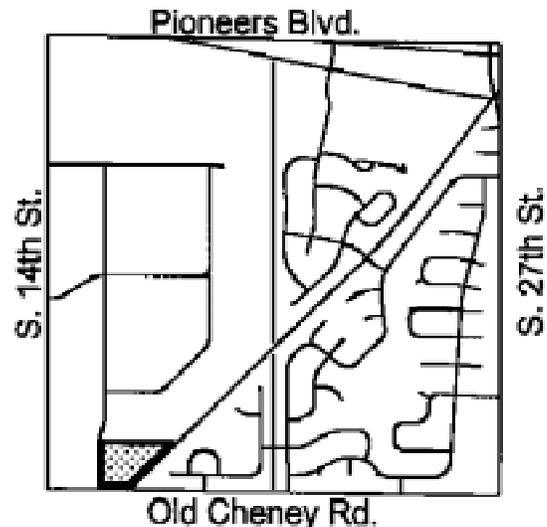
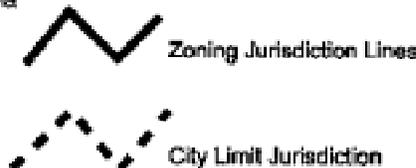


Use Permit #137
S. 16th St. & Old Cheney Rd.

Zoning:

- R-1 to R-4 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

