

FACTSHEET

TITLE: SPECIAL PERMIT NO. 04001, requested by US Cellular Wireless Communications, for authority to construct a 155' monopole for wireless facilities, with requests to waive the fall zone and the required landscaping, on property generally located approximately one-half mile north of the intersection of North 70th Street and Fletcher Avenue.

STAFF RECOMMENDATION: Conditional approval, except denial of the waiver of the fall zone.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 02/18/04
Administrative Action: 02/18/04

RECOMMENDATION: Conditional approval, as recommended by staff (8-0: Pearson, Krieser, Carroll, Sunderman, Carlson, Marvin, Taylor and Bills-Strand voting 'yes'; Larson absent).

FINDINGS OF FACT:

1. The staff recommendation to approve this special permit request, with conditions, is based upon the "Analysis" as set forth on p.3-6, concluding that there are no unique circumstances associated with this site to justify the waiver of the fall zone. Therefore, the staff recommends that this waiver not be granted and that the applicant be required to revise the site plan to show the monopole set back no less than 77.5' from the property lines (Condition #1.1.2, p.7). The waiver to the landscaping is only justified to the extent that existing trees be allowed to be used in the calculation of required screening (Condition #1.2, p.7). With the revisions to the site plan, this request complies with the requirements of the Zoning Ordinance and the intent of the Comprehensive Plan.
2. The applicant's testimony is found on p.9. The applicant agreed to revise the site plan to meet the requirements of the fall zone. The applicant continues to request the waiver of the required trees due to the heavy industrial use in the area; however, the applicant will agree to comply, if necessary (See Minutes, p.9).
3. There was no testimony in opposition.
4. The Commission discussion with staff with regard to the landscape screen is found on p.9-10.
5. On February 18, 2004, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend conditional approval, as set forth in the staff report on p.6-8.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: March 22, 2004

REVIEWED BY: _____

DATE: March 22, 2004

REFERENCE NUMBER: FS\CC\2004\SP.04001

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for February 18, 2004 PLANNING COMMISSION MEETING

- P.A.S.:** Special Permit #04001
- PROPOSAL:** To allow a 155' monopole for wireless facilities.
- LOCATION:** Approximately one-half mile north of the intersection of North 70th Street and Fletcher Avenue.
- WAIVERS:**
1. Waiver to the required fall zone.
 2. Waiver to required landscaping.
- LAND AREA:** The lease site is approximately 3,600 square feet in area.
- CONCLUSION:** There are no unique circumstances associated with this site and the waiver to the fall zone is not justified. The waiver to the landscaping is only justified to the extent that existing trees be allowed to be used in the calculation of required screening. With the revisions to the site plan noted in the recommendation, this request complies with the requirements of the Zoning Ordinance and the intent of the Comprehensive Plan.

RECOMMENDATION:	
Special Permit #04001	Conditional Approval
Waivers:	
1. Fall Zone	Denial
2. Landscape Design Standard	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 10 I.T. in the southwest quarter of Section 34, T11N, R7E, of the 6th P.M., Lancaster County, NE.

EXISTING ZONING: I-1 Industrial

EXISTING LAND USE: Industrial

SURROUNDING LAND USE AND ZONING:

North:	Industrial	AG
South:	Industrial	I-1
East:	Agriculture	AG
West:	Vacant	I-1

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - The 2025 Comprehensive Plan's Land Use Plan (as amended July, 2003) designates industrial land uses in this area.

Page F126 - Wireless Telecommunications - The placement and construction of such facilities need to occur in a way that is compatible with the natural and built environment. Taller, more intensive facilities should be located in commercial and industrial areas. Facilities in residential areas should be unobtrusive, of a scale consistent with the neighborhood setting, and sited in a way that does not detract from the enjoyment of the neighborhood by its residents.

TOPOGRAPHY: The land is flat across this site and adjacent properties.

TRAFFIC ANALYSIS: Access to the site is off North 70th Street which is classified as a minor arterial street at this location.

ANALYSIS:

STANDARDS FOR EVALUATION:

Conformity with Comprehensive Plan.

1. The Comprehensive Plan designates industrial land uses in this area. By locating in an industrial area, this proposal is consistent with strategies for siting wireless facilities in areas with compatible uses and that minimize intrusion into neighborhoods. Such towers are part of the infrastructure that supports emerging wireless technologies, and are consistent with the goal of ensuring the community is served by information technology.

Preference of site location in accordance with Section 10.008.

2. There are three location preferences as follows:

A. Preferred Location Sites:

(1) Publicly owned sites on which personal wireless facilities can be unobtrusively located with due regard to visibility, aesthetic issues, traffic flow, public safety, health and welfare. Such sites may include locating on existing buildings, co-locating on existing towers, screened roof-top mounts, water towers, billboards, electric substations, or other camouflaged sites, but shall not include new towers.

(2) Privately owned sites with existing structures on which personal wireless facilities can be unobtrusively located with due regard to visibility, aesthetic issues, traffic flow, public safety, health and welfare. Such sites may include locating on existing buildings, co-locating on existing towers, screened rooftop mounts, water towers, billboards, electric substations, or other camouflaged sites, but shall not include new towers.

(3) Publicly owned sites in which the facility is minimally obtrusive, has a minimal impact on the surrounding area, is an appropriate distance from residential land uses, has minimal

impact on residential uses, with due regard being given to the scale of the facility and the surrounding area and the impact on the location.

(4) Sites in commercially or industrially zoned districts in which the facility is minimally obtrusive, has a minimal impact on the surrounding area, is an appropriate distance from residential land uses, has minimal impact on residential uses, with due regard being given to the scale of the facility and the surrounding area and the impact on the location.

B. Limited Preference Sites, in order of priority:

(1) Sites on other public property.

(2) Sites on other commercially or industrially zoned property.

(3) Screened antennas on multi-family residential structures exceeding 30' in height.

(4) Camouflaged structures with minimal impact on residential land uses.

C. Sensitive Location Sites. Sites located in areas with residential uses, environmentally sensitive areas, Capitol View Corridors, the Capitol Environs District, entryway corridors, downtown, landmarks or landmark districts, properties listed or eligible to be listed on the National Register of Historic Places, the Airport Environs, and other sensitive areas. The applications for personal wireless facilities which are located at sensitive sites will be required to demonstrate a technical need to locate a personal wireless facility at a sensitive site and that other reasonable alternatives do not exist for the facility at a location which is not a sensitive site.

Being located in an industrial district and an appropriate distance away from residential uses, this application is considered a preferred location site.

Compatibility with abutting property and land uses.

3. This site is located within the largest industrial corridor in Lincoln. The area bounded approximately by North 56th Street, North 84th Street, Havelock Avenue and I-80 is designated for industrial uses in the Land Use Plan of the Comprehensive Plan. The adjacent land use to the south is industrial, with agricultural uses to the north and east and west. The proposed site of the tower is at the south edge of the property adjacent to an industrial use.

