

SD 2020-4

Project No.
36205RAM
DATE: 04/06/2020



1517 S. GRANT AVE.,
CRAWFORDSVILLE, IN. 47933
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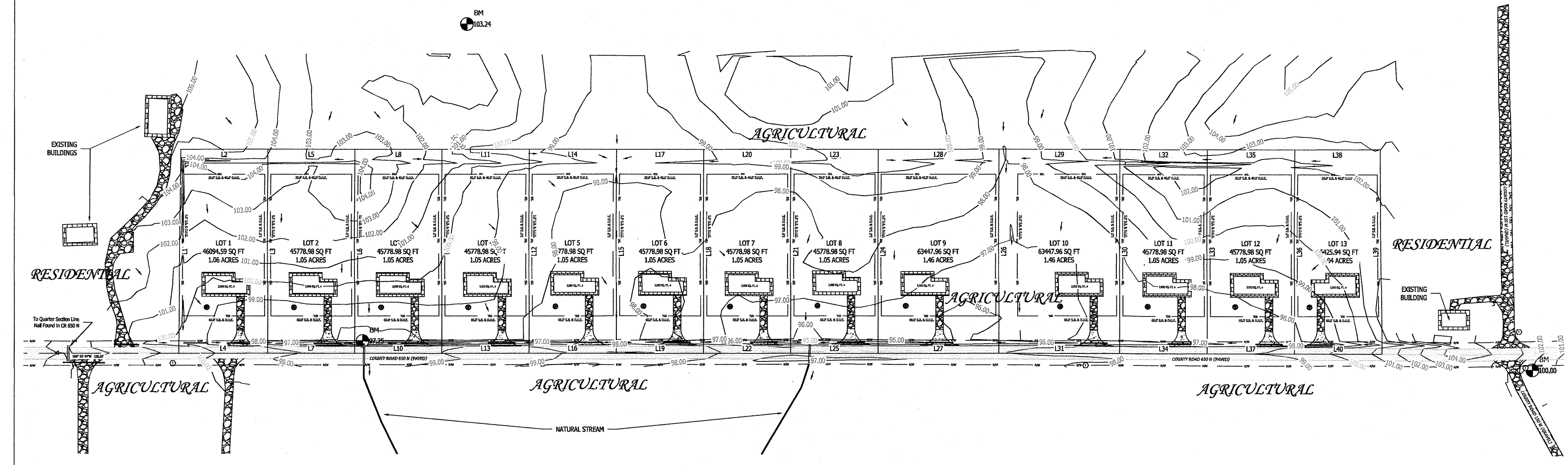
Northern Acres Subdivision
Preliminary Plat
Prepared For: Ratcliff Inc.
Project Location: 650 N, Crawfordsville, IN
Section 36, Twpshp 20N, Range 5W, Montgomery County, IN

Designed By: RAA
Drawn By: AMH
Checked By: RAA

Revision:
1
2
3

Stamp & Signature
ROGER A. AZAR
REGISTERED
No. 11300371
STATE OF
INDIANA
PROFESSIONAL ENGINEER

FIG. 1



Parcel Line Table		
Line #	Length	Bearing
L1	327.01	N0° 31' 28.29"E
L2	139.29	N89° 56' 09.29"W
L3	326.99	S0° 03' 50.71"E
L4	142.64	S89° 56' 09.29"W
L5	140.00	N89° 56' 09.29"E
L6	326.99	S0° 03' 50.71"E
L7	140.00	S89° 56' 09.29"W
L8	140.00	N89° 56' 09.29"E
L9	326.99	S0° 03' 50.71"E
L10	140.00	S89° 56' 09.29"W
L11	140.00	N89° 56' 09.29"E
L12	326.99	S0° 03' 50.71"E
L13	140.00	S89° 56' 09.29"W
L14	140.00	N89° 56' 09.29"E
L15	326.99	S0° 03' 50.71"E
L16	140.00	S89° 56' 09.29"W
L17	140.00	N89° 56' 09.29"E
L18	326.99	S0° 03' 50.71"E
L19	140.00	S89° 56' 09.29"W
L20	140.00	N89° 56' 09.29"E
L21	326.99	S0° 03' 50.71"E
L22	140.00	S89° 56' 09.29"W
L23	140.00	N89° 56' 09.29"E
L24	326.99	S0° 03' 50.71"E
L25	140.00	S89° 56' 09.29"W