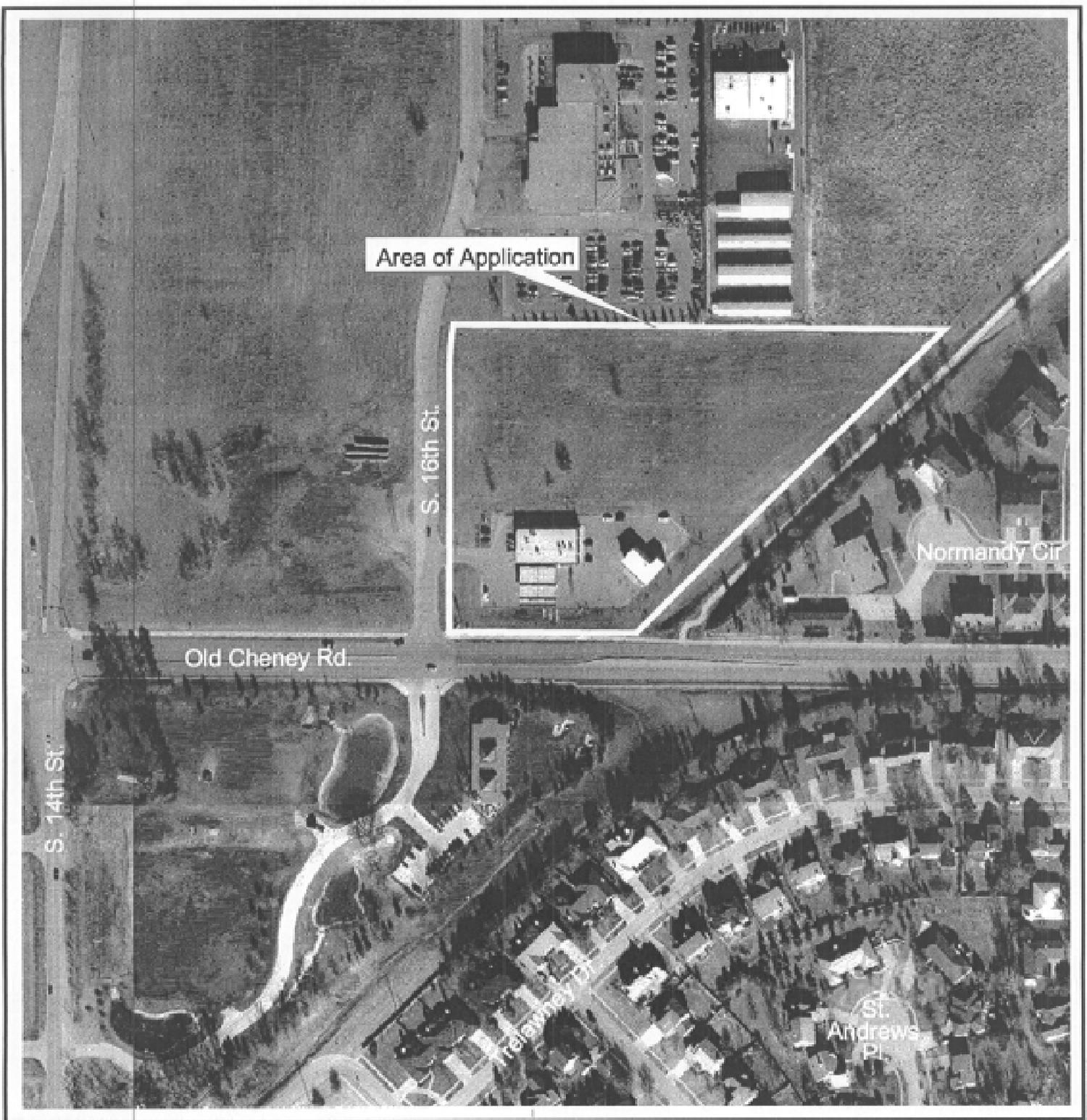
One Square Mile
 Sec. 12 T9N R6E



Sheet 1 of 4

Date: 4-18-01

Lincoln City - Lancaster County Planning Dept



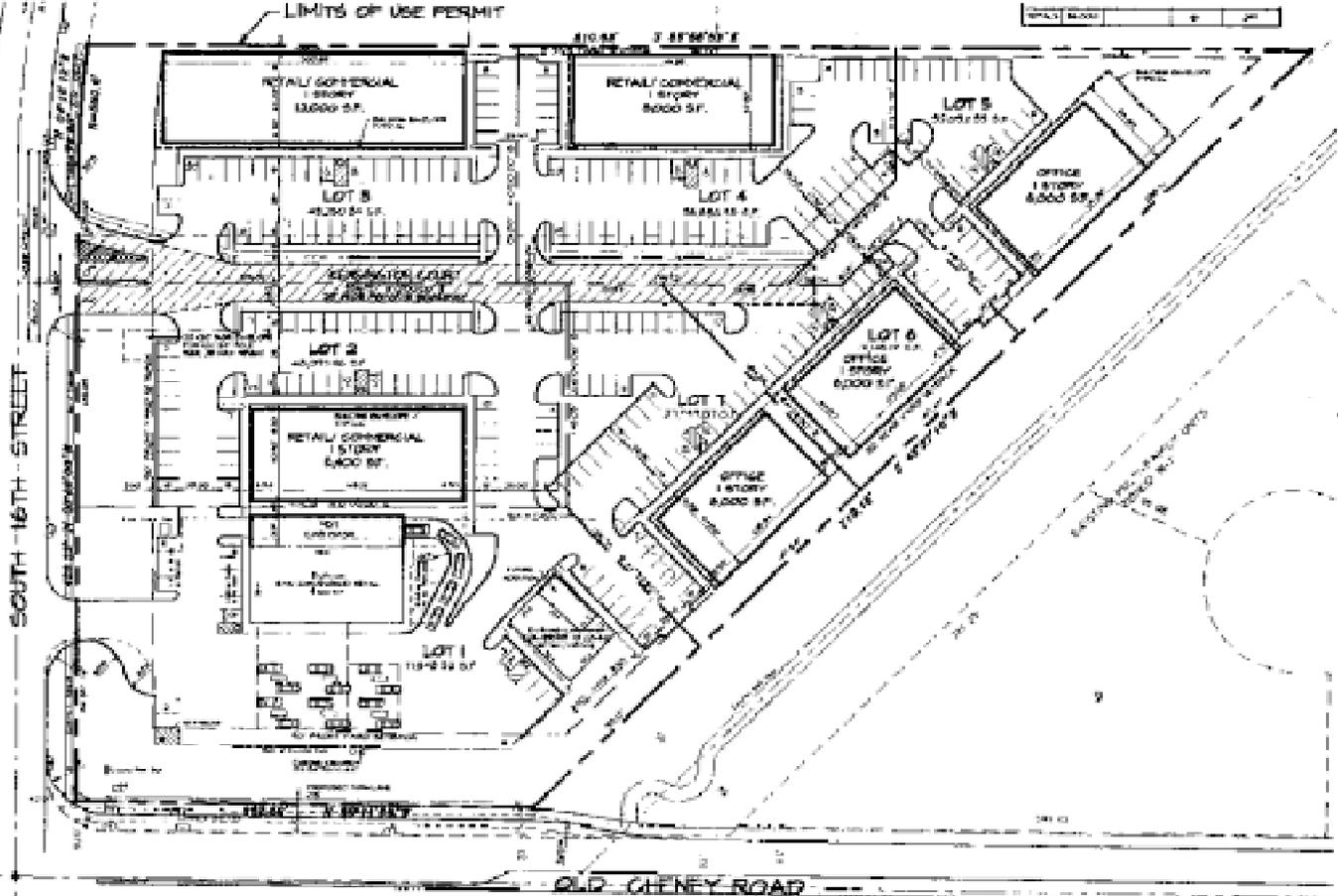
Use Permit #137
S. 16th St. & Old Cheney Rd.

