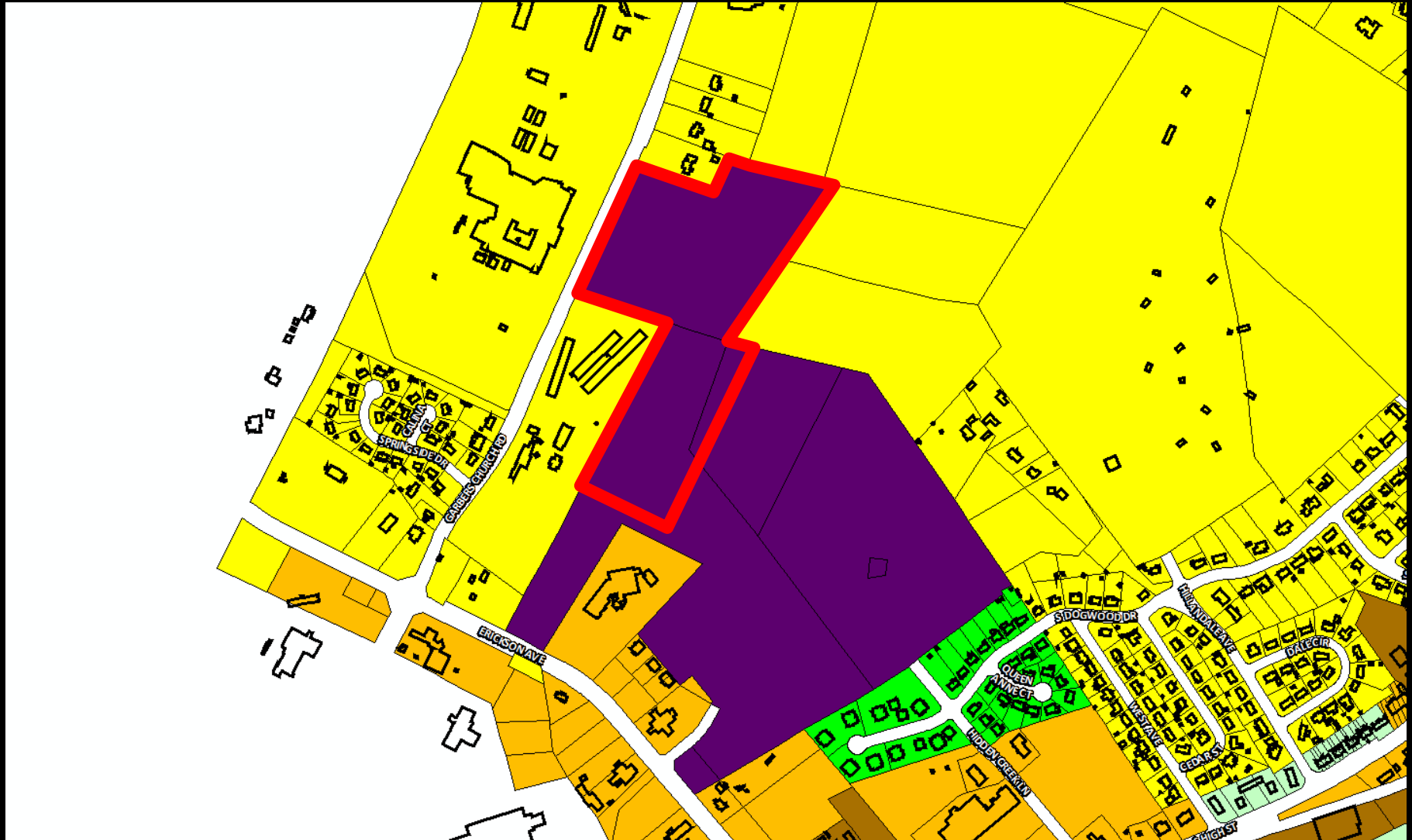


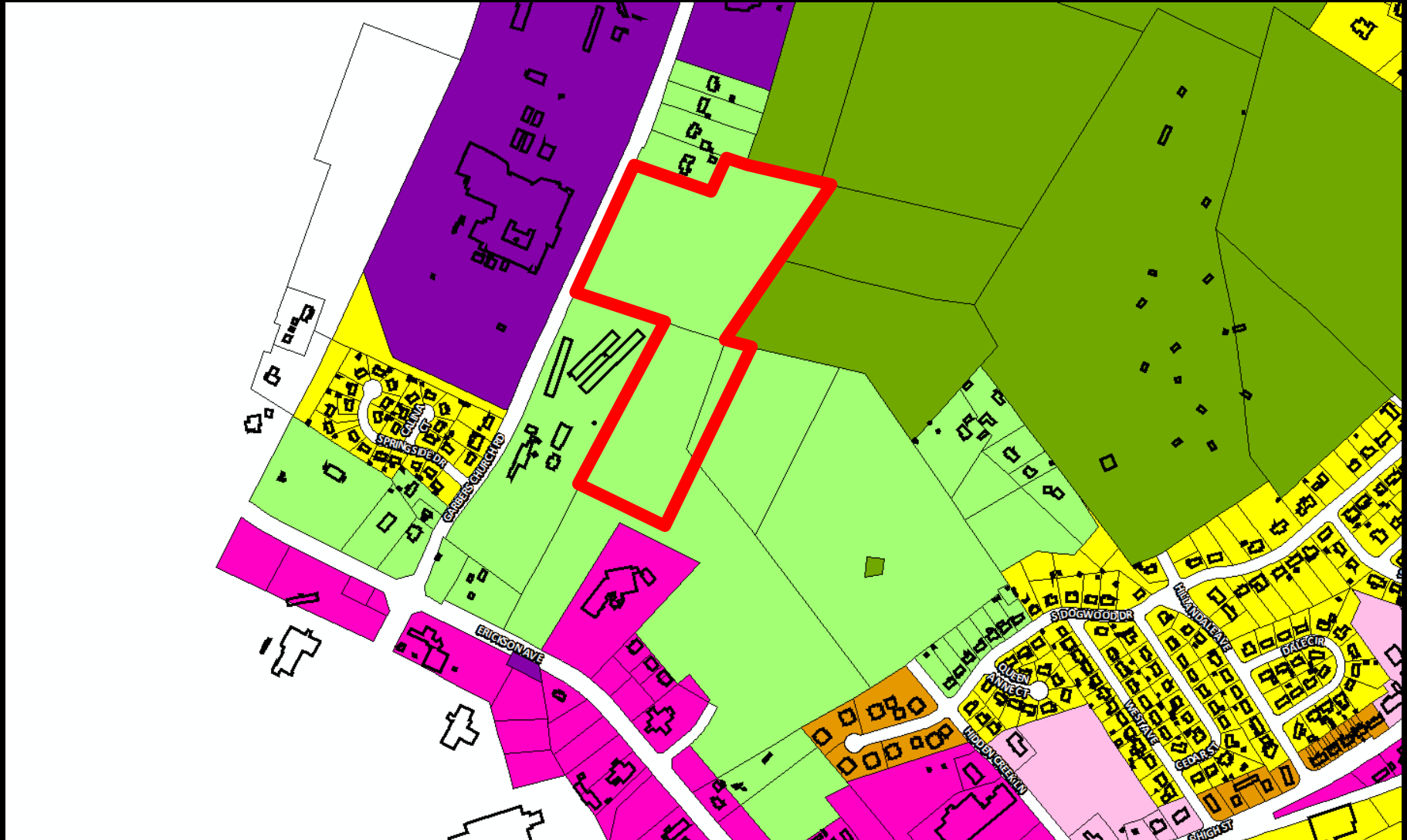
Preliminary Plat with variances

Bluestone Town Center



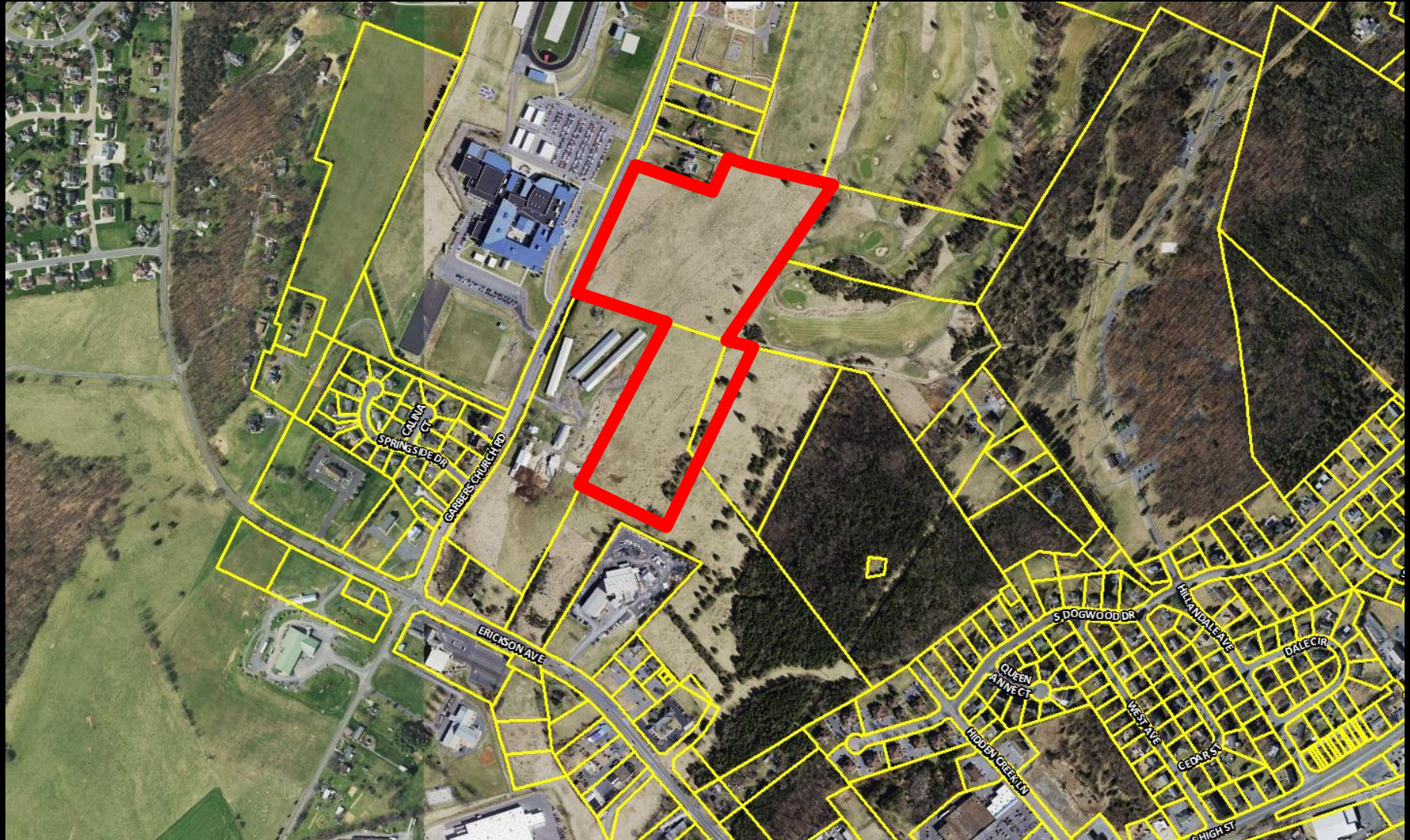
Preliminary Plat with variances

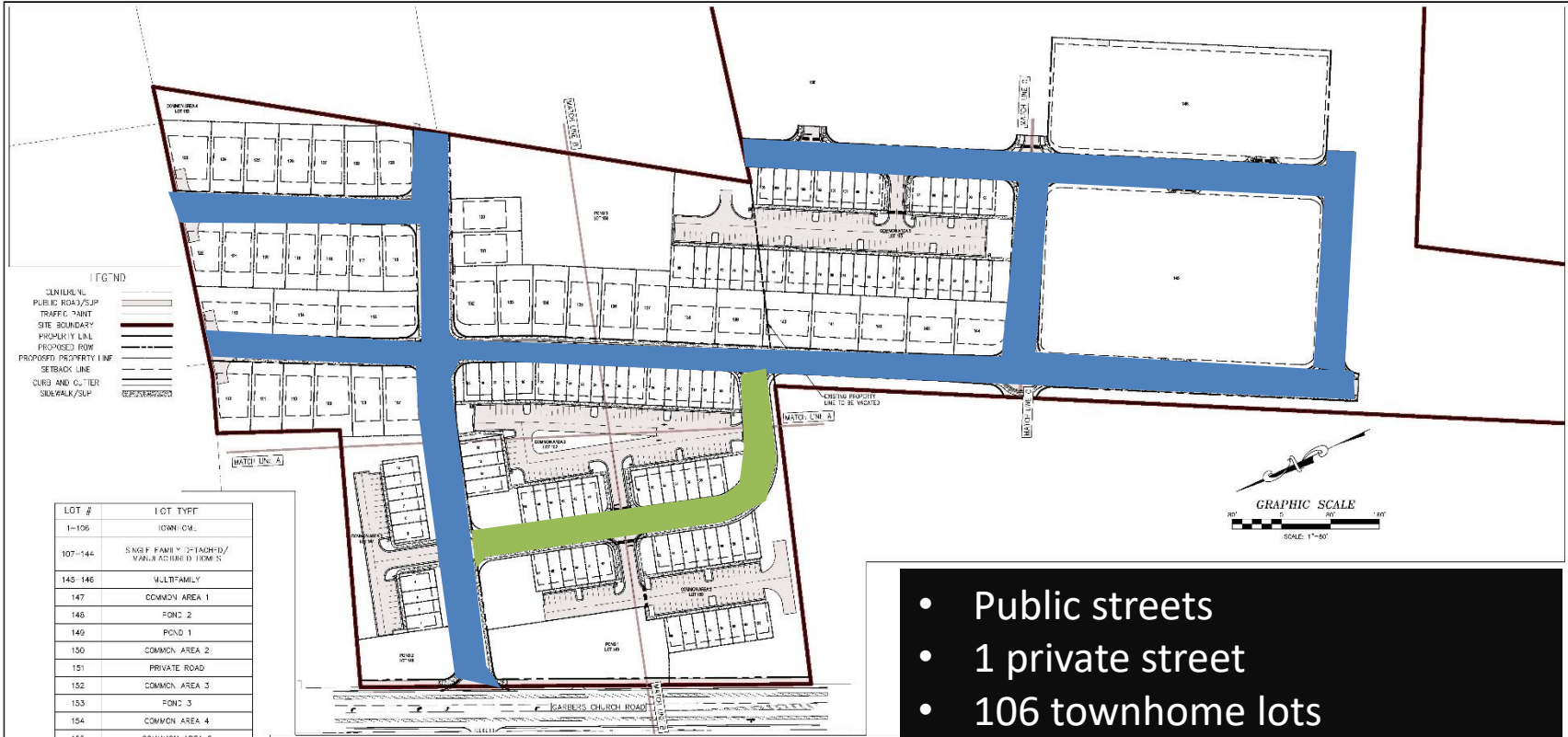
Bluestone Town Center



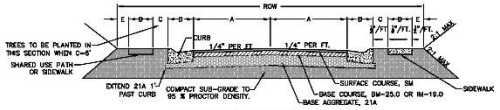
Preliminary Plat with variances

Bluestone Town Center





LOT #	LOT TYPE
1-136	TOWN HOMES
107-144	SINGLE FAMILY DETACHED/ MANUFACTURED HOMES
145-146	MULTIFAMILY
147	COMMON AREA 1
148	POND 2
149	POND 1
150	COMMON AREA 2
151	PRIVATE ROAD
152	COMMON AREA 3
153	POND 3
