

Development Application

Planning Division
 9220 Kimmer Drive, Lone Tree, CO 80124
 303.708.1818 | www.cityoflonetree.com



CITY OF LONE TREE

Instructions: All sections must be completed and typed or legibly printed. All required attachments must be included. This application does not cover Building Division and Public Works submittal requirements and fees.		
Application Type		For Planning Division Use
Presubmittal	Final Plat	Project Name:
SIP	Re-Plat	Job #
SIP Amendment	Rezoning	Application Fee:
Preliminary Plan	Variance	Check/Transaction #:
Other		Date: Staff Initials:

Project Information	
Project Name:	Project Address:
State Parcel ID:	Subdivision:
Acreage:	Lot #:
Existing Zoning:	Block #:
Proposed Rezoning:	Filing #:
Project Description (submit additional sheets if necessary):	

Owner and Representative Information	
Property Owner Information	Applicant Information if Different than Owner
Name (Individual or Organization):	Name (Individual or Organization):
Mailing Address:	Mailing Address:
Phone:	Phone:
Email:	Email:



CITY OF LONE TREE

Site Improvement Plan Project Narrative & Statement of Design Intent Template

Planning Division

9220 Kimmer Drive, Lone Tree, Colorado 80124

303.708.1818 | www.cityoflonetree.com

Project Name PWSD Ridgeway Well House Design

Project # SP19-64R

Project Location 12107 Ridgeway Parkway (Temporary Address)

Date 12/03/19

Project Narrative

[ARTICLE XXVII - Site Improvement Plan \(SIP\) Project Narrative](#). The SIP process is intended to provide for development that enhances the quality of life in the City by promoting high-quality design and a strong economy, and by fostering a sustainable and healthy community. The SIP process is required to ensure the development will be in conformance with the [Comprehensive Plan](#), the [Design Guidelines](#), applicable chapters of this [Code](#) and applicable Planned Developments and Sub-Area Plans.

Using this form or a separate page(s), the applicant shall provide a written narrative describing their project. Use the following outline (Sec. 16-27-60) as a guide when formulating your narrative – please disregard sections that do not apply to your project:

1. General information.

Provide the subdivision name, filing number, planning area number when located in a Planned Development, lot and block number or street address and section, township and range if not in a subdivision, and name of project.

The temporary address, as given by Douglas County, is 12107 Ridgeway Parkway. It is located on State Parcel Number 2231-242-00-001 in the northwest quarter of Section 24, Township 6 South, Range 67 West of the 6th PM. It is located just north of Ridgeway Parkway, east of I-25 and south of the Meridian International Business Center. The site will be used for the from Parker Water and Sanitation District (PWSD), Ridgeway Well House project.

This Site Improvement Plan Application includes a Site Plan, Landscaping Plan, Grading Plan, Building Elevations, and Drainage Report.

The project does not include an irrigation plan because the proposed landscaping consists of native vegetation and will be established with truck watering and water bags. See landscape plan for further information.

The project does not include a site furnishing plan as the facility is unmanned and access is limited to PWSD employees with maintenance trucks.

The lighting plan is not included as the project will only include dark sky compliant fixtures over the three man-doors. No other exterior lighting is proposed

The erosion control plan is requested to transfer from the existing GESC to the proposed GESC.

The material and color boards will be provided prior to the planning commission meeting.

Indicate zoning of the site and the zoning and current uses of adjacent land.

Currently, the site is zoned as Planned Development. To the west is an existing electrical booster station, which is zoned Business and the land use is Institutional. The properties to the north, east and south are all currently undeveloped but are zoned for Planned Development.

2. Development impacts.

Describe overall impacts of the proposed development on adjacent lands and methods for mitigating those impacts.

Contextual and Visual Impacts:

PWSD has met with the City of Lone Tree Planning Department for two (2) preapplication meetings to ensure the adjacent properties have been taken into careful consideration when developing this Site Improvement Plan (SIP). Much of the surrounding land is undeveloped and will therefore not create any major impact to the area. The electrical substation to the west of the site is a commercial/light industrial site and so the proposed well house will be of similar use. The facility will be built on the north side of the property, behind a ridge that will obstruct the view of the facility from the road. The land to the east is proposed as similar municipal use such as City Administration and Police. The land to the north, north of the existing utility easement, is proposed as residential. To reduce the impact to the proposed residential use, the proposed project includes the following considerations: landscape screening along the northern property boundary, no lighting fixtures are proposed along the northern property boundary, all lighting fixtures are Dark Sky compliant and will result in no light pollution beyond the property boundary.

The proposed facility is unmanned and will generate limited noise as all equipment, excepting the HVAC system and emergency generator, will be located inside the well house facility. The emergency generator will only be required for use during power loss scenarios and will be housed in a sound dampening enclosure.

All exterior lighting will be dark sky compliant.

Grading and Access Impacts:

The proposed grading will best utilize existing topography. The site is proposed at the rear, north side, of the property allowing for the existing berm to reduce visibility from Ridgeway Parkway.

Access to the site will be maintained through the existing driveway to the electrical substation and does not propose any new driveway cuts along Ridgeway Parkway.

There will be minimal impacts to the traffic along Ridgeway Parkway as only PWSD employees will require access to the site for an anticipated two (2) trips per day.

3. Compliance with Intent and Approval Standards.

Describe how the development complies with the Intent (Section 16-27-10) and Approval Standards (Subsection 16-27-90(a)) of this Article.

The Ridgeway well house will keep in line with the comprehensive plan by strengthening the City of Lone Tree's water supply through PWSD and providing more access to clean, high-quality drinking water. The

design of the well house conforms to the design guidelines laid out as a part of the Ridgeway Planned Development guidelines and will be located at the back of the property with screening vegetation along the north side of the property.

The proposed project meets all setback and height limitations.

