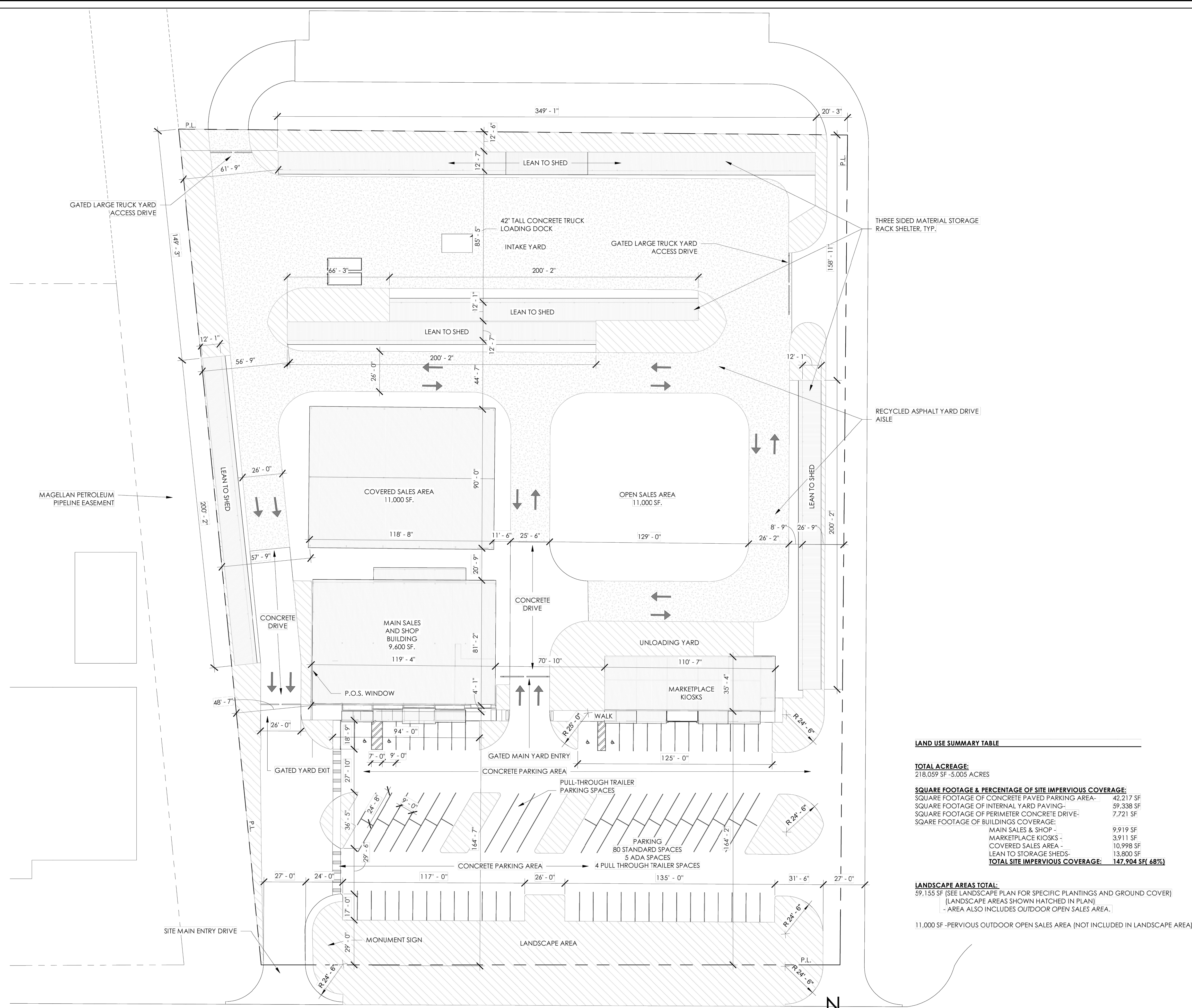


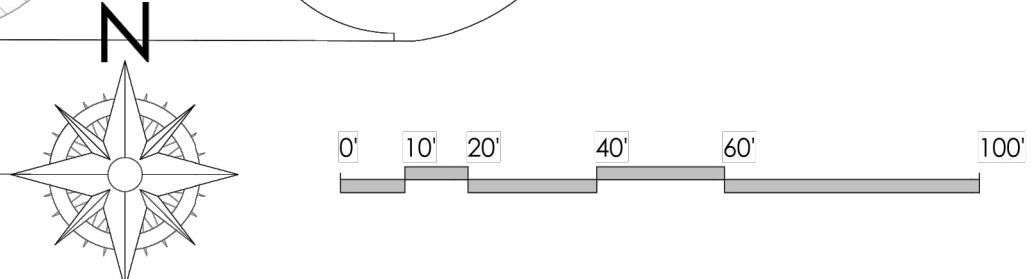
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**LAND USE SUMMARY TABLE**

<b>TOTAL ACREAGE:</b>	218,059 SF - 5.005 ACRES
<b>SQUARE FOOTAGE &amp; PERCENTAGE OF SITE IMPERVIOUS COVERAGE:</b>	
SQUARE FOOTAGE OF CONCRETE PAVED PARKING AREA-	42,217 SF
SQUARE FOOTAGE OF INTERNAL YARD PAVING-	59,338 SF
SQUARE FOOTAGE OF PERIMETER CONCRETE DRIVE-	7,721 SF
SQUARE FOOTAGE OF BUILDINGS COVERAGE:	
MAIN SALES & SHOP-	9,919 SF
MARKETPLACE KIOSKS -	3,911 SF
COVERED SALES AREA -	10,998 SF
LEAN TO STORAGE SHEDS-	13,800 SF
<b>TOTAL SITE IMPERVIOUS COVERAGE:</b>	<b>147,904 SF (68%)</b>
<b>LANDSCAPE AREAS TOTAL:</b>	59,155 SF (SEE LANDSCAPE PLAN FOR SPECIFIC PLANTINGS AND GROUND COVER)
	(LANDSCAPE AREAS SHOWN HATCHED IN PLAN)
	- AREA ALSO INCLUDES OUTDOOR OPEN SALES AREA.
	11,000 SF -PERVIOUS OUTDOOR OPEN SALES AREA (NOT INCLUDED IN LANDSCAPE AREA)

**1 SITE PLAN**  
SCALE: 1/32" = 1'-0"



REVISIONS	
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Date	By
Date	By

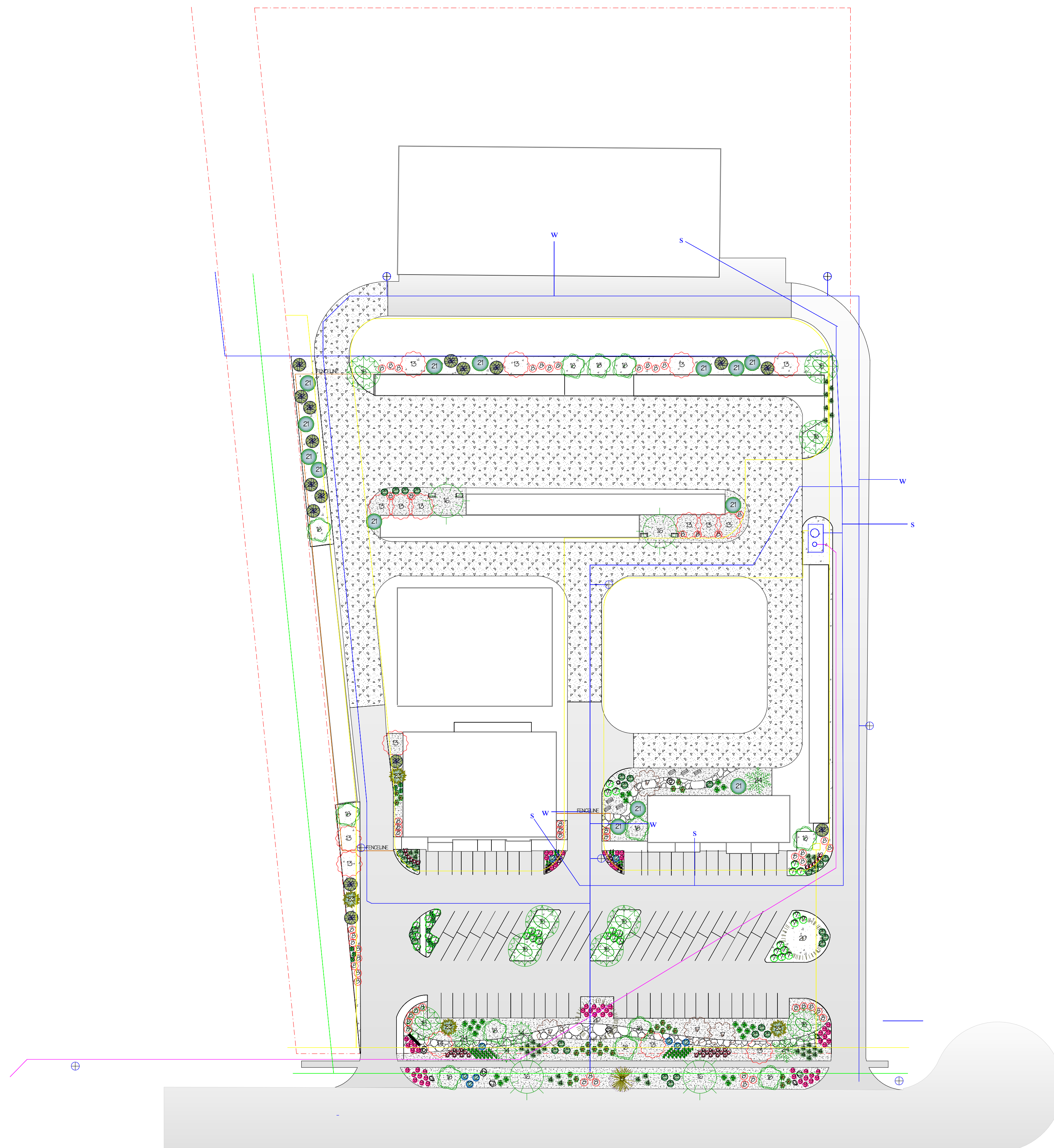
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Field Book		Checked	<b>J.V.S.</b>
Scale	<b>1" = 30'</b>	Approved	<b>J.V.S.</b>