154	COMMON AREA 4
155	COMMON AREA 5
156	REMANUER OF TWP '15 B 1 4 PUBLIC ROW



OWNER/BLUNDER	PROP.	START DATE	NO. TREES	PLANTING DATE	PLANTING SPECIES	PLANTING SIZE	PLANTING COST	PLANTING METHOD	PLANTING NOTES	PLANTING DATE	PLANTING COST	PLANTING METHOD	PLANTING NOTES
4	PROP. CREEK BANK	18-18	4	1/18/18	2-Blackey/1-Red-tail	RS-T 1/2" x 1/2"	33	100	100	11	2.07	87.94	21' x 21' x 21'
3.0	BLINDEN DRIVE	END-2018	100	1/18/18	100	100	100	100	100	100	100	100	100
3.4	BLAZZARD DRIVE	1/18/18	100	1/18/18	100	100	100	100	100	100	100	100	100
3.5	BLAZZARD DRIVE	1/18/18	100	1/18/18	100	100	100	100	100	100	100	100	100
3.5	BLAZZARD DRIVE	1/18/18	100	1/18/18	100	100	100	100	100	100	100	100	100
3.5	BLAZZARD DRIVE	1/18/18	100	1/18/18	100	100	100	100	100	100	100	100	100
3.5	BLAZZARD DRIVE	1/18/18	100	1/18/18	100	100	100	100	100	100	100	100	100
4	BLAZZARD DRIVE	1/18/18	100	1/18/18	100	100	100	100	100	100	100	100	100
5	BLAZZARD DRIVE	1/18/18	100	1/18/18	100	100	100	100	100	100	100	100	100

TYPICAL ROAD SECTION SCHEDULE

- Public streets
- 1 private street
- 106 townhome lots
- 38 single-family detached/manufactured home lots
- 2 multi-family lots
- 5 common area lots
- 3 stormwater ponds

