

COAL CREEK GOLF COURSE MAINTENANCE BUILDING
PLANNED UNIT DEVELOPMENT

LOT 29, COAL CREEK RANCH FILING NO. 3
A PART OF THE NE 1/4 OF SECTION 19,
TS 1S, R69W OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
Located At: 8611 DILLON ROAD

PROJECT DESCRIPTION

NEW 2604 SF MAINTENANCE BUILDING
FOR COAL CREEK GOLF COURSE.
ADDITIONAL FUEL STORAGE AND
TRASH ENCLOSURE.

GENERAL NOTES:

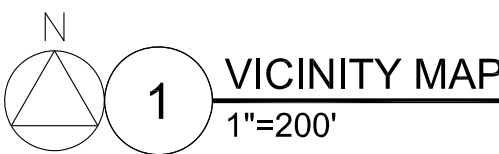
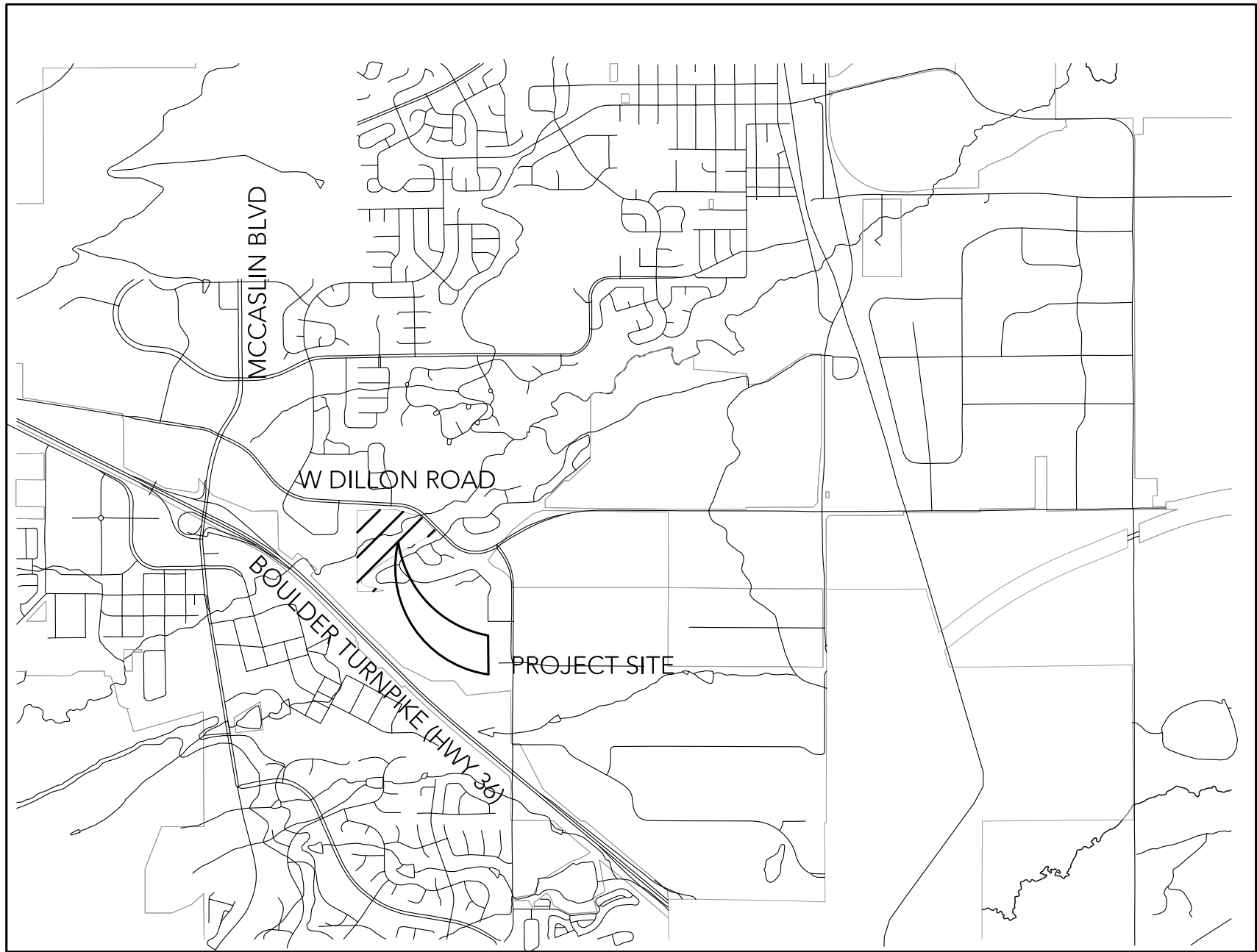
THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO,
OR REPAIR OF, MONUMENT SIGNS, PAVEMENT SURFACES, OR
LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE OF
UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS

