

COMMUNITY DEVELOPMENT DEPARTMENT

## **NOTICE TO THE PUBLIC**

January 24, 2020

To Whom It May Concern:

Arc Design Resources Inc., on behalf of New Leaf Homes, has submitted the attached Preliminary Plat of Eagles Ridge No. 4 & 5 for part of the property located at **1452 Townhall Road** and all of the property located at **1510 Townhall Road**. As shown on the attached plat, the applicant has proposed the construction of up to 70 single-family lots on new streets to be completed in two phases.

The proposed streets will include curb & gutter, sidewalks, water, & sewer mains. The proposed plat will extend existing dead-end streets known as Hawk's Pass and Quail Run, and will create three new streets known as Prairie Falcon Pass, Cardinal Drive, and Night Hawk Drive. There are two proposed outlots for temporary stormwater management. The proposed lots are similar in width and size to earlier phases, and have an average size of 13,180 square feet.

The following public hearing will be held regarding this proposed Preliminary Plat:

**City of Beloit Plan Commission:** Wednesday, February 5, 2020, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street, Beloit, Wisconsin.

**THE PUBLIC IS INVITED TO ATTEND THIS HEARING.**

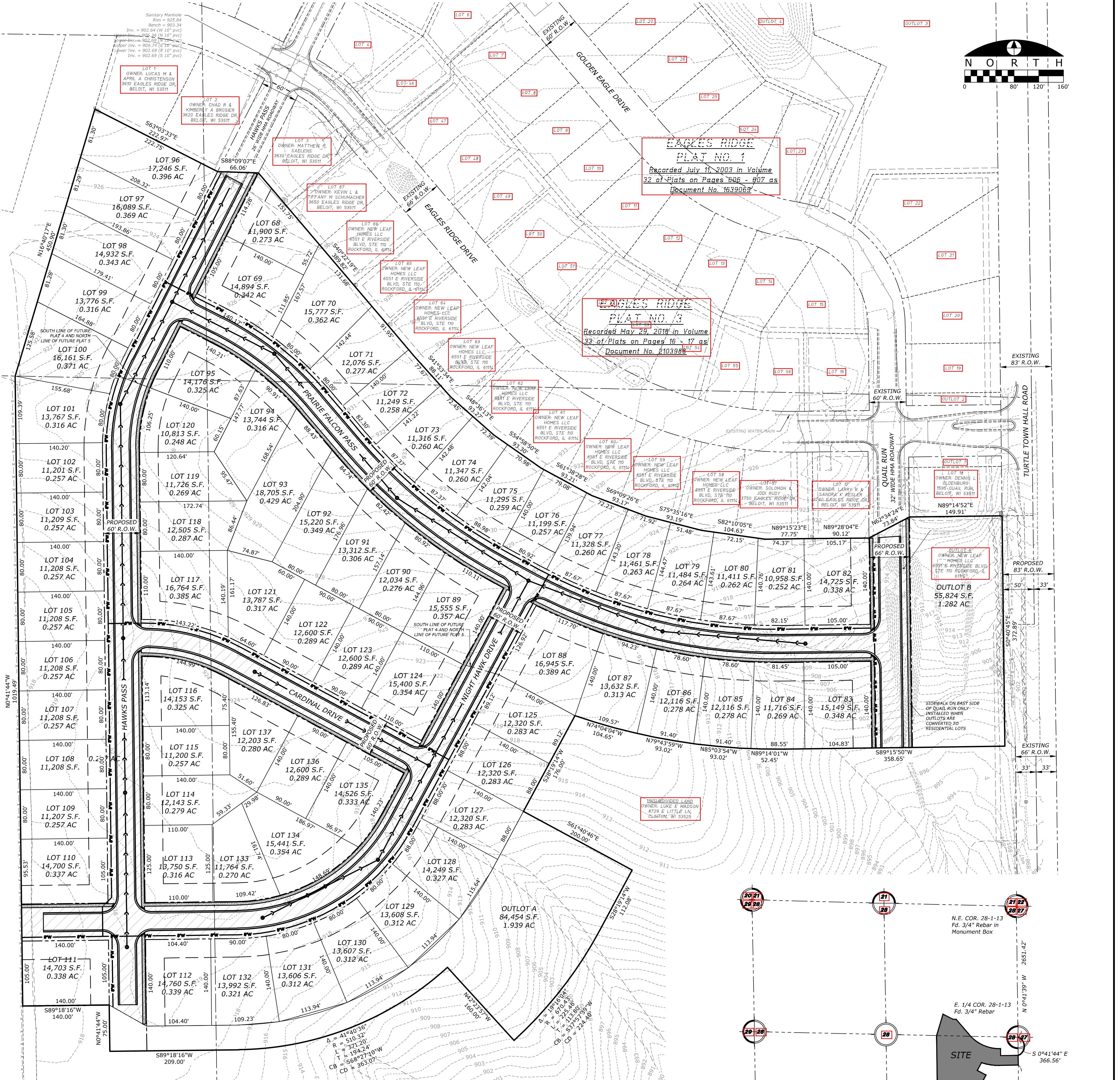
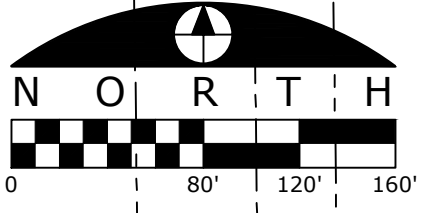
**We are interested in your opinion.**

