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September 29, 2015

Ms. Sandy Bahan, Chair
Planning Commission
City of Norman
P.O. Box 370
Norman, Oklahoma 73070

RE: Variance Request for Private Roadway Width
Bass Farm Rural Certificate of Survey

Dear Ms. Bahan,

As agent for the applicant, we hereby request the City of Norman allow a variance in width for the private roadway serving the proposed Bass Farm Rural Certificate of Survey (COS); the standard is 20' and we are requesting a minimum 12' width typically allowed for roadways serving less than 4 lots. Bass Farm is comprised of 3 lots. Section 19-602.A.2 of the City of Norman Subdivision Regulations reads as follows:

"Whenever the tract is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the private road standard contained in Standard Drawing No. ST28 of the "Standard Specifications and Construction Drawings" would result in substantial hardship or inequity, the City Council may vary or modify, except as otherwise indicated, the minimum street standard, provided that no more than four (4) lots or residences are served by said private roadway so that the applicant may develop said property in a reasonable manner, but so, at the same time, the public welfare and interests of the City are protected and the general intent and spirit of this ordinance [section] are preserved. Such modification may be granted upon written request of the applicant or the applicant's engineer, stating the reason for waiver of the private road standard, and may be approved by majority vote of the regular membership of the City Council. It is not intended for this waiver procedure to be applied to anything other than the width of private road standard required by this section."

The width of the property from the existing dul-de-sac of Thunderbird Ridge Rd into the Bass Farm property is only 18' wide for the first 255'. Thunderbird Ridge Rd is an existing, gravel private roadway providing access to Bass Farm from Tecumseh Rd through Lakeside Estates residential development. There is an existing gravel roadway extending through the length of the proposed roadway easement area shown on the proposed COS. Said roadway complies with the 12' minimum width shown on ST28 for private roadways serving less than 4 lots; Bass Farm is comprised of 3 lots. The existing house and barn on the property are accessed using the existing roadway. Semi-trailer trucks are able to traverse said roadway in its existing condition, so it is more than adequate for emergency vehicle traffic.

Please accept this request and grant the roadway width variance.

Sincerely,

T. Alec Bass, P.E.