DESCRIPTION

PRELIMINARY PLAT
STARGAZER SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE: 03-12-2021
 PROJECT: C2019-039
 SHEET: PP-1

CONCEPTUAL ENGINEERING FOR STARGAZER SUBDIVISION



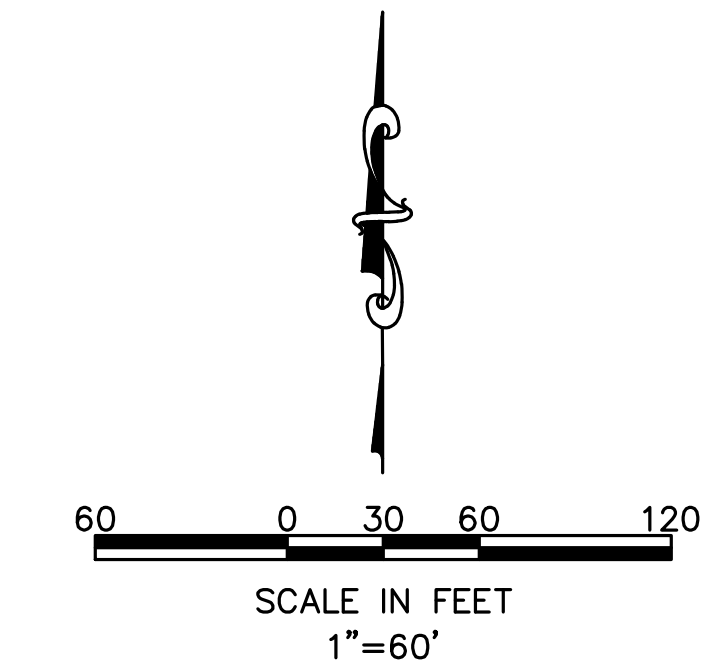
Curve Table					Curve Table						
Curve #	Radius	Length	Chord	Bearing	Delta	Curve #	Radius	Length	Chord	Bearing	Delta
C1	100.00	61.44	60.48	N73°20'45"E	35°12'15"	C36	50.50	27.35	27.02	S19°15'43"W	31°01'44"
C2	100.00	122.39	114.89	N20°40'58"E	70°07'19"	C37	125.00	38.61	38.46	S08°48'34"W	17°41'55"
C3	100.00	26.75	26.67	N06°42'55"W	15°19'34"	C38	125.00	30.13	30.06	S25°33'49"W	13°48'35"
C4	50.00	78.66	70.79	N46°00'56"E	90°08'07"	C39	125.00	1.51	1.51	S41°12'07"E	0°41'31"
C5	100.00	43.37	43.03	N78°39'27"E	24°51'05"	C40	125.00	77.86	76.61	S23°00'42"E	35°41'19"
C6	100.00	42.52	42.20	N87°42'48"E	24°21'49"	C41	125.00	13.37	13.36	S02°06'13"E	6°07'39"
C7	300.00	100.78	100.31	N08°40'13"W	19°14'55"	C42	125.00	51.28	50.90	N79°20'08"E	23°04'46"
C8	300.00	100.78	100.31	N08°40'13"W	19°14'55"	C43	125.00	2.96	2.96	N66°54'34"E	1°21'19"
C9	100.00	55.63	54.91	S73°28'06"E	31°52'23"	C44	75.00	31.60	31.37	N78°18'12"E	24°08'37"
C10	100.00	102.09	97.71	S28°17'09"E	58°29'31"	C45	325.00	14.47	14.47	S00°19'16"E	23°3'02"
C11	100.00	64.41	63.30	N19°24'23"E	36°54'17"	C46	325.00	94.72	94.38	S09°56'44"E	16°41'52"
C12	100.00	65.04	63.90	N19°13'37"E	37°15'49"	C47	275.00	92.39	91.95	S08°40'13"E	19°14'55"
C13	100.00	65.04	63.90	S70°46'23"E	37°15'49"	C48	25.00	39.31	35.38	N44°05'54"W	90°05'33"
C14	100.00	61.44	60.48	S16°39'15"E	35°12'15"	C49	125.00	76.80	75.60	N16°39'15"W	35°12'15"
C15	50.00	78.62	70.77	S44°05'54"E	90°05'33"	C50	125.00	150.25	141.37	N20°03'22"E	68°52'08"