The Comprehensive Plan encourages wireless facilities to site in industrial areas because they are compatible with industrial uses, and such siting helps to minimize the impact upon residential areas. Taller towers that accommodate multiple carriers should be encouraged in industrial areas to reduce the need for additional towers and help limit proliferation.

The plans show the tower setback approximately 30' from the side property line, and a waiver to the required fall zone is requested. The fall zone requires that the tower be setback a distance equal to half the height of the tower - which in this case is 77.5'. The fall zone provides a minimum clear buffer around the base of the tower should ice or appurtenances fall from the tower. It is both a reasonable minimum safety requirement and an appropriate consideration for surrounding properties. This site is large enough to allow the tower to be

easily moved to meet the setback, and no hardship has been demonstrated to justify waiving the requirement.

Adverse impacts such as visual, environmental or noise impacts.

4. Surrounding development is industrial and there are no residences in the area. The visual impact of a tower at this location upon adjacent properties is not significant, and the environmental and noise impacts are minimal.

Availability of suitable existing structures for antenna mounting.

5. Possible existing structures in the area include two smaller lattice communication towers, the ADM processing plant, and a 100' Alltel tower. The applicant was required to eliminate all potential collocation or roof-mount sites within the search ring and demonstrate why they are not feasible.

The applicant found that the two small lattice towers are not structurally capable of accommodating additional carriers, and they are too short. The processing plant is also not tall enough, and there are technical concerns about dust and fire safety. This is consistent with staff's understanding about grain processing/storage facilities, which is that they are typically not supportive of accommodating wireless facilities due to the combustibility of grain and the potential fire/explosion hazard created by electronic equipment.

The Alltel facility was constructed in 1993, prior to the current zoning regulations that require towers to be built to accommodate collocation. As a result, Alltel cannot be required to allow another carrier on their tower. However, the applicant attempted to determine if the Alltel tower could accommodate an additional carrier, but was unable to locate the structural analysis for the facility. When contacted by staff, Alltel said they believed the tower was only designed and built to accommodate their antennas, and that it could not accommodate another carrier.

Scale of facility in relation to surrounding land uses.

6. Compatibility of scale is partially provided by the separation from surrounding uses due to the size of the site. The exception is to the south which is a developed industrial site. Compatibility is also provided by existing industrial uses in the area including ADM, Deeter Foundry, and Reimers-Kaufman Concrete.

Impact on views/vistas and impact on landmark structures/districts, historically significant structures/districts, architecturally significant structures, landmark vistas or scenery and view corridors from visually obtrusive antennas and back-up equipment.

7. This site is not within a Capitol View Corridor or located within a historic district. There is no other significant impact noted.

Color and finish.

8. The proposed facility will have a galvanized finish consistent with Section 27.68.110©). No lighting is proposed.

Ability to collocate.

9. The applicant states that the facility is designed to accommodate a total of five carriers, two more than required by the Zoning Ordinance.

Screening potential of existing vegetation, structures and topographic features, and screening potential of proposed facilities, ground level equipment, buildings and tower base.

10. The applicant is requesting a waiver to the design standard for screening of broadcast towers. As justification, the applicant states that additional trees should not be required due to the industrial nature of the area. Additionally, he states that there is a row of 8'-10' tall cedar trees along the south property line, and several mature trees along North 70th Street. It should be noted that the trees along the south property line are on a neighboring property.

The Design Standards require towers to be screened with deciduous and coniferous evergreen trees 70% up to 8' in height, with 50% of the trees growing to a mature height of 35'. It is appropriate to allow existing trees along the south property line to be used in the calculation of the required screening provided there is a provision to replace them if the adjoining property owner removes them. However, there are no trees on the other three sides of the tower site and they should be provided in compliance with Design Standards.

The intent of the design standard is to provide a minimum amount of screening to enhance the appearance of the site. Regardless of the zoning district, such screening/landscaping is generally appropriate and serves to improve both this area and the community overall. There is no demonstrated hardship and no apparent reason to waive the design standard beyond allowing existing trees to be used in the calculations for the required screen.

Evidence of good faith efforts, and demonstration that a preferred or limited preference site was not technically, legally, or economically feasible.

11. As noted previously in Section #5, the applicant evaluated the existing facilities in the area and eliminated them from consideration. There are no other preferred location sites in the area.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 A revised site plan including 6 copies showing the following revisions:
 - 1.1.1 The correct scale on all the reduced plan sheets.
 - 1.1.2 The monopole setback no less than 77.5' from property lines.
- 1.2 A revised landscape plan showing all required screening per City of Lincoln Design Standards, and including tree species, height, spread, and planting method.

2. This approval permits a 155' tall wireless facility capable of accommodating at least five wireless carriers consistent with the revised site plan.
3. If the existing trees on the adjacent property are allowed to be used as part of the calculations for required screening, they must be replaced on site if removed by the neighboring property owner.

General:

2. Before receiving building permits:
 - 2.1 The construction plans shall comply with the approved plans.
 - 2.2 The permitted shall submit a surety approved by the City Attorney in an amount adequate to guarantee the removal of the facility.

Standard:

3. The following conditions are applicable to all requests:
 - 3.1 Before use of the facility all development and construction shall have been completed in compliance with the approved plans.
 - 3.2 All privately-owned improvements shall be permanently maintained by the owner.
 - 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.5 The applicant shall sign and return the letter of acceptance to the County Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk

shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

Brian Will, AICP
Planner

February 4, 2004

CONTACT: Douglas Rogers
LCC International
1023 Lincoln Mall
Lincoln, NE 68508
(402) 434-9307

APPLICANT: US Cellular Wireless Communications
3601 109th Street
Urbandale, IA 50322
(515) 210-1010

OWNER: Constructors, Inc.
1815 Y Street
Lincoln, NE 68508
(402) 434-1764

SPECIAL PERMIT NO. 04001

PUBLIC HEARING BEFORE PLANNING COMMISSION:

February 18, 2004

Members present: Pearson, Krieser, Carroll, Sunderman, Carlson, Marvin, Taylor and Bills-Strand; Larson absent.

Staff recommendation: Conditional Approval.

Ex Parte Communications: None.

Proponents

1. Doug Rogers, LCC International, 1023 Lincoln Mall Road, testified on behalf of the applicant. LCC International represents US Cellular, a new company moving into Lincoln to offer additional cellular services. US Cellular is building approximately 26 sites in the Lincoln area. On the original design, they call for 10-12 raw land sites. Having experience with another project here, the applicant went back to look at different areas of how to redesign and have limited the number of new sites down to approximately six, one being in the county, 2 on private property and 3 on public property being proposed in the future.