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

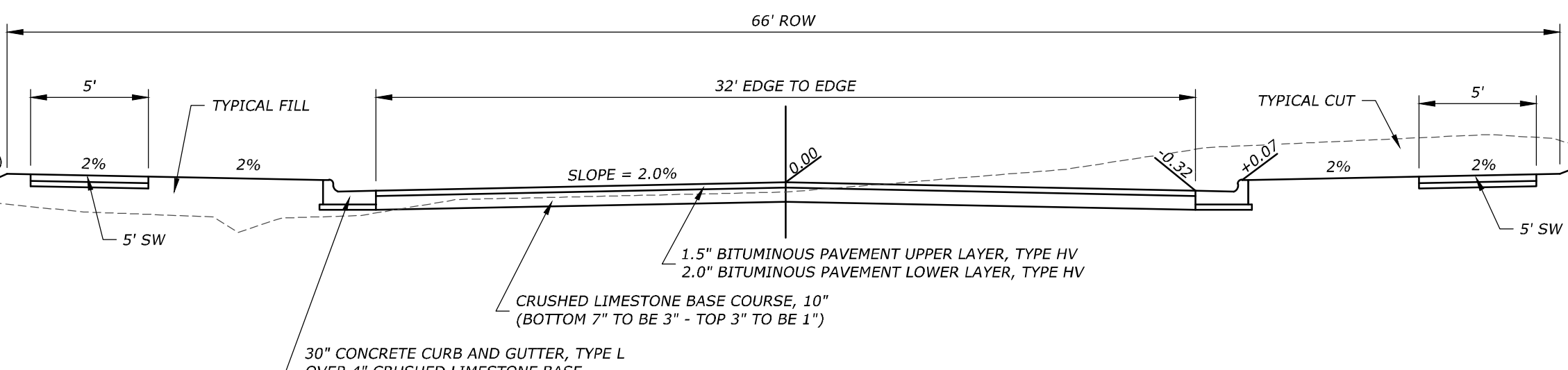
***For additional information, please contact Drew Pennington, AICP in the Planning & Building Services Division at (608) 364-6711 or [penningtond@beloitwi.gov](mailto:penningtond@beloitwi.gov). Comments will be accepted via telephone, email, and U.S. Mail.***

# PRELIMINARY PLAT OF EAGLES RIDGE NO. 4 & 5

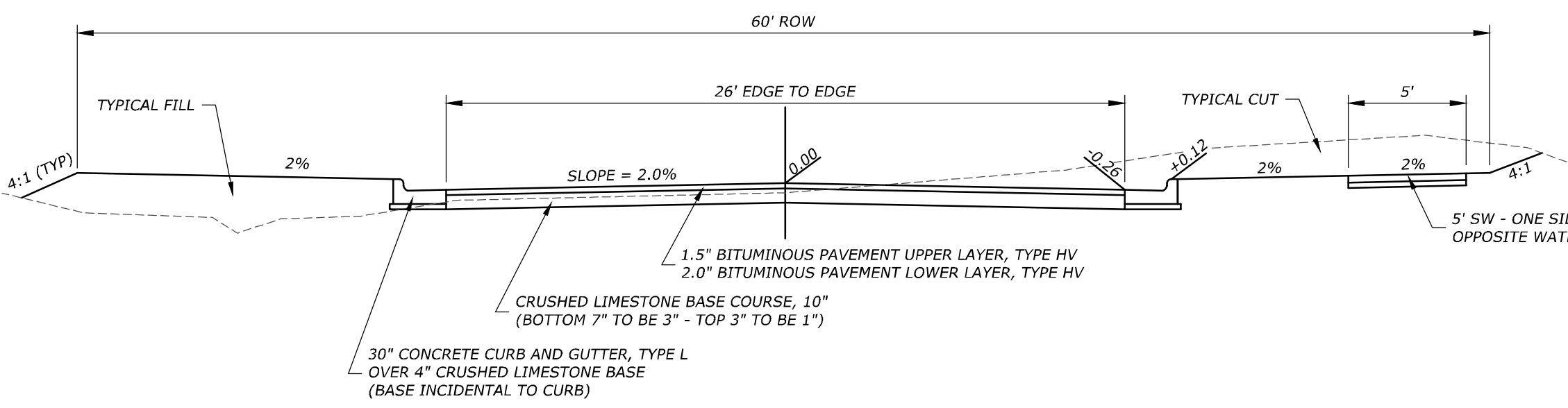
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**PAVEMENT SECTION** QUAIL RUN