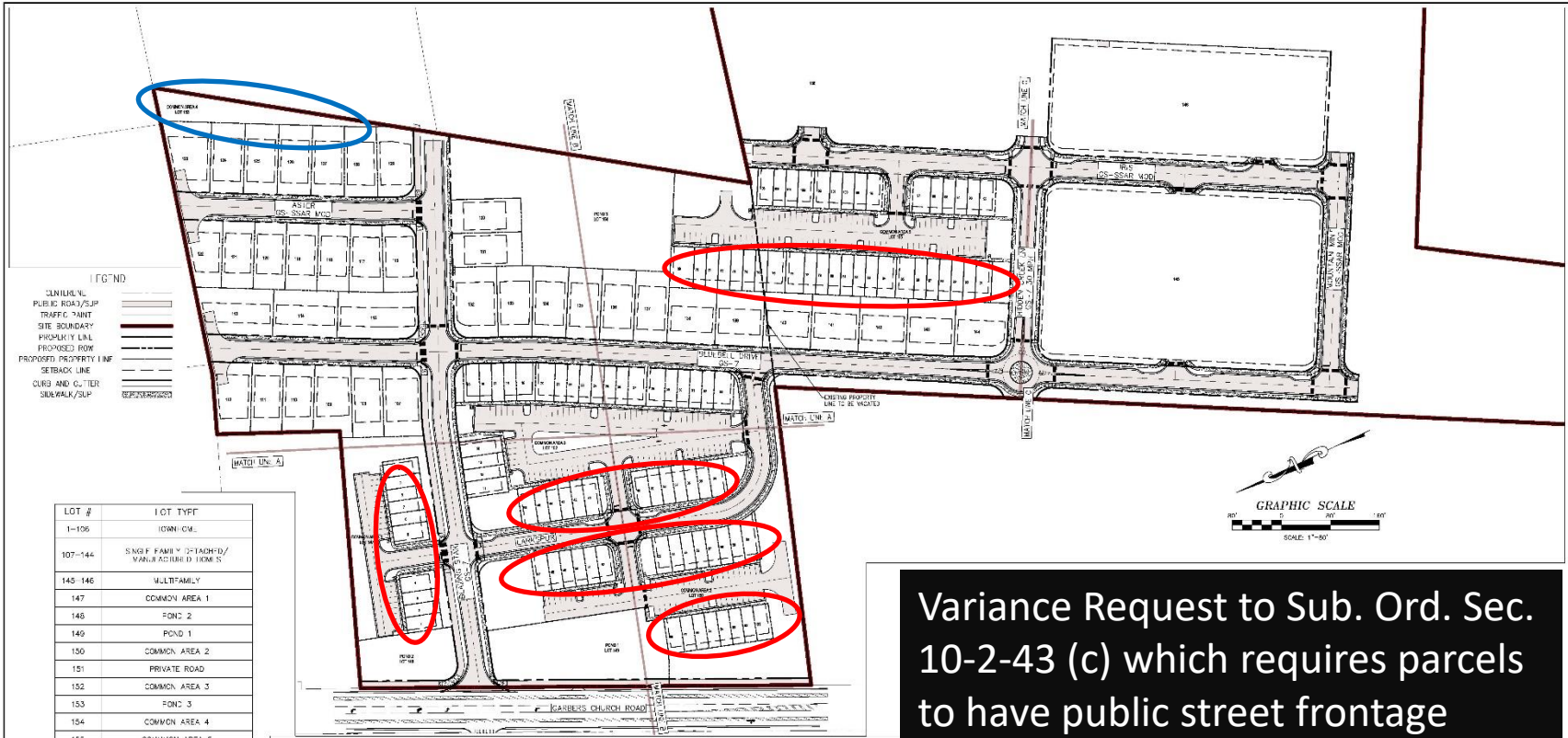
NO.	DATE	DESCRIPTION	BY	CHKD.
1	1/18/18	ISSUED FOR PERMIT	JK	JK
2	1/18/18	ISSUED FOR PERMIT	JK	JK
3	1/18/18	ISSUED FOR PERMIT	JK	JK
4	1/18/18	ISSUED FOR PERMIT	JK	JK

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL AND IS NOT APPROVED FOR CONSTRUCTION.

AIDS CONSULTING ENGINEERS

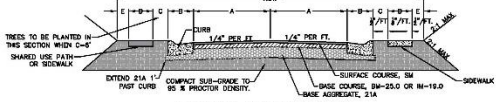
PRELIMINARY PLAT
 TOWN CENTER
BLUESTONE TOWN CENTER
 PLAT 1
 EQUITY PLUS, LLC
 C77007-00000/00000, 00000A

PLAT NO. 10000
 SHEET NO. 10000
 SCALE: 1" = 20'
 DATE: 1/18/18
 LOT LAYOUT
 SHEET NUMBER
2



LOT #	LOT TYPE
1-136	IGMH CMX
107-144	SING F FAMILI 2-TEACHD/ WALK-ACCESSIBLE HOMES
145-146	MULTIFAMILY
147	COMMON AREA 1
148	POND 2
149	POND 1
150	COMMON AREA 2
151	PRIVATE ROAD
152	COMMON AREA 3
153	POND 3
154	COMMON AREA 4
155	COMMON AREA 5
156	REMANUER OF TWP '15 B 1 4 PUB.C ROW

Variance Request to Sub. Ord. Sec. 10-2-43 (c) which requires parcels to have public street frontage

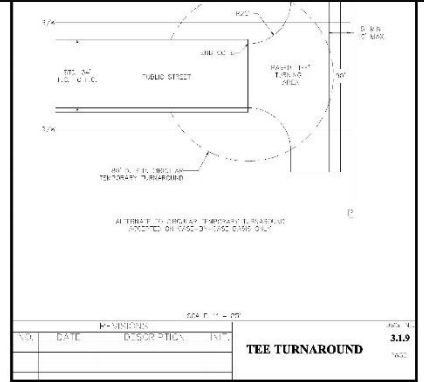


TYPICAL ROAD SECTION SCHEDULE

CONTRACT NUMBER	SECT	START STATION	END STATION	FUNCTION	GRADE	DEPTH	CONC. TYPE	CONC. THICKNESS	BASE COURSE	BASE COURSE THICKNESS	BASE COURSE TYPE	BASE COURSE DENSITY	BASE COURSE MOISTURE	BASE COURSE CURVATURE	BASE COURSE FINISH	BASE COURSE NOTES
4	SECT 1	1+00	1+100	ASPH/CONC	ASPH	18"	CONC	18"	18"	18"	18"	18"	18"	18"	18"	18"
3.5	SECT 2	1+100	1+200	ASPH/CONC	ASPH	18"	CONC	18"	18"	18"	18"	18"	18"	18"	18"	18"
3.5	SECT 3	1+200	1+300	ASPH/CONC	ASPH	18"	CONC	18"	18"	18"	18"	18"	18"	18"	18"	18"
3.5	SECT 4	1+300	1+400	ASPH/CONC	ASPH	18"	CONC	18"	18"	18"	18"	18"	18"	18"	18"	18"
3.5	SECT 5	1+400	1+500	ASPH/CONC	ASPH	18"	CONC	18"	18"	18"	18"	18"	18"	18"	18"	18"
3.5	SECT 6	1+500	1+600	ASPH/CONC	ASPH	18"	CONC	18"	18"	18"	18"	18"	18"	18"	18"	18"
3.5	SECT 7	1+600	1+700	ASPH/CONC	ASPH	18"	CONC	18"	18"	18"	18"	18"	18"	18"	18"	18"
3.5	SECT 8	1+700	1+800	ASPH/CONC	ASPH	18"	CONC	18"	18"	18"	18"	18"	18"	18"	18"	18"
3.5	SECT 9	1+800	1+900	ASPH/CONC	ASPH	18"	CONC	18"	18"	18"	18"	18"	18"	18"	18"	18"
3.5	SECT 10	1+900	2+000	ASPH/CONC	ASPH	18"	CONC	18"	18"	18"	18"	18"	18"	18"	18"	18"

