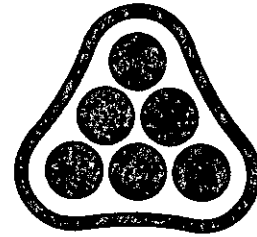
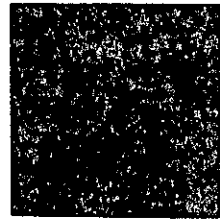


## DIRECTORS

C. O. KNOP, P.E.  
R. B. PEUGH, P.E.  
C. J. FREUND, P.E.  
W. H. KELTNER, P.E.  
R. D. PLETCHER, P.E.  
F. D. MIDDLETON, JR., P.E.  
D. E. MALTBIE, P.E.  
M. D. SCHOMAKER, P.E.  
G. D. SCHOCK, P.E.  
J. H. BAILEY, P.E., PH.D.



**P**ROFESSIONAL  
**E**NGINEERING  
**C**ONSULTANTS  
PROFESSIONAL ASSOCIATION



September 29, 1989

Critchfield, Inc.  
5318 Pembroke  
Wichita, KS 67220

Attention: Steve Critchfield

Reference: Fairfield Estates, Surface Drainage  
PEC File No. 36-87311-2185

Dear Mr. Critchfield:

This letter is in response to your call about the complaints by Woodlawn East property owners over surface drainage from Fairfield Estates.

Approximately 40± acres of the former Hartman Farm property drained south into Woodlawn East Addition.

The Drainage Plan for Fairfield Estates will eliminate over 90% of this drainage basin from draining south into Woodlawn East.

Approximately one half of this drainage basin has been intercepted via street paving and storm sewers and diverted into the open channel Storm Water Drain.

The remaining undeveloped area between Postoak and Doreen, north of Oneida Street continues to drain south.

Storm Water Sewer No. 304 has been constructed in Oneida Street with inlets on the street paving at Postoak and at Doreen to intercept the drainage.

The inlets in the undeveloped area at the proposed intersections of Oneida with Broadmoor and Oneida Court are sealed and will not intercept drainage.

The paving of these remaining streets in the next development phases will complete the drainage system and intercept all surface drainage from the area north of Oneida Street.

Mr. Steve Critchfield  
September 29, 1989  
Page Two

Until these remaining streets are paved, the drainage problem can be alleviated by opening the two inlets on the south side of Oneida and grading a swale to intercept the surface drainage.

If additional information is desired, please contact me.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

