

FINAL BOUNDARY CLOSURE FOR BRADLEY FAIR 4TH ADDITION

552 North: 14444.6239 East : 13470.2880  
Line Course: N 00-33-40 W Length: 697.42'

746 North: 15142.0123 East : 13463.4587  
Line Course: N 36-18-32 E Length: 25.00'

745 North: 15162.1582 East : 13478.2622  
Line Course: N 89-26-20 E Length: 560.47'

354 North: 15167.6464 East : 14038.7047  
Curve Length: 24.55' Radius: 380.00'  
Delta: -3-42-05 Tangent: 12.28'  
Chord: 24.54' Course: N 87-35-19 E  
Course In: N 00-33-38 W Course Out: S 04-15-44 E  
RP North: 15547.5844 East : 14034.9867

443 End North: 15168.6791 East : 14063.2264  
Line Course: S 00-33-40 E Length: 717.08'

553 North: 14451.6336 East : 14070.2481  
Line Course: S 89-19-50 W Length: 600.00'

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Perimeter: 2624.52' Area: 429,969 sq.ft. 9.87 acres

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BRADLEY FAIR PAVING ASSESSMENTS							
Bond Ord. #	Project #	First Year	Description	Bradley Fair	Bradley Fair		
		Assessed			2nd	C-272-UP	
39254	81198	1986	21st, Bramblewood to Tara, & Rock, 600' S of Centerline of 21st to 22nd	\$30,108.31			\$30,108.31
39752	81386	1987	Rock from 600' N of Centerline of 13th to 620' S of Centerline of 21st	\$36,661.43	\$30,493.23	\$47,005.36	\$114,160.02
39942	81611	1999	21st, Tara to Greenleaf		\$57,579.95		\$57,579.95
41344	81993	1991	Deceleration lane on E side of Rock, South of 21st	\$209,402.82	\$40,405.67	\$2,693.04	\$252,501.53
42865	82426	1996	Sidewalk along 21st	\$10,233.00			\$10,233.00
43021	82341	1996	Accel/Decel Lane on Rock	\$82,013.39	\$170,798.20	\$36,643.31	\$289,454.90
43749	82729	1998	Rock & Bradley Fair Turn Signal		\$67,114.20	\$23,849.59	\$90,963.79
43750	82730	1998	Right & Left turns & Median on Rock	\$145,555.34	\$98,030.24	\$95,023.90	\$338,609.48
43751	82731	1998	Bradley Fair Parkway		\$53,042.42	\$53,666.50	\$106,708.92
43752	82732	1998	Bradley Fair Parkway		\$199,122.27	\$68,967.57	\$268,089.84
43758	82775	1998	Rock Road Landscaping	\$4,436.22	\$2,987.73	\$1,760.34	\$9,184.29
43760	82276	1998	Bradley Fair Landscaping		\$13,150.25	\$3,336.37	\$16,486.62
44057	82728	1999	Left turn on 21st to serve Bradley Fair Parkway		\$66,107.70	\$37,919.62	\$104,027.32
44075	82848	1999	Accel/Decel Lane on 21st to serve Bradley Fair 3rd			\$221,053.04	\$221,053.04
				\$518,410.51	\$798,831.86	\$591,918.64	\$1,909,161.01

Contact: Melissa Cohlmia  
316-684-6066

Tuesday, June 20, 2000  
**FOR IMMEDIATE RELEASE**

## **NEW RETAIL CONCEPTS & EXPANSIONS BLOOM THIS SUMMER AT BRADLEY FAIR GROUND IS BROKEN FOR FOURTH & FINAL PHASE**

(Wichita, KS) --With thirty-five stores and restaurants already anchoring Wichita's fastest growing shopping center, Bradley Fair has unveiled plans for an additional three retailers, the expansion of two existing stores and the opening of one new restaurant with a second soon to follow. The announcements made today will bring the 170,000-sq. ft. center to 98% leased, according to Laham Development Company spokesperson, Melissa Cohlmia.

New store offerings will include **Hallmark Creations, With A Twist** and **Jugo Juice**. **Hallmark Creations**, an enhanced version of their Gold Crown stores, is the latest retail concept created by Hallmark Cards, Inc. of Kansas City. The 6,000-sq. ft. store will be located between Howard's Optique and Gateway 2000 in the center's south wing. Offering distinctive papers, writing accessories, gifts and a unique collection of Hallmark items, Hallmark Creations will open in late August.

