

# **MCCOOK CITY COUNCIL**

## **REGULAR MEETING**

**Monday, December 13, 2021  
5:15 PM - City Council Chambers**

Open Meetings Act Announcement.

Items

1. Approve the minutes of the October 11, 2021 regular Planning Commission meeting.
2. Public Hearings and Regular Agenda.
  - A. Public Hearing - Consider Replat of a tract of land being in Block Twenty-one (21), Four Corners Addition to the City of McCook, Red Willow County, Nebraska.
    1. Adjourn the Public Hearing.
  - B. Recommend to the McCook City Council approval of the Replat of a tract of land being in Block Twenty-one (21), Four Corners Addition to the City of McCook, Red Willow County, Nebraska.
  - C. Public Hearing - Request for a special exception from Parallel Infrastructure to construct a new 169' tall telecommunications tower in an Industrial Heavy (IH) zoning district on property owned by Frenchmen Valley Cooperative.
    1. Adjourn the Public Hearing.
  - D. Recommend approval to the City Council the special exception from Parallel Infrastructure to construction a new 169' tall telecommunications tower in and Industrial Heavy (IH) District on property owned by Frenchman Valley Cooperative, South Highway 83/South 6th Street; finding that Special Exception considerations in both Article 24 and Article 30 of the McCook Zoning Ordinance have been satisfied.

Adjournment.

**CITY MANAGER'S REPORT  
OCTOBER 11, 2021 PLANNING COMMISSION MEETING**

---

**ITEM:**          1.  

**RECOMMENDATION:**

Approve the minutes of the October 11, 2021 regular meeting.

---

**BACKGROUND:**

Receive and approve the minutes.

**FISCAL**

**IMPACT:**    None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

December 9, 2021

McCook Planning Commission  
October 11, 2021  
5:15 P.M. Central

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular, and public session at 5:15 o'clock P.M. in the City Council Chambers.

Present: Chair Vosburg; Vice Chair Hilker; Commissioners Davidson, Friehe, Lyons, McDowell, Stevens, Mockry.

Absent: Commissioners Bradley, Dueland.

City Officials present: City Manager Schneider, City Attorney Mustion (excused 6:05 P.M.), City Clerk Doak.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on October 7, 2021, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to all members of the Planning Commission. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Chair Vosburg announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review.

1. Approve the minutes of the September 13, 2021 regular Planning Commission meeting.

Motion to approve the minutes of the September 13, 2021 regular Planning Commission meeting. This motion, made by Hilker and seconded by Vosburg, passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: YEA  
YEA: 8, NAY: 0, ABSENT: 2

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - regarding the review and consideration of the addition of certain property to Redevelopment Area #3 for the City of McCook, said property legally described as Lot 3, Kelley Creek Subdivision, together with the parcel platted for street purposes in Kelley Creek Subdivision, City of McCook, Red Willow County, Nebraska (ie. Red Willow County, Nebraska Parcel ID's 001295200 and 001295300) and land located in Section 19, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska (ie. Red Willow County, Nebraska, Parcel ID's 000289901, 000289904, and 000289905).

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment regarding the review and consideration of the addition of certain property

to Redevelopment Area #3 for the City of McCook, said property legally described as Lot 3, Kelley Creek Subdivision, together with the parcel platted for street purposes in Kelley Creek Subdivision, City of McCook, Red Willow County, Nebraska (ie. Red Willow County, Nebraska Parcel ID's 001295200 and 001295300) and land located in Section 19, Township 3 North, Range 29 West of the 6th P.M., Red Willow County, Nebraska (ie. Red Willow County, Nebraska, Parcel ID's 000289901, 000289904, and 000289905), with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by Friehe, passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: YEA  
YEA: 8, NAY: 0, ABSENT: 2

The City Manager received into evidence Exhibit #1 - City Manager's Report prepared for the October 11, 2021 Planning Commission meeting (3 pages), Exhibit #2 - Notice of Hearing published (3 page); Exhibit #3 - copies of notices mailed certified to the required government entities (16 pages); Exhibit #4 - proposed Resolution No. PC 2021-01 (2 pages); and Exhibit #5 - Amendment to Redevelopment Area #3 of the City of McCook, Nebraska (12 pages).

City Manager Schneider stated that two additions of land to Redevelopment Area #3. Land 1 is along East 11<sup>th</sup> Street, behind the Kelley Creek Apartments and Land 2 is along East 7<sup>th</sup> Street north of "Q" and south of the Countryside Estates and then reviewed the information contained in Exhibit #1.

Andy Long, McCook Economic Development Director, was present to address any questions from the Commission.

With no one else present to comment, motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Vosburg and seconded by Friehe, passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: YEA  
YEA: 8, NAY: 0, ABSENT: 2

2.B. Approve Resolution No. PC 2021-01, making a recommendation to McCook City Council, amending Redevelopment Area #3 by adding additional property to Redevelopment Area #3.

Motion to approve Resolution No. PC 2021-01, making a recommendation to McCook City Council, amending Redevelopment Area #3 by adding additional property to Redevelopment Area #3. This motion, made by McDowell and seconded by Vosburg, passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: YEA  
YEA: 8, NAY: 0, ABSENT: 2

2.C. Public Hearing - Regarding the implementation of a Redevelopment Plan for the North Pointe Redevelopment Project in the City of McCook, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of

receiving public comment regarding the implementation of a Redevelopment Plan for the North Pointe Redevelopment Project in the City of McCook, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Kurt and seconded by Ron passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: YEA  
YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the October 11, 2021 Planning Commission meeting (3 pages), Exhibit #2 - Notice of Hearing published (3 pages); Exhibit #3 - copies of the notices mailed certified to the required governmental entities (16 pages); Exhibit #4 - proposed Resolution No. PC 2021-02 (2 pages); and Exhibit #5 - Redevelopment Plan for the North Pointe Redevelopment Project in the City of McCook (17 pages).

City Manager Schneider reviewed the information presented in Exhibit #1; and Exhibit "B" - Statutory Elements, Exhibit "C" - Cost-Benefit Analysis, and the estimated TIF uses on page 4, all part of the Redevelopment Plan for the North Pointe Redevelopment Project.

Andy Long, McCook Economic Development Director, was present to address any questions from the Commission.

With no one else present to comment, motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Vosburg and seconded by Lyons, passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: YEA  
YEA: 8, NAY: 0, ABSENT: 2

2.D. Approve Resolution No. PC 2021-02, making a recommendation to the Community Development Authority and the City Council of the City of McCook, with respect to the North Pointe Redevelopment Project.

Motion to approve Resolution No. PC 2021-02, making a recommendation to the Community Development Authority and the City Council of the City of McCook, with respect to the North Pointe Redevelopment Project. This motion, made by Vosburg and seconded by McDowell, passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: YEA  
YEA: 8, NAY: 0, ABSENT: 2

2.E. Public Hearing - Regarding the implementation of an Amendment to the Quillan Court Redevelopment Plan of the City of McCook, Nebraska.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment regarding the implementation of an Amendment to the Quillan Court Redevelopment Plan of the City of McCook, Nebraska, with the City Attorney to act as hearing officer. This motion, made by Kurt and seconded by Friehe, passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe:

YEA, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: YEA  
YEA: 8, NAY: 0, ABSENT: 2

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the October 11, 2021 Planning Commission meeting (3 pages), Exhibit #2 - Notice of Hearing published (3 pages); Exhibit #3 - copies of the notices mailed certified to the required governmental entities (16 pages); Exhibit #4 - proposed Resolution No. PC 2021-03 (2 pages); and Exhibit #5 - Amendment to the Quillan Court Redevelopment Plan of the City of McCook, Nebraska (14 pages).

City Manager Schneider reviewed the information presented in Exhibit #1; and Exhibit "B" - Statutory Elements, Exhibit "C" - Cost-Benefit Analysis, and the estimated TIF uses on page 4, all part of the Amendment to the Quillan Court Redevelopment Plan.

Andy Long, McCook Economic Development Director, was present to address any questions from the Commission.

Motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Vosburg and seconded by Lyons, passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: YEA  
YEA: 8, NAY: 0, ABSENT: 2

2.F. Approve Resolution No. PC 2021-03, making a recommendation to the Community Development Authority and the City Council of the City of McCook, with respect to the Amendment to the Quillan Court Redevelopment Plan.

Motion to approve Resolution No. PC 2021-03, making a recommendation to the Community Development Authority and the City Council of the City of McCook, with respect to the Amendment to the Quillan Court Redevelopment Plan. This motion, made by Vosburg and seconded by Hilker, passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: YEA  
YEA: 8, NAY: 0, ABSENT: 2

**Adjournment.**

With no further business, Chair Vosburg declared the Planning Commission meeting adjourned at 6:16 P.M.



Lea Ann Doak  
City Clerk/Recording Secretary

**CITY MANAGER'S REPORT  
DECEMBER 13, 2021 PLANNING COMMISSION MEETING**

**2.A.**  
ITEM NO. \_\_\_ Public Hearing - Consider Replat of a tract of land being in Block Twenty-one (21), Four Corners Addition to the City of McCook, Red Willow County, Nebraska.

**2.B.**  
ITEM NO. \_\_\_ Recommend final approval to the McCook City Council of a Replat of a tract of land being in Block Twenty-one (21), Four Corners Addition to the City of McCook, Red Willow County, Nebraska.

---

**BACKGROUND:**

An application has been received from Darcy Patterson, acting as POA for her mother Donna Loop, requesting permission to replat a tract of land located in Block Twenty-one (21), Four Corners Addition to the City of McCook, Red Willow County, Nebraska. The applicant intends to sell her mother's residential property at 1402 North Hwy. 83. Staff has reviewed the appropriate Power of Attorney document. Staff is comfortable that Ms. Patterson has the authority to act on behalf of her mother. Currently, the applicant's property consists of two lots, one of which is not adjacent to a street. Due to the fact the southernmost lot does not have street access, City staff recommended that an administrative merger occur in order to bring the property into compliance with McCook's Subdivision Regulations prior to closing. Upon reviewing the survey that was conducted as part of the applicant's lot merger application, it became clear that a replat is necessary to properly amend the property's legal description. Staff conducted a review of the current Four Corners Addition Plat. Four Corners Addition was created by the McCook City Council in 1974. The original Four Corners Addition Plat shows that the land was subdivided into blocks. No further permitted subdivisions were created after the individual blocks were formed. Specifically, since its formation in 1974, the parcels of property located within the Four Corners Addition that have been subdivided have not been split in conformity with the City of McCook's subdivision regulations. Instead of creating lots, the landowners have subdivided their properties using metes and bounds. This practice circumvented the City's subdivision regulations. Unfortunately, the improper subdividing process that has been employed produces potential title concerns for the property owners. Staff verified this concern with the Red Willow County Assessor's office and the McCook Abstract Company. In order to resolve this problem moving forward, Staff strongly recommends that all further subdivisions that occur within the Four Corners Addition be done in accordance with the City's rules.

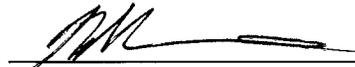
Staff informed the applicant of the City's concerns. The applicants agreed to apply for a replat in order to subdivide the land properly. Staff is attaching a copy of the Red Willow County GIS map for reference. The properties highlighted in the GIS map are the three lots that comprise Block 21 of the Four Corners Addition. The two northern lots will be combined to form one lot. The southern lot will remain separate. As mentioned, the northern lots are owned by Donna Loop. The southern lot is owned by Tyler and Tyler Loop. Staff has contacted Tyler Loop and he agrees that the replat is necessary.

Due to time constraints related to the sale of the applicant's property, the applicant requested that the replat be heard in December. A survey for the replat is being completed and will be forwarded to the Planning Commission as soon as it is completed.

**EXHIBIT #1**

**PAGE(S) - 2**

**APPROVALS:**

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

December 8, 2021

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

December 8, 2021

**NOTICE OF PUBLIC HEARING  
REPLAT APPROVAL**

NOTICE IS HEREBY GIVEN that a public hearing will be held to consider the replat on the following described property:

A tract of land being Block Twenty-one (21), Four Corners Addition to the City of McCook, Red Willow County, Nebraska.

A PUBLIC HEARING ON THE ABOVE-DESCRIBED REPLAT APPROVAL WILL BE HELD ON THE DATE, TIME, AND AT THE PLACE LISTED BELOW:

DECEMBER 13, 2021 - 5:15 P.M.  
MCCOOK PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

DECEMBER 20, 2021 - 5:30 P.M.  
MCCOOK CITY COUNCIL  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

ANY AND ALL PERSONS desiring to comment on the above-described preliminary plat may attend the public hearing and will be given an opportunity to be heard. For additional information regarding this notice please contact Nate Schneider, City of McCook City Manager, at 345-2022 ext. 225.

-s- Lea Ann Doak  
City Clerk

Publish: December 3, 2021.  
Mail: December 3, 2021.  
Post: December 3, 2021.