• CITY TO PROVIDE INFORMATION ON TREES TO BE PLANTED IN THE 4' BUFFER SPACE BETWEEN THE CURB AND GUT (SEE COLUMN C FOR SECTIONS WITH 4' BUFFER).
 • AN EASEMENT THAT EXTENDS 1' AND 0.5' PAST THE EDGE OF THE SHARED-USE-PATH AND SIDEWALK, RESPECTIVELY, WILL BE REQUIRED FOR ANY PART OF A SHARED-USE-PATH OR SIDEWALK THAT EXTENDS PAST THE ROW. (TO BE FINISHED ON FINAL PLAN)

TYPICAL ROAD SECTION SCHEDULE



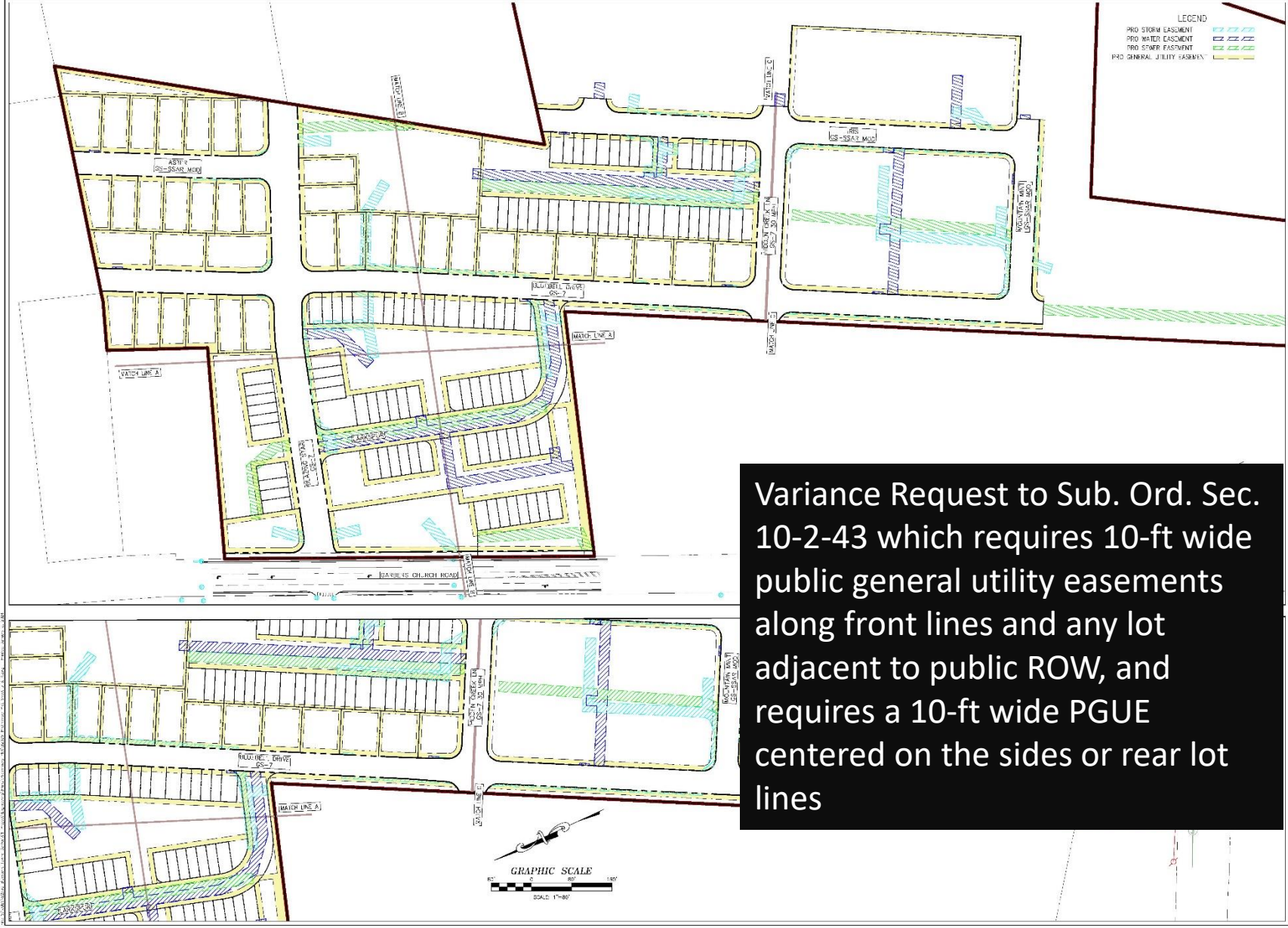
NO.	DATE	DESCRIPTION
1	08/08/2023	ISSUED FOR PERMIT
2	08/08/2023	ISSUED FOR PERMIT
3	08/08/2023	ISSUED FOR PERMIT
4	08/08/2023	ISSUED FOR PERMIT
5	08/08/2023	ISSUED FOR PERMIT

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL AND IS NOT APPROVED FOR CONSTRUCTION.

AIDS CONSULTING ENGINEERS
 1000 Park Mall Drive, Suite 100
 Denver, CO 80202
 www.aids-engineers.com
 (303) 733-1111

PRELIMINARY PLAT
BLUESTONE TOWN CENTER
 PLAT 11.9
EQUITY PLUS, LLC
 C770-07-00000-NB-0000A

PLAT NO.	11.9
DATE	08/08/2023
SCALE	AS SHOWN
PROJECT	BLUESTONE TOWN CENTER
OWNER	EQUITY PLUS, LLC
DESIGNER	AIDS CONSULTING ENGINEERS



Variance Request to Sub. Ord. Sec. 10-2-43 which requires 10-ft wide public general utility easements along front lines and any lot adjacent to public ROW, and requires a 10-ft wide PGUE centered on the sides or rear lot lines

1.	02/08/24	PROJECT START	DATE
2.	02/28/24	IN PROGRESS	DATE
3.	03/27/24	FINAL APPROVAL	DATE
4.	03/27/24	RECEIVED BY CITY ENGINEER	DATE
5.	03/27/24	APPROVED FOR CONSTRUCTION	DATE

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL AND IS NOT APPROVED FOR CONSTRUCTION.

