CEDARWOOD PARK AMENDED PUD, 3RD AMENDMENT
LOT 1, BLOCK 1, CEDARWOOD PARK SUBDIVISION
WOODROW ESTATES
CASE #: PUD-0005-2025

PROJECT DESCRIPTION

THIS PROJECT IS A REPLAT OF LOT 1, BLOCK 1 OF CEDARWOOD PARK SUBDIVISION. THE PROPERTY WILL BE RENAMED TO WOODROW ESTATES AND CONSIST OF FOUR SINGLE-FAMILY LOTS, A PRIVATE ALLEYWAY THAT PROVIDES ACCESS TO EACH HOME'S GARAGE, AND ROADWAY. STORM SEWER, SANITARY SEWER, WATER, ELECTRICAL, AND GAS UTILITIES WILL BE CONSTRUCTED TO SUPPORT THE DEVELOPMENT AND WILL BE CONNECTING TO EXISTING UTILITIES.

EXISTING ZONING: RESIDENTIAL LOW DENSITY (RL)
EXISTING PUD: CEDARWOOD PARK PLANNED UNIT DEVELOPMENT (PUD)

GENERAL NOTES

1. 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.
2. ALL BUILDINGS MUST MEET BULK STANDARDS FOR R-L ZONE DISTRICT IN LMC 17.12.040.

HOA MAINTENANCE RESPONSIBILITIES

A HOMEOWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED FOR THE DEVELOPMENT AT WOODROW ESTATES. THE HOA SHALL BE RESPONSIBLE FOR THE OWNERSHIP, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE SHARED AND COMMON IMPROVEMENTS ONLY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. PRIVATE ACCESS ROAD AND CUL-DE-SAC, INCLUDING PAVEMENT, BASE, SUBGRADE, STRIPING, SIGNAGE, AND ASSOCIATED APPURTENANCES.
2. STORMWATER FACILITIES SERVING THE DEVELOPMENT, INCLUDING THE UNDERGROUND DETENTION VAULT/SYSTEM, PROPRIETARY WATER-QUALITY STRUCTURE, STORM PIPING, ACCESS MANHOLES, AND ASSOCIATED APPURTENANCES NOT ACCEPTED FOR PUBLIC MAINTENANCE.
3. SNOW REMOVAL AND ICE CONTROL FOR THE PRIVATE ACCESS ROAD AND OTHER SHARED ACCESS AREAS. SNOW SHALL NOT BE STORED WITHIN THE PUBLIC RIGHT-OF-WAY.
4. LANDSCAPING AND IRRIGATION WITHIN COMMON AREAS AND ALONG THE PRIVATE ACCESS ROAD.
5. MAINTENANCE OF SHARED ACCESS AND DRAINAGE EASEMENTS SERVING COMMON INFRASTRUCTURE.

THE HOA SHALL NOT BE RESPONSIBLE FOR MAINTENANCE, REPAIR, OR REPLACEMENT OF IMPROVEMENTS LOCATED ON INDIVIDUAL PRIVATE LOTS, INCLUDING BUT NOT LIMITED TO REAR ALLEY AREAS, PRIVATE DRIVE AISLES, GARAGES, PRIVATE UTILITIES, YARDS, OR RESIDENTIAL STRUCTURES.

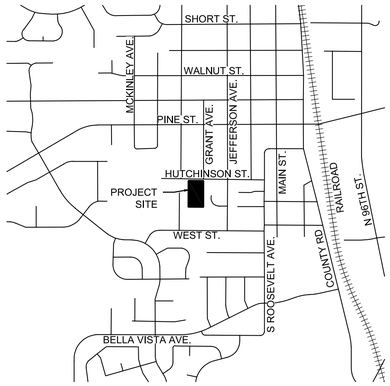
THE CITY OF LOUISVILLE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PRIVATE OR HOA-OWNED IMPROVEMENTS.

PREVIOUS AMENDMENTS

A LIST OF ALL PREVIOUS AMENDMENTS, INCLUDING NAME AND APPROVAL DATE, IDENTIFIED. EXPLANATION OF WHETHER, AND TO WHAT EXTEND, THE CURRENT AMENDMENT REPLACES THE PREVIOUSLY APPROVED PUD(S).

- CEDARWOOD PARK SUBDIVISION AMENDED PLANNED UNIT DEVELOPMENT PLAN, JUNE 21, 1982, RECEPTION NO. 499305, P-12 F-4 #4, ADDITION OF MULTI-FAMILY UNITS
- CEDARWOOD PARK SUBDIVISION 2ND AMENDMENT, JUNE 15, 2004, RECEPTION NO. 2597267, P-60 F-4 #42. CHANGED MAX LOT COVERAGE TO 30%, MAX TOTAL FLOOR AREA TO 4,000 SF FOR EACH LOT.

