

**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](mailto: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: \_\_\_\_\_, Landowner

Print name: Shorewest Homes 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.

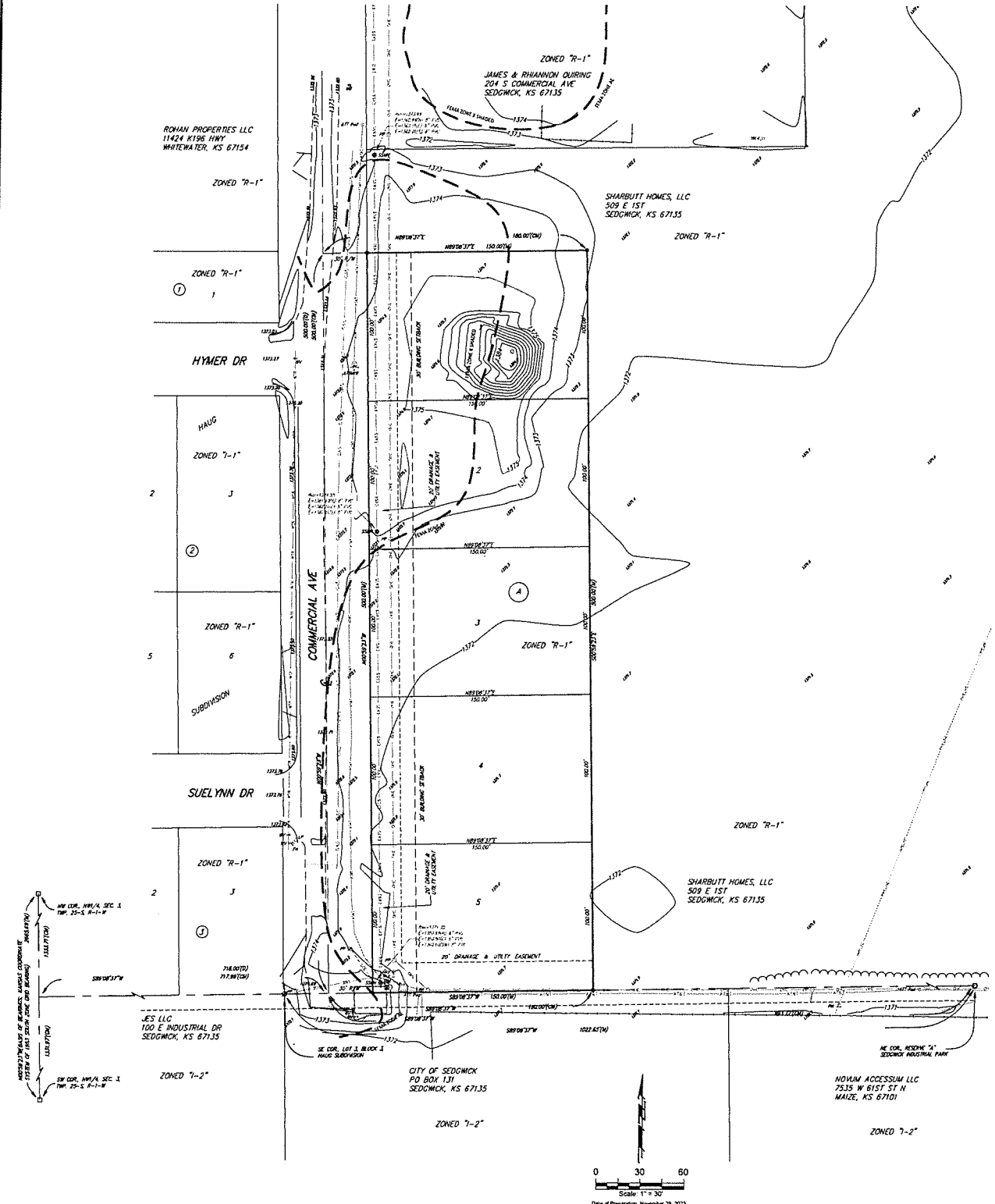
Signature: Kyle Nordick, Subdivision Administrator