4. Development phasing.

Describe the proposed development schedule and phases of development for all proposed construction.

To meet increasing water demand, PWSD plans on beginning operation of the well houses by July of 2020. It is the intent to begin construction as soon as practical. If the early grading can begin in January, the project is anticipated to be completed in October 2020.

The wells were drilled earlier this year and are currently undergoing capacity testing and water quality analysis. Upon completion of this work, it is anticipated that work on the well house will begin.

5. Other project data.

a. Total number of employees on maximum shift when known (for parking purposes).

The equipment will be programmed to run automatically allowing for the facility to be unmanned. PWSD will require up to two (2) trips per day for operational maintenance.

b. Square footage of building.

7,211 square feet

c. Lot area.

5 acres

d. Anticipated opening date.

Startup July 2020; October 2020 completion

6. Sustainability.

Highlight ways in which the project furthers the City's environmental goals regarding sustainability. This may include a general description of the project location relative to other uses, public transit and trails; ease of travel to key destinations on foot or bicycle; water conservation and water quality measures; site layout; green building practices; or operational aspects of the use such as waste reduction, recycling or commuter trip reduction programs.

PWSD is committed to sustainability. The development of the site plan has taken into account the natural terrain, where the building is proposed on the rear of the lot, northeast corner, lot behind a naturally occurring ridge to prevent levelling the surface. Natural drainage and grading will be used where possible and flows from the well house are being controlled so as not to upset the local environment.

The lighting is proposed as dark sky compliant to reduce impacts to surrounding properties as well as reduce electric needs.

7. Variances if applicable.

For those SIPs for which a variance from the standards in this Chapter, the Design Guidelines or Sub-Area Plans is requested, the narrative shall also explain the need for the variance. (Public notice may be required, see Section 16-26-60).

No variances are being requested for this project.

Statement of Design Intent

Please describe how the project meets the intent of the [City of Lone Tree Design Guidelines](#), including the city's Core Design Principles (p. 11). If the project is located within a Planned Development that is governed by additional design standards or guidelines, please address how the project satisfies the intent of those standards and guidelines as well.

Please use the outline below as a guide in formulating your response. You may also use this opportunity describe particular strengths, unique features, sustainable practices, or innovations that distinguish the design of the project, as well as any particular opportunities or challenges that should be considered. This Statement of Design Intent is intended to encourage thoughtful consideration of design guidelines and to give project reviewers and decision makers a more thorough understanding of the project.

1. Overall Design Concept.

Briefly describe the use and overall concept for the project as a whole.

The Ridgeway Well house will be a groundwater well house that will be capable of treating up to 5 million gallons per day (MGD) of groundwater from the Denver, Dawson, and Arapahoe aquifers. It will provide finished drinking water for Parker Water and Sanitation District customers.

The facility includes a 7,200 square foot well house, three onsite wells, and associated access drives. Inside the well house water will be treated with SeaQuest, a phosphate blend used to control iron and manganese levels, and Sodium Hypochlorite as primary disinfection. Water will then flow to a below-grade disinfection contact basin to provide contact time for disinfection. A liquid ammonium sulfate (LAS) basin will provide a feed of LAS and sufficient mixing as a residual disinfection method. A series of four high service pumps will then pump water to an existing distribution line for the PWSD system and Canyons community. In addition to the process equipment required for treatment, sufficient chemical storage will also be provided within the facility. The proposed development will include a main facility building, a detention pond, groundwater wells and a gravel well access pad, and a paved access road and loading areas to service the building. Both the building and the access road will be enclosed by an ornamental security fence.

2. Context and Site.

Describe how the project relates functionally and visually to the context of the surrounding area. Consider issues of form and character, the natural environment, vehicular and pedestrian access and circulation, etc.

Currently the surrounding area is undeveloped, however, the well house will be placed behind a ridge to shelter it from view from Ridgeway Parkway and not disturb the natural terrain as much as possible and a landscape buffer along the north. Since the site will only be accessed by PWSD employees, there will be minimal impacts to vehicular traffic and there will be no pedestrian access.

3. Public Realm.

Describe how the project contributes to an inviting, safe and functional public realm. Consider public spaces, street/sidewalk – level experience, lighting, landscaping, and signage.

The well house will provide high-quality, clean drinking water to the residents of Lone Tree within PWSD. The well house will also be sheltered from view and designed to blend into the surroundings as much as practical.

4. Architectural Design.

Describe how the architectural design contributes to the unique qualities of the area and how design concepts result in a unified, functional and high-quality design. Consider building form and composition, façade composition and articulation, and materials, colors, and lighting.

The new wellhouse building has been designed with elements to respect the residential nature of the surrounding future housing developments while still meeting the requirements of an industrial building to be durable, functional and low maintenance over the long life of the facility. The building exterior reflects a rural agricultural look with a gabled roof broken up with additional dormers that vary in size to reduce the scale of the overall building. The exterior walls include a mix of three textures and colors with patterns that break up the wall façade lengths both horizontally and vertically. The exterior of the building will be constructed of pre-cast concrete panels that have a cast finished face that mimics the size and pattern of masonry units with a cast color and texture that also will match a masonry block. The roof dormers will have a vertical standing seam metal siding with ‘truss’ detail accents to bring in the ‘farmhouse’ style. Additional similar detail elements will include longer roof overhangs supported by roof eave brackets and canopies over the doors. The roof will be a pre-finished standing seam metal panel. Windows into the facility are minimized but are provided to allow for some natural light as well as to break up the facades of the building. All colors have been chosen to provide a muted earth tone finish that blend into the surrounding areas and respect the neighboring environment. These colors have been coordinated with Ridgeway DRC to match the recently approved 1st Street Lift Station.

