

The Village at Buckhorn Valley Phase 2 Final Plat Summary Letter



In The Village at Buckhorn Valley Phase 2 ("TVBV-2 ") has 14 SF lots conforming to the approved plan for The Village at Buckhorn Valley:

Minimum Lot Size: 4,000 square feet
Minimum Lot Width: 40 '

Utilities and drainage will also conform to the approved plan. All utilities will be by the same providers as Village Phase 1, that is:

Notably: The development of BV-PUD Phase 9 will include the completion of Blackhawk Road from the south end of BV-PUD Phase 8 to just past Cougar Court. This will occur in synchronous timing with this project, but under a separate application to be submitted by Mountain Valley Homes under its development financing and control.

SGM engineers has prepared final plans for both projects (BV Phase 9 and TVBV-2). The plans have passed initial review by Gypsum and are now submitted for final consideration. It is anticipated that the site work will be all accomplished under separate, but simultaneous contracts with the main contractor in that area, Scott Green Excavating, Inc. so that there is one point of contractor contact for all parties; the Town, the developers, all utilities and providers.

The applicants hope to expedite the approvals by close and continuous interface with the Gypsum Community Development Staff so that underground site work can be completed before the winter season closes out site work for 2025. This would leave only surface works such as final grading and street paving for completion in late Spring, 2026. To this end, the applicants stand ready to immediately react to staff requests, comments, and corrections.

One final note: homeowners association (HOA) for The Village at Buckhorn at Buckhorn Valley is *The Village at Buckhorn Valley Association, Inc.* and hereinafter is referred to as "The Association."

Thank you for your guidance.

The Village at Buckhorn Valley, LLC

Summary Letter attachment should include the following:

- Assurance that there will be all-weather access to the subdivision via public roads conforming to Town of Gypsum standards from existing Town, county or state roads and that maintenance, including snow removal, is assured for said access road.

Private Streets: Cougar Court and Mule Deer Drive as shown on the plat are to be dedicated to the The Village at Buckhorn Valley Association. Inc. (*the HOA*) as private access easements (also, "streets") for all uses and by all users as designated or approved by The Association, to include *inter alia* members of the association, their guests, and invitees, waste collection vehicles as contracted by the Association, and the Town of Gypsum for its various services and uses, including water and sewer mains (but not services beyond the street), emergency vehicles, compliance inspections, and other municipal services including improper usage of Town water.

The Association is solely responsible for the proper operation, maintenance, and good upkeep of these streets including snow plowing and snow removal on the streets to provide reasonable vehicular access in all weather conditions.

- Assurance that the sub-divider will have electrical power, telephone, cable T.V. and natural gas services brought to and throughout the subdivision to serve all lots, parcels and tracts requiring said service.

Services assured for The Village; the following were secured for the 72 lot plan, but applicant will, upon direction from Gypsum, request updated letters from providers:

- Holy Cross Electric

- Black Hills Energy
- Comcast Communications
- BVMD-1 (Raw water)

Note that Lumen Communications has declined to service the area in accordance with an email response received from attached below:



Eddy, Nicholas <Nicholas.Eddy@lumen.com>

Tuesday, May 20, 2025 at 10:34 AM

To: John V. Hill; Cc: Sharpe, Jason; Spencer, Melissa L

From: Eddy, Nicholas <Nicholas.Eddy@lumen.com>

Sent: Monday, May 19, 2025 4:13:08 PM

To: John V. Hill <jvhill.co@gmail.com>

Cc: Sharpe, Jason <Jason.Sharpe@lumen.com>; Spencer, Melissa L <Melissa.Spencer@lumen.com>

Subject: RE: Gypsum, CO-- New 72 unit subdivision-- RE: Anybody home at Comcast or CenturyTel-Lumen?

Hi John,

Thank you for reaching out and your interest in our services. My apologies on behalf of Quantum Fiber.

After careful consideration and analysis of several factors, we have decided not to pursue new opportunities in certain areas of our service region.

At this time, Gypsum CO is unfortunately one of these areas.

Please be assured that this decision was not taken lightly, and we remain committed to our existing properties, developments, and customers.

We appreciate your understanding, and should you have any questions or require further information, please let us know.