With regard to the conditions of approval on this site, the applicant has no problem with moving the site to accommodate the fall zone. With regard to the landscape waiver, Brian Will of Planning staff explained that the staff will agree to approve the waiver only to the extent that the existing trees on site can be used as part of the screening. Otherwise the additional trees that are required need to be included as a part of this special permit.

Rogers stated that the applicant is not opposed to the landscaping, but believes that it may not be the most conducive place for the growth of new trees. There is extensive AG land to the east. There is also AG land to the north until it hits I-80. There is also AG land to the west. The site plan shows that along the south property line the trees sit on the adjacent property, but the applicant believes those trees do a good job of screening. The applicant agrees that if those trees are removed, they will install trees. This site is 540' back from 70th Street and there are mature trees along 70th Street. The land to the east and north is all AG. There is heavy construction equipment in and out of this area all the time. The ground is very hard and packed and the applicant believes that trees in this area will not be seen by any adjacent property or traffic going by. The applicant is still requesting waiver of the trees, but will comply if necessary.

There was no testimony in opposition.

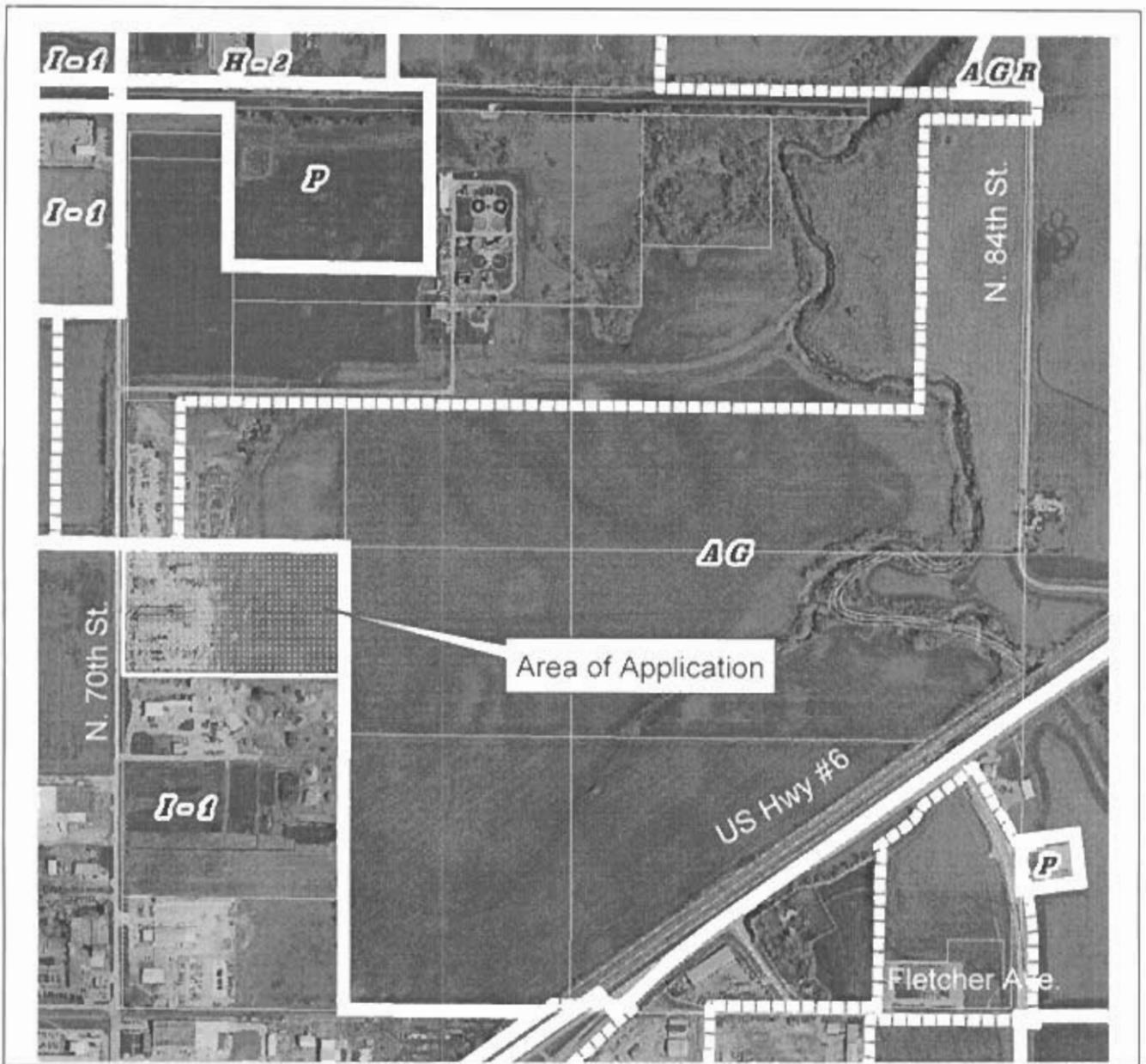
Carlson asked staff to respond to the applicant's comments regarding the trees. Will stated that the staff recommendation is based upon the design standard for screening, which is generally considered a minimum standard. The applicant's point is that it is in an industrial area so there is no point in screening this use from adjacent uses. The staff takes the position that the screening proposed in the design standard is considered a minimum improvement and is generally a benefit to the community and should be met in all cases unless there is some hardship or other justification.

Any existing trees on the site that can be used to accomplish the screening requirement are acceptable, but whatever trees are required to meet the standard should also be included in the landscaping. The design standard requires towers to be screened with deciduous and coniferous evergreen trees 70% up to 8' in height, with 50% of the trees growing to a mature height of 35'. The applicant believes there are some trees there that may help meet the requirement, but staff is not sure of that.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

February 18, 2004

Carlson moved approval of the staff recommendation of conditional approval, seconded by Carroll and carried 8-0: Pearson, Krieser, Carroll, Sunderman, Carlson, Marvin, Taylor and Bills-Strand voting 'yes'; Larson absent. This is a recommendation to the City Council.