Parcel Line Table		
Line #	Length	Bearing
L26	326.99	S0° 03' 50.71"E
L27	194.03	S89° 56' 09.29"W
L28	194.03	N89° 56' 09.29"E
L29	194.03	N89° 56' 09.29"E
L30	326.99	S0° 03' 50.71"E
L31	194.03	S89° 56' 09.29"W
L32	140.00	N89° 56' 09.29"E
L33	326.99	S0° 03' 50.71"E
L34	140.00	S89° 56' 09.29"W
L35	140.00	N89° 56' 09.29"E
L36	326.99	S0° 03' 50.71"E
L37	140.00	S89° 56' 09.29"W
L38	137.37	N89° 56' 09.29"E
L39	327.01	S0° 36' 32.81"E
L40	140.48	S89° 56' 09.29"W

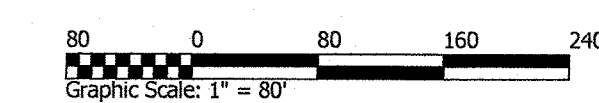
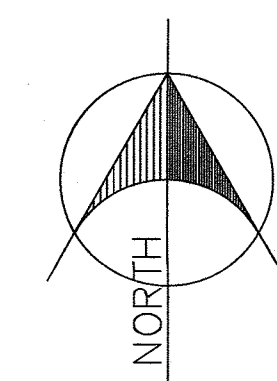
Proposed Culvert Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
Lot 1 Culvert	12"	43.00'	1.28%	Reinforced Concrete Pipe
Lot 2 Culvert	12"	43.00'	1.42%	Reinforced Concrete Pipe
Lot 3 Culvert	12"	43.00'	0.60%	Reinforced Concrete Pipe
Lot 4 Culvert	12"	43.00'	0.53%	Reinforced Concrete Pipe
Lot 5 Culvert	12"	43.00'	0.58%	Reinforced Concrete Pipe
Lot 6 Culvert	12"	43.00'	1.14%	Reinforced Concrete Pipe
Lot 7 Culvert	12"	43.00'	1.14%	Reinforced Concrete Pipe
Lot 8 Culvert	12"	43.00'	0.33%	Reinforced Concrete Pipe
Lot 9 Culvert	12"	43.00'	0.33%	Reinforced Concrete Pipe
Lot 10 Culvert	12"	43.00'	0.35%	Reinforced Concrete Pipe
Lot 11 Culvert	12"	43.00'	0.30%	Reinforced Concrete Pipe
Lot 12 Culvert	12"	43.00'	0.30%	Reinforced Concrete Pipe
Lot 13 Culvert	12"	43.00'	0.30%	Reinforced Concrete Pipe

OWNER AND DEVELOPER:
Ratcliff Inc.
PO Box 665
Crawfordsville, IN 47933

CONSULTING ENGINEER & SURVEYOR
Deckard Engineering & Surveying, PC
1517 S Grant Avenue
Crawfordsville, IN 47933

- NOTES:
- S.B. = Set Back
 - D.E. = Drainage Easement
 - D.U.E. = Drainage & Utility Easement
 - County Road 650 approximate pavement width = 20'±

- LEGEND:
- APPROXIMATE ROAD C/L
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK LINE
 - PAVED SURFACE
 - CONCRETE
 - GRAVEL
 - DRAINAGE FLOW ARROW
 - PROPOSED WELLS
 - TELEPHONE BOX
 - SURVEY CONTROL POINT



700D
4/8/20
MC



PETITION FOR REZONE
THE MONTGOMERY COUNTY ZONING ORDINANCE

CASE# _____
DATE FILED _____

REZONE FEE \$300.00 FOR 2 ACRES;
\$300.00 PLUS \$25.00 FOR EACH ADDITIONAL ACRE IN EXCESS OF 2 ACRES (12.47 acres addn'l)
PAID \$612 DATE _____

PETITIONER JIM RATCLIFF
PHONE# 765-918-1702
ADDRESS 1400 S LADOGA ROAD, CRAWFORDSVILLE, IN 47933

REPRESENTATIVE FOR PETITIONER: Roger A. Azar, PE / Deckard Engineering/Surveying, PC

DESCRIBE THE REZONE REQUEST

A request to re-zone from Agricultural to Residential. A new residential development, encompassing 14.47 acres is being designed on what currently is zoned as Agricultural. A re-zoning of these 14.47 acres is requested. The acreage is to be re-zoned as Residential.