**EXHIBIT #2**

**PAGE(S) - 1**

Property Owners Notified:

RED WILLOW CO. SCHOOL DIST. #17  
700 WEST 7<sup>TH</sup>  
MCCOOK, NE 69001

TOM BREDVICK, PRESIDENT  
MCCOOK PUBLIC SCHOOLS  
600 WEST 7<sup>TH</sup>  
MCCOOK, NE 69001

RED WILLOW COUNTY  
C/O TAMI TEEL  
502 NORRIS AVE  
MCCOOK, NE 69001

RED WILLOW CO. PLANNING COMMISSION  
502 NORRIS AVE  
MCCOOK, NE 69001

MCCOOK PUBLIC POWER DISTRICT  
1510 NORTH HWY 83  
MCCOOK, NE 69001

HUGH & CLARICE KENNEY  
607 E 4  
MCCOOK, NE 69001

MICHAEL MAGRATH  
15 VICTORIA CIRCLE  
MAUMELLE, AR 72113

GERALD GOHL  
37146 OLD HWY 17  
CULBERTSON, NE 69024

TYLER AND TYLER SUE LOOP  
2005 W J  
MCCOOK, NE 69001

AUGUSTUS PROPERTIES  
315 WARREN  
BARTLEY, NE 69020

NORRIS INSTITUTE  
PO BOX 130  
MCCOOK, NE 69001

MCCOOK HOTEL GROUP  
C/O COBBLESTONE HOTEL  
980 AMERICAN DRIVE  
NEENAH, WI 54956

**CITY OF McCOOK**

**LAND USE ACTION REQUEST FORM**

This request is for a:  
(Check all that apply)

- Zone Change
- Special Exception
- Administrative Permit (Personal Wireless Facility)
- Special Exception (Personal Wireless Facility)
- Minor Subdivision (Replat)
- Major Subdivision
- Planned Development (Includes Zone Change)

Name of Project: Replat of Block 21 of Four Corners Addition to  
Description of Project: the City of McCook, RW  
County, Nebraska  
Replating Block 21 of Four Corners Addition to create  
two properly subdivided lots

Project sponsor or developer:

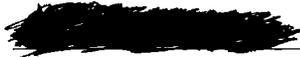
Name: Darcy Patterson  
Address: \_\_\_\_\_  
Phone number: (308) 340-3144  
Fax number: \_\_\_\_\_  
E-mail Address: ddpatterson13@outlook.com

Land owner or owners:

Name: Donna Loop  
Address: 1402 N. Hwy. 83  
Phone number: \_\_\_\_\_  
Fax number: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

Authorization of the land use action by land owner:

I hereby certify that I own and/or control the following land where the land use action is being requested. (Attach evidence of ownership or control. e.g. power of attorney, deed, or purchase agreement)

  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Signature: \_\_\_\_\_

\_\_\_\_\_  
Signature: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

Address and physical location of the Proposed Land Use Action: 1402 W. Hwy. 83

Property Description (Of the parent parcel for subdivisions): Block 21, Four  
Corner Addition

**Required Information:**

See Attached sheets for required information for:

- \_\_\_\_\_ Subdivisions
- \_\_\_\_\_ Zone Changes and special exceptions
- \_\_\_\_\_ Planned developments

**FEE PAID:**        \$ \_\_\_\_\_ (See attached schedule of fees)

**Fee, complete application, and required attachments accepted by:**

\_\_\_\_\_  
**Printed name**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

Authorization of the land use action by land owner:

I hereby certify that I own and/or control the following land where the land use action is being requested. (Attach evidence of ownership or control. e.g. power of attorney, deed, or purchase agreement)

Darcy Patterson  
[Redacted]

Printed Name:

Printed Name:

Darcy Patterson  
Signature:

Signature:

12-7-2021  
Date:

Address and physical location of the Proposed Land Use Action: 1402 W. Hwy. 83

Property Description (Of the parent parcel for subdivisions): Block 21, Four  
Corner Addition

**Required Information:**

See Attached sheets for required information for:

- Subdivisions
- Zone Changes and special exceptions
- Planned developments

**FEE PAID:** \$ \_\_\_\_\_ (See attached schedule of fees)

Fee, complete application, and required attachments accepted by:

Printed name

Signature

Date

Doug Terry  
to complete

## REQUIRED ATTACHMENTS:

### For Subdivisions:

\_\_\_\_\_ Sketch Plan:

- (1) General lot layout on a topographic background of the proposed subdivision including approximate location of streets, alleys, lots and other significant features.
- (2) Surrounding streets, alleys, and land use features.
- (3) General location of existing sewer and waterlines (developments not intending to use city sewer and water are to include a written explanation of the proposal to satisfy these utility needs.)
- (4) General location of utility easements and types of utilities to be included.
- (5) General location of any open space and an explanation of the type of facilities that will be provided.

\_\_\_\_\_ Attachments: in addition to the above noted sketch plat, the subdivider shall attach the following:

- (1) A letter requesting only zoning change or special exception required for the development to proceed.
- (2) Written description of the type of housing, commercial, industrial, or public uses to be included in the subdivision.
- (3) An explanation of what the general character of the area will be when it is developed and how it will relate to the adjacent surrounding areas.
- (4) An explanation of how the proposed development relates to the Comprehensive Plan (Particularly in regard to land use, thoroughfare, and public facilities)
- (5) Is it the intent to use Deed Restrictions or any other method of controlling the character and/or the quality of the area?

\_\_\_\_\_ If so, briefly explain what they might consist of.

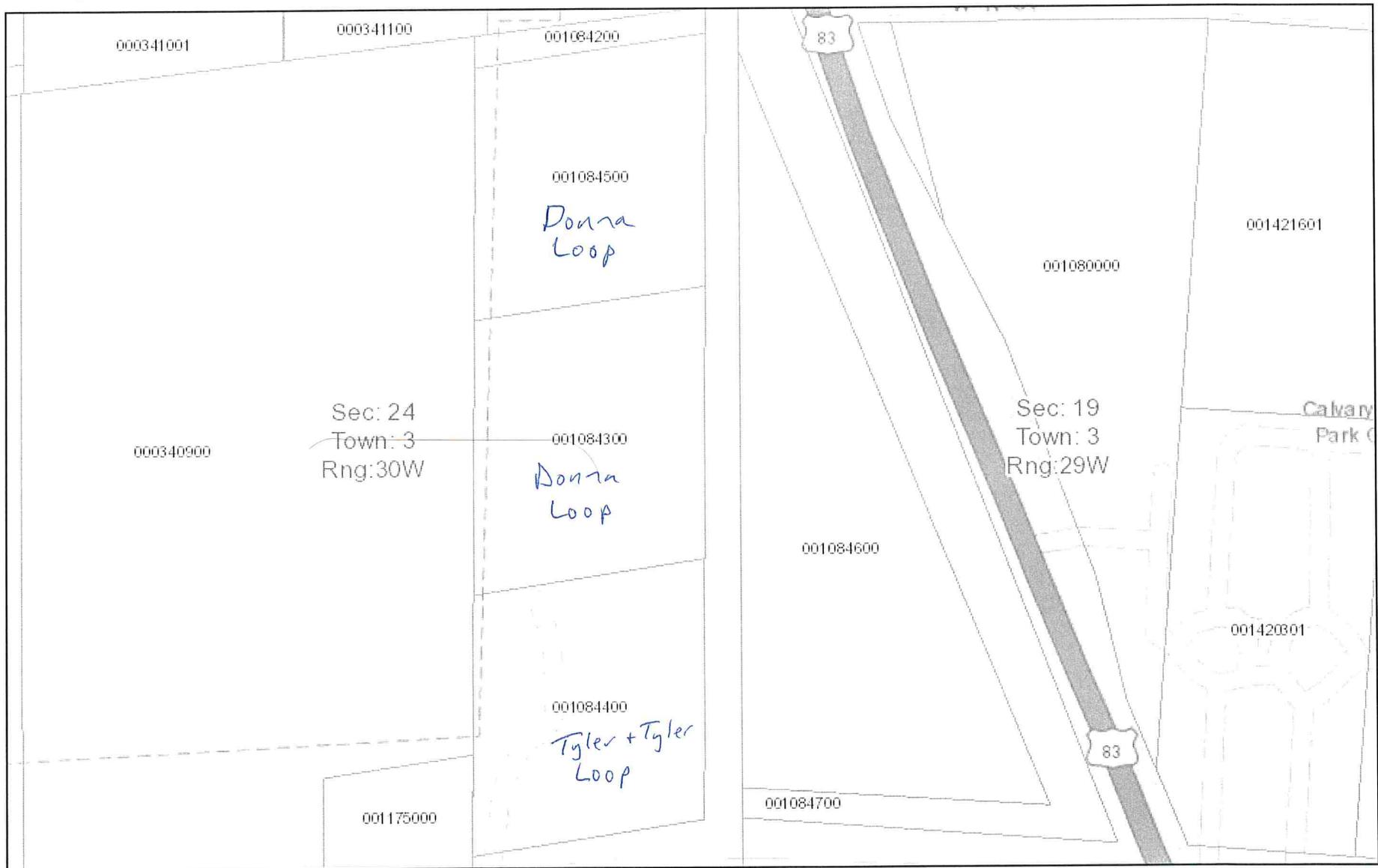
\_\_\_\_\_ (Attach explanation)

\_\_\_\_\_ Attach proposed Subdivision Agreement. (See Part D of the Subdivision Regulations)

\_\_\_\_\_ Preliminary Plat Submission:

- \_\_\_\_\_ (a) Plat Submission Requirements: The subdivider shall submit to the Zoning Administrator:  
\_\_\_\_\_ five (5) copies of the preliminary plat and any supplemental materials specified by the Planning Commission of conditional approval. (The plat submission requirements are stipulated under C-3 Procedure for conditional approval of Preliminary Plat of the City of McCook Subdivision Regulations)
- \_\_\_\_\_ (b) Fees: A plat review fee shall accompany the preliminary plat in the amount specified in the City Fee Ordinance. (See Attached list of fees for building, zoning, and subdivision actions)
- \_\_\_\_\_ (c) Scale and Preliminary Plat contents. Preliminary plats shall be a scale of one (1) inch to one hundred (100) feet or 1" = 200' if seventy-five percent (75%) of the lots are one (1) acre or larger, and shall be prepared with the following information:
- \_\_\_\_\_ (1) The proposed name of the subdivision (the name shall not duplicate or too closely resemble the name or names of any existing subdivision).
- \_\_\_\_\_ (2) The location of the boundary lines of the subdivision and reference to the section or quarter section lines.
- \_\_\_\_\_ (3) The names and addresses of the owner, developer, and the engineer who prepared the plat.
- \_\_\_\_\_ (4) Scale of the plat, one inch = one hundred feet or larger.
- \_\_\_\_\_ (5) Date of preparation and north point.
- \_\_\_\_\_ (6) Present zoning.
- \_\_\_\_\_ (7) Existing conditions:
- \_\_\_\_\_ aa. Location, width and name of platted streets or other public ways, railroads and utility rights-of-way, parks and other public open spaces and permanent buildings within or adjacent to the proposed subdivision shall be shown on the Preliminary Plat.
- \_\_\_\_\_ bb. All existing sewers, water mains, gas mains, culverts, or other underground installations, within the proposed subdivision, or adjacent thereto, with pipe size and manholes, grades and location shall be shown. Control elevation of surface drainage entering and existing from the property.
- \_\_\_\_\_ cc. Names of adjacent subdivisions together with arrangement of streets and lots, and owners of adjacent parcels of unsubdivided land shall be shown.

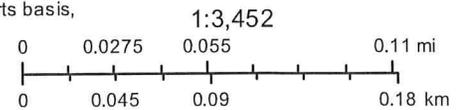
- \_\_\_\_\_ dd. Topography (unless specifically waived) with contour intervals of not more than five (5) feet, referred to City or U.S.G.S. datum shall be shown; also location of water courses, bridges, wooded areas, lakes, ravines, and such other features as may be pertinent to the subdivision shall be shown.
- \_\_\_\_\_ (8) The general arrangement of lots and their approximate size.
- \_\_\_\_\_ (9) Location and width of proposed streets, alleys, pedestrian ways, and easements. Control elevation shall be shown for all street intersections.
- \_\_\_\_\_ (10) The general plan of sewage disposal, water supply and utilities in areas where public sewers and/or water are proposed to serve the subdivision. In other cases a notation shall be made on the plat indicating type of sewage disposal, and water system proposed.
- \_\_\_\_\_ (11) Location and size of proposed parks, playgrounds, churches, school sites, or other special uses of land to be considered for reservation for public use.
- \_\_\_\_\_ (12) General layout of adjacent unsubdivided property to show how streets and other public facilities, in the proposed subdivision, relate to the unsubdivided property.
- \_\_\_\_\_ (13) The subdivider shall indicate by letter when improvements as required will be installed or requested.
- \_\_\_\_\_ (14) Any proposed restrictive covenants for the land involved shall accompany the plat.
- \_\_\_\_\_ (15) a letter requesting annexation of the subdivision if it is in the planning jurisdiction to be served with city utilities.



December 9, 2021

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Parcels
- Sections



**CITY MANAGER'S REPORT  
DECEMBER 13, 2021 PLANNING COMMISSION MEETING**

**ITEM NO. 2.C.** Public Hearing - Consider a special exception request from Parallel Infrastructure to construct a new 169' tall telecommunications tower in an industrial zoning district on property owned by Frenchman Valley Cooperative.

**ITEM NO. 2.D.** Recommend final approval of a special exception request to allow Parallel Infrastructure to construct a new 169' tall telecommunications tower in an industrial zoning district on property owned by Frenchman Valley Cooperative, finding that Special Exception considerations in both Article 24 and Article 30 of the McCook Zoning Ordinance have been satisfied.

---

**BACKGROUND:**

The City of McCook has received an application from Parallel Infrastructure, by and through its agent Buell Consulting, for a special exception designation which would permit a telecommunications tower at property owned by Frenchman Valley Cooperative. The tower would be located west of South Highway 83 and north of South Street. The affected property is unimproved and it does not have an assigned address, but it is legally described as a tract of land in the West Half of the Southeast Quarter of Section 29, Township 3 North, Range 29 West of the 6<sup>th</sup> P.M., Miscellaneous McCook, Red Willow County, Nebraska. The land is zoned Industrial Heavy (IH).

Staff has reviewed the application thoroughly. The controlling law is found in the McCook Zoning Ordinance, Article 30, Telecommunications Tower Regulations, Section 3008 - 3010. Section 3008 outlines the City of McCook's location preferences for telecommunication towers. Per Section 3008, the affected property qualifies as a preferred site. According to Section 3008(1)(D), special exception preference is given to sites in commercially or industrially zoned districts whereby the proposed construction 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. As mentioned above, Frenchman Valley Cooperative's property is designated IH and is a preferred location for personal wireless facilities according to McCook's Zoning Ordinance. Additionally, the proposed location is not near any residential neighborhoods. Once it was determined that the site location was a preferred site and would minimally impact residential properties, staff investigated whether the proposal met the standards adopted within Section 3008. Staff employed W Design to determine whether the location meets the "minimally obtrusive" and "minimal impact" tests. Close scrutiny was paid to the size of the tower relative to other structures in the vicinity, as well as the impact the tower would have on the McCook Ben Nelson Regional Airport and Highway 83. With respect to the height of the tower relative to structures in the vicinity, W Design measured the height of the tower/feet above mean sea level and compared it to the nearest high point, which is a grain elevator north of the proposed site. The height of the top of both facilities is comparable, with the top of the tower measuring approximately 2,668 feet and the top of the elevator measuring approximately 2,662 feet. Next, W Design and staff reviewed the tower relative to the airport's base elevation and protected surface. The airport's base elevation is 2,740 feet. The top of the proposed telecommunications tower will rest approximately 72 feet below the airport's base elevation and protected surface zone. Additionally, staff is in receipt of a Determination of No Hazard to Air Navigation from the Federal Aviation Administration, which is

**EXHIBIT #1**

**PAGE(S) - 2**

attached to this report. With respect to fall zone issues relative to Highway 83, W Design and staff discussed potential concerns with the Nebraska Department of Transportation's Kelly Doyle. Mr. Doyle stated that the Department would have no jurisdiction over the matter as the tower would not be located in the State of Nebraska's highway right of way, nor did he foresee any issues with the proposal relative to the State's interest.

Staff has strictly reviewed the application relative to Section 3010, which established the standards for evaluation. Staff noted that there was some overlap between Section 3008 and 3010 during its review. Staff is comfortable that the application meets the standards mandated by Section 3010. The proposed tower: 1) is in conformity with the City's Comprehensive Plan; 2) meets the requirements established in Section 3008; 3) is compatible with abutting property and surrounding land uses; 4) is similar in scale to other facilities in the area; 5) will have no impact on landmark structures/districts; 6) will have negligible impact on natural resources and open spaces; and 7) will meet other additional requirements. The only standard that is questionable is whether the tower will have an adverse visual impact. Staff does not believe there is an impact on vision, nor does staff believe there will be a noticeable impact in views/vistas. As mentioned, there are structures in the area that are similar in height.