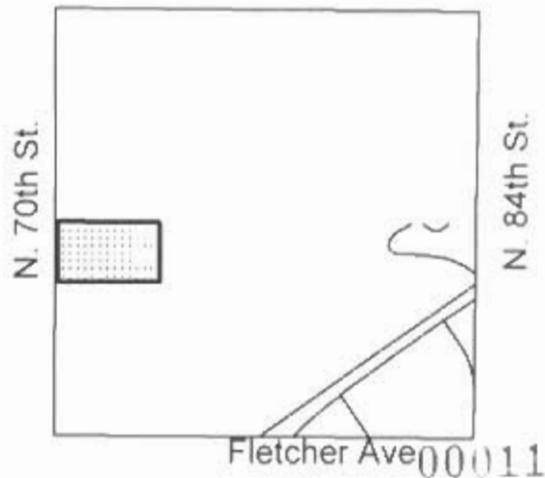


2002 aerial

Special Permit #04001
N. 70th & Cornhusker Hwy.
US Cellular
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- I-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

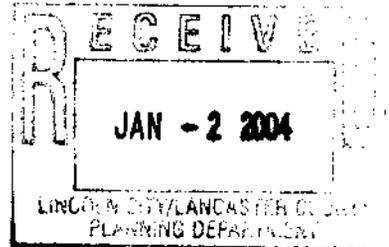
One Square Mile
 Sec. 34 T11N R7E



Fletcher Ave 00011



December, 30, 2003



Mr. Brian Will
Planner
Mr. Brian Will
Planner
City of Lincoln-Planning Dept.
555 South 10th Street/Suite 213
Lincoln, NE 68508

Dear Mr. Will:

LCC International is contracted by US Cellular to do a wireless network build out for their Lincoln, Nebraska market. This zoning statement letter is in regard to our Special Permit application to install a new 150' monopole and ground equipment compound on property owned currently by Constructors at 6500 N 70th Street.

The current zoning of the property is I-1 and meets the City of Lincoln's preferred location for a telecommunications tower as described in the ordinance section 27.68.080 paragraph 4.

The proposed monopole tower will be engineered for a total of 5 carriers and the proposed ground compound will have adequate space to accommodate ground equipment or shelters for 5 carriers.

We would like to request a waiver of the landscaping requirements due to several factors. The first being that the proposed location is in the rear corner of an industrial area, and the south property line currently has a row of approximately 8-10 foot cedar trees from the east property line running west to 70th Street. There are also a number of mature trees along the property line running parallel to 70th Street.

We respectfully ask the City of Lincoln to review and approve this special permit to construct the proposed tower and compound for US Cellular.

Thank you for your time and consideration in this matter.

Sincerely,

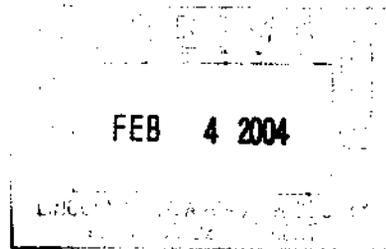
Douglas Rogers
LCC International

1023 Lincoln Mall Road
Lincoln, Nebraska 68508

00012



February 3, 2004



Mr. Brian Will
Planner
City of Lincoln-Planning Dept.
555 South 10th Street – Suite 213
Lincoln, NE 68508

Dear Mr. Will:

LCC International is contracted by US Cellular to do a wireless network build out for their Lincoln Nebraska market. This zoning statement letter is in regard to our Special Permit application to install a new 150' monopole and ground equipment compound on property owned by Constructors at 6500 N 70th Street.

The current zoning of the property is I-1 and meets the City of Lincoln's preferred location for a telecommunications tower as described in the ordinance section 27.68.080 paragraph 4. Prior to searching for a location to install a new tower, LCC personnel looked at 2 existing, small lattice towers within the RF search ring. Neither tower is structurally capable of holding an array of PCS style antennas.

There is also a monopole tower owned by Alltel which is within the RF search ring, however after several months of communication with Alltel representatives we were told that they were unable to locate structural documents, and that the tower was installed prior to the current collocation ordinance requirements. Several hours were spent at the Building and Safety department researching the original building permit for the Alltel tower. Microfiche of the building permit was located, but there was no structural information about the monopole.

A rooftop location at the ADM facility was also researched, but after RF evaluation it was determined that the location would not be adequate to accomplish the coverage objectives of US Cellular. The ADM facility would also be on top of a silo, which in the past has proven to have security and access issues as well as dust, fire, safety and mechanical issues and problems.

The proposed monopole tower will be engineered for a total of 5 carriers and the proposed ground compound will have adequate space to accommodate ground equipment or shelters for 5 carriers.

We would like to request a waiver of the landscaping requirements, section 27.68.110 paragraph (a-1), due to several factors. The first being that the proposed location is in the rear corner of an industrial lot, and the south property line currently has a row of approximately 8-10 foot cedar trees from the east property line running west to 70th Street. There are also multiple, mature trees along the property line running parallel to 70th Street.

1023 Lincoln Mall Road
Lincoln, Nebraska 68508

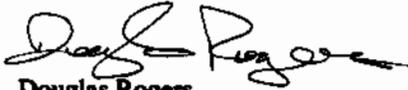
00013

We are also requesting a waiver of the fall zone, section 27.68.110 paragraph (g). We feel that the waiver will not adversely impact adjacent properties, nor will the waiver cause any safety or health issues to the public.

We respectfully ask the City of Lincoln to review and approve this special permit to construct the proposed tower and compound for US Cellular.

Thank you for your time and consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas Rogers", written over a horizontal line.

Douglas Rogers
LCC International

SCREENING AND LANDSCAPE STATEMENT

The proposed site is located at 6500 North 70th Street, Lincoln, NE. Measures were taken to minimize the adverse visual effects. Our proposal is to locate the tower and compound to the rear of the property. The existing buildings provide additional screening.

The site is also located in an Industrial area and will not have an adverse visual effect to adjacent properties.

U.S. Cellular

WIRELESS COMMUNICATIONS
CENTRAL REGION
3601 109TH STREET
URBANDALE, IA 50322

SITE NUMBER: 871309.2
SITE NAME: CORNHUSKER HWY.
ADDRESS: 6500 NORTH 70TH STREET
LINCOLN, NE 68507-3247

LATITUDE: 40°52'25.89" N (NAD83)
LONGITUDE: 96°37'21.09" W (NAD83)
STRUCTURE: 1143.57' (NAVD 88)
MONOPOLE

PROJECT DESCRIPTION

THIS IS AN APPLICATION TO INSTALL AN UNMANNED PCS FACILITY CONSISTING OF PCS EQUIPMENT, TRANSMISSION CABLES, ANTENNAS, DIRECTIONAL ANTENNAS, THE SIZE, HEIGHT, AND DIRECTION OF THE ANTENNAS WILL PROVIDE CLEAR AND RELIABLE WIRELESS COMMUNICATIONS TO THE COMMUNITY. THE WIRELESS NETWORKS WILL ALLOW FOR AN IMPROVED COMMUNICATION NETWORK THAT CAN CONTINUE TO FUNCTION IF THE TELEPHONE (PWR) SERVICE SHOULD BE DISCONTINUED DURING AN EMERGENCY OR HEALTH SAFETY HAZARD. THESE FACILITIES WILL ENHANCE THE GENERAL HEALTH, SAFETY AND WELFARE OF THE COMMUNITY AND SURROUNDING AREAS BY PROVIDING RELIABLE WIRELESS COMMUNICATIONS AT THIS LOCATION.

