

**City of Sedgwick
City Council Meeting
January 17, 2024**

TO: Mayor and City Council

SUBJECT: Cardinal Addition – Final Plat

INITIATED BY: Administration

AGENDA: New Business

Recommendation: Approve the Final Plat as recommended by the Planning Commission for Cardinal Addition.

Background: The Planning Commission/BZA met on January 9, 2023, to review the preliminary and final plat for Cardinal Addition located on S. Commercial Ave. in Sedgwick, Kansas. The original plans for the development called for 25 homes to be built on the 13.21-acre parcel; however, due to construction costs and the unfeasibility of special assessments, the plans have been revised to include 5 homes on the frontage of Commercial Ave. with the remaining area being undeveloped.

The Planning Commission approved the Preliminary and Final Plats with no recommended corrections.

Financial Considerations: None.

Recommendations/Actions: It is recommended that the City Council approve the Final Plat as recommended by the Planning Commission for Cardinal Addition.

Attachment: Planning Commission minutes. Final Plat Map – Cardinal Addition

APPLICATION FOR PRELIMINARY PLAT APPROVAL

This is an application for processing a preliminary plat in accordance with the City Subdivision Regulations. The application must be completed, accompanied by the fee, and filed with the Subdivision Administrator at City Hall at least 30 days prior to a regular meeting date of the City Planning Commission.

Sedgwick City Hall
520 N. Commercial
Sedgwick, KS 67135

EMAIL: janise@cityofsedgwick.org
FAX: (316) 772-5592

AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

Name of Subdivision: Cardinal Addition

General location: East side of Commercial Ave, West of AT&SF Railroad,
North of Sedgwick Industrial Park

Name of Landowner: James Sharbutt
Company Name: Sharbutt Homes LLC
Address: 509 E. 1st Street, Sedgwick, KS, 67135
Phone: (316) 806-2943 Email: sharbuttremodeling@gmail.com

Name of (Subdivider) (Agent): Phillip Meyer
Company Name: Baughman Company
Address: 315 S. Ellis, Wichita, KS, 67211
Phone: (316) 262-7271 Email: pmeyer@baughmanco.com

Name of (Engineer) (Land Planner): Baughman Company
Company Name:
Address:
Phone: Email:

Name of Professional Surveyor: Baughman Company
Company Name:
Address:
Phone: Email:

Subdivision Information

- 1. Gross acreage of plat: 2.07 acres
- 2. Total number of lots: 5
- 3. Proposed land use for an (urban-type) (rural-type) subdivision:
 - a. Residential / Single-Family _____
 - b. Residential / Duplex _____
 - c. Residential / Multi-Family _____
 - d. Residential / Manufactured Home _____
 - e. Commercial _____
 - f. Industrial _____
 - g. Other _____
- 4. Predominant minimum lot width: 100 feet
- 5. Predominant minimum lot area: 15,000 square feet
- 6. Existing zoning: R-1 _____ District
- 7. Proposed zoning: R-1 _____ District
- 8. Source of water supply: Municipal _____
- 9. Method of sewage disposal: Municipal _____
- 10. Total lineal feet of new street: 0 feet

<u>Street Name</u>	<u>R-O-W Width</u>	<u>Lineal Feet</u>
a. _____	_____ feet	_____ feet
b. _____	_____ feet	_____ feet
c. _____	_____ feet	_____ feet
d. _____	_____ feet	_____ feet
e. _____	_____ feet	_____ feet

- 11. Proposed type of street surfacing: N/A _____
- 12. Curb and gutter proposed: Yes No
- 13. Sidewalks proposed: Yes No If yes, where?

14. Is any portion of the proposed subdivision located in an identified floodplain area?
 Yes No If Yes, describe:
Approximately 80 percent of proposed subdivision located in FEMA Zone "AE"

The landowner of the property described in this Application agrees to comply with City Subdivision Regulations and all other related resolutions, policies, and standards of the City, as well as statutes of the State of Kansas. In addition, the undersigned states that he or she is the owner of the land proposed for platting and, when requested, will permit officials of the City to inspect the land as may be necessary for proper plat review.

Signature: [Handwritten Signature], Landowner

Print name: Shawntel Thomas LLC

Date: 11/29/23, 2023

Signature: Philip J. Meyer, Agent (if any)

Print name: PHILIP J. MEYER

Date: 11/29/23, 2023

OFFICE USE ONLY

Number of Prints of the Preliminary Plat received: 1

Vicinity map of existing and proposed street system received: Yes No

Statement of proposed improvements and their method of financing and guaranteeing received: Yes No

Preliminary drainage plan, if required, received: Yes No

This application was received by the Subdivision Administrator at 01:46 (am, pm) on December 4, 2023.

