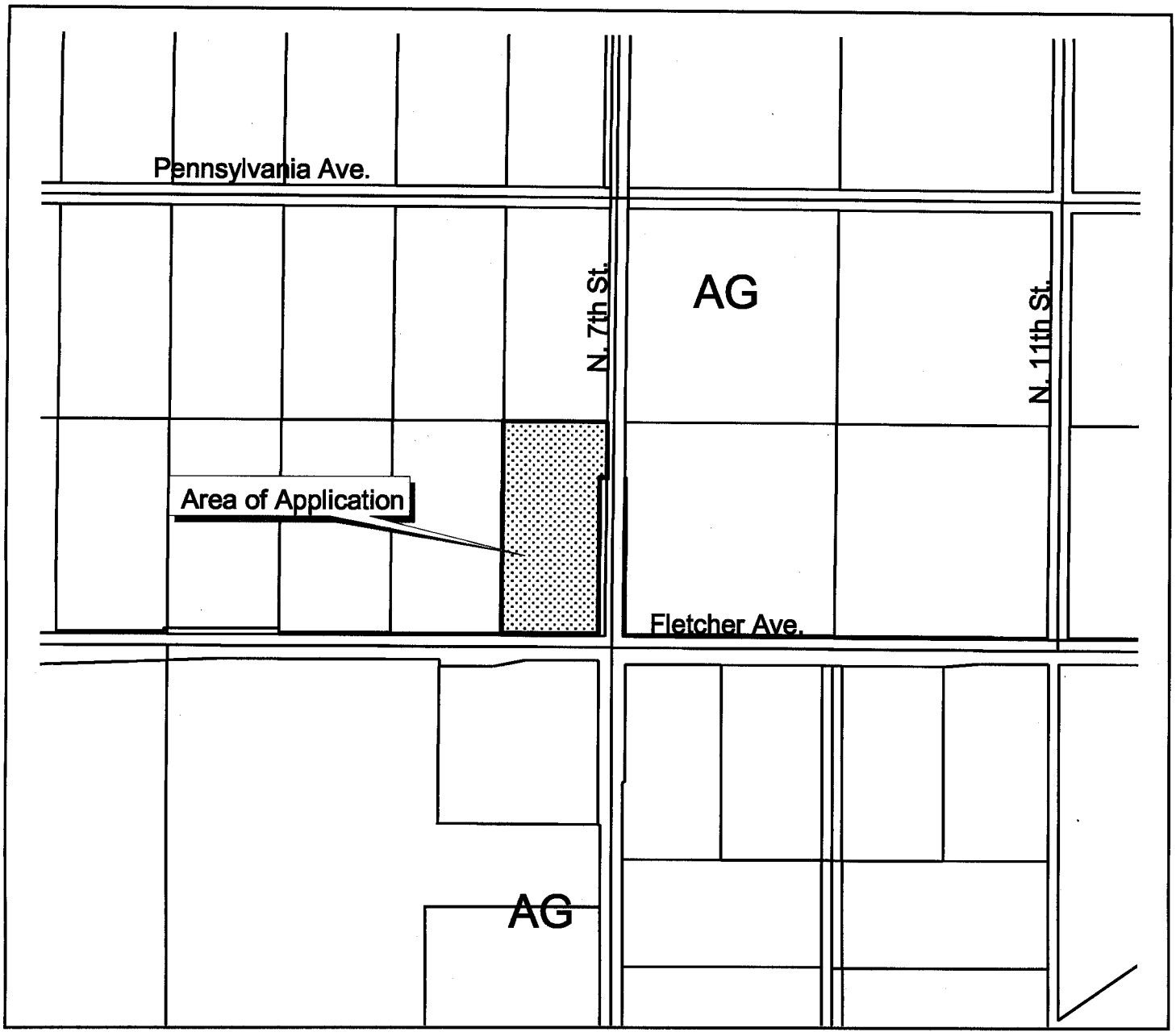


Special Permit #1892
N. 7th St. & Fletcher Ave.

Zoning:

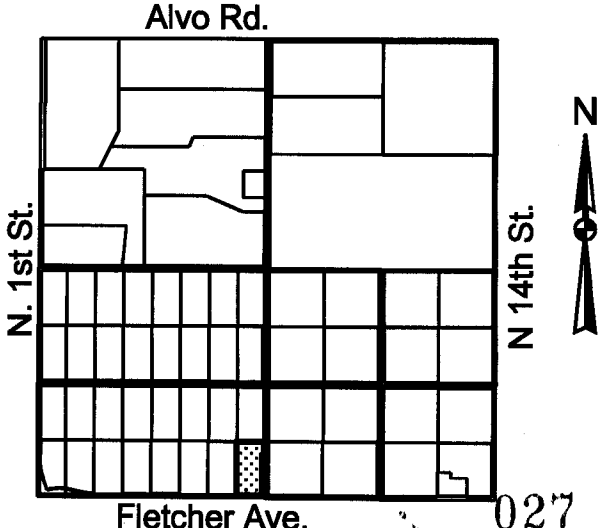
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-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

m:\plan\arcview\jen\sp1892 (layout 1)