SHEET INDEX

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A-2	EAST ELEVATION
A-3	NORTH ELEVATION
A-4	WEST ELEVATION
L-1	LANDSCAPING DETAILS

PROJECT CONTACTS

APPLICANT/OWNER:	U.S. CELLULAR 3601 109TH STREET URBANDALE, IA 50322
LANDLORD:	BRADY SCHWAB 1815 Y STREET LINCOLN, NE 68508 PHONE: (402) 434-1212
CONSTRUCTION MANAGER:	LCC INTERNATIONAL 1023 LINCOLN HALL LINCOLN, NE 68502 CONTACT: CLY PETERSON PHONE: (402) 434-9303
GENERAL CONTRACTOR:	SUBJECT TO BID
ENGINEERING CONSULTANT:	ASSOCIATED ENGINEERING, P.C. SUITE 100 1214 NORTH 180TH STREET LINCOLN, NE 68118 PH: (402) 864-9997 FAX: (402) 833-8200
SURVEYOR:	COMMUNITY LAND SURVEYING 1232 78TH STREET LINCOLN, NE 68502 (402) 441-7735 FAX: (402) 441-8791
SITE ACQUISITION:	LCC INTERNATIONAL 1023 LINCOLN HALL LINCOLN, NE 68502 CONTACT: MARLENE BOYD PHONE: (402) 434-9300
RF ENGINEER:	LCC INTERNATIONAL 1023 LINCOLN HALL LINCOLN, NE 68502 CONTACT: BRADY TRAMA PHONE: (402) 434-9304
ZONING:	LCC INTERNATIONAL 1023 LINCOLN HALL LINCOLN, NE 68502 CONTACT: DOUGLAS ROGERS PHONE: (402) 434-9307
JURISDICTION:	CITY OF LINCOLN 1023 LINCOLN HALL LINCOLN, NE 68502 PHONE: (402) 441-7481
ELECTRIC COMPANY:	LES 1040 W STREET LINCOLN, NE 68508-3835 CONTACT: STEVE SCHAPPAUGH PHONE: (402) 487-7820
TELEPHONE COMPANY:	ALLTEL 1023 LINCOLN HALL LINCOLN, NE 68502 CONTACT: JOHN GRAMM PHONE: (901) 900-8879

PROJECT CONTACTS

APPLICANT/OWNER:	U.S. CELLULAR 3601 109TH STREET URBANDALE, IA 50322
LANDLORD:	BRADY SCHWAB 1815 Y STREET LINCOLN, NE 68508 PHONE: (402) 434-1212
CONSTRUCTION MANAGER:	LCC INTERNATIONAL 1023 LINCOLN HALL LINCOLN, NE 68502 CONTACT: CLY PETERSON PHONE: (402) 434-9303
GENERAL CONTRACTOR:	SUBJECT TO BID
ENGINEERING CONSULTANT:	ASSOCIATED ENGINEERING, P.C. SUITE 100 1214 NORTH 180TH STREET LINCOLN, NE 68118 PH: (402) 864-9997 FAX: (402) 833-8200
SURVEYOR:	COMMUNITY LAND SURVEYING 1232 78TH STREET LINCOLN, NE 68502 (402) 441-7735 FAX: (402) 441-8791
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TELEPHONE COMPANY:	ALLTEL 1023 LINCOLN HALL LINCOLN, NE 68502 CONTACT: JOHN GRAMM PHONE: (901) 900-8879

DRIVING DIRECTIONS

- START POINT: LINCOLN MUNICIPAL ARCADE
- 1: START OUT GOING WEST ON W ADAMS ST. TOWARD TERMINAL.
 - 2: W ADAMS ST. BECOMES TERMINAL.
 - 3: TURN SLIGHT LEFT.
 - 4: TURN LEFT ONTO TERMINAL.
 - 5: TERMINAL BECOMES W ADAMS ST.
 - 6: TAKE THE RAMP TOWARD I-80 E/O/S-77 N.
 - 7: TURN SLIGHT RIGHT ONTO NW 12TH ST.
 - 8: STAY STRAIGHT TO GO ONTO W CORNHUSKER HWY.
 - 9: TURN LEFT ONTO N 70TH ST.

THESE DOCUMENTS ARE DRAWN TO SCALE FOR 24X36 SIZE SHEET. DOCUMENTS PRINTED IN 11X17 SIZE SHEET ARE REDUCED TO HALF THE ORIGINAL SCALE.

DIGGERS HOTLINE
of
NEBRASKA

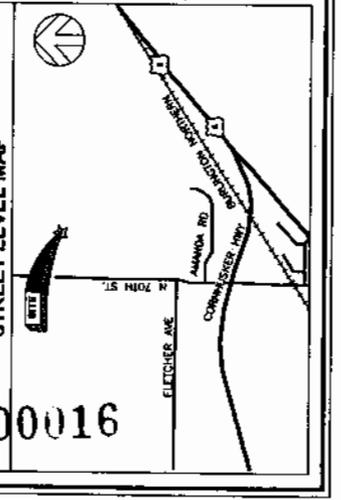


CALL
1-800-551-0888
24 HOURS BEFORE
YOU DIG

VICINITY MAP



STREET LEVEL MAP



ASSOCIATED ENGINEERING, PC
 1214 N. 18TH STREET
 OMAHA, NE 68118
 PH: (402) 864-8097

US Cellular
 1000 FARM ROAD
 LINCOLN, NE 68502

COLLOC
 1823 LINCOLN HALL
 LINCOLN, NEBRASKA 68508
 (402) 434-1000

APPROVALS:

DATE: _____ TIME: _____

APPROVALS:

SITE ACC: _____

ZONING: _____

R.F.: _____

CONSTRUCTION: _____

OWNER: _____

SITE NAME:
CORNHUSKER HWY

SITE NUMBER:
871309.2

CURRENT ISSUE DATE:
03/04/04

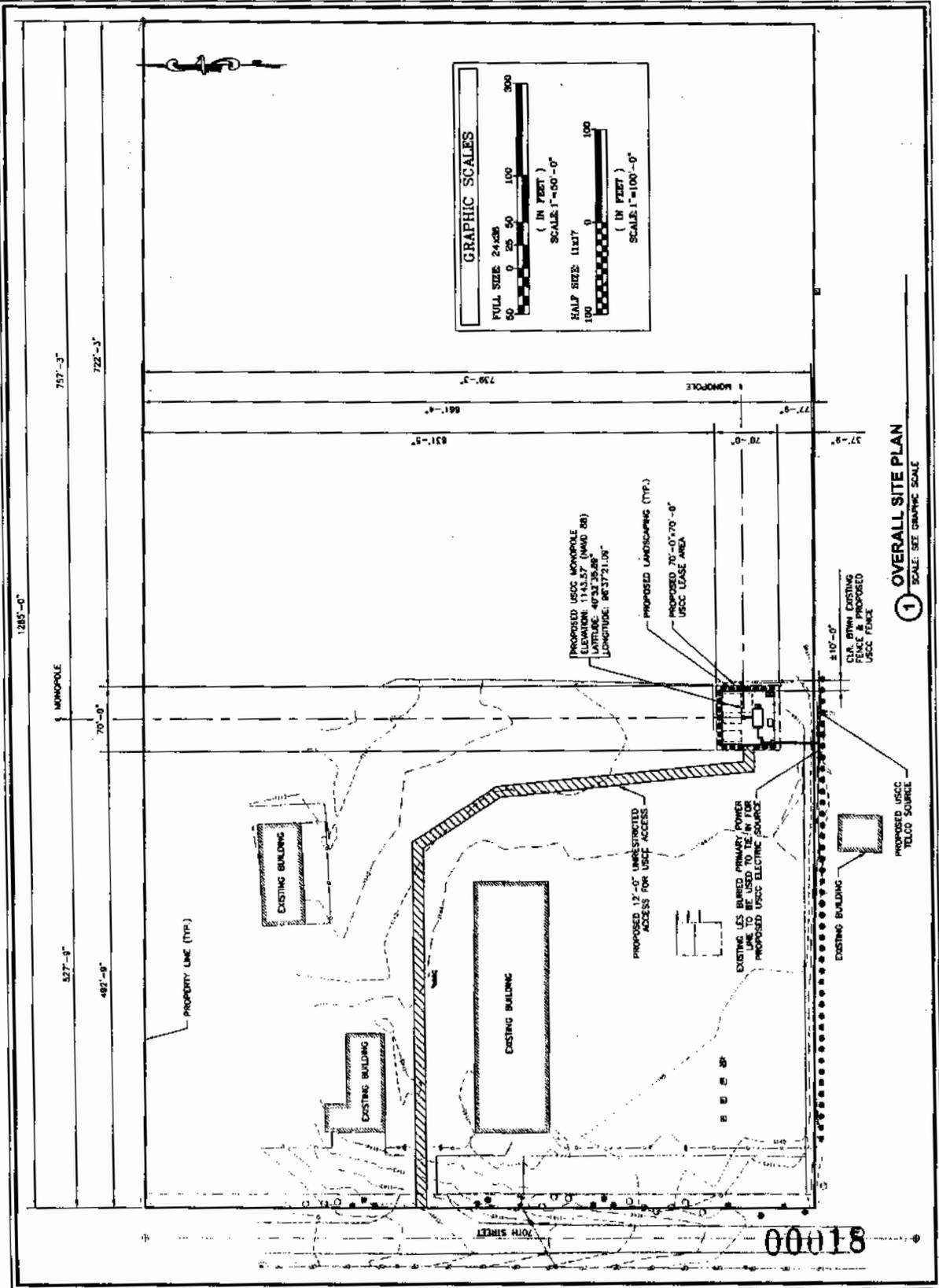
SUBMITTALS:

DATE	DESCRIPTION	REV.
12/31/03	ZONING DEPT.	1
08/20/04	ZONING DEPT.	2
02/23/04	RELOCATE TWR.	3
03/01/04	RELOCATE TWR.	4
03/04/04	REV. USE AREA.	5