It has been checked and found to be complete and accompanied by the required information for submittal, and the fee of \$ 0.

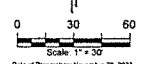
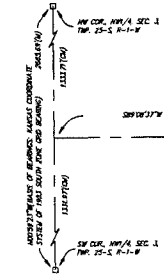
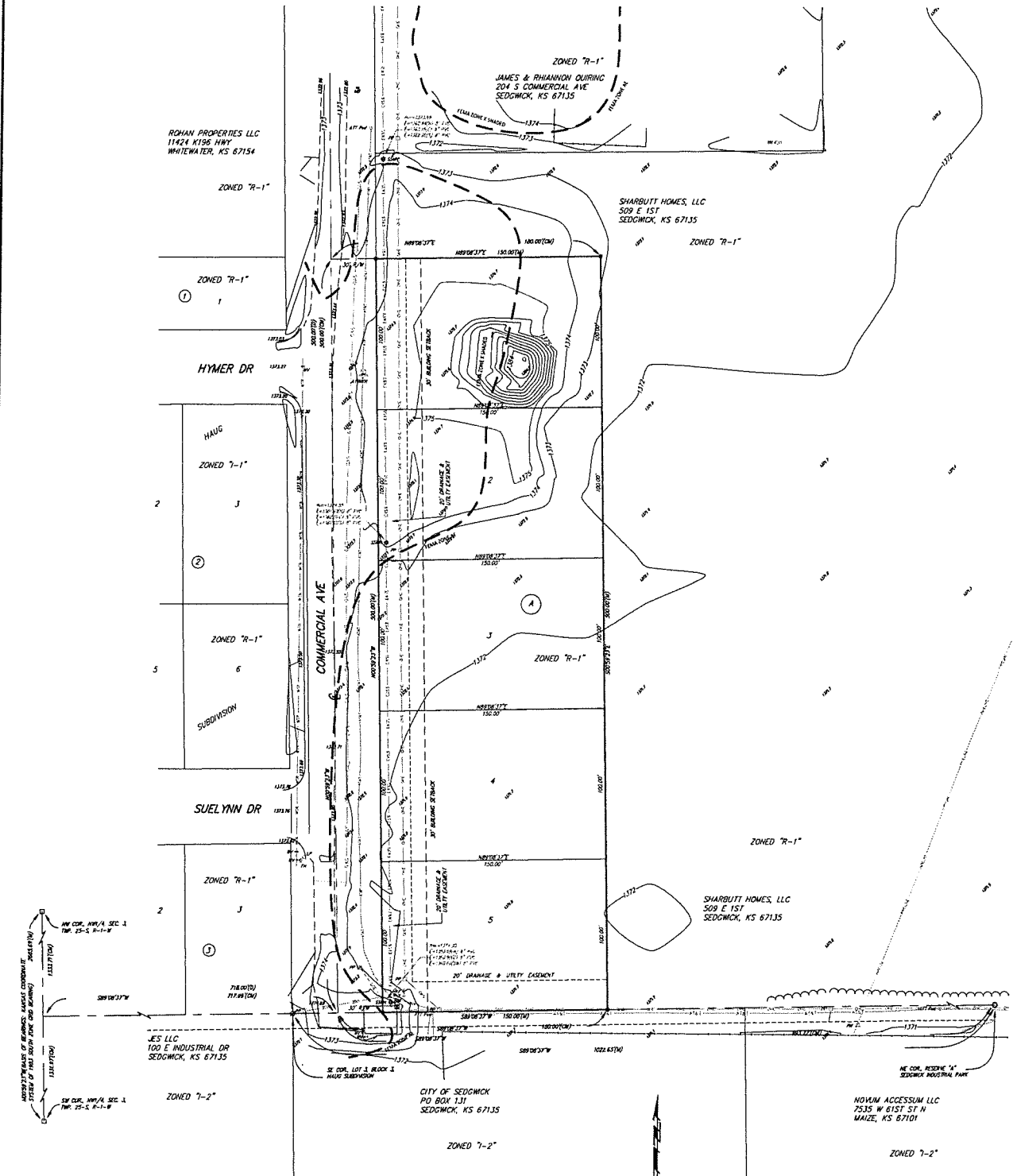
Signature: Kyle Nordick, Subdivision Administrator