One Square Mile
Sec. 35 T11N R6E

Zoning Jurisdiction Lines

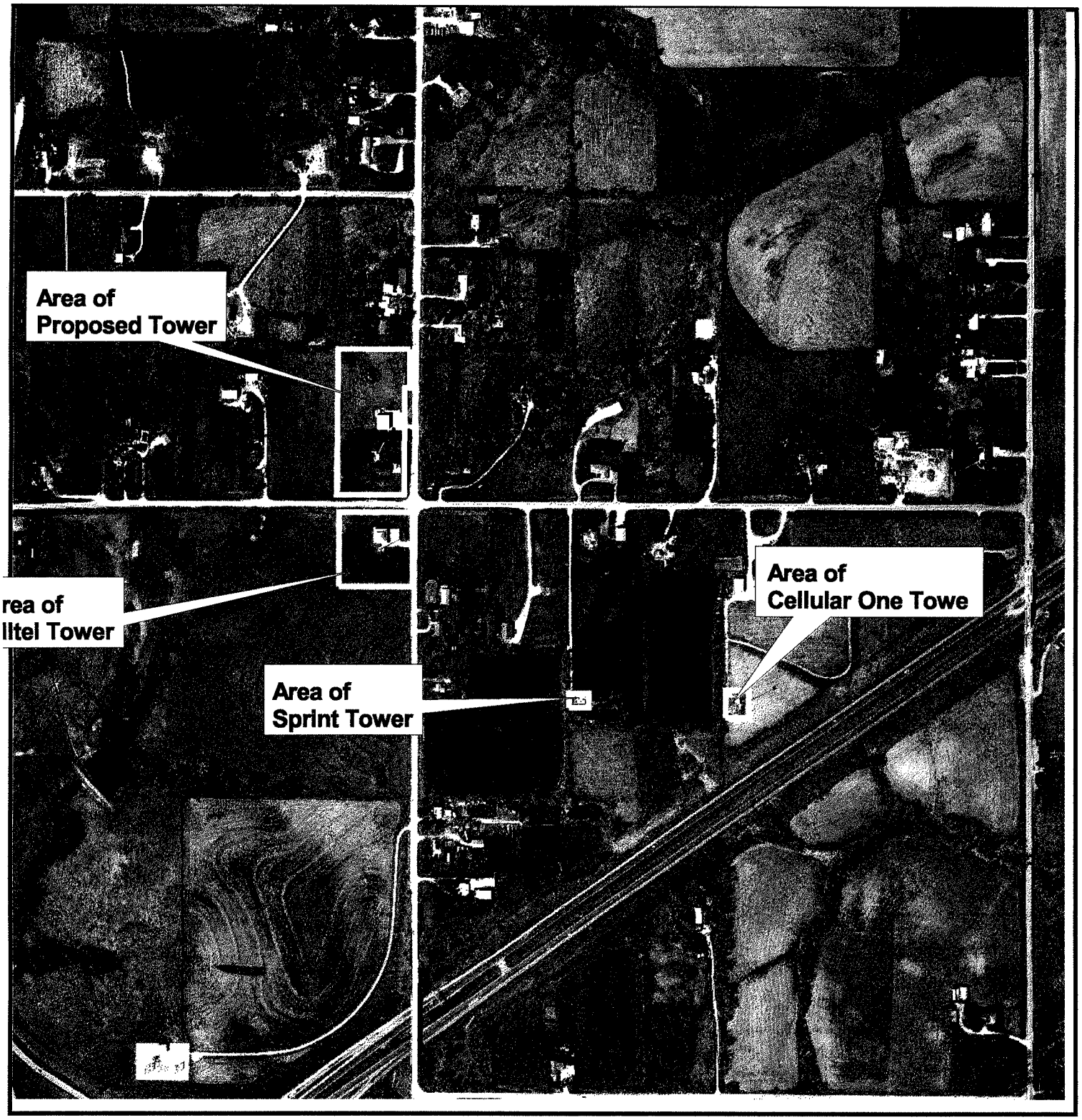
City Limit Jurisdiction



027

Sheet 1 of 3
Date: 12/29/00

Lincoln City - Lancaster County Planning Dept.



Special Permit #1892
N. 7th St. & Fletcher Ave.

N

Sheet 2 of 3

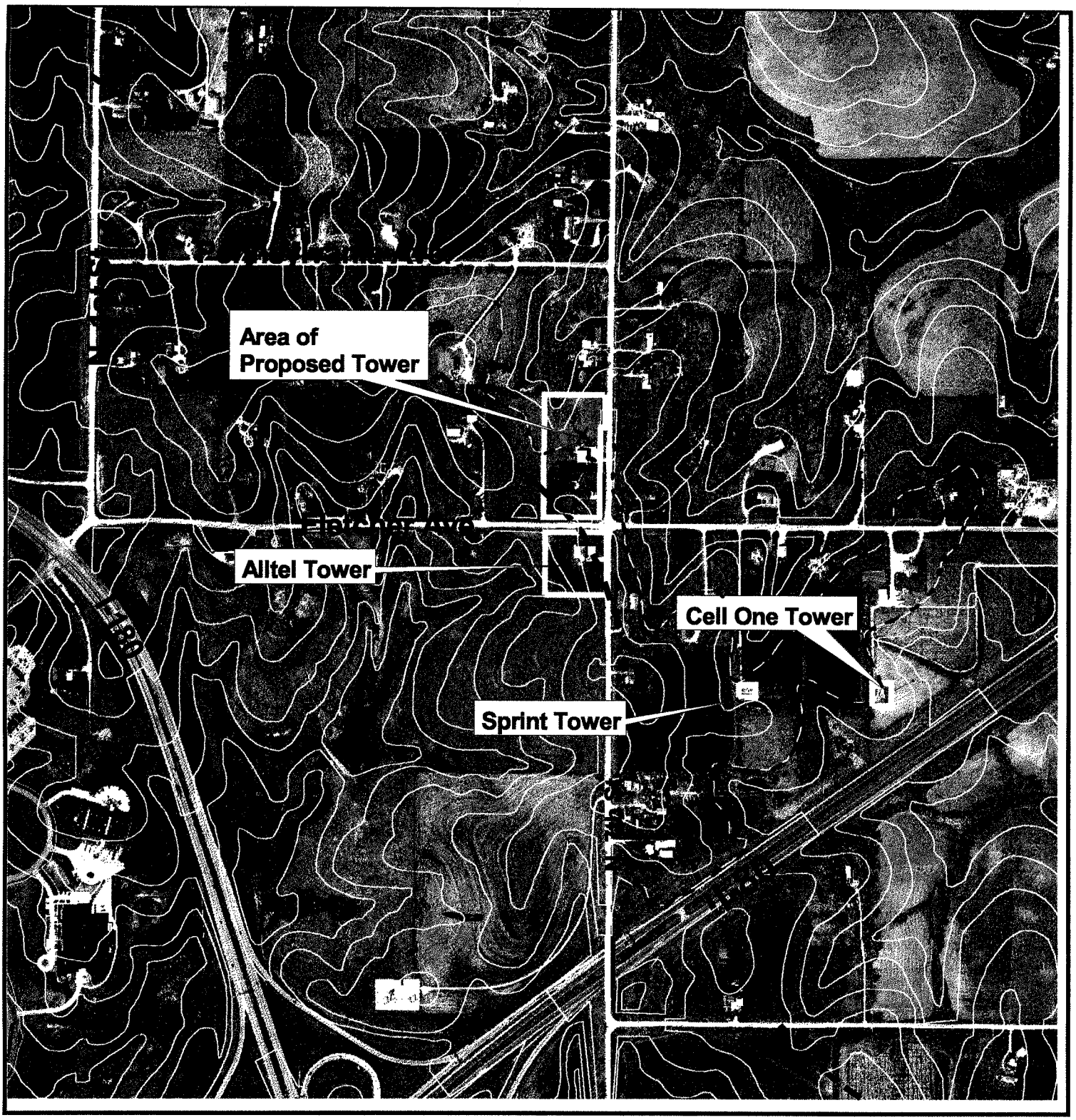
Date: 12/28/00

028

Photograph Date: 1999

m:\plan\arcview\jen\sp1892 (layout 2)

Lincoln City - Lancaster County Planning Dept.