C16	50.00	78.66	70.94	S44°13'20"E	90°21'54"	C51	75.00	20.06	20.00	N06°42'55"W	15°19'34"
C17	100.00	54.99	54.30	S16°42'51"W	31°30'29"	C52	25.00	39.33	35.40	N46°00'56"E	90°08'07"
C18	75.00	46.08	45.36	N73°20'45"E	35°12'15"	C53	75.00	41.24	40.73	S16°42'51"W	31°30'29"
C19	75.00	72.57	69.77	N28°01'24"E	55°26'28"	C54	125.00	34.67	34.55	N81°27'36"W	15°32'22"
C20	75.00	19.22	19.16	N07°02'16"W	14°40'52"	C55	325.00	109.18	108.67	N08°40'13"W	19°14'55"
C21	125.00	33.44	33.34	N06°42'55"W	15°19'34"	C56	275.00	30.13	30.12	N15°09'20"W	61°6'40"
C22	55.00	28.77	28.44	N23°16'46"W	29°58'18"	C57	275.00	62.26	62.12	N05°31'53"W	12°58'18"
C23	55.00	47.65	46.17	N16°31'25"E	49°38'04"	C58	75.00	118.29	106.40	S44°13'20"E	90°21'54"
C24	55.00	44.38	43.19	N64°27'24"E	46°13'54"	C59	50.50	33.49	32.88	S75°54'09"W	37°59'58"
C25	55.00	31.18	30.76	S76°11'17"E	32°28'43"	C60	50.50	36.14	35.37	N64°35'53"W	40°59'58"
C26	55.00	9.63	9.82	S54°49'35"E	10°14'42"	C61	50.50	39.70	38.69	N21°34'31"W	45°02'47"
C27	75.00	32.53	32.28	N78°39'27"E	24°51'05"	C62	50.50	29.93	29.49	N17°55'27"E	33°57'10"
C28	125.00	53.15	52.75	N78°24'48"E	24°21'49"	C63	75.00	46.08	45.36	N16°39'15"W	35°12'15"
C29	125.00	52.68	52.75	N14°06'54"E	26°42'36"	C64	125.00	74.07	72.99	S73°58'21"W	33°57'03"
C30	125.01	22.66	22.63	N32°39'52"E	10°23'18"	C65	125.00	54.03	53.61	S12°58'41"W	24°45'27"
C31	75.00	8.93	8.92	N34°26'53"E	6°49'18"	C66	75.00	48.78	47.92	S70°46'23"E	37°15'49"
C32	75.00	39.85	39.38	N15°48'58"E	30°26'31"	C67	25.00	39.43	35.47	N44°13'20"W	90°21'54"
C33	50.50	38.51	37.58	N78°37'27"E	43°41'28"	C68	125.00	44.18	43.95	N79°16'43"W	20°15'08"
C34	50.50	36.61	35.82	S58°45'39"E	41°32'21"	C69	125.00	37.11	36.98	N60°38'49"W	17°00'41"
C35	50.50	36.79	35.98	S17°07'19"E	41°44'20"	C70	75.00	48.31	47.48	S19°24'23"W	36°54'17"