Owner/ Applicant Contact Information

Name: Jenna Barker, P.E.
Business: Parker Water and Sanitation District
Address: 18100 E Woodman Dr
Parker, CO 80314
Phone: 720-842-4254
Email: JBarker@pwsd.org

Engineering Consultant Contact Information

Name: Michael Saxton, P.E.
Business: Tetra Tech, Inc
Address: 1560 Broadway, Suite 1400
Denver, CO 80202
Phone: 303-825-5999
Email: michael.saxton@tetrattech.com

**RIDGEGATE WELL HOUSE
WELL SITE RRC 6
RIDGEGATE PLANNED DEVELOPMENT 5TH AMENDMENT
PLANNING AREA 31, INSTITUTIONAL
28 ACRES
SIP SP19-64R**

APPROVAL CERTIFICATE:

APPROVAL CERTIFICATE
THIS SIP HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN
ACCORD WITH CITY REGULATIONS, AS APPROVED BY THE CITY ON
[DATE _____].

BY: _____ (PRINTED NAME)
TITLE: COMMUNITY DEVELOPMENT DIRECTOR

(SIGNATURE) _____ (DATE)

BY: _____ (PRINTED NAME)
TITLE: DIRECTOR OF PUBLIC WORKS
OR HIS/HER DESIGNATED REPRESENTATIVE

(SIGNATURE) _____ (DATE)

BY: _____ (PRINTED NAME)
TITLE: MAYOR

(SIGNATURE) _____ (DATE)

THE OWNER(S) OF THE LANDS DESCRIBED HEREIN, HEREBY AGREE(S) (1)
TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN
ACCORDANCE WITH THIS APPROVED SITE IMPROVEMENT PLAN AND IN
COMPLIANCE WITH CHAPTER 16 OF THE LONE TREE MUNICIPAL CODE
AND THAT (2) THE HEIRS, SUCCESSORS AND ASSIGNS OF THE
OWNER(S) REPRESENTATIVE(S) BELOW INDICATE THAT ANY
REQUIRED AUTHORIZATIONS TO ENTER THIS AGREEMENT, INCLUDING
ANY CORPORATE AUTHORIZATIONS, HAVE BEEN OBTAINED.

(NAME OF OWNER)

(SIGNATURE OF OWNER)

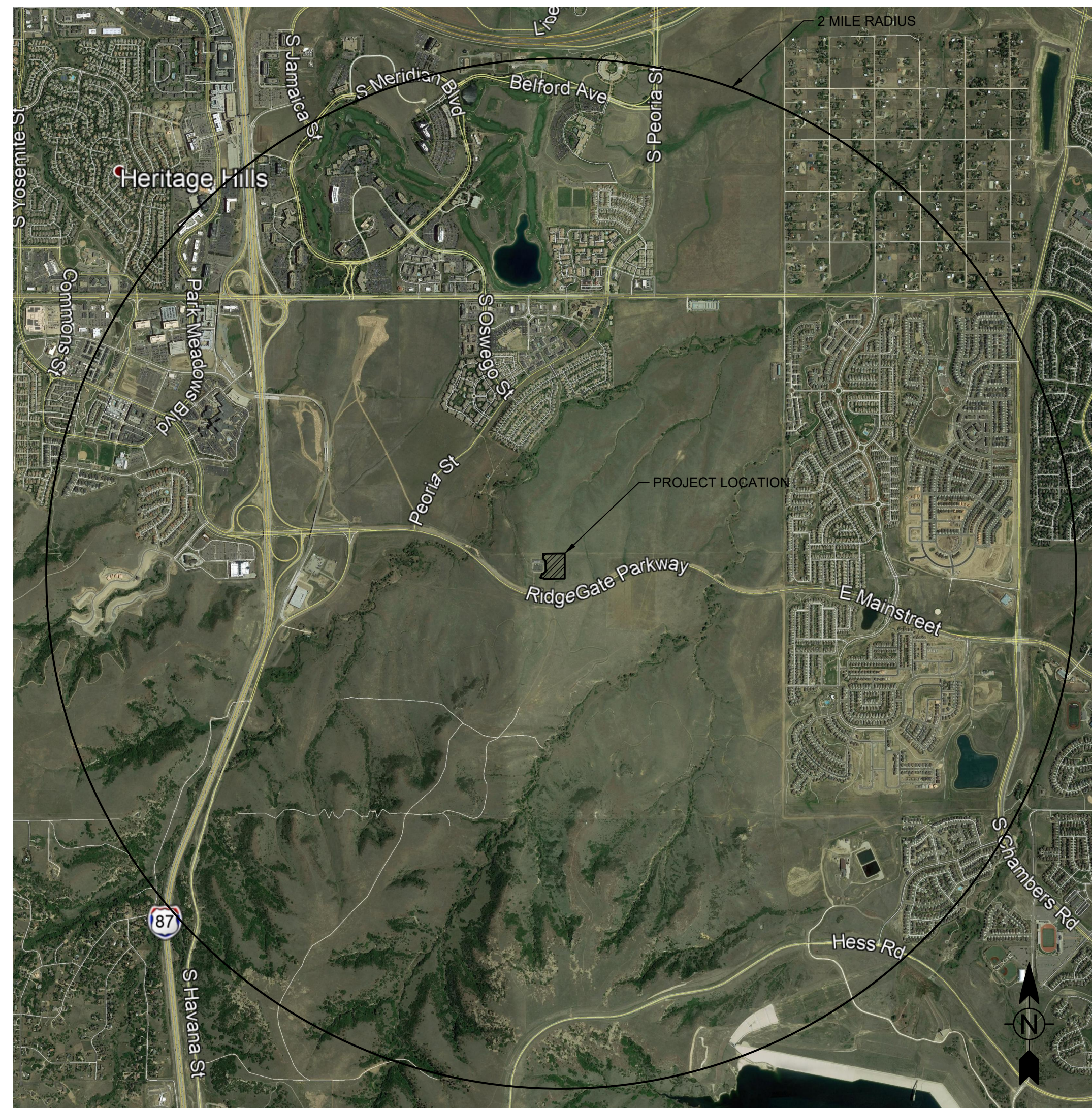
(PRINTED NAME AND TITLE)