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-1

PROJECT NUMBER:
871309.2



OVERALL SITE PLAN
 SCALE: SEE GRAPHIC SCALE

81000

ASSOCIATED ENGINEERING, PC
 1214 N. 16TH STREET
 OMAHA, NE 68118
 PH: (402) 844-9097

US Cellular
 1000 N. GARDNER STREET
 OMAHA, NE 68102

ALOC
 1022 LINCOLN MALL
 LINCOLN, NEBRASKA 68505
 (402) 434-1200

APPROVALS: _____
 SITE NO. _____
 ZONING _____
 R.F. _____
 CONSTRUCTION _____
 OWNER _____

SITE NAME: **CORNHUSKER HWY**

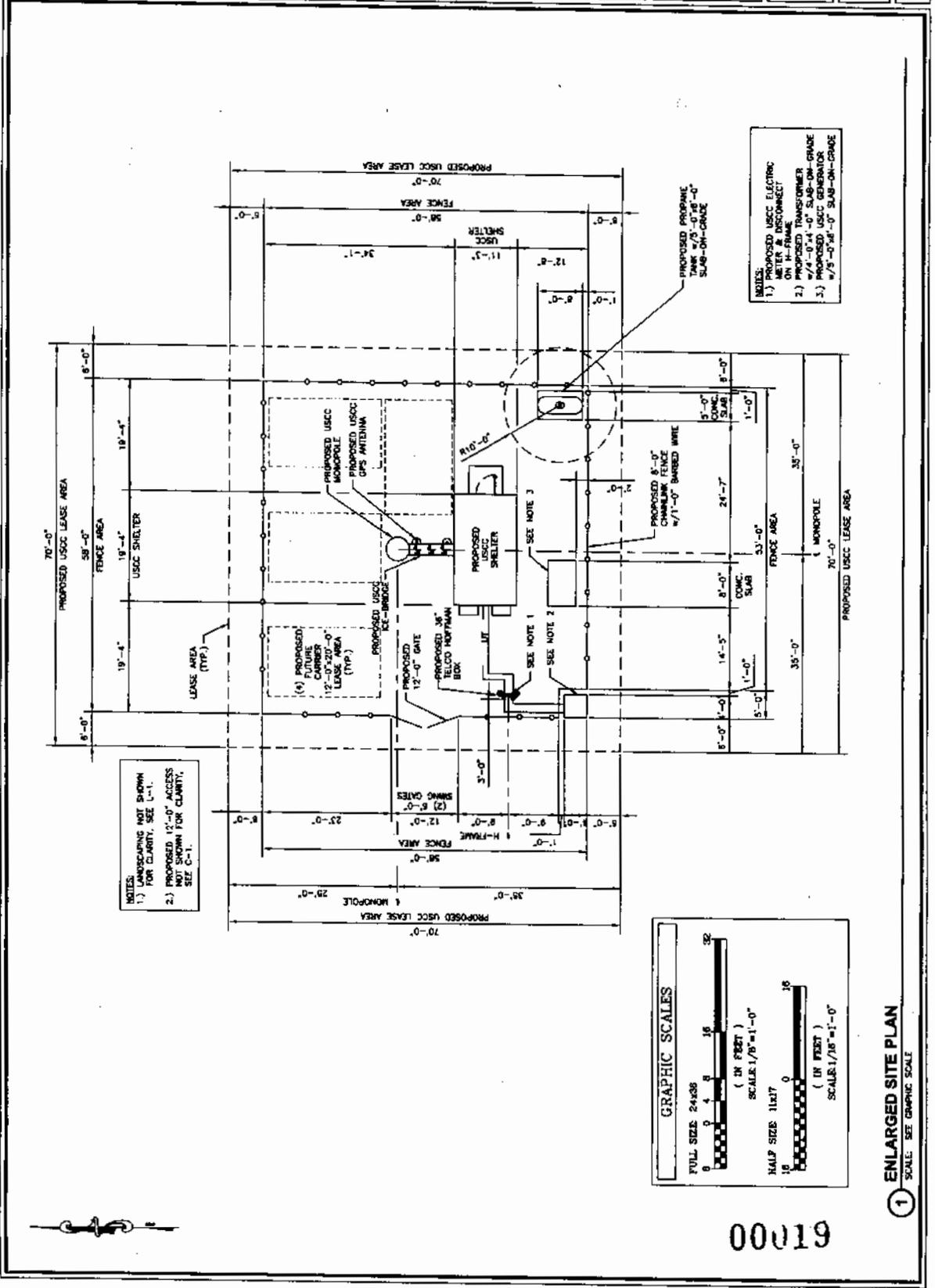
SITE NUMBER: **871309.2**

CURRENT ISSUE DATE: **03/04/04**

DATE	DESCRIPTION	REV.
12/31/03	ZONING DEPT.	1
02/20/04	ZONING DEPT.	2
02/23/04	RELOCATE TWR.	3
03/01/04	RELOCATE TWR.	4
03/04/04	REV. LEASE AREA	5

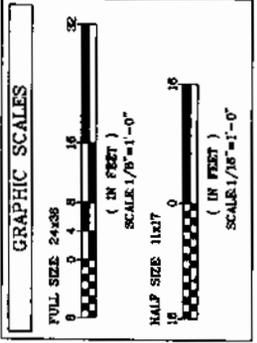
SHEET TITLE: **ENLARGED SITE PLAN**
 SHEET NUMBER: **C-2** OF **0**

PROJECT NUMBER: **871309.2**



NOTES:
 1.) LANDSCAPING NOT SHOWN FOR CLARITY, SEE L-1.
 2.) PROPOSED 12'-0" ACCESS NOT SHOWN FOR CLARITY, SEE C-1.

NOTES:
 1.) PROPOSED USCC ELECTRIC METER & DISCONNECT
 2.) PROPOSED TRANSFORMER W/4'-0" x 4'-0" SLAB-ON-GRADE
 3.) PROPOSED USCC GENERATOR W/5'-0" x 5'-0" SLAB-ON-GRADE



610019

1 ENLARGED SITE PLAN
 SCALE: SEE GRAPHIC SCALE

ASSOCIATED ENGINEERING, PC
 1214 N. 167TH STREET
 SUITE 100
 OMAHA, NE 68116
 PH: (402) 894-9097

US Cellular
 1000 LINCOLN BLVD
 SUITE 1000
 LINCOLN, NE 68502

YALCC
 1003 LINCOLN HILL
 LINCOLN, NEBRASKA 68505
 (402) 434-9300

APPLICANT/OWNER: _____
 CLIENT: _____
 DRAWN BY: _____ CHK BY: _____
 DATE: _____
 APPROVALS:
 SITE ACC: _____
 ZONING: _____
 R.F.: _____
 CONSTRUCTION: _____
 OWNER: _____

SITE NAME: **CORNHUSKER HWY**

SITE NUMBER: **871309.2**

CURRENT ISSUE DATE: **03/04/04**

SUBMITTALS

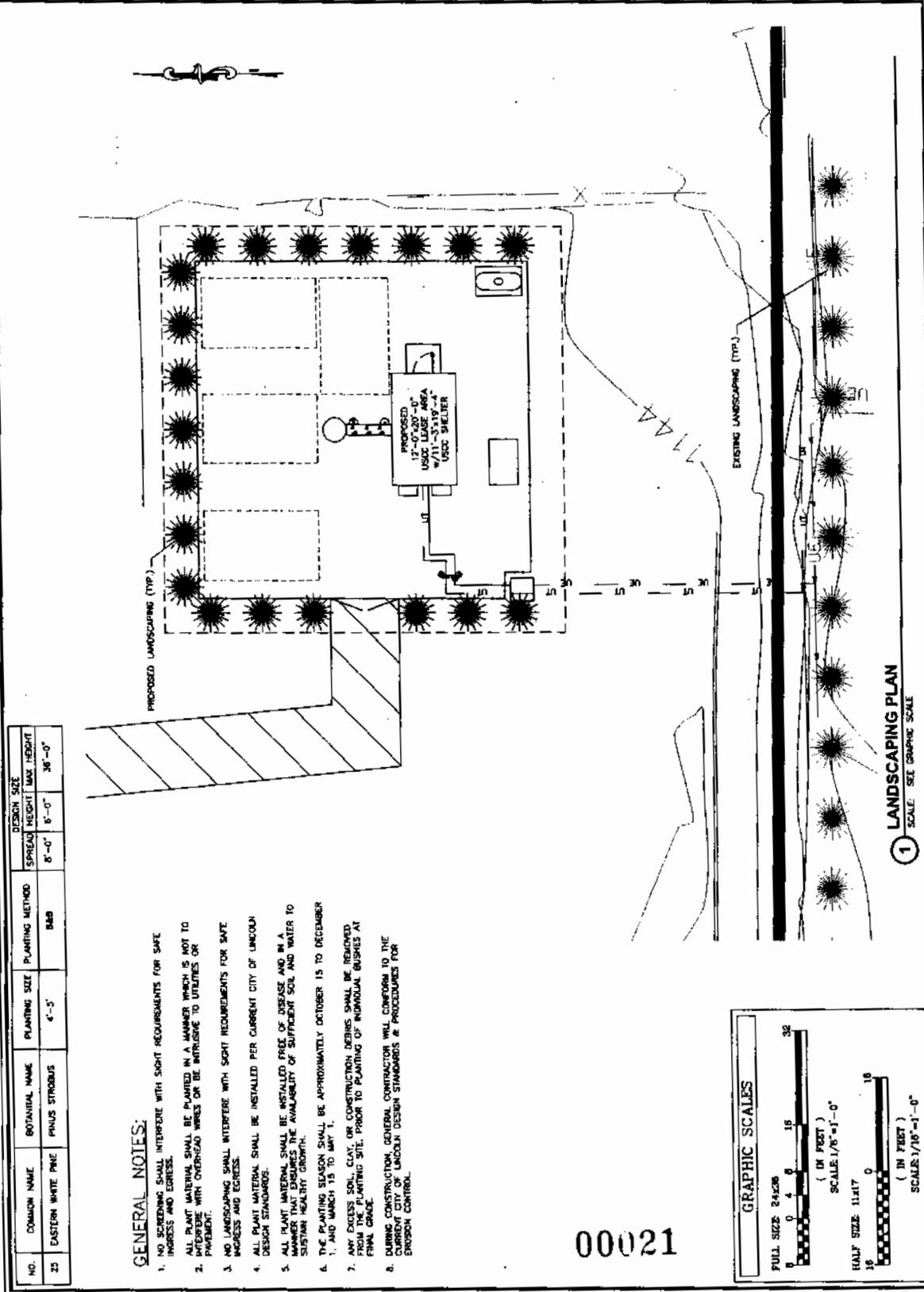
DATE	DESCRIPTION	REV.
12/31/03	ZONING DEPT.	1
02/20/04	ZONING DEPT.	2
02/23/04	RELICATE TWR.	3
03/01/04	RELICATE TWR.	4
03/04/04	REV. LEASE AREA	5