Thanks,

Nicholas Eddy

SR ACCOUNT MGR - BDP/MDU

700 W Mineral Ave. Littleton, CO 80120

Cell: (303) 570-6425

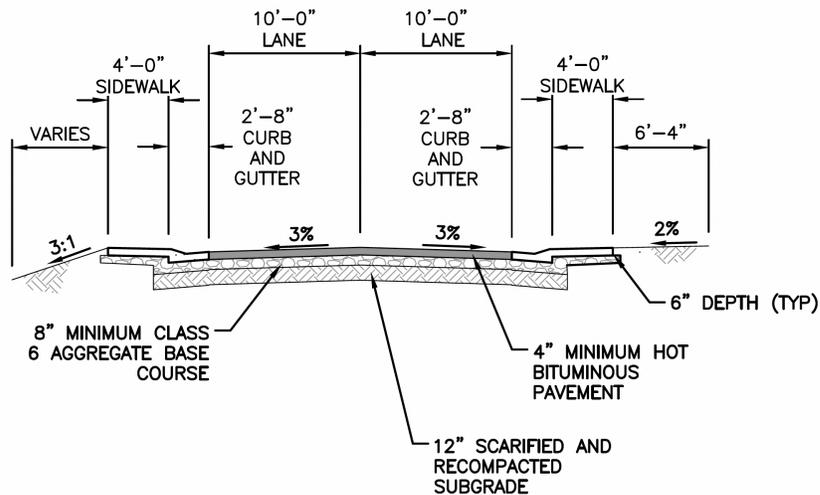
Nicholas.Eddy@Lumen.com

- Form listing all changes from Preliminary plan

This submittal conforms in all respects to the initial submittals for The Village at Buckhorn Valley. It is as depicted in those plans:

- Proof to compliance with Town of Gypsum road standards (if applicable)

The standards will comply with Gypsum standards as demonstrated on the final construction plans for The Village Phase 1. However, in Phase 2, the private roads will be slightly more narrow, as presented in the overall approval sequence. In all other respects, the streets will comply with Gypsum construction standards.



- Proof water, sewer and drainage is adequately supplied

These items were addressed in the overall plan approval and Phase 1 construction plans. Water and sewer services by Gypsum. This submittal conforms in all respects to the initial submittals for The Village at Buckhorn Valley. It is as depicted in those plans:

Other items for consideration by Gypsum:

Lot Layouts and Landscaping:

Solid Waste Collection: In consultation with Gypsum CDD staff and from input by the Planning Board, the following accommodations will be made as homes are built and sold, filling out TVBV:

- Only one solid waste collector will be contracted for and allowed by the Association to minimize the street loading, congestion, and confusion of multiple collectors on multiple days of the week. Also, this will enable The Association to negotiate favorable terms for residents. Residents will still pay their own separate accounts.
- The Association rules and regulations require that all residents keep solid waste bins *inside the enclosed attached garage*. The only exceptions allowed are for The Association members who elect to construct an Association-approved storage.

From The Association Rules and Regulations
(continued next page)

