

**ST. LOUIS**

Power House at Union Station  
401 S. 18th Street, Suite 200  
St. Louis, MO 63103  
314.984.9887 *tel*

**ST. CHARLES**

1520 S. Fifth Street  
Suite 307  
St. Charles, MO 63303  
636.978.7508 *tel*

**DALLAS**

6175 Main Street  
Suite 367  
Frisco, TX 75034  
972.624.6000 *tel*

**PHOENIX**

2701 E. Camelback Road  
Suite 175  
Phoenix, AZ 85016  
602.795.4111 *tel*

To Whom it May Concern  
City of Aurora  
15151 E. Alameda Pkwy  
Aurora, CO 80012

**RE: Popeyes Louisiana kitchen at Citadel on Colfax (#1436611)/pre-application meeting held February 20, 2020 – Traffic Conformance Letter**

Zubha Pop, LLC is proposing a new 3,000± square foot building to serve as a fast food restaurant with a single lane drive thru lane (2 ordering stations filtering down to a single pickup window). The site is located in the furthest North East parcel of the new Citadel development (Lot 2) located on E Colfax Ave (Highway US 40 – Principal Arterial), between the proposed access and utility easement (West) and the existing Vasa Fitness (East). Refer to the vicinity map on C1.0 within the exhibits.

The purpose of this “Traffic Conformance Letter” is to determine if the proposed use exceeds the trip generation assumptions for this site as analyzed in the “Master” study for Citadel on Colfax.

According to table 2 (two) of the “Master” report a single 3.0 KSF (KSF = 1,000 square feet) is considered in the master traffic report. Popeyes conforms to this specification in the master report.

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

# Appendix

**Table 2**  
**ESTIMATED TRAFFIC GENERATION**  
**Veteran's Project**  
**Aurora, CO**  
**LSC #161200; March, 2017**

Trip Generating Category	Quantity	Trip Generation Rates <sup>(1)</sup>					Vehicle - Trips Generated				
		Average Weekday	AM Peak Hour		PM Peak Hour		Average Weekday	AM Peak Hour		PM Peak - Hour	
			In	Out	In	Out		In	Out		
Fast-Food Restaurant with Drive-Through <sup>(2)</sup>	3.00 KSF <sup>(3)</sup>	496.12	23.164	22.256	16.978	15.672	1,488	69	67	51	47
High-Turnover Sit-Down Restaurant <sup>(4)</sup>	10.00 KSF	127.15	5.946	4.865	5.910	3.940	1,272	59	49	59	39
Office <sup>(5)</sup>	34.00 KSF	11.03	1.373	0.187	0.253	1.237	375	47	6	9	42
Retail <sup>(6)</sup>	47.80 KSF	44.32	1.518	1.192	1.192	1.518	2,118	73	57	57	73
Townhomes <sup>(7)</sup>	170 DU <sup>(8)</sup>	5.81	0.075	0.365	0.348	0.172	988	13	62	59	29
Apartments <sup>(9)</sup>	90 DU	6.65	0.102	0.408	0.403	0.217	599	9	37	36	20
<b>Total</b>							<b>6,840</b>	<b>270</b>	<b>278</b>	<b>271</b>	<b>250</b>
<b>Pass-By Trips <sup>(10)</sup></b>											
Fast-Food Restaurant (49%)							729	33	33	24	24
Sit-Down Restaurant (43%)							547	23	23	21	21
Retail (34%)							720	22	22	22	22
<b>Pass-By Trips =</b>							<b>1,996</b>	<b>78</b>	<b>78</b>	<b>67</b>	<b>67</b>
<b>Internal Trips <sup>(11)</sup></b>											
Townhomes (10%)							99	1	6	6	3
Apartments (10%)							60	1	4	4	2
<b>Internal Trips =</b>							<b>159</b>	<b>2</b>	<b>10</b>	<b>10</b>	<b>5</b>
<b>Net External Trips =</b>							<b>4,685</b>	<b>190</b>	<b>190</b>	<b>195</b>	<b>178</b>

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 9th Edition, 2012.
- (2) ITE Land Use No. 934 - Fast-Food Restaurant with Drive-Through
- (3) KSF = 1,000 square feet
- (4) ITE Land Use No. 932 - High Turnover Sit-Down Restaurant
- (5) ITE Land Use No. 710 - General Office Building
- (6) ITE Land Use No. 826 - Specialty Retail Center - no AM rates are available, so the PM rates were reversed
- (7) ITE Land Use No. 230 - Townhomes
- (8) DU = Dwelling Unit
- (9) ITE Land Use No. 220 - Apartments
- (10) Pass-by trip percentages are based on the *Trip Generation Handbook* with 34% assumed for retail uses, 43% for sit-down restaurants and 49% for fast-food restaurants with drive-through services.
- (11) Ten percent of residential trips are assumed to be internal to the site.