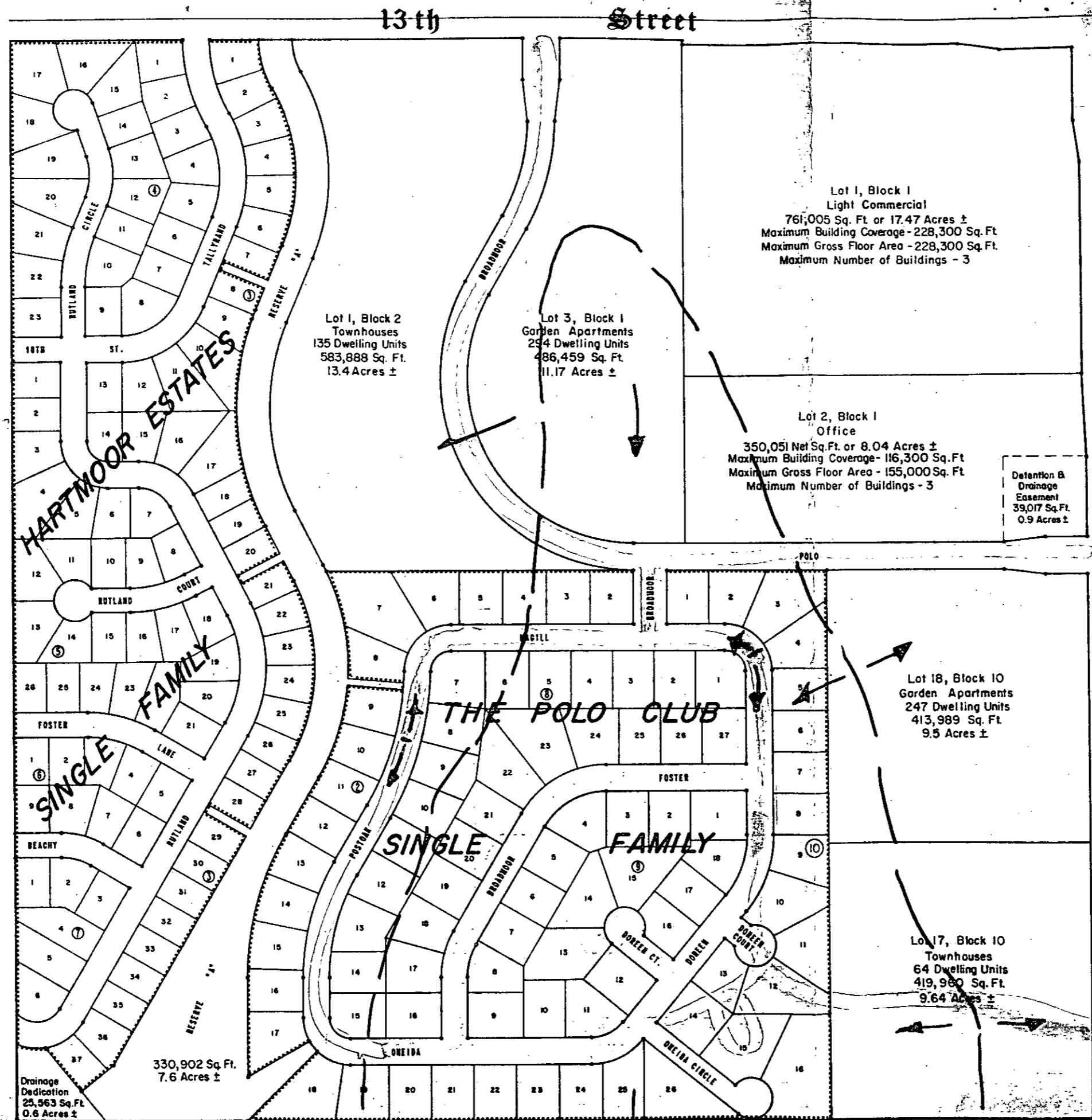


Richard W. Linn, P.E.  
Project Manager

RWL/tld

# Fairfield

13th and Rock Road  
Wichita, Kansas



THE TOTAL GROSS SQUARE FOOTAGE OF FAIRFIELD IS 7,027,657 SQUARE FEET OR 161.32 ACRES ±.

THE TOTAL NET SQUARE FOOTAGE OF FAIRFIELD IS 5,492,623 SQUARE FEET OR 126.1 ACRES ± (EXCLUSIVE OF PUBLIC STREETS, RESERVE "A", DRAINAGE DEDICATION, AND DETENTION AND DRAINAGE EASEMENT).

**SCHEDULE OF LOT SIZES**

**COMMERCIAL, OFFICE, AND MULTI-FAMILY**

BLOCK 1	
LOT 1	= 761,005 SQ. FT. OR 17.47 ACRES ±
LOT 2	= 350,051 SQ. FT. OR 8.04 ACRES ±
LOT 3	= 486,459 SQ. FT. OR 11.17 ACRES ±

BLOCK 2	
LOT 1	= 583,888 SQ. FT. OR 13.4 ACRES ±

BLOCK 10	
LOT 17	= 419,960 SQ. FT. OR 9.64 ACRES ±
LOT 18	= 413,989 SQ. FT. OR 9.5 ACRES ±

**SINGLE FAMILY**

HARTMOOR ESTATES	TOTAL NUMBER OF LOTS = 101
	TOTAL NET AREA = 1,124,001 SQUARE FEET OR 25.8 ACRES ±
	AVERAGE LOT SIZE = 11,129 SQUARE FEET

THE POLO CLUB	TOTAL NUMBER OF LOTS = 86
	TOTAL NET AREA = 1,353,279 SQUARE FEET OR 31.1 ACRES ±
	AVERAGE LOT SIZE = 15,736 SQUARE FEET

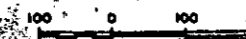
RESERVE "A"	= 7.6 ACRES ±
DRAINAGE DEDICATION	= 0.6 ACRES ±
DETENTION & DRAINAGE EASEMENT	= 0.9 ACRES ±
PUBLIC STREETS	= 26.1 ACRES ±