VICINITY MAP



SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	GRADING & DRAINAGE PLAN
4	UTILITY PLAN
5-6	LANDSCAPE PLAN

LAND USE SUMMARY

LAND USE	TOTAL AREA (AC)	OWNERSHIP	MAINTENANCE
GROSS PROJECT AREA	1.70		
TRACT A - WOODROW CT.	0.52	HOA	HOA
SINGLE FAMILY DETACHED	1.18	-	-

DENSITY SUMMARY

TOTAL GROSS PROJECT AREA: 1.70 AC
GROSS RESIDENTIAL LAND AREA: 1.07 AC

NUMBER OF APPROVED RESIDENTIAL UNITS: 4 DU

	GROSS AREA (AC)	UNITS	DENSITY
TOTAL	1.70	4	2.35 DU/AC

CONTACTS

PROPERTY OWNER/APPLICANT

WOOD BROTHERS HOMES, LLC
765 E. SOUTH BOULDER RD.
SUITE 500
LOUISVILLE, CO 80027
PH: (303) 880-8204

CONTACT: JUSTIN WOOD
OWNER
EMAIL: JUSTIN@WOODBROTHERSHOMES.COM

ENGINEER

2N CIVIL, LLC
6 INVERNESS COURT EAST
SUITE 125
ENGLEWOOD, CO 80112
PH: (303) 925-0544

CONTACT: RYAN EICHELE, P.E.
PROJECT MANAGER
EMAIL: RYAN@2NCIVIL.COM

ARCHITECT

GODDEN SUDIK
5975 S. QUEBEC ST.
SUITE 250
CENTENNIAL, COLORADO 80111
PH: (303) 455-4437

CONTACT: ANNA DIFFEE
PROJECT MANAGER
EMAIL: ADIFFEE@GODDENSUDIK.COM

LANDSCAPE ARCHITECT

FIELDS LANDSCAPE DESIGN
FORT LUPTON, COLORADO 80621
PH: (303) 990-9953
CONTACT: M. FIELDS
EMAIL: TEAM@FIELDSLANDSCAPEDESIGN.COM

OWNERSHIP SIGNATURE BLOCK

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.

WOOD BROTHERS HOMES, LLC

WITNESS MY/OUR HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 20____.

BY: _____
(JUSTIN WOOD)

ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF 20____ , BY (JUSTIN WOOD).

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: _____

[SEAL]

_____
NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO

RESOLUTION NO. _____ SERIES _____

_____ _____
MAYOR CITY CLERK SEAL

PLANNING COMMISION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO

RESOLUTION NO. _____, SERIES 20_____

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303.925.0544
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NOT FOR CONSTRUCTION

