

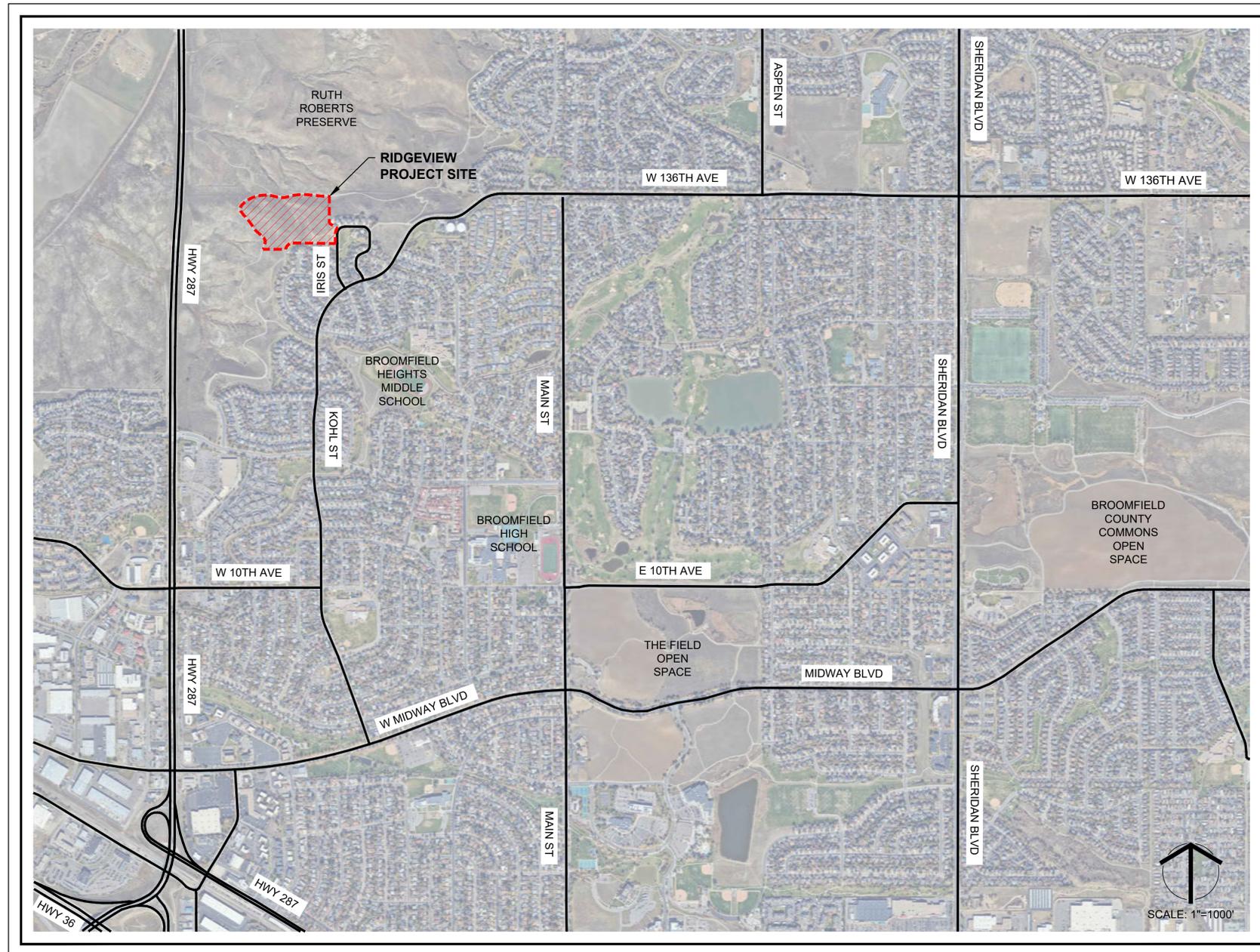
100% CONSTRUCTION DOCUMENTS

RIDGEVIEW RESTORATION

CITY AND COUNTY OF BROOMFIELD, COLORADO

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VICINITY MAP

PROJECT TEAM

OWNER

CITY AND COUNTY OF BROOMFIELD
 ONE DESCOMBES DRIVE
 BROOMFIELD, CO. 80020
 PHONE: 303-901-8415
 CONTACT: KATE WILLIAMS

LANDSCAPE ARCHITECT

DHM DESIGN CORPORATION
 900 SOUTH BROADWAY, SUITE 300
 DENVER, CO 80209
 PHONE: 303-892-5566 X 315
 CONTACT: ASHLEIGH QUILLEN

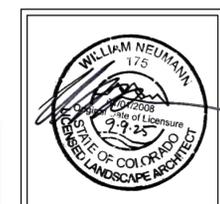


CITY ENGINEER STATEMENT
 ALL WORK SHALL BE CONSTRUCTED TO CITY AND COUNTY OF BROOMFIELD STANDARDS AND SPECIFICATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE STANDARDS AND SPECIFICATIONS AND OTHER BROOMFIELD REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.

City Engineer (or Designee) _____ Date: 11/13/2025

PARKS MAINTENANCE SUPERINTENDENT STATEMENT
 ALL WORK SHALL BE CONSTRUCTED TO CITY AND COUNTY OF BROOMFIELD STANDARDS AND SPECIFICATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE STANDARDS AND SPECIFICATIONS AND OTHER BROOMFIELD REQUIREMENTS. THE DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL LANDSCAPE ARCHITECT WHOSE STAMP AND SIGNATURE APPEAR HEREON.

Parks Maintenance Superintendent (or Designee) _____ Date: 11-13-2025



DHM DESIGN

900 S. Broadway
 Suite 300
 Denver, CO 80209
 303.892.5566
 www.dhmdesign.com

DATE: 10.30.2025

GENERAL NOTES:

1. ALL MATERIAL AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION OF THE CITY AND COUNTY OF BROOMFIELD. THE CITY AND COUNTY OF BROOMFIELD RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS OR WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY STANDARD SPECIFICATIONS. ANY IMPROVEMENTS CONSTRUCTED NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS SHALL BE REMOVED AND IMPROVEMENTS SHALL BE RECONSTRUCTED ACCORDING TO THE PLANS.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE PROJECT SITE. ANY DAMAGE TO ADJACENT PROPERTY OR UTILITIES, NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT, SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
3. THE LANDSCAPE ARCHITECT OR THE CITY AND COUNTY MAKE NO WARRANTY AS TO THE CORRECTNESS AND/OR COMPLETENESS OF THE EXISTING UTILITY LOCATIONS SHOWN OR NOT SHOWN ON THE PLANS. SHOULD DISCREPANCY OR CONFLICT BE DISCOVERED THE CONTRACTOR SHALL NOTIFY THE CITY AND COUNTY IMMEDIATELY, AND SHALL NOT CONTINUE CONSTRUCTION UNTIL SAID CONFLICT CAN BE RESOLVED IN WRITING.
4. THE PROJECTS ARE LOCATED ON A PUBLIC TRAIL. LAKE LINK TRAIL HOURS ARE FROM 5:00 AM TO 11:00 PM. CONTRACTOR WORK HOURS ARE FROM 7:00 AM TO 5:00 PM MONDAY - FRIDAY. THE CONTRACTOR SHALL CONDUCT CONSTRUCTION OPERATIONS IN A MANNER TO INSURE MINIMUM INTERFERENCE WITH TRAIL USE. DO NOT CLOSE, BLOCK OR OBSTRUCT ROADS, TRAILS OR OTHER FACILITIES WITHOUT OWNER'S WRITTEN PERMISSION.
5. CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES, FENCING, SIGNAGE AND OTHER DEVICES NECESSARY TO PROVIDE FOR THE PUBLIC SAFETY ON AND ABOUT THE SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. CONTRACTOR SHALL FIELD VERIFY AND EXAMINE ALL EXISTING CONDITIONS PRIOR TO PERFORMING ANY CONSTRUCTION OPERATION.
7. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR WILL HAVE THE PLAN SET AND CONTRACT DOCUMENTS ON-SITE WHILE WORK IS IN PROGRESS.
8. EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE GENERAL SPECIFICATION SHALL APPLY IN ACCORDANCE TO THE CITY AND COUNTY OF BROOMFIELD.
9. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1811 OR 811) AND OTHER AFFECTED UTILITIES TO LOCATE UNDERGROUND FACILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - A) THE PROJECT SITE IS SOLELY ON CITY AND COUNTY OF BROOMFIELD PROPERTY. NO KNOWN PUBLIC UTILITIES ARE PRESENT WITHIN THE IMPROVEMENT PROJECT LIMITS.
 - B) CONTRACTOR SHALL POTHOLE AND SURVEY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION PRIOR TO START OF CONSTRUCTION. THE POTHOLING AND SURVEY WORK SHALL BE INCLUDED AND PAID FOR AS PART OF MOBILIZATION.
10. PROJECT FACILITIES ARE TO BE LOCATED BASED ON THE SURVEY COORDINATES (CO83-CF), ELEVATIONS, DIMENSIONS, AND/OR GEOMETRIC DESIGN DATA PROVIDED ON THE DRAWINGS.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CITY AND COUNTY OF ANY CONSTRUCTION PROBLEMS DUE TO CHANGED CONDITIONS OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR. THE CONTRACTOR AND LANDSCAPE ARCHITECT WILL WORK TOGETHER TO REVISE THE PLANS PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK. ANY IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, OR THE APPROVED REVISED PLANS, SHALL BE REMOVED AND THE IMPROVEMENTS SHALL BE RECONSTRUCTED AT NO COST TO THE PROJECT.
12. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND INCLUDES TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE CITY AND COUNTIES REVIEW OF PLANS AND CONSTRUCTION IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
13. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING STABLE EXCAVATIONS AND TEMPORARY SLOPES AND FOR SATISFYING ALL APPLICABLE OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS. TEMPORARY EXCAVATIONS SHALL PROVIDE, AT MINIMUM, THE TRENCH DIMENSIONS AND CLEARANCES SHOWN OR SPECIFIED. TEMPORARY CONSTRUCTION SLOPES SHALL BE SLOPED, SHORED, SHEETED, AND/OR BRACED IN ACCORDANCE WITH STABILITY REQUIREMENTS AND APPLICABLE REGULATIONS, AND SHALL BE NO STEEPER THAN THE SLOPES SHOWN OR SPECIFIED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY SUCH APPROVALS BY THE LANDSCAPE ARCHITECT WILL NOT RELIEVE THE CONTRACTOR FROM SOLE RESPONSIBILITY FOR PROVIDING STABLE EXCAVATIONS AND TEMPORARY SLOPES.