CLIENT  
**UNCLE BENNY'S BUILDING SUPPLIES**

LODESTONE DESIGN GROUP  
206 FIFTH STREET, SUITE 200, FREDERICK, CO 80530-0440  
PHONE: (303) 800-8366

TITLE  
**SITE PLAN**  
**LOTS 1 & 2, UNCLE BENNY'S MARKETPLACE RE-SUBDIVISION**  
JOHNSTOWN, COLORADO

PROJECT NO.	20-102	SHEET NO.	<b>1</b>	NO. OF SHEETS	<b>10</b>
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KEY		
	CONCRETE	
	ROADBASE	
NEW MATERIALS		
	1 1/2" GRAY RIVER ROCK	17,333 SF
	3-8" GRAY COBBLE	16,210 SF 15,064 SF IRRIGATED
	DRY RIVER BED	3,500 SF 70% 2-4" COBBLE 15% 6-18" ACCENT COBBLE 10% P.A. GRAVEL "POOLS" 5% 3/4" RIVER ROCK DRY RIVER BED
	1-15 TON BOULDERS	12 BOULDER TYPE TBD
	FENCELINE	530 LF
	OUTDOOR BENCH	4
	PICNIC TABLES	6

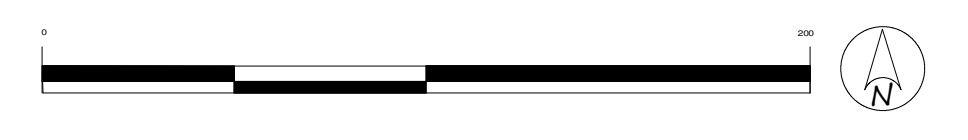
Utilities	
	forced main
	waterline
	gas line
	electric line
	fire hydrant
	lift station
	property line

Utilities courtesy of Shear Engineering Corp.  
See project 3184-01-21 sheet 5/18 for utility details. Betterland Design does not accept responsibility for damage to any utilities, known or unknown. Final responsibility for proper grading, drainage and utility locates rests with the client and project installers. Client retains final responsibility for accurate determination of property lines.

LEGEND			
	BOTANICAL NAME	COMMON NAME	QTY
FLOWER, GRASS	1 SCHIZACHYRIUM SCOPARILUM	LITTLE BLUESTEM	68
FLOWER, PERENNIAL	2 RUDEBECKIA FULLGIDA VAR. SPECIOSA	RUDEBECKIA, BLACK EYED SUSAN	8
	3 SALVIA MAY NIGHT	SALVIA, BLUE MAY NIGHT	10
SHRUB, CACTI	4 EPHEDRA VIRIDIS	MORMON TEA	37
SHRUB, DECIDUOUS	5 CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	24
	6 FALLUGIA PARADOXA	APACHE PLUME	27
	7 PRUNUS BESSEYI 'PAWNEE BUTTES'	CREeping WESTERN SAND CHERRY	34
	8 ROSA WOODSII	WOOD'S ROSE	54
SHRUB, EVERGREEN BROADLEAF	9 ARCTOSTAPHYLOS UVA-URSI 'MASSAC'	KINNICKINICK	57
	10 HESPERALOE PARVIFOLIA	YUCCA, RED	35
SHRUB, EVERGREEN CONIFER	11 JUNIPERUS VIRGINIANA 'TAYLOR'	JUNIPER, TAYLOR	13
	12 PICEA PUNGENS 'COMPACTA'	SPRUCE, GLOBE	9
TREE, DECIDUOUS	13 AVELANCHER X GRAND 'AUTUMN BRILLIANCE'	AVELANCHER, AUTUMN BRILLIANCE	16
	14 CRATAEGUS CRUS-GALLI	HAWTHORN, COCKSPUR	2
	15 GLEDITSIA TRIACANTHOS INERMIS	HONEYLOCUST, IMPERIAL	9
	16 GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	4
	17 MALUS X 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	4
	18 QUERCUS GAMBELLI	OAK, GAMBEL	12
	19 SYRINGA RETICULATA	LILAC, JAPANESE TREE	1
	20 TILIA GORDATA 'GLENLEVEN'	LINDEN, GLENLEVEN	2
TREE, EVERGREEN	21 JUNIPERUS SCOPULORUM 'MOON GLOW'	JUNIPER, MOONGLOW	14
	22 JUNIPERUS SCOPULORUM	JUNIPER, ROCKY MOUNTAIN	16
	23 PICEA PUNGENS 'BAKERI'	BLUE SPRUCE, BAKERI	4
	24 PINUS PONDEROSA	PINE, PONDEROSA	3
	25 PINUS MUGO FUMILO	PINE, MUGHO DWARF	31

**DESIGNER NOTES**

- Landscape areas are designed in accordance with the Town of Johnstown Landscape Standards and Specifications (ToJLS&S).
- All irrigation elements shall meet the requirements listed in section H.5 of JLS&S and focus on xeric principal. See Irrigation Detail Design, sheet 2/2, for irrigation details.
- Plants are shown at 2/3 mature size. Plant species details are available through the Uncle Benny's Master Plant List Compendium.
- All mulched areas must have a water permeable weed barrier underlayment.
- All mulched areas should have a depth of no less than 4" of material.
- All planting beds must be amended with a minimum of 3 cubic yards of organic material for 1000 square feet of existing soil, tilled to a minimum depth of 6 inches.
- Trees and shrub pits shall be backfilled using a mixture of one third native soil, one third top soil, and one third organic matter.
- The crown of newly installed plants must be covered with mulch to prevent rapid water evaporation and stressfull conditions on the newly established plant material
- It is the responsibility of the Developer and their Contractors to build the project according to approved plans and details and in accordance with current ToJLS&S.
- Maintenance will be carried out in accordance to section H.6 of the ToJLS&S.
- Always call for locates before digging
- Contact Emily Weakland at Betterland design with any questions or concerns in regards to this landscape design.
- Betterland Design does not accept responsibility for damage to any utilities, known or unknown. Final responsibility for proper grading, drainage and utility locates rests with the client and project installers. Client retains final responsibility for accurate determination of property lines.