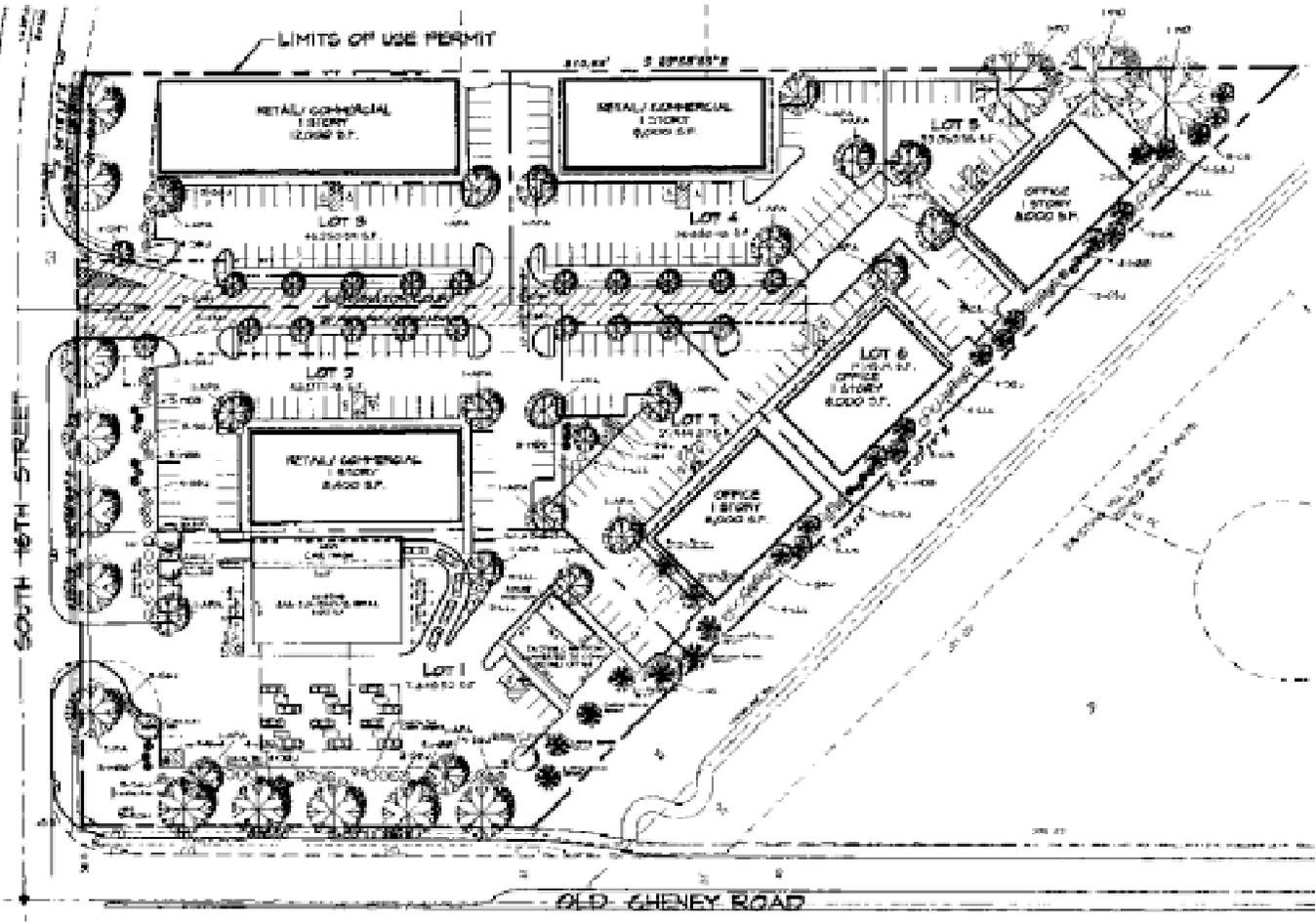


Sheet 2 of 4
Date: 4-18-01

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.