LEGEND

- LOT LINES
- ROAD CENTERLINE
- RIGHT OF WAY
- LOT NUMBER
- BLOCK NUMBER
- CURB GUTTER & SW
- STREET NAME
- HANDICAP RAMP
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- PRESSURE IRRIGATION
- GRAVITY IRRIGATION
- FLOW ARROW
- FIRE HYDRANT
- CATCH BASIN

SURVEY LEGEND

- BENCHMARK AS NOTED
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 1/2" IRON PIN
- FOUND 5/8" IRON PIN
- CALC. POINT
- PROPERTY BOUNDARY LINE
- SECTION LINE



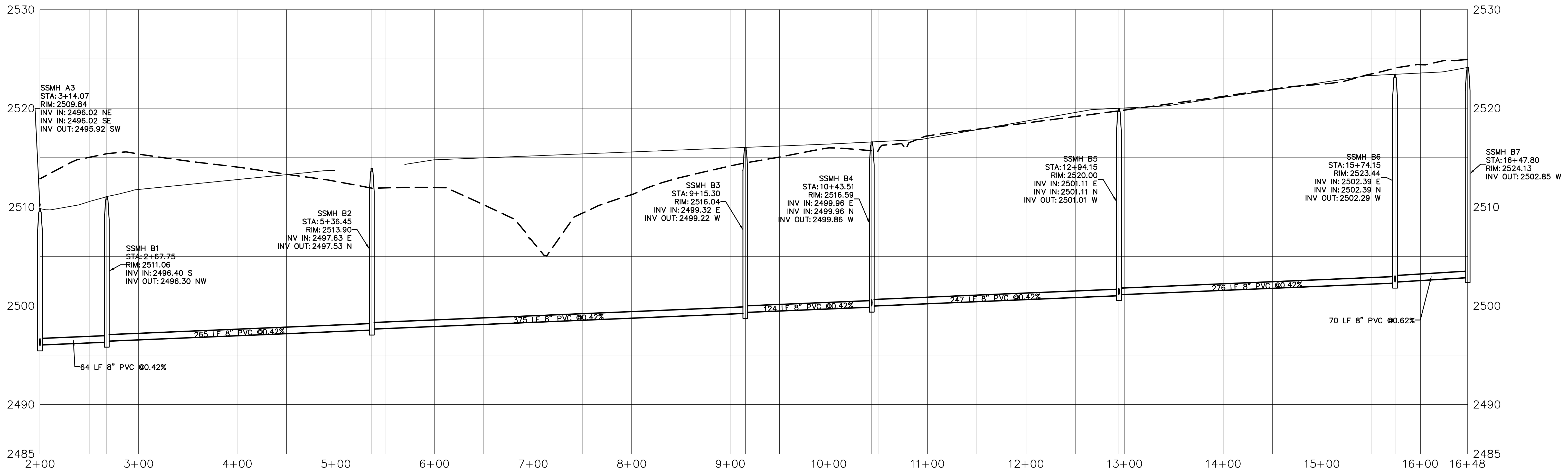
REVISIONS
 NO. DATE DESCRIPTION

CONCEPTUAL ENGINEERING
STARGAZER SUBDIVISION
TRILOGY DEVELOPMENT, INC.