SIGNATURE BLOCK

POPEYES - AURORA, COLORADO SITE PLAN

LEGAL DESCRIPTION:

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF, \_\_\_\_\_ HAS CAUSED THESE (CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_

BY: \_\_\_\_\_ CORPORATE (PRINCIPALS OR OWNERS) SEAL

STATE OF COLORADO )SS COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, BY \_\_\_\_\_ (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_, NOTARY SEAL (NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS: \_\_\_\_\_

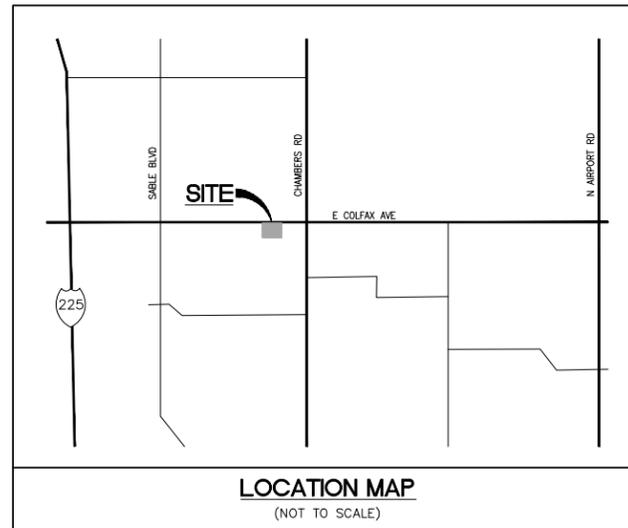
# POPEYES - AURORA, CO

CITADEL ON COLFAX, LOT 2  
15050 E COLFAX AVE  
AURORA, CO 80011



# POPEYES.

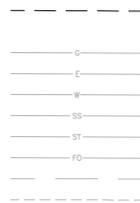
## SITE PLAN DOCUMENTS



LOCATION MAP  
(NOT TO SCALE)

### LEGEND

#### EXISTING



PROPERTY LINE  
EASEMENT LINE  
SETBACK LINE  
GAS LINE  
ELECTRIC LINE  
WATER LINE  
SANITARY LINE  
STORM LINE  
TELEPHONE LINE  
MAJOR CONTOUR  
MINOR CONTOUR  
RETAINING WALL

FIRE HYDRANT  
WATER VALVE  
STORM MANHOLE  
SANITARY MANHOLE  
SANITARY CLEANOUT  
STORMWATER CLEANOUT  
CURB INLET  
LIGHT STANDARD  
SAWCUT LINE

LIGHT DUTY CONCRETE

HEAVY DUTY CONCRETE

LIGHT DUTY ASPHALT

HEAVY DUTY ASPHALT

LANDSCAPING

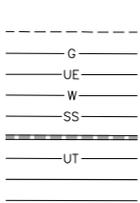
PARKING COUNT

SPOT GRADE

SWALE/SLOPE INDICATOR

STORM STRUCTURE

#### PROPOSED



LIGHT DUTY CONCRETE

HEAVY DUTY CONCRETE

LIGHT DUTY ASPHALT

HEAVY DUTY ASPHALT

LANDSCAPING

PARKING COUNT

SPOT GRADE

SWALE/SLOPE INDICATOR

STORM STRUCTURE

### PERTINENT DATA

<b>SITE DATA</b>	
PARCEL NUMBER	1975-06-1-30-002
CURRENT ZONING DISTRICT	MU-C
<b>AREA CALCULATIONS</b>	
BUILDING AREA	3,003 S.F.
IMPERVIOUS AREA	22,461 S.F.
PERVIOUS AREA	15,172 S.F.
TOTAL SITE AREA	40,635 S.F. (0.93 AC)