STATE OF _____ COUNTY OF _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____
BY _____

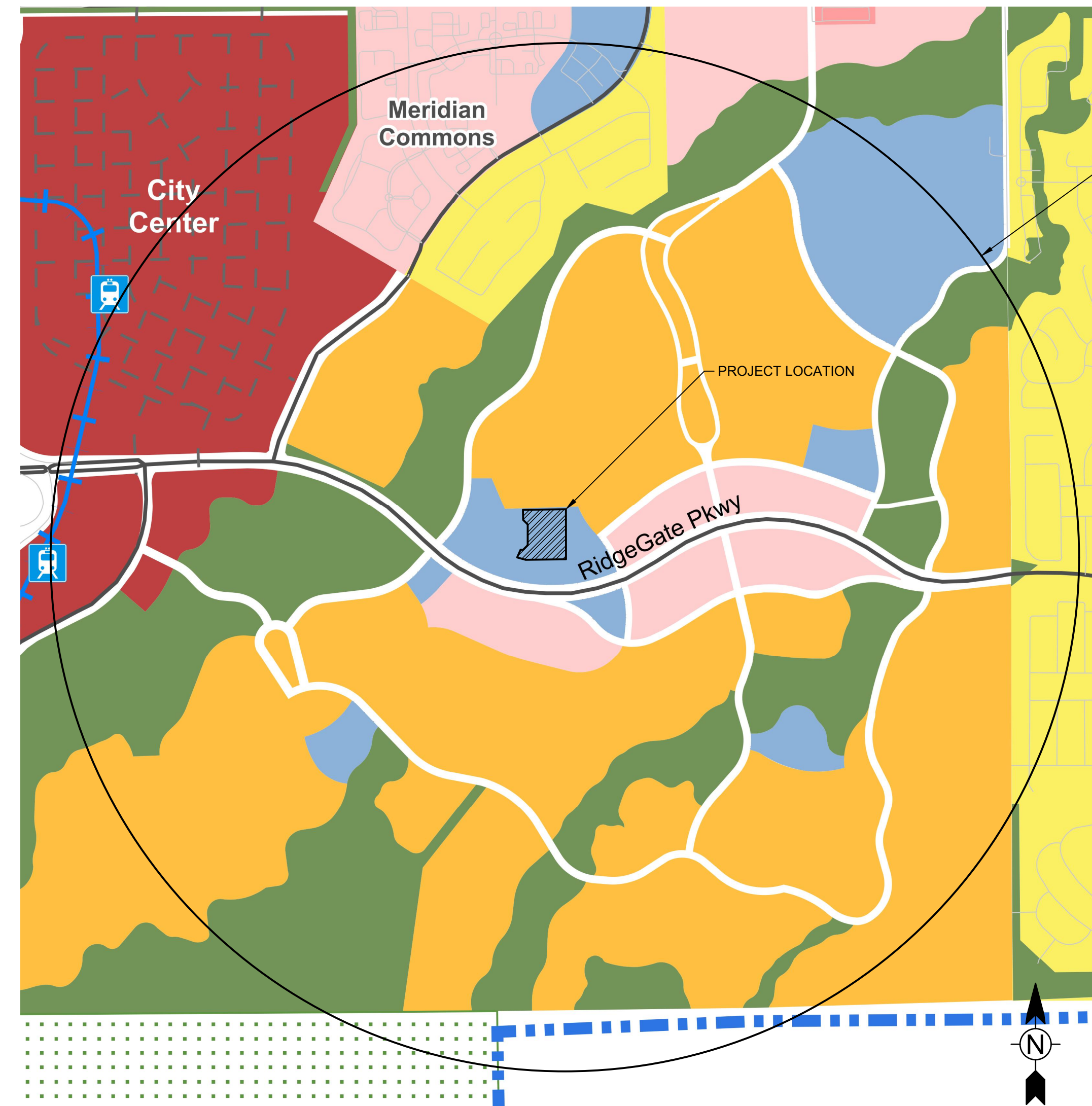
Sheet List Table	
Sheet Number	Sheet Title
1 of 10	COVER SHEET
2 of 10	SITE PLAN
3 of 10	LANDSCAPE PLAN
4 of 10	GRADING PLAN
5 of 10	UTILITY PLAN
6 of 10	LIGHTING/PHOTOMETRIC DETAILS
7 of 10	3D VIEWS
8 of 10	EXTERIOR ELEVATIONS
9 of 10	EXTERIOR ELEVATIONS
10 of 10	MATERIALS SAMPLE BOARD

VICINITY MAP



0 1000' 2000' 4000'
SCALE: 1" = 2000'

PLANNED DEVELOPMENT MAP



0 500' 1000' 2000'
SCALE: 1" = 1000'

SITE DATA TABLE:

ITEM	SQUARE FOOTAGE	% OF GROSS
GROSS SITE AREA	217,800	100%
BUILDING FOOTPRINT	7,207	3%
PARKING/ROADS (INCLUDING PLANTED INTERIOR PARKING ISLANDS)	40,301	19%
LANDSCAPED AREA (EXCLUDING PLANTED INTERIOR PARKING ISLANDS, TRAILS AND WALKS)	83,051	38%
NATURAL AREAS (NOT INCLUDED IN THE REQUIRED LANDSCAPED AREA)	83,077	38%
IMPERVIOUS SURFACE	47,508	22%
ITEM	SQUARE FOOTAGE	
BUILDING SIZE		
MAXIMUM HEIGHT (AS MEASURED BY THE CITY'S BUILDING CODE)	29.50 FT	
TOTAL FLOOR AREA (SEE DEFINITION OF FLOOR AREA IN ARTICLE XXXVI)	6,800 SQ. FT.	