It is important to note, there are no height restrictions on telecommunication towers except for towers located in residential districts.

Staff also reviewed this request relative to Article 24 of the McCook Zoning Ordinance. Staff examined the request pursuant to the special exception requirements A - I. Upon review, staff asserts that the application satisfactorily addresses the requirements.

**APPROVALS:**



\_\_\_\_\_  
Nathan A. Schneider, City Manager

December 8, 2021



\_\_\_\_\_  
Lea Ann Doak, City Clerk

December 8, 2021

**NOTICE OF HEARING  
REQUEST FOR  
SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on a request for a special exception to allow a 169' telecommunications tower in an Industrial Heavy (IH) District.

ADDRESS: South Highway 83/South 6<sup>th</sup> Street

LEGAL DESCRIPTION: A tract of land in the West Half of the Southeast Quarter of Section 29, Township 3 North, Range 29 West of the 6<sup>th</sup> P.M., Miscellaneous McCook, Red Willow County, Nebraska.

PROJECT SPONSOR/  
DEVELOPER: Parallel Infrastructure  
by Buell Consulting, Christy Eichorn

LAND OWNER: Frenchman Valley Farmers Cooperative

Public Hearings will be held on the dates, times, and at the places listed below:

DECEMBER 13, 2021 - 5:15 P.M.  
MCCOOK PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

DECEMBER 20, 2021 - 5:30 P.M.  
MCCOOK CITY COUNCIL  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

ANY AND ALL PERSONS desiring to comment on the above-described request will be given an opportunity to be heard. Please direct all inquiries to Nate Schneider, City Manager, at 308-345-2022 ext. 225.

-s- Lea Ann Doak  
City Clerk

Publish: December 3, 2021.  
Post: December 3, 2021.  
Mail: December 3, 2021.

**EXHIBIT #2**

**PAGE(S) - 1**

**OWNERSHIP LIST FOR MAILING:**

TOM BREDVICK, PRESIDENT  
MCCOOK PUBLIC SCHOOLS  
600 W 7  
MCCOOK, NE 69001

RED WILLOW COUNTY  
C/O TAMI TEEL  
502 NORRIS AVE  
MCCOOK, NE 69001

LG FAMILY HYCET TRUST  
C/O MICHAEL HARMS  
202 S ST. FRANCIS  
WICHITA, KS 67202

VAN DIEST SUPPLY COMPANY  
PO BOX 610  
WEBSTER CITY, IA 50595

PARKER HANNIFIN  
400 SOUTH ST  
MCCOOK, NE 69001

ERIC & DEANNA SMITH  
306 SOUTH ST  
MCCOOK, NE 69001

JASON MICHAELIS  
508 SOUTH 3<sup>RD</sup>  
MCCOOK, NE 69001

CHANCE GERVER  
1008 MISSOURI AVE  
MCCOOK, NE 69001

JOHN C HUBERT  
901 SUNSET  
MCCOOK, NE 69001

KEITH SHEPHERD  
1108 W 12<sup>TH</sup>  
MCCOOK, NE 69001

DARREL & LUCILLE BANZHAF  
500 SOUTH ST  
MCCOOK, NE 69001

RED WILLOW CO. SCHOOL DIST #17  
700 WEST 7  
MCCOOK, NE 69001

RED WILLOW COUNTY PLANNING  
COMMISSION  
502 NORRIS AVE  
MCCOOK, NE 69001

STOCKMAN'S FEED & SUPPLY  
209 SOUTH ST  
MCCOOK, NE 69001

PAULSEN INC  
PO BOX 17  
COZAD, NE 69130

VALMONT INDUSTRIES INC  
#1 VALMONT PLAZA  
OMAHA, NE 68154

LESTER WARREN  
#3 SOUTH ST  
MCCOOK, NE 69001

GENE AND CAROL LIESS  
402 SOUTH ST  
MCCOOK, NE 69001

SAMUEL AND FRANCES PAZ  
404 SOUTH ST  
MCCOOK, NE 69001

BAR S DEVELOPMENT INC  
C/O DALE STEWART  
PO BOX 650  
MCCOOK, NE 69001

JOCARBON LLC  
C/O CARLOS AND JOSIANA DOMINGUEZ  
PO BOX 75  
MCCOOK, NE 69001

STANLEY AND SHIRLEY SPAHN  
502 SOUTH ST  
MCCOOK, NE 69001

**EXHIBIT #3**

**PAGE(S) - 2**

KELLY MCKILLIP  
PO BOX 331  
MCCOOK, NE 69001

MICHAEL AND MERRIUL THOMAS  
71402 US HWY 83  
MCCOOK, NE 69001

JTTK HOLDINGS LLC  
#3 CLUBHOUSE DRIVE  
MCCOOK, NE 69001

MICHAEL REAL  
608 SOUTH ST  
MCCOOK, NE 69001

KENT AND LORI HILKER  
1104 WESTRIDGE  
MCCOOK, NE 69001

CADENZA LLC  
C/O ELIZABETH KNEDLIK  
PO BOX 453  
MCCOOK, NE 69001

HEDGE OF PROTECTION REAL EST  
37956 DR 715  
MCCOOK, NE 69001

VALERIE EDWARDS  
111 SOUTH 6<sup>TH</sup> ST  
MCCOOK, NE 69001

BNSF RAILWAY CO  
PO BOX 961089  
FORT WORTH, TX 76161

CITY OF McCOOK

LAND USE ACTION REQUEST FORM

This request is for a:  
(Check all that apply)

- Zone Change
- Special Exception
- Administrative Permit (Personal Wireless Facility)
- Special Exception (Personal Wireless Facility)
- Minor Subdivision
- Major Subdivision
- Planned Development(Includes Zone Change)

Name of Project: New Telecommunications Tower

Description of Project: \_\_\_\_\_ " \_\_\_\_\_

Parallel Infrastructure proposes to construct a new 169' tall telecommunications tower in an industrial zoning district on property owned by Frenchman Valley Cooperative. The tower will be able to accommodate up to 3 carriers.

Project sponsor or developer:

Name: Christy Eichorn for Buell Consulting on behalf of Parallel Infrastrucutre

Address: 720 Main Street Suite 200. Saint Paul, MN 55118.

Phone number: 402-730-8539

Fax number: N/A

E-mail Address: ceichorn@sundaisynt.com

Land owner or owners:

Name: Frenchman Valley Farmers Cooperative contact Eric Dittler

Address: PO Box 578 Imerial, NE 69033

Phone number: 308.882.3256 or 308.883.2636

Fax number: \_\_\_\_\_

E-Mail Address: ecdittler@fvcoop.net

X

Authorization of the land use action by land owner:

I hereby certify that I own and/or control the following land where the land use action is being requested. (Attach evidence of ownership or control, e.g. power of attorney, deed, or purchase agreement)

M Sam Bender  
Printed Name:

\_\_\_\_\_  
Printed Name:

M Sam Bender  
Signature:

\_\_\_\_\_  
Signature:

2 Nov 2021  
Date:

Address and physical location of the Proposed Land Use Action: **See attached Survey**

Property Description (Of the parent parcel for subdivisions): **See attached survey**

**Required Information:**

See Attached sheets for required information for:

- Subdivisions
- Zone Changes and special exceptions
- Planned developments

**FEE PAID:**      \$ 100 (See attached schedule of fees)

**Fee, complete application, and required attachments accepted by:**

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**REQUIRED ATTACHMENTS:**

**For Zone Changes and Special Exceptions:**

(For Zone Changes or Amendments see Article 27 of the Zoning Ordinance; for Special Exceptions see Article 24 Special Exceptions)

\_\_\_\_\_ Include a description of the reason for the request for a change of zone:

See attached cover letter and zoning narative

---

---

---

\_\_\_\_\_ Include a description of any special exception requested including the section of the zoning ordinance under which it is requested: (Example: Special exception to construct multi-family dwellings in (RM) Residential Medium Density area comprised of single family dwellings.)

This is a request for a Special Exception for a new 169' tall telecommunications tower per Article 30 Section 3002 Permits required.

---

---

---

\_\_\_\_\_ Include a site plan (minimum 17" X 11") and a letter of explanation showing and explaining the following special exception requirements: See attached Construction Drawings, Cover Letter and Zoning Narrative

- (A) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- (B) off-street parking and loading areas where required, with particular attention to the items in (A) above, the economic, noise, glare or odor effects of the special exception or change of zone on adjoining properties and the properties generally in the district or the area;
- (C) the location of refuse and service areas, with particular reference to the items in (A) and (B) above;
- (D) utilities, with reference to locations, availability, and compatibility;
- (E) screening and buffering with reference to type, dimensions, and character;
- (F) signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

X

(G) required yards and other open space;

(H) general compatibility with adjacent properties and other properties in the district.

\_\_\_\_\_ Explain how the project complies with the Comprehensive Plan: \_\_\_\_\_

Although there are no direct references to telecommunications towers in the Comprehensive Plan, the plan does encourage new development in appropriate areas. This new tower will be located in an industrial zoning district, near other tall structures, away from existing residential areas. The tower owner will also add to the McCook tax base while continuing telecommunications coverage to residents and businesses and providing space for future carriers to locate on the tower.

**REQUIRED ATTACHMENTS:**

**For Administrative Permit or Special Exception Permit (Personal Wireless Facility):**  
(See Article 30 of the Zoning Ordinance)

\_\_\_\_\_ Include a description of the special exception requested: \_\_\_\_\_

To construct a 169-foot tall self-support telecommunications tower that would accommodate up to 3 carriers. The tower is located in an industrial zoning district near other tall structures and away from residential areas.

\_\_\_\_\_ Include a plot plan of the lot and the proposed uses drawn to an accurate scale and showing all pertinent information. See attached site plan.

\_\_\_\_\_ Which location preference identified in Section 3008 of the Zoning Ordinance is the proposed facility is meeting.

D. 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.

\_\_\_\_\_ Are any preferred location sites are located within the service area of the proposed personal wireless service facility; The closest tower that \_\_\_\_\_

\_\_\_\_\_ What good faith efforts and measures were taken to investigate each of these preferred location sites and why such efforts were unsuccessful;

The proposed site meets the requirements of a preferred location.

\_\_\_\_\_ Why the use of a preferred location site is not technologically, legally or economically feasible;

There is a BNSF tower located 2,200 feet to the north east but the tower is only 120' tall and cannot provide the coverage required by AT&T. There is an SBA tower 3,300 feet to the northeast, but that tower doesn't provide the same coverage the new tower will provide and the location has become cost prohibitive. Please see attached letter from AT&T.

\_\_\_\_\_ How and why the proposed site is required to meet service demands for the proposed facility and citywide network.

The new location will allow AT&T to continue to provide coverage to the City of McCook and the surrounding area.

\_\_\_\_\_

X

Describe the security barrier surrounding the base of the tower and accessory equipment. The description should include the method of fencing, finished color and, if applicable, the method of camouflage and illumination. Access shall be through a locked gate. The tower shall either have no climbing devices attached to the lower twenty feet of the tower or shall be fitted with anti-climbing devices.

See Attached exhibits of fencing and gate.

---

---

---

---

---

Indicate the proposed measures designed to minimize potentially adverse visual effects on adjacent properties with consideration given to design, unobtrusiveness, minimum height necessary to accommodate antenna, avoidance of artificial light and coloring provisions.

The tower is located in an industrial area and is in character with the industrial uses that surround it.

---

---

---

---

---

Describe the anticipated maintenance and monitoring program for the antennae and back up equipment, including frequency of maintenance services.

Antennae and backup equipment will be monitored remotely with maintenance visits only required 1-4 times per year.

---

---

---

---

---

Provide copies of any environmental documents required by any federal agency.

All environmental documentation can be provided as a condition of zoning approval



BUELL CONSULTING, INC.  
720 Main Street, Suite 200  
Saint Paul, MN 55118  
(651) 361-8110  
[www.buellconsulting.com](http://www.buellconsulting.com)

Thursday, November 4, 2021

City of McCook  
Attn: Nate Schneider  
PO BOX 1059  
505 W. C Street  
McCook, NE 6900

RE: Special Exception Permit Application for New Tower Site – Parallel Infrastructure ref. PINE468 / McCook, Nebraska  
Property: 203 Karrer Street, McCook, Nebraska

Dear Mr. Schneider,

On behalf of Parallel Infrastructure, LLC, Buell Consulting, Inc. hereby submits a Special Exception Permit Application for a Communications Tower on the property in the City of McCook PID No. owned Frenchman Valley Farmer's Cooperative. Enclosed with this letter are the following items:

- Application fee check in the amount \$100
- Application form completed and signed by me, on behalf of the applicant, Parallel Infrastructure, LLC and signed by the property owner.
- Site Plans by Edge Consulting dated 10/28/2021
- FAA Approval Letter
- Zoning Narrative (see immediately-following pages) explaining how our proposed project complies with the City of McCook Article 30 Location Preferences, Application Requirements, Standards for Evaluation and Design Criteria.

**Please do not hesitate to call for any clarifications or additional questions related to any of the application materials, and please confirm when you consider our application complete.**

Sincerely,

Christy Eichorn  
Site Development Agent for Buell consulting on behalf of Parallel Infrastructure LLC

Phone: 402-730-8539  
Email: [ceichorn@sundaisyent.com](mailto:ceichorn@sundaisyent.com)

Encl.

**EXHIBIT #5**

**PAGE(S) - 4**

## Zoning Narrative

### Special Exception Permit Application for a New Communication Tower

#### Article 30 Telecommunications Tower Regulations for the City of McCook

This zoning narrative is included to state how our application complies with Article 30 Telecommunications Tower Regulations. Code requirements are in black and our response is in blue.

**Section 3002. Permits Required.** No person shall locate an antenna or tower for personal wireless services or alter an existing personal wireless services facility upon any lot or parcel except as provided in this chapter.

Parallel Infrastructure is seeking approval of a Special Exception Permit per section 2 below.

2. Special Exception Permit: All towers and additions to existing facilities not issued or eligible for an administrative permit and all requests for a special exception permit shall be reviewed and evaluated in accordance with Article 30 and Article 24 of Zoning Ordinance No. 1580.

**Section 3008. Location Preferences.** Personal wireless facilities shall be located and designed to minimize any significant adverse effect on the abutting property. Sites shall be placed in locations where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening. The locational preferences for siting new personal wireless service facilities are listed below:

**1. Preferred Location Site:**

D. 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.

The proposed site is located in the center of IH Heavy Industrial District. The minimum distance from the tower to a residentially used or zoned property is 1,000 feet.

**Section 3009. Application Requirements.**

1. Pre-Application Conference and Fee. A check for the application fee in the amount of \$100 is being submitted with this letter.

2. A. A plot Plan - site plans by Edge Consulting have been submitted with this application.

B. A statement identifying which location preference identified in Section 3008 herein, the proposed facility is meeting.

**Nearest towers – The proposed site is more than ¼ mile from any other tower.**

There is a BNSF tower located 2,200 feet to the north east but the tower is only 120' tall and cannot provide the coverage required by AT&T.