Print name: Kyle Nordick

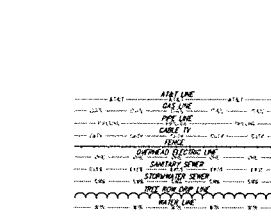
Date: December 4, 2023

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

PRELIMINARY PLAT  
**CARDINAL ADDITION**  
 SEDGWICK, SEDGWICK COUNTY, KANSAS

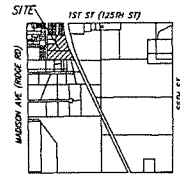
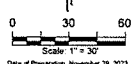


- LEGEND**
- ATTN 1 = ATT Marker
  - ATT 2 = ATT Posthole
  - CP 1 = Chain TP Marker
  - CP 2 = Chain Pin
  - CP 3 = Chain Stake Marker
  - CP 4 = Chain Stake
  - CP 5 = Chain Stake
  - CP 6 = Chain Stake
  - CP 7 = Chain Stake
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  - CP 9 = Chain Stake
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  - CP 98 = Chain Stake
  - CP 99 = Chain Stake
  - CP 100 = Chain Stake



**LEGAL DESCRIPTION:**  
 A TRACT OF LAND IN THE NORTH HALF OF THE  
 NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 22  
 SOUTH, RANGE 1 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 74 FEET EAST OF  
 THE SOUTHWEST CORNER OF SAID NORTH HALF;  
 THENCE NORTH PARALLEL TO THE WEST LINE OF  
 SAID NORTH HALF, 200.00 FEET; THENCE EAST  
 PARALLEL WITH THE SOUTH LINE OF SAID NORTH  
 HALF, 180.00 FEET; THENCE SOUTH PARALLEL TO  
 THE WEST LINE OF SAID NORTH HALF, 180.00 FEET  
 TO A POINT IN THE SOUTH LINE OF SAID NORTH  
 HALF; THENCE WEST CONSIDERED WITH THE SOUTH  
 LINE OF SAID NORTH HALF, 180.00 FEET TO THE  
 POINT OF BEGINNING. SUBJECT TO ANY  
 RIGHTS-OF-WAY OF RECORD.

- LEGEND**
- = AN REBAR W/ "TOP-GUN" CAP (2X)
  - = AN REBAR W/ "TIE" CAP (2X)
  - = AN REBAR (TRANSVERSE LINKING)
  - = 3/4" WDN PIPE (2X) (CONCRETE LINKING)
  - = BENCHMARK
- (2) = DESCRIBED  
 (W) = WEAPONS  
 (C) = CALCULATED PER DESCRIBED WPD  
 (TW) = CALCULATED PER WEAPONS WPD



**VICINITY MAP**  
 SEC. 1, T25S, R1W

**MINIMUM BUILDING FLOOR ELEVATION FOR  
 LOWEST OPENING TO THE STRUCTURES**

LOT	BLOCK	ELEVATION
1-5	4	1215.0

**CARDINAL ADDITION**  
 November 29, 2023

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

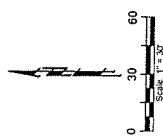
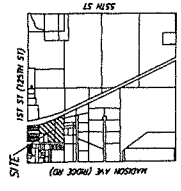
E:\Projects\Cardinal Addition\Cardinal Addition Sedgwick, KS\Drawings\Cardinal\_Plat.dwg, 2/2/23, 2:07 PM

**DESIGNATION**  
 The site will provide detention, as shown, to first developed runoff peak flow to at least existing peak flow rates. The pond located to the east (within the same ownership as the site) will provide detention as well as act as a borrow area for the site. The pond will be used for storage of runoff for the detention volume needed to meet detention requirements.

**FEMA**  
 There is FEMA Zone AE covering the majority of this site. A SUDW permit has been approved for it to be placed within the proposed floodplain (LCOOP 1), with Jan 18, 2020. The building pads are expected to be elevated at least 2' above the base flood elevation. The site plan is expected to be submitted to remove the base flood area from the floodplain.