PREPARED FOR:
WOOD BROTHER HOMES, LLC
765 E. SOUTH BOULDER RD.
SUITE 500
LOUISVILLE, CO 80027

COVER SHEET
PUD AMENDMENT
CEDARWOOD PARK AMENDED PUD, 2ND AMENDMENT
CITY OF LOUISVILLE

CEDARWOOD PARK AMENDED PUD, 3RD AMENDMENT

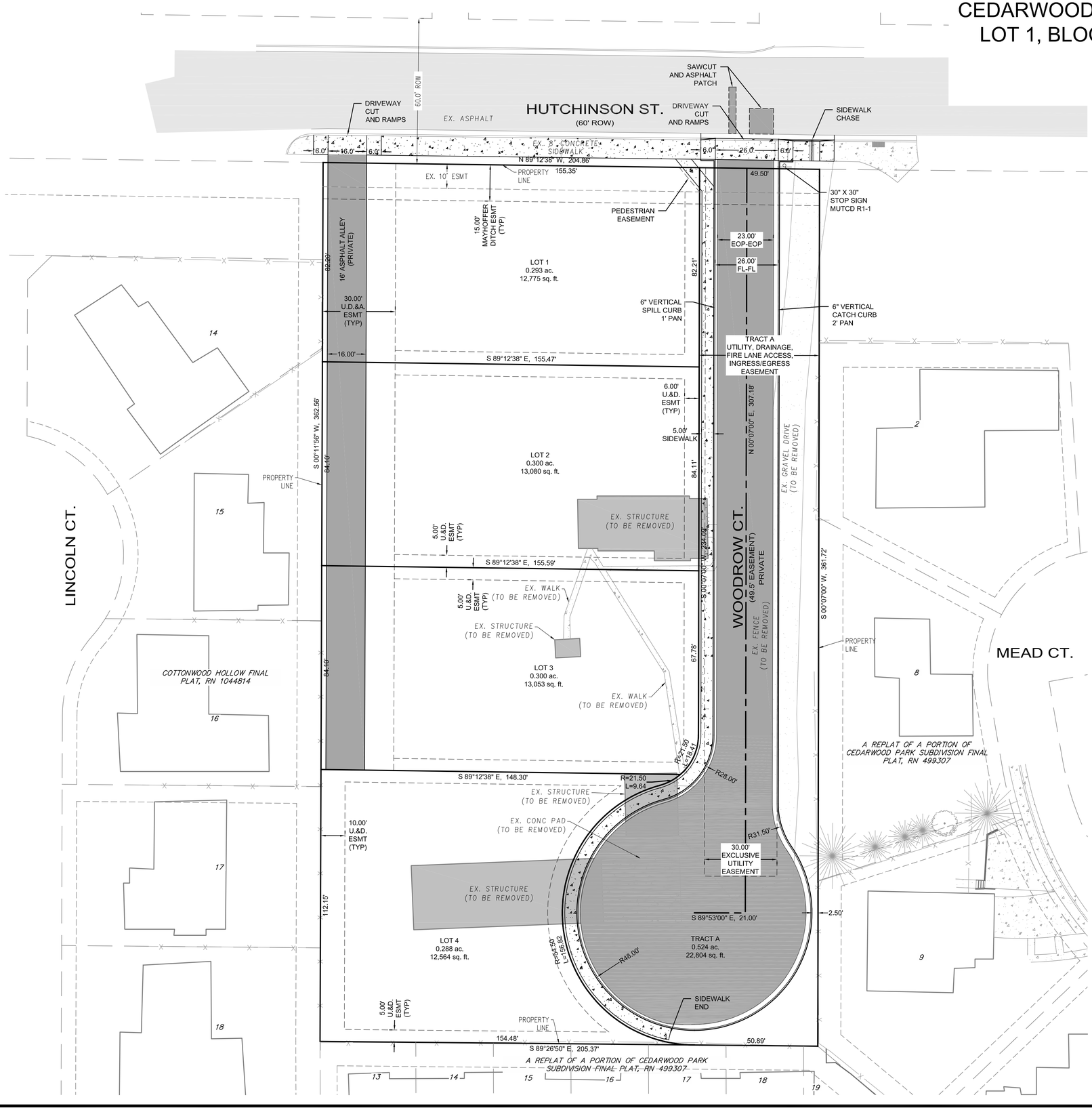
REVISIONS:	BY:	DATE:
1. CITY COMMENTS	RCE	04-30-26
2. CITY COMMENTS	RCE	06-18-26
3. CITY COMMENTS	RCE	09-25-26
4.		

PROJECT NUMBER:	25002		
ISSUED DATE:	10-22-25		
DESIGNED BY:	RCE	REVIEWED BY:	TEW

COVER SHEET

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CEDARWOOD PARK AMENDED PUD, 3RD AMENDMENT
LOT 1, BLOCK 1, CEDARWOOD PARK SUBDIVISION
WOODROW ESTATES
CASE #: PUD-0005-2025



LEGEND

- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING GRAVEL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPERTY LINE
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED CURB AND GUTTER
- EXISTING CHAIN LINK FENCE

NOTE:
CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF WOODROW CT.

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PREPARED FOR:
WOOD BROTHER HOMES, LLC
765 E. SOUTH BOULDER RD.
SUITE 500
LOUISVILLE, CO 80027