PREVIOUS AMENDMENTS

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PROJECT CONTEXT DATA

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SHEET INDEX:

		PUD
1	COVER	X
2	SITE PLAN	X
3	GRADING PLAN (DRAINAGE PLAN)	X
4	BUILDING ELEVATIONS	X
5	LANDSCAPE PLAN	X
6	PHOTOMETRIC PLAN	X

CONTACTS

PROPERTY OWNER
CITY OF LOUISVILLE

APPLICANT
RHINOTRAX

CIVIL ENGINEER
CRAFT CIVIL ENGINEERING

ARCHITECT
ZAGA DESIGN GROUP, INC

LANDSCAPE ARCHITECT

OWNER'S SIGNATURE:

THE UNDERSIGNED AS THE OWNER OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES ON BEHALF OF ITSELF,
AND ITS HEIRS, SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN
ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN AND THE LOUISVILLE MUNICIPAL CODE.:

CITY OF LOUISVILLE

By: _____
XXXX

State of Colorado

) SS

City of Louisville/County of Boulder
The foregoing instrument was acknowledged before me this ____ day of _____ AD 20____

by _____

Witness my hand and official seal

My commission expires: _____

Notary Public

Address

CITY COUNCIL CERTIFICATE

Approved this ____ day of _____, 20__ By the City Council, City of Louisville, Colorado
Resolution No. _____ Series _____

Mayor

City Clerk

Seal

PLANNING COMMISSION CERTIFICATE

Recommended approval this ____ day of _____, 20__ By the Planning Commission, City of Louisville, Colorado
Resolution No. _____ Series _____