**STORMS**  
 The site is graded with a minimum 1% slope east for drainage, and a minimum 0.5% slope west. A minimum 0.2% to the lowest opening will be maintained in the floodplain areas.

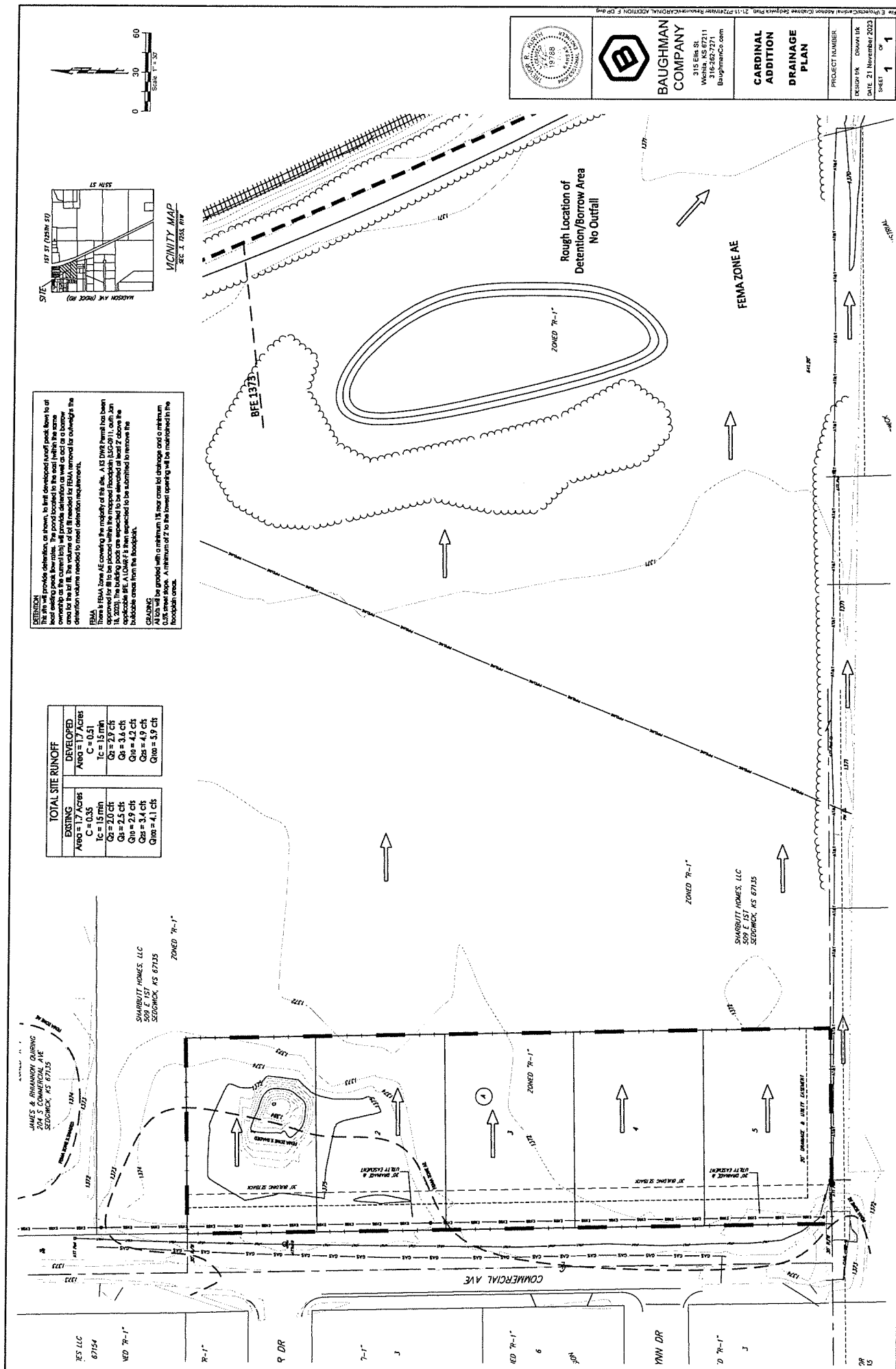
TOTAL SITE RUNOFF	
<b>EXISTING</b>	<b>DEVELOPED</b>
AvgC = 1.7 Acres	AvgC = 1.7 Acres
Tc = 0.35	Tc = 0.51
Q <sub>5</sub> = 2.0 cfs	Q <sub>5</sub> = 2.3 cfs
Q <sub>10</sub> = 2.5 cfs	Q <sub>10</sub> = 3.4 cfs
Q <sub>25</sub> = 2.9 cfs	Q <sub>25</sub> = 4.2 cfs
Q <sub>50</sub> = 3.4 cfs	Q <sub>50</sub> = 4.9 cfs
Q <sub>100</sub> = 4.1 cfs	Q <sub>100</sub> = 5.9 cfs