Revision #: 2/2  
Date: 11/2/2022

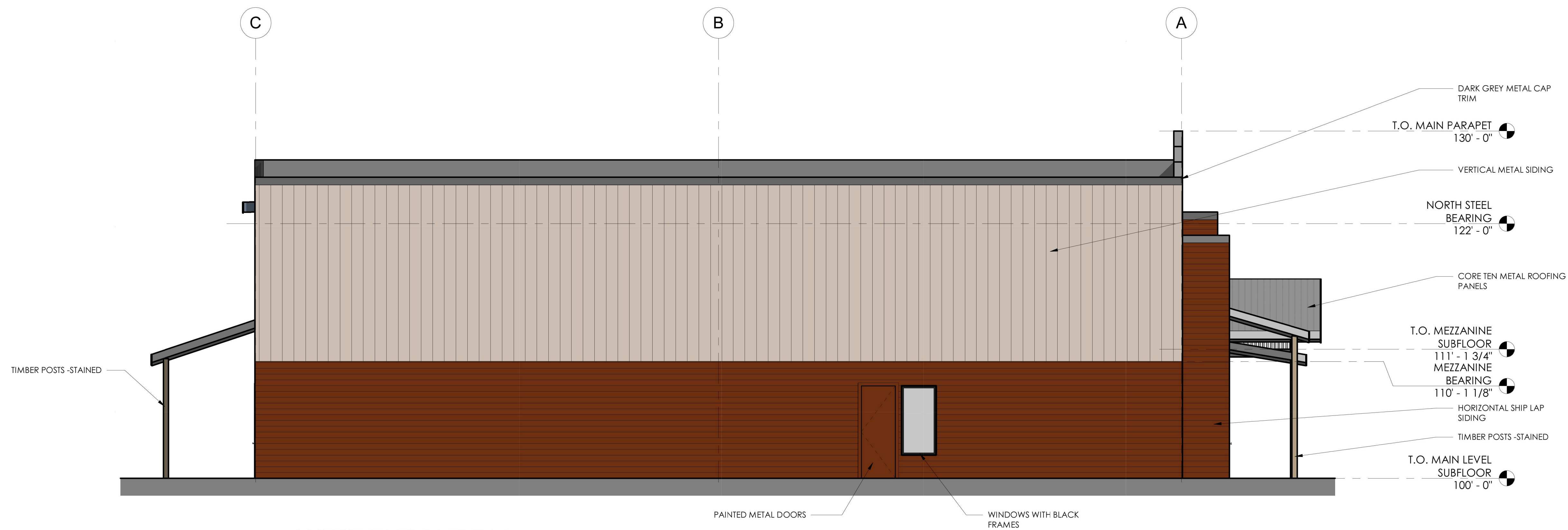
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1" = 50'

Landscape Plan: 318 Page:1/2  
**Uncle Benny's Johnstown**

Landscape Design by: Emily Weakland  
**Betterland Design**



Nov 02, 2022 - 1:53pm H:\Shared drives\Lodestone MS Sync\Projects\20-102 Uncle Benny's Building Supply\Correspondence\Planning Reviews\2022 October\_Submittal\IBBS BUILDING ELEVATIONS 10-22.dwg jef



**1 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 SOUTH/FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"

REVISIONS	
Date	By
Date	By
Date	By

Date	<b>OCTOBER 2022</b>	Drawn	<b>J.V.S.</b>
Field Book		Checked	<b>J.V.S.</b>
Scale	<b>3/16" = 1'-0"</b>	Approved	<b>J.V.S.</b>

CLIENT  
**UNCLE BENNY'S BUILDING SUPPLIES**

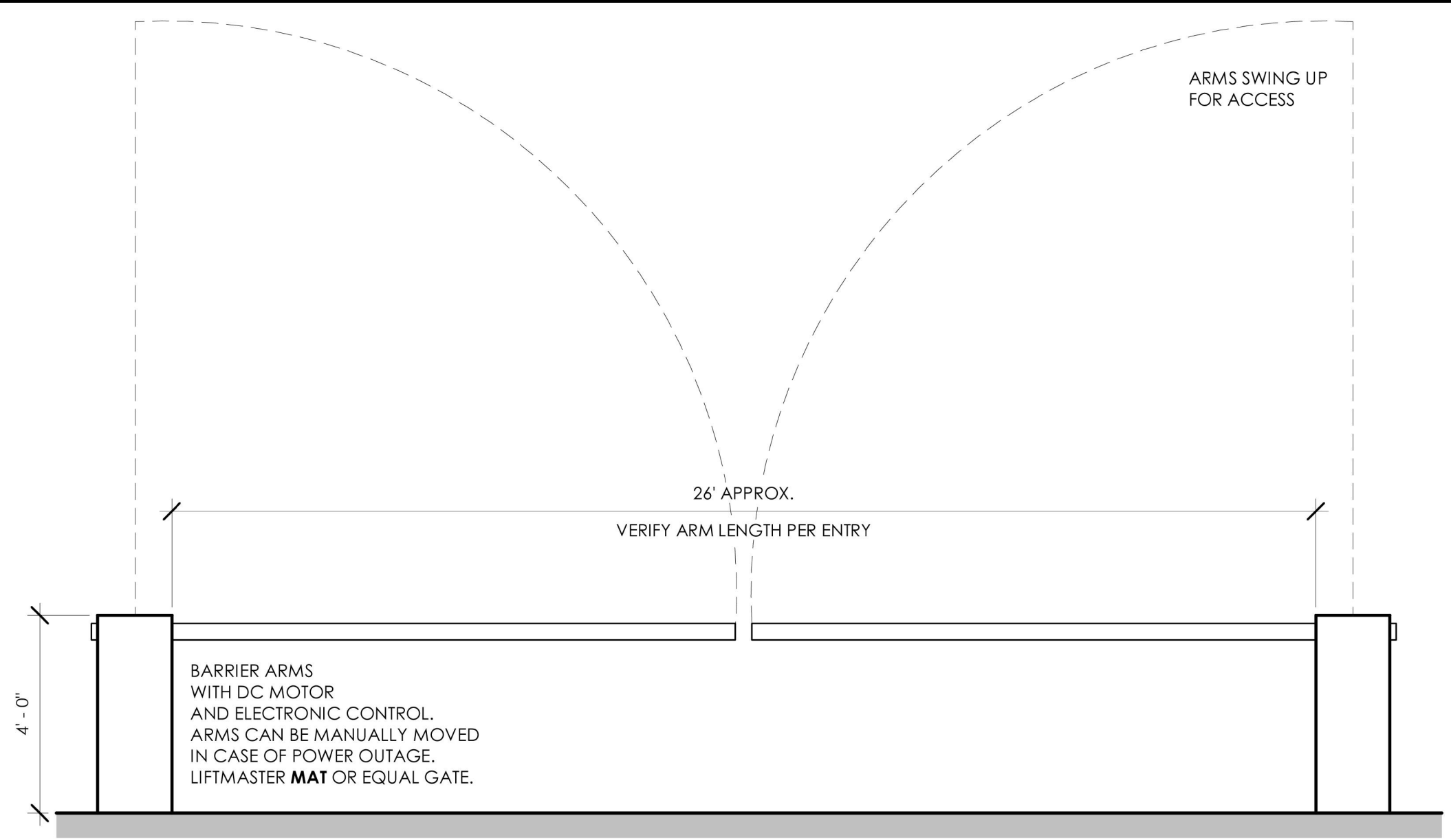
**LODESTONE DESIGN GROUP**  
206 FIFTH STREET, SUITE 200, FREDERICK, CO 80530-0440  
PHONE: (303) 800-8366

TITLE **BUILDING ELEVATIONS - MAIN SALES AND SHOP**  
**LOTS 1 & 2, UNCLE BENNY'S MARKETPLACE RE-SUBDIVISION**  
JOHNSTOWN, COLORADO