ZAGA DESIGN GROUP
3630 W. 32ND AVE #2
DENVER, CO 80211
PHONE: 303.437.8622

COVER

1

SHEET 1 OF 6

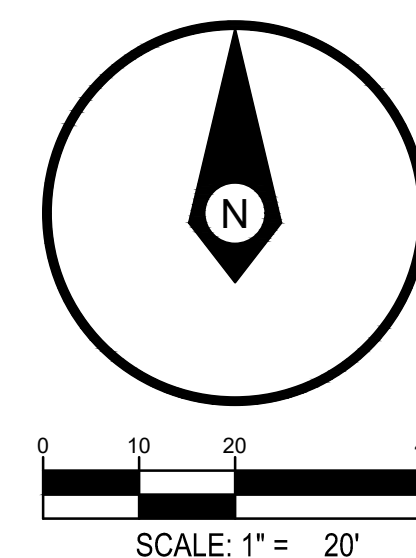
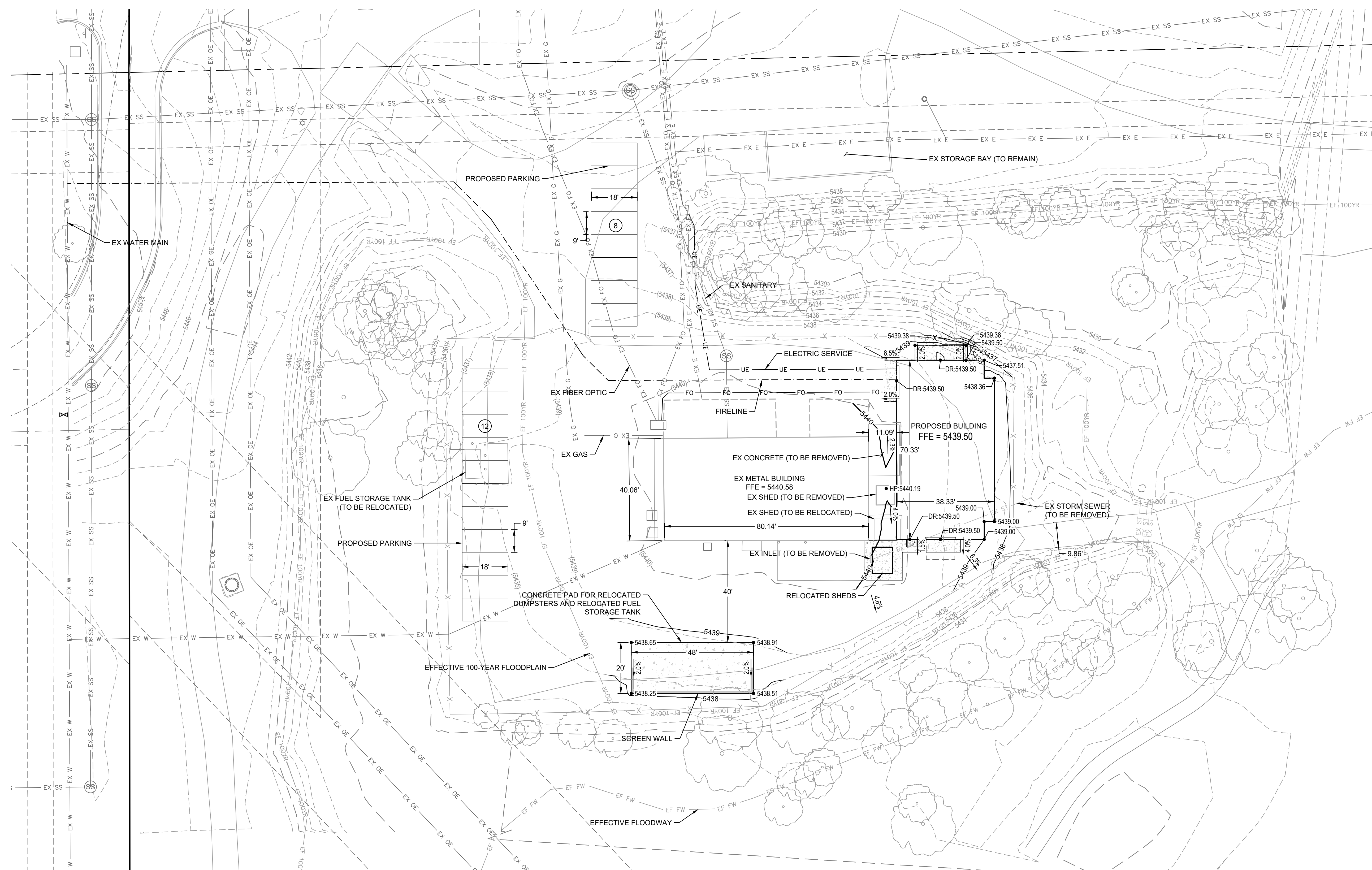
DECEMBER 5,2025

