

September 14, 2026

City of Fountain Planning Department  
2880 International Circle  
Colorado Springs CO, 80910  
(719) 327-2880

**Fountain Tracking Number # SP-26-006**

**Kroger Spoke – Site Development Plan | 702 Bandle Drive, Fountain, CO 80817**

**Please see below for responses to the plan review comments provided by your department. We have provided an itemized list of the comments with responses below it. Please refer to the attached drawings with revision clouds in response to the comments.**

**Feel free to contact me directly if you have any questions or require anything else.**

**Sincerely,**

**Maria Socorro**

***Architectural Designer III***

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**P: 832-653-3335**

**CITY OF FOUNTAIN PLANNING**

**56. Planning B: (Page 1) G-000 Cover Page**

**Need cover sheet details of land uses size of building setbacks impervious area, need a clear site plan with setbacks to the building.**

**Response:** Site data table is on sheet C-201 I have added to cover sheet as well. This has impervious area. Building SF has been added to sheet C-201. Setbacks have been added to sheet C-100.

**54. Planning B: (Page 11) C-201B Detailed Staking and Layout Plan**

**Work out requirements for arch regs on Dockzilla, maybe admin relief.**

**Response:** The proposed Architectural solution was discussed and agreed upon during preliminary discussion with the City of Fountain. The proposed buildings were designed to integrate seamlessly with the established character of the Fountain Business Park.

To ensure the new structures complement the existing industrial context, the pre-manufactured office & Dockzilla units will have a customize Façade. This includes the installation of high-quality architectural skirting to create a permanent, finished appearance and a color palette selected to match the primary building within the park. Additionally, entry canopies will be added to provide covered access and improvement of the appearance of the office building. Both buildings sets are currently under permitting at state level with the housing department (DOH) and will subsequently be reviewed by the Pikes Peak Regional Building Department (PPRBD)

55. **Planning B: (Page 15) C-203 Utility Plan**  
**Consider lining the approach to the Dockzilla with trees in lieu of arch requirements**

**Response:** While architectural requirements were requested by the City of Fountain at the project's onset, using trees to line the approach in lieu of these standards was not part of those initial discussions.

Instead, the agreed-upon solution for the pre-manufactured office and the Cross-dock building (Dockzilla) were designed to have a customized Façade. The design features high-quality architectural skirting to create a permanent, finished appearance, paired with a color palette specifically selected to match the primary building within the industrial park. Additionally, entry canopies will be installed to provide covered access and enhance the overall appearance of the office building. The Dockzilla buildings are approved by the DOH and the Office building is currently undergoing permitting at state level with the housing department. Both will subsequently be reviewed by Pikes Peak Regional Building Department (PPRBD)

#### CITY OF FOUNTAIN WATER

49. **Please add Water Notes to the plans:**
1. **All pipes, service lines and appurtenant installations shall be installed with 6 Ga. Coated copper tracer wire affixed every 3 feet.**
  2. **All pipes and service lines should be installed with a minimum cover of 4' and maximum of 5'.**
  3. **All Gate Valves and Fire Hydrants shall open to the Left.**
  4. **All public water service lines shall be HDPE DR-7 200 PSI minimum, IPS size, utilizing compression fittings with steel stiffeners.**
  5. **Water service Corporation Stops and Curb Stops shall be manufactured by Ford Meter Box Co.**
  6. **Service line connections to PVC mains shall utilize Stainless Steel band tapping saddles manufactured by Ford or Romac.**
  7. **All PVC water mains shall be AWWA C900 DR-14.**
  8. **All new Fire Hydrants are preferred to be AVK Series 2780 'nostalgic' style dry barrel.**
  9. **All pipe joints on fire hydrant laterals and private fire sprinkler lines shall utilize MJ bell restraints.**
  10. **All pipe fittings shall be made of ductile iron complying with AWWA C153 and shall be affixed to a magnesium anode and be wrapped in polyethylene sheeting.**
  11. **All water mains and public portions of water service lines shall be bedded with select material from 6" to 12" above the pipe in accordance with Class C bedding.**
  12. **When crossing sanitary or storm sewer facilities, all potable water facilities shall cross above the conflicting utility with 18" of vertical clearance from OD to OD. When this is not feasible, or differing conditions are encountered in the field, the Water Inspector shall be informed and additional protective and/or containment measures will be required at the Owner's expense.**
  13. **The Contractor is responsible for conducting, and supplying all equipment for, the Bacteriological and Pressure Acceptance testing of all new water mains, to be performed under the supervision of the City's Water Inspector. Pressure testing of Fire Sprinkler Lines shall be coordinated with the City of Fountain Fire Marshal.**