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

**CARDINAL ADDITION DRAINAGE PLAN**

PROJECT NUMBER: \_\_\_\_\_  
 DRAWING NO.: DRAWING 04  
 DATE: 21 November 2023  
 SHEET: 1 OF 1



JAMES & RHANON DURING  
 201 S COMMERCIAL AVE  
 SEWARD, KS 67135

SHARBITT HOMES, LLC  
 509 E 157  
 SEWARD, KS 67135

SHARBITT HOMES, LLC  
 509 E 157  
 SEWARD, KS 67135

ES LLC  
 67154

VED R-1-1

R-1-1

9 DR

7-1-1

J

ED R-1-1

6

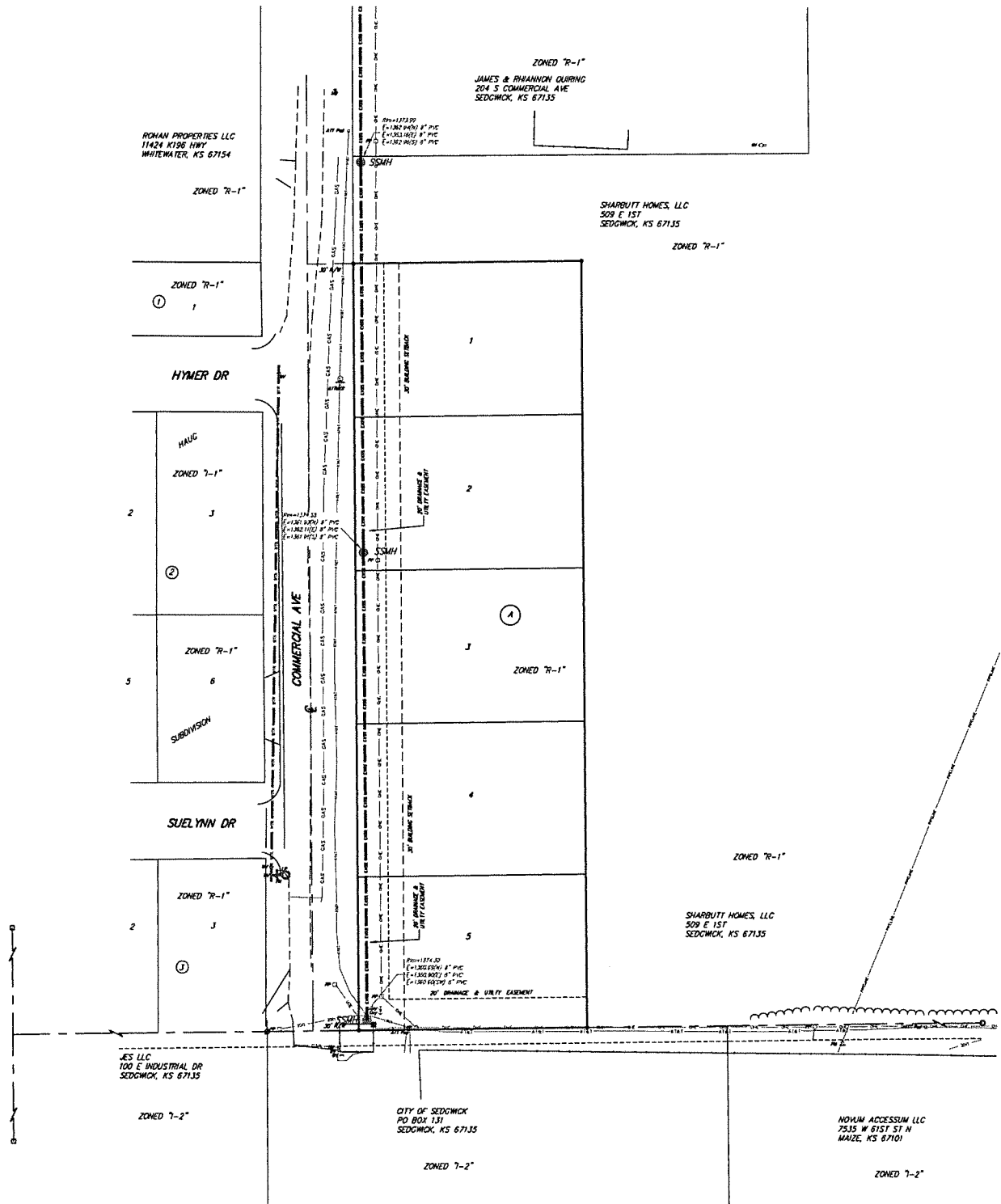
YWN DR

D R-1-1

J

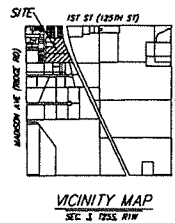
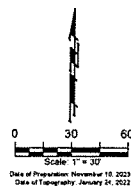
DR