Located At: 8611 DILLON ROAD

SITE
PLAN
2
SHEET 2 OF 6

DECEMBER 5, 2025

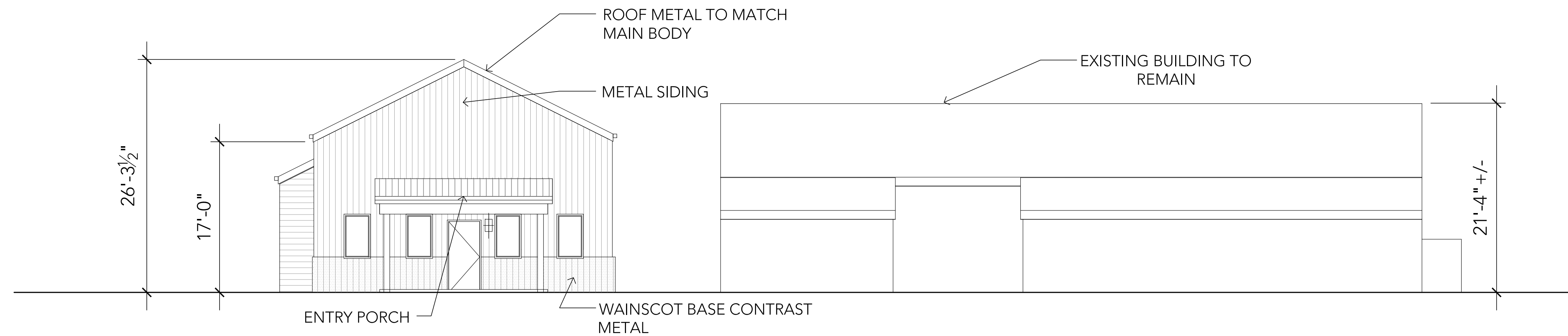
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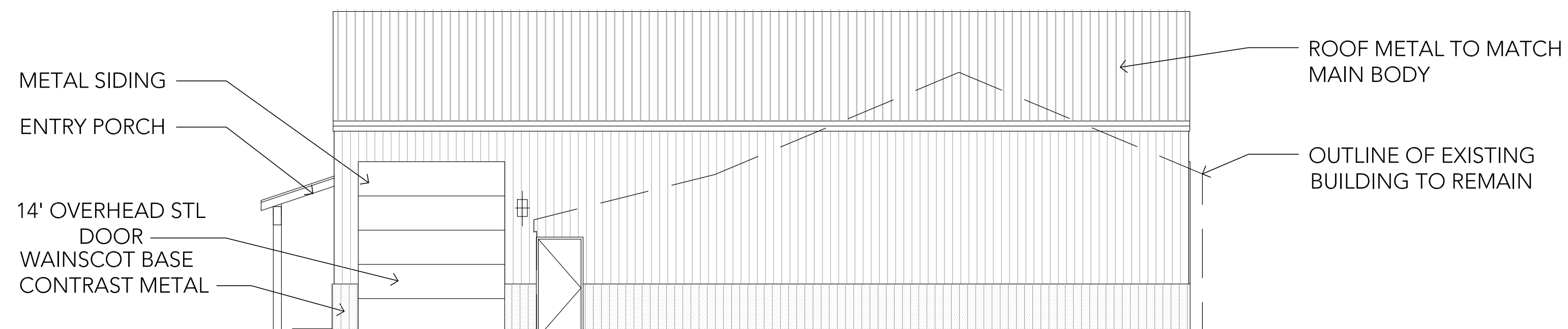
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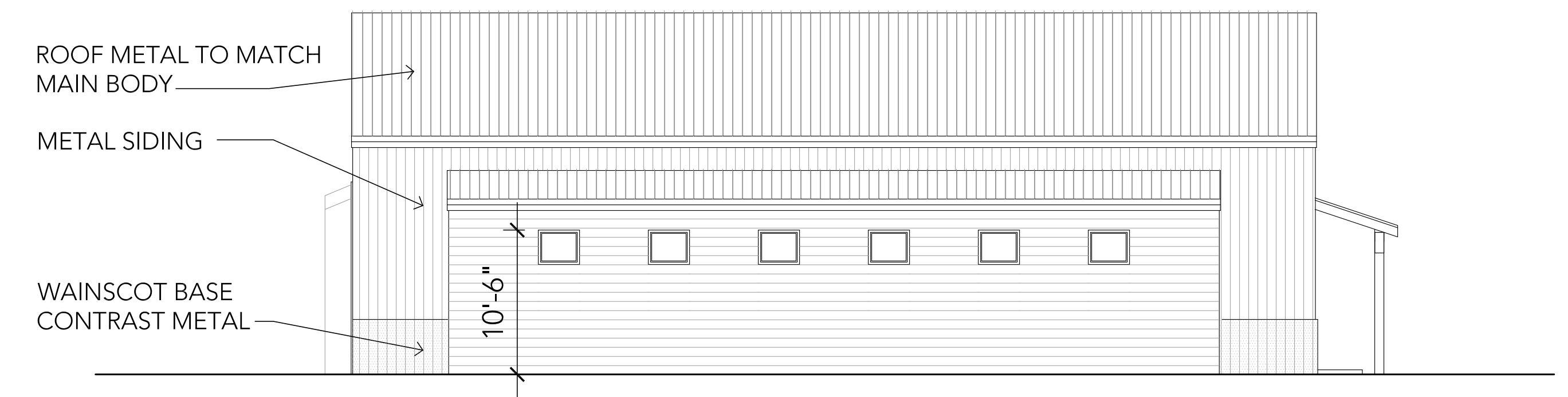
PROPOSED NORTH ELEVATION