14. EXISTING FACILITIES NOT INDICATED TO BE REMOVED SHALL BE PROTECTED IN PLACE OR REMOVED AND REPLACED IN KIND, AS APPROVED BY THE OWNER.
15. ALL SHRUBS/VEGETATION ARE TO BE PROTECTED DURING CONSTRUCTION UNLESS IDENTIFIED ON THE PLANS FOR REMOVAL.
16. EARTHWORK SHALL BE COMPLETE IN PLACE. COMPACTION REQUIREMENTS SHALL BE 95% OF THE MAXIMUM DRY DENSITY. MOISTURE REQUIREMENTS WILL BE WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT. TESTS MAY BE PERFORMED BY THE CITY AND COUNTY OF BROOMFIELD, IF A FAILED TEST IS RECEIVED THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE TEST AND ANY CORRECTIVE ACTIONS NECESSARY.
17. FOR CLARITY, ITEMS SHOWN FOR REMOVAL ON THE DEMOLITION AND REMOVAL PLANS MAY NOT BE SHOWN ON SUBSEQUENT SHEETS.
18. PERMIT REQUIREMENTS
 - A) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS OR LICENSES REQUIRED BUT NOT LIMITED TO CITY AND COUNTY PUBLIC WAY PERMIT. ALL PLANS HAVE BEEN APPROVED BY THE CITY AND COUNTY.
 - B) CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A CITY AND COUNTY OF BROOMFIELD CONTRACTOR'S LICENSE AND A NO COST PUBLIC WAY PERMIT FROM THE CITY AND COUNTY OF BROOMFIELD. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY AND COUNTY OF BROOMFIELD FOR REVIEW AND APPROVAL.
19. CONTRACTOR TO PROVIDE TRAFFIC CONTROL PLAN FOR THE CITY AND COUNTY APPROVAL PRIOR TO CONSTRUCTION.
20. PROJECT TO BE GOVERNED BY THE CITY AND COUNTY OF BROOMFIELD SPECIFICATIONS.
21. CONTRACTOR TO COORDINATE STAGING AREAS AND ACCESS PLAN WITH THE CITY AND COUNTY OF BROOMFIELD PROJECT MANAGER PRIOR TO CONSTRUCTION.
22. CONSTRUCTION FENCING SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR UNTIL THE PROJECT HAS BEEN ISSUED CONSTRUCTION ACCEPTANCE. SIZE AND TYPE OF CONSTRUCTION FENCE SHALL BE APPROVED BY THE CITY AND COUNTY OF BROOMFIELD PROJECT MANAGER PRIOR TO CONSTRUCTION.
23. CONTRACTOR TO REFER TO CITY AND COUNTY OF BROOMFIELD SPECS:
 - 23.1. SECTION 1022.01 ORGANIC MATERIALS
 - 23.2. SECTION 1032.04 NATIVE SEED
 - 23.3. SECTION 1032.05 TOP DRESSING
 - 23.4. SECTION 1033.02 NATIVE SEEDING
24. ALL TRAFFIC CONTROL SERVICES AND ELEMENTS SHALL BE PROVIDED AND PAID BY THE CONTRACTOR. SUBMISSION OF MHTs BY THE CONTRACTOR WILL BE REQUIRED AS PART OF THE PUBLIC/PRIVATE IMPROVEMENT PERMIT (PPIP) APPLICATION PROCESS.

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 CITY ENGINEER (or Designer) 11/13/2025
 2025

DHM DESIGN
 900 S. Broadway
 Suite 300
 Denver, CO 80209
 303.892.5366
 www.dhmdesign.com

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RIDGEVIEW RESTORATION
 CITY AND COUNTY OF BROOMFIELD, CO

PROJECT NUMBER: #24205 DATE: 10/30/2025
 DESIGNED: AQ
 DRAWN: JN
 CHECKED: BN

REVISIONS:

JOB DESCRIPTION:
 100% CONSTRUCTION DOCUMENTS

SHEET TITLE:
 GENERAL NOTES & PROJECT NOTES

SCALE:
 SHEET NUMBER:

G0.1
 SHEET 2 OF 13

GENERAL NOTES - PROVIDED BY CITY AND COUNTY OF BROOMFIELD

1. DEFINITIONS
 - a. OWNER - PROPERTY OWNER. FOR BROOMFIELD OWNED PROPERTY THE CAPITAL IMPROVEMENT PROGRAM (CIP) MANAGER WILL SERVE AS THE OWNER'S REPRESENTATIVE.
 - b. CONTRACTOR - AS DETERMINED BY BID.
 - c. ENGINEER - PROFESSIONAL ENGINEER OF RECORD.
 - d. BROOMFIELD - AUTHORIZED REPRESENTATIVE(S) OF THE CITY AND COUNTY OF BROOMFIELD COMMUNITY DEVELOPMENT AND PUBLIC WORKS DEPARTMENTS; THE AGENCY OF JURISDICTION.
2. CONSTRUCTION DOCUMENTS
 - a. ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE ____ EDITION OF THE CITY AND COUNTY OF BROOMFIELD STANDARDS AND SPECIFICATIONS.
 - b. CONTRACTOR SHALL HAVE IN CONTRACTOR'S POSSESSION AT ALL TIMES ONE (1) COPY OF CONSTRUCTION DOCUMENTS STAMPED AND SIGNED BY ENGINEER AND BROOMFIELD AND ONE (1) COPY OF THE APPLICABLE EDITION OF THE BROOMFIELD STANDARDS AND SPECIFICATIONS.
 - c. CONTRACTOR SHALL VERIFY ACCURACY BETWEEN WORK SET FORTH ON THESE CONSTRUCTION DOCUMENTS AND WORK REQUIRED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ENGINEER, AND BROOMFIELD, AND CIP MANAGER, WHEN APPLICABLE, PRIOR TO START OF CONSTRUCTION OR IMMEDIATELY UPON DISCOVERY.
 - d. ENGINEER SHALL COORDINATE ANY PROPOSED CHANGES WITH BROOMFIELD. FOR BROOMFIELD ADMINISTERED CIP PROJECTS, CONTRACTOR SHALL COORDINATE ANY PROPOSED CHANGES WITH ENGINEER AND BROOMFIELD.
 - e. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THE CONSTRUCTION DOCUMENTS.
3. PERMITS

CONTRACTOR SHALL OBTAIN, AT CONTRACTOR'S EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK. REFER TO SECTION 150.00, "PERMITS AND INSPECTIONS" OF BROOMFIELD STANDARDS AND SPECIFICATIONS. THERE ARE NO BROOMFIELD PERMIT FEES FOR CIP PROJECTS.
4. WORK HOURS
 - a. ALL WORK ON THE PROJECT SHALL BE PERFORMED DURING REGULAR WORK HOURS, 7:00 A.M. UNTIL 7:00 P.M., MONDAY THROUGH FRIDAY. RESTRICTED HOURS MAY BE INCLUDED WITH CONDITIONS OF THE CITY COUNCIL RESOLUTION APPROVING THE PROJECT, OR WITHIN THE WORK PERMIT. ALL WORK ON THE PROJECT SHALL COMPLY WITH BROOMFIELD MUNICIPAL CODE CHAPTER 9-36; REFER ALSO TO SECTION 131.00, "WORKING CONDITIONS" OF THE BROOMFIELD STANDARDS AND SPECIFICATIONS.
 - b. CONTRACTOR SHALL NOT PERFORM WORK OUTSIDE REGULAR WORK HOURS OR ON SATURDAY, SUNDAY OR ANY BROOMFIELD OBSERVED HOLIDAY WITHOUT RECEIVING WRITTEN CONSENT FROM THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE.
 - c. BROOMFIELD OBSERVED HOLIDAYS INCLUDE: NEW YEAR'S DAY, MARTIN LUTHER KING DAY, PRESIDENT'S DAY, MEMORIAL DAY, JUNETEENTH, INDEPENDENCE DAY, LABOR DAY, VETERAN'S DAY, THANKSGIVING DAY, FRIDAY FOLLOWING THANKSGIVING, CHRISTMAS EVE, CHRISTMAS DAY.
 - d. REQUESTS FOR WORK OUTSIDE REGULAR WORK HOURS SHALL BE SUBMITTED BY THE OWNER OR CONTRACTOR BY 12:00 P.M. ON THE WEDNESDAY PRIOR TO THE PROPOSED DATE OF THE WORK. REFER TO SECTION 152.00, "SATURDAY, HOLIDAY AND AFTER HOURS WORK PERMIT" OF THE BROOMFIELD STANDARDS AND SPECIFICATIONS.
5. PRECONSTRUCTION MEETINGS
 - a. OWNER, SHALL REQUEST A PRECONSTRUCTION MEETING WITH BROOMFIELD AT LEAST 3 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. BROOMFIELD SHALL SCHEDULE SAID PRECONSTRUCTION MEETING. THOSE IN ATTENDANCE SHALL INCLUDE:
 - i. OWNER
 - ii. CONTRACTOR
 - iii. ENGINEER
 - iv. BROOMFIELD
 - v. GEOTECHNICAL ENGINEER
 - vi. SURVEYOR
 - vii. ANY OTHER AFFECTED AGENCIES
 - b. CONSTRUCTION DOCUMENTS IN AN ELECTRONIC FORMAT WITH THE BROOMFIELD REVIEW STAMP AND SIGNATURE SHALL BE PROVIDED TO THE OWNER AND ENGINEER PRIOR TO THE PRECONSTRUCTION MEETING. IT IS THE OWNER'S AND ENGINEER'S RESPONSIBILITY TO DISTRIBUTE THESE PLANS TO THEIR TEAM.
 - c. CONTRACTOR SHALL REQUEST A SEPARATE ONSITE PRECONSTRUCTION CONFERENCE WITH

BROOMFIELD PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO CONNECTING TO EXISTING BROOMFIELD UTILITIES.

6. UTILITY NOTIFICATIONS

CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING NOTIFICATIONS:

 - a. UTILITY NOTIFICATION CENTER OF COLORADO, 1-800-922-1987 AND/OR 811. CALL FIVE (5) BUSINESS DAYS PRIOR (NOT INCLUDING THE DAY OF THE CALL) TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
 - i. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DOCUMENTS.
 - ii. PROVIDING NOTIFICATION AND RECEIVING MARKINGS OF UNDERGROUND MEMBER UTILITIES IN NO WAY CONSTITUTES PERMISSION TO PERFORM CONSTRUCTION.
 - b. BROOMFIELD UTILITY CUSTOMERS FOR POTENTIAL SERVICE OUTAGES AND COORDINATION WITH BROOMFIELD PUBLIC WORKS FOR DETERMINATION OF MINIMUM TIME REQUIREMENT. BROOMFIELD PUBLIC WORKS SHALL BE NOTIFIED TWO BUSINESS DAYS (48 HOURS) IN ADVANCE TO SCHEDULE AN OUTAGE.
 - c. BROOMFIELD 24 HOURS IN ADVANCE FOR OBSERVATIONS OF WORK IN PROGRESS. OBSERVATION AND ONSITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR APPROVAL BY BROOMFIELD OF CONTRACTOR'S WORK OR CONTRACTUAL COMMITMENT. IF WORK IS SUSPENDED FOR LONGER THAN 5 DAYS AFTER INITIAL START-UP, CONTRACTOR SHALL NOTIFY THE BROOMFIELD CONSTRUCTION INSPECTION SUPERVISOR ONE (1) BUSINESS DAYS (24 HOURS) PRIOR TO RESTART OF CONSTRUCTION.
 - d. BROOMFIELD IN THE EVENT OF AN EMERGENCY, AT (303) 438-6380 DURING REGULAR WORK HOURS OR (303) 438-6400 AFTER HOURS. THE CIP MANAGER SHALL ALSO BE NOTIFIED, WHEN APPLICABLE.
 - e. BROOMFIELD AT (303) 438-6380 AND NORTH METRO FIRE RESCUE AT (720) 887-8217, EX. 2221 FOR ANY STREET CLOSURES AND EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE, AT LEAST 2 BUSINESS DAYS (48 HOURS) PRIOR TO THE START OF CONSTRUCTION.
7. TRAFFIC CONTROL
 - a. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION. REFER TO SECTION 141.13, "TRAFFIC CONTROL, BARRICADES AND WARNING SIGNS" OF BROOMFIELD STANDARDS AND SPECIFICATIONS.
 - i. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO BROOMFIELD FOR APPROVAL PRIOR TO CONSTRUCTION.
 - ii. ALL SIGNS, STRIPING AND TRAFFIC CONTROL DEVICES SHALL CONFORM TO AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CDOT M&S STANDARDS.
 - iii. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND CLEANING OF TRAFFIC CONTROL DEVICES.
 - iv. CONTRACTOR SHALL MAINTAIN EXISTING PAVEMENT MARKINGS DURING CONSTRUCTION OPERATIONS IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND BROOMFIELD STANDARDS AND SPECIFICATIONS.
 - v. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE SURFACE OR TEXTURE OF THE PAVEMENT OR EXISTING SURFACING. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY ARE NOT VISIBLE UNDER DAY OR NIGHT CONDITIONS.
8. GROUNDWATER
 - a. WHEN DISCHARGING GROUNDWATER, ALL DEWATERING METHODS SHALL BE IN CONFORMANCE WITH ALL LAWS AND REGULATIONS OF THE STATE--INCLUDING OBTAINING A COLORADO DISCHARGE PERMIT SYSTEM FOR CONSTRUCTION DEWATERING WASTEWATER DISCHARGE--AND SUBJECT TO THE APPROVAL OF BROOMFIELD.
 - b. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORMWATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK.
9. SURVEY MONUMENTS AND MARKERS
 - a. CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. REFER TO SECTION 141.09, "PROTECTION AND RESTORATION OF PROPERTY AND SURVEY MONUMENTS" OF THE BROOMFIELD STANDARDS AND SPECIFICATIONS.
 - i. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF SAID MARKERS.
 - ii. RESETTING OF MARKERS SHALL BE PERFORMED PER ARTICLES 51 AND 53 OF TITLE 38 OF THE COLORADO REVISED STATUTES, AS REQUIRED BY THE BYLAWS AND RULES OF PROCEDURE OF

