



May 8, 2020

Plan and Zoning Commission  
City of Ankeny  
410 West 1st Street  
Ankeny, Iowa 50021

RE: SITE PLAN RESUBMITTAL  
PURFOODS WEST OFFICE ADDITION  
3210 SE CORPORATE WOODS DRIVE  
ANKENY, IOWA  
S&A Project No. 120.0282.01

Dear Plan and Zoning Commission Members:

On behalf of PurFoods, LLC, as applicant and owner, please find accompanying the updated Site Plan documents and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of these documents.

The Site Plan illustrates demolition of an existing parking lot area for the construction of a two-story, 22,536 square foot office building addition at the southwesterly corner of the existing PurFoods office building. On the lot west of SE Moyer Drive a 76 stall parking lot and storm water detention basin is proposed as Phase 1 development. This 5.97 acre outlot will allow future parking and office building construction with a replat of the outlot. Upon approval, construction is proposed with grading operations and installation of the improvements beginning this summer.

As requested, we have addressed all items of the Tech Review through plan modification and discussions with Staff. Please find accompanying the following items:

- Six (6) folded copies of the Site Plan (full size),
- Six (6) color copies of the Building Elevations (half size),
- Two (2) copies of the comment response letter,
- One (1) copy of the SWPPP and the COSESCO permit with submittal fee for \$240.00,
- One (1) copy of the NPDES authorization letter (forthcoming with IDNR approval),
- One (1) copy of the Stormwater Management Facility Easement exhibit. The Legal Documentation will be submitted for City Council approval (under separate cover),
- Erosion Control Bond calculation and Letter of Credit for \$10,725.00 (under separate cover),
- One (1) copy of the updated Drainage Calculations (signed).

We anticipate this project being on the May 19, 2020 Plan and Zoning Commission agenda for approval. If additional questions or comments come forth on this project, please contact me at your convenience. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Brent K. Culp". The signature is fluid and cursive, with the first name "Brent" being more prominent than the last name "Culp".

Brent K. Culp

Enclosure

cc: Emily Kamish, PurFoods, LLC (w/enclosures emailed)  
Tim Johnston, OLP Construction, LLC (w/enclosures emailed)  
file (electronic)