There is an SBA tower 3,300 feet to the northeast, AT&T is currently located on this tower. AT&T is looking for a new location where they can provide similar coverage to McCook Businesses and residents that is less economically burdensome than the current location. Please see attached letter from AT&T.

This location allows for AT&T and future carriers to provide high quality coverage and capacity to the City of McCook while reducing the economic burden of high rent locations.

The nearest residential units are located more than 1000 feet from the proposed tower location.

- C. A description of the security barrier surrounding the base of the tower and accessory equipment. The description should include the method of fencing, finished color and, if applicable, the method of camouflage and illumination. Access shall be through a locked gate. The tower shall either have no climbing devices attached to the lower twenty feet of the tower or shall be fitted with anti-climbing devices.  
See attached site plan.
- D. A statement indicating proposed measures designed to minimize potentially adverse visual effects on adjacent properties with consideration given to design, unobtrusiveness, minimum height necessary to accommodate antenna, avoidance of artificial light and coloring provisions; The proposed tower location is in an industrial district with factories and outdoor storage of industrial and agricultural products and appurtenances on all sides.
- E. Provide a description of the anticipated maintenance and monitoring program for the antennae and back up equipment, including frequency of maintenance services.  
Antennae and backup equipment will be monitored remotely with maintenance visits only required 1-4 times per year.
- F. Provide copies of any environmental documents required by any federal agency.  
All environmental documentation can be provided as a condition of zoning approval.

**Section 3010. Standards for Evaluation.**

1. Planning Commission may recommend and the City Council may approve, by special exception permit, a personal wireless facility in any zoning district after review and consideration of all of the following:

A. Conformity with Comprehensive Plan.

The site is in conformance with the comprehensive plan.

B. Preference of site location in accordance with Section 3008 herein.

The site meets Part D of Section 3008.

C. Compatibility with abutting property and surrounding land uses.

This use is industrial/ utility in nature and fits in with the surrounding industrial uses.

D. Adverse impacts such and the visual, environmental or noise impacts.

There are no anticipated visual, environmental or noise impacts.

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

The tower compound will be surrounded by a 6-foot-tall chain-link fence with a 1 foot of barbed wire on top.

F. Scale of facility in relation to surrounding land uses.

The tower fits in with the large primary power line just south of the site and the grain bins to the north west. As well as the large industrial buildings in the area.

G. Compatibility with surrounding uses.

The tower will not add noise or add traffic in this area.

H. Impact on views/vistas.

The tower will not obstruct view corridors.

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

The tower will not impact culturally sensitive areas or view corridors.

J. Impact on natural resources, open spaces, recreational trails, and other recreational resources.

The tower will have no impact on natural resources, open spaces, recreational trails, and other recreational resources.

K. Color, finish, height, and wattage.

The tower will be a 169-foot tall, galvanized steel self-support tower.

L. Ability to co-locate.

There will be room for two additional carriers besides AT&T.

M. Availability of suitable existing structures for antenna mounting.

There is no tower less than ¼ mile from this site.

N. The conditions for granting Special Exception in Article 30, Section 2402 of Zoning Ordinance No. 2013-2897.

2. An application to construct new towers shall be denied if the applicant has not shown by substantial evidence that it has made a good faith effort to mount the facilities on an existing structure and/or tower.

See attached Affidavit from AT&T.

3. Locations in sensitive location sites shall be considered only if the applicant:

The proposed site is not a sensitive site.

4. Except as otherwise provided in this subsection, personal wireless facilities approved by special exception permit may be allowed to exceed the maximum height for the district in which they are located. Antennas or towers for personal wireless services exceeding 100 feet in height may not be located in any residential zoned district and must be separated from all residential zoned land by a minimum of 200 feet or 100 percent of the height of such proposed personal wireless service facility, whichever is greater.

The proposed tower will be 169' tall and is located more than 1,000 feet from and residential dwelling unit.

### **Section 3011. Design Criteria for Personal Wireless Service Facilities.**

1. Equipment enclosures used primarily for personal wireless service facilities: Ground level equipment, buildings, and the tower base shall be screened from public view. The standards for the equipment buildings are as follows:  
This Project contains no equipment buildings.

2. Security Fencing:

There will be a 6-foot-tall chain link fence topped by 1 foot of barbed wire around the tower compound. Access will be through a locked gate.

3. Color\Finish\Lights:

The tower shall have a galvanized finish. The only lighting will be emergency ground lighting and what is required by the FAA.

4. Antenna Accommodations:

The tower will accommodate up to 3 carriers with AT&T being one of the three.

5. Antenna Criteria:

The proposal shall demonstrate that the antenna and support structure are safe and the surrounding areas will not be negatively affected by support structure failure, falling ice, or other debris. The tower shall be fitted with anti-climbing devices.

6. Free-standing roof-top antenna support structures:

N/A

7. Fall Zone: Towers and other camouflaged support structures shall be set back a distance no less than one half the height of the structure.

The tower is 169' tall which requires a setback of 84.5 feet. The setback from the east ROW line 101 feet and the north ROW line 104 feet.







# FINAL SURVEY PINE468 McCOOK, NE

**IN THE WEST HALF OF THE SOUTHEAST QUARTER  
OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 29  
WEST OF THE 6TH P.M., RED WILLOW COUNTY,  
NEBRASKA**

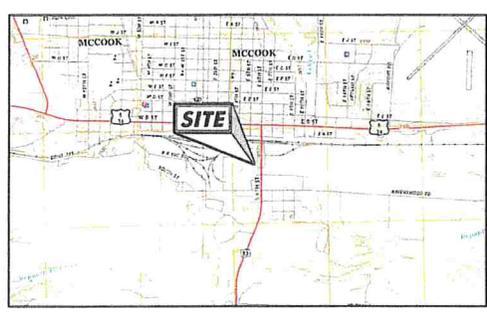
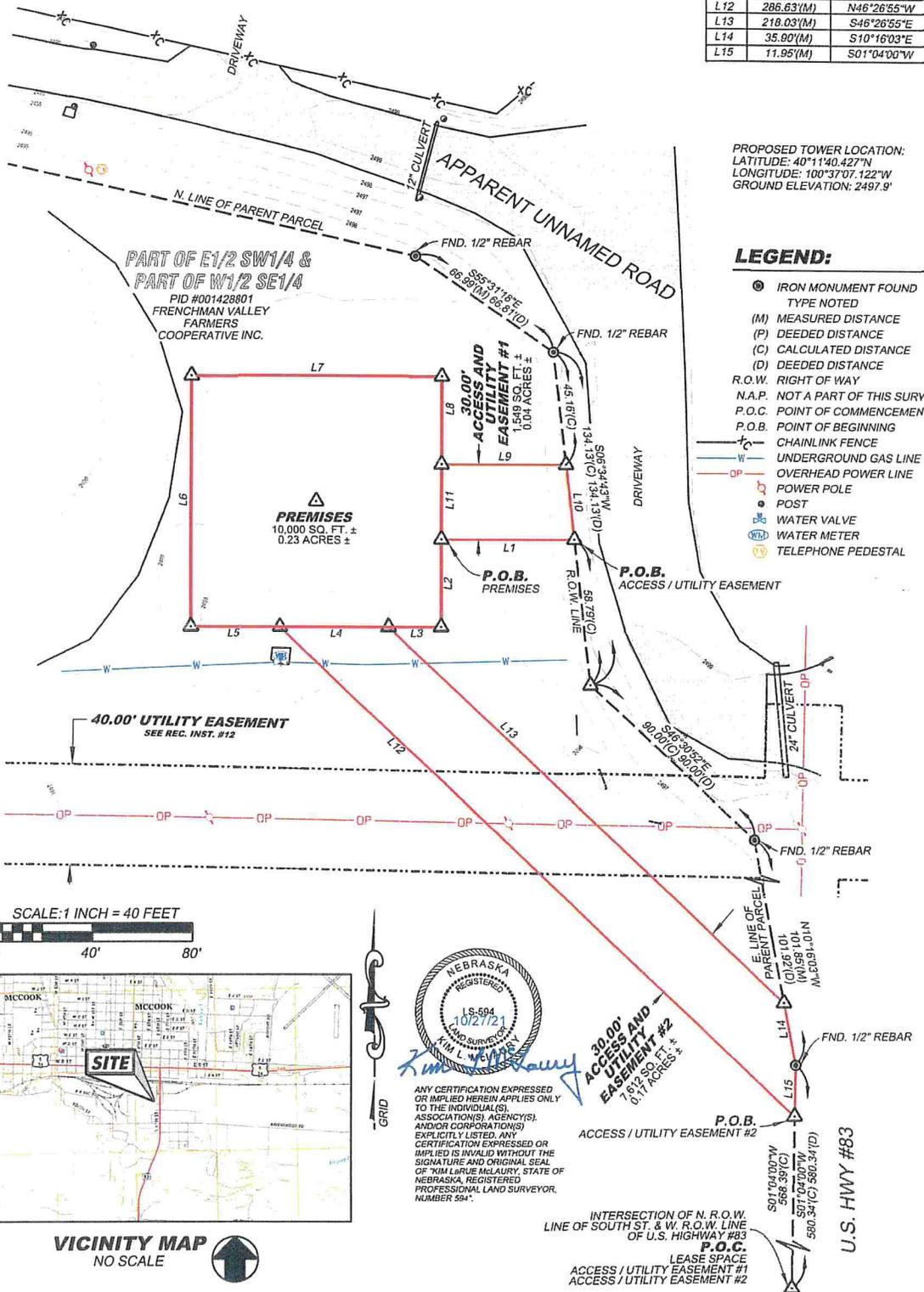
### LINE TABLE

LINE	LENGTH (M)	BEARING
L1	53.55(M)	S90°00'00"W
L2	35.00(M)	S00°00'00"W
L3	20.88(M)	S90°00'00"W
L4	43.54(M)	S90°00'00"W
L5	35.58(M)	S90°00'00"W
L6	100.00(M)	N00°00'00"E
L7	100.00(M)	N90°00'00"E
L8	35.00(M)	S00°00'00"W
L9	49.90(M)	N90°00'00"E
L10	30.20(M)	S06°34'43"W
L11	30.00(M)	S00°00'00"W
L12	286.63(M)	N46°26'55"W
L13	218.03(M)	S46°26'55"E
L14	35.90(M)	S10°16'03"E
L15	11.95(M)	S01°04'00"W

PROPOSED TOWER LOCATION:  
LATITUDE: 40°1'40.427"N  
LONGITUDE: 100°37'07.122"W  
GROUND ELEVATION: 2497.9'

### LEGEND:

- IRON MONUMENT FOUND TYPE NOTED
- (M) MEASURED DISTANCE
- (P) DEEDED DISTANCE
- (C) CALCULATED DISTANCE
- (D) DEEDED DISTANCE
- R.O.W. RIGHT OF WAY
- N.A.P. NOT A PART OF THIS SURVEY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- C— CHAINLINK FENCE
- W— UNDERGROUND GAS LINE
- OP— OVERHEAD POWER LINE
- ⊕ POWER POLE
- ⊙ POST
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ TELEPHONE PEDESTAL



ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED. ANY CERTIFICATION EXPRESSED OR IMPLIED IS INVALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF KIM L. MCLAURY, STATE OF NEBRASKA, REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 504.

INTERSECTION OF N. R.O.W. LINE OF SOUTH ST. & W. R.O.W. LINE OF U.S. HIGHWAY #83  
P.O.C. LEASE SPACE ACCESS / UTILITY EASEMENT #1 ACCESS / UTILITY EASEMENT #2

SURVEY CREW: JPG 06/22/21      DRAWN BY: JPK 10/11/21      PROJECT NO. 12210629      SCALE: 1" = 40'



## McLaury Engineering, Inc.

P.O. BOX 1130  
118 W. MAIN STREET  
ELK POINT, SD 57025  
(605) 356-2308      PAGE 1 OF 4

# FINAL SURVEY PINE468 McCOOK, NE

**SURVEYOR:**

KIM L. McLAURY  
IA-13202  
118 WEST MAIN STREET  
ELK POINT, SD 57025  
PH. (605) 356-2308  
FAX (605) 356-2795

**APPLICANT:**

PARALLEL TOWERS III LLC.

**COMPLETION DATE:**

FIELD WORK: 06/22/21  
OFFICE DRAFTING: 06/25/21

**UTILITIES:**

BLACK HILLS ENERGY ..... (888) 242-3969  
GREAT PLAINS COMMUNICATIONS ..... (855) 853-1483  
CITY OF MCCOOK ..... (308) 345-2022  
NEBRASKA PUBLIC POWER DISTRICT ..... (877) 276-6773  
CTLQ - CENTURYLINK ..... (800) 261-1691

**UTILITY STATEMENT:**

THE UNDERGROUND UTILITIES WERE LOCATED FROM FIELD SURVEY INFORMATION ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY WERE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR DID NOT PHYSICALLY LOCATE THE UNDERGROUND UTILITIES.