Located between Talbots Petite and Randy Cooper's Fine Jewelry in 2,300-sq. ft. will be another new store, **With A Twist**. Specializing in gourmet foods, gift baskets, unique housewares, and wine and bar accessories, the store is locally owned and operated by Susan Kempton and Amy Martin. Along with an extensive line of unique food and gifts,

150 NORTH MARKET | WICHITA, KS 67202

Tel 316.262.6400 | Fax 316.262.5877 | LAHAM@SOUTHWIND.NET

**A H A M**  
DEVELOPMENT

With a Twist will offer a coffee bar serving fresh roasted gourmet coffees, espresso beverages, specialty teas, pastries and desserts with indoor and outdoor seating for 20. With A Twist will open in early fall.

The city's first authentic California-style juice bar will open in Bradley Fair in September. Called **Jugo Juice** (pronounced Ju-go from the Spanish word for juice), it will be located adjacent to the Good Egg restaurant, facing Bradley Fair Parkway just south of 21<sup>st</sup> Street. Owned and operated by the Wichita-based Spear's Food Service Company, the parent company of Spear's restaurants, Jugo Juice will feature healthy fresh juices and 23 varieties of real fruit smoothies, along with soups, scones, pretzels, salads, sandwiches and healthy snacks. According to Randy Spear, Vice President of Spears Food Service, juice and smoothie bars are one of the hottest trends in the food service industry. "The typical smoothie is made with fresh fruits, juice and a base of non-fat frozen yogurt or sherbet. They taste great, are low in fat and can include a variety of healthful supplements such as Vitamin C, Echinacea, Ginseng and soy protein," says Spear. With the growing awareness of the importance of natural foods, Jugo Juice anticipates loyal customers who will trade their morning cup of coffee for a Power Booster Smoothie and a doubleshot of energizing wheatgrass juice. Hours for Jugo Juice will be 7:30 a.m. to 8:00 p.m. daily.

### **Bradley Fair Retailers Announce Expansions**

Citing booming business and the need for additional retail space, two longtime Bradley Fair stores, both original tenants, are expanding

within the center. Adding 1,200-sq. ft. to their existing 2,300-sq. ft. is **Randy Cooper's Fine Jewelry**. The expansion takes in space immediately to the north of the store, and will enable Randy Cooper's to showcase additional offerings. The expansion will be complete by late summer. Also expanding their presence at Bradley Fair is **Trio's**, moving from their current 1,823-sq. ft. of space into 3,260-sq. ft. between Franklin Covey and Noodle Kidoodle in the south wing. Owned by Wichitans Joan Ferris and Val Spikes, the store features fine gifts, decorative accessories and home furnishings. Trio's will move to their new space by late August.

### **The Good Egg Now Open; Cibola Restaurant & Hilton Garden Inn To Debut Soon**

Bradley's Fair's newest restaurant, **The Good Egg**, opened June 12. With its focus on egg dishes from traditional to creative, the restaurant features omelettes, Eggs Benedict, frittatas, crepes, 15 varieties of pancakes, French toast, fruit platters, yogurt, granola, muffins, bagels, cereal and Healthy Light menu items. Daryl Lowry is the owner/operator. Hours for The Good Egg are 6:30 a.m. – 2:30 p.m. daily. It is located at 21<sup>st</sup> Street and Bradley Fair Parkway, just east of Tropical Designs.

Slated for an August opening in the Bradley Fair north wing tower is **Cibola Restaurant**. With indoor and outdoor patio dining and a view of the center's open air plaza, lake and island waterfall, Cibola will offer guests a menu, service and ambiance reminiscent of a fine New York steak house. The 5,000-sq. ft. restaurant is owned by Wichitans Kevin Brown and Tracy Fahrback, owners of the Lassen Bar & Grill.

Also set to open in late July is the 103-room Hilton Garden Inn. Managed and operated by tmh hotels under a license agreement with Hilton Inns, Inc., the Hilton Garden Inn will be northeast Wichita's only full-service hotel.

### **Bradley Fair's Final Phase Now Underway**

Ground has been broken for the fourth and final phase of Bradley Fair to be located on Rock Road south of Bradley Fair Parkway. According to Laham Development Company spokesperson, Cohlma, the 85,000-sq. ft. addition will feature a mix of retailers and restaurants to further expand the center's appeal, all consistent with the quality that Wichitans have come to expect from Bradley Fair. Announcements will be forthcoming within the next few months.

Laham Development Company opened Bradley Fair in November of 1990. General contractor is Farha Construction. Project architect is Spangenburg Phillips, with leasing handled by J.P. Weigand & Sons. Fidelity Bank provides financing. All are Wichita companies.