SITE PLAN
PUD AMENDMENT
CEDARWOOD PARK AMENDED PUD, 2ND AMENDMENT
CITY OF LOUISVILLE

BY:	DATE:
RCE	04-30-26
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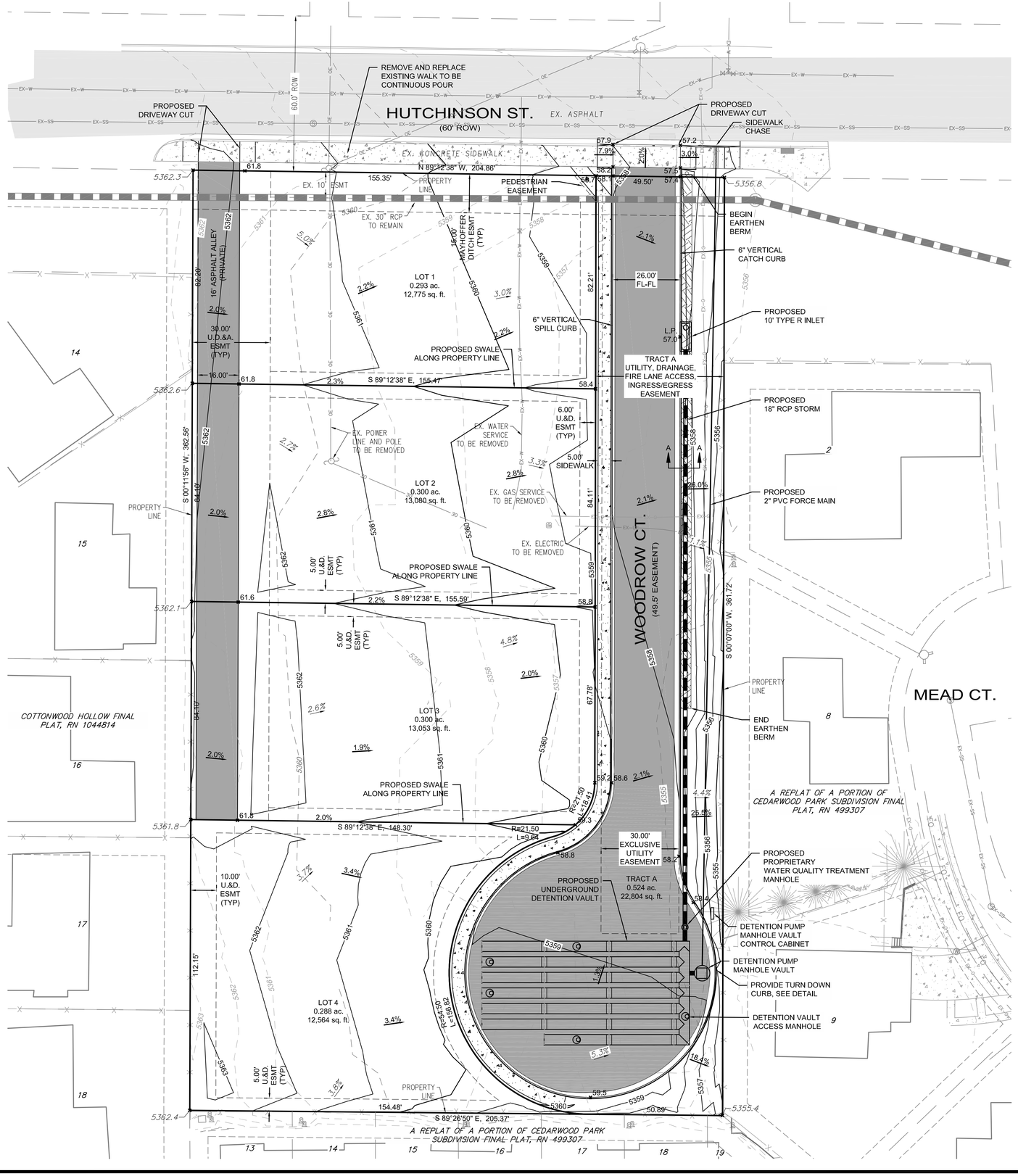
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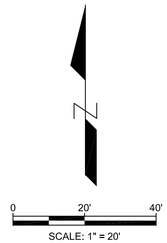
PROJECT NUMBER:	25002
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DESIGNED BY:	RCE
REVIEWED BY:	TEW

SITE PLAN

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CEDARWOOD PARK AMENDED PUD, 3RD AMENDMENT
LOT 1, BLOCK 1, CEDARWOOD PARK SUBDIVISION
WOODROW ESTATES
CASE #: PUD-0005-2025



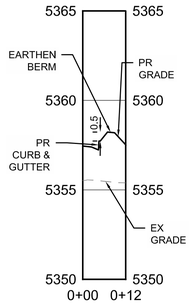


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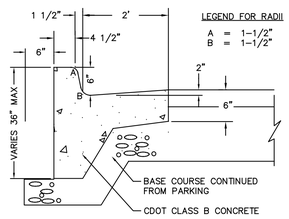
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- EXISTING CHAIN LINK FENCE
- EXISTING STORM PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED INLET
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE LINE
- PROPOSED SANITARY SEWER SERVICE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- EXISTING UTILITY BOX
- 5280 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 10.0% 7:1 EXISTING SLOPE
- 5280 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 10.0% 4:1 PROPOSED SLOPE

NOTES:

1. GRADING FOR PROPERTY LINE SWALES ARE SUBJECT TO CHANGE DEPENDING ON FINAL HOUSE GRADING AT PLOT PLAN STAGE.
2. SLOPES SHALL NOT EXCEED 3H:1V.