### UTILITIES

GAS SERVICE	XCEL ENERGY 1099 18TH ST, SUITE 300. DENVER, CO 80202 (800) 895-4999 CONTACT: TBD	COMMUNICATIONS SERVICE	CENTURY LINK 3773 CHERRY CREEK N. DR, SUITE 575 DENVER, CO 80209 (720) 575-7660 CONTACT: TBD
WATER SERVICE	AURORA CITY WATER 15151 E ALAMEDA PKWY #3600. AURORA, CO 80012 (303) 739-7370 CONTACT: TBD	SANITARY SEWER SERVICE	AURORA CITY WATER UTILITY ADMINISTRATION DEPARTMENT 15151 E ALAMEDA PKWY #3600. AURORA, CO 80012 (303) 739-7370 CONTACT: TBD
ELECTRIC SERVICE	XCEL ENERGY 1099 18TH ST, SUITE 300. DENVER, CO 80202 (800) 895-4999 CONTACT: TBD	STORM SEWER SERVICE	AURORA CITY WATER UTILITY ADMINISTRATION DEPARTMENT 15151 E ALAMEDA PKWY #3600. AURORA, CO 80012 (303) 739-7370 CONTACT: TBD

## INDEX

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### DESIGN AND DEVELOPMENT CONTACTS

OWNER	ZUBHA POP FOODS, LLC. 4415 HIGHWAY 6 SUGAR LAND, TX 77478 (480) 797-0436 CONTACT: BEAU SISSON
DEVELOPER	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

### BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLAN COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. THE BEARING OF THE LINE BETWEEN THE NORTH QUARTER CORNER OF SECTION 6 AND THE NORTHEAST CORNER OF SECTION 6 AND CONSIDERED TO BEAR N89°35'14"E, BASED ON CALCULATED POSITIONS OF THE ALIQUOT CORNERS BASED ON FOUND MONUMENT TIES.

### PROJECT BENCHMARK

NAVD88 ELEVATION: 5392.18'  
DESCRIPTION: CITY OF AURORA BENCHMARK G-036B ELEV=5392.18 (NAVD 88) A 3" BRASS CAP STAMPED, "CITY OF AURORA G-036B" IN THE SOUTHWESTERLY WING WALL OF A CONCRETE INLET STRUCTURE

## AMENDMENTS

DESIGN BY	REG
DRAWN BY	WF
CHECKED BY	JM
DRAWING SCALE	AS SHOWN
DATE	07/30/2021
Job Number	21-0038
Sheet Number	C1.0

SITE PLAN DATA BLOCK	
ITEM	DESCRIPTION
NUMBER OF BUILDINGS	1
SQUARE FOOTAGE OF BUILDING	3,003 SF
GROSS SQUARE FOOTAGE OF BUILDINGS	3,003 SF
IBC 2015 TYPE OF STRUCTURE	V-B
BUILDING SPRINKLED	NO
2015 IBC OCCUPANCY CLASSIFICATION	A-2
MAXIMUM BUILDING HEIGHT	23'
ACCESSIBLE PARKING SPACES PROVIDED	2
VAN ACCESSIBLE PARKING SPACES PROVIDED	1
ACCESSIBLE PARKING SPACES REQUIRED	2
PARKING SPACES PROVIDED	28
PARKING SPACES REQUIRED	14

### LEGAL DESCRIPTION

LOT 2, BLOCK 8, CITADEL ON COLFAX SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

### FLOOD NOTE

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

USER: William\_Fatholler TAB: C1.0 COVER SHEET  
DATE: July 30, 2021 - 2:48:04 PM  
DRAWING: S:\Users\William\_Fatholler\Projects\2021\21-0038.dwg