Print name: Kyle Nordick

Date: December 4, 2023

Provide copy to:
• Landowner(s) or Agent(s)

PRELIMINARY PLAT
CARDINAL ADDITION
 SEDGWICK, SEDGWICK COUNTY, KANSAS

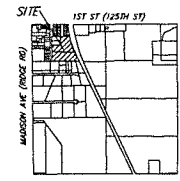


Date of Preparation: November 29, 2023
 Date of Topography: January 24, 2022
 Contour Interval: 5 Feet

- CONCRETE/DEVELOPER:**
 SHARBUTT HOMES, LLC
 ATTY: JAMES SHARBUTT
 509 E 1ST STREET
 SEDGWICK, KS 67135
- LEGAL DESCRIPTION:**
 A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 25 SOUTH RANGE 10 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS, BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTH HALF AND 174 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID NORTH HALF, 50.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID NORTH HALF, 150.00 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID NORTH HALF, 150.00 FEET TO A POINT IN THE SOUTH LINE OF SAID NORTH HALF; THENCE WEST SLOTTED CONCORDANT WITH THE SOUTH LINE OF SAID NORTH HALF, 120.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY RIGHTS-OF-WAY OF RECORD.

- = 1/4 REBAR W/ "SHAWHAW" CAP (SET)
 - = 1/4 REBAR W/ "TIE" CAP (FOUR)
 - = 1/4 REBAR (FOUNDATION UNDERLAY)
 - = 3/4" IRON PIPE (FOUNDATION UNDERLAY)
 - = FOUNDATION
- (D) = DESCRIBED
 (M) = MEASURED
 (CAL) = CALCULATED PER DESCRIBED INFO
 (CM) = CALCULATED PER MEASURED INFO
- FOUNDATION:**
 SQUARE OUT ON EACH NORTHEAST CORNER OF CONCRETE SLAB OF SANITARY SEWER LIFT STATION, 4.72 HOURS AND 8.57' EAST OF SE CORNER, LOT 3, BLOCK 3, MA15 SUBDIVISION, SEDGWICK, SEDGWICK COUNTY, KANSAS. ELEV = 1274.70 MANSION

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES	LOT	BLOCK	ELEVATION
	1-6	4	1325.0



VICINITY MAP
 SEC. 1, T25S, R10W

CARDINAL ADDITION
 November 29, 2023

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

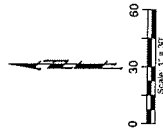
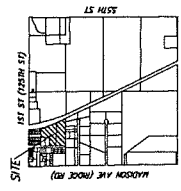
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REVISION
 The site will provide detention, as shown, to treat developed runoff peak flow to at least existing peak flow rates. The pond located to the east within the same ownership as the current site, will provide detention as well as act as a borrow area for the site. The pond will be used to provide detention for the site. The detention volume needed to meet detention requirements.

PLAN
 A FEMA Zone AE covering the majority of the site. A US DNR permit has been approved for fill to be placed within the proposed floodplain (USDA 11, 10th Cir. 11, 2023). The building pool are expected to be elevated at least 2' above the adjacent BFE. ALOU's has been requested to be submitted to remove the building area from the floodplain.

COMMENTS
 The site is located within a minimum 15' near area for drainage and a minimum 45' near area for detention. A minimum of 2' of the lower opening will be maintained in the floodplain area.