Special Permit #1892
N. 7th St. & Fletcher Ave.

Location of other Towers in Area
10 foot Contour lines and Ridge line

N

Sheet 3 of 3

Date: 12/29/00 029

Photograph Date: 1999

m:\plan\arcview\jen\sp1892 (layout 2)

Lincoln City - Lancaster County Planning Dept.

QWEST WIRELESS

600 FLETCHER AVENUE
LINCOLN, NEBRASKA 68521
COUNTY: LANCASTER SITE: LIN-021

RECEIVED
DEC 14 2000
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

PROJECT DIRECTORY
APPLICANT
QWEST WIRELESS 910 NORTH 43RD AVENUE, ROOM 201 OMAHA, NE 68131 P: (402) 558-4955 F: (402) 556-9992 CONTACT: DAVE JOHNSTON
CONSTRUCTION MANAGER
QWEST WIRELESS 910 NORTH 43RD AVENUE, ROOM 201 OMAHA, NE 68131 P: (402) 556-9737 F: (402) 556-9992 CONTACT: CHRIS SCHULZ

DRAWING INDEX	
Z-1	TITLE SHEET
Z-2	SURVEY & VICINITY MAP
Z-3	SITE PLAN
Z-4	ENLARGED SITE PLAN & DETAILS
Z-5	ELEVATION & DETAILS
DESIGN TYPE	
MONOPOLE	

Qwest Wireless

600 FLETCHER AVE
LINCOLN, NEBRASKA 68521
LIN-021

DESIGN TYPE
MONOPOLE MOUNTED ANTENNAS AND OUTDOOR EQUIPMENT

SHEET TITLE
TITLE SHEET

SHEET NUMBER: Z-1
REV: 2

INITIAL ISSUE: NOVEMBER 27, 2000

030

LEGAL DESCRIPTION PARENT PARCEL

Remaining portion of Lot 32, Cumberland Heights, located in the Southwest Quarter of Section 35, Township 11 North, Range 6 East, of the Sixth Principal Meridian, Lancaster County, Nebraska.

LEGAL DESCRIPTION LEASE SITE

The remaining portion of Lot 32, Cumberland Heights, located in the Southwest Quarter of Section 35, Township 11 North, Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska, being more particularly described as follows:

Referring to the South Quarter corner of said Section 35; thence northerly N 01°48'40" W, on the East line of the Southwest Quarter of said Section 35, 415.33 feet; thence westerly S 88°13'28" W, 134.82 feet, to the Point of Beginning for the described Lease Site; thence westerly S 90°00'00" W, 22.00 feet; thence northerly N 00°00'00" E, 10.00 feet; thence easterly N 90°00'00" E, 22.00 feet; thence southerly S 00°00'0" W, 10.00 feet, to the Point of Beginning for the described Lease Site.

Containing a total calculated area of 220.00 square feet, more or less.

LEGAL DESCRIPTION ACCESS EASEMENT

An Access Easement 12 feet in width located in the remaining portion of Lot 32, Cumberland Heights, located in the South Half of Section 35, Township 11 North, Range 6 East of the Principal Meridian, Lancaster County, Nebraska, the centerline being more particularly described as follows:

Referring to the Southeast corner of described Lease Site; thence westerly S 90°00'00" W, 18.00 feet, to the Point of Beginning for the centerline of the described easement; thence southerly S 00°00'00" W, 8.00 feet; thence easterly N 90°00'00" E, 45.44 feet; thence southeasterly S 39°49'32" E, 87.12 feet; thence easterly N 88°13'28" E, 12.00 feet, to the Point of Termination for the centerline of the described easement.

LEGAL DESCRIPTION UTILITY EASEMENT

Future Utility Easements requested by LES and Alltel through, on, over, under or across the premises shall be granted by the owner to LES and Alltel as requested.

ZONING

Zone AG

Setbacks
Front–50'
Rear–100'
Side–80'

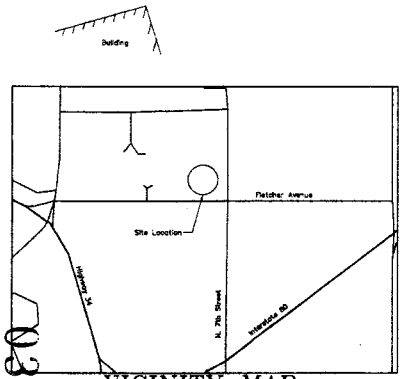
Maximum height restrictions–35'

For more information contact 1–402–441–7491.