10. CONSTRUCTION ACCESS AND ACTIVITIES
 - a. CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS AND MUD TRACKED ONTO EXISTING ROADWAYS.
 - b. CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY THE CONSTRUCTION.
 - c. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL STATE AND BROOMFIELD DUST AND EROSION CONTROL ORDINANCES. CONSTRUCTION VEHICLES SHALL USE TRUCK ROUTES DESIGNATED BY BROOMFIELD AND AS APPROVED WITH THE CONSTRUCTION PERMIT.
 - d. ALL CONCRETE AND ASPHALT MIXTURE DESIGNS SHALL BE APPROVED BY BROOMFIELD PRIOR TO PLACEMENT OF CONCRETE AND ASPHALT. REFER TO SECTION 900.00, "ASPHALT MIX DESIGN AND CONSTRUCTION" OF THE BROOMFIELD STANDARDS AND SPECIFICATIONS.
 - e. WORK IN PUBLIC STREETS SHALL BE PERFORMED IN A MANNER THAT PROVIDES MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND THE GENERAL PUBLIC.
 - f. CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY (R.O.W.) AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, AND AREAS UNDER OWNERSHIP OF OWNER, UNLESS OTHERWISE AUTHORIZED BY THE AFFECTED PROPERTY OWNER AND ACKNOWLEDGED BY BROOMFIELD.
 - g. PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL OBTAIN WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK SITE FROM ADJACENT PRIVATE PROPERTY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
11. PAVEMENT CUTS AND POTHOLES
 - a. ALL PAVEMENT CUTS AND EXPLORATORY POTHOLES SHALL BE REPAIRED AS REQUIRED BY BROOMFIELD. REFER TO SECTION 141.02.01, "EXPLORATORY POTHOLING REQUIRED FOR EXISTING UTILITY SYSTEMS" OF THE BROOMFIELD STANDARDS AND SPECIFICATIONS.
 - b. NO ROADWAY SHALL BE OPEN CUT UNLESS APPROVED BY BROOMFIELD. REFER TO SECTION 143.00, "PAVEMENT CUTS" OF THE BROOMFIELD STANDARDS AND SPECIFICATIONS.
12. RESTORATION
 - a. CONTRACTOR SHALL RESTORE ANY DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DOCUMENTS. REFER TO SECTION 360.00, "RESTORATION AND CLEANUP" OF THE BROOMFIELD STANDARDS AND SPECIFICATIONS.
13. ACCEPTANCE PROCEDURES
 - a. OWNER OR CONTRACTOR FOR CIP PROJECTS, SHALL SUBMIT A PAPER COPY OF REDLINED RECORD CONSTRUCTION DOCUMENTS TO BROOMFIELD PRIOR TO THE CONSTRUCTION ACCEPTANCE INSPECTION. REFER TO SECTION 200.00, "ACCEPTANCE PROCEDURES" OF THE BROOMFIELD STANDARDS AND SPECIFICATIONS FOR ADDITIONAL RECORD DOCUMENT SUBMITTAL REQUIREMENTS.

NOTES ON SHEET G0.2 PROVIDED BY THE CITY AND COUNTY OF BROOMFIELD

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CITY ENGINEER (or Designer) 11/13/2025
Date

DHM DESIGN

900 S. Broadway
Suite 300
Denver, CO 80209
303.892.5366
www.dhmdesign.com

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RIDGEVIEW RESTORATION
CITY AND COUNTY OF BROOMFIELD, CO

PROJECT NUMBER: #24205 DATE: 10/30/2025

DESIGNED: AQ
DRAWN: JN
CHECKED: BN

REVISIONS:

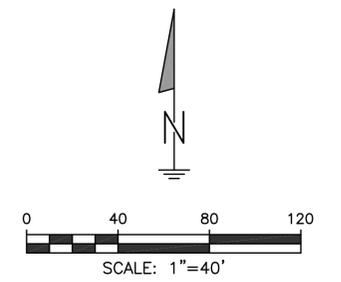
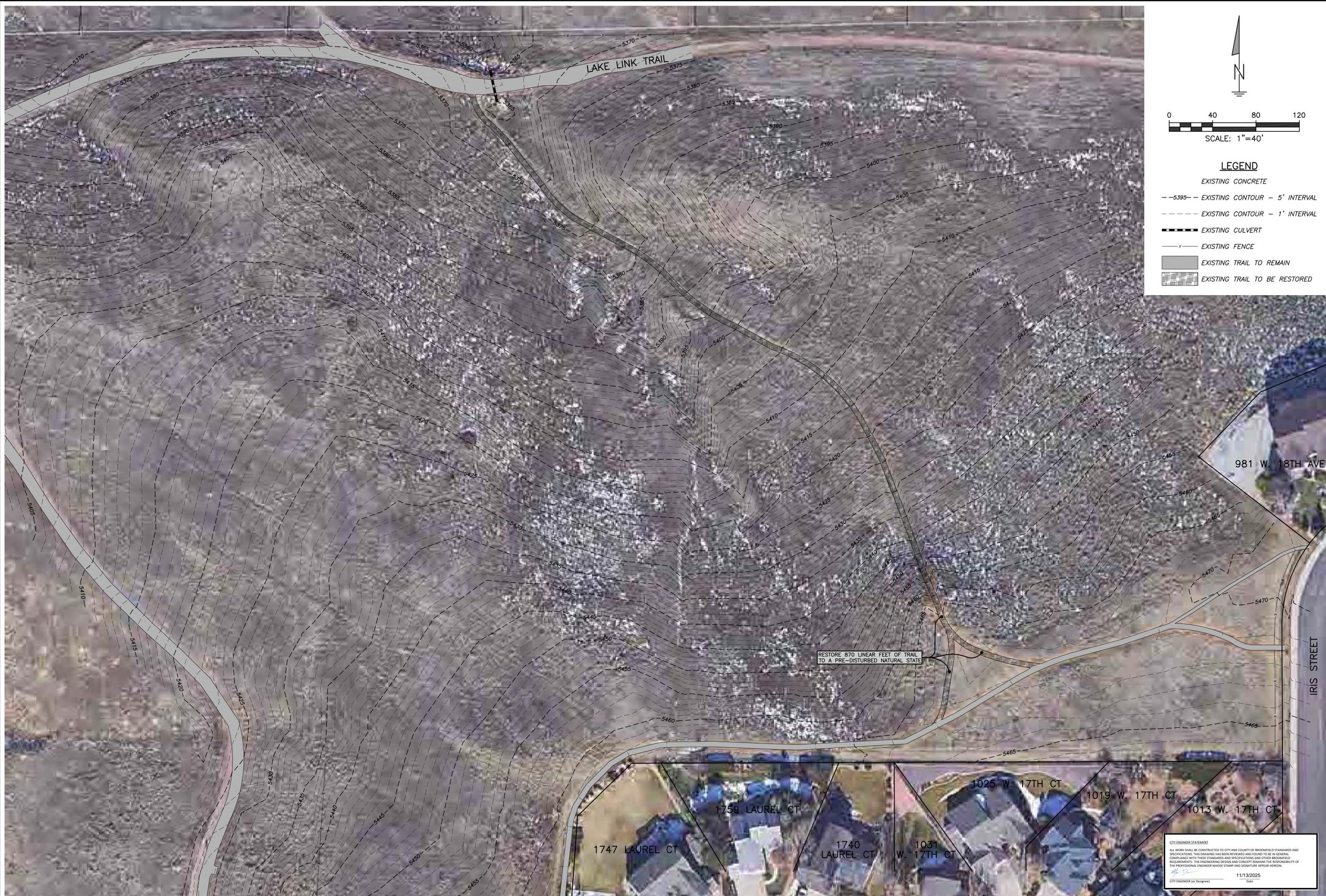
JOB DESCRIPTION:
100% CONSTRUCTION DOCUMENTS

SHEET TITLE:
GENERAL NOTES & PROJECT NOTES

SCALE:
SHEET NUMBER:

G0.2

SHEET 3 OF 13

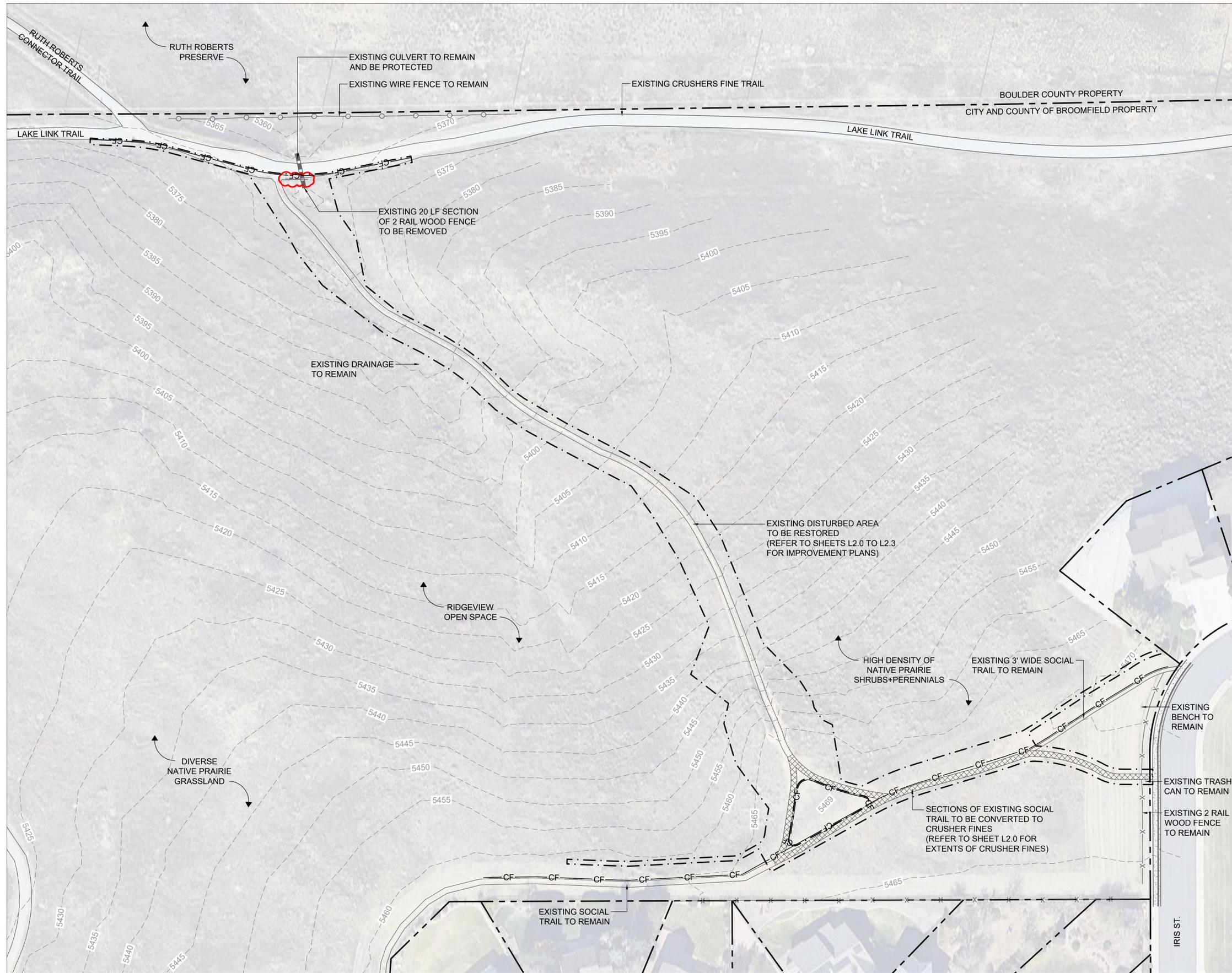


- LEGEND**
- EXISTING CONCRETE
 - - - - - EXISTING CONTOUR - 5' INTERVAL
 - - - - - EXISTING CONTOUR - 1' INTERVAL
 - x — EXISTING CULVERT
 - x — EXISTING FENCE
 - █ EXISTING TRAIL TO REMAIN
 - ▨ EXISTING TRAIL TO BE RESTORED