1/16" = 1'-0"



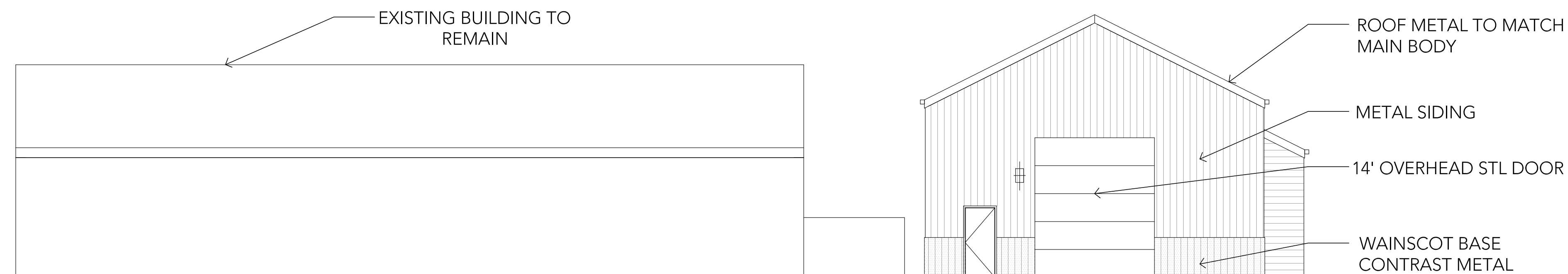
PROPOSED WEST ELEVATION

1/16" = 1'-0"



PROPOSED EAST ELEVATION

1/16" = 1'-0"



PROPOSED SOUTH ELEVATION

1/16" = 1'-0"



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EXISTING TREES REQUIRED TO BE PRESERVED IN ROW OR PUBLIC PLACE SHALL BE PROTECTED PER STANDARDS AND PRACTICES. TREE PROTECTION SHALL BE INSTALLED PRIOR TO ISSUANCE OF DEMOLITION/BUILDING PERMIT, APPROVED BY THE OCF, AND SHALL REMAIN AS APPROVED THROUGHOUT CONSTRUCTION. NO ACCESS, CONSTRUCTION ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS/DEBRIS/EQUIPMENT SHALL TAKE PLACE WITHIN TREE PROTECTION ZONES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OCF.

2. PER CITY CODE, ALL TREE REMOVALS IN CITY/COUNTY OF DENVER MUST BE PERFORMED BY THE PROPERTY OWNER OR A TREE CONTRACTOR LICENSED BY OCF, INCLUDING TREES IN ROW, PUBLIC PLACE AND PRIVATE PROPERTY. FOR A CURRENT LIST OF LICENSED TREE CONTRACTORS, VISIT WWW.DENVERGOV.ORG/FORESTRY.

A. OCF-APPROVED TREE REMOVALS IN ROW OR PUBLIC PLACE;

1. A.1. A TREE REMOVAL PERMIT ISSUED BY THE OCF IS REQUIRED PRIOR TO REMOVAL. TREE REMOVAL PERMITS ARE NOT REQUIRED FOR TREE REMOVALS FOR PERMITS OR PLAN APPROVALS AND MUST BE OBTAINED SEPARATELY FROM THE OCF. CONTACT THE OCF (FORESTRY@DENVERGOV.ORG) WITH NAME OF LICENSED CONTRACTOR OR PROPERTY OWNER PERFORMING REMOVAL. INCLUDE PROJECT NUMBER (2022PM0000653) AND PROJECT ADDRESS.