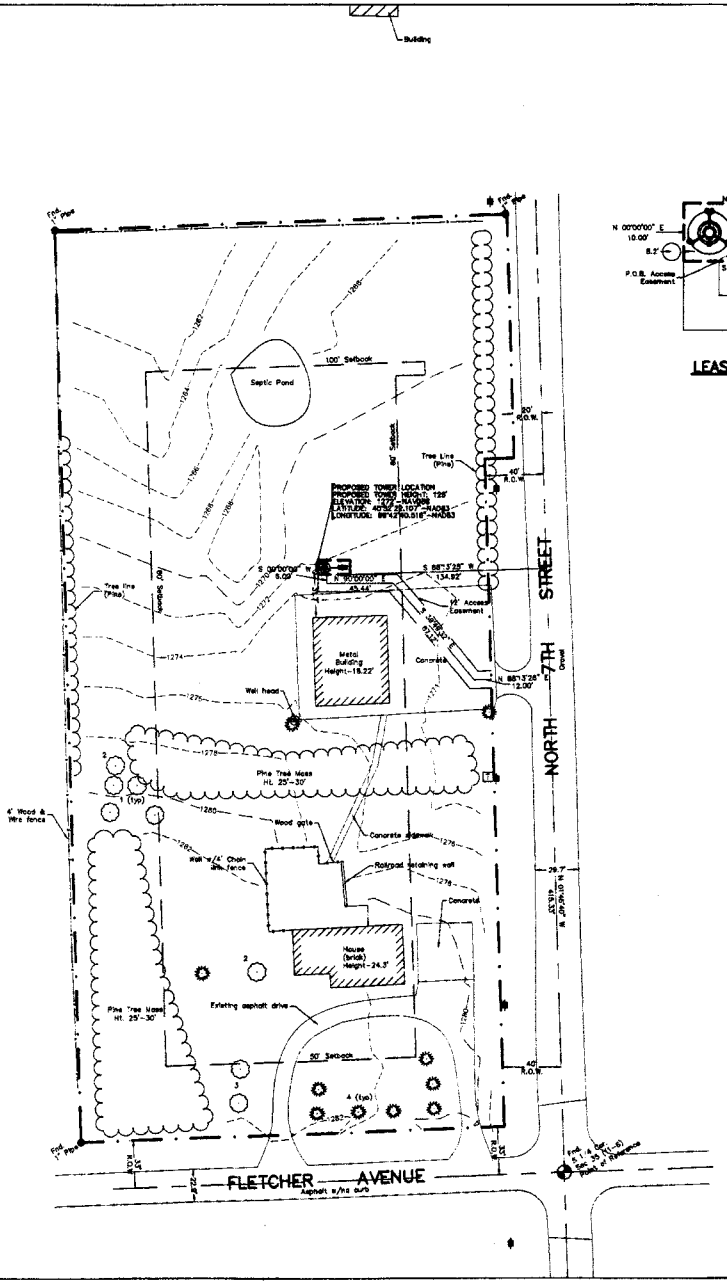
TREE SCHEDULE

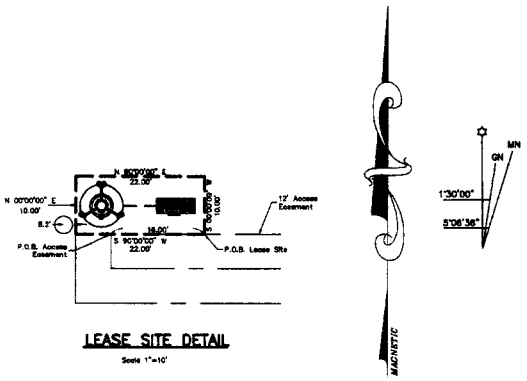
NO.	COMMON NAME	BOTANICAL NAME	HEIGHT
1	Apple	Malus pumila	15'–20'
2	Silver Maple	Acer saccharinum	15'–20'
3	Honeylocust	Gleditsia triacanthos	20'–25'
4	Eastern Redcedar	Juniperus virginiana	20'–25'

Note: Subject property apparently falls within the confines of a Zone "C" as determined by the FEMA–FIA Flood Rate Map 315273 0010 C, City of Lincoln, Nebraska revised 3–18–86.



VICINITY MAP





LEASE SITE DETAIL

Scale 1"=10'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

DIGGERS HOTLINE of NEBRASKA

1–800–331–5666

The Utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients/contractors responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

Surveyor's Certificate

I Jayme M. Malone a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey is correct to the best of my knowledge and belief. Distances are measured in feet and decimals of a foot.

Signed this 11th day of Dec., 20 00

NEBRASKA REGISTERED LS-440 LAND SURVEYOR JAYME M. MALONE

NEBRASKA	#440	NORTH DAKOTA	#4456
IOWA	#11807	SOUTH DAKOTA	#6892
KANSAS	#1113	MISSOURI	#2736
KENTUCKY	#3600	MINNESOTA	#40318

NO.	DATE	REVISIONS	BY	CHK'D/APVD
1	11/7/00	PRELIMINARY	JMG	JMM
2	11/17/00	FINAL	JMM	JMM

LEGEND

(M)	MEASURED DISTANCE
(P)	PLAT DISTANCE
(D)	DEED DISTANCE
(R)	RECORDED DISTANCE
●	FOUND CORNER
○	SET CORNER
——c——	FENCE – CHAIN LINK
——x——	FENCE – R.O.W. OR WIRE
——o——	FENCE – WOOD
———	CENTER LINE DRIVE
	POWER POLE
	SATELLITE DISH
	TELEPHONE BOX
	TREE – COMIFEROUS
	TREE – DECIDUOUS
	WELL

COMMUNITY LAND SURVEYING

LINCOLN OFFICE
1232 High Street, Suite 3
Lincoln, NE 68502
Phone: 1(402)441–5790
Fax: 1(402)441–5791

Qwest. Wireless

SITE INFORMATION

FRANCIS & EVELYN MOLES
600 FLETCHER AVENUE
LINCOLN, NE
LNC21C

DESIGN TYPE

METAL POLE MOUNTED ANTENNAS AND OUTDOOR EQUIPMENT

SHEET TITLE

SITE PLAN

SHEET NUMBER	REV.
C-1	0

PLOT DATE: 17 Nov. 00

CLS Job #12683

LEGAL DESCRIPTION PARENT PARCEL

Remaining portion of Lot 32, Cumberland Heights, located in the Southwest Quarter of Section 35, Township 11 North, Range 6 East, of the Sixth Principal Meridian, Lancaster County, Nebraska

LEGAL DESCRIPTION LEASE SITE

The remaining portion of Lot 32, Cumberland Heights, located in the Southwest Quarter of Section 35, Township 11 North, Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska, being more particularly described as follows:

Referring to the South Quarter corner of said Section 35, thence northerly N 01°46'40" W, on the East line of the Southwest Quarter of said Section 35, 415.33 feet; thence westerly S 88°13'28" W, 134.92 feet, to the Point of Beginning for the described Lease Site; thence westerly S 90°00'00" W, 22.00 feet; thence northerly N 00°00'00" E, 10.00 feet; thence easterly N 90°00'00" E, 22.00 feet; thence southerly S 00°00'0" W, 10.00 feet, to the Point of Beginning for the described Lease Site.

Containing a total calculated area of 220.00 square feet, more or less.

