

City of Sedgwick  
City Council Meeting  
May 7, 2025

**TO:** Mayor and City Council

**SUBJECT:** Plat Review – Cardinal 2<sup>nd</sup> Addition

**INITIATED BY:** Administration

**AGENDA:** New Business

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**Recommendation:** It is recommended that city council approve the plat as presented.

**Background:** The Planning and Zoning Commission met on Tuesday, April 29, 2025 to review the preliminary and final plat for Cardinal 2<sup>nd</sup> Addition. The Commission approved both plats as presented with no recommended changes. Pending approval from the governing body, the developer anticipates utility and groundwork to take place in 2025 with the first grouping of houses being built in 2026.

**Financial Considerations:** If approved, the next phase would be infrastructure development. Baughman Company would receive bids for the infrastructure and present the bid tabulation to the governing body for approval and bonding of the project. Bonds would be issued for the water and sewer infrastructure installation and placed on special assessments according to the bond documentation for recapture.

**Recommendations/Actions:** It is recommended that the city council approve the plat as presented.

**Attachments:** Final Plat

# FINAL PLAT

*Existing public easements, dedications, building setbacks and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.*

\_\_\_\_\_, Surveyor  
Preston A. Stewart, P.L.S.#1386

*Sharbutt Homes, LLC*  
*a Kansas limited liability company*

My App't. Exp. \_\_\_\_\_

My App't. Exp. \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

*This plat is approved pursuant to K.S.A. 12-401.*

Date signed: \_\_\_\_\_, 2025.

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day  
of \_\_\_\_\_, 2025.

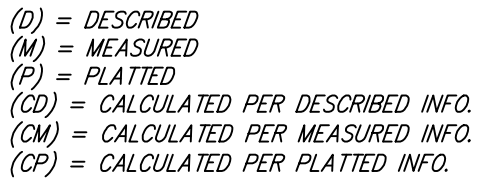
Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2025.

State of Kansas) SS This is to certify that this plat has been filed for record in the  
Sedgwick County) office of the Register of Deeds, this \_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_ o'clock \_\_\_\_M;  
and is duly recorded.

\_\_\_\_\_, Deputy  
Kenly Zehring

April 10, 2025

**BAUGHMAN COMPANY**  
315 Ellis St. Wichita, KS 67211 316-262-7271  
BaughmanCo.com



● = #4 REBAR W/ "BAUGHMAN" CAP (SET)  
 ⊙ = #4 REBAR W/ "ALPHA" CAP (FOUND)  
 ⊖ = #4 REBAR W/ "TTL" CAP (FOUND)  
 ⊘ = #5 REBAR (FOUND)(ORIGIN UNKNOWN)  
 △ = #5 REBAR W/ "MACOM" CAP (FOUND)  
 ▽ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)  
 ☆ = BECHMARK

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
		NAVD88
1-14	A	1375.0

BENCHMARK:  
BM-#1:  
SQUARE CUT ON BACK NORTHEAST CORNER OF  
CONCRETE SLAB OF SANITARY SEWER LIFT STATION,  
4.7± NORTH AND 69.6± EAST OF SE CORNER, LOT 3,  
BLOCK 3, HAUG SUBDIVISION, SEDGWICK, SEDGWICK  
COUNTY, KANSAS.  
ELEV. = 1374.72 NAVD88

