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Civil Engineering
Land Development
Storm Water Management

Terence L. Haynes
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January 29, 2024

Mr. Scott Sturtz, Norman Public Works Director
Members of the Norman Planning Commission
Members of the Norman City Council

Re : Hallbrooke Addition Preliminary Plat
Variance Request for Length of Cul-De-Sac
Norman, Oklahoma
SMC #4113.00

To Whom It May Concern,

This letter is being sent to request a variance for the length of the cul-de-sac in this project.

The previous version of this preliminary plat included a single sided loop road around a pond in the western portion of the plat. This revised plat eliminates the single sided road and consolidates the lots along both sides of a road that ends in a cul-de-sac. The length of the cul-de-sac is approximately 1020 feet. The City of Norman requirements for maximum length of a cul-de-sac is 600 feet. This requirement primarily has to do with limiting the amount of area that would lose access for emergency service vehicles if the road were to become blocked off due to an accident.

After some discussions with the City staff, we were able overcome the safety issues related to the length of the "cul-de-sac" serving this site, by providing an emergency access drive from the end of the cul-de-sac to Rock Creek Road. This access will be gated and will only allow access for emergency vehicles. It will not be used as a secondary access point for residential traffic. All of the residential traffic will still access Rock Creek Road by the existing Hallbrooke Drive (which stays consistent with the previous version of the plat).

Therefore, with this design, we respectfully request a variance regarding the length of the cul-de-sac for this project.

Sincerely,

SMC Consulting Engineers, P.C.

Christopher D. Anderson, P.E.

c.c. Trey Bates
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