

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 2nd Addition

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

Name of Landowner: Matt Crabtree

Company Name: Peace By Piece LLC

Address: 2615 E 48th St N, Wichita KS, 67219

Phone: (316) 519-3606 Email: matt@craftedbycrabtree.com

Name of (Subdivider) (Agent): Thomas Joyce

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: 12.17 acres
- 2. Total number of lots: 14
- 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: 70 feet
- 5. Predominant minimum lot area: 10,500 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: 753.10 feet

<u>Street Name</u>	<u>R-O-W Width</u>	<u>Lineal Feet</u>
a. <u>Hymer Drive</u>	<u>69.71</u> feet	<u>452.54</u> feet
b. <u>Suelynn Drive</u>	<u>60</u> feet	<u>300.56</u> feet
c. _____	_____ feet	_____ feet
d. _____	_____ feet	_____ feet
e. _____	_____ feet	_____ feet

- 11. Proposed type of street surfacing: Asphalt
- 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: Matthew R Crabtree

Date: 1-6, 2025

Signature: [Handwritten Signature], Agent (if any)

Print name: Thomas Joyce

Date: 1-6, 2026

OFFICE USE ONLY

Number of Prints of the Preliminary Plat received: _____

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 _____: _____ (am, pm) on _____, 20____.

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

Signature: _____, Subdivision Administrator

Print name: _____

Date: _____, 20____

Provide copy to:

- Landowner(s) or Agent(s)