A.2. EXISTING ROW OR PUBLIC PLACE TREES APPROVED FOR REMOVAL BY THE OCF MUST BE PROTECTED IN PLACE UNTIL REMOVED BY AN OCF LICENSED TREE CONTRACTOR. FAILURE TO PROTECT SUCH TREES UNTIL REMOVAL, OR REMOVING TREES WITHOUT A PERMIT, WILL RESULT IN A NOTICE OF VIOLATION AND/OR CITATIONS/FINES.

B. A TREE REMOVAL PERMIT IS NOT REQUIRED FOR PRIVATE PROPERTY TREE REMOVALS.

3. ALL PROPOSED LANDSCAPING IN THE ROW SHALL BE PER THE STREETScape DESIGN MANUAL EXCEPT TREE PLANTING WHICH SHALL BE IN ACCORDANCE WITH CURRENT OCF RULES AND REGULATIONS.

4. ALL ELECTRIC FIXTURES AND UTILITIES, INCLUDING BUT NOT LIMITED TO OUTLETS AND LIGHTS, SHALL BE LOCATED AT/OUTSIDE PERIMETER OF TREE PLANTING AREAS WITHIN HARDSCAPE. IN TREE LAWNS, FIXTURES SHALL BE PLACED MINIMUM 3 (THREE) FEET RADIALLY FROM BASE OF TRUNK.

5. AN OCF-ISSUED TREE PLANTING PERMIT IS REQUIRED FOR ALL TREES TO BE PLANTED IN ROW OR PUBLIC PLACE. CONTACT OCF (FORESTRY@DENVERGOV.ORG) WITH NAME OF CONTRACTOR OR PROPERTY OWNER PERFORMING WORK. INCLUDE PROJECT NUMBER (2022PM0000653) AND PROJECT ADDRESS WHEN REQUESTING PERMIT. TREE PLANTING PERMITS ARE NOT INCLUDED WITH BUILDING PERMITS AND MUST BE OBTAINED SEPARATELY FROM THE OCF PRIOR TO INSTALLATION.

A. ONCE TREE REMOVAL PERMIT IS OBTAINED, ALL ROW TREE PLANTING AREAS, INCLUDING LANDSCAPED AREAS,

B. ONCE TREES HAVE BEEN PLANTED, EMAIL FORESTRY@DENVERGOV.ORG FOR FINAL TREE PLANTING INSPECTION APPROVAL. OCF WILL VERIFY CORRECT TREE SPECIES HAVE BEEN INSTALLED, TREES HAVE BEEN PLANTED AT PROPER DEPTH, AND ALL BURLAP, WIRE, AND ROPE HAS BEEN REMOVED FROM TREE ROOT BALLS. TREES PLANTED TOO DEEPLY MUST BE CORRECTED PER FORESTRY DIRECTION. ROW TREE SPECIES THAT DEVIATE FROM APPROVED SDP MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.

6. PROPOSED TREE PLANTING IN THE RIGHT-OF-WAY (ROW) OR PUBLIC PLACE SHALL BE PRE-APPROVED BY THE OFFICE OF THE CITY FORESTER (OCF) AND SHALL BE A MINIMUM OF:

A. 30' FROM OUTSIDE EDGE OF INTERSECTING CURBS FOR SIGHT TRIANGLE

B. 20' FROM STOP SIGNS

C. 25' FROM STREET LIGHTS

D. 20' FROM PEDESTRIAN CURB RAMPS

E. 10' FROM EDGE OF VEHICULAR DRIVE APRON AND HYDRANTS.

7. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.

8. REQUIRED SOIL REMEDIATION WHEN REMOVING HARDSCAPE/CONCRETE/ASPHALT/PAVERS/ETC. TO PLANT TREES:

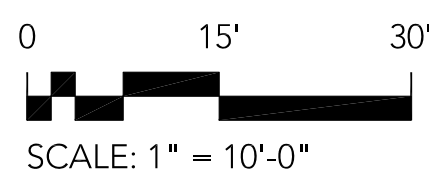
A. SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED WHEN REMOVING HARDSCAPE TO PLANT TREES, INCLUDING BUT NOT LIMITED TO CONCRETE, ASPHALT, PAVERS, BRICK

A.1. DEEPER REMEDIATION TO A MINIMUM 18" DEPTH REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS.

