



Community Services Planning Department

116 South Main St, Fountain, CO 80817

Phone: 719-322-2000 Fax: 719-322-2001

Applicant Name: Mike Abele
Applicant Company: Stratus Team, LLC/Morris & Associates
Applicant Email: mike.abele@stratusteam.com
Project Name: [Kroger Fulfillment Center - Site Development Plan](#)
Project ID Number: 2011731

Sunday, August 16, 2026

Dear Mike Abele:

The City of Fountain has completed its review of the Kroger Fulfillment Center - Site Development Plan for the property generally located at 702 BANDLEY DR. The following are items that need to be corrected and/or modified. Once you have made the revisions, please resubmit all project documents through the project portal, using the 'Review and Resubmit' button provided on your project page. Please provide a response to all comments as part of the resubmittal process. You can "reply" on the "response tab".

This concludes the review comments on the drawings and documents for the above project. Should you have any questions, please feel free to contact the comment author at the information provided.

Per Section 16.08.110 and Section 17.02.100 of the Fountain Municipal Code. Applications become inactive and are considered abandoned when additional information is required and not submitted or re-submitted within six months or 180 days of the date of this letter.

Pursuant to Resolutions 22-023 and 26-017, projects requiring more than three (3) engineering or planning reviews will incur additional fees. Fees are assessed **per department** at \$100 per review beyond the third. For example, a fourth review is \$400 per department; if both Planning and Engineering require a fourth review, the total additional fee would be \$800.

Sincerely,

The City of Fountain
Plan Review Team

General Issues

20. Economic Development Comment

City of Fountain Wade Broadhead 719-322-2000 wbroadhead@fountaincolorado.org	EDC/URA Commentary: The property lies within the Enterprise Zone as administered by El Paso County. The project must pre-certify before cost-expenditures to realize the full value of the Enterprise Zone incentive rebates. The property is a stand-alone tax-increment district under its Bandley Urban Renewal Designation. This designation avails only a Use Tax, Tax Sharing Agreement incentive at the determination of the private developer in a formal request to the Fountain Urban Renewal Authority. The Economic Development Commission has advocated for the 147 new job creation, existing 1700 jobs preservation, and potential to draw in new economic vitality traffic generation in both Olde Town and Gateway business corridors of the community.
Stratus Team, LLC/Morris & Associates Mike Abele 8323345000 mike.abele@stratusteam.com	<u>Enterprise Zone</u>: Correct, we will be pre-certifying this location prior to incurring eligible costs or hiring in order to capture the full benefit. Kroger is currently coordinating with El Paso County on this. <u>Urban Renewal / Use Tax Sharing</u>: The Kroger team has already had multiple discussions and negotiations on this topic with the Economic Development department. This is not tied to the lease or the landlord. Kimberly Bailey (former ED Director) already had the FURA approve the Use tax exemption.

56. Planning B

City of Fountain
Wade Broadhead
719-322-2000
wbroadhead@fountaincolorado.org

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

Kroger Spoke - Permit Set thru MOD03.pdf (Page 11) [11] C-201B DETAILED STAKING AND LAYOUT PLAN

54. Planning B

City of Fountain
Wade Broadhead
719-322-2000
wbroadhead@fountaincolorado.org

work out requirements for arch regs on dockzilla, maybe admin
relief

Kroger Spoke - Permit Set thru MOD03.pdf (Page 15) [15] C-203 UTILITY PLAN

55. Planning B

City of Fountain
Wade Broadhead
719-322-2000
wbroadhead@fountaincolorado.org

consider lining the approach to the dockzilla with trees in lieu of
arch requirements

City of Fountain Planning

General Issues

13. ADA Accessibility Note

City of Fountain
Tejali Mangle
719-322-2000
tmangle@fountaincolorado.org

Add the following ADA Accessibility Note to the plans:

The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specification and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Fountain does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws.

Stratus Team, LLC/Morris &
Associates
Mike Abele
8323345000
mike.abele@stratusteam.com

ADA Accessibility note added to sheet C-201A.
[Edited By Mike Abele]

14. Landscaping Plan Notes

City of Fountain
Tejali Mangle
719-322-2000
tmangle@fountaincolorado.org

Add the following City of Fountain landscape note:

- Any changes made to the landscape plan requires City of Fountain approval.
- All landscaping shall be reasonably maintained, and any plant material shall be replaced within thirty (30) days of its demise or by an agreed upon date if seasonal conditions prohibit replacement within the thirty (30) day time requirement.
- The maintenance of landscaping in the public right-of-way in all zoning districts shall be the responsibility of the abutting property owner.

Stratus Team, LLC/Morris &
Associates
Mike Abele
8323345000
mike.abele@stratusteam.com

Notes have been added as required to comply.

