

June 21, 2019

Plan & Zoning Commission  
City of Ankeny  
220 W. First St.  
Ankeny, IA 50023



**Re: Panama Transfer Site Improvements  
DGR File #568014**

Dear Plan and Zoning Commission:

On behalf of Panama Transfer, as owner and developer, we respectfully submit this revised Site Plan and accompanying documents to be placed on the next Plan and Zoning Commission agenda for review and approval on July 2, 2019. These submittal documents have been prepared in accordance with the City of Ankeny's code and supplemental specifications to SUDAS.

This submittal contains plans and documents for the site improvements proposed at the property located at, and west of, 725 SE 54<sup>th</sup> Street. The proposed improvements include removal of the existing acreage, construction of 10,440 square-foot trucking terminal building, construction of a 2,400 square-foot fleet maintenance building, and associated site improvements including grading, utility installation, and concrete paving.

After presenting the project to the Plan & Zoning Commission on June 4, we have revised and added features to the site to address your concerns. In discussions with City staff after the meeting, it was suggested to shift the entire layout of the site 5 feet to the south to provide additional landscaping between the 8' trail and site paving. We have accommodated this request by making the buffer area between the trail and site paving 5 feet wider and adding a continuous row of trees, as well as a continuous row of shrubs to screen the site from the trail.

The client's architect has also revised the building elevations based on the discussion at the June 4 meeting. These building revisions were made in the weeks following the meeting with multiple discussions and reviews with city staff to address the Commission's concerns.

Please find the following documents comprising this Site Plan submittal:

- 2 copies of the Tech Review response letter indicating how comments have been addressed
- 6 full-size copies of the Site Plan
- 6 full-size copies of the colored building elevations
- 2 copies of Street Light Photometric Analysis with 4 additional light poles
- 1 specification sheet and detail for truck electrical hookup

Sincerely,

DGR Engineering

A handwritten signature in blue ink, appearing to read 'Kevin Puhl', written over a light blue horizontal line.

Kevin Puhl, P.E.

KMP:kmp

Enclosures

DGR Engineering — 1605 N. Ankeny Blvd — Suite 100 — Ankeny, IA 50021  
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