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**

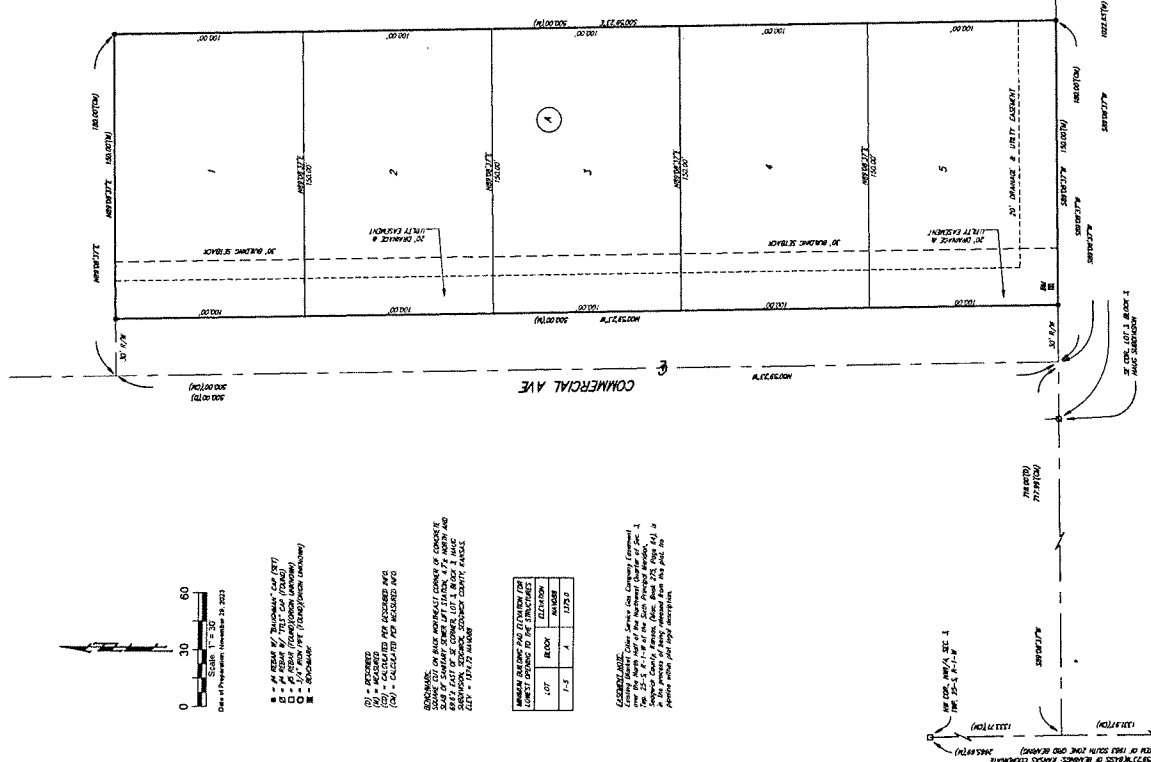
November 20, 2023

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

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FINAL PLAT

# CARDINAL ADDITION SEDGWICK COUNTY, KANSAS



**LEGEND**

- 1 = EXISTING
- 2 = CALCULATED PER ASSIGNED INFO
- 3 = CALCULATED PER MEASURED INFO

**NOTES:**

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO THE OUTLINE OF THE LOT UNLESS OTHERWISE NOTED.
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- ALL DIMENSIONS ARE TO THE OUTLINE OF THE LOT UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO THE OUTLINE OF THE LOT UNLESS OTHERWISE NOTED.

State of Kansas) SS The foregoing instrument acknowledged before me, the  
Sedgwick County) day of \_\_\_\_\_, 2021, by James Shorhoff and Beth Shorhoff, a Member and  
limited liability company.  
My App'l. Exp. \_\_\_\_\_, Notary Public

Has been submitted to and approved by the Sedgwick Planning Commission, Sedgwick  
County, Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
\_\_\_\_\_ Secretary

This plat approved and all indications shown herein  
accepted by the Governing Body of the City of Sedgwick, Kansas, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2021.  
\_\_\_\_\_ Mayor  
\_\_\_\_\_ City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day  
of \_\_\_\_\_, 2021.  
\_\_\_\_\_ Notary Public

State of Kansas) SS This is to certify that this plat has been filed for record in the  
Sedgwick County) Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2021 at \_\_\_\_\_ o'clock \_\_\_\_  
and is duly recorded.

State of Kansas) SS The Sedgwick County, Kansas, is a  
Sedgwick County) county and state do hereby certify that we have surveyed and platted, CARDINAL  
