

July 02, 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 Bandley 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,

Teo Nguyen, AIA

Architectural Department Head

E: teo.nguyen@stratusteam.com

P: 832-653-3243

ECONOMIC DEVELOPMENT/FURA / Wade Broadhead / wbroadhead@fountaincolorado.org

General Issues

20. Economic Development Comment:

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.

Response: Enterprise Zone: 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.

Urban Renewal / Use Tax Sharin: 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.

ENGINEERING / Ben Sheets / bsheets@fountaincolorado.org

General Issues

31. GEC Plans - 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.

Response: GEC Plan now reflects fountain standards.

32. FA's - 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.

Response: Please see uploaded financial assurances form as required to comply.

22. G-000 Cover Sheet - The plat name needs to be on the cover sheet. That is How all of the city records are kept, by plat name.

Response: Plat name added to cover page.

23. G-000 Cover Sheet - Who is supposed to use this? Not Fountain.

Response: Removed.

24. G-000 Cover Sheet - Clearly add/notate the property line

Response: Property line notated.

25. G-002 General Notes - Rebecca Gonzales is the engineer of record

Response: Note updated.

26. G-002 General Notes - Add plat name

Response: Plat name added.

27. G-002 General Notes - Water is Fountain. Sanitary is Fountain San Distict (not a city entity)

Response: Note 15 has been updated.

28. G-002 General Notes - Revise

Response: Note removed.

29. G-002 General Notes - Revise or eliminate this paragraph. not applicable to fountain.

Response: Note removed.

30. G-202A Detailed Grading and Drainage Plan - 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.

Response: Grading plan has been revised to comply with the requirements of the Colorado springs Stormwater Construction Manual (SCM)

PLANNING / Tegali Mangle / tmangle@fountaincolorado.org

General Issues

13. ADA Accessibility Note - 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.

Response: ADA Accessibility note added to sheet C-201A.

14. Landscaping Plan Notes - 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.

Response: Notes have been added as required to comply.

15. Property Owner Acknowledgment - 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.

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

16. Signage Note - 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.

Response: Signage note added to sheet C-201A.

17. Light Pole - Light poles shall not exceed 25 feet.

Response: Note added to sheet C-203.

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

Response: All four building elevations have been provided as required to comply.

TRANSPORTATION / Tegali Mangle / tmangle@fountaincolorado.org

General Issues

19. Comments have been emailed by Kimberly Blanchard. Kimberly.blanchard@state.co.us / 719-924-2930

File Name: 1. CDOT Referral Comments_5-12-26 - Kroger

Response: Complied.

FOUNTAIN FIRE DEPARTMENT/ Wayne Krzemien / wkrzemien@fountaincolorado.org

35. C-203 Utility Plan - Fire hydrants will be required within the fenced area. (proposed locations) Depending on other information additional fire hydrants may be needed

Response: Discussion with Fire Marshal was had and additional hydrants were deemed not required.

36. C-203 Utility Plan - Knox Boxes, switches or locks will be required for both buildings and gates

Response: Callouts added to C-203.

37. E-001 Electrical Site Plan - Need to know what we are charging and what power is being used for.

Response: The refrigeration units in the vans are what is being charge. We are NOT charging/powering any delivery vehicles.

OUTSIDE AGENCIES / Fountain Sanitation / Johnathan Moore / jonathanm@fsd901.org

6. C-203 Utility Plan - label as SDR-35, not PVC

Response: Sanitary pipe material callout updated.

7. C-203 Utility Plan - label all cleanouts as 2-way

Response: Addressed.

8. C-203 Utility Plan - label as 2-way cleanout

Response: Addressed.

9. C-203 Utility Plan - label as private, but not required by FSD, may be removed

Response: Manhole label has been revised.

10. C-203 Utility Plan - label finish floor elevation and invert elev.

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

11. C-203 Utility Plan - can be changed for a 2-way cleanout

Response: Addressed

12. C-203 Utility Plan - all clean-outs must have a traffic rated lid.

Response: Utility note added.

1. C-406 Construction Details - remove details

Response: Details Removed.

2. C-406 Construction Details - remove and replace with detail DWG-03

Response: Detail Added. Reference C-406.

3. C-406 Construction Details - Add FSD detail DWG-08A

Response: Detail Added. Reference C-406.

4. C-406 Construction Details - Add detail from Colorado Springs Utilities D1-6

Response: Detail Added. Reference C-406.

5. C-406 Construction Details - remove detail

Response: Details Removed.