SECTION A-A PROFILE
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'



TURN DOWN CURB
N.T.S.

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PREPARED FOR:
WOOD BROTHER HOMES, LLC
765 E. SOUTH BOULDER RD.
SUITE 500
LOUISVILLE, CO 80027

GRADING AND DRAINAGE PLAN
PUD AMENDMENT
CEDARWOOD PARK AMENDED PUD, 2ND AMENDMENT
CITY OF LOUISVILLE

DATE:	BY:
04-30-26	RCE
08-18-26	RCE
09-25-26	RCE

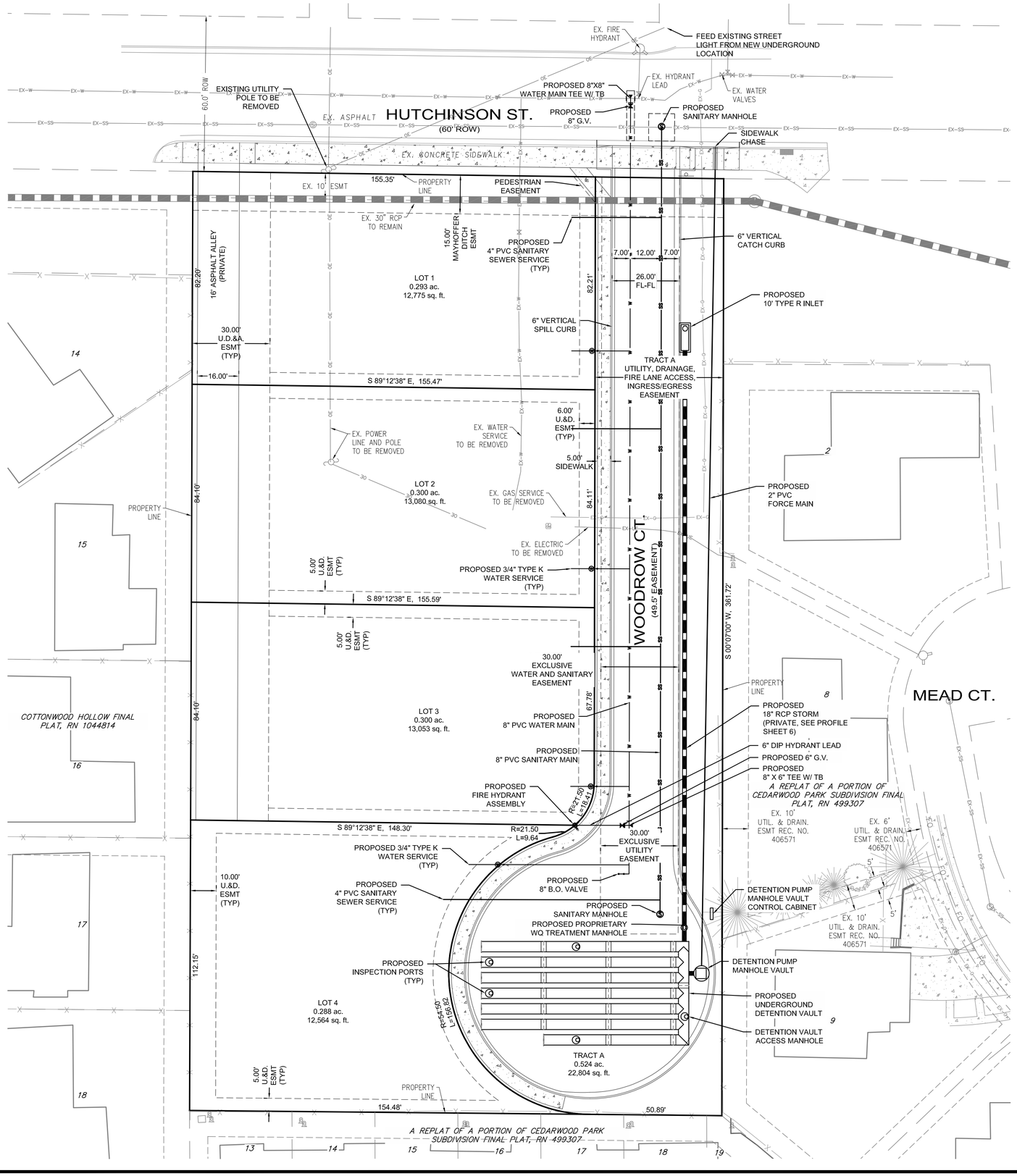
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3. CITY COMMENTS
4.