ADDITION, Sedgwick County, Kansas and that the accompanying plat is a true  
and correct copy of the original plat as the same appears on the records of the  
Sedgwick County, Kansas. Witness my hand and the seal of the  
Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
Notary Public

Existing public easements, dedications, utility  
rights and access contracts, if any, being  
recited by reference to K.S.A. 12-1126, as amended.  
Baughman Company, P.A.  
Preston A. Street, P.O. Box 12345, Sedgwick, Kansas 67209

Those all men by these presents that are the undersigned  
have caused the land in the survey certificate to be platted into lots and a block,  
and utility easements are hereby granted to the public for electric, gas, water,  
sewer and for the construction and maintenance of all public utilities, roads,  
streets, sidewalks, drainage, and other public improvements, and that no change  
may be made in the plat or the survey which will affect the interests of the public  
in any way.

Shorhoff Homes, LLC  
a Kansas limited liability company  
James Shorhoff, Member  
Beth Shorhoff, Member

Maple Lane and First Company  
\_\_\_\_\_ (Title)  
\_\_\_\_\_ (Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this  
Sedgwick County) day of \_\_\_\_\_, 2021, by \_\_\_\_\_ of Peoples Bank  
and Trust Company on behalf of the bank. (Title)  
My App'l. Exp. \_\_\_\_\_, Notary Public

State of Kansas) SS This is to certify that this plat has been filed for record in the  
Sedgwick County) Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2021 at \_\_\_\_\_ o'clock \_\_\_\_  
and is duly recorded.

Tanya Buchspan, Register of Deeds  
Amy Zelevy, Deputy

**FINAL PLAT**  
**CARDINAL ADDITION**  
November 23, 2021  
**BAUGHMAN COMPANY**  
315 EM St. Wichita, KS 67211 316-282-7271  
BaughmanCo.com