15. Property Owner Acknowledgment

City of Fountain
Tejali Mangle
719-322-2000
tmangle@fountaincolorado.org

1. Please add the following Property Owner Acknowledgement Statement on the cover sheet. This statement may remain unsigned until the plans are in their complete and final form to be approved by City staff.

Legal Description
Insert here

Property Owner Acknowledgement

[Insert name of owner(s)], being the owner(s) of the land described herein have caused said land to be site planned under the name of *[insert name of development]*. All conditions, terms, and specifications designated or described on this document shall be binding on the owners, their heirs, successors and assigns.

No changes may be made to this site development plan without City approval. Minor changes to the site development plan may be approved administratively by the City Planning Department. Major changes to this site development plan, especially deletions of approved items or substantial changes in building location shall be subject to the same application, review and appeal processes applicable to the original site development plan. Engineering, grading, and construction plans are not part of this approval.

In witness whereof, we have hereunto set our hands and seals this _____ day of _____, 20__.

[property owner]

Notary Certificate

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this _____ day of _____,
20__, by _____(name and title)

My Commission expires: _____

Address of Notary:_____

Notary Public

Stratus Team, LLC/Morris &
Associates
Mike Abele
8323345000
mike.abele@stratusteam.com

Property owner acknowledgement statement has been added to the cover page.

16. Signage Note

City of Fountain
Tejali Mangle
719-322-2000
tmangle@fountaincolorado.org

Please add the following note: Note: Signage is not reviewed as part of the site development plan and will require a separate sign permit application.

Stratus Team, LLC/Morris &
Associates
Mike Abele
8323345000
mike.abele@stratusteam.com

Signage note added to sheet C-201A.

17. Light Pole

City of Fountain
Tejali Mangle
719-322-2000
tmangle@fountaincolorado.org

Light poles shall not exceed 25 feet.

Stratus Team, LLC/Morris &
Associates
Mike Abele
8323345000
mike.abele@stratusteam.com

Note added to sheet C-203.

18. Main Building Elevations

City of Fountain
Tejali Mangle
719-322-2000
tmangle@fountaincolorado.org

Elevations for all sides must be provided for review. Architectural standards cannot be reviewed with incomplete elevations.

Stratus Team, LLC/Morris &
Associates

All four sides of building elevation provided as required to comply.

Mike Abele
8323345000
mike.abele@stratusteam.com

City of Fountain Water

General Issues

49. City of Fountain Water Notes

City of Fountain
Danny Lopez
719-322-2000
danny@fountaincolorado.org

Please Add the following Water Notes to the plans:

City of Fountain Water Notes

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 shall 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.

38. COF Water B

City of Fountain
Danny Lopez
719-322-2000
danny@fountaincolorado.org

Add pipe description from tap to curb stop valve: SDR7 HDPE.

39. COF Water B

City of Fountain
Danny Lopez
719-322-2000
danny@fountaincolorado.org

Add pipe description from curb stop valve to 3/4x1 reducer.

40. Engineer B

City of Fountain
Danny Lopez
719-322-2000
danny@fountaincolorado.org

Add pipe description.

41. Planning B

City of Fountain
Danny Lopez
719-322-2000
danny@fountaincolorado.org

Remove "all" bends, does not require to use fittings on a 1" copper piping.

42. Planning B

City of Fountain
Danny Lopez
719-322-2000
danny@fountaincolorado.org

Remove

43. Planning B

City of Fountain
Danny Lopez
719-322-2000
danny@fountaincolorado.org

Add Curb Stop to the discription, before VALVE.

44. Planning B

City of Fountain
Danny Lopez
719-322-2000
danny@fountaincolorado.org

Add Pit to the description after WATER METER.

45. Planning B

City of Fountain
Danny Lopez
719-322-2000
danny@fountaincolorado.org

Add description.

48. COF Water B

City of Fountain
Danny Lopez
719-322-2000
danny@fountaincolorado.org

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:

Name: _____ Date: _____ Signature

Lettered

46. Planning B

City of Fountain
Danny Lopez
719-322-2000
danny@fountaincolorado.org

Wrong drawing, use DWG-37 Saddle tap detail for 3/4" thru 2".

47. Planning B

City of Fountain
Danny Lopez
719-322-2000
danny@fountaincolorado.org

Wrong drawing, please remove drawing and refer to DWG-38 that is on this page.

50. Planning B

City of Fountain
Danny Lopez
719-322-2000
danny@fountaincolorado.org

Remove drawing, not needed.

Colorado Department of Transportation

General Issues

19. Comments attached

City of Fountain
Tejali Mangle
719-322-2000
tmangle@fountaincolorado.org

See attached CDOT comment letters.