PROJECT NUMBER:	25002		
ISSUED DATE:	10-22-25		
DESIGNED BY:	RCE	REVIEWED BY:	TEW

GRADING AND DRAINAGE PLAN

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CEDARWOOD PARK AMENDED PUD, 3RD AMENDMENT
LOT 1, BLOCK 1, CEDARWOOD PARK SUBDIVISION
WOODROW ESTATES
CASE #: PUD-0005-2025



NOTE

ALL PROPOSED STORM SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.

N

0 20' 40'

SCALE: 1" = 20'

LEGEND

- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING GRAVEL
- PROPOSED ASPHALT
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- EXISTING UTILITY BOX
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SLOPE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SLOPE

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PREPARED FOR:
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SUITE 500
LOUISVILLE, CO 80027

UTILITY PLAN
PUD AMENDMENT
CEDARWOOD PARK AMENDED PUD, 2ND AMENDMENT
CITY OF LOUISVILLE

BY:	DATE:
RCE	04-30-26
RCE	08-18-26
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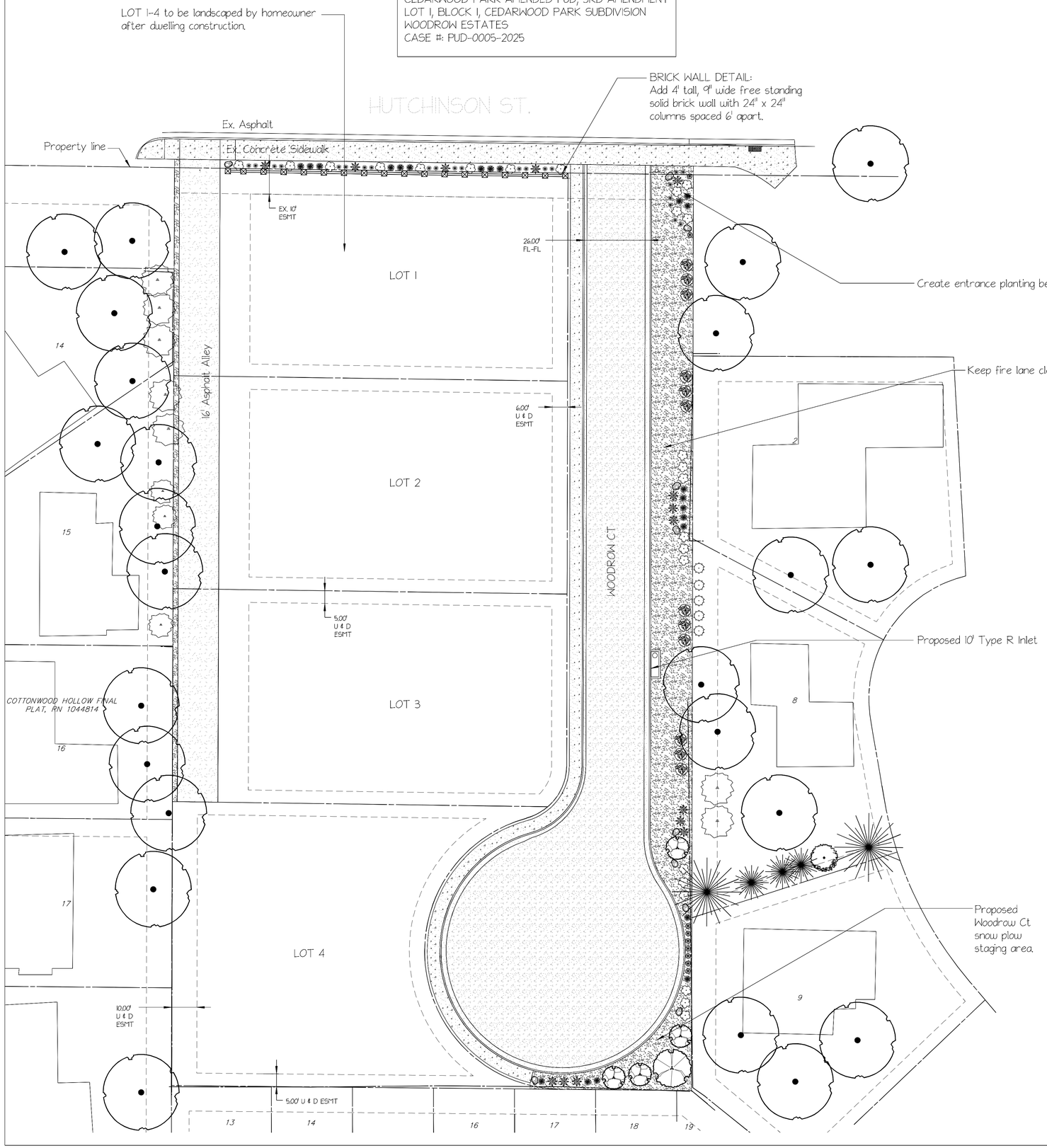
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PROJECT NUMBER:	25002
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REVIEWED BY:	TEW