RESTORE 870 LINEAR FEET OF TRAIL TO A PRE-DISTURBED NATURAL STATE

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 11/13/2025
 Date

PROJECT: IRIS STREET TO LAKE LINK TRAIL CITY & COUNTY OF BROOMFIELD, COLORADO	DRAWING: TRAIL MAP	H-SCALE: 1" = 40'	NO.	REVISION	DATE	PREPARED FOR:
		V-SCALE: NO SCALE	NO.	NO.	NO.	CITY & COUNTY OF BROOMFIELD
		DATE: 7/6/2024				ONE DESCOMBES DRIVE BROOMFIELD, COLORADO 303-901-0878 CONTACT: ED THOMPSON
						GORTON ENGINEERING, LLC
						810 HALF MEASURES DRIVE LONGMONT, COLORADO 80504 720-652-0349 GortonEngineering.com CONTACT: STUART GORTON, PE



LEGEND

	PROPERTY LINE
	LIMITS OF CONSTRUCTION
	CONSTRUCTION FENCE
	EXISTING CONCRETE
	EXISTING TWO RAIL WOOD FENCE
	EXISTING WIRE FENCE
	EXISTING CONTOUR - 5' INTERVAL
	EXTENTS OF TRAIL CONVERSION
	EXISTING TWO RAIL WOOD FENCE REMOVAL

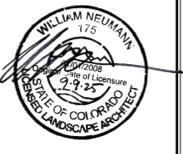
EXISTING CONDITIONS & DEMOLITION NOTES

1. THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLAN MAY VARY FROM THE ACTUAL CONDITIONS; ADDITIONAL UTILITIES, NOT SHOWN ON PLANS, MAY ALSO EXIST. CONTRACTOR TO FIELD VERIFY ALL UTILITIES AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CITY AND COUNTY OF BROOMFIELD AND LANDSCAPE ARCHITECT IMMEDIATELY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, WALKWAYS, OTHER EXISTING STRUCTURES AND IMPROVEMENTS TO REMAIN THAT IS A RESULT OF THE CONTRACTOR'S WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE CITY AND COUNTY. DOCUMENT AND BRING TO THE ATTENTION OF THE CITY AND COUNTY OF BROOMFIELD ALL EXISTING DAMAGES PRIOR TO BEGINNING WORK. ANY DAMAGES NOT DOCUMENTED AND BROUGHT TO THE ATTENTION OF THE CITY AND COUNTY AND LANDSCAPE ARCHITECT AT THE BEGINNING OF WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. THE EXISTING CONDITIONS PLAN INDICATES THE APPROXIMATE LOCATIONS OF WORK ITEMS WHICH WILL BE REQUIRED AS PART OF THIS CONTRACT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS PRIOR TO START OF PROJECT. ANY DISCREPANCIES BETWEEN EXISTING SITE CONDITIONS AND THIS PLAN MUST BE BROUGHT TO THE ATTENTION OF THE CITY AND COUNTY PRIOR TO BIDDING FOR CONSIDERATION OF SCOPE MODIFICATION.
4. ALL EQUIPMENT AND MATERIALS TO BE REMOVED MUST BE DISPOSED OF OFFSITE BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
5. ALL TREES TO REMAIN MUST HAVE TREE PROTECTION.
6. CONTRACTOR TO TAKE PRECAUTIONS TO ENSURE NO DAMAGE TO ROOT SYSTEMS OF EXISTING TREES OCCURS WITH DEMOLITION EFFORTS.
7. CONTRACTOR TO REVIEW CITY AND COUNTY OF BROOMFIELD STANDARDS AND SPECIFICATIONS FOR TRAFFIC CONTROL REQUIREMENTS.
8. CONSTRUCTION FENCING SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR UNTIL THE PROJECT HAS BEEN ISSUED CONSTRUCTION ACCEPTANCE. SIZE AND TYPE OF CONSTRUCTION FENCE SHALL BE APPROVED BY THE CITY AND COUNTY OF BROOMFIELD PROJECT MANAGER PRIOR TO CONSTRUCTION.

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RIDGEVIEW RESTORATION
CITY AND COUNTY OF BROOMFIELD, CO

PROJECT NUMBER: #24205
DATE: 10/30/2025
DESIGNED: AQ
DRAWN: JN
CHECKED: BN

REVISIONS:

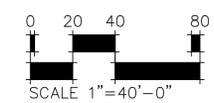
JOB DESCRIPTION:
100% CONSTRUCTION DOCUMENTS

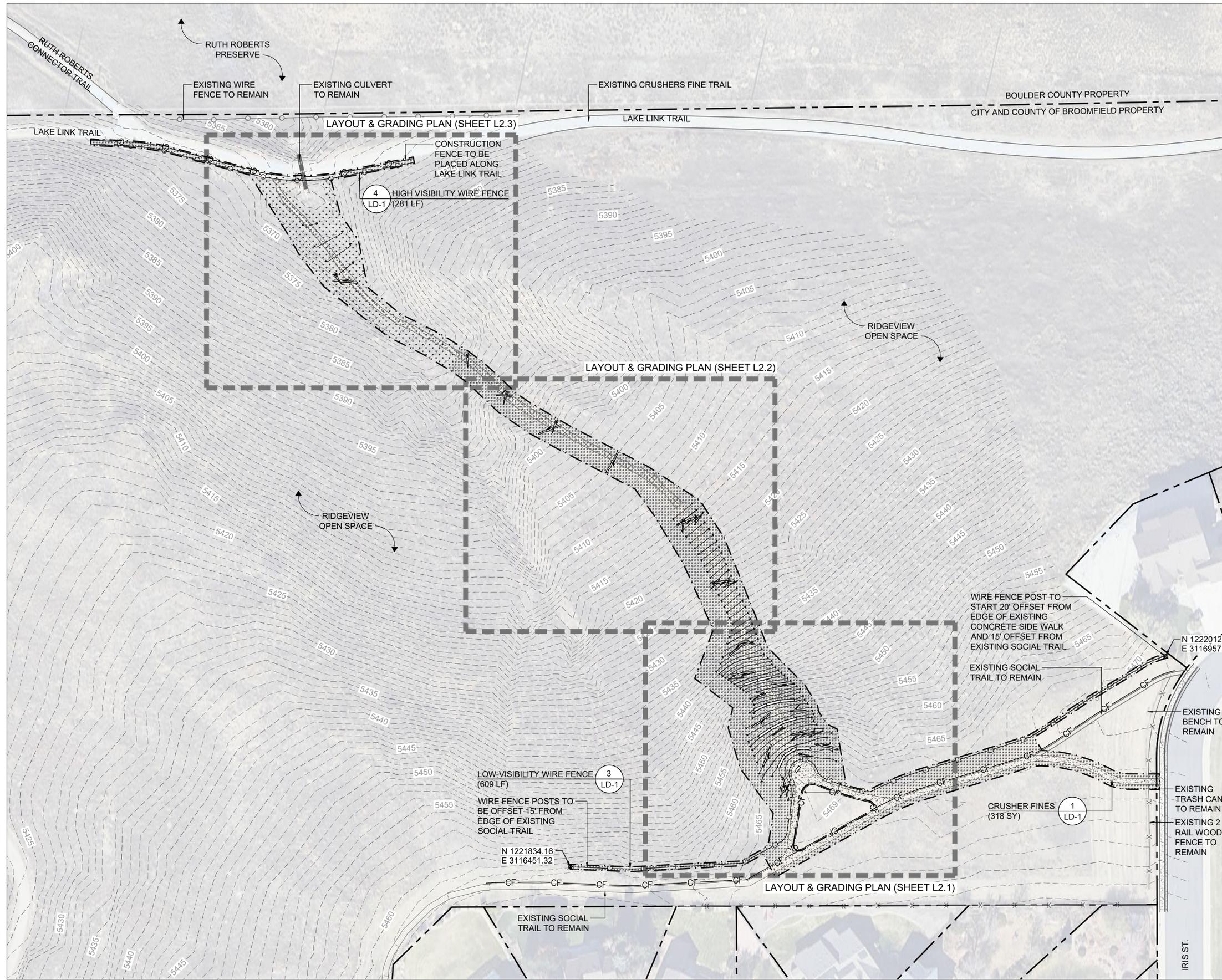
SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

SCALE:
SHEET NUMBER:

L1.0
SHEET 5 OF 13

CITY ENGINEER STATEMENT
ALL WORK SHALL BE CONSTRUCTED TO CITY AND COUNTY OF BROOMFIELD STANDARDS AND SPECIFICATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE STANDARDS AND SPECIFICATIONS AND OTHER BROOMFIELD REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON:
11/13/2025
CITY ENGINEER (or Designer)





LEGEND

- PROPERTY LINE
- - - LIMITS OF CONSTRUCTION
- CF CONSTRUCTION FENCE
- EXISTING CONCRETE
- X EXISTING TWO RAIL WOOD FENCE
- EXISTING WIRE FENCE
- EXISTING CULVERT
- 5400 EXISTING CONTOUR - 5' INTERVAL
- EXISTING CONTOUR - 1' INTERVAL
- 5400 PROPOSED CONTOUR - 5' INTERVAL
- PROPOSED CONTOUR - 1' INTERVAL
- PROPOSED CRUSHER FINES
- PROPOSED HIGH VISIBILITY WIRE FENCE
- PROPOSED LOW VISIBILITY WIRE FENCE
- PROPOSED STONE BENCH
- PROPOSED SALVAGED LOGS
- N1234567.89 E1234567.89 NORTHING/EASTING COORDINATES
- PROPOSED GRASSLAND NATIVE SEED MIX
- PROPOSED SATURATED NATIVE SEED MIX
- TOPSOIL IMPORT

GRADING & LAYOUT NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING BOTH LINE AND GRADE. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY AND COUNTY OF BROOMFIELD.
2. THE CONTRACTOR SHALL STAKE ALL AREAS, INCLUDING WIRE FENCING LOCATIONS, AND SHALL RECEIVE APPROVAL FROM THE CITY AND COUNTY PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. REFER TO SITE SURVEY FOR ADDITIONAL INFORMATION. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING OR PERFORMING ANY CONSTRUCTION OPERATIONS.
4. PROJECT TO BE GOVERNED BY THE CITY AND COUNTY OF BROOMFIELD SPECIFICATIONS.
5. BEFORE CONSTRUCTION, LOCATE ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES WITH RESPECTIVE UTILITY COMPANIES.
6. CONTRACTOR TO REPAIR ANY ASPHALT, CONCRETE AND OTHER SITE IMPROVEMENTS DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE CITY AND COUNTY OF BROOMFIELD.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS OR LICENSES REQUIRED FOR THE PERFORMANCE OF THE WORK AS APPLICABLE TO THIS PROJECT.
8. ADDITIONAL LAYOUT INFORMATION WILL BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION AS NEEDED. ELECTRONIC FILES MAY ALSO BE OBTAINED BY THE CONTRACTOR FOR LAYOUT PURPOSES.
9. DUE TO SCALE OF DRAWINGS, NOT ALL CONDITIONS/ITEMS CARRY A DETAIL CALLOUT ON THE PLAN. THIS DOES NOT EXCLUDE THIS CONDITION/ITEM FROM THE PROJECT.
10. REFER TO SHEET LP-1 FOR SEEDING NOTES
11. 6" OF IMPORTED TOPSOIL AT ALL SEEDED AREAS.

