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June 18, 2019

David Barrett
City of Aurora Planning
15151 E. Alameda Parkway – 2nd Floor
Aurora, CO 80012

RE: R&L Carriers Site Plan Amendment with Conditional Use – Minor Amendment #1

Dear David,

On behalf of R&L Carriers, we are pleased to submit this application for the 1st Minor Amendment to the Site Plan, Grading, and Landscape Portion of the Site Plan for R & L Carriers. The attached Landscape and Site Plan Sheets show the proposed amended landscaping and improved drainage for the detention area in the southwest corner of the site, as well as the southeast area of the property where the existing conditions will remain.

In summary, the Minor Amendment is submitted with revised grading, drainage and landscaping in the southwest corner of the project, added landscaping along the west side of the existing detention pond, and removed proposed curb&gutter and retaining wall in the southeast area of the project.

1. In the southeast area of the site, the existing curb and asphalt will now be retained, which will allow for the existing trees to remain. As a consequence, the tree mitigation will be positively affected, with less trees being removed. The site plan reflects the changes to the previously proposed curb, gutter and retaining wall, which are now unnecessary. The landscape buffer has been updated to the new quantities for mitigation, and additional plant material to meet requirements.
2. The site plan and landscape plan revisions address a drainage issue in the southwest area of the site, where existing conditions prevent stormwater to be drained from the site efficiently. The improvements include the re-grading of the



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swale adjacent to the maintenance building, elimination of a section of retaining wall in the same area, and a drainage pipe under the existing fire access road. The conditions will be improved while the necessary landscape screening will be maintained and/or re-established.

3. The landscape buffer on the west property line has been changed to show more plant material in order to better screen the property from the adjacent lot.

All charts and plant lists have been updated to reflect the changes to the landscape of the described areas.

Thank you for your time and efforts in reviewing this proposal. Please feel free to contact me if you have any questions or need additional information.

Best regards,

Monika Krapichler,
Landscape Architect, PLA