UTILITY PLAN

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CEDARWOOD PARK AMENDED PUD, 3RD AMENDMENT
LOT 1, BLOCK 1, CEDARWOOD PARK SUBDIVISION
WOODROW ESTATES
CASE #: PUD-0005-2025



Legend:

Landscape Boulders
- (10) Red Sandstone
- ~24-48" T, D, W

Rock Mulch
- 1-1/2" Local River Rock
- 6900sqft at 3" depth

Planting Legend:

Existing Plants

Existing Trees - To remain

Existing Shrubs - To remain

New Deciduous Trees

(1) 8' Clump - Autumn Brilliance Serviceberry
- Amelanchier x grandiflora 'Autumn Brilliance

New Deciduous Shrubs

(24) 5-Gal Dwarf Leadplant - Amorpha nana

(4) 5-Gal New Mexico Privet - Forestiera pubescens var. pubescens

(12) 5-Gal Pawnee Buttes Sandcherry
- Prunus pumila besseyi PAWNEE BUTTES

New Broadleaf Evergreen Shrubs

(14) 1-Gal Soapweed - Yucca glauca

New Grasses

(23) 1-Gal Blonde Ambition Grama - Bouteloua gracilis 'Blonde Ambition'

(9) 1-Gal Blaze Little Bluestem - Schizachyrium scoparium 'Blaze'

(22) 1-Gal Thin Man Golden Prairie Grass - Sorghastrum nutans 'Thin Man'

PLANT MATERIAL SCHEDULE:

QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	TYPE	WATER USE	NOTES
Deciduous Trees								
1	8' Clump	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	15-25'	15-20'	Deciduous Tree	Low	Hybrid of 2 Native N. America serviceberry species
Deciduous Shrubs								
24	5 Gal	Amorpha nana	Dwarf Leadplant	2-4'	2-4'	Deciduous Shrub	Very Low	Native to N. America including Colorado
4	5 Gal	Forestiera pubescens var. pubescens	New Mexico Privet	8-12'	6-8'	Deciduous Shrub	Low	Native to N. America. Excellent for xeric landscapes. Amazing yellow autumn foliage similar to a quaking aspen
12	5 Gal	Prunus pumila besseyi PAWNEE BUTTES	Pawnee Buttes Sandcherry	15-30"	4-6'	Deciduous Shrub	Low	Nativar to N. America native sand cherry. Fruit is edible, purple-black cherries that are about 3/4" long and are in season from July to August. Can me used for jams and jellies.
Broadleaf Evergreen Shrubs								
14	1 Gal	Yucca glauca	Soapweed	48"	36"	Perennial	Very Low	Native to N. America including Colorado. The Pollinator Program at The Xerces Society lists this plant as having special value to beneficial insects because it "provides Nesting Materials/Structure for Native Bees; A plant that native bees nest beneath, within, or harvest parts from to construct their nests."
Ornamental Grasses								
23	1 Gal	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	2-3'	1-2'	Warm Season Grass	Very Low	Native to N. America including Colorado. Clump forming. Blue grama is Colorado's state grass.
9	1 Gal	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	3-4'	24-30"	Warm Season Grass	Low	Nativar to grass native to N. America including Colorado
22	1 Gal	Sorghastrum nutans 'Thin Man'	Thin Man Golden Prairie Grass	4-7'	2-3'	Warm Season Grass	Low	Nativar to N. American native grass. Upright and narrow grass. Once established, grow on the dry side to enhance the blue color of the foliage.
Rock Mulch								
6900 sqft	3" Depth		1-1/2 Local River Rock					

FIELDS LANDSCAPE DESIGN

Fields Landscape Design
Designer: M. Fields
Team@FieldsLandscapeDesign.com
Phone: 303-990-9953
Fort Lupton, Colorado 80621

Draft 7

0 10' 20' 40'
Scale 1" = 20'-0"