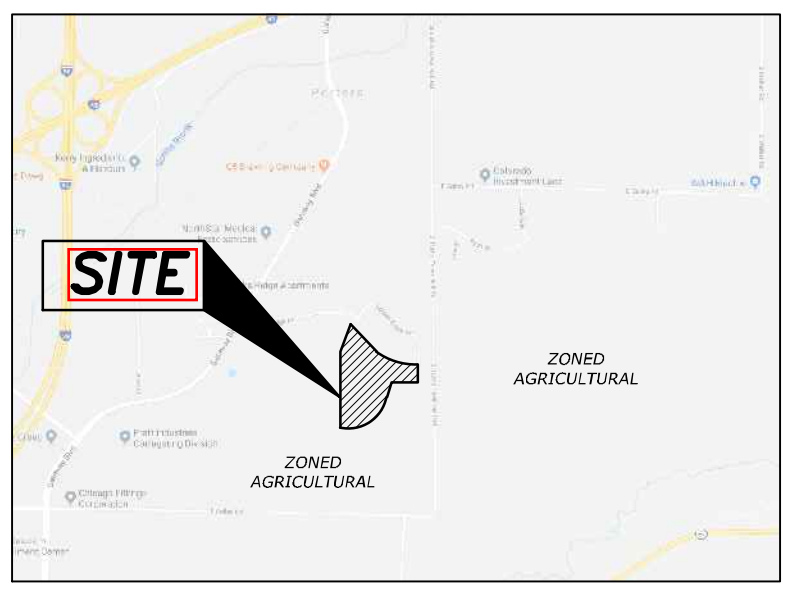


**PAVEMENT SECTION** ALL OTHER STREETS



Section Detail for Section 28, Township 1 North, Range 13 East (not to scale)

**VICINITY MAP**



**OWNER**

NEW LEAF HOMES & REMODELING  
6539 E. RIVERSIDE BLVD., SUITE #110  
ROCKFORD, IL 61114  
(815) 977-5753

**PLAT DATA**

30.72± ACRES TOTAL  
70 PROPOSED LOTS, AS WELL AS OUTLOT A + B  
RESIDENTIAL LOTS TO HAVE CITY SEWER AND WATER  
AVERAGE RESIDENTIAL LOT SIZE = 13,180 SQUARE FEET  
4,749 LF OF NEW ROADS MORE OR LESS (TOTAL CENTERLINE)  
CURRENT ZONING R-1A  
60' R.O.W. STREET FOR PRAIRIE FALCON PASS, CARDINAL DRIVE, NIGHT HAWK DRIVE, AND HAWKS PASS  
66' R.O.W. FOR QUAIL RUN  
FRONT AND REAR YARD SETBACK TO BE 30 FEET (BSL)  
STREET TO HAVE CITY STANDARD CURB AND GUTTER  
ROCK COUNTY SOIL SURVEY INCLUDED SOIL TYPE: PeB2, PeC2, DuB2, F1A, and F1B

**LEGEND**

●	SET MONUMENT	586.78'	MEASURED DISTANCE	---	PROPOSED RIGHT-OF-WAY LINE	B.S.L.	BUILDING SETBACK LINE	---	CONCRETE CURB & GUTTER
R	RADIUS	(N 45°52'36" E)	RECORD BEARING	---	EXTERIOR BOUNDARY LINE	---	---	---	WATER MAIN
CD	CHORD DISTANCE	(586.78')	RECORD DISTANCE	---	INTERIOR LOT LINE	---	---	---	SANITARY SEWER
CB	CHORD BEARING		---	---	LOT NUMBER	LOT 12	---	---	SANITARY MANHOLE
N 45°52'36" E	MEASURED BEARING		---	---	S.F.	S.F.	---	---	
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