**ACREAGE:**

PREMISES: 0.23 ACRES ±  
ACCESS #1: 0.04 ACRES ±  
ACCESS #2: 0.17 ACRES ±

**SURVEYOR'S NOTE:**

1. RECORDED INSTRUMENT #9 IS A RIGHT-OF-WAY EASEMENT BEING 100-FEET IN WIDTH TO THE REPUBLICAN VALLEY RAILROAD COMPANY IN 1880. THE EASEMENT LOCATION IS UNKNOWN. IF IT FOLLOWS AN EXISTING RAIL LINE TO THE NORTH OF THE SITE, OR IF A MAIN LINE OR SPUR LINE RAN SOMEWHERE ELSE INSIDE IT'S PARENT PARCEL'S DESCRIPTION IS UNKNOWN. NO OTHER CALLS FROM THE EASEMENT GIVE AN ACCURATE LOCATION OF THE EASEMENT. THEREFORE, THE EASEMENT IS NOT PLOTTABLE.
2. RECORDED INSTRUMENT #10 IS A LICENSE TO THE PLATTE VALLEY PUBLIC POWER AND IRRIGATION DISTRICT TO CONSTRUCT AND MAINTAIN ELECTRIC TRANSMISSION LINES OVER THE CB&Q RAILROAD PROPERTY IN THE SOUTHWEST QUARTER OF THE SECTION. THE DOCUMENT DOES NOT GIVE AN ACCURATE LOCATION TO THIS CROSSING AND DOES NOT STATE WIDTHS OF "EASEMENT" FOR THE LICENSE EITHER. NO OTHER CALLS FROM THIS DOCUMENT GIVE AN ACCURATE LOCATION. THEREFORE, THE LICENSE IS NOT PLOTTABLE.
3. RECORDED INSTRUMENT #11 IS A DEED TO THE LOUP RIVER PUBLIC POWER DISTRICT OF COLUMBUS NEBRASKA. THE DEED DESCRIBES PARCELS THAT SIT INSIDE THE SW1/4 SW1/4. THE PARENT PARCEL OF THIS SURVEY IS IN THE SE1/4 SW1/4 AND THE SW1/4 SE1/4. THEREFORE ANY INFORMATION PER THIS DOCUMENT WOULD NOT EFFECT SUBJECT PROPERTY.
4. RECORDED INSTRUMENT #13 IS AN EASEMENT TO THE NEBRASKA PUBLIC POWER DISTRICT. THE MAP THAT ACCOMPANIES THIS EASEMENT THAT SHOWS THE EASEMENT'S LIMITS IS VERY POOR. BUT IT APPEARS THAT THIS EASEMENT IS ALONG THE SOUTH LINE OF THE SW1/4 SE1/4, ABOUT 650-FEET ± SOUTH OF THIS SURVEY. THEREFORE, THE EASEMENT DOES EFFECT THE SUBJECT PROPERTY BUT OUTSIDE THE SCOPE OF THIS SURVEY.
5. RECORDED INSTRUMENT #14 IS AN EASEMENT TO FRENCHMAN VALLEY FARMERS COOPERATIVE TO TRANSPORT LIQUID FERTILIZER AND CHEMICALS THROUGH AN OVERHEAD PIPE WHICH WAS TO BE CONSTRUCTED ON THE SUBJECT PROPERTY. THE EASEMENT DOES NOT GIVE AN ACCURATE LOCATION AND DOES NOT STATE A WIDTH. NO OTHER CALLS FROM THIS DOCUMENT GIVE AN ACCURATE LOCATION. THEREFORE THE EASEMENT IS NOT PLOTTABLE.
6. RECORDED INSTRUMENT #15 IS A TEMPORARY AND PERMANENT EASEMENT TO SOURCEGAS DISTRIBUTION. THE LOCATION OF THESE TWO EASEMENTS ARE ABOUT 650-FEET SOUTH OF THIS SURVEY ALONG SOUTH STREET. THE EASEMENT DOES EFFECT THE SUBJECT PROPERTY BUT OUTSIDE THE SCOPE OF THIS SURVEY.
7. RECORDED INSTRUMENT #16 IS A PERMANENT TELECOMMUNICATIONS EASEMENT TO SPRINT COMMUNICATIONS. IT APPEARS THE EASEMENT IS TO BE 20-FEET IN WIDTH, 10-FEET ON EITHER SIDE OF THE CENTERLINE OF THE UTILITY AS IT EXISTED ON MARCH 15, 2012. THE EASEMENT DOES NOT GIVE AN ACCURATE LOCATION OTHER THAN THIS LOCATION, AND NO WAY TO KNOW IF THE LINE HAS MOVED IN THE LAST 9 YEARS IF WE DID IN FACT KNOW WHERE THE CURRENT LINE SAT. NO OTHER CALLS FROM THIS DOCUMENT GIVE AN ACCURATE LOCATION. THEREFORE THE EASEMENT IS NOT PLOTTABLE.  
  
AN ADDITIONAL NOTE ON RECORDED INSTRUMENT #16. THE EASEMENT DOES NOT PROVIDE A MAP OF THE UTILITY IN 2012 AND ONLY GIVES THE PARCEL ID NUMBER AND OWNER OF THE PROPERTY AT THE TIME IN 2012. IT APPEARS FRENCHMAN VALLEY FARMERS COOPERATIVE HAS OWNED THIS PROPERTY SINCE 1999. THE EASEMENT TO SPRINT IN 2012 DOES NOT MAKE MENTION TO THE CURRENT PARCEL ID # OF 00142801. IT DOES MAKE MENTION TO 4 PARCEL ID NUMBERS THAT ARE STILL BEING USED, ALL STILL OWNED BY FRENCHMAN VALLEY FARMERS COOPERATIVE. THOSE NUMBERS BEING 000732500, 000727100, 000767700 AND 000803900. ALL FOUR OF THOSE PARCELS ARE ON THE NORTH SIDE OF THE CURRENT BNSF RAILROAD. IT IS POSSIBLE THAT THIS SPRINT EASEMENT DOES NOT EFFECT THE SUBJECT PROPERTY BUT UNKNOWN DUE TO CHANGING PARCEL ID NUMBERS AND NOT KNOWING IF THERE IS A SPRINT UTILITY CURRENTLY SITTING ON THE SUBJECT PROPERTY. NO LINES WERE MARKED PER NEBRASKA ONE-CALL.
8. RECORDED INSTRUMENT #18 IS A FINANCING STATEMENT BETWEEN FRENCHMAN VALLEY FARMERS COOPERATIVE AND COBANK, A/CB, CREDITOR. THERE IS NOTHING TO SHOW OR LOCATE FROM THIS DOCUMENT BUT ALSO, THE 7 LEGAL DESCRIPTIONS FROM THIS DOCUMENT DO NOT INCLUDE THE DESCRIPTION OF THE SUBJECT PROPERTY SO IT DOES NOT EFFECT.
9. AN APPARENT PUBLIC RIGHT-OF-WAY EXISTS ON THE NORTH EDGE OF THE SUBJECT PROPERTY. IT IS UNNAMED ON MODERN NAVIGATION SOFTWARE AND NOT NAMED ON COUNTY OR CITY MAPS. IT DOES NOT APPEAR TO BE UNIFORM IN WIDTH PER COUNTY GIS. ONE REFERENCE FROM THE COUNTY GIS WEBSITE CALLS THIS "EAST RAILROAD SERVICE ROAD". IT IS UNKNOWN IF THIS IS IN FACT A PUBLIC RIGHT-OF-WAY. HISTORICAL IMAGES OF THE AREA SHOW THIS ROAD EXISTING AS FAR BACK AS DECEMBER OF 1985. IT IS POSSIBLE THAT THIS ROAD WAS DEDICATED THROUGH THE CITY IN AN ORDINANCE AND NOT FILED. THE SURVEYOR CAN NOT WARRANT THAT THIS IS A PUBLIC RIGHT-OF-WAY.
10. AN UNDERGROUND WATER LINE WAS MARKED RUNNING EAST-WEST IN THE SUBJECT PROPERTY. NO EASEMENT WAS SUPPLIED IN THE TITLE COMMITMENT PERTAINING TO A WATER EASEMENT. IF AN EASEMENT EXISTS FOR THIS WATER LINE, THE WIDTH OF POSSIBLE EASEMENT IS UNKNOWN.

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83). THE COORDINATES FOR THIS SURVEY ARE UTM(14) AT GROUND.

**VERTICAL DATUM:**

THE ELEVATIONS FOR THIS SURVEY ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

**FLOOD ZONE:**

ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN

MAP NUMBER: 31145C0205C

PANEL 205 OF 460

EFFECTIVE DATE: FEBRUARY 4, 2009

**ZONING:**

ZONE - INDUSTRIAL HEAVY (IH)  
MIN. LOT AREA - 10,000 SQ. FT.  
MIN. LOT WIDTH - 80'  
FRONT YARD - 25'  
SIDE YARD - 10'  
REAR YARD 20'

**NO WETLAND STATEMENT**

NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

**CONTIGUITY STATEMENT**

THE LEASED PREMISES IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE ACCESS AND UTILITY EASEMENT#2, WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE U.S. HIGHWAY #83 PUBLIC RIGHT OF WAY, AND THERE ARE NO GAPS, GORES, SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.

SURVEY CREW: JPG 06/22/21

DRAWN BY: JPK 10/11/21

PROJECT NO. 12210629

SCALE: 1" = 40'



**McLaury  
Engineering, Inc.**

P.O. BOX 1130  
118 W. MAIN STREET  
ELK POINT, SD 57025  
(605) 356-2308

# FINAL SURVEY PINE468 McCOOK, NE

## **RECORDED INSTRUMENTS:**

McLAURY ENGINEERING INC. HAS RECEIVED AND REVIEWED THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED EFFECTIVE MAY 3, 2021, BEING COMMITMENT NO. 34545660 FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET. (NOT A SURVEY ITEM)
  2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM)
  3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NOT A SURVEY ITEM)
  4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM)
  5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM)
  6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM)
- SPECIAL EXCEPTIONS:
7. TAXES FOR THE SECOND HALF OF THE YEAR 2020, AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE. (NOT A SURVEY ITEM)
  8. EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS; INCLUDING, BUT NOT LIMITED TO, EXPRESS OR IMPLIED EASEMENTS IN, OVER AND UNDER THAT ESTATE FOR THE ENTRY AND REMOVAL OF MINERALS. THIS POLICY SHOULD NOT BE CONSTRUED AS INSURING AGAINST LOSS OR DAMAGE RESULTING TO THE SURFACE OF THE LAND OR ANY IMPROVEMENTS THEREON CAUSED BY SURFACE ENTRY OR BY THE REMOVAL OF THE OIL, GAS, AND OTHER MINERALS LYING THEREUNDER. SEE INSTRUMENT RECORDED IN DEED BOOK 97, PAGE 365 AND DEED BOOK 119, PAGE 247. (NOT A SURVEY ITEM)
  9. RIGHT OF WAY DEED IN FAVOR OF REPUBLICAN VALLEY RAILROAD COMPANY SET FORTH IN INSTRUMENT RECORDED ON DECEMBER 7, 1880 IN INSTRUMENT NO. 264. (NOT PLOTTABLE - SEE NOTE #1)
  10. AGREEMENT DATED AUGUST 9, 1946, BY AND BETWEEN CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY, A CORPORATION AND PLATTE VALLEY PUBLIC POWER AND IRRIGATION DISTRICT, A PUBLIC CORPORATION, RECORDED ON NOVEMBER 27, 1946 IN DEED BOOK 19, PAGE 225. (NOT PLOTTABLE - SEE NOTE #2)
  11. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN A DEED OR COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JANUARY 10, 1958 IN DEED BOOK 79, PAGE 162 AND DEED BOOK 79, PAGE 165, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (DOES NOT EFFECT - SEE NOTE #3)
  12. ELECTRIC TRANSMISSION LINE AERIAL EASEMENT IN FAVOR OF NEBRASKA PUBLIC POWER DISTRICT, A PUBLIC CORPORATION AND POLITICAL SUBDIVISION SET FORTH IN INSTRUMENT RECORDED ON AUGUST 29, 1979 IN DEED BOOK 67, PAGE 902. (AS SHOWN)
  13. SUPPLEMENTAL AGREEMENT TO EASEMENT IN FAVOR OF NEBRASKA PUBLIC POWER DISTRICT, A PUBLIC CORPORATION AND POLITICAL SUBDIVISION STATE OF NEBRASKA SET FORTH IN INSTRUMENT RECORDED ON JULY 8, 1980 IN DEED BOOK 69, PAGE 439. (DOES EFFECT SUBJECT PROPERTY - SEE NOTE #4)
  14. EASEMENT IN FAVOR OF FRENCHMAN VALLEY FARMERS COOPERATIVE, INC. SET FORTH IN INSTRUMENT RECORDED ON APRIL 29, 1999 IN DEED BOOK 89, PAGE 957. (NOT PLOTTABLE - SEE NOTE #5)
  15. RIGHT-OF-WAY GRANT IN FAVOR OF SOURCEGAS DISTRIBUTION LLC, A DELAWARE LIMITED LIABILITY COMPANY SET FORTH IN INSTRUMENT RECORDED ON MAY 5, 2010 IN INSTRUMENT NO. 2010-00704. (DOES EFFECT - SEE NOTE #6)
  16. EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION IN FAVOR OF SPRINT COMMUNICATIONS COMPANY, L.P., ET AL. SET FORTH IN INSTRUMENT RECORDED ON DECEMBER 3, 2012 IN INSTRUMENT NO. 2013-00326. (NOT PLOTTABLE - SEE NOTE #7)
  17. REAL ESTATE MORTGAGE FROM FRENCHMAN VALLEY FARMERS COOPERATIVE, INC., GRANTOR(S), IN FAVOR OF NATIONAL BANK FOR COOPERATIVE, (AK/A COBANK), DATED NOVEMBER 7, 1991, AND RECORDED MAY 19, 1992 IN DEED BOOK 147, PAGE 942, IN THE ORIGINAL AMOUNT OF \$50,000,000.00; AMENDMENT TO MORTGAGE, DATED NOVEMBER 7, 1991 AND RECORDED MAY 24, 1999 IN DEED BOOK 173, PAGE 224; AMENDMENT TO MORTGAGE, DATED NOVEMBER 7, 1991 AND RECORDED OCTOBER 8, 1999 IN DEED BOOK 174, PAGE 466; AMENDED AND RESTATED REAL ESTATE DEED OF TRUST DATED APRIL 22, 2010, BY AND BETWEEN FRENCHMAN VALLEY FARMERS COOPERATIVE, INC. (AK/A FRENCHMAN VALLEY FARMERS COOPERATIVE), COBANK, A NEBRASKA CORPORATION), COBANK, ACB, AS TRUSTEE AND COBANK, ACB (FORMERLY KNOWN AS NATIONAL BANK FOR COOPERATIVES), RECORDED ON MAY 7, 2010 IN INSTRUMENT NO. 2010-00714; PARTIAL DEED OF RECONVEYANCE RECORDED ON FEBRUARY 19, 2016 IN INSTRUMENT NO. 2016-00247. (NOTHING TO SHOW)
  18. UCC/FINANCING STATEMENT BETWEEN FRENCHMAN VALLEY FARMERS COOPERATIVE, INC., DEBTOR(S), AND COBANK, ACB, CREDITOR, FILED ON FEBRUARY 3, 2016, IN THE OFFICIAL RECORDS AS INSTRUMENT NO. 2016-00163; UCC FINANCING STATEMENT AMENDMENT (CONTINUATION), FILED ON AUGUST 24, 2020, IN THE OFFICIAL RECORDS AS INSTRUMENT NO. 2020-01368. (NOTHING TO SHOW - SEE NOTE #8)

## **PARENT PARCEL LEGAL DESCRIPTION:**

(TAKEN FROM TITLE COMMITMENT SUPPLIED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER 34545660 - SCHEDULE A - COMMITMENT DATE: MAY 3, 2021)

A TRACT OF LAND IN PART OF THE E $\frac{1}{4}$ , SW $\frac{1}{4}$  AND PART OF THE W $\frac{1}{4}$  SE $\frac{1}{4}$  OF SECTION 29-T3N-R29W OF THE 6TH P.M., RED WILLOW COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE S $\frac{1}{4}$  CORNER OF SECTION 29, T3N, R29W OF THE 6TH P.M., RED WILLOW COUNTY, NEBRASKA, THENCE ON AZIMUTH 89°-57'-29" ALONG THE SECTION LINE A DISTANCE OF 379.51 FEET TO A POINT; THENCE ON AZIMUTH 00°-06'-44" A DISTANCE OF 33.06 FEET TO A POINT ON THE NORTH R.O.W. LINE OF SOUTH STREET WHICH IS THE POINT OF BEGINNING;

THENCE ON AZIMUTH 00°-06'-44" A DISTANCE OF 717.17 FEET TO A POINT;

THENCE ON AZIMUTH 269°-57'-41" A DISTANCE OF 760.64 FEET TO A POINT;

THENCE ON AZIMUTH 359°-56'-01" A DISTANCE OF 363.75 FEET TO A POINT;

THENCE ON AZIMUTH 91°-33'-05" A DISTANCE OF 120.03 FEET TO A POINT;

THENCE ON AZIMUTH 97°-10'-05" A DISTANCE OF 350.06 FEET TO A POINT;

THENCE ON AZIMUTH 102°-15'-56" A DISTANCE OF 250.00 FEET TO A POINT;

THENCE ON AZIMUTH 101°-27'-03" A DISTANCE OF 346.44 FEET TO A POINT;

THENCE ON AZIMUTH 123°-29'-43" A DISTANCE OF 66.81 FEET TO A POINT;

THENCE ON AZIMUTH 172°-05'-06" A DISTANCE OF 134.13 FEET TO A POINT;

THENCE ON AZIMUTH 132°-54'-22" A DISTANCE OF 90.00 FEET TO A POINT ON THE WEST PERMANENT EASEMENT OF HWY 83;  
THENCE ON AZIMUTH 168°-45'-38" ALONG SAID EASEMENT LINE A DISTANCE OF 101.92 FEET TO A POINT;

THENCE ON AZIMUTH 180°-05'-41" ALONG SAID EASEMENT LINE A DISTANCE OF 580.34 FEET TO A POINT ON THE NORTH R.O.W. LINE OF SOUTH STREET;

THENCE ON AZIMUTH 269°-57'-29" ALONG THE NORTH R.O.W. LINE OF SOUTH STREET A DISTANCE OF 450.39 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 14.7 ACRES, MORE OR LESS.