ITEM	SPACES REQUIRED	
PARKING		
REQUIRED	0	
PROVIDED	0	
BICYCLE PARKING		
REQUIRED	0	
PROVIDED	0	



www.tetratech.com
1560 BROADWAY, SUITE 1400
DENVER, CO 80202
TEL: 303.825.5999 FAX: 303.825.0642

PRELIMINARY

NOT FOR
CONSTRUCTION

BY	DATE	DESCRIPTION

PARKER WATER & SANITATION DISTRICT
RIDGEGATE WELL HOUSE DESIGN
COVER SHEET

PROJ: 200-133856-19001
DESN: AJM
DRWN: AJM
CHKD: MBS

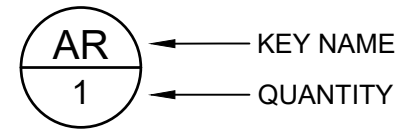
PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	GK	1	Gymnocladus dioica	Kentucky Coffee Tree	2 1/2" B&B	B&B
	JS	9	Juniperus scopulorum	Rocky Mountain Juniper	6' Ht.	B&B
	PN	6	Pinus nigra	Austrian Pine	8' Ht.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	FP	8	Fallugia paradoxa	Apache Plume	5 gal.	Pot

TOTAL SITE AREA: 217,800 SFT
 TOTAL PLANTED AREA: 167,351 SFT

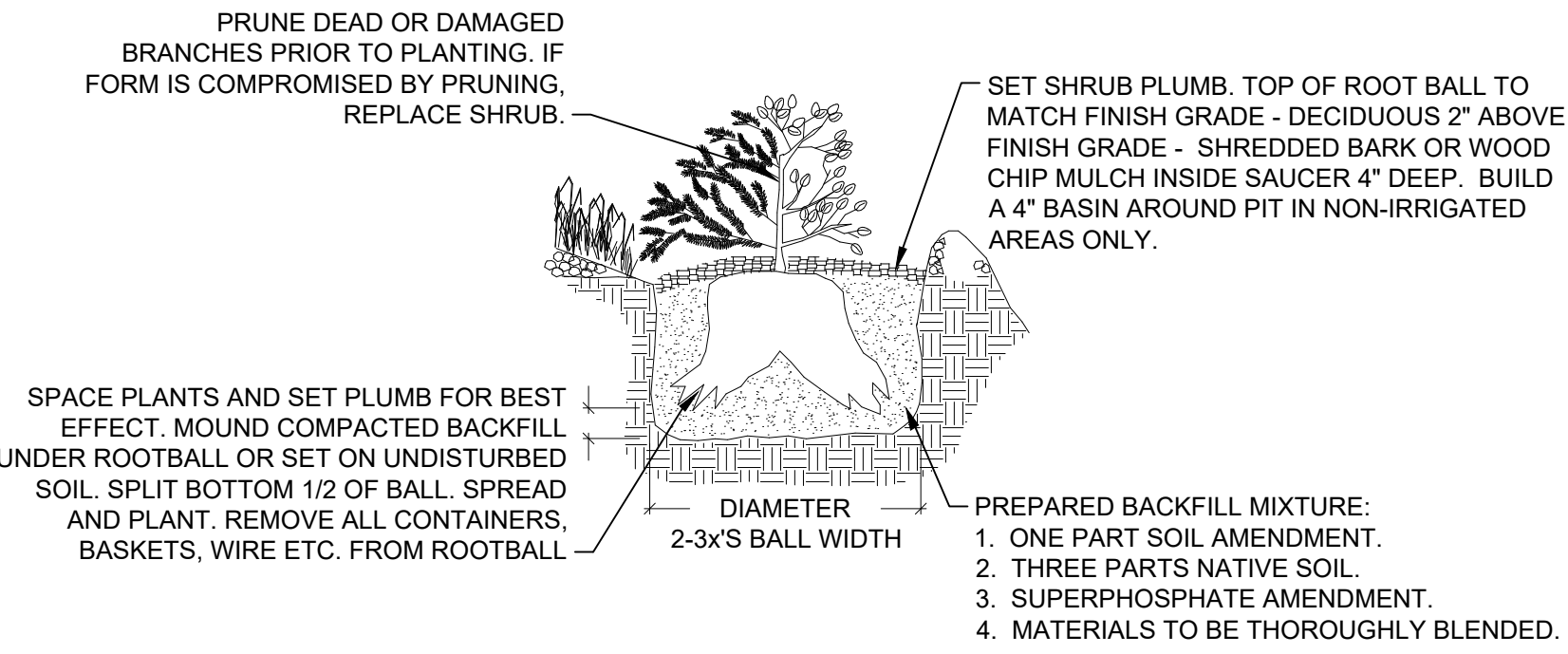
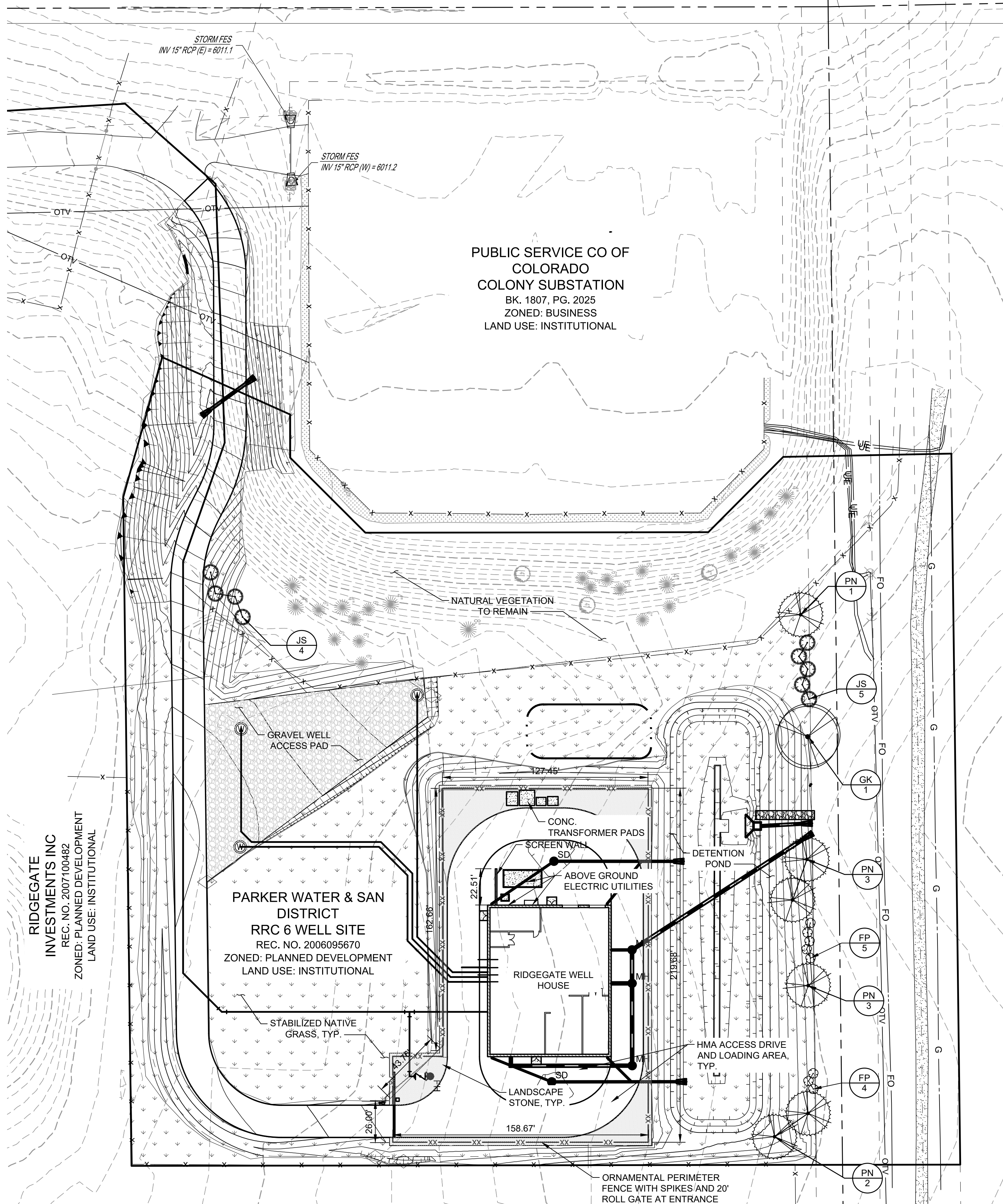
NOTES:

- THE CONTRACTOR SHALL FIELD STAKE LOCATIONS OF ALL PROPOSED LANDSCAPE MATERIAL FOR REVIEW BY OWNER'S REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST LOCATIONS OF PLANT MATERIAL PRIOR TO INSTALLATION.
- REFER TO PLANTING SCHEDULE ON THIS SHEET FOR PLANT IDENTIFICATION AND PLANTING REQUIREMENTS. REFER TO SPECIFICATIONS FOR INSTALLATION, MAINTENANCE AND GUARANTEE REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF PLANT MATERIAL WITH ALL OTHER TRADES.
- ALL AREAS DISTURBED DURING CONSTRUCTION NOT PAVED, PLANTED OR OTHERWISE CONSTRUCTED SHALL BE RESTORED WITH AN APPROVED NATIVE GRASS MIX. SEE SPECIFICATIONS FOR REQUIREMENTS.
- IRRIGATION OF VEGETATION SHALL BE COMPLETED BY A WATER TRUCK 1-2 TIMES PER WEEK DURING THE FIRST 2 GROWING SEASONS. TREES AND SHRUBS SHALL BE WATERED WITH A SLOW RELEASE WATERING BAG. SEE SPECIFICATIONS FOR PRODUCT REQUIREMENTS.