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19	NO	DATE
20	NO	DATE

DEVELOPER/OWNER:  
**ZUBHA POP FOODS, LLC**  
4415 HIGHWAY 6  
SUGAR LAND, TX 77478  
(719) 776-1616

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AURORA, CO 80011

COVER SHEET

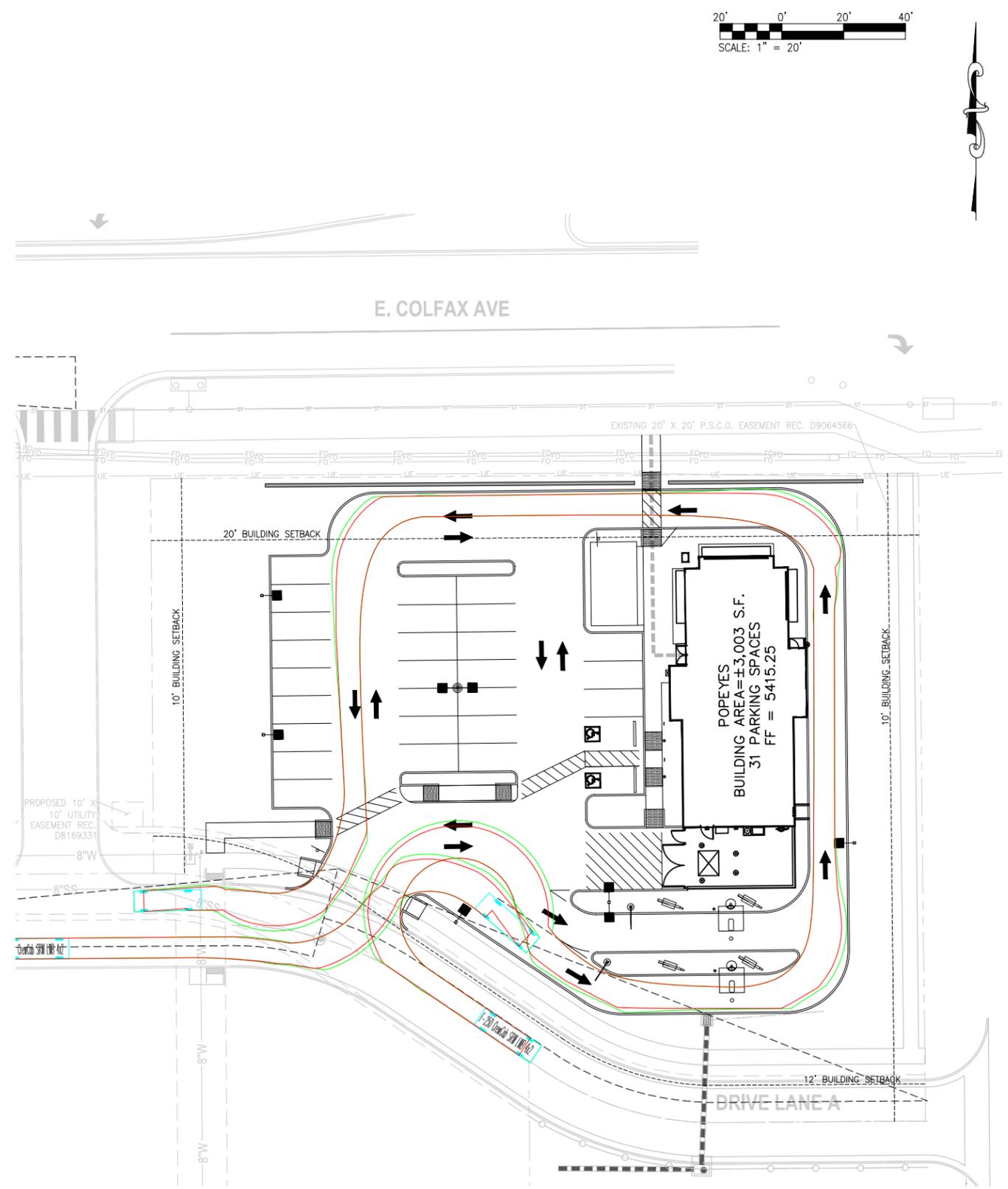
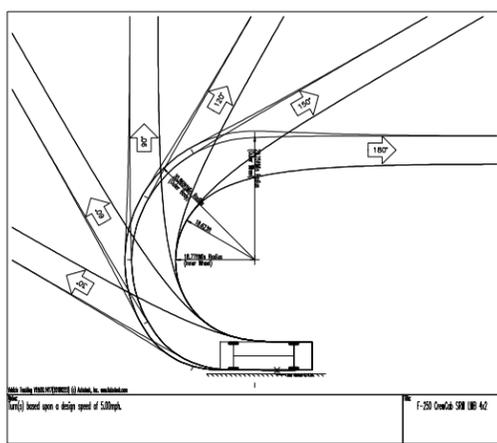
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DRAWN BY: WF  
CHECKED BY: JM  
DRAWING SCALE: AS SHOWN  
DATE: 07/30/2021  
Job Number: 21-0038  
Sheet Number: C1.0

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 DATE: July 30, 2021 - 2:50:58 PM  
 DRAWING: S:\065\065221\01-0038\CADD\C-Plan\065221\_01-0038.dwg



20' 0' 20' 40'  
 SCALE: 1" = 20'