**Response:** Notes have been added to sheet G-001 under "City of Fountain Water Notes"

- 38. COF Water B: (Page 15) C-203 Utility Plan**  
Add pipe description from tap to curb stop valve: SDR7 HDPE.

**Response:** Pipe Description Added.

- 39. COF Water B: (Page 15) C-203 Utility Plan**  
Add pipe description from curb stop valve to 3/4x1 reducer.

**Response:** Pipe Description Added

- 40. Engineer B: (Page 15) C-203 Utility Plan**  
Add pipe description.op

**Response:** Pipe Description Added

- 41. Planning B: (Page 15) C-203 Utility Plan**  
Remove "all" bends, does not require to use fittings on a 1" copper piping.

**Response:** Bend callouts have been removed.

- 42. Planning B: (Page 15) C-203 Utility Plan**  
Remove

**Response:** Pipe bends have been removed.

- 43. Planning B: (Page 15) C-203 Utility Plan**  
Add Curb Stop to the description, before VALVE.

**Response:** Curb Stop has been added to description as requested.

- 44. Planning B: (Page 15) C-203 Utility Plan**  
Add Pit to the description after WATER METER.

**Response:** Pit has been added to description

- 45. Planning B: (Page 15) C-203 Utility Plan**  
Add description.

**Response:** Description is shown in the utility insert A, on Sheet C-203

- 48. COF Water B: (Page 15) C-203 Utility Plan**

**CITY OF FOUNTAIN WATER UTILITY TECHNICAL PROJECTS REVIEW** The Project Documents that this endorsement is affixed to have been reviewed by the Water Utility staff

for conformance to the Water Utility Distribution System Design and Construction Specifications and Standards, as defined in the City of Fountain Ordinance Number 1664. This review does not amend the Colorado Statutory responsibilities of the Design Professional who prepared these documents and is valid only for the set of documents dated \_\_\_\_\_. Any revisions later than that date require Water Utility review independent of this review. Any conditions not addressed in these documents are subject to the Water Standards. The Water Utility is not responsible for the layout or construction methodology employed by the contractor in executing these documents. Reviewed By:

\_\_\_\_\_  
\_\_\_\_\_  
Signature  
Date: \_\_\_\_\_ Lettered Name:

**Response:** Statement added to sheet C-203

46. Planning B: (Page 27) C-407 Construction Details  
Wrong drawing, use DWG-37 Saddle tap detail for 3/4" thru 2".

**Response:** Detail has been updated.

47. Planning B: (Page 27) C-407 Construction Details  
Wrong drawing, please remove drawing and refer to DWG-38 that is on this page.

**Response:** Left detail on plans for reference to other valves throughout the site that are not part of the curb stop or tapping. Referenced dwg 38 for curb stop valve.

50. Planning B: (Page 27) C-407 Construction Details  
Remove drawing not needed.

**Response:** Detail removed.

#### OUTSIDE AGENCIES

51. Callout B: (Page 15) C-203 Utility Plan  
Move 2-way clean-out to outside of building.

**Response:** 2-way clean out has been called out. This was always the intention but call out was left off.

52. Text Box B: (Page 15) C-203 Utility Plan  
Add FSD signature block, see website.

**Response:** FSD Signature block has been added.

53. Callout B: (Page 26) C-406 Construction Details  
Change FSD detail to dwg-05.

**Response:** Detail has been updated