LEGAL DESCRIPTION ACCESS EASEMENT

An Access Easement 12 feet in width located in the remaining portion of Lot 32, Cumberland Heights, located in the South Half of Section 35, Township 11 North, Range 6 East of the Principal Meridian, Lancaster County, Nebraska, the centerline being more particularly described as follows:

Referring to the Southeast corner of described Lease Site; thence westerly S 90°00'00" W, 16.00 feet, to the Point of Beginning for the centerline of the described easement; thence southerly S 00°00'00" W, 6.00 feet; thence easterly N 90°00'00" E, 45.44 feet; thence southeasterly S 39°49'32" E, 87.12 feet; thence easterly N 88°13'28" E, 12.00 feet, to the Point of Termination for the centerline of the described easement.

LEGAL DESCRIPTION UTILITY EASEMENT

Future Utility Easements requested by LES and Alltel through, on, over, under or across the premises shall be granted by the owner to LES and Alltel as requested.

ZONING

Zone AG

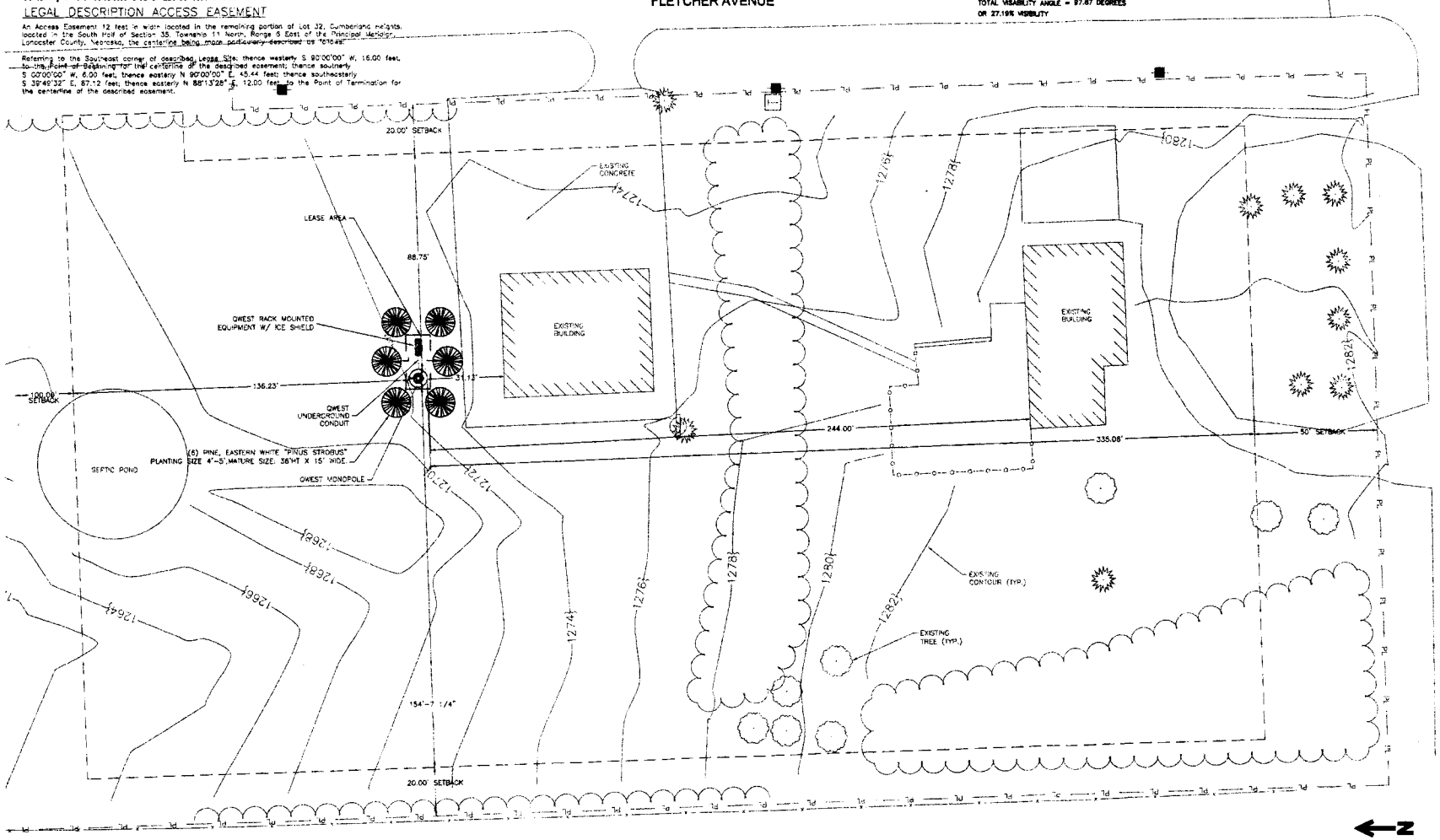
Setbacks
Front-50'
Rear-100'
Side-80'

Maximum height restrictions-35'

For more information contact 1-402-441-7491.

	SPREAD	HEIGHT	PLANTING SIZE	NUMBER REQUIRED	PERCENTAGE OF TREES
PINE, EASTERN WHITE "PINUS STROBUS"	12'	36'	4'-5'	6	100%

TOTAL VISABILITY ANGLE = 97.67 DEGREES
OR 27.19% VISIBILITY



1 Z-3 SITE PLAN
SCALE: 1" = 20'-0"

0' 20' 40'

032

	DATE	REVISIONS	BY	CHK'D	APV.

Qwest Wireless

BY	CHK'D	APV. DRT

SOC. INFORMATION

SOC. FLETCHER AVE
LINCOLN, NEBRASKA 68521
IN-021

DESIGN TYPE

MONOPOLE MOUNTED ANTENNAS AND OUTDOOR EQUIPMENT

SHEET TITLE

ENLARGED SITE PLAN & DETAILS

SHEET NUMBER	REV.
Z-3	2

INITIAL ISSUE NOVEMBER 27, 2000

1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND STIPULATED IN THE SPECIFICATIONS.
2. RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
3. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE PCS EQUIPMENT, TOWER AREAS, AND ADJACENT BUILDINGS.
4. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND, FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
5. THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO THE CRUSHED STONE APPLICATION.
6. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY US WEST. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR WORKING CREW.
7. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND SHALL BE CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF US WEST.
8. THE AREAS OF THE CUSTOMER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEEDED, AND COVERED WITH MULCH AS SPECIFIED IN THE SPECIFICATION LANDSCAPE WORK.