PURPOSE OF REQUEST

New residential development

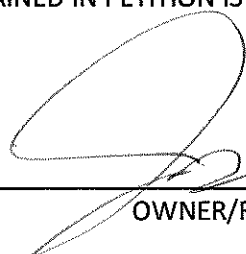
COMPREHENSIVE PLAN RECOMMENDATION _____

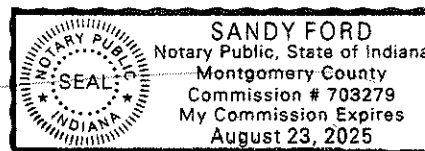
PARCEL # 54-03-36-200-011.000-011 SECTION 36 TOWNSHIP 20 RANGE 5W

NAMES AND ADDRESSES OF ALL LANDOWNERS ADJACENT OR WITHIN 100 FEET OF PROPERTY

DIRECTION FROM PROPERTY	PARCEL ID	NAME & ADDRESS
NORTH	54-03-36-200-011.002-011	WILSON JOE B.; 7201 N US HIGHWAY 231; CRAWFORDSVILLE, IN 47933
WEST	54-03-36-200-012.000-011	CASS JEFFREY & DARLENE; 1922 W 650 N; CRAWFORDSVILLE, IN 47933
SOUTHWEST	54-03-36-300-014.000-011	PATTON JAMES F.; 1889 W 650 N; CRAWFORDSVILLE, IN 47933
SOUTHEAST	54-03-36-300-016.000-011	BELL J FRANK 1/2 INT & SHEILA REMLEY HOWARD & JAMES C REMLEY 1/2 INT; 7448 W 860 N; WINGATE, IN 47994
EAST	54-03-36-200-011.001-011	GRIGGS KEITH LEROY & CHERYL K; 6509 N 150 W; CRAWFORDSVILLE, IN 47933

I AFFIRM UNDER PENALTIES OF PERJURY THIS 6th DAY OF APRIL 2020, THAT THE INFORMATION CONTAINED IN PETITION IS TRUE.


OWNER/REPRESENTATIVE SIGNATURE



State of IN, County of Montgomery
Signed before me on this 6th day
of April, 2020 by Jimmy J. Ratchett
Notary Public Sandy Ford

Montgomery County
Subdivision Application

Request Date 4.6.2020

Request Made By

Last name: **RATCLIFF** First Name: **JIM**
Address: **1400 S LADOGA ROAD, CRAWFORDSVILLE, IN 47933**
Phone #: **(765) 918-1702**

Location

Number of Platted Parcels: **13** Township: **COAL CREEK** SEC: **36** TWP: **20** RNG: **5W**
Entrance of Subdivision: **OFF 650N County Road/State Road**

Directions to Proposed Subdivision: ***Starting in Crawfordsville, head north along US Highway 231, then head west on 580 N, then head north on 100 W, then head west on 650 N for about 0.5 miles. The property is on the north side of 650 N.***

Developer: **Jim Ratcliff**

Contact: **Jim Ratcliff** Phone: **(765) 918-1702**

***152.17 APPLICATION**

A sub-divider desiring approval of a plat of a subdivision of any land lying within the county shall submit a written application for a certificate of approval and five copies of a preliminary plat of the subdivision to the Building Administrator at least 20 days before the meeting at which the Commission is expected to consider the application and plat.
(Ord. Passed 4-21-03)

152.18 FEE

At the time of filing an application for approval of the preliminary plat, the application shall be accompanied by an application fee of **\$150 for proposed residential subdivisions** of \$300 for subdivisions for business or industrial purposes. Checks should be made payable to the County subdivision fund.
(Ord. Passed 4-21-03)