AND BEING THE SAME PROPERTY CONVEYED TO FRENCHMAN VALLEY FARMERS COOPERATIVE, INC., A NEBRASKA CORPORATION FROM VAN DIEST SUPPLY COMPANY, AN IOWA CORPORATION, THE SUCCESSOR IN INTEREST TO COMBELT CHEMICAL COMPANY BY CORPORATION WARRANTY DEED DATED FEBRUARY 10, 1999 AND RECORDED JUNE 16, 1999 IN DEED BOOK 127, PAGE 134.

SURVEY CREW: JPG 06/22/21

DRAWN BY: JPK 10/11/21

PROJECT NO. 12210629

SCALE: 1" = 40'



**McLaury  
Engineering, Inc.**

P.O. BOX 1130  
118 W. MAIN STREET  
ELK POINT, SD 57025  
(605) 356-2308

PAGE 3 OF 4

# FINAL SURVEY PINE468 McCOOK, NE

**LEASE SPACE LEGAL DESCRIPTION:**

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 29 WEST OF THE 6th P.M., CITY OF McCOOK, RED WILLOW COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH STREET AND THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY #83, SAID WEST RIGHT-OF-WAY LINE ALSO BEING THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN A DEED TO FRENCHMAN VALLEY FARMERS COOPERATIVE, INC., ON JUNE 16, 1999, RECORDED AS BOOK 127, PAGE 134 OF THE RED WILLOW REGISTER OF DEEDS, SAID PARCEL DESCRIBED AS PARENT PARCEL FOR THE REMAINDER OF THIS DESCRIPTION;

THENCE N01°04'00"W, ASSUMED BEARING, ALONG THE SAID WEST RIGHT-OF-WAY LINE AND EAST LINE OF SUBJECT PROPERTY, A DISTANCE OF 580.34 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AN APPARENT AND UNNAMED ROAD;

THENCE N10°16'03"W, ALONG APPARENT SOUTH RIGHT-OF-WAY LINE AND NORTH LINE OF SUBJECT PROPERTY, A DISTANCE OF 101.85 FEET;

THENCE N46°30'52"W, ALONG APPARENT SOUTH RIGHT-OF-WAY LINE AND NORTH LINE OF SUBJECT PROPERTY, A DISTANCE OF 90.00 FEET;

THENCE N06°34'43"W, ALONG APPARENT SOUTH RIGHT-OF-WAY LINE AND NORTH LINE OF SUBJECT PROPERTY, A DISTANCE OF 58.79 FEET;

THENCE S90°00'00"W, A DISTANCE OF 53.36 FEET TO THE POINT OF BEGINNING;

THENCE S00°00'00"W, A DISTANCE OF 35.00 FEET;

THENCE S90°00'00"W, A DISTANCE OF 100.00 FEET;

THENCE N00°00'00"E, A DISTANCE OF 100.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 100.00 FEET;

THENCE S00°00'00"W, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 10,000 SQUARE FEET OR 0.23 ACRES MORE OR LESS.

**ACCESS / UTILITY EASEMENT #1 LEGAL DESCRIPTION:**

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 29 WEST OF THE 6th P.M., CITY OF McCOOK, RED WILLOW COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH STREET AND THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY #83, SAID WEST RIGHT-OF-WAY LINE ALSO BEING THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN A DEED TO FRENCHMAN VALLEY FARMERS COOPERATIVE, INC., ON JUNE 16, 1999, RECORDED AS BOOK 127, PAGE 134 OF THE RED WILLOW REGISTER OF DEEDS, SAID PARCEL DESCRIBED AS PARENT PARCEL FOR THE REMAINDER OF THIS DESCRIPTION;

THENCE N01°04'00"W, ASSUMED BEARING, ALONG THE SAID WEST RIGHT-OF-WAY LINE AND EAST LINE OF SUBJECT PROPERTY, A DISTANCE OF 580.34 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AN APPARENT AND UNNAMED ROAD;

THENCE N10°16'03"W, ALONG APPARENT SOUTH RIGHT-OF-WAY LINE AND NORTH LINE OF SUBJECT PROPERTY, A DISTANCE OF 101.85 FEET;

THENCE N46°30'52"W, ALONG APPARENT SOUTH RIGHT-OF-WAY LINE AND NORTH LINE OF SUBJECT PROPERTY, A DISTANCE OF 90.00 FEET;

THENCE N06°34'43"W, ALONG APPARENT SOUTH RIGHT-OF-WAY LINE AND NORTH LINE OF SUBJECT PROPERTY, A DISTANCE OF 58.79 FEET TO THE POINT OF BEGINNING;

THENCE S90°00'00"W, A DISTANCE OF 53.36 FEET;

THENCE N00°00'00"E, A DISTANCE OF 30.00 FEET;

THENCE N90°00'00"E, A DISTANCE OF 49.90 FEET TO THE APPARENT SOUTH RIGHT-OF-WAY LINE AND NORTH LINE OF SUBJECT PROPERTY;

THENCE S06°34'43"E, ALONG THE APPARENT SOUTH RIGHT-OF-WAY LINE AND NORTH LINE OF SUBJECT PROPERTY, A DISTANCE OF 30.20 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,549 SQUARE FEET OR 0.04 ACRES MORE OR LESS.

**ACCESS / UTILITY EASEMENT #2 LEGAL DESCRIPTION:**

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 29 WEST OF THE 6th P.M., CITY OF McCOOK, RED WILLOW COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH STREET AND THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY #83, SAID WEST RIGHT-OF-WAY LINE ALSO BEING THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN A DEED TO FRENCHMAN VALLEY FARMERS COOPERATIVE, INC., ON JUNE 16, 1999, RECORDED AS BOOK 127, PAGE 134 OF THE RED WILLOW REGISTER OF DEEDS, SAID PARCEL DESCRIBED AS PARENT PARCEL FOR THE REMAINDER OF THIS DESCRIPTION;

THENCE N01°04'00"W, ASSUMED BEARING, ALONG THE SAID WEST RIGHT-OF-WAY LINE AND EAST LINE OF SUBJECT PROPERTY, A DISTANCE OF 568.39 FEET TO THE POINT OF BEGINNING;

THENCE N46°26'55"W, A DISTANCE OF 286.63 FEET;

THENCE N90°00'00"E, A DISTANCE OF 43.54 FEET;

THENCE S46°26'55"E, A DISTANCE OF 218.03 FEET;

THENCE S10°16'03"E, ALONG THE WEST RIGHT-OF-WAY LINE US HIGHWAY #83, A DISTANCE OF 35.90 FEET;

THENCE S01°04'00"W, ALONG THE WEST RIGHT-OF-WAY LINE US HIGHWAY #83, A DISTANCE OF 11.95 FEET BACK TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 7,612 SQUARE FEET OR 0.17 ACRES MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

TO PARALLEL TOWERS III LLC, A DELAWARE LIMITED LIABILITY COMPANY; ITS SUCCESSORS, ASSISNS AND/OR DESINEES AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

I, KIM L. McLAURY, A NEBRASKA PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE NEBRASKA REQUIREMENTS. THE FIELD WORK WAS COMPLETED ON JUNE 22, 2021.

SIGNATURE: \_\_\_\_\_

NAME: KIM L. McLAURY, NERLS #594

DATE: 10/11/2021



SURVEY CREW: JPG 06/22/21

DRAWN BY: JPK 10/11/21

PROJECT NO. 12210629

SCALE: 1" = 40'



**McLaury  
Engineering, Inc.**

P.O. BOX 1130  
118 W. MAIN STREET  
ELK POINT, SD 57025  
(605) 356-2308





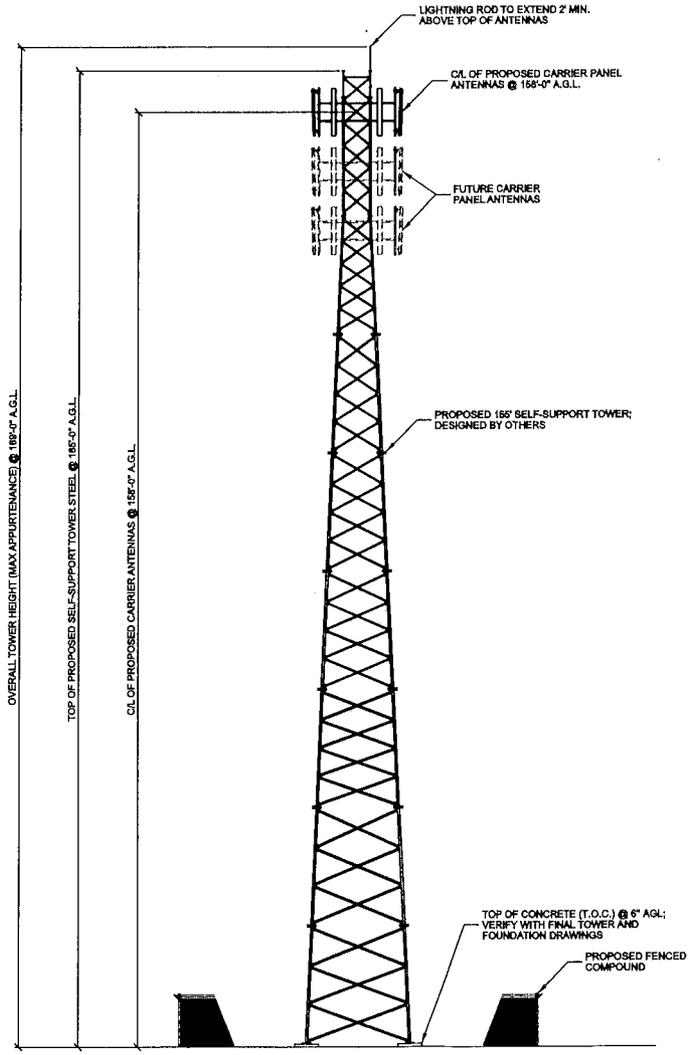




**SITE ELEVATION**  
 SITE NAME: MCCOOK  
 SITE ID NUMBER: TBD  
 FA NUMBER: 1547 6950  
 PI NUMBER: PINE468  
 MCCOOK, NE 69001

SUBMITTAL:		
INT.	DATE	DESCRIPTION:
ZRS	10/28/21	REV. A

CHECKED BY:	OGD
DATE:	10/28/2021
PROJECT NUMBER:	30732
SET TYPE:	DRAFT
SHEET NUMBER:	<b>T-201</b>



**A SITE ELEVATION**  
 SCALE: 11" x 17" - 1" = 20'-0"  
 22" x 34" - 1" = 10'-0"

L:\30732\30732.dwg 10/28/21 10:28 AM

**KEYNOTES: (THIS SHEET)**

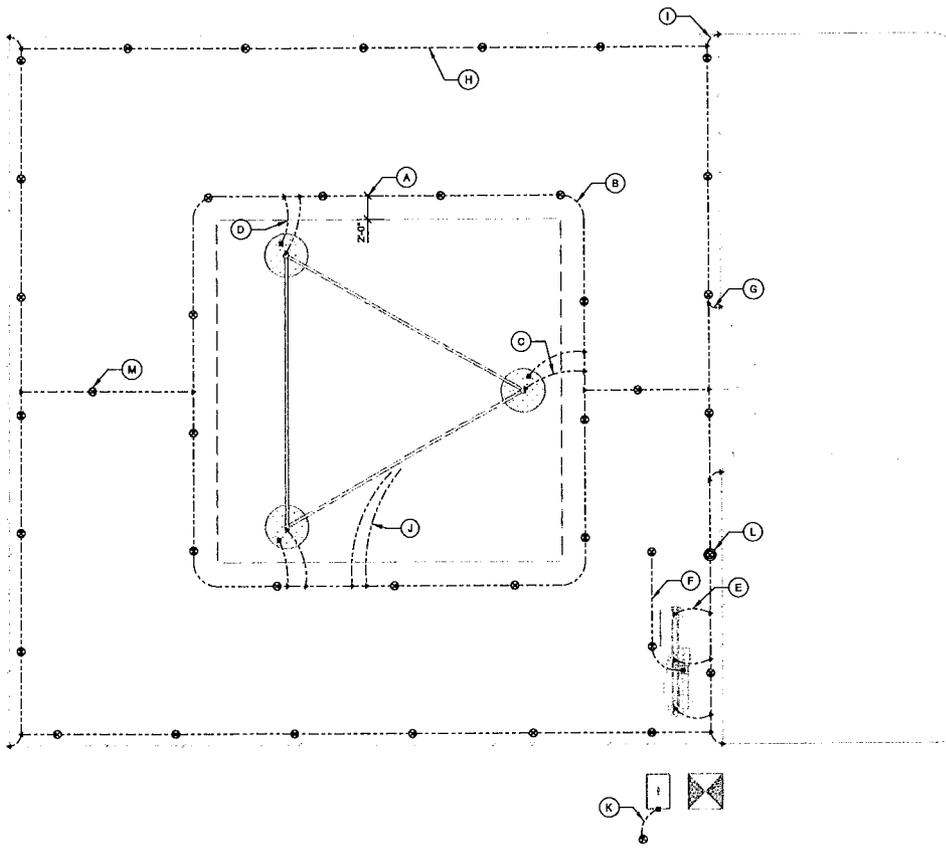
- (A) MAINTAIN 2-FOOT CLEARANCE FROM ALL STRUCTURES
- (B) TOWER GROUND RING, #2 SOLID BARE TINNED COPPER
- (C) GROUND LEADS FROM TOWER STEEL TO GROUND RING (TYP. OF 3) (USE GROUNDING TABS WHEN AVAILABLE), #2 SOLID BARE TINNED COPPER
- (D) TOWER FOUNDATION GROUND, #2 SOLID BARE TINNED COPPER
- (E) MULTIMETER RACK POST (TYP.)
- (F) GROUND ELECTRIC METER HYPING TO (2) INDEPENDENT GROUND RODS, SPACED 10' O.C. WITH #2 SOLID BARE TINNED COPPER
- (G) GATE GROUND LEAD
- (H) PERIPHERAL GROUND RING SHOULD BE INSTALLED 1' TO 2' INSIDE THE FENCED LINE, #2 SOLID BARE TINNED COPPER
- (I) FENCE CORNER GROUND LEAD, GROUND FENCE WITHIN 25- FEET OF TOWER
- (J) (2) #2 SOLID BARE TINNED COPPER GROUND LEADS TO GROUND RING FOR FUTURE CARRIER GROUND BAR
- (K) 4" x 12" x 1/4" GRAND BAR INSIDE FIBER HAND HOLE; CONTRACTOR TO DRIVE GROUND ROD AND CLAMP TO GROUND BAR
- (L) GROUND INSPECTION WELL
- (M) GROUND ROD

**GROUNDING LEGEND: (THIS SHEET)**

- ▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION
- MECHANICAL CONNECTION
- GROUND LEAD
- ⊗ GROUND INSPECTION WELL
- ⊗ COPPER CLAD GROUND ROD, (5/8" DIA. x 8' LONG) SPACE @ 10' O.C. MAX.
- ⊗ COPPER PLATE, (18" x 18" x .032" THK) SPACE @ 10' O.C. MAX.

