

OWNER

ROBERT S. CULVER
146 TWIN LAKES DRIVE
BILLINGS, MT 65610

APPLICANT

TOWERCO 2013, LLC
5000 VALLEYSTONE DRIVE
CARY, NC 27519

ZONING

EXISTING: A-1 AGRICULTURAL DISTRICT
PROPOSED: C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

BULK REGULATIONS

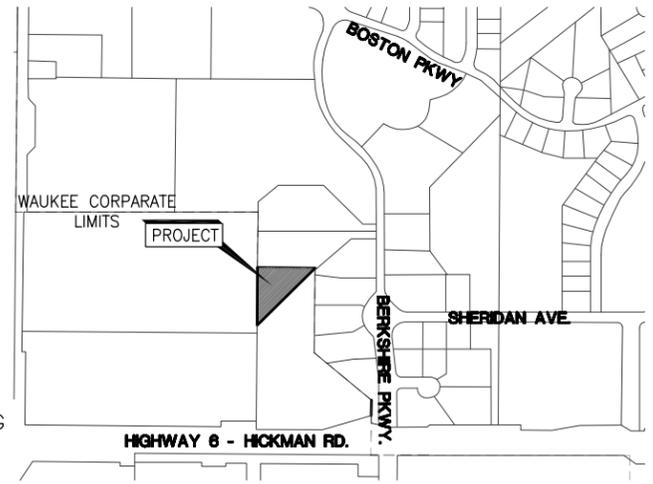
AREA "A"
"C-1" COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW:

1. LOTA AREA: NO MINIMUM
2. LOT WIDTH: NO MINIMUM
3. FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE
4. SIDE YARDS: NO MINIMUM SHALL APPLY, EXCEPT WHERE THE SIDE YARD IS ADJACENT TO AN "R" DISTRICT, IN WHICH CASE THE YARD SHALL BE AT LEAST 15 FEET
5. REAR YARD: 30 FEET
6. MAXIMUM HEIGHT: 40 FEET EXCEPT THAT RADIO COMMUNICATION TOWERS CONSTRUCTED IN COMPLIANCE WITH 221.1 OF THE WAUKEE MUNICIPAL CODE MAY NOT EXCEED 45 FEET IN HEIGHT.
7. MAXIMUM NUMBER OF STORIES; 3 STORIES
8. BUILDING AREA: NO SINGLE BUILDING WITHIN THE DISTRICT SHALL EXCEED 50,000 SQUARE FEET. (NO CONFIGURATION OF BUILDINGS SHALL BE ALLOWED THAT ARE PLANNED OR INTENDED TO CIRCUMVENT THIS REQUIREMENT)

REZONING DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, T79N, R26W, THENCE N 00 10' 42" E ALONG THE WEST LINE OF SAID SECTION 26 A DISTANCE OF 734.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 00 10' 42" E ALONG SAID WEST LINE A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF LOT 6, BERKSHIRE COMMONS OFFICE PARK PLAT 1; THENCE S 89 51' 27" E ALONG THE SOUTH LINE OF SAID BERKSHIRE PLAT A DISTANCE 300.00 FEET; THENCE S 45 09' 38" W S DISTANCE OF 424.40 FEET TO THE POINT OF BEGINNING.



ADJACENT OWNERSHIP

			ADJACENT OWNERSHIP	CONSENTING
1.	WRIGHT TREE SERVICES, INC	17.50 AC	50.00%	X
2.	ROBERT S CULVER	6.83 AC	50.00%	X
3.	KURT E & KATHY BREWER*	-	-	
4.	LUNA SAVINGS BANK*	-	-	
5.	SUMMERTH, LLC*	-	-	
6.	WEISSENBURGER REAL ESTATE, LLC*	-	-	
7.	TWO PEDS AND A POD, LC*	-	-	
8.	WE CAN BUILD IT LC*	-	-	
9.	CITY OF CLIVE, IOWA*	-	-	
10.	KRM CAPITAL, LLC*	-	-	
11.	CARLA KAY GEROT*	-	-	
12.	DSM HOLDINGS*	-	-	
		24.33 AC	100.00%	X

* PROPERTY IS WITHIN THE CITY OF CLIVE

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com

TIMOTHY DRUMM
PROFESSIONAL ENGINEER
STATE OF IOWA
LICENSE # 21781
EXPIRES: 12/31/16 SIGNED: ___/___/___

SITE NAME: WAUKEE
TOWERCO SITE ID: IA0133
4810 HICKMAN ROAD
DES MOINES, IA 50310
POLK COUNTY

B	11/11/14	ISSUED FOR PERMIT	KLS	RAK	TED
A	10/20/14	90% REVIEW	KLS	RAK	TED
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: DAY	DRAWN BY: DAY		

PROJECT NUMBER T143063
DRAWING TITLE
DRAWING NUMBER