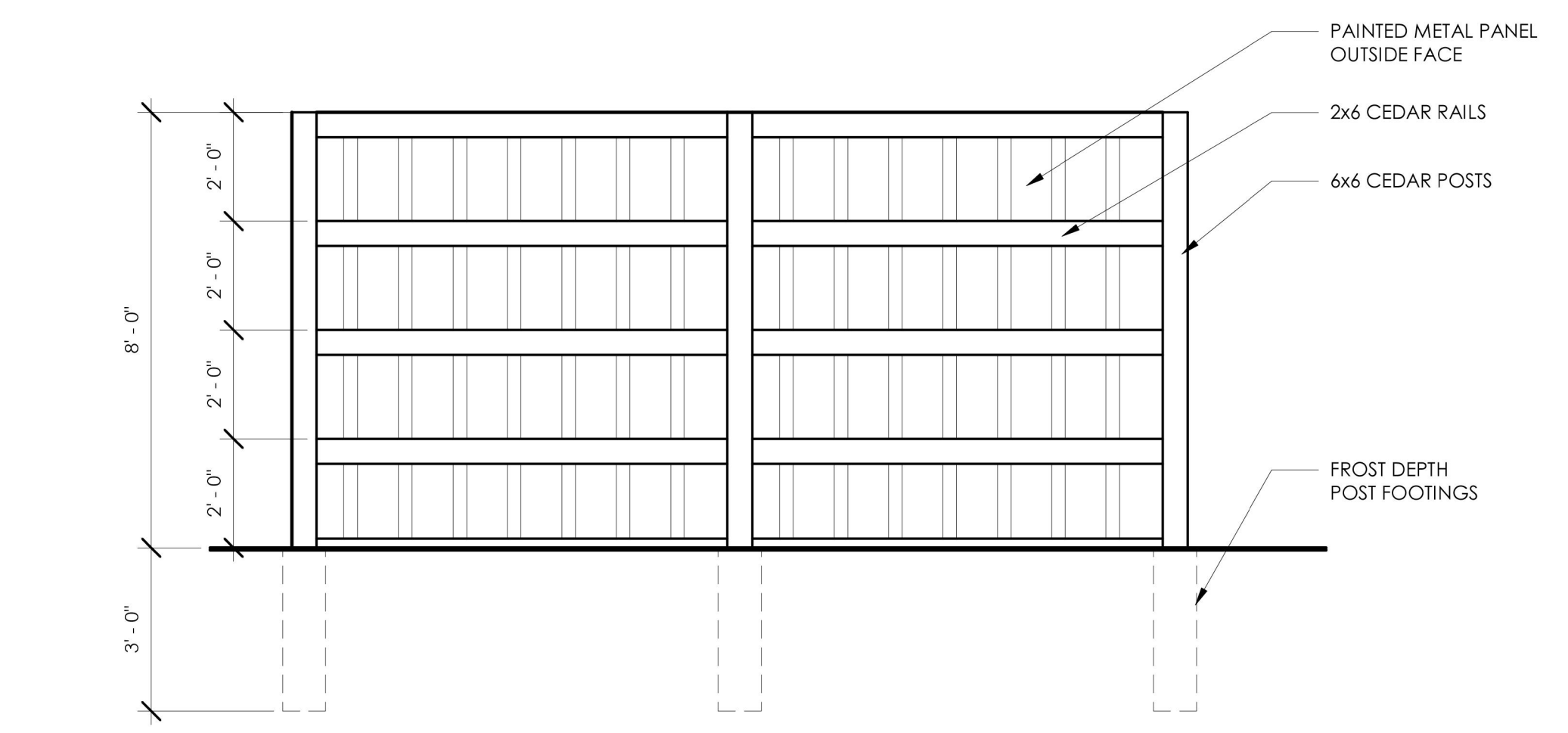
PROJECT NO.  
**20-102**

SHEET NO.	<b>5</b>	NO. OF SHEETS	<b>10</b>
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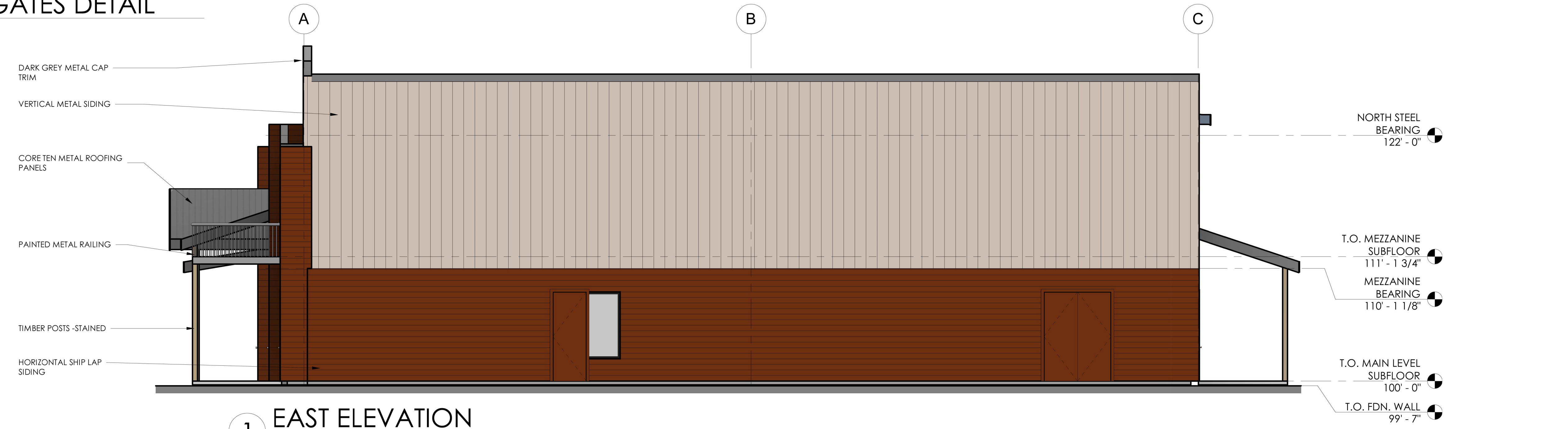
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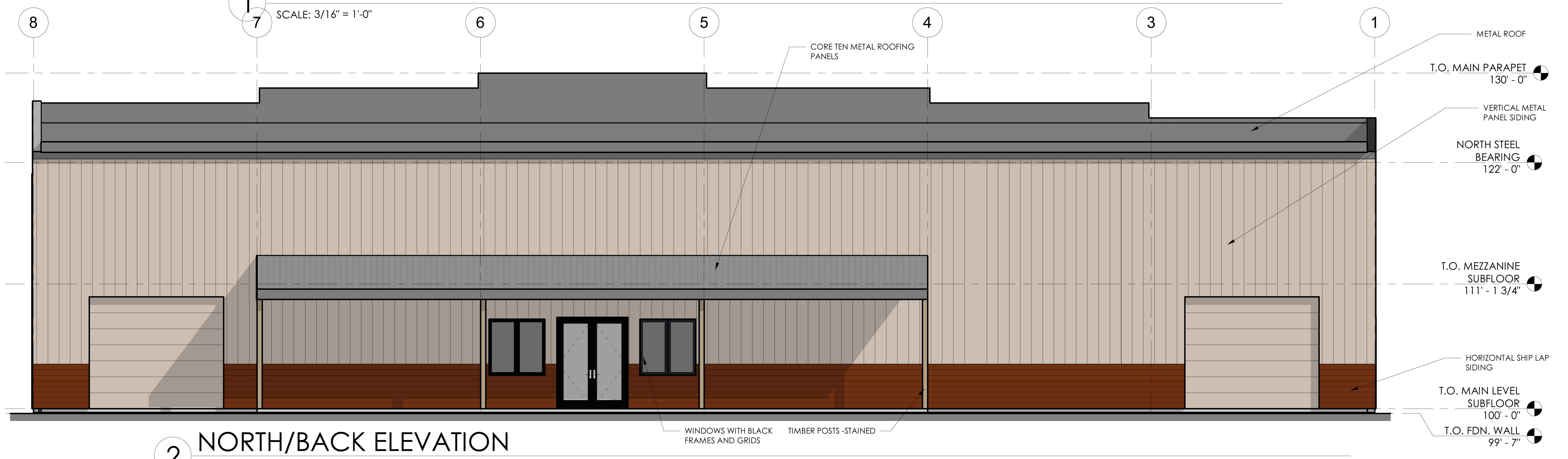
**4 TRAFFIC GATES DETAIL**  
SCALE: 3/8" = 1'-0"