SHEET TITLE: **LANDSCAPING DETAILS**

SHEET NUMBER: **L-1**

REVISION: **0**

PROJECT NUMBER: **871309.2**



NO.	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	PLANTING METHOD	DESIGN SIZE	
					SPREAD HEIGHT	MAX HEIGHT
23	EASTERN WHITE PINE	PINUS STROBUS	4'-5'	B&B	6'-0"	36'-0"

- GENERAL NOTES:**
- NO SCREENING SHALL INTERFERE WITH SIGHT REQUIREMENTS FOR SAFE INGRESS AND EGRESS.
 - ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT TO INTERFERE WITH OVERHEAD WIRES OR BE INTRUSIVE TO UTILITIES OR PAVEMENT.
 - NO LANDSCAPING SHALL INTERFERE WITH SOFT REQUIREMENTS FOR SAFE INGRESS AND EGRESS.
 - ALL PLANT MATERIAL SHALL BE INSTALLED PER CURRENT CITY OF LINCOLN DESIGN STANDARDS.
 - ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH.
 - THE PLANTING SEASON SHALL BE APPROXIMATELY OCTOBER 15 TO DECEMBER 1, AND MARCH 15 TO MAY 1.
 - ANY EXCESS SOIL, CLAY, OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PLANTING SITE, PRIOR TO PLANTING OF INDIVIDUAL BUSHES AT FINAL GRADE.
 - DURING CONSTRUCTION, GENERAL CONTRACTOR WILL CONFORM TO THE CURRENT CITY OF LINCOLN DESIGN STANDARDS & PROCEDURES FOR EROSION CONTROL.

00021

GRAPHIC SCALES

FULL SIZE 24x36
 (IN FEET)
 SCALE: 1/8" = 1'-0"

HALF SIZE 11x17
 (IN FEET)
 SCALE: 1/16" = 1'-0"

1 LANDSCAPING PLAN
 SCALE: SEE GRAPHIC SCALE

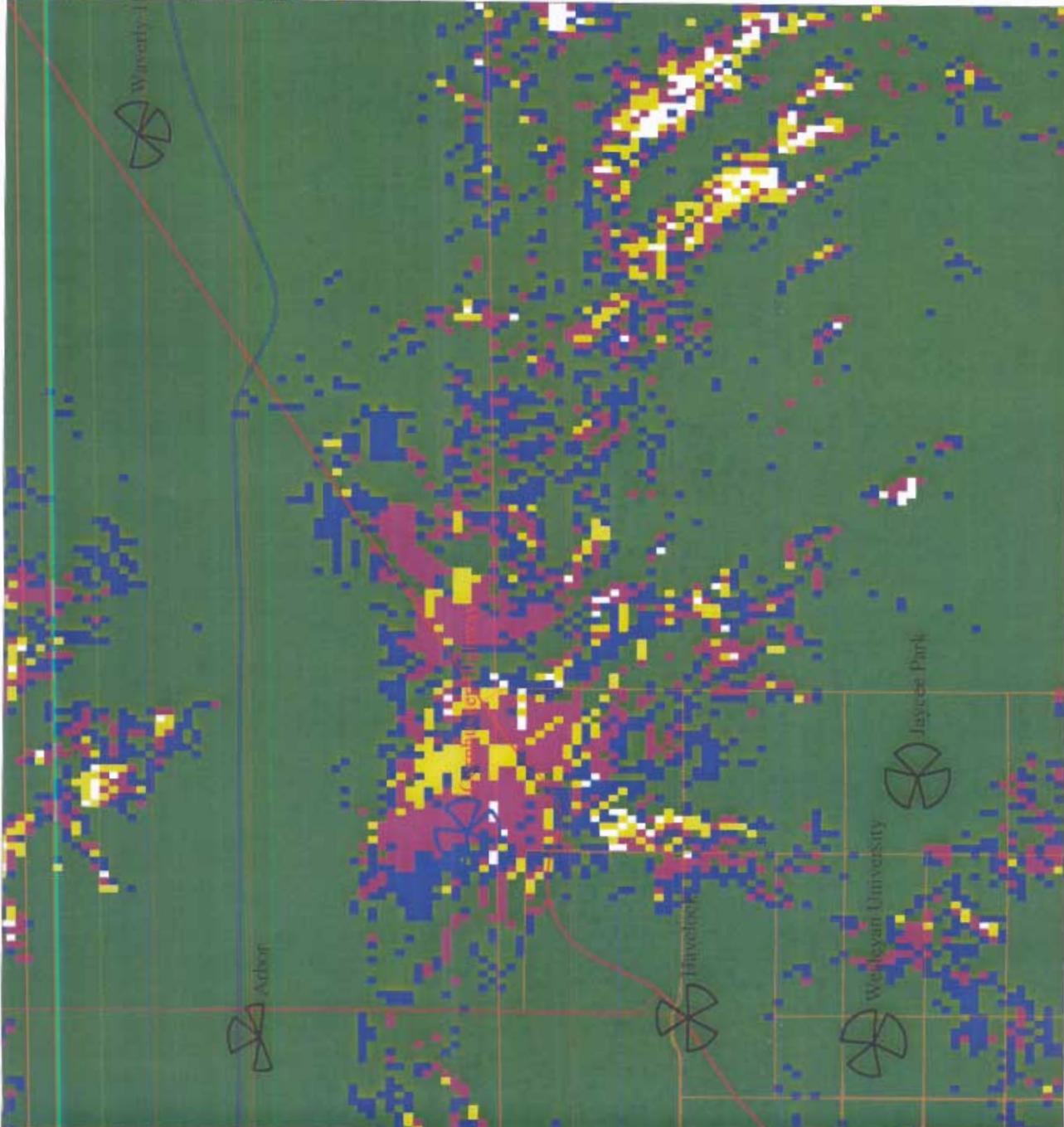
USCC-Lincoln

Coverage without new tower

Legend -- Signal in dBm

- $l \geq n > -90$
- $-90 \geq n > -93$
- $-93 \geq n > -96$
- $-96 \geq n > -99$

- Post - FDR 12/02/03 U



USCC-Lincoln

Coverage with new tower

Legend -- Signal in dBm

- | >= n > -90
- -90 >= n > -93
- -93 >= n > -96
- -96 >= n > -99

- Post - FDR 12/02/03 Uf

