

To: City of Fountain Development Review Team
Project: D8204 Panda Fountain
Location: 4446 Venetucci BLVD, Fountain, CO, 80906
Architect Project Number: 21013

At the site listed above, near the intersection of Venetucci BLVD and Wal-Mart Heights, the intent is design and build a Panda Express fast-food restaurant in compliance with the Developer's conceptual property and site plans. While the lot is currently undeveloped, the intent is for the Developer's infrastructure to be completed before the construction of the Panda Express starts construction. The building shall be located at the north end of the development, but placed on the Western side of the site with a two-lane drive thru on the west side of the building and associated parking on the east side. The drive-thru window and lane is blocked from view from Venetucci by being placed on the West side of the building. The parking lot in front of the proposed Panda Express is in line with the parking concept of the proposed overall development. The Developer will complete the signalized access from Venetucci Blvd into the greater development and install a shared access road around the development. The building is a 2589 square foot type V-B construction building with EIFS field, cast stone base, and Nichiha rainscreen system to resemble wood. The trash enclosure, a 7' high masonry wall enclosure with finishes to match the field of the building, and opaque steel fence, is located on the western side of the property, and behind the building itself. There are additional employee parking spaces in the rear of the lot as well.

Number of parking spaces being provided 64 (this includes 3 Accessible spaces) (required: 26 @ 1/100 gross building Square Feet), and 3 bicycle spaces.

The Drive Thru Stacking is approximately 12, starting at the Window, and organized for 2 order boards.

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