A.2. ANALYSIS MUST DETERMINE SOIL TEXTURE AND TYPE, PH BALANCE, SOIL SALINITY, ORGANIC MATTER (OM) PERCENTAGE, AND PLANT AVAILABLE NUTRIENTS. SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS.

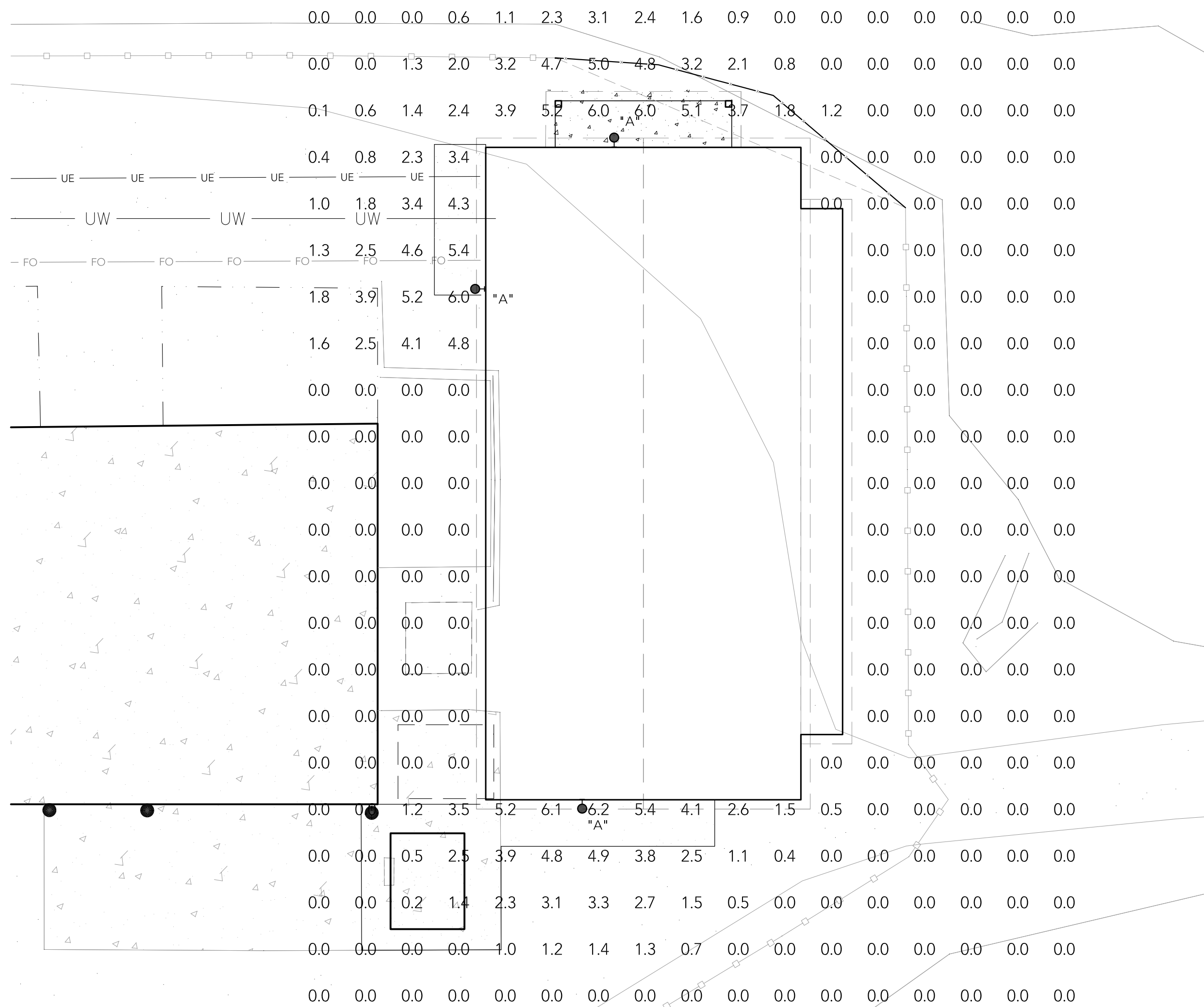
9. CONTACT THE OCF A MINIMUM OF FIVE (5) BUSINESS DAYS BEFORE COMMENCEMENT OF DEMOLITION AND/OR CONSTRUCTION ACTIVITY.