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RIDGEVIEW RESTORATION
 CITY AND COUNTY OF BROOMFIELD, CO

PROJECT NUMBER: #24205 DATE: 10/30/2025
 DESIGNED: AQ
 DRAWN: JN
 CHECKED: BN

REVISIONS:

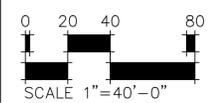
JOB DESCRIPTION:
 100% CONSTRUCTION DOCUMENTS

SHEET TITLE:
 OVERALL GRADING & LAYOUT PLAN

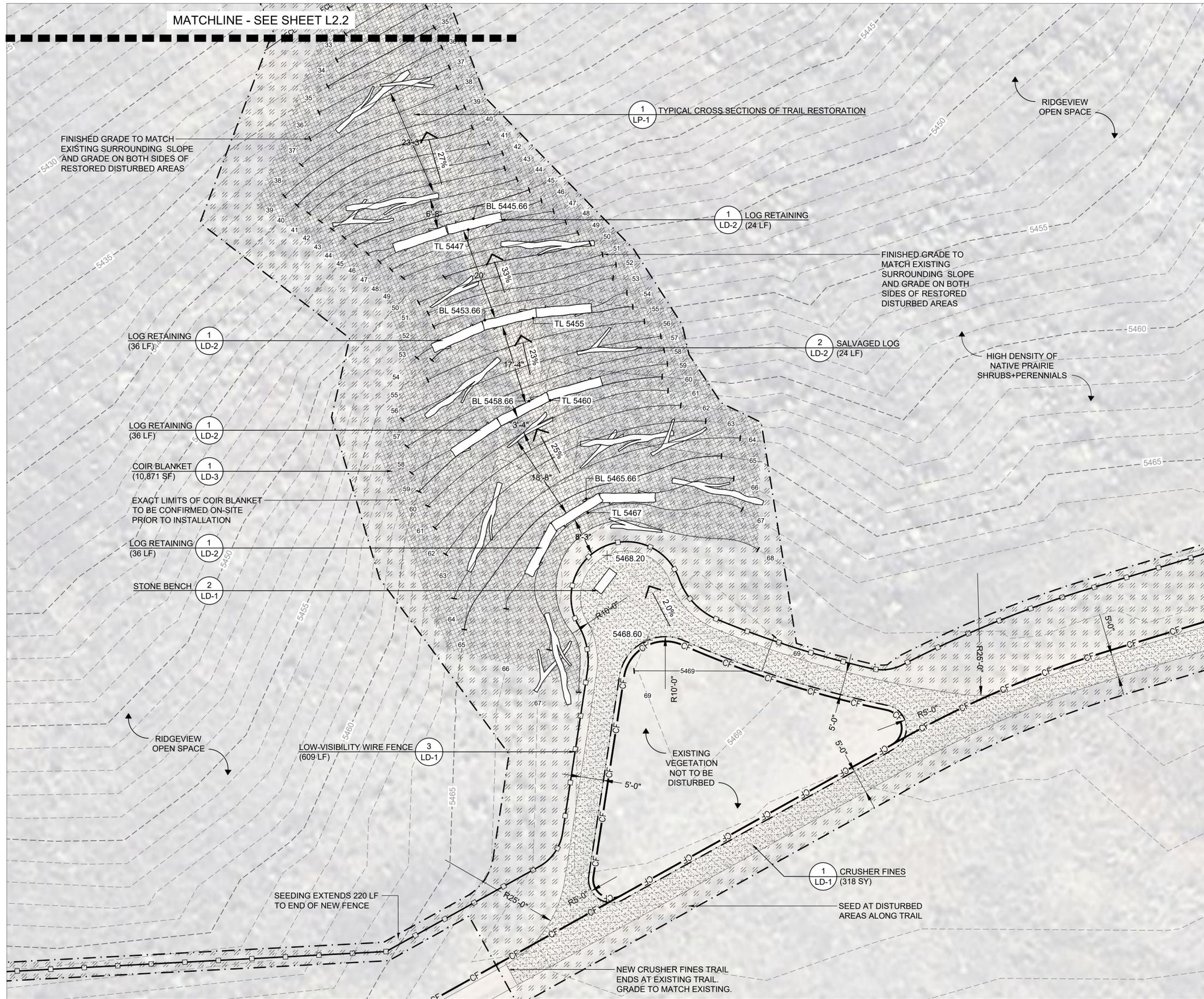
SCALE:
 SHEET NUMBER:

L2.0
 SHEET 6 OF 13

CITY ENGINEER STATEMENT
 ALL WORK SHALL BE CONSTRUCTED TO CITY AND COUNTY OF BROOMFIELD STANDARDS AND SPECIFICATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE STANDARDS AND SPECIFICATIONS AND OTHER BROOMFIELD REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.
 11/13/2025
 CITY ENGINEER (or Designer) _____ Date _____



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LEGEND

- PROPERTY LINE
- - - LIMITS OF CONSTRUCTION
- CF CONSTRUCTION FENCE
- - - 5400 EXISTING CONTOUR - 5' INTERVAL
- - - EXISTING CONTOUR - 1' INTERVAL
- 5400 PROPOSED CONTOUR - 5' INTERVAL
- PROPOSED CONTOUR - 1' INTERVAL
- [Grid Pattern] PROPOSED COIR BLANKET
- [Stippled Pattern] PROPOSED CRUSHER FINES
- [Square with X] PROPOSED LOW VISIBILITY WIRE FENCE
- [Rectangle with X] PROPOSED STONE BENCH
- [Log Symbol] PROPOSED SALVAGED LOGS
- ← 2% SLOPE
- 5468 + SPOT ELEVATION
- TL 5457 TOP OF LOG
- BL 5455 BOTTOM OF LOG
- [Diagonal Lines] PROPOSED GRASSLAND NATIVE SEED MIX

- GRADING & LAYOUT NOTES**
- REFER TO SHEET L2.0 FOR GRADING AND LAYOUT NOTES
 - REFER TO SHEET LP-1 FOR SEEDING NOTES AND SEEDING RATES

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RIDGEVIEW RESTORATION
 CITY AND COUNTY OF BROOMFIELD, CO

PROJECT NUMBER: #24205
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 CHECKED: BN

REVISIONS:

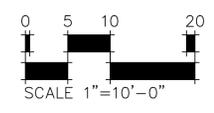
JOB DESCRIPTION:
 100% CONSTRUCTION DOCUMENTS

SHEET TITLE:
 GRADING & LAYOUT PLAN

SCALE:
 SHEET NUMBER:

L2.1
 SHEET 7 OF 13

CITY ENGINEER STATEMENT
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 11/13/2025
 CITY ENGINEER (or Designer)

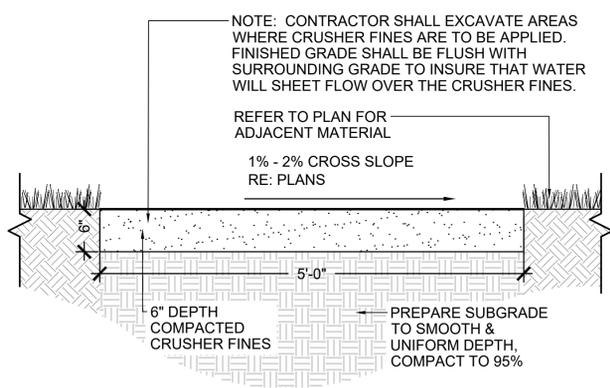
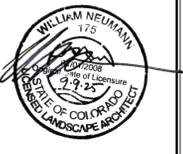


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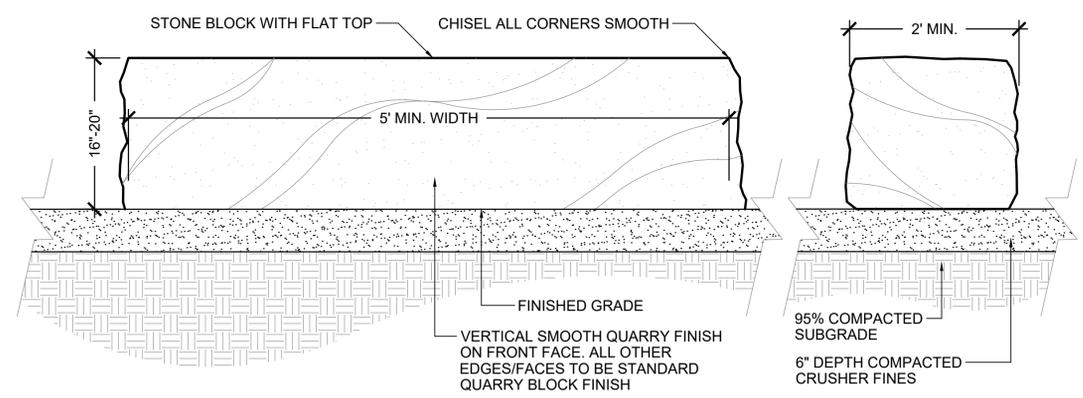
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 11/13/2025
 CITY ENGINEER (or Designer) _____ DATE _____