**NOTES: (THIS SHEET)**

1. ALL EXTERIOR GROUNDING SHALL MEET OR EXCEED THE CURRENT NEC AND NFPA 780 CODE.
2. THE GROUNDING SYSTEM & CONDUCTORS SHALL BE INSPECTED PRIOR TO BACK FILLING WITH RESULTS APPROVED BY THE CARRIER. THE SYSTEM SHALL PROVIDE 6 OHM OR LESS RESISTANCE UPON COMPLETION.
3. HIGH COMPRESSION TYPE CONNECTORS SHALL BE USED FOR SECONDARY GROUNDING CONDUCTOR TO MAIN GROUNDING CONDUCTOR CONNECTIONS. AFTER INSPECTION CONNECTIONS SHALL BE WRAPPED WITH ELECTRICAL VINYL TAPE.
4. ALL MECHANICAL CONNECTIONS SHALL INCLUDE ANTI-OXIDANT COMPOUND BETWEEN LUG & CONNECTION POINT. SCRAPE PAINT FROM OBJECT BEING CONNECTED TO TOUCH UP PAINT ANY EXPOSED METAL AFTER CONNECTION IS INSTALLED.
5. GROUNDING CONDUCTORS SHALL MAINTAIN, TO THE EXTENT PRACTICAL, A HORIZONTAL OR DOWNWARD DIRECTION FREE FROM UP AND DOWN POCKETS. THE RADIUS OF BEND SHALL NOT BE LESS THAN 8" AND THE ANGLE OF ANY BEND SHALL NOT BE SHARPER (LESS) THAN 90°.
6. THE MAXIMUM HORIZONTAL AND VERTICAL SPACING BETWEEN GROUNDING CONDUCTOR (NOT IN CONDUIT) SUPPORTS SHALL NOT EXCEED 4 FT.
7. IF A GROUNDING CONDUCTOR IS INSTALLED IN FERROUS METAL CONDUITS, THE CONDUCTOR SHALL BE BONDED TO THE TOP AND BOTTOM OF THE CONDUIT.
8. ALL NON-INSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 3/4" PVC & SEALED WITH SILICONE ON BOTH ENDS.
9. ALL ABOVE GRADE EXOTHERMIC CONNECTIONS (TO GALVANIZED ITEMS) SHALL BE SPROUTED WITH COLD GALVANIZING COMPOUND TO PREVENT CORROSION. GROUND RINGS & TOP OF RODS SHALL BE INSTALLED AT 30" BELOW FINISHED GRADE.
10. INSTALL 18" x 18" COPPER PLATES IN LIEU OF GROUND RODS WHEN INSTALLING OVER TOWER FOUNDATION OR WHERE DRIVING GROUND RODS IS NOT FEASIBLE. REFER TO GEOTECH REPORT FOR SOIL CONDITIONS.



CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 2101 HWY. 13 W.  
 BUCKSVILLE, MD 21037  
 862.843.1022 VOIC  
 www.edgeconsult.com

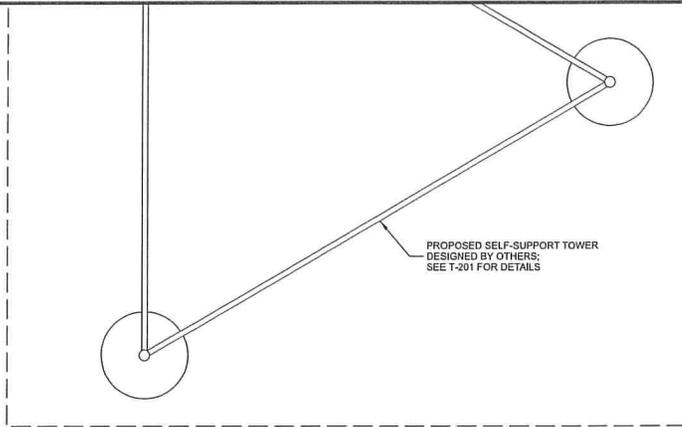
CLIENT:  
**Parallel**  
 INFRASTRUCTURE  
 PARALLEL INFRASTRUCTURE  
 7111 FILELTON STREET  
 SUITE 110  
 JACKSONVILLE, FL 32256

**GROUNDING PLAN**  
 SITE NAME: MCCOOK  
 PROJECT: 90732  
 PLAN NUMBER: 15418850  
 PI NUMBER: PINE468  
 MCCOOK, NE 89001

SUBMITTAL:	
INT.	DESCRIPTION:
02/10/2021	REV. A

CHECKED BY:	OGD
PLOT DATE:	10/28/2021
PROJECT NUMBER:	90732
SET TYPE:	DRAFT

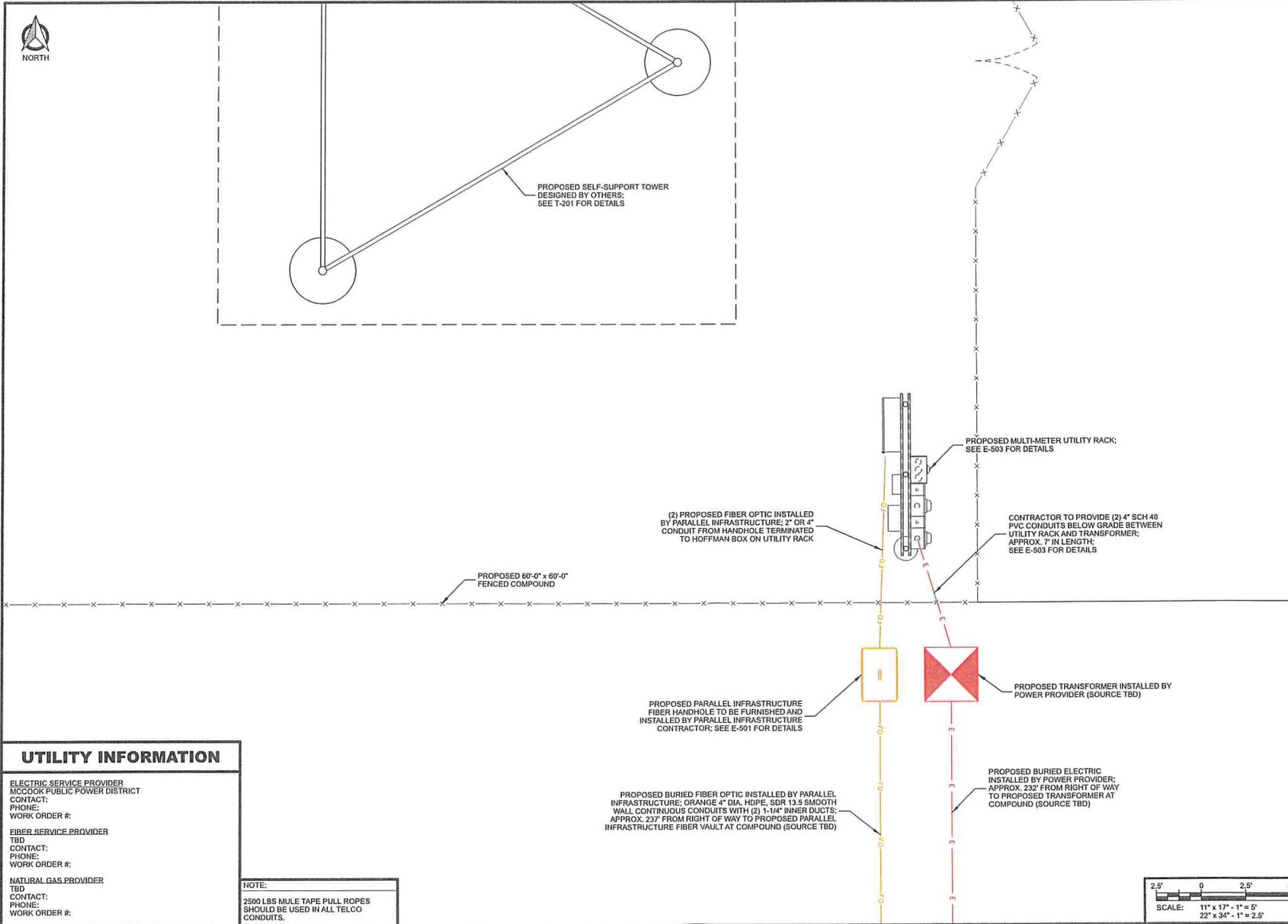
SHEET NUMBER: **E-101**



CONSULTANT:  
  
**Edge**  
 Consulting Engineers, Inc.  
 2101 HWY. 13 W.  
 SUNSVILLE, MN 55337  
 952.683.1032 VOICE  
 www.edgeconsult.com

CLIENT:  
  
**Parallel**  
 INFRASTRUCTURE  
 PARALLEL INFRASTRUCTURE  
 7411 FULLERTON STREET  
 SUITE 110  
 JACKSONVILLE, FL 32256

**UTILITY PLAN**  
 SITE NAME: MCCOOK  
 SITE ID NUMBER: TBD  
 FA NUMBER: 15478950  
 PI NUMBER: PING686  
 MCCOOK; NE 0801



**UTILITY INFORMATION**

ELECTRIC SERVICE PROVIDER  
 MCCOOK PUBLIC POWER DISTRICT  
 CONTACT:  
 PHONE:  
 WORK ORDER #:

FIBER SERVICE PROVIDER  
 TBD  
 CONTACT:  
 PHONE:  
 WORK ORDER #:

NATURAL GAS PROVIDER  
 TBD  
 CONTACT:  
 PHONE:  
 WORK ORDER #:

NOTE:  
 2500 LBS MULE TAPE PULL ROPES  
 SHOULD BE USED IN ALL TELCO  
 CONDUITS.

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
ZRS	10/28/21	REV. A

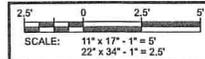
CHECKED BY: OGD

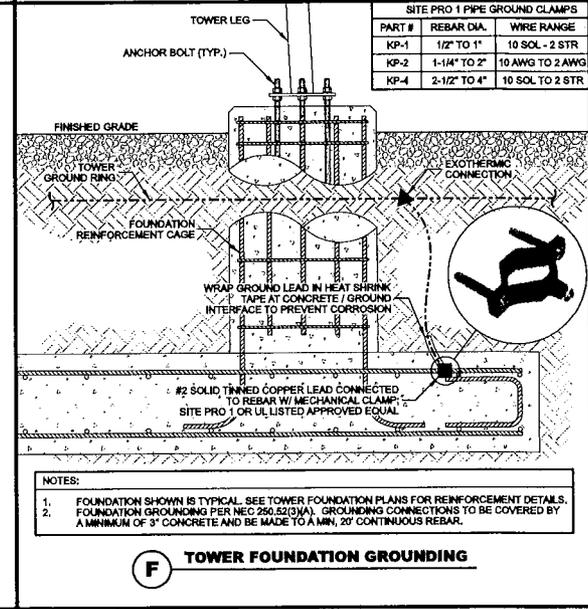
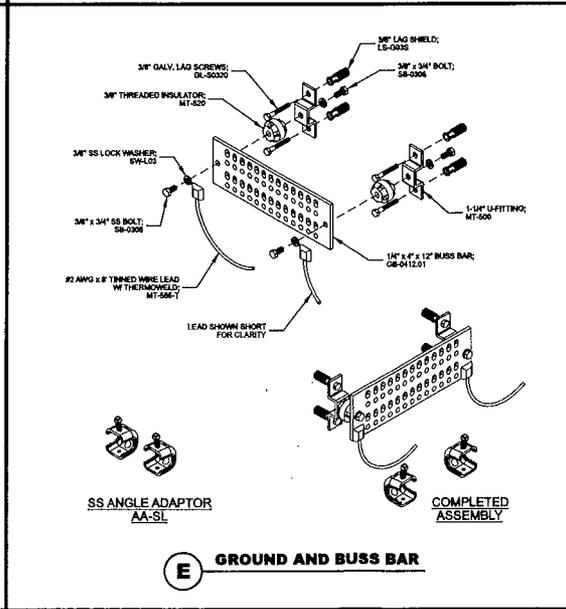
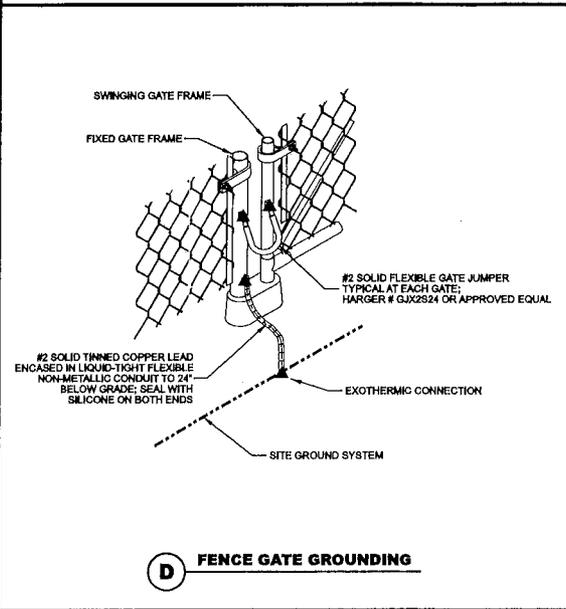
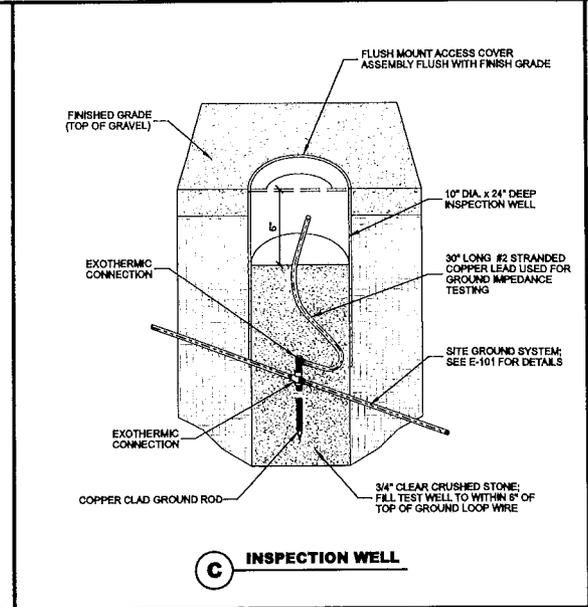
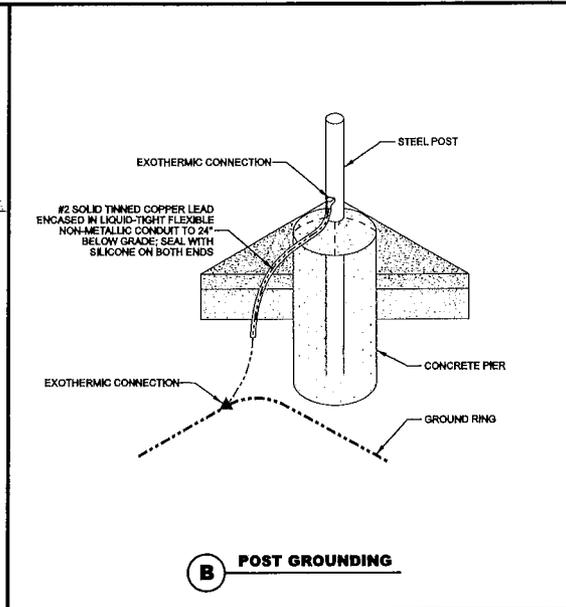
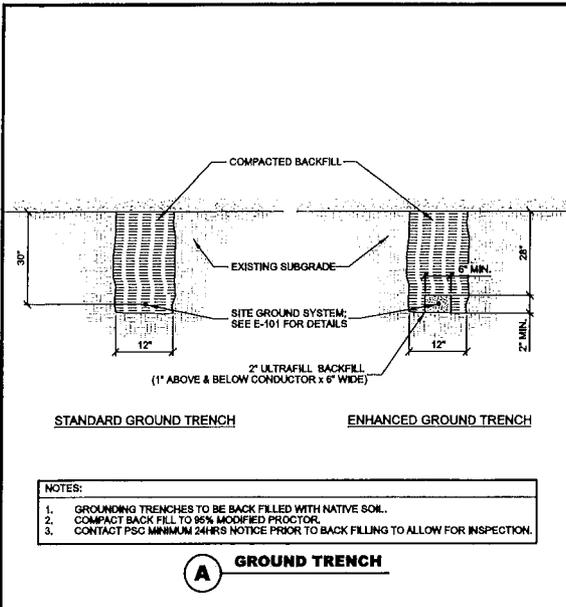
PLOT DATE: 10/28/2021