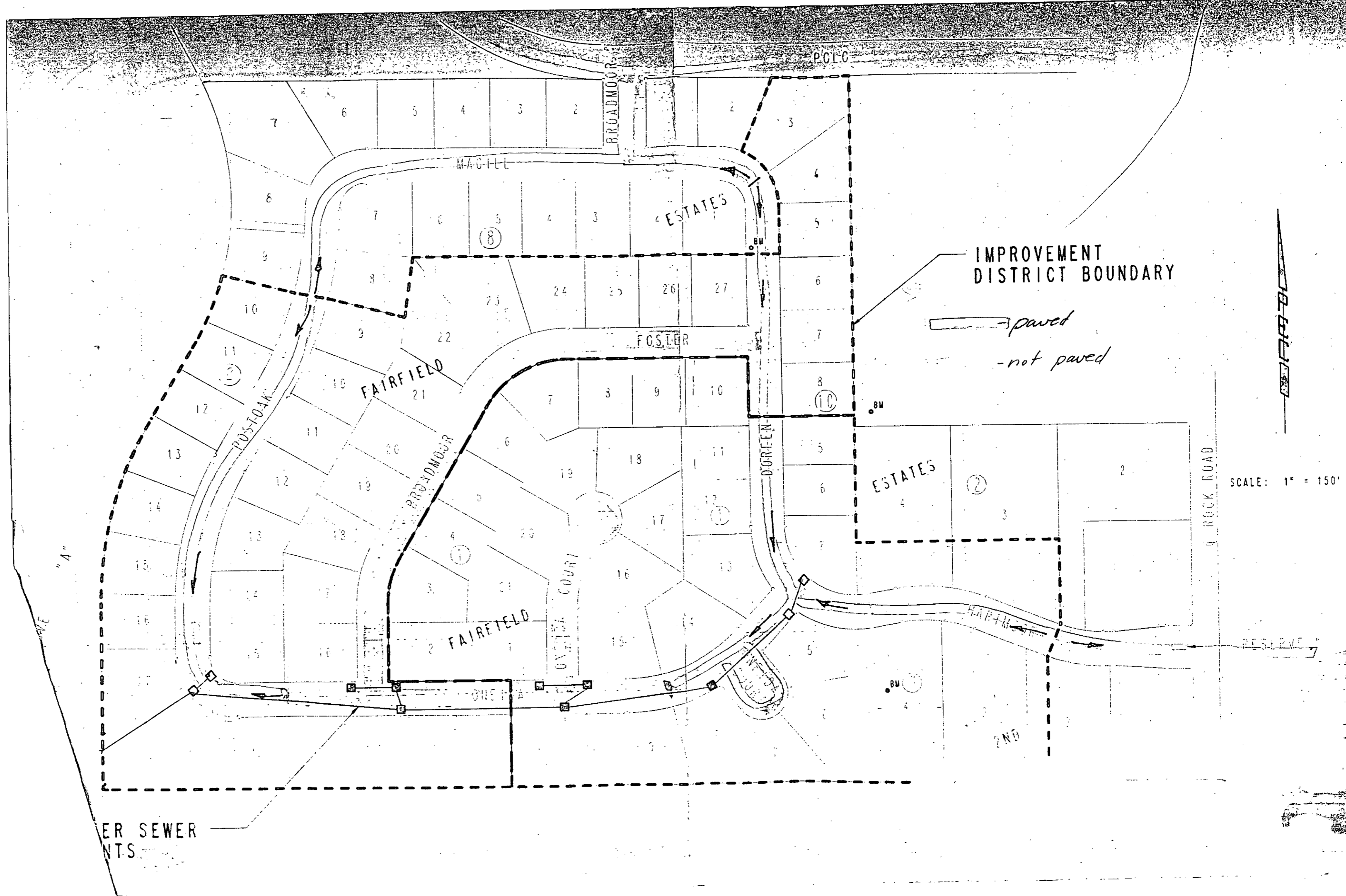
*Paved Street - Remaining to be paved.*

DEVELOPER:



KANSAS GENERAL PROPERTIES, INC.  
COMMERCIAL REAL ESTATE





IMPROVEMENT DISTRICT BOUNDARY

— paved  
- - - not paved

SCALE: 1" = 150'

ER SEWER  
NTS

"A"



ROCK ROAD

RESERVE

2ND

PCLO

BROADMOOR

MAGILL

FOSTER

FAIRFIELD

POST OAK

BROADMOOR

OVERLOOK COURT

DOREEN

FAIRFIELD

ESTATES

ONE

2ND

7

6

5

4

3

2

2

3

6

7

8

9

10

11

12

4

5

6

7

8

12

11

10

9

8

7

6

5

4

3

2

13

12

11

10

9

8

7

6

5

4

3

2

14

13

12

11

10

9

8

7

6

5

4

3

2

15

14

13

12

11

10

9

8

7

6

5

4

3

16

15

14

13

12

11

10

9

8

7

6

5

4

3

17

16

15

14

13

12

11

10

9

8

7

6

5

18

17

16

15

14

13

12

11

10

9

8

7

6

5

19

18

17

16

15

14

13

12

11

10

9

8

7

20

19

18

17

16

15

14

13

12

11

10

9

8

7

21

20

19

18

17

16

15

14

13

12

11

10

9

22

21

20

19

18

17

16

15

14

13

12

11

10

9

23

22

21

20

19

18

17

16

15

14

13

12

11

10

24

23

22

21

20

19

18

17

16

15

14

13

12

11

25

24

23

22

21

20

19

18

17

16

15

14

13

12

26

25

24

23

22

21

20

19

18

17

16

15

14

13

27

26

25

24

23

22

21

20

19

18

17

16

15

14

28

27

26

25

24

23

22

21

20

19

18

17

16

15

29

28

27

26

25

24

23

22

21

20

19

18

17

16

30

29

28

27

26

25

24

23

22

21

20

19

18

17

31

30

29

28

27

26

25

24

23

22

21

20

19

18

32

31

30

29

28

27

26

25

24

23

22

21

20

19

33

32

31

30