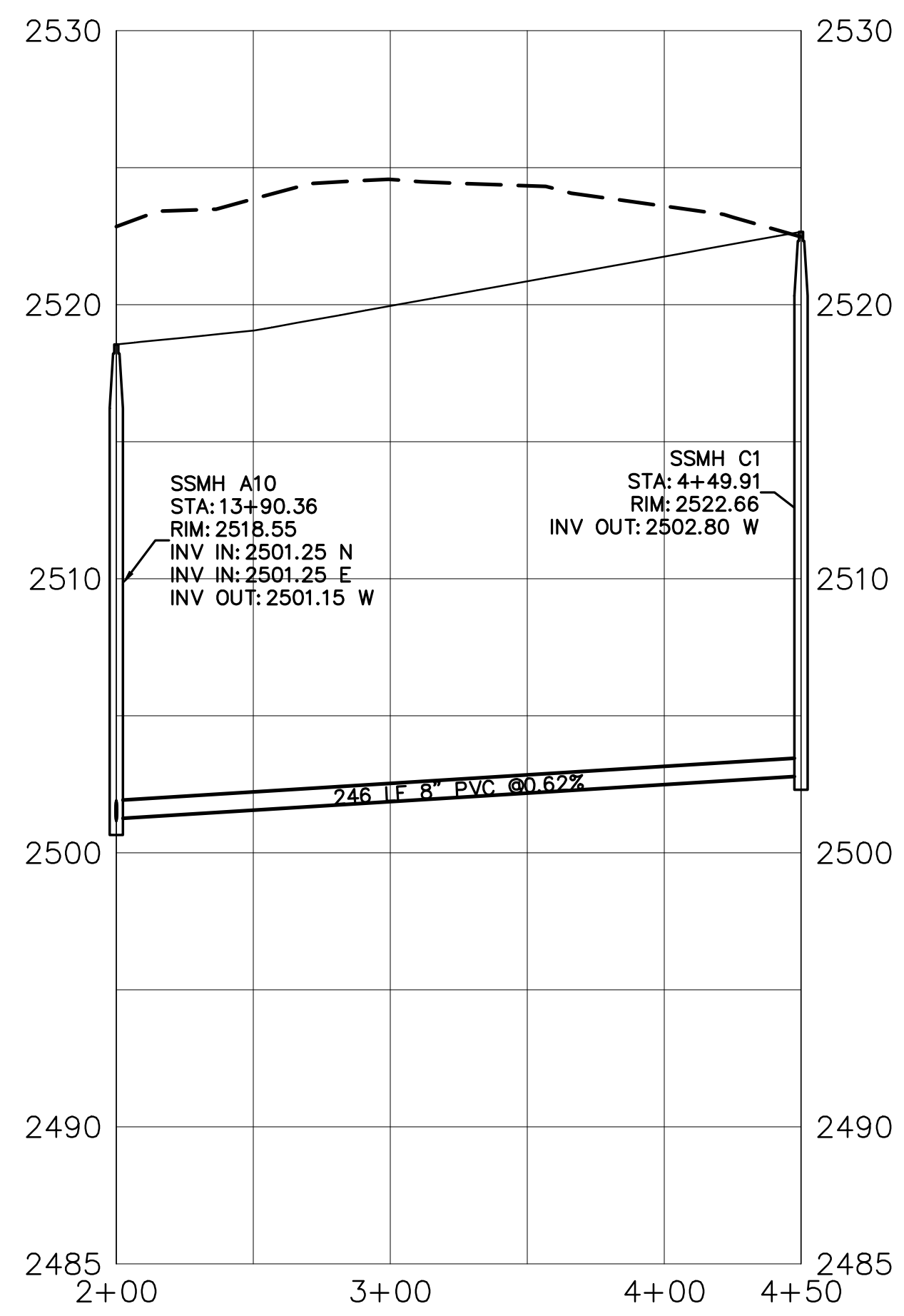
DATE: 03-12-2021
 PROJECT: C2019-039
 SHEET: **PP-2**

Bailey Engineering, Inc.
 CIVIL ENGINEERING / PLANNING / CAD
 TITLE: STARGAZER SUBDIVISION
 SCALE: 1"=60'
 PROFESSIONAL ENGINEER
 NO. 6272
 STATE OF ILLINOIS
 DAVID A. BAILEY
 CHECKED BY: DAVID A. BAILEY P.E.
 DRAWN BY: DMS/DSS