**3 TYPICAL FENCE DETAIL**  
SCALE: 3/8" = 1'-0"



**1 EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 NORTH/BACK ELEVATION**  
SCALE: 3/16" = 1'-0"

REVISIONS	
Date	By
Date	By
Date	By

Date	By	Description
Field Book	By	Description
Scale	By	Description

Date	By	Description
Field Book	By	Description
Scale	By	Description

CLIENT  
**UNCLE BENNY'S BUILDING SUPPLIES**

LODESTONE DESIGN GROUP  
206 FIFTH STREET, SUITE 200, FREDERICK, CO 80530-0440  
PHONE: (303) 800-8366

TITLE  
**BUILDING ELEVATIONS - MAIN SALES AND SHOP**

PROJECT NO.  
**20-102**

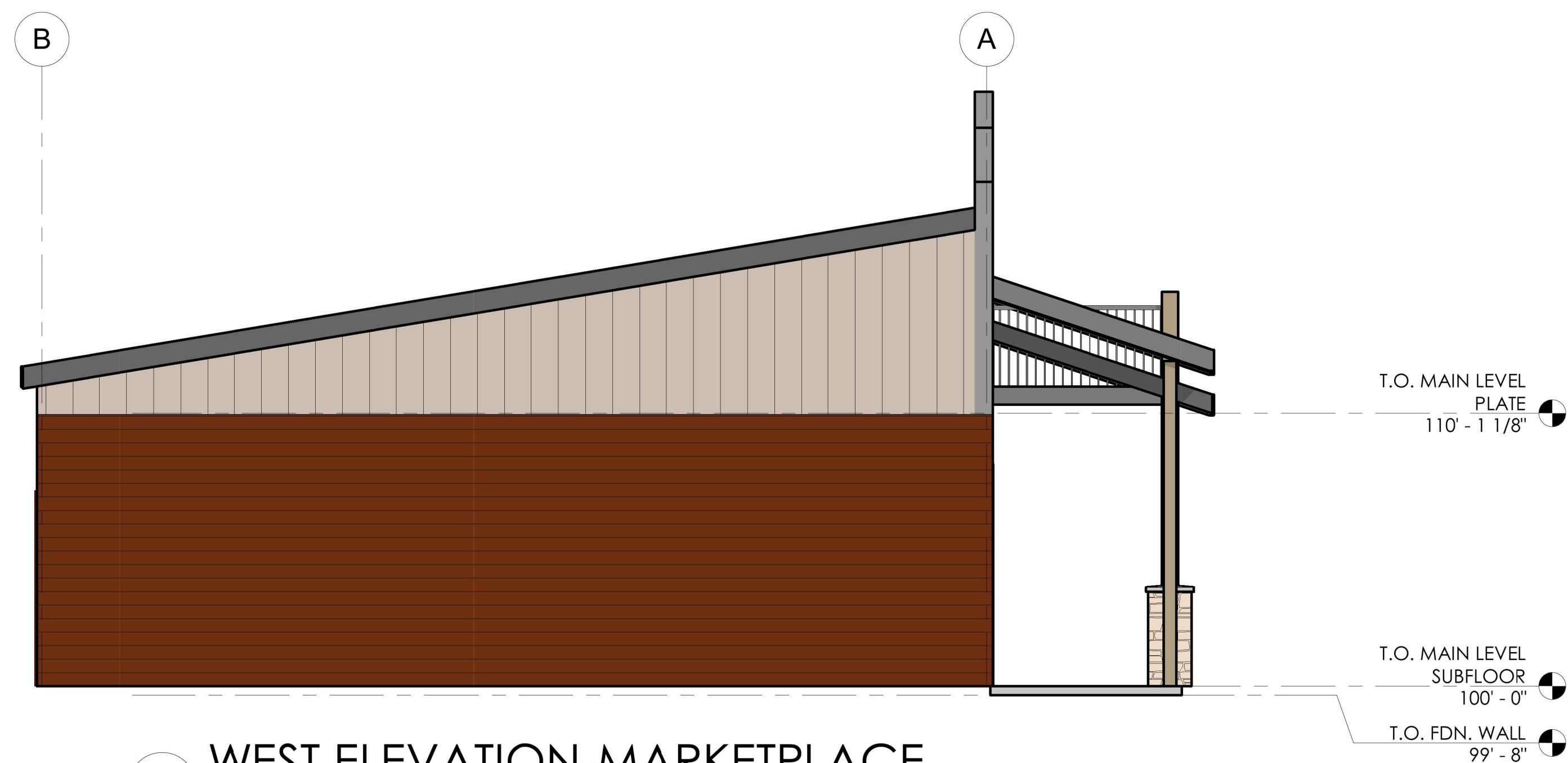
SHEET NO.  
**6**

NO. OF SHEETS  
**10**

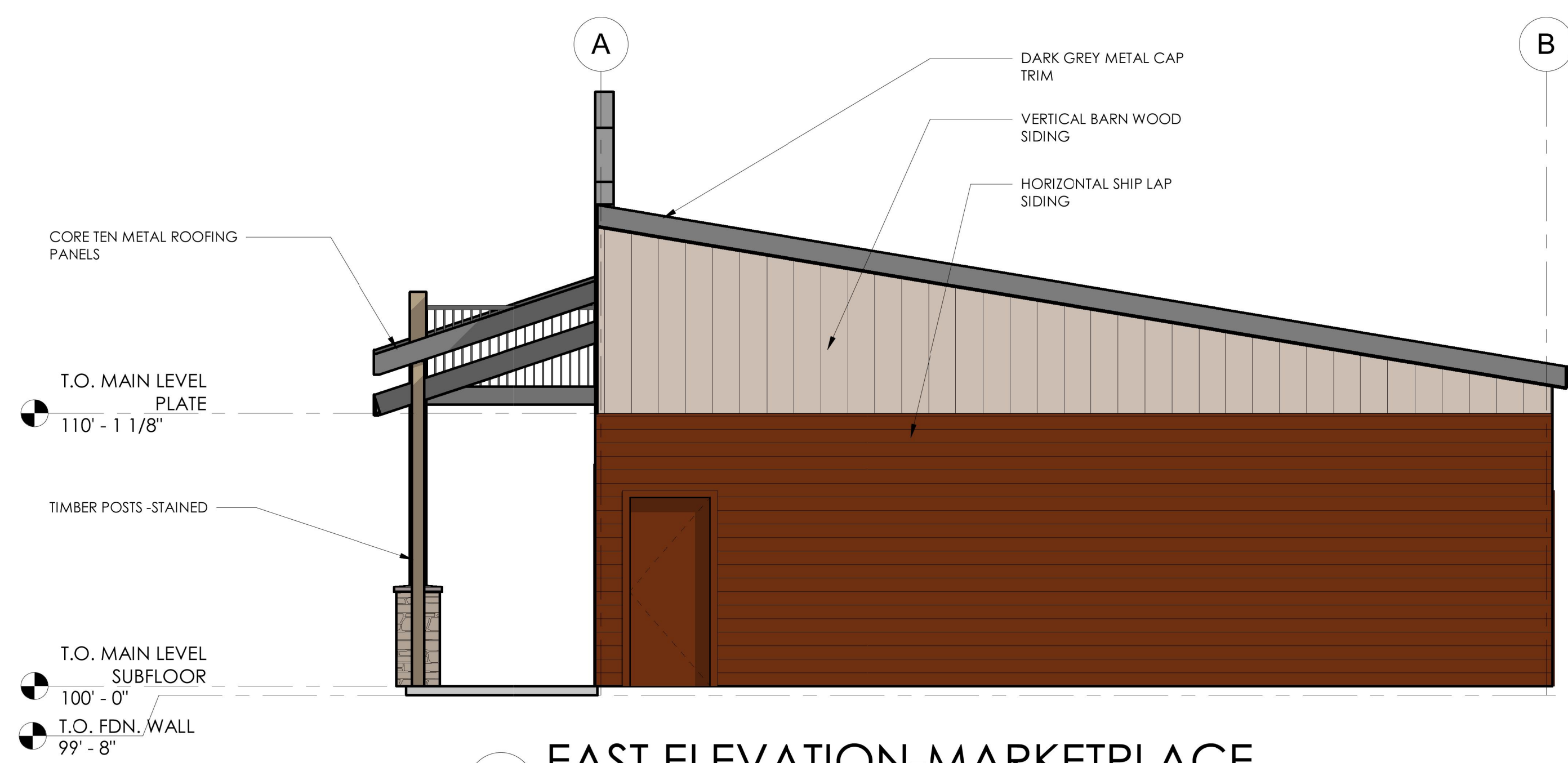
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**2 SOUTH ELEVATION-MARKETPLACE**  
SCALE: 1/4" = 1'-0"



**1 WEST ELEVATION-MARKETPLACE**  
SCALE: 1/4" = 1'-0"



**3 EAST ELEVATION-MARKETPLACE**  
SCALE: 1/4" = 1'-0"

REVISIONS	
Date	By
Date	By
Date	By

Date	<b>OCTOBER 2022</b>	Drawn	<b>J.V.S.</b>
Field Book		Checked	<b>J.V.S.</b>
Scale	<b>1/4" = 1'-0"</b>	Approved	<b>J.V.S.</b>

CLIENT  
**UNCLE BENNY'S BUILDING SUPPLIES**

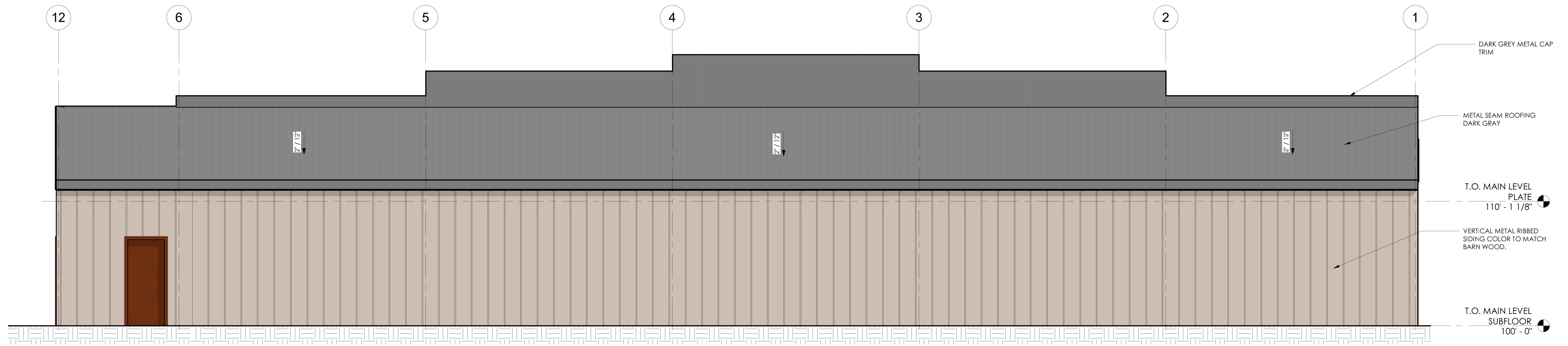
**LODESTONE DESIGN GROUP**  
206 FIFTH STREET, SUITE 200, FREDERICK, CO 80530-0440  
PHONE: (303) 800-8366

TITLE  
**BUILDING ELEVATIONS - MARKETPLACE**  
**LOTS 1 & 2, UNCLE BENNY'S MARKETPLACE RE-SUBDIVISION**  
JOHNSTOWN, COLORADO