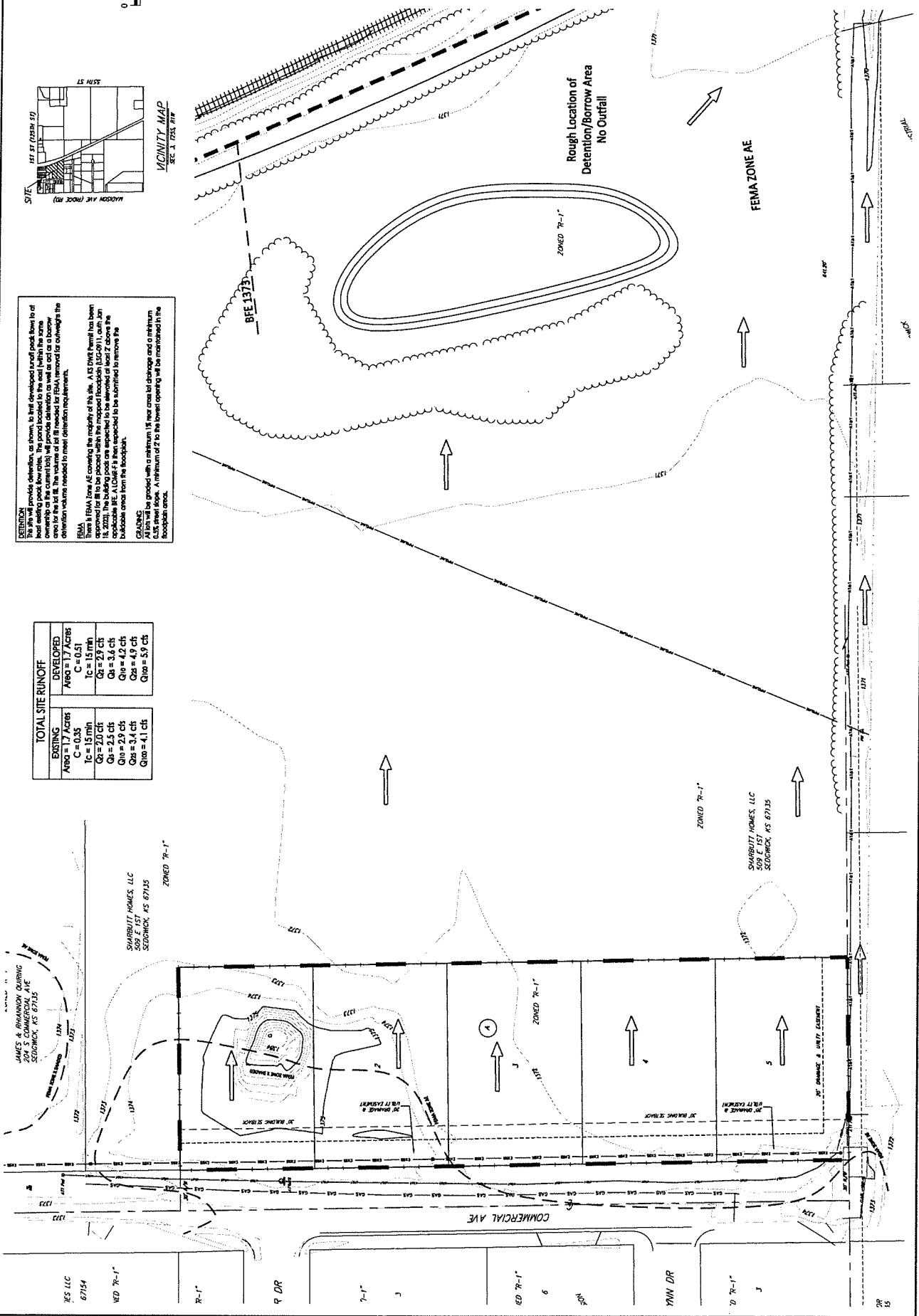
TOTAL SITE RUNOFF	
EXISTING	DEVELOPED
Area = 7.0 ac	Area = 0.4 ac
C = 0.45	C = 0.45
Tc = 15 min	Tc = 15 min
Q ₁ = 2.0 cfs	Q ₁ = 2.0 cfs
Q ₂ = 2.5 cfs	Q ₂ = 2.5 cfs
Q ₃ = 2.9 cfs	Q ₃ = 3.4 cfs
Q ₄ = 3.4 cfs	Q ₄ = 4.9 cfs
Q ₅ = 4.1 cfs	Q ₅ = 5.9 cfs