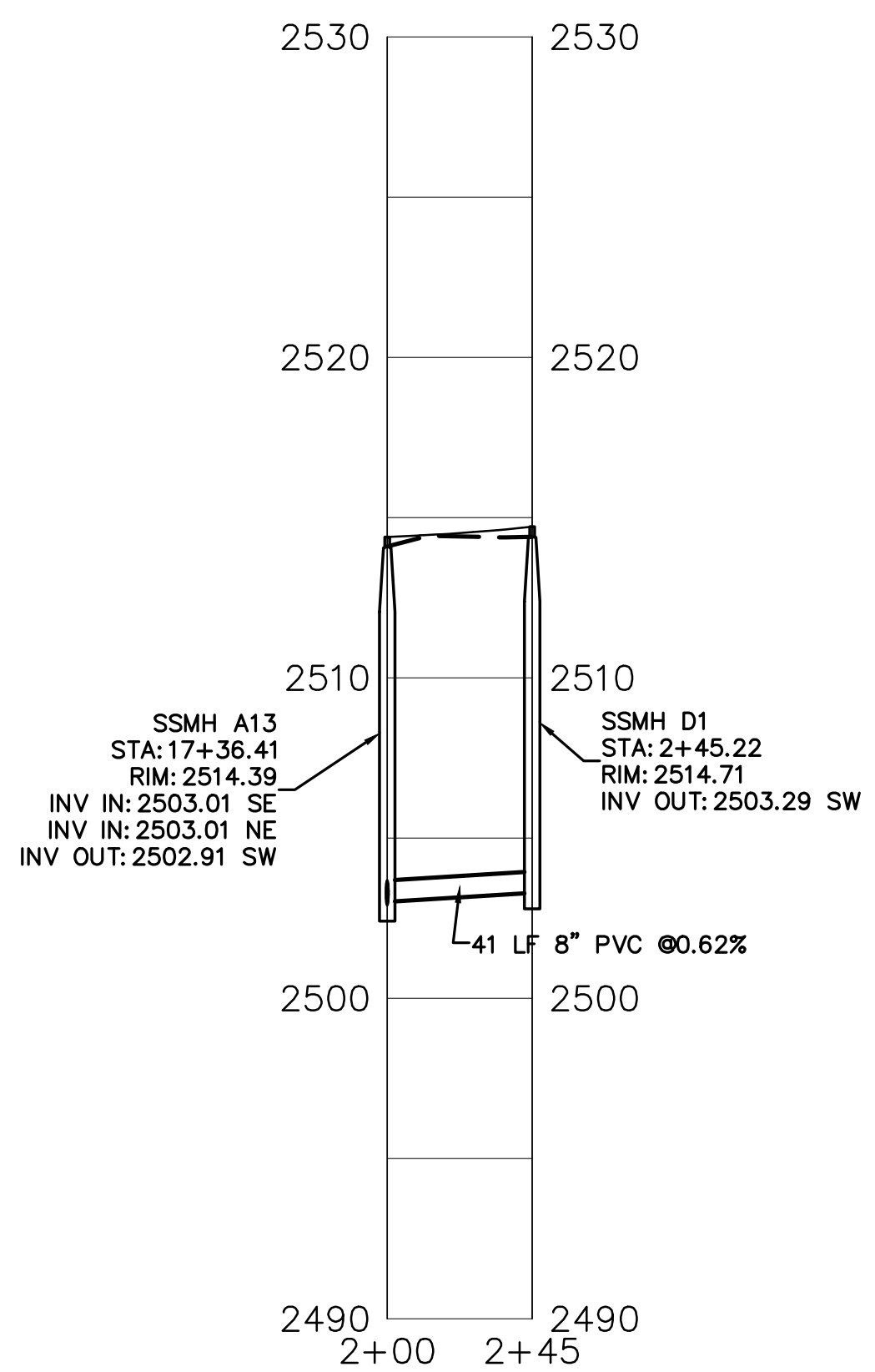
SEWER LINE B PROFILE



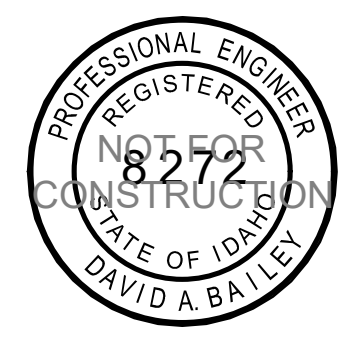
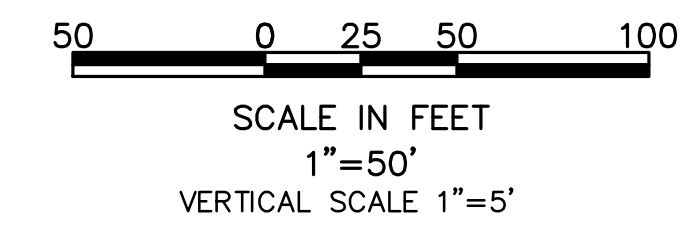
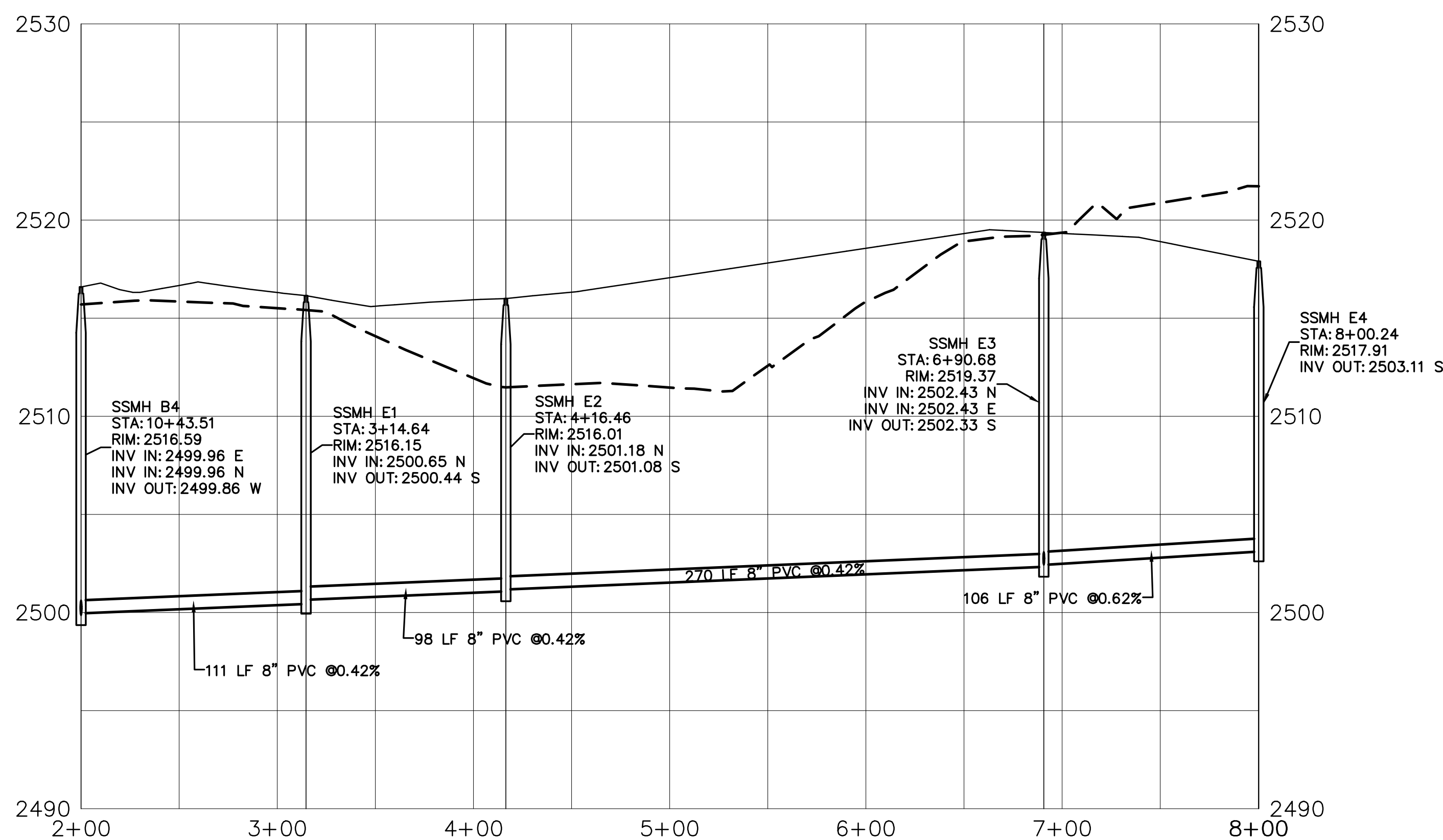
SEWER LINE C PROFILE



SEWER LINE D PROFILE



SEWER LINE E PROFILE



CHECKED BY: DAVID A. BAILEY P.E.
 DRAWN BY: DES

REVISED	NO.	DATE	DESCRIPTION

CONCEPTUAL SEWER PROFILES
 STARGAZER SUBDIVISION
 TRILOGY DEVELOPMENT, INC.