PROJECT NO.  
**20-102**

SHEET NO.	<b>7</b>	NO. OF SHEETS	<b>10</b>
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**1 NORTH ELEVATION-MARKETPLACE**  
SCALE: 1/4" = 1'-0"

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Date	By
Date	By

Date	<b>OCTOBER 2022</b>	Drawn	<b>J.V.S.</b>
Field Book		Checked	<b>J.V.S.</b>
Scale	<b>1/4" = 1'-0"</b>	Approved	<b>J.V.S.</b>

CLIENT	<b>UNCLE BENNY'S BUILDING SUPPLIES</b>
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<b>LODESTONE DESIGN GROUP</b> 206 FIFTH STREET, SUITE 200, FREDERICK, CO 80530-0440 PHONE: (303) 800-8366
---

TITLE	<b>BUILDING ELEVATIONS - MARKETPLACE</b>
	<b>LOTS 1 &amp; 2, UNCLE BENNY'S MARKETPLACE RE-SUBDIVISION</b>
	<b>JOHNSTOWN, COLORADO</b>

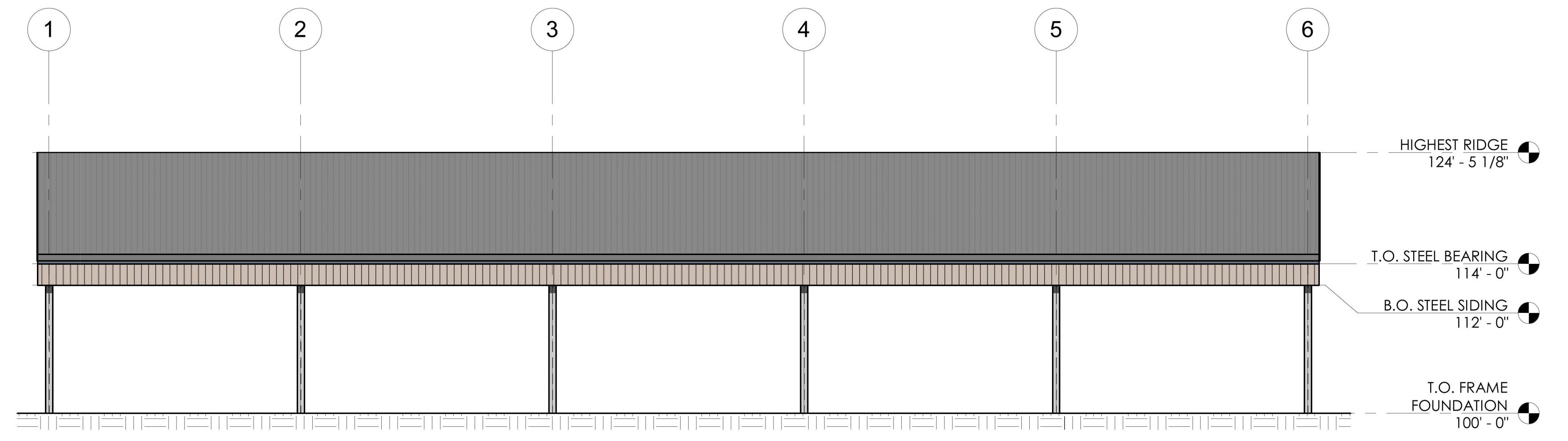
PROJECT NO.	<b>20-102</b>
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SHEET NO.	<b>8</b>	NO. OF SHEETS	<b>10</b>
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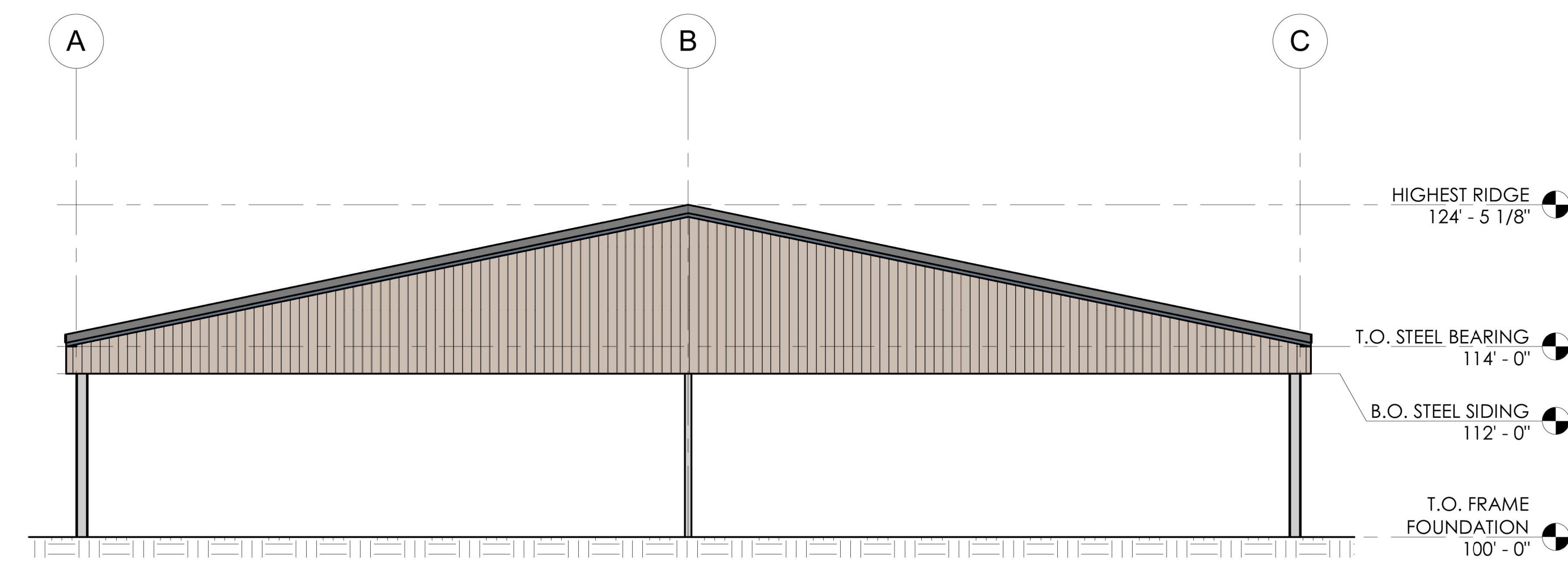
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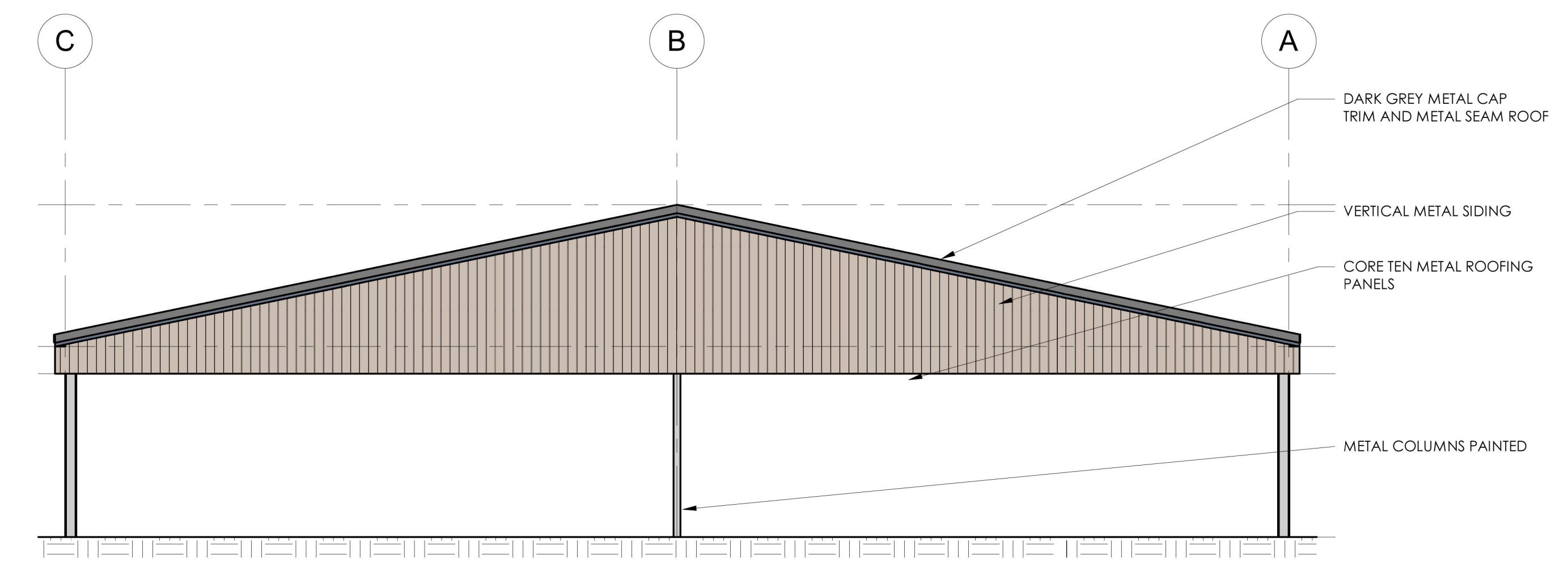
**5** 3D View  
SCALE:



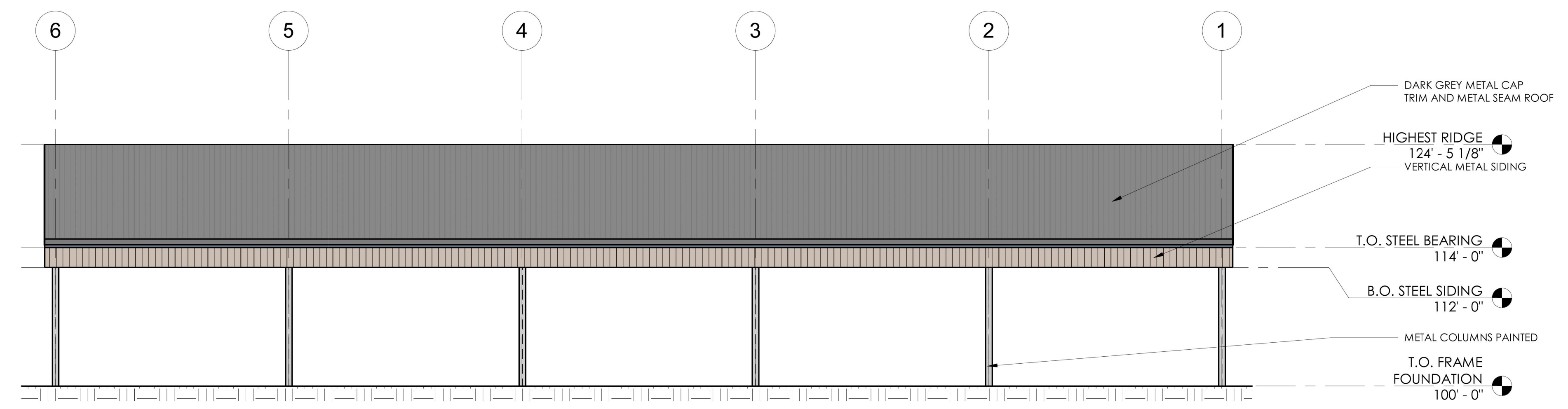
**2** SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**3** EAST ELEVATION  
SCALE: 1/8" = 1'-0"



**1** WEST ELEVATION  
SCALE: 1/8" = 1'-0"



**4** NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

REVISIONS	
Date	By
Date	By
Date	By

Date	By	Date	By
Field Book	Scale	Checked	Approved
	1/8" = 1'-0"	J.V.S.	J.V.S.