BAUGHMAN COMPANY
 315 Elm St
 Waco, TX 76797
 318-262-2771
 BaughmanCo.com

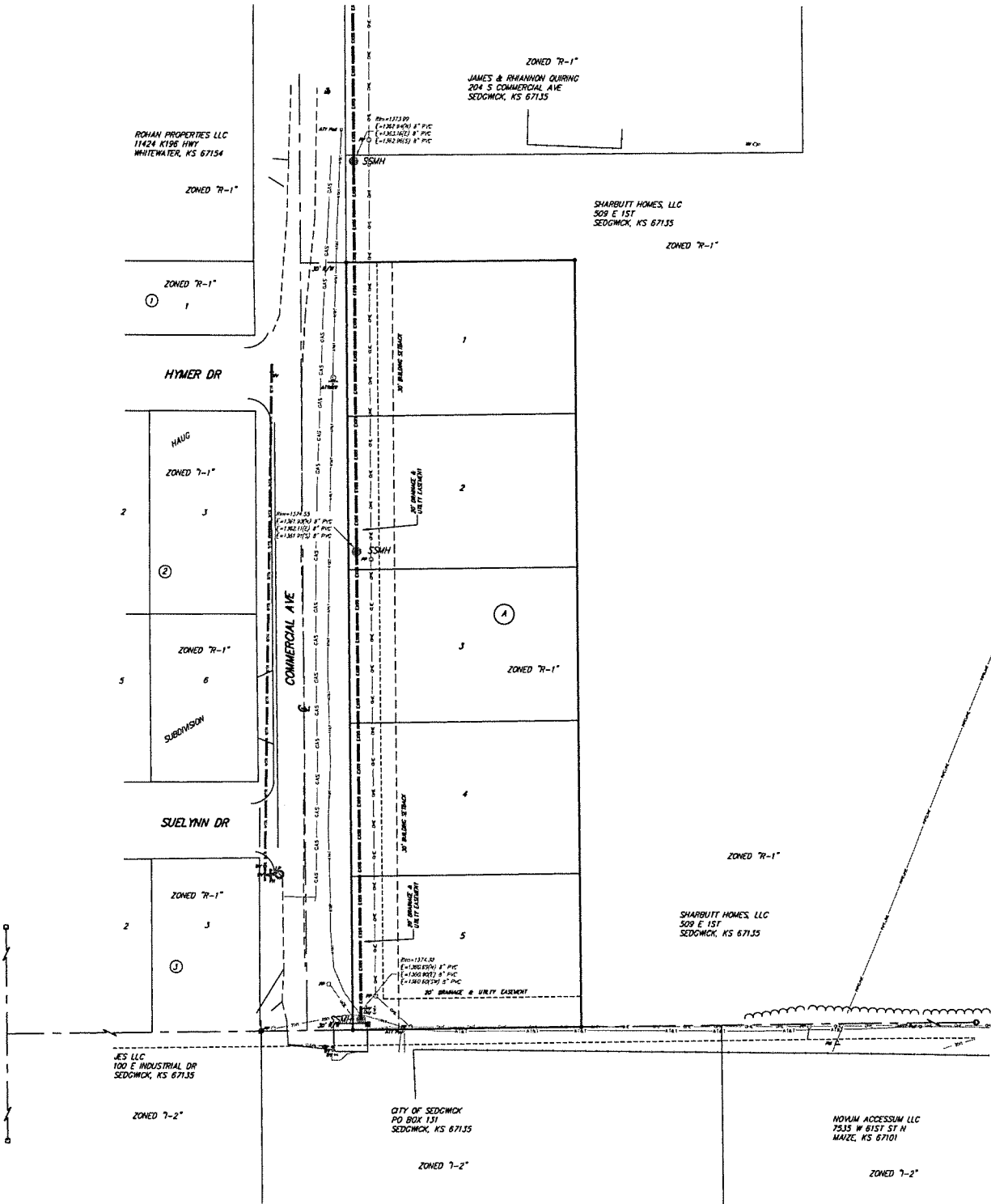
CARDINAL ADDITION DRAINAGE PLAN

PROJECT NUMBER: _____
 DESIGN: _____
 DATE: 21 November 2023
 SHEET: 1 OF 1



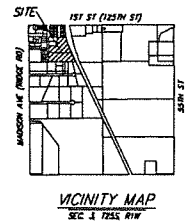
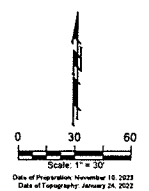
Project: Cardinal Addition Drainage Plan
 Design: David L. Adams
 Date: 21 November 2023
 Sheet: 1 of 1

UTILITY PLAN
CARDINAL ADDITION
 SEDGWICK, SEDGWICK COUNTY, KANSAS



LEGEND

	Existing Water Line (8" Unless Noted Otherwise)
	Existing Fire Hydrant
	Existing Sanitary Sewer Line (8" Unless Noted Otherwise)
	Existing Sanitary Sewer Manhole