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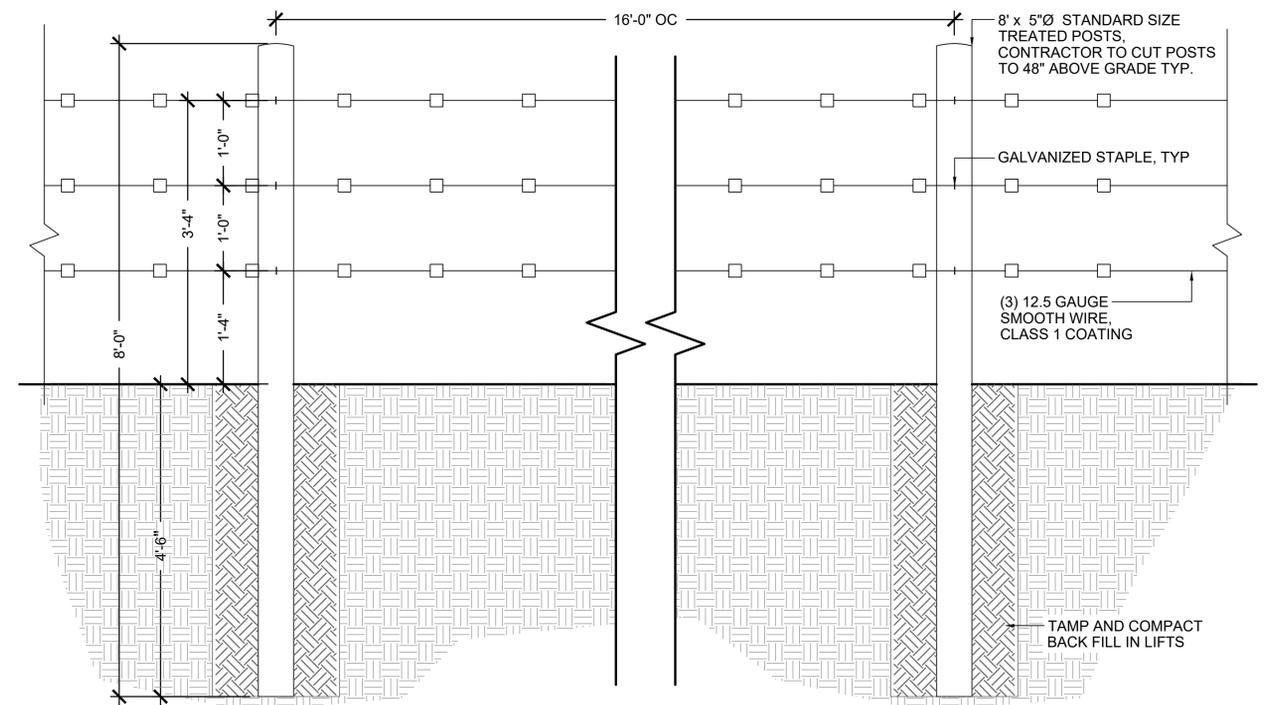
- NOTES:
1. REFER TO SITE PLANS FOR LAYOUT.
 2. COLOR TO BE GRAY. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
 3. CONTRACTOR TO SUBMIT CUT SHEET FOR GEOTEXTILE FABRIC FOR APPROVAL.
 4. CRUSHER FINES TO BE COMPACTED PER DETAIL. CRUSHER FINES DO NOT NEED TO BE STABILIZED.



- NOTES:
1. ALL STONE SLABS TO BE PRAIRIE GOLD SANDSTONE, OR APPROVED SUBSTITUTE.
 2. DO NOT FRACTURE SLAB DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
 3. SELECT AND PLACE SLABS SO THAT MINIMAL PROCESSING AND EXCAVATION SCARS ARE VISIBLE.
 4. PLACE SLABS TO CONFIGURATIONS AND LOCATIONS AS SHOWN ON PLAN.
 5. WASH OFF SLAB AFTER PLACEMENT.
 6. ALL STONE SLABS TO BE APPROVED BY THE OWNER PRIOR TO PLACEMENT.

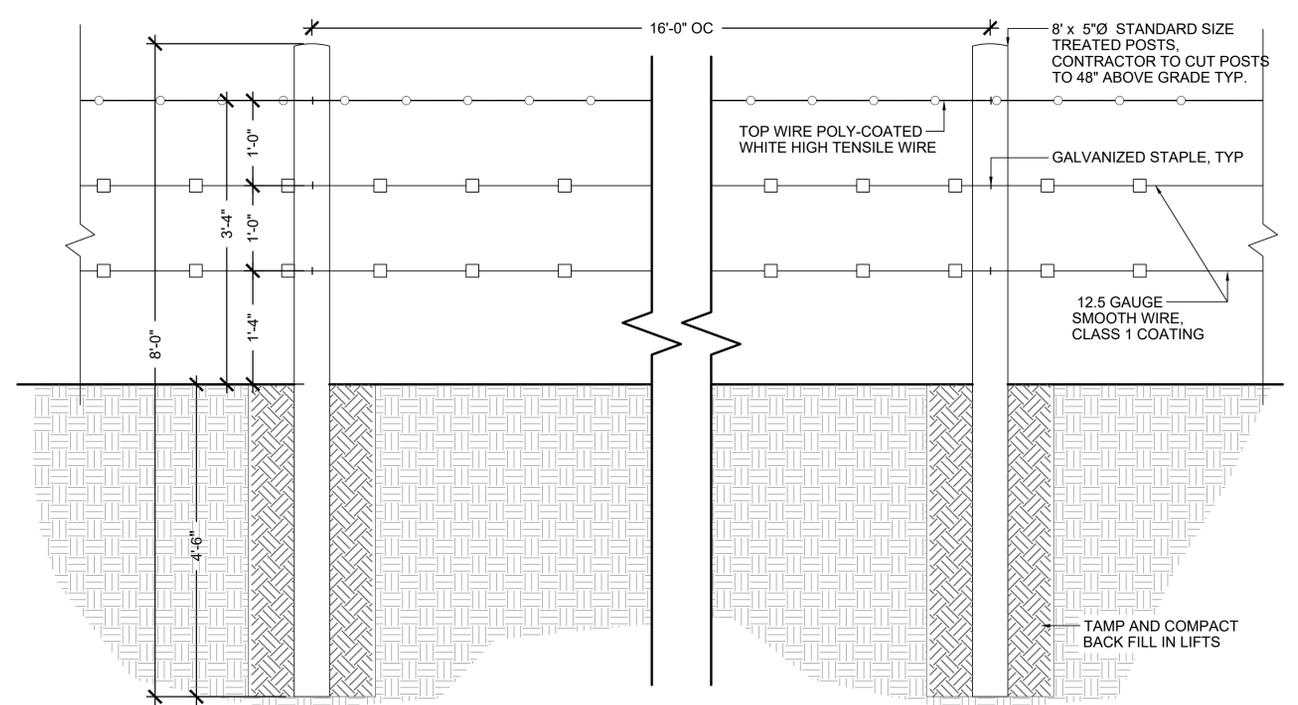
1 CRUSHER FINES TRAIL
 LD-1 NOT TO SCALE

2 STONE BENCH
 LD-1 NOT TO SCALE



- NOTES:
1. FENCE TO BE CPW WILDLIFE-FRIENDLY, PER RECOMMENDATIONS ON PAGE 6 OF "COLORADO PARKS & WILDLIFE FENCING WITH WILDLIFE IN MIND".
 2. 12.5-GAUGE SMOOTH WIRE, CLASS 1 COATING
 3. ALL STAPLES, NAILS AND BRACE PINS AND METAL STAYS SHALL BE GALVANIZED.
 4. POSTS AT MINIMUM 16' INTERVALS.
 5. TOP HEIGHT OF WIRE TO BE MAXIMUM 40".
 6. 12" BETWEEN TOP TWO WIRES, 16" BETWEEN BOTTOM WIRE AND THE GROUND.
 7. STAFF WILL FIELD-LOCATE THE FENCING PRIOR TO INSTALLATION. THE CONTRACTOR WILL SCHEDULE A MEETING WITH THE PROJECT MANAGER AND OPEN SPACE AND TRAILS STAFF.

3 LOW-VISIBILITY WIRE FENCE
 LD-1 NOT TO SCALE



- NOTES:
1. FENCE TO BE CPW WILDLIFE-FRIENDLY, PER RECOMMENDATIONS ON PAGE 6 OF "COLORADO PARKS & WILDLIFE FENCING WITH WILDLIFE IN MIND".
 2. BOTTOM TWO WIRES TO BE 12.5-GAUGE SMOOTH WIRE, CLASS 1 COATING
 3. TOP WIRE TO BE POLY-COATED WHITE HIGH TENSILE WIRE
 4. ALL STAPLES, NAILS AND BRACE PINS AND METAL STAYS SHALL BE GALVANIZED.
 5. POSTS AT MINIMUM 16' INTERVALS.
 6. TOP HEIGHT OF WIRE TO BE MAXIMUM 40".
 7. 12" BETWEEN TOP TWO WIRES, 16" BETWEEN BOTTOM WIRE AND THE GROUND.
 8. STAFF WILL FIELD-LOCATE THE FENCING PRIOR TO INSTALLATION. THE CONTRACTOR WILL SCHEDULE A MEETING WITH THE PROJECT MANAGER AND OPEN SPACE AND TRAILS STAFF.

4 HIGH-VISIBILITY WIRE FENCE
 LD-1 NOT TO SCALE

RIDGEVIEW RESTORATION
 CITY AND COUNTY OF BROOMFIELD, CO

PROJECT NUMBER: #24205
 DATE: 10/30/2025
 DESIGNED: AQ
 DRAWN: JN
 CHECKED: BN

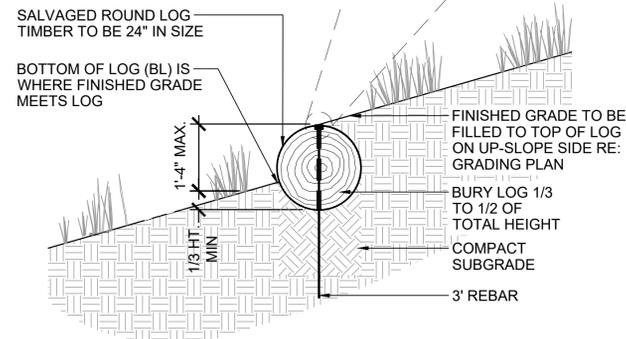
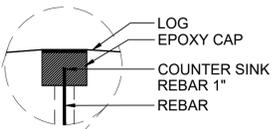
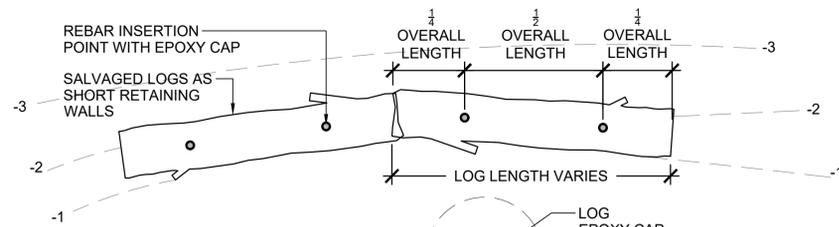
REVISIONS:

JOB DESCRIPTION:
 100% CONSTRUCTION DOCUMENTS

SHEET TITLE:
 SITE DETAILS

SCALE:
 SHEET NUMBER:

LD-1
 SHEET 10 OF 13

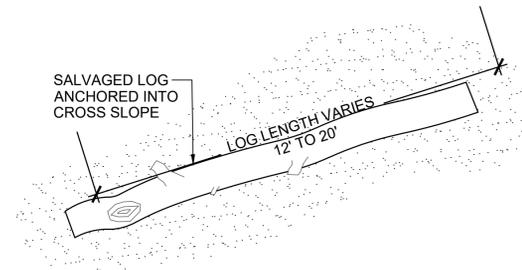


- NOTES:
- LOG RETAINING WALLS SHOULD BE NATURALIZED WHEREVER POSSIBLE BY VARYING DISTANCE, SPACING AND ELEVATIONS OF LOG PLACEMENT.
 - LOG SHALL BE SECURED BY REBAR THAT IS COUNTER SUNK 1" TO PREVENT MOVEMENT.
 - CONTRACTOR TO PLACE LOGS SO THAT NO GAPS OR OPENINGS ARE PRESENT BETWEEN THE LOG AND FINISHED GRADE AND NO OPENINGS ARE PRESENT THAT COULD CAUSE DEBRIS TO BECOME ENTANGLED. CONTRACTOR TO COORDINATE WITH PROJECT MANAGER PRIOR TO FINAL PLACEMENT.
 - LOG TO BE PLACED SO THAT A MINIMUM OF 1/3" OF THE LOG IS BURIED BELOW GRADE.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PROPOSED ANCHOR AND INSTALLATION SYSTEM FOR APPROVAL BY PROJECT MANAGER PRIOR TO INSTALLATION.
 - BROOMFIELD WILL PROVIDE THE SALVAGED LOGS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE TRANSPORT OF THE LOGS FROM BROOMFIELD'S TREE BRANCH RECYCLING FACILITY TO THE PROJECT SITE
 - SALVAGED LOGS TO BE PLACED EITHER ON TOP OF THE COIR BLANKET, OR THE COIR BLANKET IS TO BE CUT AROUND SALVAGED LOGS