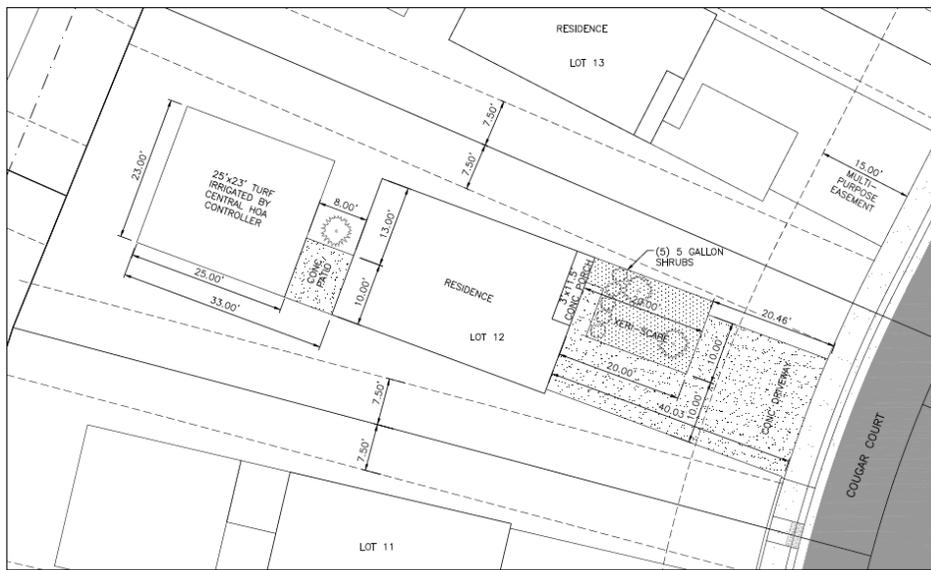
I. GARBAGE AND TRASH

- A. No refuse, garbage, trash, lumber, grass, shrub, tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind shall be kept, stored, or allowed to accumulate on any Lot except within the attached garage (which door shall be closed at all times except when the garage is in active use) or in an Association-approved enclosed structure which is appropriately screened from view, except that any container containing such materials may be placed outside at such times as may be necessary to permit garbage or trash pick-up. To reduce potential bear and other wildlife problems, refuse must be disposed of as follows:
1. Prior to disposal, any refuse that might attract bears or other wildlife shall be kept within the garage or enclosed structure in a suitable receptacle with a tight-fitting lid, or, if stored outside overnight, shall be contained within an individual bear-proof container approved by the Association.
 2. Trash containers shall be taken to the collection point the morning of collection and shall not be put out the night before the morning of collection.
 3. There shall be no dumping or underground disposal of refuse;
 4. Waste pick-up – The Association will contract and pay for waste pick-up on a weekly basis with one of the contractors approved by the Association. If any Owner fails to do so, the Association may contract for the pick-up of a Lot's waste and charge the Owner of the Lot an assessment for the costs and fees thereof; and
 5. Composting – all compost must be contained in a 5-gallon or less fully bear-proof container and stored completely out of view of neighbors at all times (as outlined in I.A.1 just above), except for as necessary to permit pick-up. Composting piles of any kind are prohibited.

Landscaping:

- All irrigation will be controlled by clocks owned, operated, and maintained by The Association.
 - Irrigation water will be provided by the BVMD-1 raw water supply and distribution system
 - The Association will be responsible for irrigation restrictions compliance
- The only permanent spray irrigation in TVBV will be for backyard turf grass areas.
- Trees and shrubs may be irrigated but only by either
 - Drip or bubbler subsystems connected to the raw water system
 - Raw water “hose water” connected by a quick coupler valve tied to the raw water supply
 - Potted plants and shrubs must be watered by the same “hose water”
- Each lot will have a ±23'X25' turf grass area with permanent spray irrigation

- All other exposed areas may be stabilized by either permanent ground cover such as crushed rock over soil stabilizing fabric or living plant materials such as drought-tolerant ground cover or drought tolerant grasses
 - Any planted ground cover areas that are irrigated for grow-in and stabilization must have the irrigation system removed after two growing seasons.
- Fences must follow the following guidelines:
 - Only the backyard area within the side setbacks may be fenced.
 - Fences may not extend beyond the rear side of the home
 - The only allowed fence is a two-rail split rail fence which may have wire grid permanently attached. The grid, if used, shall be 4 to 6 gauge galvanized wire, grid spacing to suit owner's intended use (graduated grid near bottom similar to feed lot fences) or regular 4"X4" to 6"X6" grid.
 - Installed by a contractor approved by the association
- Open spaces owned by The Association will be xeriscaped without permanent irrigation



- NOTES AND LANDSCAPE LEGEND:
1. EACH LOT SHALL HAVE 3 TREES AND 5 SHRUBS, MINIMUM.
 2. A BALANCE OF YARD STONE, GROUND COVER, AND XERISCAPE LANDSCAPE MATERIALS.
 3. LOCATION OF RESIDENCE ON LOTS IS APPROXIMATE AND NOT TO SCALE.
 4. HOMES ON LOTS ARE NOT TO SCALE.
 5. TURF AREA IN REAR YARD IRRIGATED BY SPRAY HEADS. TREES AND SHRUB IRRIGATED BY DRIP OR LOW-FLOW HEADS. ALL IRRIGATION CONTROLLED BY CENTRAL, HOA MANAGED CONTROLLERS.
 6. IRRIGATION DISTRIBUTION, VALVES, AND HEAD LOCATIONS WILL BE DETERMINED IN FIELD DURING INSTALLATION BY LICENSED LANDSCAPE CONTRACTOR.
 7. NO PLANTING, LANDSCAPING, GRADING, STRUCTURES OR DRAINAGE IMPEDIMENTS IN SIDE YARDS.
 8. ALL LOT AREAS NOT PAVED OR IRRIGATED TURF WILL HAVE EITHER SEMI-PERMANENT GROUND COVER SUCH AS CRUSHED STONE OVER SOIL FABRIC OR DROUGHT TOLERANT GRASS OR GROUND COVER. DROUGHT TOLERANT GRASS AND GROUND COVER PLANTINGS WILL BE ALLOWED TO HAVE TEMPORARY IRRIGATION FOR NO MORE THAN TWO GROWING SEASONS TO ESTABLISH COVERAGE. AFTER TWO SEASONS, THE IRRIGATION SYSTEM FOR THOSE AREAS MUST BE REMOVED.
 9. TREES AND SHRUBS MAY HAVE DRIP IRRIGATION SYSTEMS CONNECTED TO THE RAW WATER SUPPLY.
 10. EACH YARD SHALL HAVE ONE RAW WATER SUPPLY QUICK DISCONNECT VALVE IN AN IN-GROUND BOX.
- 5-GAL DROUGHT TOLERANT SHRUB, SPECIES TO BE DETERMINED BY AVAILABILITY. LOCATION ARRANGEMENT TO BE DETERMINED AT TIME OF INSTALLATION.
- 8'-10" DROUGHT TOLERANT EVERGREEN TREE, SPECIES TO BE DETERMINED BY AVAILABILITY.