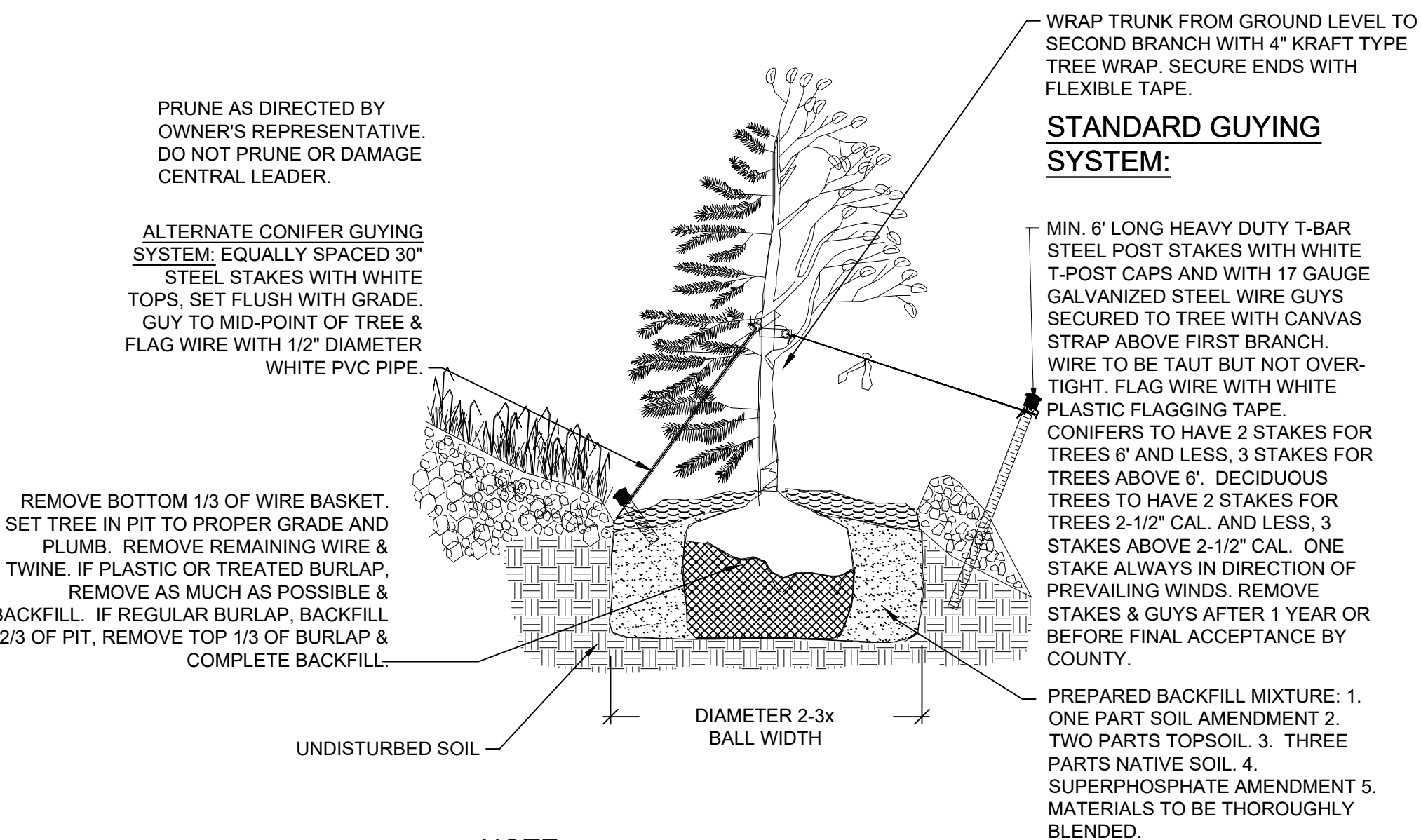
PLANTING SYMBOL LEGEND



RIDGEGATE WELL HOUSE
WELL SITE RRC 6
RIDGEGATE PLANNED DEVELOPMENT 5TH AMENDMENT
PLANNING AREA 31, INSTITUTIONAL
28 ACRES
SIP SP19-64R



SHRUB PLANTING DETAIL
 NTS



NOTE:

- SET ROOT BALL OF ALL TREES 2" ABOVE GRADE IN NON-IRRIGATED AREAS. MODIFY IF SOIL CONDITIONS PER COUNTY STANDARDS. INSTALL A 5" HIGH BERM AROUND TREES TO CREATE A WATERING BASIN. LEAVE BERM & MULCH IN NON-IRRIGATED AREAS.

TREE PLANTING DETAIL
 NTS

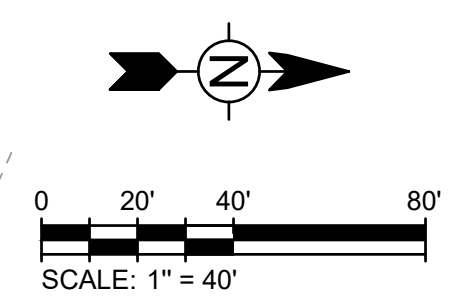
PRELIMINARY
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BY	MARK	DATE	DESCRIPTION

PARKER WATER & SANITATION DISTRICT
 RIDGEGATE WELL HOUSE DESIGN
LANDSCAPE PLAN

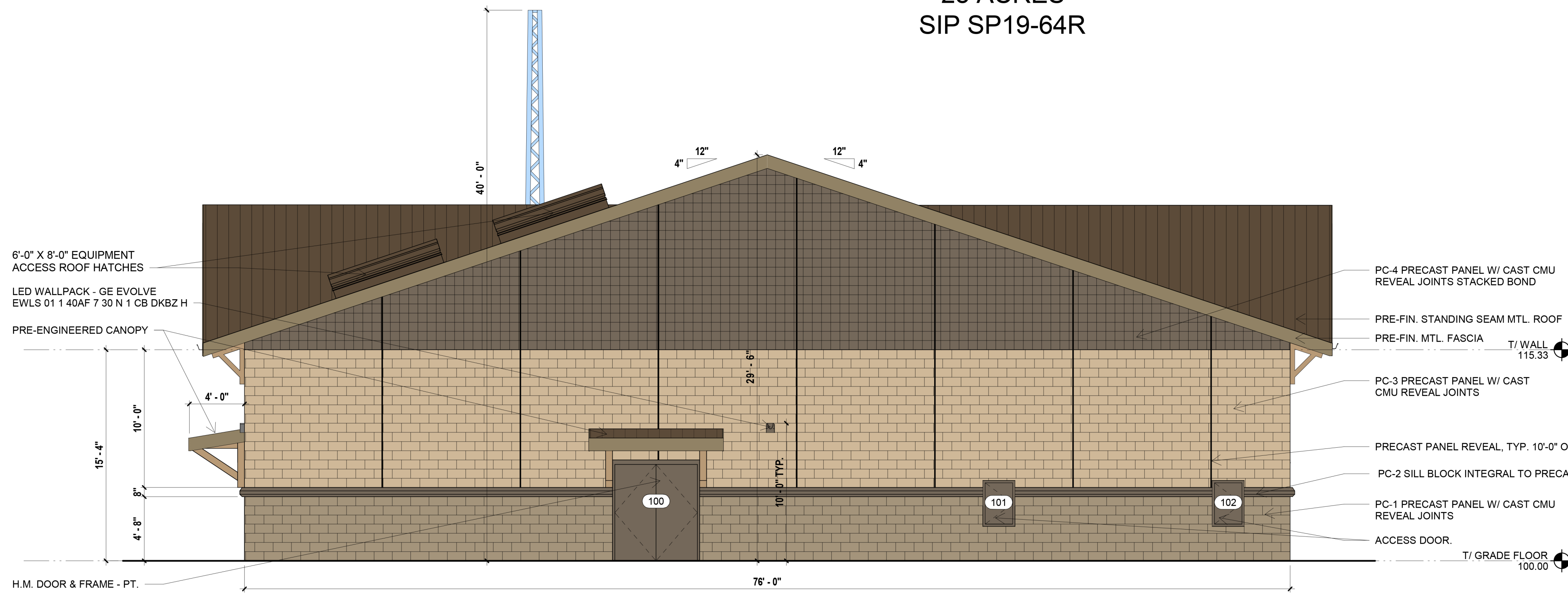
PROJ: 200-133856-19001
 DESN: AJM
 DRWN: AJM
 CHKD: MBS