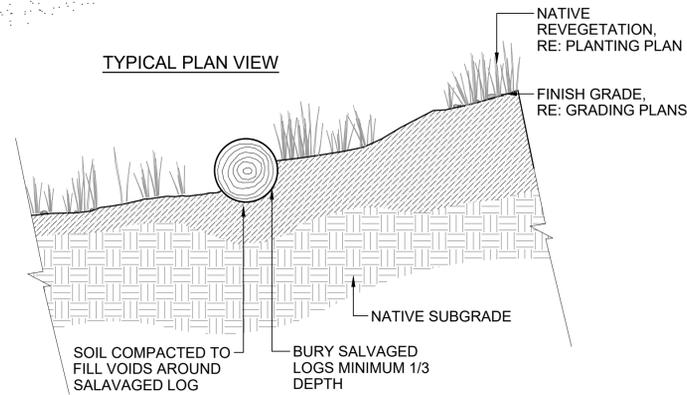
1
LD-2

LOG RETAINING

NOT TO SCALE



TYPICAL PLAN VIEW



TYPICAL SECTION VIEW

NOTES:

- DETAIL HAS BEEN PROVIDED TO ILLUSTRATE DESIGN INTENT
- CONTRACTOR TO COORDINATE WITH THE CITY AND COUNTY OF BROOMFIELD ON AVAILABLE SALVAGED LOGS FOR USE IN THE PROJECT
- REFER TO GRADING PLANS FOR ALL GRADING INFORMATION.
- LOGS TO BE 8" (MIN) IN DIAMETER.
- ALL LOGS TO HAVE ENDS CRUSHED TO SIMULATE NATURAL FALL AND MASK ALL SAW CUTS
- REFER TO LP-1 FOR ALL SEEDING INSTALLATION NOTES.

2
LD-2

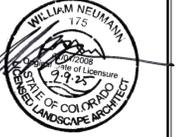
SALVAGED LOG

NOT TO SCALE

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RIDGEVIEW RESTORATION
CITY AND COUNTY OF BROOMFIELD, CO

PROJECT NUMBER: #24205 DATE: 10/30/2025

DESIGNED: AQ
DRAWN: JN
CHECKED: BN

REVISIONS:

JOB DESCRIPTION:
100% CONSTRUCTION
DOCUMENTS

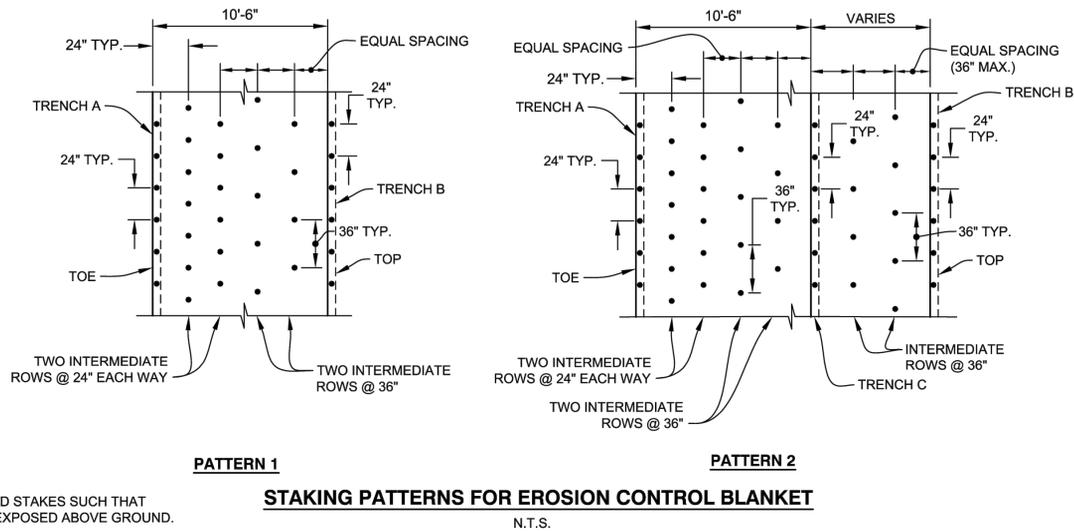
SHEET TITLE:
SITE DETAILS

SCALE:
SHEET NUMBER:

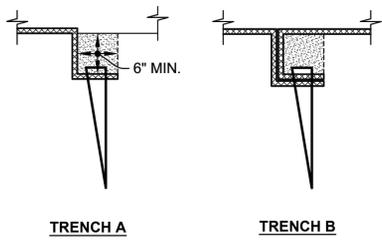
LD-2

SHEET 11 OF 13

CITY ENGINEER STATEMENT
ALL WORK SHALL BE CONSTRUCTED TO CITY AND COUNTY OF BROOMFIELD STANDARDS AND SPECIFICATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE STANDARDS AND SPECIFICATIONS AND OTHER BROOMFIELD REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.
11/13/2025
CITY ENGINEER (as Designed)



WOOD STAKE DETAIL
N.T.S.



- NOTES:**
- WOOD STAKES SHALL BE USED TO SECURE AND ANCHOR BLANKETS ACCORDING TO THE STAKING PATTERNS SHOWN IN THE DETAILS. INTERMEDIATE STAKING USING 18-INCHES TRANSVERSE SPACING SHALL BE COMPLETED AT 50-FOOT INTERVALS (LONGITUDINALLY). STAKES SHALL BE DRIVEN SUFFICIENTLY TO LEAVE ONLY 2" - 3" EXPOSED.
 - POSITION WOOD STAKES IN AN ALTERNATING STAGGER PATTERN SO THAT STAKES FOR THE ROW ARE POSITIONED IN BETWEEN STAKES FOR ADJACENT ROWS.
 - HORIZONTAL SPACING OF STAKES SHALL BE ADJUSTED IF NECESSARY TO STAKE CRITICAL POINTS ALONG THE SURFACE SUCH AS BREAK POINTS IN SLOPES AND IN BOTTOM.
 - ANY AREAS DISTURBED DURING INSTALLATION OF THE BLANKETS SHALL BE RESEDED AND MULCHED.
 - TOPSOIL SHALL BE 2" THICK AT TOE OF SLOPE AND TAPER TO FULL THICKNESS (6") OF WITHIN 2' HORIZONTAL MEASUREMENT, PERPENDICULAR TO POND.
 - THIS PROJECT WILL UTILIZE CDOT'S SPECIFICATION FOR COCONUT SOIL RETENTION BLANKET: SECTION 216.02(D), BIODEGRADABLE CLASS 2 BLANKET.

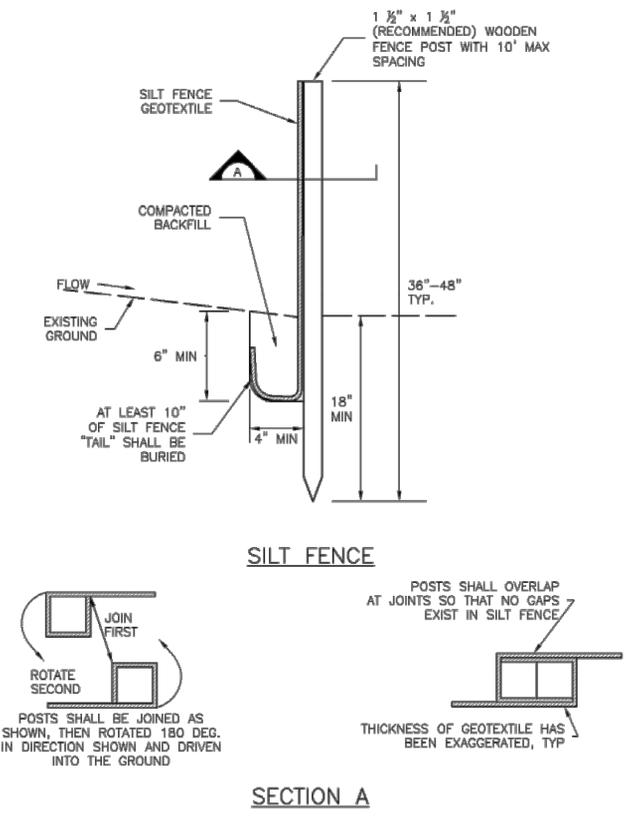
NOTE:
INSTALL WOOD STAKES SUCH THAT ONLY 2-3" IS EXPOSED ABOVE GROUND.

STAKING PATTERNS FOR EROSION CONTROL BLANKET

1 COIR BLANKET
LD-3

NOT TO SCALE

- NOTES:**
- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
 - A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
 - COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
 - SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
 - SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
 - AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
 - SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

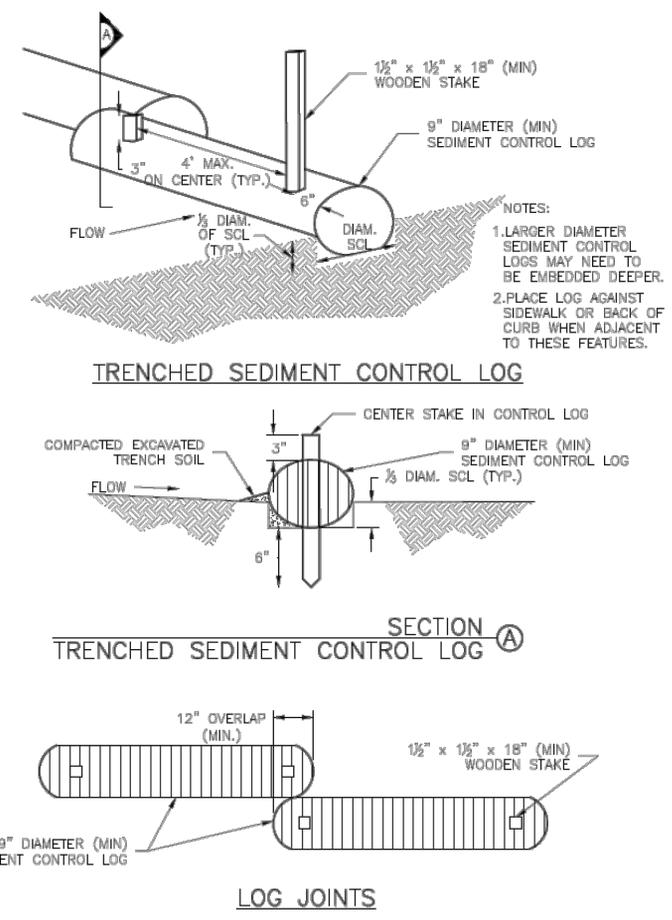


SILT FENCE

SECTION A

NOT TO SCALE

- NOTES:**
- SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
 - SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.
 - SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
 - SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
 - IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/3 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
 - THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL DR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE
 - FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.