# # #

**PROFESSIONAL  
ENGINEERING CONSULTANTS, PA**

303 South Topeka  
WICHITA, KANSAS 67202

(316) 262-2691

TO VICKY HUANG, P.E.  
ENGINEERING DEPT.  
7TH FLOOR, CITY HALL

**LETTER OF TRANSMITTAL**

DATE	11-19-97	JOB NO.	36-97B07-3432
ATTENTION			
RE: <u>BRADLEY FAIR 4TH ADD.</u>			

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings       Prints       Plans       Samples       Specifications
- Copy of letter       Change order       \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
2			DRAINAGE PLAN

THESE ARE TRANSMITTED as checked below:

- For approval       Approved as submitted       Resubmit \_\_\_\_\_ copies for approval
- For your use       Approved as noted       Submit \_\_\_\_\_ copies for distribution
- As requested       Returned for corrections       Return \_\_\_\_\_ corrected prints
- For review and comment       \_\_\_\_\_
- FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_  
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COPY TO FILE

SIGNED: GARY WILKEY

*If enclosures are not as noted, kindly notify us at once.*



STAFF REPORT

(Revised Final Plat, Final Plat Approved 12/4/97)

**CASE NUMBER:** S/D 97-85 - BRADLEY FAIR 4TH ADDITION

**OWNER/APPLICANT:** Laham Holding Co., L.L.C., 150 N. Market, Wichita, KS 67202

**SURVEYOR/ENGINEER:** Professional Engineering Consultants, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

**LOCATION:** Southeast corner of Rock Road and Bradley Fair Parkway

**SITE SIZE:** 9.87 acres

**NUMBER OF LOTS**

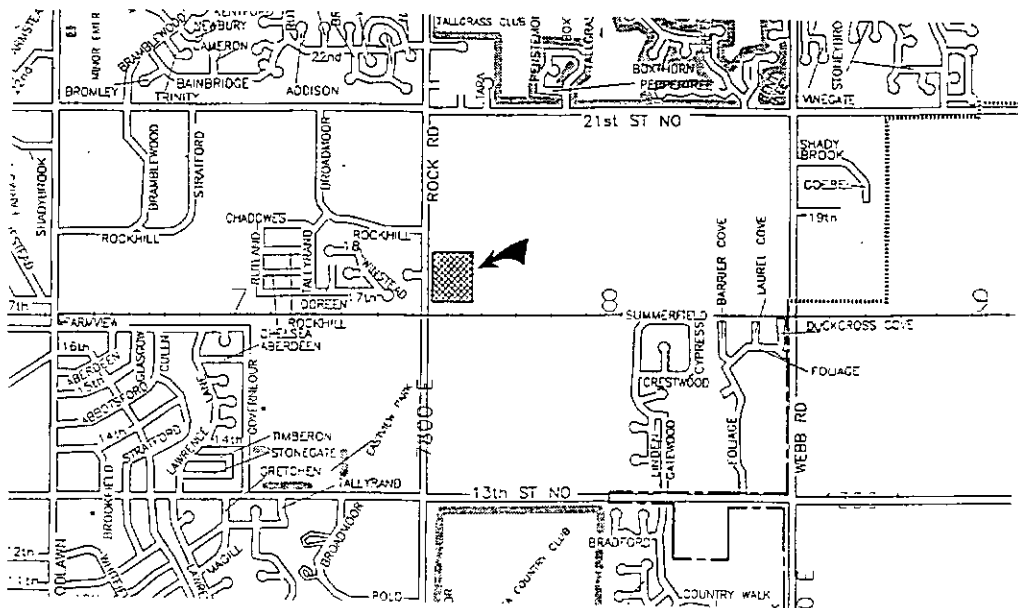
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 9.87 acres

**CURRENT ZONING:** GO, General Office  
LC, Limited Commercial

**PROPOSED ZONING:** LC, Limited Commercial

VICINITY MAP



Note: A portion of this site has been approved for a zone change (Z-3308) from GO, General Office to LC, Limited Commercial subsequent to the approval of the previous final plat. A CUP amendment was also approved concurrent with the zone change (DP-191 Amendment #10). This revised final plat has reduced the number of lots from two to one.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. City Engineering needs to comment if any other guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. A Community Unit Plan (CUP) certificate shall be submitted to Planning Staff for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-191 Amendment #10) and its special conditions for development on this property.
- D. City Engineering needs to indicate the status of the applicant's drainage plan.
- E. The platting binder indicates that the site's ownership is in another party from that denoted on the owner's signature block. This name must appear on the final plat tracing, or else a revised platting binder submitted indicated new ownership.
- F. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. As commercial lots not adjacent to an arterial street, sidewalks shall be provided as required by the sidewalk ordinance.
- H. Traffic Engineering needs to indicate the need for any traffic improvements.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- L. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