SITE WORK NOTES

1 / Z-4

509 | 0 | 04/11/00

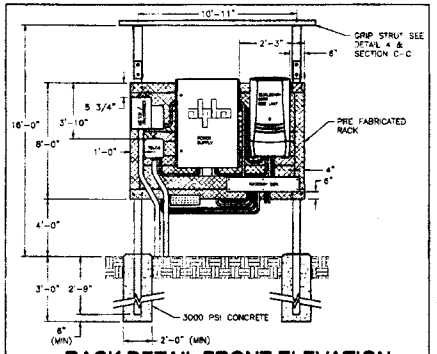
STANDARD STRUCTURAL STEEL NOTES

1. ALL METAL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATION GALVANIZED ASTM A36 UNLESS NOTED OTHERWISE.
2. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS (3/4" DIA.) AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
3. 3/8" DIA. STAINLESS STEEL C.D. STUDS BY NORTHLAND FASTENING SYSTEMS OR APPROVED EQUAL USING CAPACITOR DISCHARGE WELDING PROCESS. (CONTRACTOR TO TOUCH UP PAINT WITH ONE COAT OF PRIMER AND TWO COATS EPOXY PAINT. NEW PAINT COLOR TO MATCH EXISTING PAINT.)
4. WELDING SHALL CONFORM TO ANSI D1.1 (LATEST REVISION.)
5. ALL NEW STEEL SHALL BE PRIMED AND FINISH COATED (2 COATS) ON ALL SIDES. ALL PAINT MATCH LINES SHALL BE STRAIGHT AND EVEN WITH NO RUNS.

STRUCTURAL STEEL NOTES

2 / Z-4

508 | 0 | 04/11/00

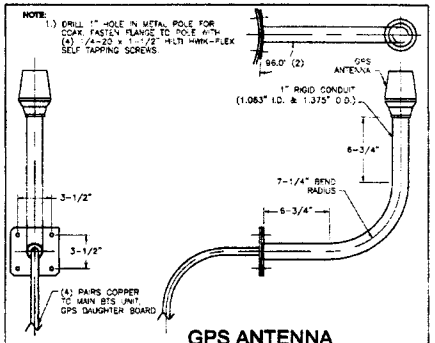


RACK DETAIL FRONT ELEVATION

3 / Z-4

SCALE: 1/2"=1'-0"

933 | 0 | 07/21/00



GPS ANTENNA INSTALLATION ON MONOPOLE

4 / Z-4

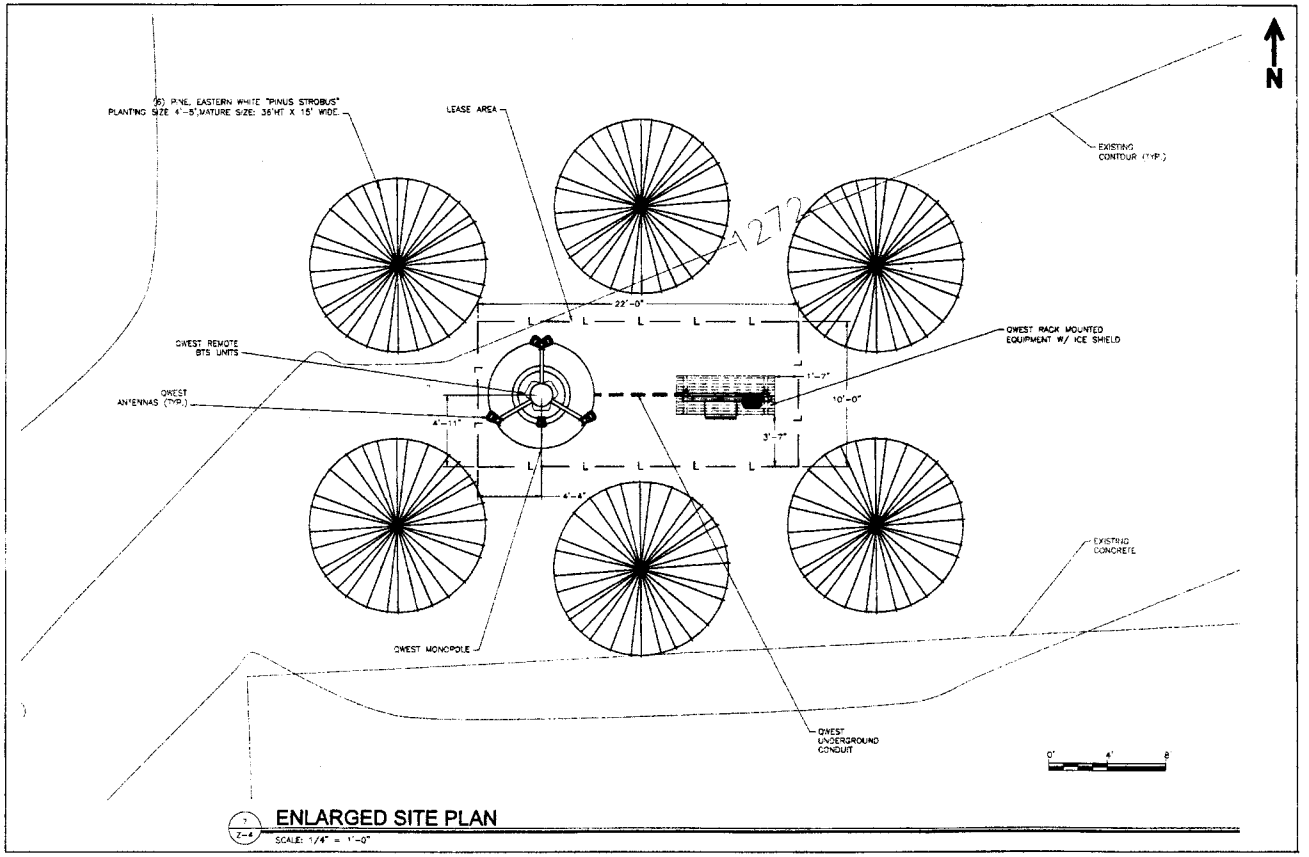
SCALE: 1/4" = 1'-0"

202 | - | 09/13/00

5 / Z-4

6 / Z-4

033



ENLARGED SITE PLAN

7 / Z-4

SCALE: 1/4" = 1'-0"