File Name:

1. CDOT Referral Comments_5-12-26 - Kroger

Comments were emailed by:

Kimberly Blanchard
Region 2 Access Management Trainee
Traffic and Safety



COLORADO
Department of Transportation

719-924-2930 | Fax 719-546-5414
5615 Wills Blvd, Ste A, Pueblo CO 81008
Kimberly.Blanchard@state.co.us | codot.gov | cotrip.org



[Stratus Team, LLC/Morris & Associates](#)
Mike Abele
8323345000
mike.abele@stratusteam.com

Per email from Kimberly Blanchard to Teo Nguyen on 06/03/26 @ 4:11 p.m. CST, "access permit is not required at this time".

Outside Agencies

012-C-203 UTILITY PLAN.pdf (Page 1)

6. Callout B

[Fountain Sanitation District](#) label as SDR-35, not PVC
Jonathan Moore
7193825303
jonathanm@fsd901.org

[Stratus Team, LLC/Morris & Associates](#)
Mike Abele
8323345000
mike.abele@stratusteam.com

Sanitary pipe material callout updated.

7. Callout B

[Fountain Sanitation District](#) label all cleanouts as 2-way
Jonathan Moore
7193825303
jonathanm@fsd901.org

Stratus Team, LLC/Morris &
Associates
Mike Abele
8323345000
mike.abele@stratusteam.com

All clean-out labeled as 2-way.

8. Callout B

Fountain Sanitation District
Jonathan Moore
7193825303
jonathanm@fsd901.org

label as 2-way cleanout

Stratus Team, LLC/Morris &
Associates
Mike Abele
8323345000
mike.abele@stratusteam.com

All clean-outs labeled as 2-way.

9. Callout B

Fountain Sanitation District
Jonathan Moore
7193825303
jonathanm@fsd901.org

label as private, but not required by FSD, may be removed

Stratus Team, LLC/Morris &
Associates
Mike Abele
8323345000
mike.abele@stratusteam.com

Manhole label has been revised.

10. Callout B

Fountain Sanitation District
Jonathan Moore
7193825303
jonathanm@fsd901.org

label finish floor elevation and invert elev.

Stratus Team, LLC/Morris &
Associates

Mike Abele

8323345000

mike.abele@stratusteam.com

Finish Floor elevation and invert elevation added to sheet C-203.

11. Callout **B**

Fountain Sanitation District

Jonathan Moore

7193825303

jonathanm@fsd901.org

can be changed for a 2-way cleanout

Stratus Team, LLC/Morris &
Associates

Mike Abele

8323345000

mike.abele@stratusteam.com

Addressed

12. Text Box **B**

Fountain Sanitation District

Jonathan Moore

7193825303

jonathanm@fsd901.org

all clean-outs must have a traffic rated lid.

Stratus Team, LLC/Morris &
Associates

Mike Abele

8323345000

mike.abele@stratusteam.com

Utility note added.

1. Callout B

Fountain Sanitation District remove details
Jonathan Moore
7193825303
jonathanm@fsd901.org

Stratus Team, LLC/Morris & **Details Removed.**
Associates
Mike Abele
8323345000
mike.abele@stratusteam.com

2. Callout B

Fountain Sanitation District remove and replace with detail DWG-03
Jonathan Moore
7193825303
jonathanm@fsd901.org

Stratus Team, LLC/Morris & **Detail Added. Reference C-406.**
Associates
Mike Abele
8323345000
mike.abele@stratusteam.com

3. Text Box B

Fountain Sanitation District Add FSD detail DWG-08A
Jonathan Moore
7193825303
jonathanm@fsd901.org

Stratus Team, LLC/Morris & Associates
Mike Abele
8323345000
mike.abele@stratusteam.com

Detail Added. Reference C-406.

4. Text Box B

Fountain Sanitation District Add detail from Colorado Springs Utilities D1-6
Jonathan Moore
7193825303
jonathanm@fsd901.org

Stratus Team, LLC/Morris & Associates
Mike Abele
8323345000
mike.abele@stratusteam.com

Detail Added. Reference C-406.

5. Callout B

Fountain Sanitation District remove detail
Jonathan Moore
7193825303
jonathanm@fsd901.org

Stratus Team, LLC/Morris & Associates
Mike Abele
8323345000
mike.abele@stratusteam.com

Details Removed.

51. Callout B

Fountain Sanitation District move 2-way clean-out to outside of building
Jonathan Moore

7193825303
jonathanm@fsd901.org

52. Text Box B

[Fountain Sanitation District](#) Add FSD signature block, see website
Jonathan Moore
7193825303
jonathanm@fsd901.org

Kroger Spoke - Permit Set thru MOD03.pdf (Page 26) [26] C-406 CONSTRUCTION DETAILS

53. Callout B

[Fountain Sanitation District](#) change fsd detail to dwg-05
Jonathan Moore
7193825303
jonathanm@fsd901.org