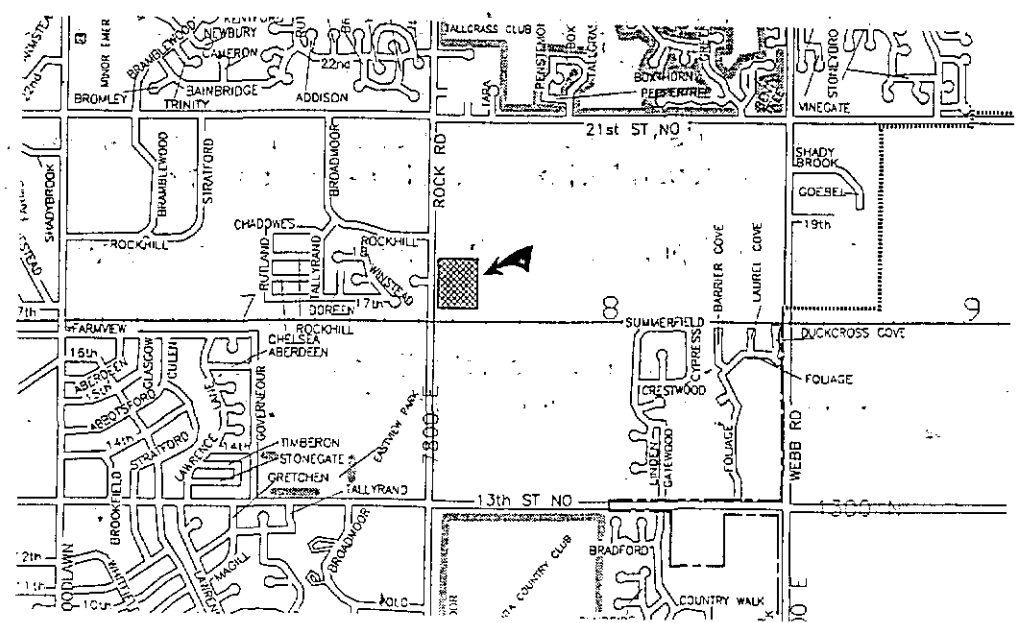
AGENDA ITEM NO. 2

November 20, 1997

STAFF REPORT  
(One-Step Final Plat)

- CASE NUMBER:** S/D 97-85 - BRADLEY FAIR 4TH ADDITION
- OWNER/APPLICANT:** Wilson Estates, c/o George Laham, 150 N. Market, Wichita, KS 67202
- SURVEYOR/ENGINEER:** Rob Hartman, c/o Professional Engineering Consultants, 303 S. Topeka, Wichita, KS 67202
- LOCATION:** Southeast corner of Rock Road and Bradley Fair Parkway
- SITE SIZE:** 9.87 acres
- NUMBER OF LOTS**
- |              |          |
|--------------|----------|
| Residential: |          |
| Office:      | 1        |
| Commercial:  | 1        |
| Industrial:  |          |
| Total:       | <u>2</u> |
- MINIMUM LOT AREA:** 3.3 acres
- CURRENT ZONING:** GO, General Office  
SF-6, Single-Family
- PROPOSED ZONING:** GO, General Office  
LC, Limited Commercial

**VICINITY MAP**



Note: This site has been approved for a zone change (Z-3252) from SF-6, Single-Family and GO, General Office to LC, Limited Commercial (Lot 1) and GO, General Office (Lot 2).

STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. City Engineering needs to comment if any other guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. A Community Unit Plan (CUP) certificate shall be submitted to Planning Staff for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-191) and its special conditions for development on this property.
- D. Traffic Engineering needs to comment on the acceptability of access controls. Distances should be shown for all segments of access control.
- E. City Engineering needs to indicate the status of the applicant's drainage plan.
- F. The platting of the wall easement on Lot 2 should be referenced in the platting text and shall be platted exclusive of any other such easements.
- G. The applicant is reminded that a platting binder shall be submitted prior to City Council consideration. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
- H. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. The bearing denoted on the face of the plat for the western line of the property should correspond with the legal description on the platting text.
- J. On the final plat tracing, the Chairperson of the MAPC should read Richard Lopez.
- K. As commercial/office lots not adjacent to an arterial street, sidewalks shall be provided as required by the sidewalk ordinance.

- L. **Traffic Engineering** needs to indicate the need for any traffic improvements.
- M. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- N. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. The representatives from **the utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property.
- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.
- U. The centerline of the 20-foot utility easement located on Lot 2 should be denoted with dashed lines to avoid the appearance of a lot line.
- V. The arrow pointing to the centerline of the 20-foot utility easement on Lot 1 should point to the lot line separating Lot 1 and Lot 2.