

Use by Special Review Project Narrative and Management Plan

Project Name Badger Gulch Wells and Improvements

Project # SP25-0017

Project Location 10161 First Street Lone Tree, CO 80134

Date 9/17/2025

Project Narrative

This project narrative discusses the requirements listed in Section 16-21-120 of the Municipal Code.

1. General project concepts

- a. The Parker Water and Sanitation District (PWSD) has initiated the design phase for critical infrastructure improvements at the Badger Gulch Well Site to enhance water resource management, increase operational efficiency, and integrate the new well system with existing infrastructure. These improvements will allow for the seamless collection, measurement, and conveyance of raw water while ensuring secure, long-term functionality. The design includes developing the new Badger Gulch Well Site, interior improvements to the existing Ridgeway Well House, and a transmission raw water pipeline connecting the wells to the Ridgeway Well House. This design narrative and statement of intent, as well as all applicable Site Improvement Plan submittals, focuses on the Badger Gulch Well Site development.

2. Zoning of the land and compliance with the zoning requirements

- a. The current zoning is designated as R/M U.

3. Overall impacts of the proposed use on the property and adjoining lands

- a. The well site will provide water supply for the adjacent developments.

4. Compliance with the Comprehensive Plan

- a. This project is imperative in order to have the necessary water supply for the City's Comprehensive Plan.

5. Compliance with appropriate agencies and necessary permits

- a. This project is being submitted for review under the City of Lone Tree for the Site Improvement Plan review.

6. Length of Approval Request, per Section 16-21-30

- a. It is requested that the duration of this use of land is to be approved until the land use changes or is terminated, whichever occurs first.

7. Proof of water availability

- a. The new wells drilled for this project will provide water for the adjacent developments.

8. Method of wastewater treatment

- a. N/A

9. Type of method of fire protection

- a. Fire protection will not be provided on this site in this stage. Fire hydrants will be designed as part of the future residential development around the well site.

10. Impacts on existing flora and fauna

- a. The well site is less than 3,000 SF and will be surfaced with aggregate base on the inside of the site. The existing surface condition is soil and native grasses.

11. Impacts on air and water quality

- a. There is not anticipated to be any air and water quality impacts from this site development.

12. Impacts on peace and quiet of neighborhood

- a. There are currently no neighborhoods surrounding the well site. Once development occurs, there is not anticipated to be significant noise from the well site. The well pumps are submersible and the buried vault with mechanical equipment does not have any pumps or motors that would emit noise.

13. Provision of buffering, including additional landscaping

- a. No buffering or extensive landscaping will be provided at this site. The disturbed graded areas will be seeded with grass per the Lone Tree ESC standards.

14. Impacts on City services and services provided by special districts and other providers within the City

- a. Operations and Maintenance staff from Parker Water and Sanitation will be owning and operating the well site.

15. Legal description

- a. See attached legal description.

16. Name and address of the owner, the developer if different than the owner and the person preparing the plan exhibit and site improvement plan

- a. Alex Sofranko, Parker Water and Sanitation District
13939 Ancestry Drive, Parker, CO, 80134

Management Plan

1. Number of clients

- a. There are no clients for this facility or land use.

2. Hours of operation, seasonal use, number of days per week

- a. These pumps and related system will operate year round, 24 hours per day, providing water supply to the new developments in the area. During winter months it's likely only one well pump will be utilized while both pumps will likely be required during summer months. The system will be set up for automated and remote operation during normal conditions.

3. Number of employees

- a. There are zero regular employees at this site. When each pump initially turns on, there will be a "blowdown" process to manually send flows to the blowdown pond. This process can be completed by 1 or 2 employees from PWSD and can be completed in under 1 hour. This may occur a few times per year.

4. Required outside storage/parking/loading areas

- a. There is no required storage or parking for this facility. There is a vehicle pull-in area within the site fence for regular maintenance and blowdown operations. There is parking and turn around areas near the wells.

5. Permit requirements from other state, federal or local agencies

- a. The only requirements impacting this site are the SIP, USR, and Land Use permits by Lone Tree.

6. Method of providing fire protection

- a. There is no method of providing fire protection. Fire protection methods will be provided by the site developer adjacent to our site. They will provide an access location/road to replace the temporary access road proposed in the drawings as well as a potable hydrant for fire protection. There is not a nearby potable water source for easy fire protection at this site.