



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

Friday, May 29, 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

City of Fountain Economic Development/FURA

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 Bandle 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.
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City of Fountain Engineering

General Issues

31. GEC Plans

City of Fountain Ben Sheets 719-322-2000 bsheets@fountaincolorado.org	As noted on sheet 202A, the grading and erosion control plans do not reflect Fountain stds. A review of the plans in this set has not been conducted as a result. Additional comments can be expected.
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32. FA's

City of Fountain Ben Sheets 719-322-2000 bsheets@fountaincolorado.org	Financial Assurances must be posted for grading and erosion control. Refer to DRT notes. Note that the GEC plan cannot be signed until such time as the Financial Assurances are posted and on file at the city.
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001-G-000 COVER SHEET.pdf (Page 1) [1] G-000 COVER PAGE

22. Engineer B

City of Fountain
Ben Sheets
719-322-2000
bsheets@fountaincolorado.org

THE PLAT NAME NEEDS TO BE ON THE COVER SHEET. THAT IS HOW ALL OF THE CITY RECORDS ARE KEPT, BY PLAT NAME.

23. Engineer B

City of Fountain
Ben Sheets
719-322-2000
bsheets@fountaincolorado.org

Who is supposed to use this? Not Fountain.

24. Engineer B

City of Fountain
Ben Sheets
719-322-2000
bsheets@fountaincolorado.org

clearly add/notate the property line

003-G-002 GENERAL NOTES, LEGEND AND ABBREVIATIONS.pdf (Page 1) [1] G-001

25. Engineer B

City of Fountain
Ben Sheets
719-322-2000
bsheets@fountaincolorado.org

Rebecca Gonzales is the engineer of record

26. Engineer B

City of Fountain
Ben Sheets
719-322-2000
bsheets@fountaincolorado.org

Add plat name.

27. Engineer B

City of Fountain
Ben Sheets
719-322-2000
bsheets@fountaincolorado.org

water is Fountain. Sanitary is Fountain San Distict (not a city entity)

28. Engineer B

City of Fountain
Ben Sheets
719-322-2000
bsheets@fountaincolorado.org

Revise

29. Engineer B

City of Fountain
Ben Sheets
719-322-2000
bsheets@fountaincolorado.org

revise or eliminate this paragraph. not applicable to fountain.

010-C-202A DETAILED GRADING AND DRAINAGE PLAN.pdf (Page 1)

30. Engineer B

City of Fountain
Ben Sheets
719-322-2000
bsheets@fountaincolorado.org

The grading and erosion control plans in this plan set do not follow the Fountain adopted grading and erosion control plan requirements as set forth in the Colorado Springs Stormwater Construction Manual (SCM). A review will not be conducted until such time as it follows the stds. Also, please remove all references to the County or other entities not associated with this project.

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.
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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.
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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 <i>Insert here</i> Property Owner Acknowledgement <i>[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.</i> 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
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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

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.

17. Light Pole

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

Light poles shall not exceed 25 feet.

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.

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



Fountain Fire Department

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

35. Architect B

City of Fountain
Wayne Krzemien
719-322-2000
wkrzemien@fountaincolorado.org

Fire hydrants will be required within the fenced area. (proposed locations) Depending on other information additional fire hydrants may be needed

[Edited By Wayne Krzemien]

36. Architect B

City of Fountain
Wayne Krzemien
719-322-2000
wkrzemien@fountaincolorado.org

Knox Boxes, switches or locks will be required for both buildings and gates

042-E-001 ELECTRICAL SITE PLAN.pdf (Page 1)

37. Architect B

City of Fountain
Wayne Krzemien
719-322-2000
wkrzemien@fountaincolorado.org

Need to know what we are charging and what power is being used for.

Outside Agencies

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

6. Callout B

Fountain Sanitation District
Jonathan Moore
7193825303
jonathanm@fsd901.org

label as SDR-35, not PVC

7. Callout B

Fountain Sanitation District
Jonathan Moore
7193825303
jonathanm@fsd901.org

label all cleanouts as 2-way

8. Callout B

Fountain Sanitation District
Jonathan Moore
7193825303
jonathanm@fsd901.org

label as 2-way cleanout

9. Callout B

Fountain Sanitation District label as private, but not required by FSD, may be removed
Jonathan Moore
7193825303
jonathanm@fsd901.org

10. Callout B

Fountain Sanitation District label finish floor elevation and invert elev.
Jonathan Moore
7193825303
jonathanm@fsd901.org

11. Callout B

Fountain Sanitation District can be changed for a 2-way cleanout
Jonathan Moore
7193825303
jonathanm@fsd901.org

12. Text Box B

Fountain Sanitation District all clean-outs must have a traffic rated lid.
Jonathan Moore
7193825303
jonathanm@fsd901.org

023-C-406 CONSTRUCTION DETAILS.pdf (Page 1)

1. Callout B

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

2. Callout B

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

3. Text Box B

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

4. Text Box B

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

5. Callout B

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