TRENCHED SEDIMENT CONTROL LOG

SECTION A TRENCHED SEDIMENT CONTROL LOG

LOG JOINTS

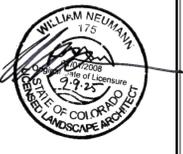
NOT TO SCALE

2 SILT FENCE
LD-3

3 SEDIMENT CONTROL LOG
LD-3

CITY ENGINEER STATEMENT
ALL WORK SHALL BE CONSTRUCTED TO CITY AND COUNTY OF BROOMFIELD STANDARDS AND SPECIFICATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE STANDARDS AND SPECIFICATIONS AND OTHER BROOMFIELD REQUIREMENTS. THE ENGINEERING DESIGN AND CONSULTING RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.
11/13/2025
CITY ENGINEER (or Designer) Date

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PROJECT NUMBER: #24205
DATE: 10/30/2025

DESIGNED: AQ
DRAWN: JN
CHECKED: BN

REVISIONS:

JOB DESCRIPTION:
100% CONSTRUCTION DOCUMENTS

SHEET TITLE:
EROSION CONTROL DETAILS

SCALE:
SHEET NUMBER:

SEEDING NOTES

SEEDING AREA PREPARATION

- CONTRACTOR TO PLACE 6" OF TOPSOIL UNDER THE COIR BLANKET AND AT SEEDED AREAS.
- CONTRACTOR TO INCORPORATE COMPOST INTO TOPSOIL AT A RATE OF THREE (3) CUBIC YARDS PER ONE-THOUSAND (1,000) SQUARE FEET, PER CITY AND COUNTY OF BROOMFIELD SPECIFICATION 1022.01.
- LIMIT SUBGRADE PREPARATION TO AREAS TO BE SEEDED WITHIN TWO WEEKS OF SUBGRADE PREPARATION. FOLLOWING SUBGRADE PREPARATION, NO VEHICLE TRACKING, EQUIPMENT ACCESS OR MATERIALS STAGING IS TO OCCUR IN PREPARED AREAS, EXCEPT FOR OPERATIONS DIRECTLY RELATED TO SEED INSTALLATION.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- LOOSEN THE SURFACE OF AREAS TO BE SEEDED WITH HAND RAKES BEFORE APPLYING SEED.

BROADCAST SEEDING

- BROADCAST SEEDING PROTOCOL TO INCLUDE ALL NATIVE REVEGETATION ZONES.
- DO NOT USE WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE. DELIVER SEED TO JOB SITE IN THE ORIGINAL UNOPENED CONTAINERS AND SAVE LABELS.
- SEED SHALL BE UNIFORMLY SOWN BY BROADCASTING.
- BROADCAST SEEDING RATES SHALL BE TWICE THE AMOUNT SPECIFIED. BROADCAST SEEDING SHALL BE RAKED INTO THE SOIL TO A DEPTH OF APPROXIMATELY ONE-QUARTER INCH (1/4") TO ONE-HALF INCH (1/2").
- THE SEEDING SHALL BE DONE IN TWO (2) SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GUARANTEE EVEN COVERAGE.
- DO NOT SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.
- STRAW MULCH SHALL BE STRAW BLOWER BLOWN, CERTIFIED WEED-FREE STRAW. AT LEAST SEVENTY PERCENT (70%) OF THE MULCH BY WEIGHT SHALL BE TEN (10) INCHES OR MORE IN LENGTH. MULCH SHALL NOT CONTAIN ANY NOXIOUS WEED, MUST, MOLD, CAKE, OR DECAY. NO HAY MAY BE USED ON THE PROJECT UNLESS APPROVED IN ADVANCE BY LANDSCAPE ARCHITECT.
- PROTECT SEEDED AREAS AGAINST EROSION BY UNIFORMLY SPREADING STRAW MULCH AFTER COMPLETION OF SEEDING OPERATIONS. SPREAD UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE (45 KG PER 100 SQ. M) TO FORM A CONTINUOUS BLANKET 1-1/2-INCHES (38-MM) LOOSE DEPTH OVER SEEDED AREAS. SPREAD BY HAND, BLOWER, OR OTHER SUITABLE EQUIPMENT.
- FOLLOW STRAW APPLICATION BY BONDED FIBER MATRIX FOR ALL AREAS OUTSIDE OF COIR BLANKET. ATTACH FIBER VIA. FERTILIZER FREE HYDRO MULCH AT MANUFACTURER RECOMMENDED RATES. HYDRO MULCH EXAMPLES: RAINIER FIBER, FLEXTERA.
- PROTECT SEEDED SLOPES EXCEEDING 3:1 WHERE SHOWN ON PLANS AGAINST EROSION WITH EROSION-CONTROL BLANKETS INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- PROTECTION OF SEEDED AREAS: PROVIDE BARRIERS AS REQUIRED TO PREVENT PEDESTRIAN OR VEHICULAR TRAFFIC OVER NEWLY SEEDED AREAS UNTIL COMPLETION.
- AT THE END OF ONE GROWING SEASON, ALL SEEDED AREAS SHALL ACHIEVE 85% GERMINATION AND BE FREE OF WEEDS AND OTHER UNDESIRABLE VEGETATION.
- USE SPECIFIED MATERIALS TO REESTABLISH SEEDING AREA THAT DOES NOT COMPLY WITH REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL ESTABLISHMENT IS SATISFACTORY.
- AT THE END OF ONE GROWING SEASON, THE CITY AND COUNTY OF BROOMFIELD TO DETERMINE IF ALL SEEDED AREAS HAVE ACHIEVED 85% GERMINATION AND ARE FREE OF WEEDS AND OTHER UNDESIRABLE VEGETATION.
- CONTRACTOR TO USE SPECIFIED MATERIALS TO REESTABLISH SEEDING AREA AND CONTINUE MAINTENANCE UNTIL ESTABLISHMENT IS SATISFACTORY AND FINAL ACCEPTANCE.



SEED MIXES

Saturated Native Seed Mix - 0.16 Acres

Scientific Name	Common Name	PLS lbs/acre	PLS/SF	% PLS/SF
<i>Bromus ciliatus</i>	Fringed brome	4	3	3%
<i>Distichlis spicata</i>	Inland saltgrass	10	12	11%
<i>Elymus virginicus</i>	Virginia wildrye	10	20	18%
<i>Muhlenbergia asperifolia</i>	Scratchgrass	0.75	26	23%
<i>Panicum virgatum</i>	Switchgrass	5	22	19%
<i>Pascopyrum smithii</i>	Western wheatgrass	5.5	17	15%
<i>Helianthus nuttallii</i>	Nuttall's sunflower	2	10	9%
<i>Monarda fistulosa</i>	Wild bergamont	6	3	3%
Total:		43.25	113	100%

Drill Seeded Rate: 43.25
 Mechanical Broadcast Rate: 43.25
 Hand Broadcast Rate: 86.5

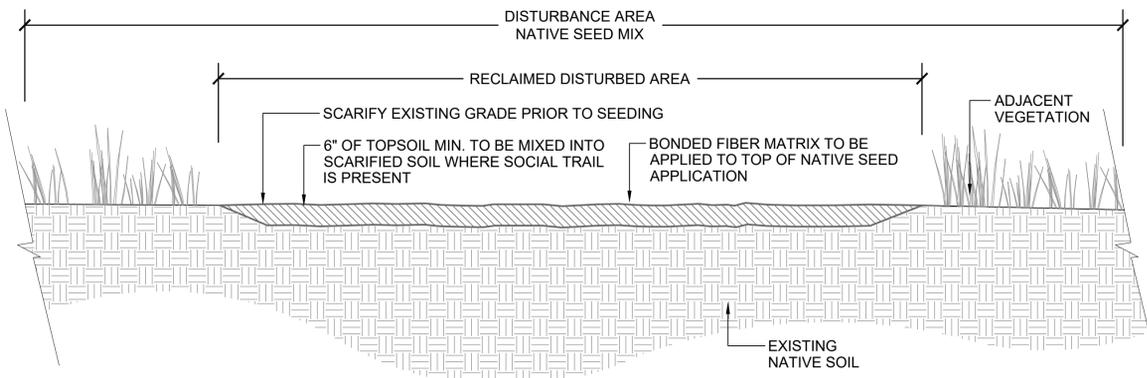


Grassland Native Seed Mix - 0.63 Acres

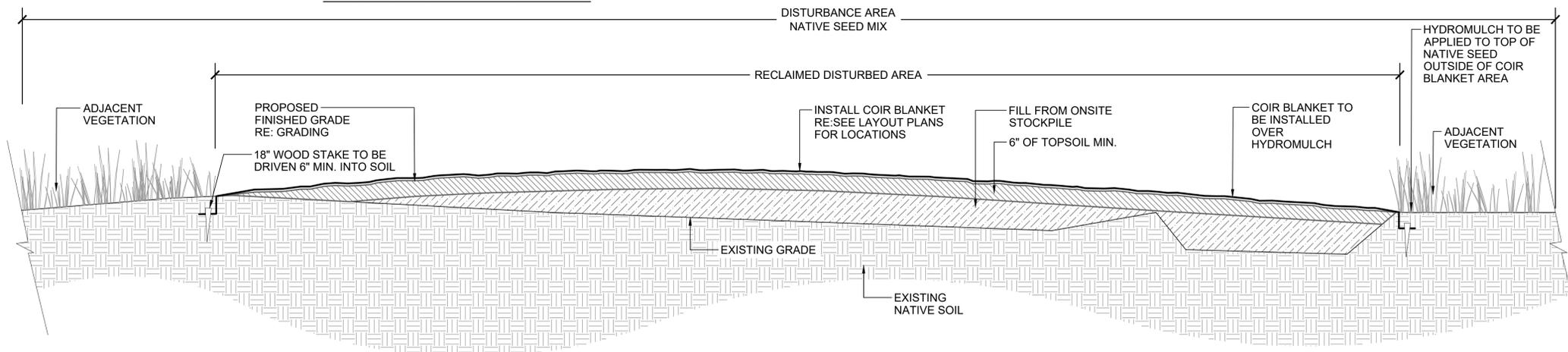
Scientific Name	Common Name	PLS lbs/acre	PLS/SF	% PLS/SF
<i>Bouteloua gracilis</i>	Blue grama	1.5	27	18%
<i>Bouteloua curtipendula</i>	Sideoats grama	4.5	20	13%
<i>Bouteloua dactyloides</i>	Buffalograss	10	11	7%
<i>Elymus elymoides</i>	Bottlebrush squirreltail	2	9	6%
<i>Nassella viridula</i>	Green needlegrass	1.2	5	3%
<i>Pascopyrum smithii</i>	Western wheatgrass	4.2	13	8%
<i>Schizachyrium scoparium</i>	Little bluestem	5	6	4%
<i>Rudbeckia hirta</i>	Blackeyed Susan	1	4	3%
<i>Dalea purpurea</i>	Purple prairie clover	1.5	10	7%
<i>machaeranthera tanacetifolia</i>	Prairie aster	1	10	7%
<i>Gaillardia aristata</i>	Blanketflower	2.5	8	5%
<i>Achillea millefolium</i>	Western yarrow	0.5	30	20%
Total:		34.9	153	100%

Drill Seeded Rate: 34.9
 Mechanical Broadcast Rate: 34.9
 Hand Broadcast Rate: 69.8

NOTE: SECTIONS HAVE BEEN PROVIDED TO ILLUSTRATE DESIGN INTENT AND CHARACTER OF TYPICAL SCENARIOS ALONG THE RESTORATION AREA.



TYPICAL CROSS SECTION WITH SCARIFICATION



TYPICAL CROSS SECTION WITH FILL AND COIR BLANKET

1 LP-1

TYPICAL CROSS SECTIONS OF TRAIL RESTORATION

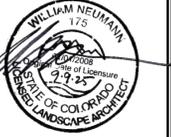
NOT TO SCALE

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 [Signature]
 CITY ENGINEER (or Designer) 11/13/2025

DHM DESIGN

900 S. Broadway
 Suite 300
 Denver, CO 80209
 303.892.5566
 www.dhmdesign.com

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RIDGEVIEW RESTORATION
 CITY AND COUNTY OF BROOMFIELD, CO

PROJECT NUMBER: #24205 DATE: 10/30/2025

DESIGNED: AQ
 DRAWN: JN
 CHECKED: BN

REVISIONS:

JOB DESCRIPTION:
 100% CONSTRUCTION DOCUMENTS

SHEET TITLE:
 PLANT DETAILS, NOTES & SCHEDULE

SCALE:
 SHEET NUMBER:

LP-1

SHEET 13 OF 13