100 Park Mall Drive, Suite 1000
 Denver, CO 80202
 www.aids-engineers.com

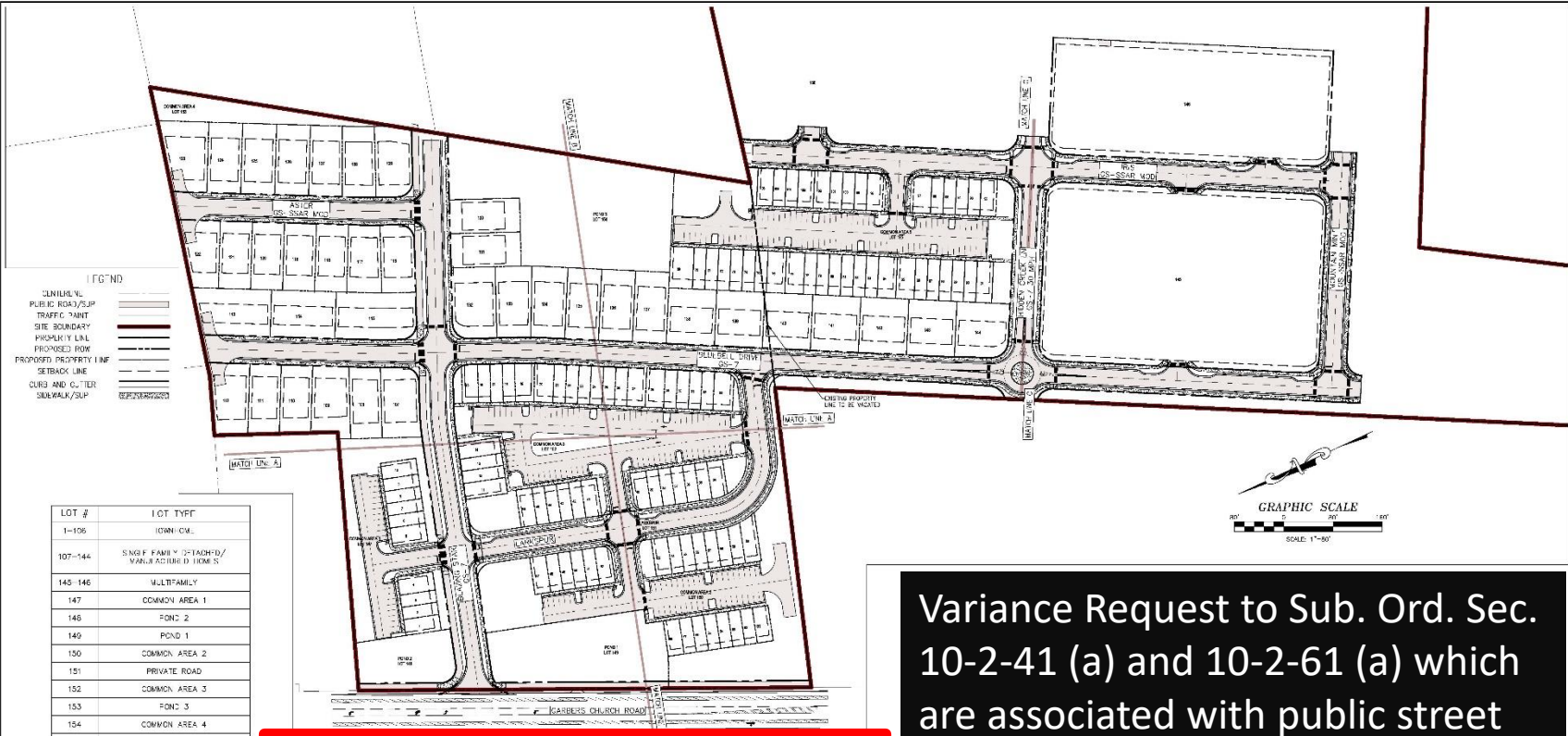
AIDS
 CONSULTING ENGINEERS

10000 E. Colfax Ave., Suite 1000, Denver, CO 80231

PRELIMINARY PLAT
 FOR
BLUESTONE TOWN CENTER
 TRACT A
 EQUITY PLUS, LLC
 C77407-00000/0000, 10000A

PROJECT NO.	1396
DATE OF THIS PLAN	03/27/24
SCALE	AS SHOWN
PROJECT TITLE	UTILITY EASEMENTS
SHEET NUMBER	3

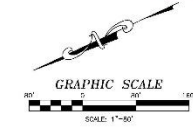
NO.	DATE	REVISIONS	BY
1.	02/08/24	PRELIMINARY PLAN	W.E.
2.	02/08/24	FINAL APPROVAL	W.E.
3.	02/08/24	FINAL APPROVAL	W.E.



FOUND

- CONTIGUOUS PUBLIC ROAD/SUP
- TRAFFIC PAINT
- SITE BOUNDARY
- PROPERTY LINE
- PROMISED ROW
- PROPOSED PROPERTY LINE
- SETBACK LINE
- CURB AND CENTER SIDEWALK/SUP

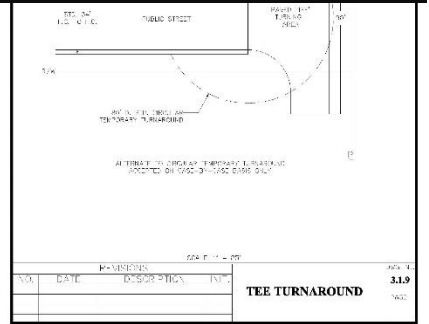
LOT #	LOT TYPE
1-136	IGHN COM.
107-144	SNG F. FAM'Y (2-STORY) / WALK-OUT(B) HOME'S
145-146	MULTIFAMILY
147	COMMON AREA 1
148	POND 2
149	POND 1
150	COMMON AREA 2
151	PRIVATE ROAD
152	COMMON AREA 3
153	POND 3
154	COMMON AREA 4
155	COMMON AREA 5
156	REMANUER OF TWP 15 B 1 4
	PUBLIC ROW



Variance Request to Sub. Ord. Sec. 10-2-41 (a) and 10-2-61 (a) which are associated with public street design standards

TYPICAL ROAD SECTION SCHEDULE

CURB HEIGHT	ROAD WIDTH	TRAFFIC LANE WIDTH	TRUCK LANE WIDTH	TRUCK LANE CENTERLINE	TRUCK LANE OFFSET	TRUCK LANE SPACING	TRUCK LANE CENTERLINE	TRUCK LANE OFFSET	TRUCK LANE SPACING	TRUCK LANE CENTERLINE	TRUCK LANE OFFSET	TRUCK LANE SPACING	TRUCK LANE CENTERLINE	TRUCK LANE OFFSET	TRUCK LANE SPACING	TRUCK LANE CENTERLINE	TRUCK LANE OFFSET	TRUCK LANE SPACING
4	50.00	30.00	36.00	18.00	0.00	3.00	21.00	0.00	3.00	18.00	0.00	3.00	21.00	0.00	3.00	21.00	0.00	3.00
3.0	48.00	28.80	34.56	17.28	0.00	2.88	20.16	0.00	2.88	17.28	0.00	2.88	20.16	0.00	2.88	20.16	0.00	2.88