GENERAL NOTES:

1. THE OWNER/DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN ON THIS PLAN.
2. BUILDING HEIGHT SHALL NOT EXCEED 40' IN 'B-2' ZONING DISTRICT.
3. DIRECT VEHICULAR ACCESS TO OLD CHENEY ROAD IS HEREBY RELINQUISHED.
4. DIRECT VEHICULAR ACCESS TO 16TH STREET IS HEREBY RELINQUISHED EXCEPT AT KENSINGTON COURT AND THE EXISTING ACCESS DRIVE SHOWN ON THE SITE PLAN.
5. COMMON AND PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ROADWAYS, PRIVATE DRIVES, DRIVE AISLES, PARKING STALLS AND SIDEWALKS SHOWN.
6. BLANKET UTILITY EASEMENTS ARE HEREBY GRANTED ON ALL LOTS EXCEPT BUILDING ENVELOPES.
7. PRIVATE DRIVES SHALL BE SURFACED WITH 6 INCHES OF PORTLAND CEMENT OR 5 INCHES OF PORTLAND CEMENT BASE AND 2 1/2 INCHES OF ASPHALTIC CONCRETE SURFACE OR 6 INCHES OF ASPHALTIC CONCRETE. ALL PRIVATE ROADWAYS SHALL HAVE A 5 INCH CROWN AND A 6 INCH RAISED CURB.
8. ALL PAVEMENT RADII TO BE 20' AND PAVEMENT WIDTH TO BE 27' UNLESS NOTED OTHERWISE.
9. ALL PARKING AREAS SHALL BE SURFACED WITH A MINIMUM OF 5 INCHES OF CLASS 'A' PORTLAND CEMENT OR 6 INCHES OF ASPHALTIC CONCRETE. A 6 INCH RAISED CURB BARRIER SHALL BE PROVIDED AT THE PERIMETER.
10. SIDEWALKS SHALL BE LOCATED ON BOTH SIDES OF ALL INTERIOR STREETS. SIDEWALKS SHALL BE A MINIMUM OF 4 FEET IN WIDTH AND LOCATED A MINIMUM OF 4 FEET FROM THE BACK SIDE OF THE CURB. SIDEWALKS SHALL BE A MINIMUM OF 6 FEET IN WIDTH IF LOCATED ADJACENT TO THE CURB. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES THICK CONCRETE, 5 INCHES THICK AT DRIVEWAY CROSSINGS.
11. ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
12. TOPOGRAPHIC GRADING CONTOURS ARE AT NAVD 1988.
13. THE OWNER/ DEVELOPER SHALL COMPLY TO THE ENVIRONMENTAL PERFORMANCE STANDARDS RELATING TO NOISE, EMISSION, DUST, ODOR, GLAZE AND HEAT, AS ADOPTED BY THE CITY OF LINCOLN.
14. ALL EXTERIOR LIGHTING SHALL COMPLY TO THE DESIGN STANDARDS AS ADOPTED BY THE CITY OF LINCOLN.
15. ALL PARKING AREAS SHALL BE SURFACED WITH A MINIMUM OF 5 INCHES OF CLASS 'A' PORTLAND CEMENT OR 4 INCHES OF ASPHALTIC CONCRETE. A 6 INCH RAISED CURB BARRIER SHALL BE PROVIDED AT THE PERIMETER.
16. SIGNAGE SHALL BE AS PERMITTED BY CHAPTER 27.69 OF THE LINCOLN MUNICIPAL CODE. AN ADMINISTRATIVE AMENDMENT WILL NOT BE REQUIRED TO LOCATE THE SIGN ON THE USE PERMIT PLANS.
17. PARKING REQUIREMENTS SHALL BE AS PER CHAPTER 27.67 OF THE LINCOLN MUNICIPAL CODE.
18. THE FOLLOWING WAIVERS ARE HEREBY REQUESTED AND APPROVED WITH THIS USE PERMIT:
 - A) SIDEWALKS ON THE SOUTH SIDE OF KENSINGTON COURT, A PRIVATE ROADWAY.
 - B) REAR YARD SETBACK ON LOTS 1, 5, 6 & 7 FROM 50 FEET TO 20 FEET.