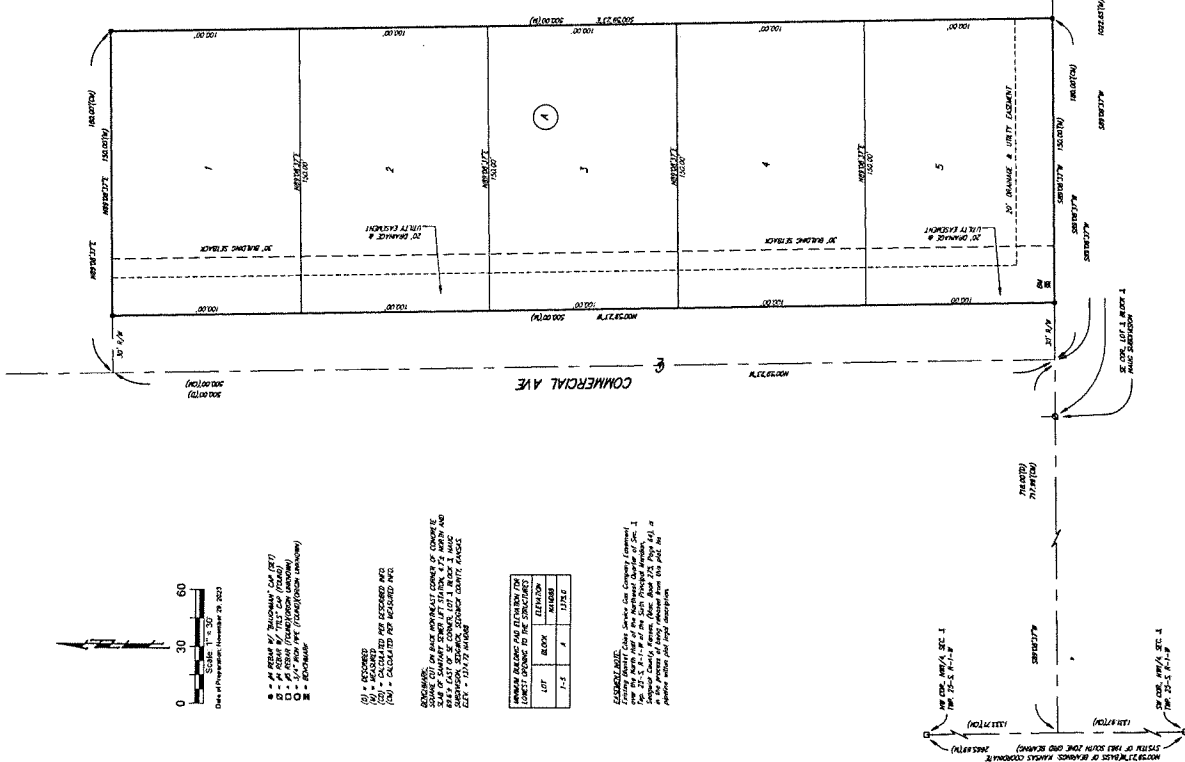
CARDINAL ADDITION

November 20, 2023

BAUGHMAN COMPANY
 315 E 8th St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com

E:\Projects\Cardinal Addition (Cardinal Sedgwick PAU) - 21-11-19721\Expansions\Utility Plan\Cardinal_Plan.dwg, Plotter: 212523.dwg

FINAL PLAT CARDINAL ADDITION SEDGWICK COUNTY, KANSAS



- State of Kansas) SS
 County of Sedgwick) SS
 My Aff. Exp. _____
 Notary Public

Existing public easements, dedications, building
 located by virtue of K.S.A. 12-5120, as amended.

Precision A. Stewart, P.L.S./JLRB
 Surveyor

BENCHMARKS

MARK	DESCRIPTION	COORDINATES (Easting, Northing)
1	Iron Pipe in Concrete	520.10, 100.00
2	Iron Pipe in Concrete	520.10, 100.00
3	Iron Pipe in Concrete	520.10, 100.00
4	Iron Pipe in Concrete	520.10, 100.00
5	Iron Pipe in Concrete	520.10, 100.00

LOCALITY
 The property shown herein is situated in Sedgwick County, Kansas. The survey is made in accordance with the laws of the State of Kansas and the Federal Government.

State of Kansas) SS
 County of Sedgwick) SS
 My Aff. Exp. _____
 Notary Public

Existing public easements, dedications, building
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Precision A. Stewart, P.L.S./JLRB
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State of Kansas) SS
 County of Sedgwick) SS
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 County of Sedgwick) SS
 My Aff. Exp. _____
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FINAL PLAT
CARDINAL ADDITION
 November 29, 2023
BAUGHMAN COMPANY
 311 East St. • Manhattan, KS 66501 • 785-842-1771