NO.	DATE	REVISIONS	BY	CHKD	APVD

Qwest Wireless

BY	CHKD	APVD
TLR		DRT

SITE INFORMATION

60 HITCHER AVE
LINCOLN, NEBRASKA 68521
LN-02

DESIGN TYPE

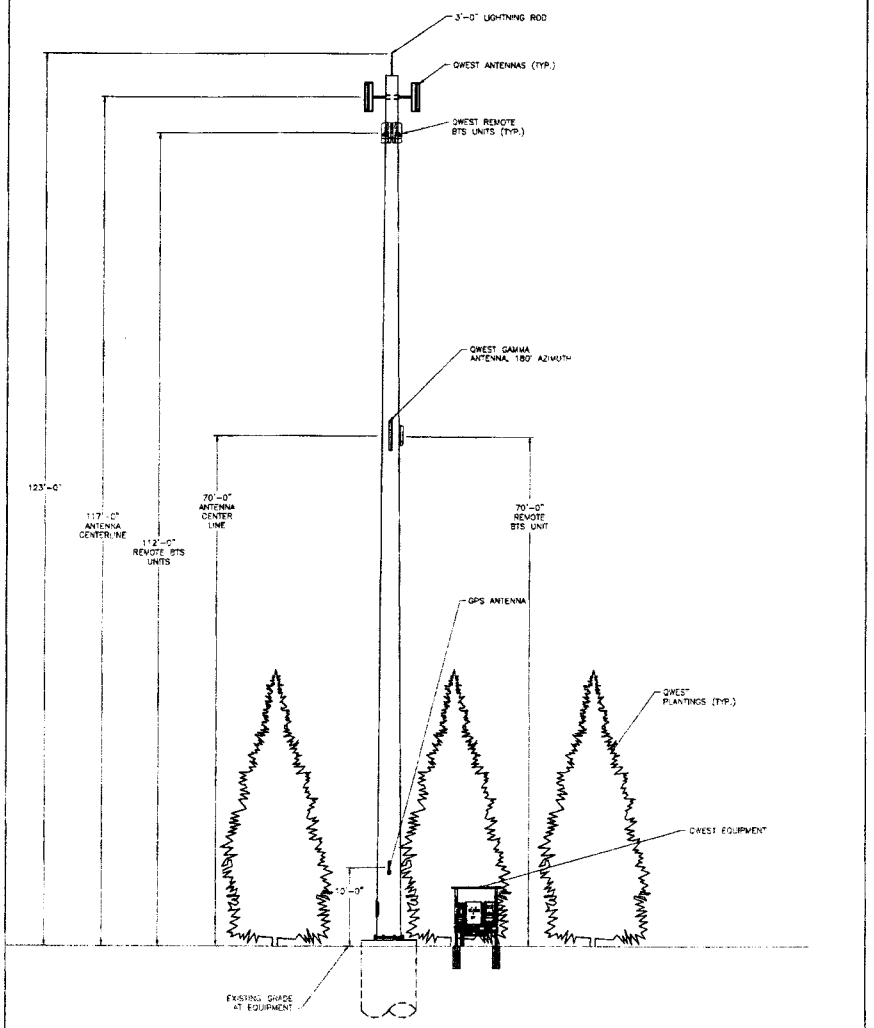
RAW RACK MOUNTED ANTENNAS AT 2ND DOOR ELEVATION

SHEET TITLE

ENLARGED SITE PLAN & DETAILS

SHEET NUMBER	REV.
Z-4	2

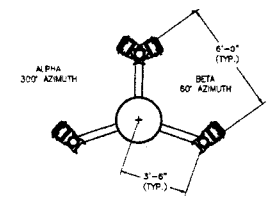
INITIAL ISSUE: NOVEMBER 27, 2000



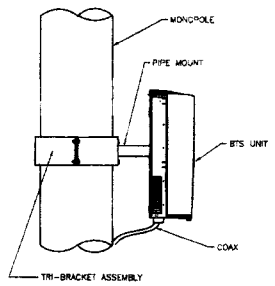
POLE DESIGN PARAMETERS:
1. LINCOLN, NE MUNICIPAL CODE, CHAPTER 20.12 LINCOLN BUILDING CODE.
2. LINCOLN, NE MUNICIPAL CODE, CHAPTER 27.68 PERSONAL WIRELESS FACILITIES.
3. ONE AND ONE-HALF DEGREE OF DEFLECTION WHEN SUBJECTED TO THIRTY FIVE MPH WIND.

0' 8' 16'

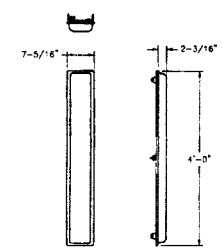
1 Z-5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



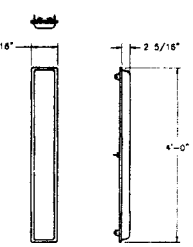
2 Z-5 UPPER ANTENNA MOUNT
113 D 04/11/00



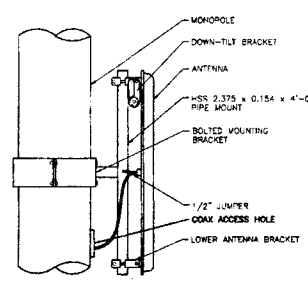
3 Z-5 REMOTE BTS MOUNT ON POLE
926 C 4/11/00



4 Z-5 PCS-VR-18-06507-2D
BALL ANTENNA
FOR ALPHA AND BETA ANTENNAS
SCALE: 3/4" = 1'-0
103 D 04/11/00



5 Z-5 BALL ANTENNA PCS-DS-17-06507-2D
FOR GAMMA ANTENNA
SCALE: 3/4" = 1'-0"
102 C 04/11/00



6 Z-5 BALL ANTENNA MOUNT
ON MONOPOLE
226 1 11/02/00

7 Z-5

Qwest Wireless

BY: TJR | CHKD: | APVL: DRT

SITE INFORMATION
300 FLETCHER AVE
LINCOLN, NEBRASKA 68521
[illegible]