12/20/2019 3:14:56 PM - O:\PROJECTS\DENVER\133856\200-133856-19001\CAD\SHEETFILES\SIPRIDGEGATE3 LANDSCAPE PLAN.DWG - MURDICK, AMY

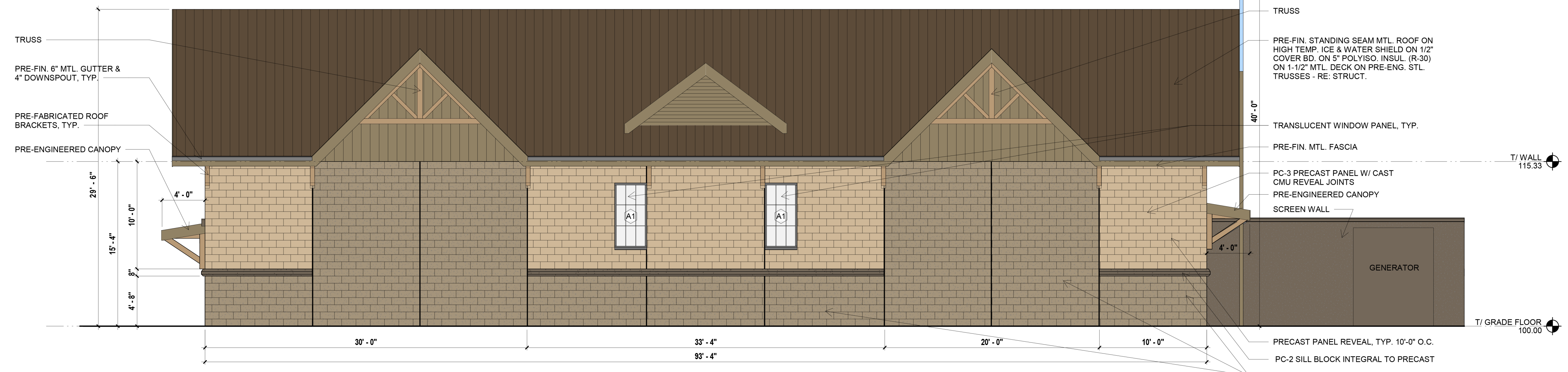


Bar Measures 1 inch, otherwise drawing not to scale

RIDGEGATE WELL HOUSE
WELL SITE RRC 6
RIDGEGATE PLANNED DEVELOPMENT 5TH AMENDMENT
PLANNING AREA 31, INSTITUTIONAL
28 ACRES
SIP SP19-64R



1 WEST ELEVATION
 SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"

COLOR MATERIAL LEGEND	
EXTERIOR	
PC-1:	PRE-CAST CONC. PANEL W/ CMU 8X16 REVEAL JOINT - SPLIT FACE TEXTURE - NAWTONE MINERAL STAIN TO MATCH BEST BLOCK #329 SEQUOIA
PC-2:	PRE-CAST CONC. PANEL - NAWTONE MINERAL STAIN TO MATCH SHERWIN WILLIAMS SW 7033 BRAINSTORM BRONZE
PC-3:	PRE-CAST CONC. PANEL W/ CMU 8X16 REVEAL JOINT - GROUND FACE TEXTURE - NAWTONE MINERAL STAIN TO MATCH BEST BLOCK #5447
PC-4:	PRE-CAST CONC. PANEL W/ CMU 8X8 REVEAL JOINT - GROUND FACE TEXTURE - NAWTONE MINERAL STAIN TO MATCH BEST BLOCK #733 PADRE REDSTONE
DOORS AND FRAMES: PAINT - SHERWIN WILLIAMS SW 7033 BRAINSTORM BRONZE	
STANDING SEAM METAL ROOF: BERRIDGE MEDIUM BRONZE	
ROOF FLASHING: BERRIDGE SIERRA TAN	
METAL VERTICAL STANDING SEAM SIDING: BERRIDGE BUCKSKIN	

PRELIMINARY
 NOT FOR
 CONSTRUCTION

BY	DATE	DESCRIPTION

PARKER WATER & SANITATION DISTRICT
 RIDGEGATE WELL HOUSE DESIGN
EXTERIOR ELEVATIONS

PROJ:	200-133856-19001
DESN:	
DRWN:	
CHKD:	

Bar Measures 1 inch, otherwise drawing not to scale

11/7/2019 3:59:08 PM - P:\19018-PWSD WELLHOUSES\DWGS\CAD\IG-BS-24X36VT_SIP-R.DWG - MICHELLE RUBIO