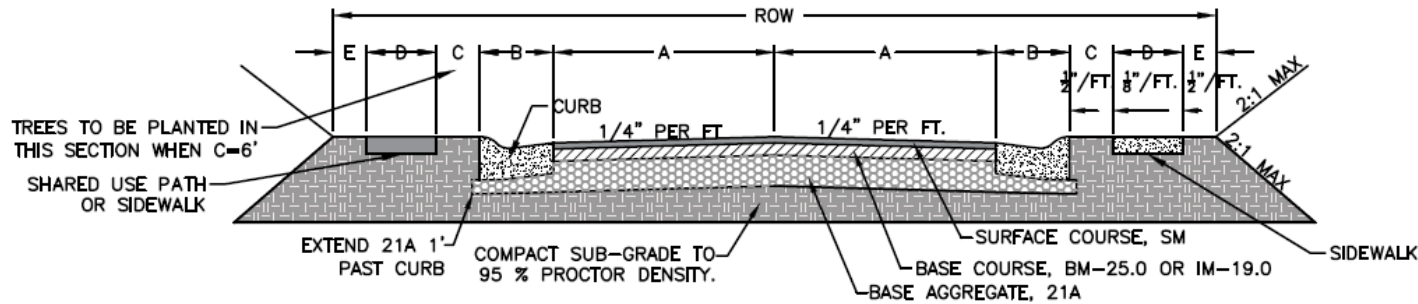


THIS PLAN HAS NOT RECEIVED FINAL APPROVAL AND IS NOT APPROVED FOR CONSTRUCTION.



PRELIMINARY PLAN
BLUESTONE TOWN CENTER
EQUITY PLUS, LLC

Plan No.	3309
Date	02/08/24
Scale	1"=50'



TYPICAL ROAD SECTION

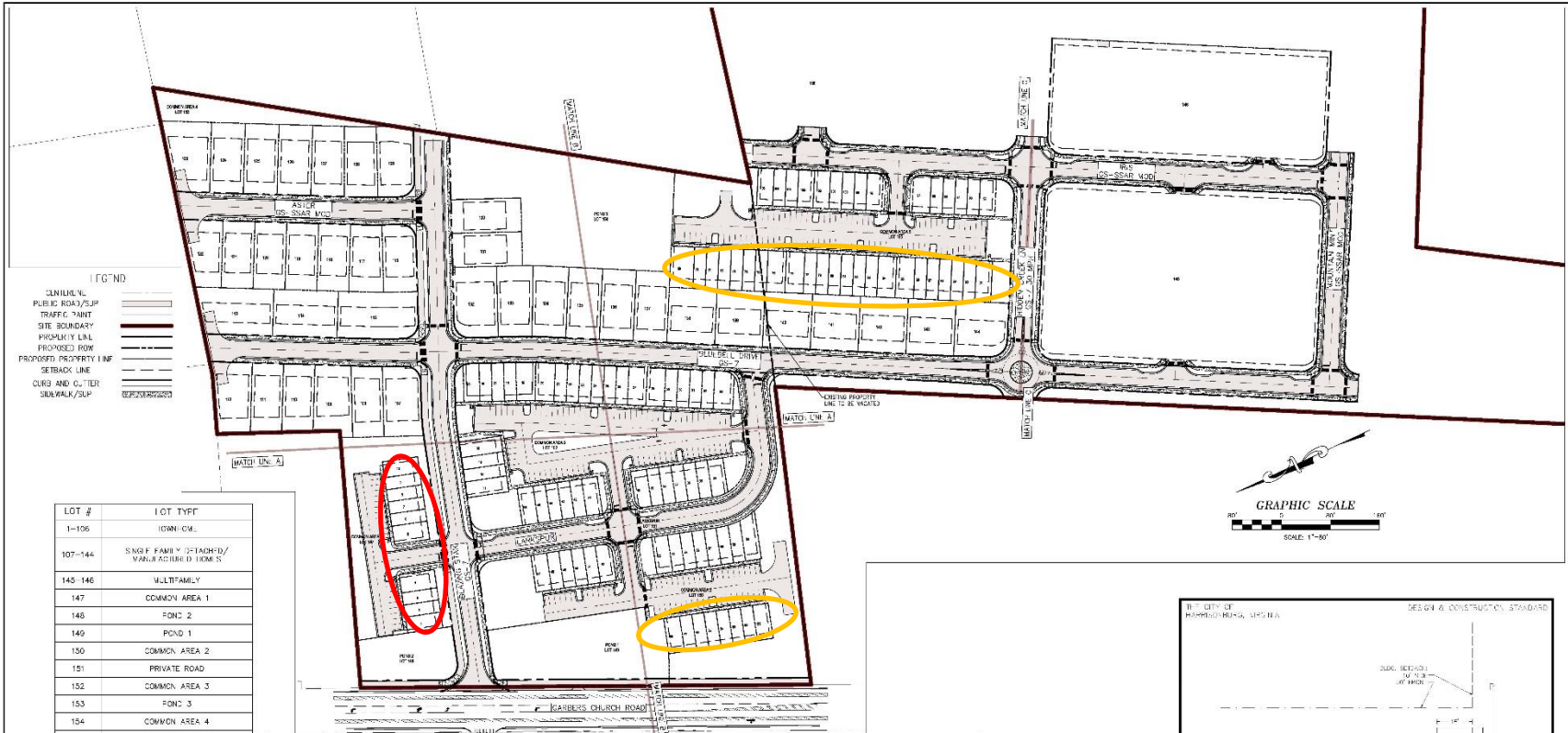
VARIANCE NUMBER	ROAD	START STATION	END STATION	FUNCTIONAL CLASSIFICATION	DESIGN STANDARD	Design Speed	ON-STREET PARKING	TRAFFIC CALMING MEASURES	ROW	A	B	C	D	E	CURB FACE-TO-FACE	CURB TYPE
4	HIDDEN CREEK LANE	IRIS	BLUEBELL DRIVE	Collector/Avenue	GS-7 (Urban Collector)	30 mph	NO	NO	50'	11'	2.5'	6' SW	5' SW	0.5' SW	26'	CG-6
	LARKSPUR	START	END	Local	Private	25 mph	ONE SIDE	NO	45' MIN.	12.5'	2.5'	2'	5'	0.5'	29'	CG-6
3,5	BLUEBELL DRIVE	ERICKSON	HIDDEN CREEK LN	Local	GS-SSAR MOD (2001-4000)	25 mph	ONE SIDE	YES	45'	12.5'	2.5'	2'	5'	0.5'	29'	CG-6
2,4	BLUEBELL DRIVE	HIDDEN CREEK LN	BLAZING STAR	Collector/Avenue	GS-7 (Urban Collector)	25 mph	NO	NO	42'	11'	2.5'	2'	5'	0.5'	26'	CG-6
3,5	BLUEBELL DRIVE	BLAZING STAR	END	Local	GS-SSAR MOD (2001-4000)	25 mph	ONE SIDE	NO	45'	12.5'	2.5'	2'	5'	0.5'	29'	CG-6
3,5	ASTER	START	END	Local	GS-SSAR MOD (UP TO 2000)	25 mph	ONE SIDE	NO	45'	12.5'	2.5'	2'	5'	0.5'	29'	CG-6
1,3,5	IRIS	START	END	Local	GS-SSAR MOD (UP TO 2000)	25 mph	ONE SIDE	NO	45'	12.5'	2.5'	2'	5'	0.5'	29'	CG-6
3,5	MOUNTAIN MINT	START	END	Local	GS-SSAR MOD (UP TO 2000)	25 mph	ONE SIDE	NO	45'	12.5'	2.5'	2'	5'	0.5'	29'	CG-6
4	BLAZING STAR	GARBERS CHURCH RD	BLUEBELL DRIVE	Collector/Avenue	GS-7 (Urban Collector)	25 mph	NO	NO	55.5'	11'	2.5'	6' SUP* 6' SW	10' SUP 5' SW	1.0' SUP 0.5' SW	26'	CG-6
5	BLAZING STAR	BLUEBELL DRIVE	END	Local	GS-SSAR MOD (UP TO 2000)	25 mph	ONE SIDE	NO	58.5'	12.5'	2.5'	6' SUP* 6' SW	10' SUP 5' SW	1.0' SUP 0.5' SW	29'	CG-6