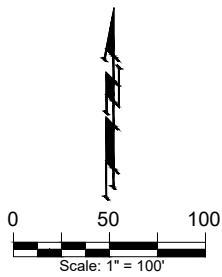
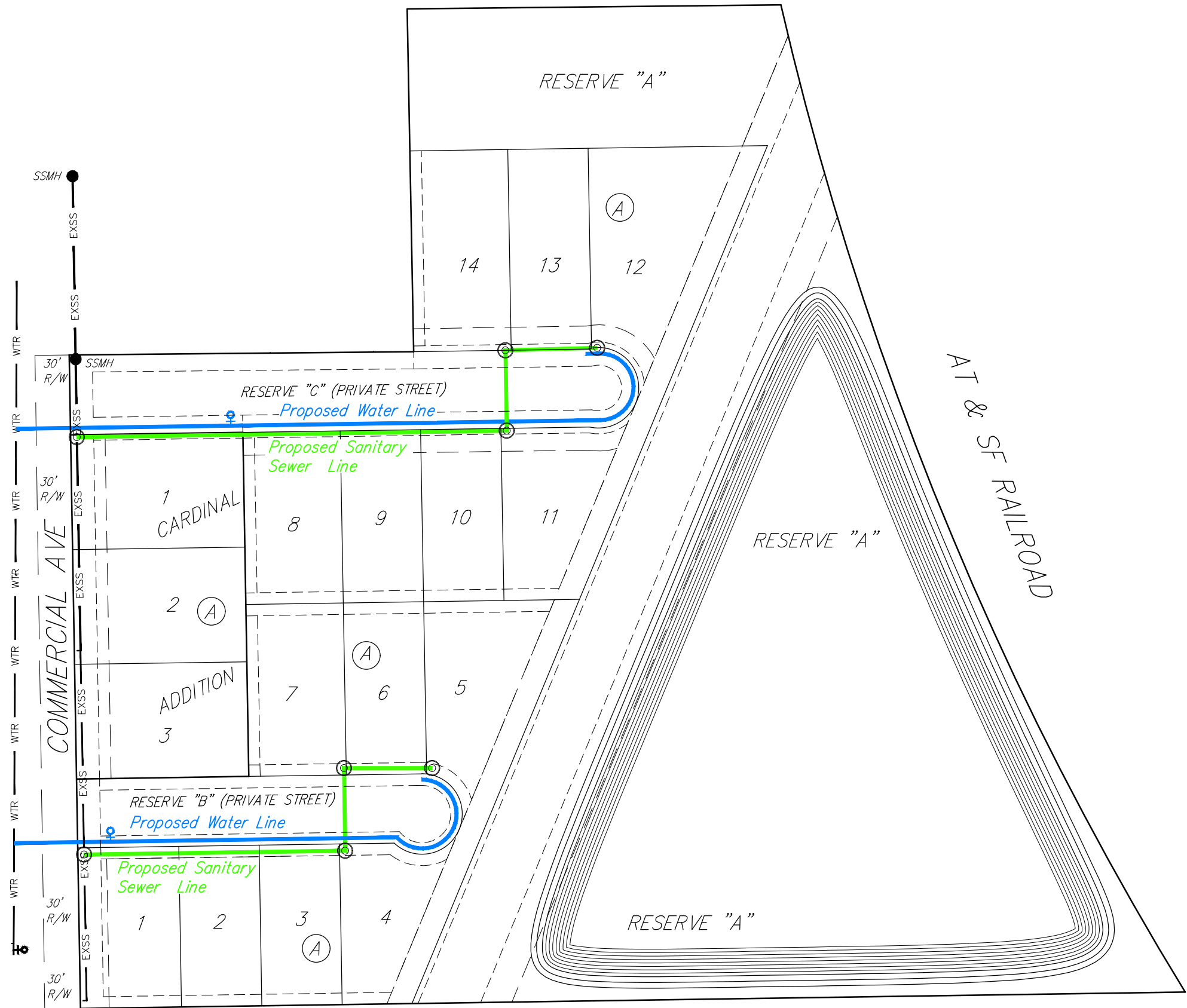
BM-#2:  
60-D STEP NAIL, EAST FACE OF LIGHT POLE,  
NORTHWEST CORNER OF HYMER DRIVE AND COMMERCIAL  
AVENUE, 55.9'± NORTH AND 4.3'± EAST OF NE CORNER  
LOT 3, BLOCK 2, HAUG SUBDIVISION, SEDGWICK,  
SEDGWICK COUNTY, KANSAS.  
ELEV. = 1374.95 NAVD88

E:\Projects\Cardinal 2nd Addition\_25-01-P066\Plat\Drawings\Cardinal 2nd\_F.dwg

UTILITY PLAN

# CARDINAL 2ND ADDITION

SEDGWICK, SEDGWICK COUNTY, KANSAS



DRAINAGE

# CARDINAL 2ND ADDITION

SEDGWICK, SEDGWICK COUNTY, KANSAS