DESIGN TYPE
MONOPOLE MOUNTED ANTENNAS AND OUTDOOR EQUIPMENT

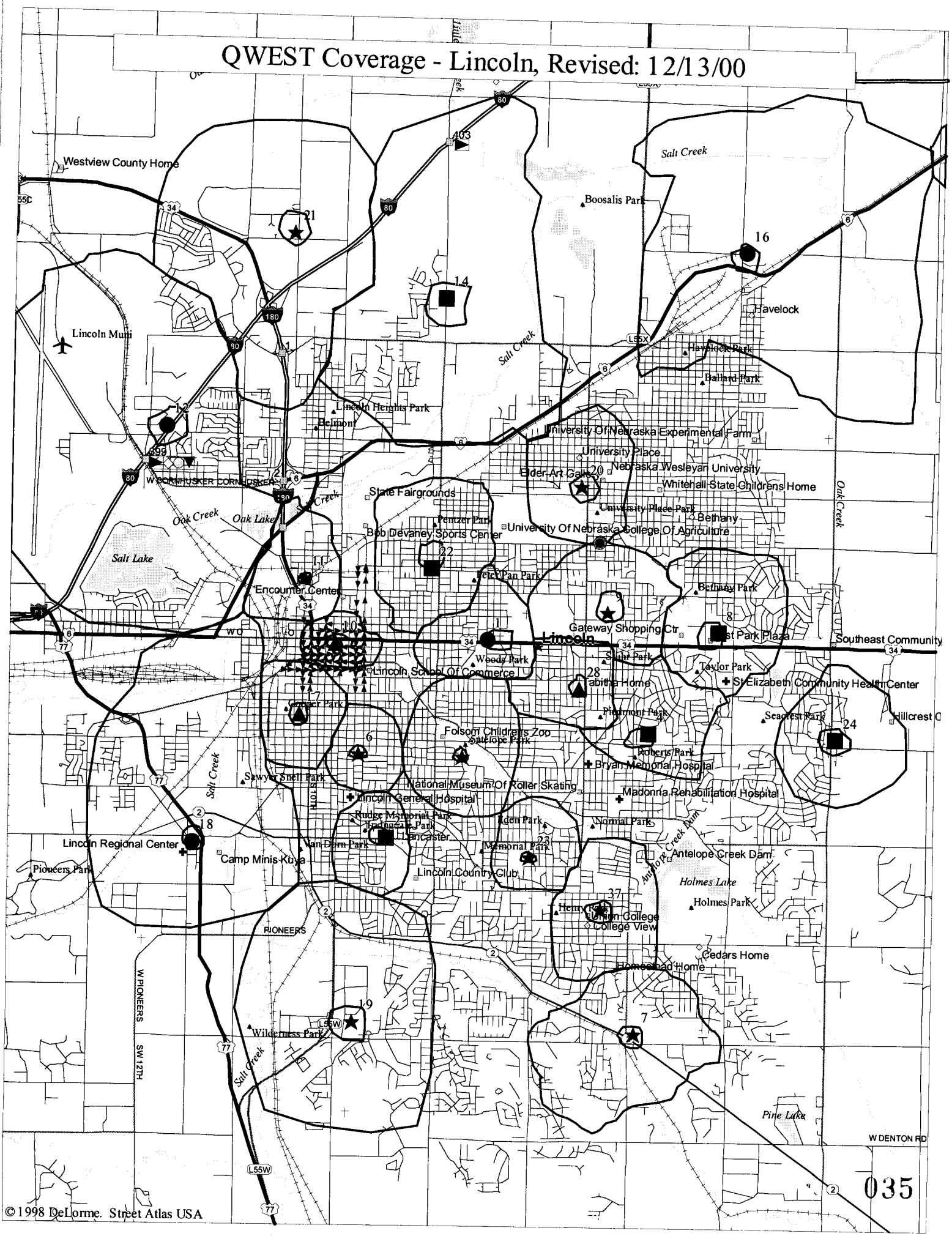
SHEET TITLE
ELEVATION & DETAILS

SHEET NUMBER: Z-5 | REV. 2

INITIAL ISSUE: NOVEMBER 27, 2000

034

QWEST Coverage - Lincoln, Revised: 12/13/00



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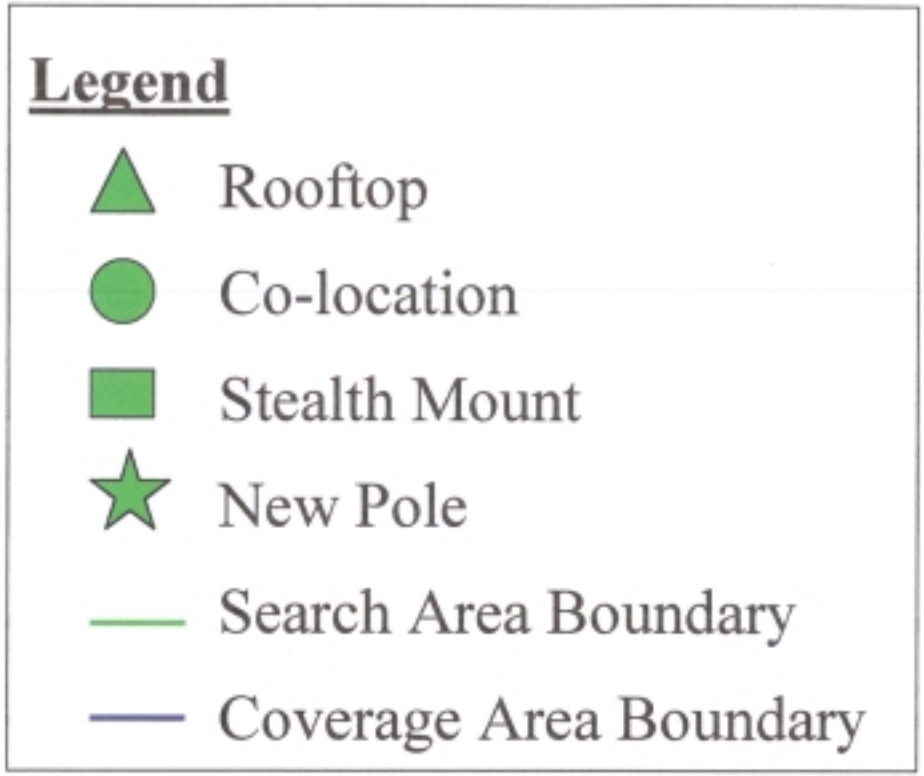

Note:
1. The boundaries shown in the map are approximations & does not necessarily depict actual coverage boundaries.