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*Civil Engineering
Land Development
Storm Water Management*

Tom L. McCaleb
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June 4, 2013

Mr. Chris Lewis, Chairman
Planning Commission
City of Norman
P.O. Box 370
Norman, OK 73070

Re: Preliminary Plat
Park 7 Addition - PUD
SMC No. 5522.00

Dear Mr. Lewis:

As agent for the applicant, we respectfully request a variance of the circular turnaround requirements for the above reference addition for all traffic in accordance with Section 19-410(0) of the City of Norman. The plat now consists of two larger apartment tracts that do not require and additional public connections. Previously the remainder of the Madole land had no plans but the Park 7 applicant is purchasing 33-acres for an apartment facility. The design and traffic study support one access from 12 Ave. SE. This Traffic Impact Analysis documents the required access for the remainder of the Madole land and has been acknowledged by the Norman Traffic Engineer.

The Park 7 plat is adequately designed without the use of additional public streets and the distance of 50-feet to comply with this ordinance is not a significant issue. All utilities, sanitation access, emergency access, and fire protection will be provided and have been identified without the use of an additional street termination.

The remaining Madole property will be required to align and connect to dedicated public roads north of Cedar Lane (Addison Road). In addition, a public road will be required to be constructed from the Addison Road and extend through the remaining Madole Property to connect with 12th Ave. SE and the oil well access road. The exact alignment may change subject to a land use modification, but the access point requirement will be incorporated as per normal City traffic and platting procedures. See the attached Exhibit A for illustration.

Please accept this request and grant the circular turnaround variance.

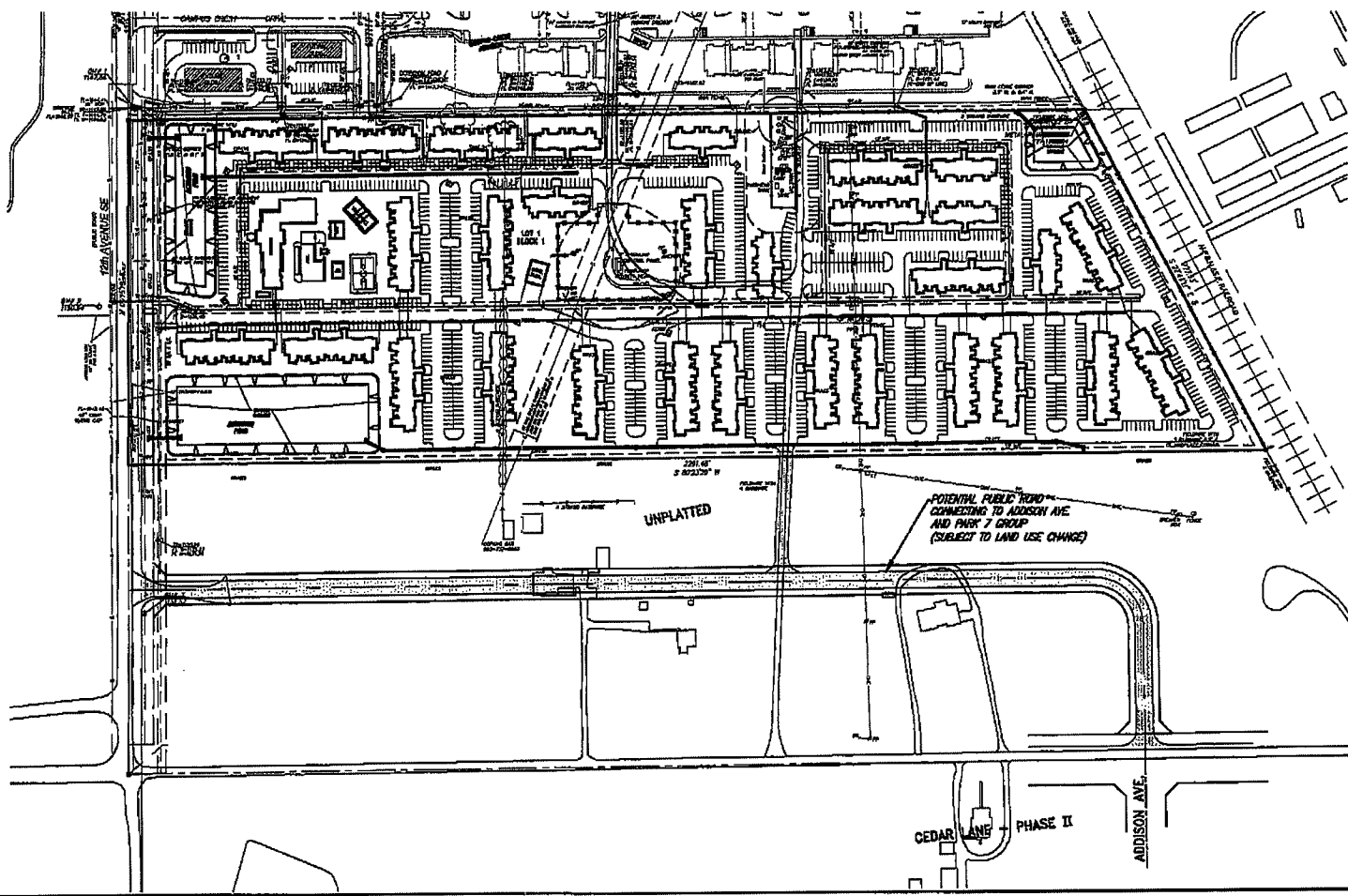
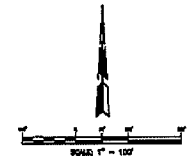
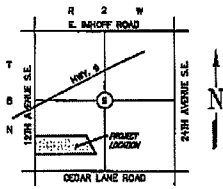
Sincerely,

SMC Consulting Engineers, P.C.

Tom L. McCaleb, P.E.

Cc: Paul Levine, Client
Angelo Lambardo, P.E.
Sean Rieger, Attorney

EXHIBIT "A"
PARK 7 GROUP
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE S.W. 1/4 OF SECTION 9, T8N, R2W, 1.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



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PARK 7 GROUP	
18th AVE. S.E. & CEDAR LANE RD. NORMAN, OKLAHOMA	
	PREPARED BY: SNG 1000 N. 10th St. Norman, OK 73061 PHONE: (405) 821-1111 FAX: (405) 821-1112
SHEET "A" 1	