CLIENT  
**UNCLE BENNY'S BUILDING SUPPLIES**

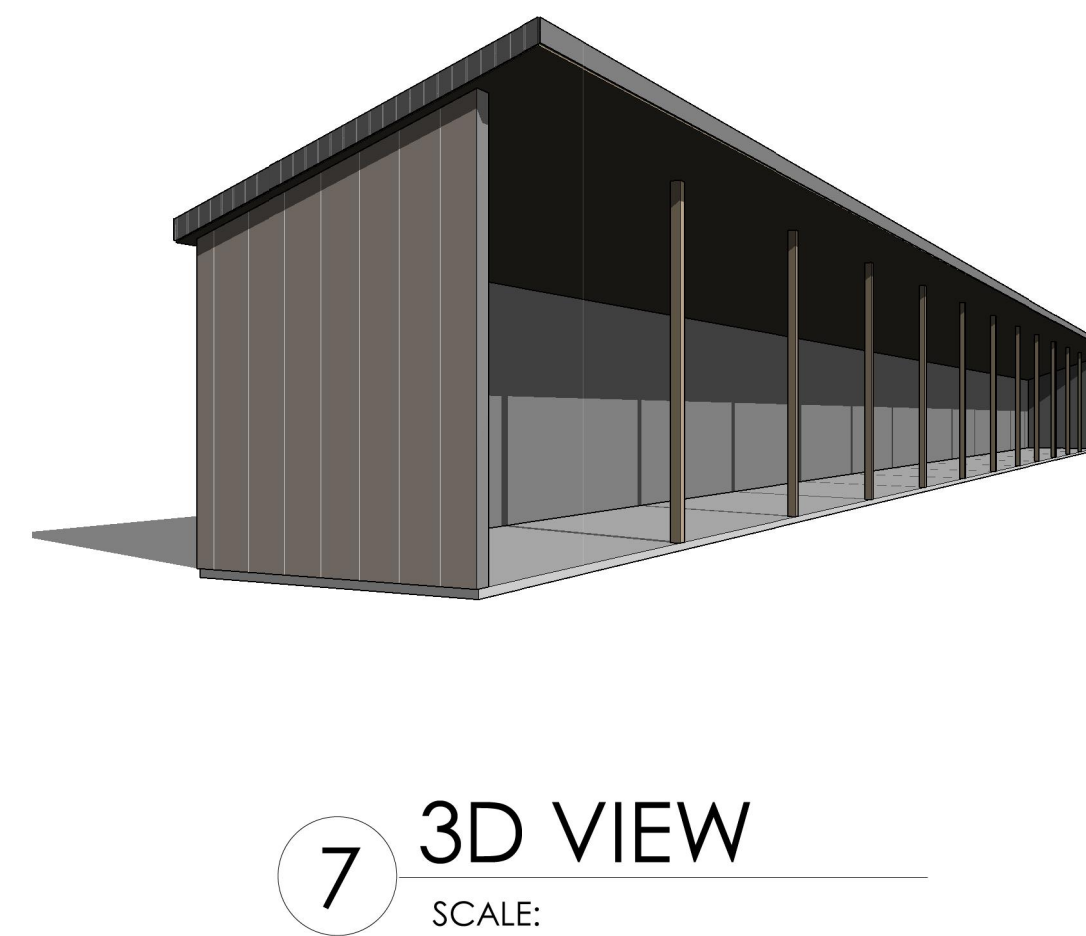
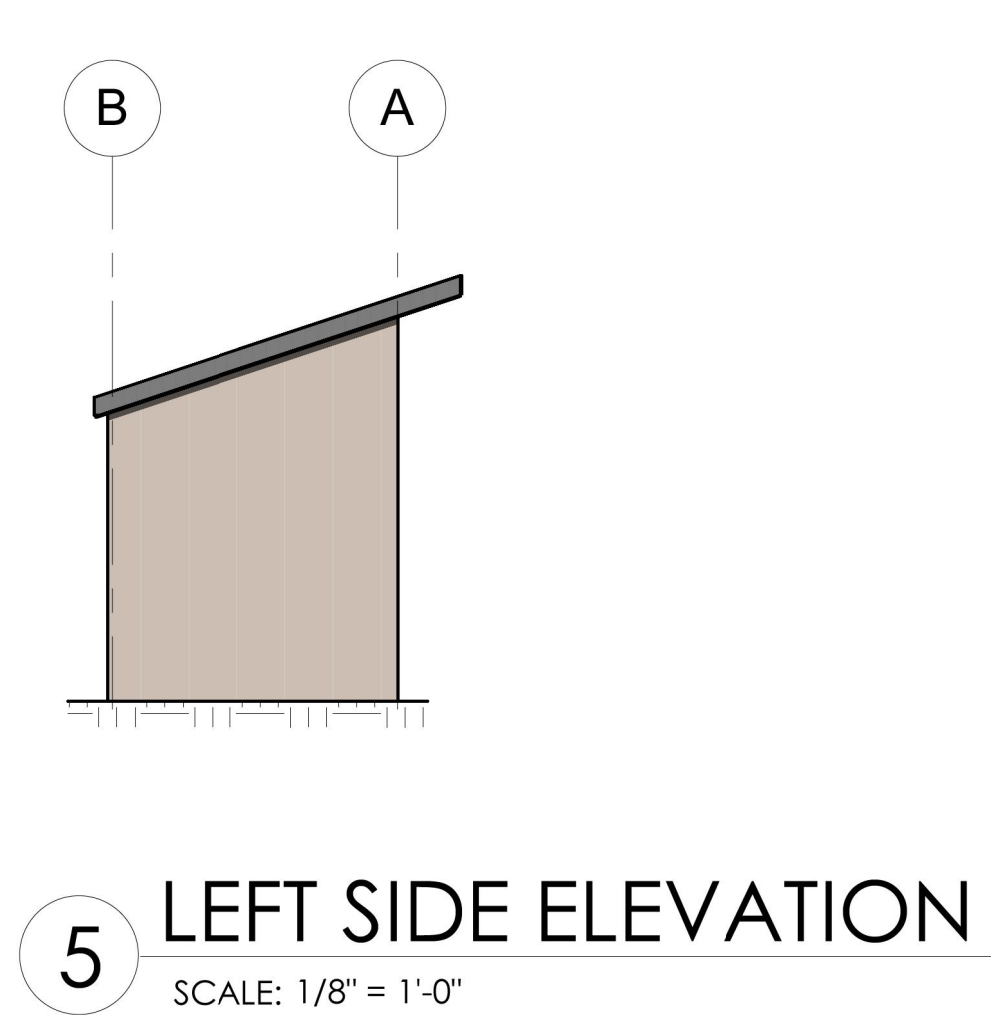
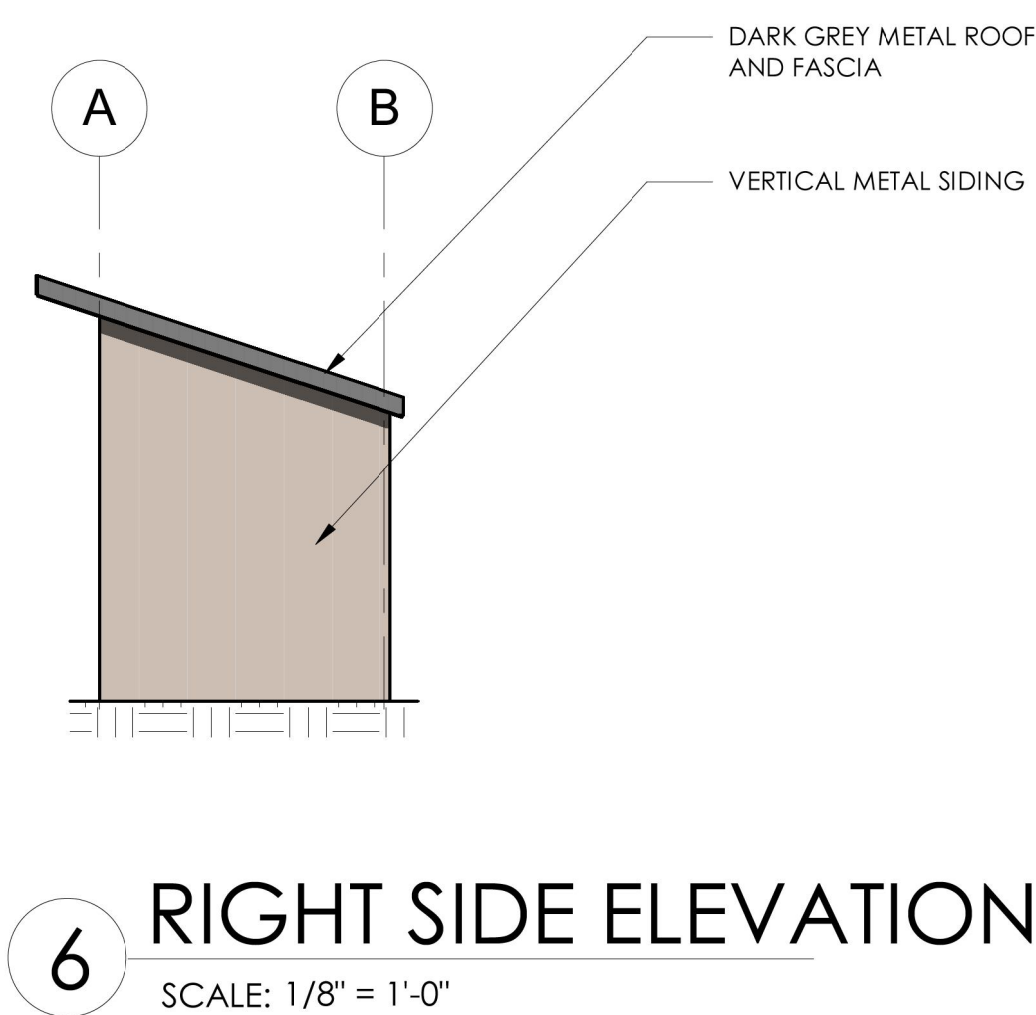
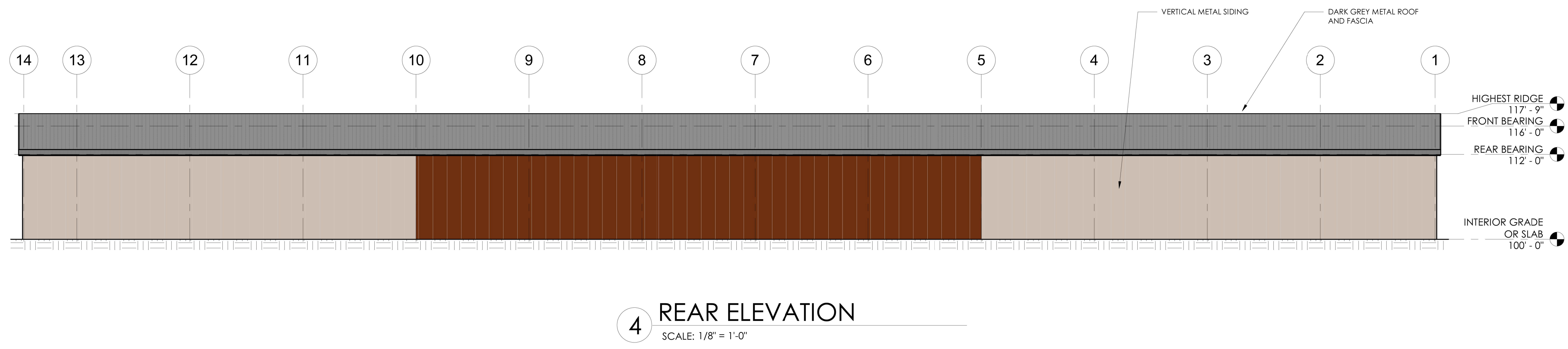
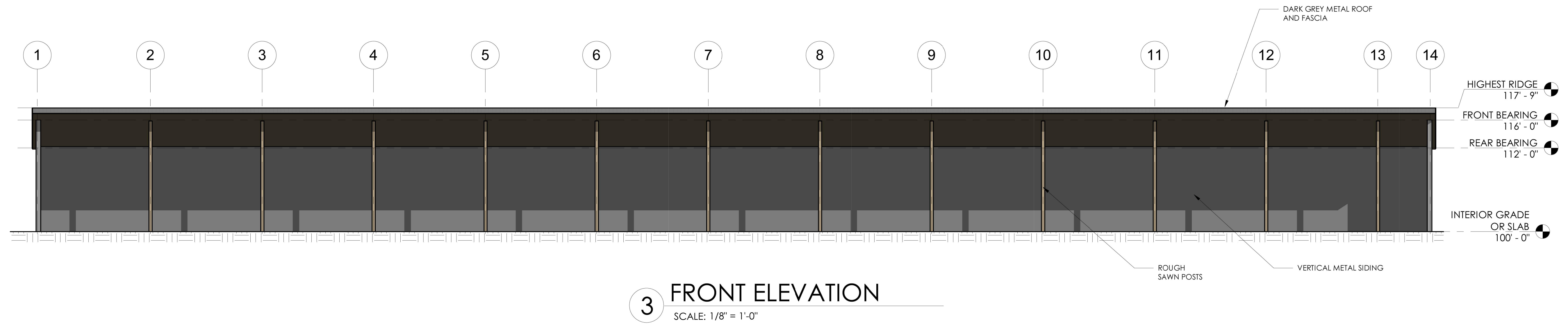
**LODESTONE DESIGN GROUP**  
206 FIFTH STREET, SUITE 200, FREDERICK, CO 80530-0440  
PHONE: (303) 800-8366

TITLE **BUILDING ELEVATIONS - COVERED OUTDOOR SALES**  
**LOTS 1 & 2, UNCLE BENNY'S MARKETPLACE RE-SUBDIVISION**  
JOHNSTOWN, COLORADO

PROJECT NO.  
**20-102**

SHEET NO.	NO. OF SHEETS
<b>9</b>	<b>10</b>

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Field Book		Checked	<b>J.V.S.</b>
Scale	<b>1/8" = 1'-0"</b>	Approved	<b>J.V.S.</b>

CLIENT  
**UNCLE BENNY'S BUILDING SUPPLIES**

**LODESTONE DESIGN GROUP**  
206 FIFTH STREET, SUITE 200, FREDERICK, CO 80530-0440  
PHONE: (303) 800-8366

TITLE **BUILDING ELEVATIONS - LEAN-TO MATERIAL SHELTER**  
LOTS 1 & 2, UNCLE BENNY'S MARKETPLACE RE-SUBDIVISION  
JOHNSTOWN, COLORADO

PROJECT NO.	20-102	SHEET NO.	<b>10</b>	NO. OF SHEETS	<b>10</b>
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