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Aja Tibbs,

My name is Jim Roth, and I am a Civil Engineer with Cole Design Group, in this submittal I will be representing my client Zubha Pop Foods, LLC. Zubha Pop Foods, LLC is seeking approval to construct a Popeyes Louisiana Kitchen fast food restaurant with a drive-thru on a 1.00 acre parcel of land within the City of Aurora. The proposed lot is located at 15050 E. Colfax Ave., and is a part of the Citadel of Colfax subdivision. The proposed project will consist of a 3,003 square foot building, a drive-thru around the building and parking lot consisting of 31 parking stalls (2 accessible).

The project does not propose any waivers of the city code.
Property Owner and Project Consultant Contacts:

Owner	Zubha Pop Foods, LLC. 4415 Highway 6 Sugar Land, Tx 77478 (480) 797-0436 contact: Beau Sisson
Civil Engineer	Cole & Associates, Inc. 2701 E Camelback Road Suite 175 Phoenix, Az 85016 (602) 795-4111 contact: John McGhee, PE
Architect	Coralic Architecture 2643 Carousel Drive St. Louis, Mo 63125 (314) 578-4953 contact: Edin Coralic, RA, NCARB
Surveyor	Galloway 1755 Telstar Drive, Suite 107 Colorado Springs, Co 80920 (719) 900-7220 contact: Brian J. Dennis
Landscape Architect	Cole & Associates, Inc. 401 South 18th Street, Suite 200 St. Louis, Mo 63103 (314) 984-9887 Contact: Jeremy Roach

The proposed site plan is consistent with the requirements outlined by the Aurora City comprehensive plan, city code as well as plans and policies. The proposed development will not have negative impact on the existing city infrastructure and the density of the site will be consistent with surrounding commercial retail and eatery densities. Landscape areas will be present on the proposed site in all areas not being used for the restaurant or parking spaces.

Internally the site is designed for ease of access to both parking locations and drive-thru access, a dual lane drive-thru has been utilized to minimize stacking and increased efficiency. An ADA route is proposed to the North of the site connecting to the Public Right-of-way along E Colfax Ave. Local impact during construction will be minimized by accessing the site from within the Citadel on Colfax Subdivision, a SWPPP plan has been developed to minimize the effect of construction on the adjacent properties. The project will be completed in one Phase, typical construction schedule is 120 calendar days. The building operations will require municipal water, sewer, power, gas and trash. This site will include an in-ground grease interceptor as well as underground drainage to a detention base to the South of Drive Lane A. The interceptor will be sized per the locally adopted 2018 IPC- International Plumbing Code. Gas and electric will be sized and coordinated with the local gas (Xcel Energy) and electric company (Xcel Energy).

Thank you for your time in reviewing this document and your assistance on this project. If you have any questions or need additional information, please do not hesitate to contact me.

Respectfully submitted,

James T. Roth
Licensed Professional Engineer, State of Colorado No. 0055683