WOODROW CT RESIDENCES
425 Grant Ave, Louisville, CO 80027

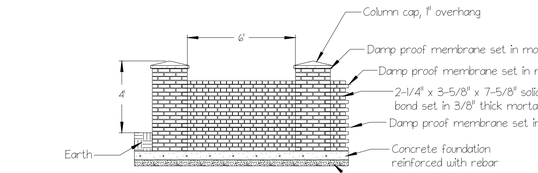
Landscape Design - Principal Plan

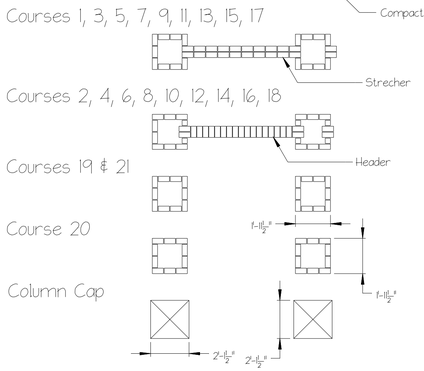
Call 811 before digging.

08-19-2026

CEDARWOOD PARK AMENDED PUD, 3RD AMENDMENT
LOT 1, BLOCK 1, CEDARWOOD PARK SUBDIVISION
WOODROW ESTATES
CASE #: PUD-0005-2025

BRICK WALL DETAIL:



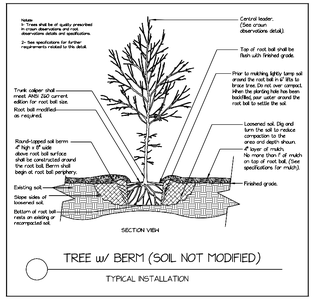


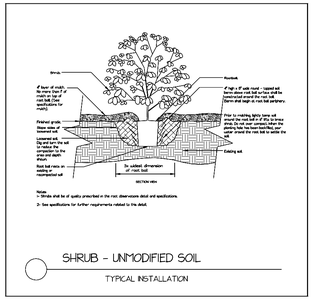
Scale 1" = 4'-0"

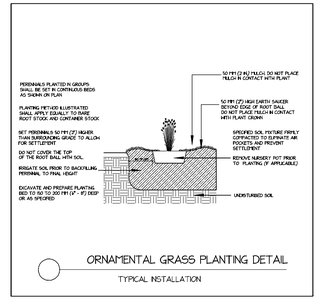
NOTES:

* Call 811 before digging.
* Installer to verify measurements and placement before bidding and installation.
* Installer responsible for any necessary permitting.
* Installer to practice best industry standards for installation.
* Planting and boulder layout subject to change with boulder sizes. Representation is used as a visual aid.
* Site Preparation Notes:
  - Site is mostly new build construction. General removal any construction or planting debris.
* Drainage Notes:
  - Keep builder's drainage.
* Irrigation Notes:
  - Connect new irrigation to new valve box.
  - Add new drip irrigation to new planting beds.
* Mulching Notes:
  - Planting beds to be mulched with rock mulch.
  - No weed fabric added in planting beds to increase soil and air interchange for improved soil health. Installer to add based on client's preference.

PLANTING DETAIL:







PLANTING PALETTE:

Plant Selection Notes:
* Plants selected are N. American native or nativars of N. American species.
* Plants selected are xeric and low-water-use once established.
* Plants selected are not considered invasive or noxious by native status for the region.

New Deciduous Trees:



Autumn Brilliance Serviceberry
Amelanchier x grandiflora 'Autumn Brilliance

New Shrubs:



Dwarf Leadplant
Amorpha nana



New Mexico Privet
Forestiera pubescens var. pubescens



Pawnee Buttes Sandcherry
Prunus pumila besseyi PAWNEE BUTTES

New Broadleaf Evergreen Shrubs:



Soapweed
Yucca glauca

New Grasses:



Blonde Ambition Grama
Bouteloua gracilis 'Blonde Ambition'



Blaze Little Bluestem
Schizachyrium scoparium 'Blaze'



Thin Man Golden Prairie Grass
Sorghastrum nutans 'Thin Man'

MATERIAL PALETTE:



Red Sandstone
Boulders



1-1/2" Local River Rock



Red Standard Brick



Column Cap

FIELDS LANDSCAPE DESIGN
Fields Landscape Design
Designer: M. Fields
Team@FieldsLandscapeDesign.com
Phone: 303-990-9953
Fort Lupton, Colorado 80621

Draft 7

WOODROW CT RESIDENCES
425 Grant Ave, Louisville, CO 80027

Landscape Design - Details

Call 811 before digging.

08-19-2026