THIS SHEET IS FOR CIRCULATION PURPOSES ONLY AND NOT TO BE USED AS CONSTRUCTION PLANS

<p>DEVELOPER/OWNER:  <b>ZUBHA POP FOODS, LLC</b>        4415 HIGHWAY 6        SUGAR LAND, TX 77478        (713) 776-1616</p>		<p>DATE: 07/30/2021        NO REVISION DESCRIPTION</p>
<p>POPEYES AURORA, CO        CITADEL ON COLFAX        15400 E COLFAX AVE        AURORA, CO 80011</p>		<p>DATE: 07/30/2021        NO REVISION DESCRIPTION</p>
<p><b>PHOENIX</b>        2701 E Camelback Road        Suite 175        Phoenix, AZ 85016        www.phoenix.com</p>		<p>DATE: 07/30/2021        NO REVISION DESCRIPTION</p>
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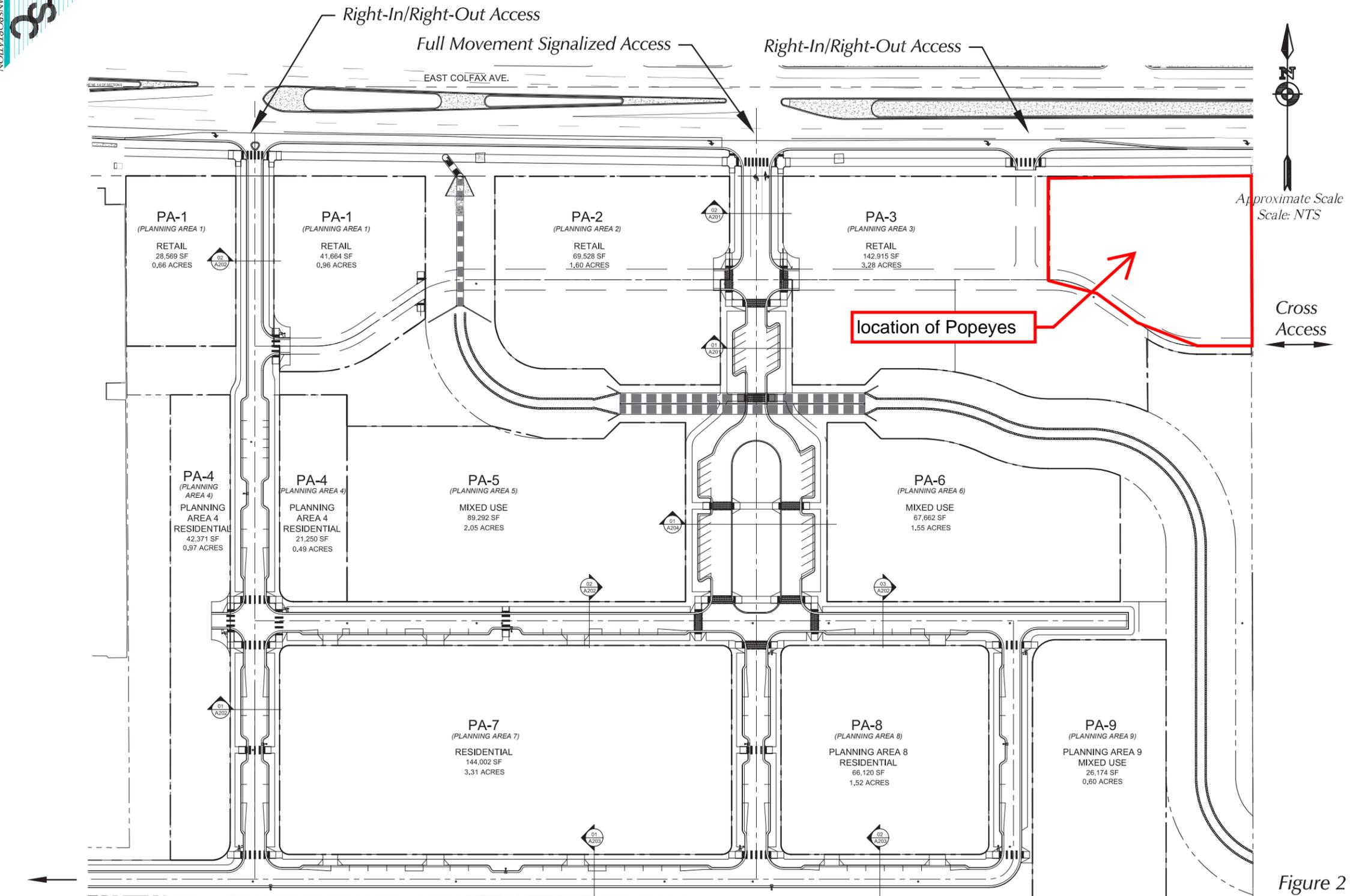


Figure 2

# Site Plan

Veteran's Project (LSC #161200)