10. FOLLOWING PROJECT COMPLETION, ANY PROPOSED ROW AMENITY ZONE SURFACE TREATMENT CONVERSION FROM ONE TYPE TO ANOTHER (IE: TURFGRASS TREE LAWN TO PAVEMENT OR NON-ORGANIC MULCH) MUST BE REVIEWED AND APPROVED BY THE OCF.



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PHOTOMETRIC NOTES:
Any proposed light fixtures installed on private property, adjacent to the public right-of-way, shall be oriented in such a manner or limited in lumen output to prevent glare problems and shall not exceed National I.E.S lighting standards for disability glare.
All fixtures will be full cut-off.



1 PHOTOMETRIC PLAN
1" = 10'
SCALE: 1" = 10'-0"

FCC600 Down Only with Remote Drivers and Battery Backups (-20°C to 55°C)

6" Round wall, pendant or surface mount down cylinder outdoor



- FEATURES**
- Up to 5000 lm, Up to 100 LPW
 - Numerous mounting capabilities
 - Clear anti-glare tempered glass lens (IK09)
 - Multiple color finishes with AAMA 2605 option (10 yr. paint warranty)
 - 0-10V 1% Dimming (Standard)
 - 1.5G Vibration Tested
 - 93 CRI with 2 SDCM

PERFORMANCE

Beam Spread: 15° | 25° | 40° | 50° | 72°
CCT Options: 2700K | 3000K | 3500K | 4000K
CRI: 93 CRI
Consistency: 2 SDCM (Fixture to Fixture)
Lumens: 5000 lm (Max)
Lifetime: > 70,000 hours / L70 or better



PHYSICAL

Mounting: Mounts directly to standard recessed junction box with wall mount or twist-lock canopy. Additional holes allow unit to be attached directly to mounting surface.
Ingress Protection: Continuous silicone gasket to seal out contaminants, IP65 rated for dry, damp or wet locations
Finish: Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 18 µm Min., 5000hr salt spray test (ASTM B117) compliant with Florida / AAMA 2604 specification. AAMA 2605 optional w/ 10 yr. paint warranty.
Warranty: 5-Year limited warranty (refer to website for details)
Housing: Heavy-walled, extruded aluminum housing with high pressure die-cast lens ring and cap with stainless steel hardware.
Lens: IK09 impact compliant, clear anti-glare tempered glass
Vibration Resistance: Compliant with 1.5G ANSI C136.31, Seismic rated AC-156
Weight: 8-12 lbs (Depending on Length)
Operating Temperature: -22°F to 122°F (-30°C to 50°C)

ELECTRICAL

Voltage: Universal 120-277V AC standard, 347V optional
Power Supply: Integral Class II, electronic high-power factor > .90, THD < 20%, FCC Title 47 Part 15 Class A, EdoLED & Lutron optional
Power Consumption: Up to 5000 lm @ 60W
Dimming: Standard: 0-10V, 1% Dimming, Optional: ELV | TRIAC | dim to off | DMX | DALI
Certification: CEC Title 24 - JAB Compliant (93 CRI Only)
Standards: cETLus Listed, CE, NOM, and RoHS Compliant. Wet location listed for wall or ceiling mount IP65 Ingress protection. 1.5G (ANSI C136.31) Vibration resistance rated, IK09 (IEC6226) impact resistance rated. IESNA LM79 Photometric testing by NVLAP accredited test lab. IESNA LM80 LED testing by NVLAP accredited test lab. IESNA TM21 Luminaire lumen depreciation projection to >70,000hrs.

FIXTURE "A"