*SUP = SHARED USE PATH; SW = SIDEWALK

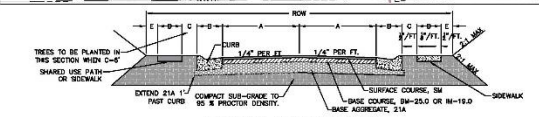
- CITY TO PROVIDE INFORMATION ON TREES TO BE PLANTED IN THE 6' BUFFER SPACE BETWEEN THE CURB AND SUP (SEE COLUMN C FOR SECTIONS WITH 6' BUFFER*).
- AN EASEMENT THAT EXTENDS 1' AND 0.5' PAST THE EDGE OF THE SHARED-USE-PATH AND SIDEWALK, RESPECTIVELY, WILL BE REQUIRED FOR ANY PART OF A SHARED-USE-PATH OR SIDEWALK THAT EXTENDS PAST THE R.O.W. [TO BE FINALIZED ON FINAL PLAT]

TYPICAL ROAD SECTION SCHEDULE



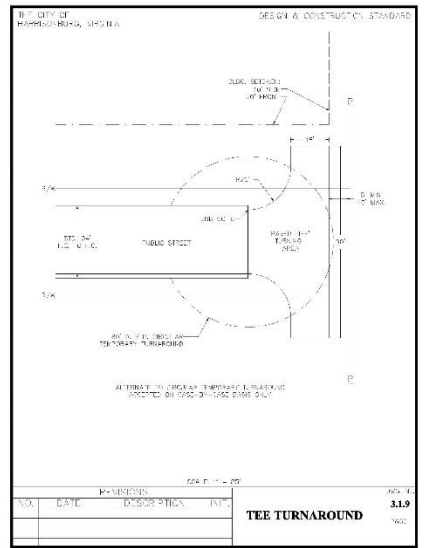


LOT #	LOT TYPE
1-136	TOWN-COM.
107-144	SING F FAMIL Y (2-4 UNITS)/ MANUFACTURED HOMES
145-146	MULTIFAMILY
147	COMMON AREA 1
148	POND 2
149	POND 1
150	COMMON AREA 2
151	PRIVATE ROAD
152	COMMON AREA 3
153	POND 3
154	COMMON AREA 4
155	COMMON AREA 5
156	REMANUER OF TWP '15 B 1 4 PUB.C ROW



CONCRETE SLAB/PAVEMENT	SPAC.	SPAC. DIM.	NO. OF STRIPS	FUNCTION (SLOPE/FLAT)	STRIP WIDTH	STRIP LENGTH	STRIP DEPTH	CONCRETE STRENGTH	CONCRETE CURE	CONCRETE TEMP.	CONCRETE PLACEMENT	CONCRETE FINISH	CONCRETE TESTING	CONCRETE COST	CONCRETE TYPE
4	REINFORCED CONCRETE	18\"/>													

TYPICAL ROAD SECTION SCHEDULE



NO.	DATE	DESCRIPTION
1	08/08/2023	ISSUED FOR PERMIT
2	08/08/2023	ISSUED FOR PERMIT
3	08/08/2023	ISSUED FOR PERMIT
4	08/08/2023	ISSUED FOR PERMIT
5	08/08/2023	ISSUED FOR PERMIT

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL AND IS NOT APPROVED FOR CONSTRUCTION.

DESIGN & CONSTRUCTION STANDARDS

ADS CONSULTING ENGINEERS
1000 W. 10th Street, Suite 100
Oklahoma City, Oklahoma 73106
Phone: (405) 241-1111
www.ads-engineers.com

PRELIMINARY PLAT

BLUESTONE TOWN CENTER

EQUITY PLUS, LLC

1000 W. 10th Street, Suite 100
Oklahoma City, Oklahoma 73106
Phone: (405) 241-1111
www.ads-engineers.com

PLAT NO.	3319
DATE	08/08/2023
SCALE	1" = 30'
DATE	08/08/2023
DATE	08/08/2023

Recommendation

Staff and Planning Commission (6-0) recommends approval of the preliminary plat and variance requests with the following condition attached to the variance from Section 10-2-42 (c):

- Units 1-10 shall have their front façade facing the public street.