PROJECT NUMBER: 30732

SET TYPE: DRAFT

SHEET NUMBER: **E-102**





CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 2101 Hwy. 13 W  
 Burnsville, MN 55337  
 952.893.3622 VOICE  
 www.edgeconsult.com

CLIENT:  
**Parallel**  
 INFRASTRUCTURE  
 PARALLEL INFRASTRUCTURE  
 7410 FULLERTON STREET  
 SUITE 110  
 JACKSONVILLE, FL 32256

**GROUNDING DETAILS**  
 SITE NAME: MCCOOK  
 SITE ID NUMBER: 178D  
 PROJECT NUMBER: 30732  
 PLAN NUMBER: E-1E/669  
 MCCOOK, NE 68001

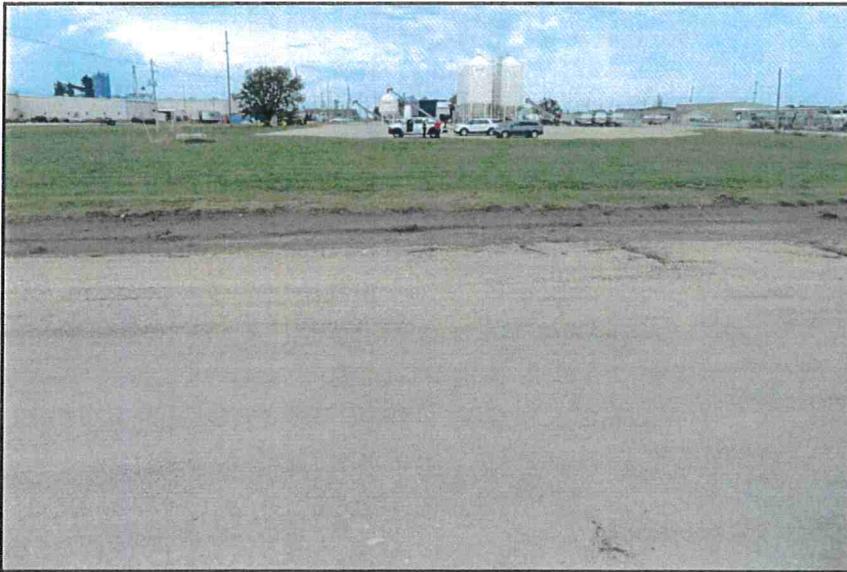
SUBMITTAL:	
INT.	DATE:
ZPS	10/28/21
	REV. A

CHECKED BY:	OGD
PLOT DATE:	10/28/2021
PROJECT NUMBER:	30732
SET TYPE:	DRAFT
SHEET NUMBER:	<b>E-501</b>

© EDGE CONSULTING ENGINEERS, INC.



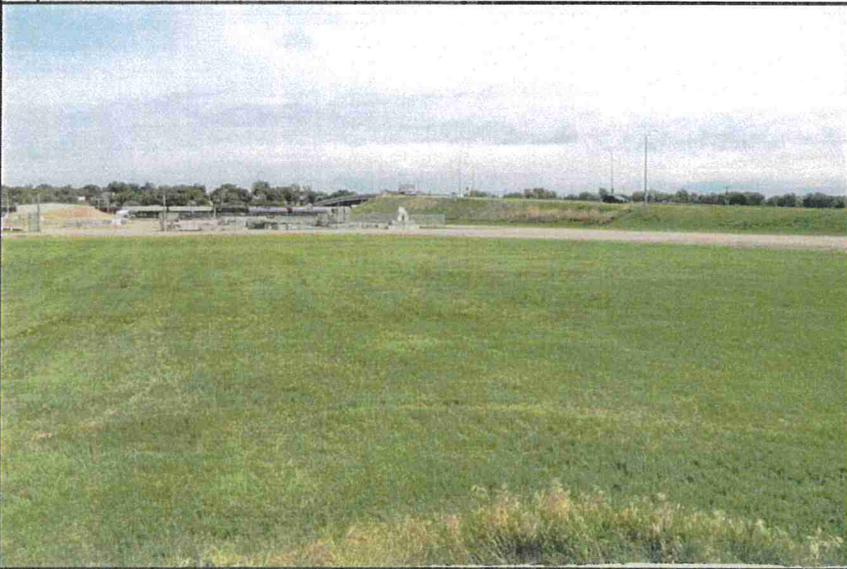




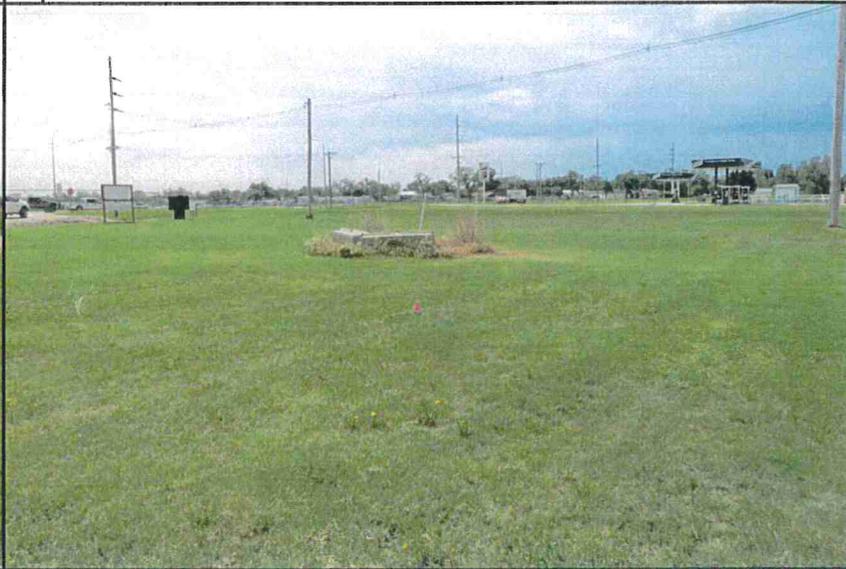
**A** PROPOSED ACCESS DRIVE



**B** SITE OVERVIEW



**C** PROPOSED LEASE AREA LOCATION



**D** PROPOSED UTILITY ROUTING

CONSULTANT:  
  
 Consulting Engineers, Inc.  
 2101 HWY. 13 W.  
 BURNSVILLE, MN 55337  
 952.883.1022 VOICE  
 www.edgeconsult.com

CLIENT:  
  
 PARALLEL INFRASTRUCTURE  
 7411 FALLENON STREET  
 SUITE 110  
 JACKSONVILLE, FL 32256

**SITE PHOTOS**  
 SITE NAME: MCCOOK  
 SITE NUMBER: 30732  
 PLOT NUMBER: 11988  
 PLOT NUMBER: PINE468  
 PLOT NUMBER: MCCOOK, NE 69001

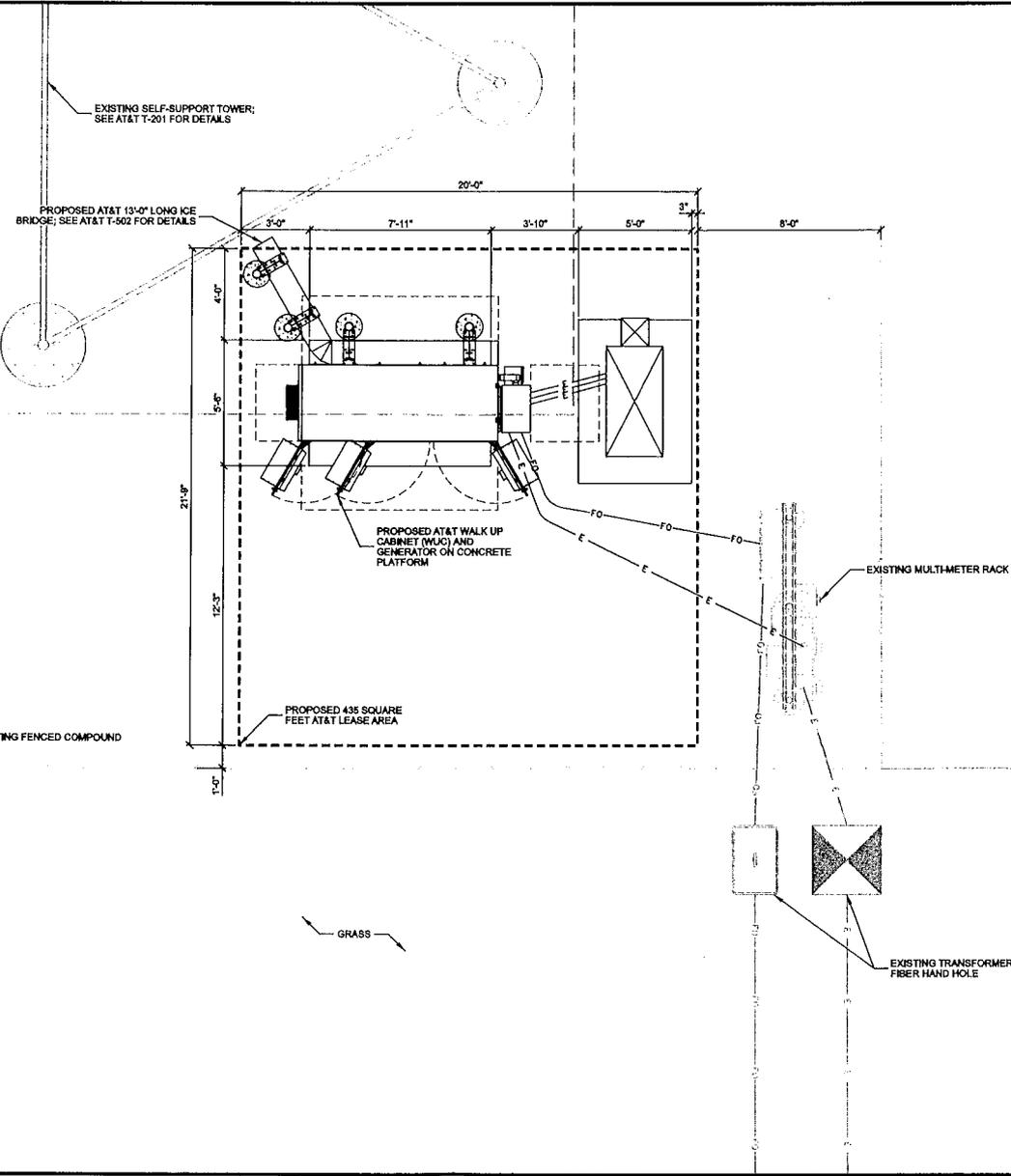
SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
ZNS	10/28/21	REV. A

CHECKED BY	OGD
PLOT DATE	10/28/2021
PROJECT NUMBER	30732
SET TYPE	DRAFT

SHEET NUMBER **R-901**

L:\30732\30732\Drawings\CADD\Plan\901.dwg





CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 210 HWY. 19 W.  
 BURNVILLE, MN 55337  
 952.881.3522 VOIC  
 www.edgecon.com



**ENLARGED SITE PLAN**

SITE NAME: MCCOOK  
 SITE ID NUMBER: 15418850  
 FA NUMBER: PINE468  
 MCCOOK, NE 68001

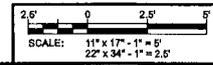
SUBMITTAL:		
MT.	DATE	DESCRIPTION
ZRB	10/28/21	REV. A

CHECKED BY: OGD  
 PLOT DATE: 10/28/2021

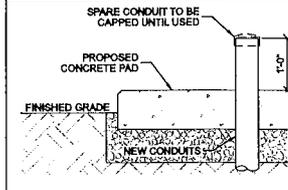
PROJECT NUMBER: 30732

SET TYPE: DRAFT

SHEET NUMBER: **AT&T C-102**



L:\2020\30732\30732-01\CONTRACT\SET\_C-102.dwg



CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 2161 HWY. 13 W.  
 BURLINGAME, MA 02453  
 603.682.9090  
 www.edgecon.com

CLIENT:  
  
 at&t  
 mobility corp.

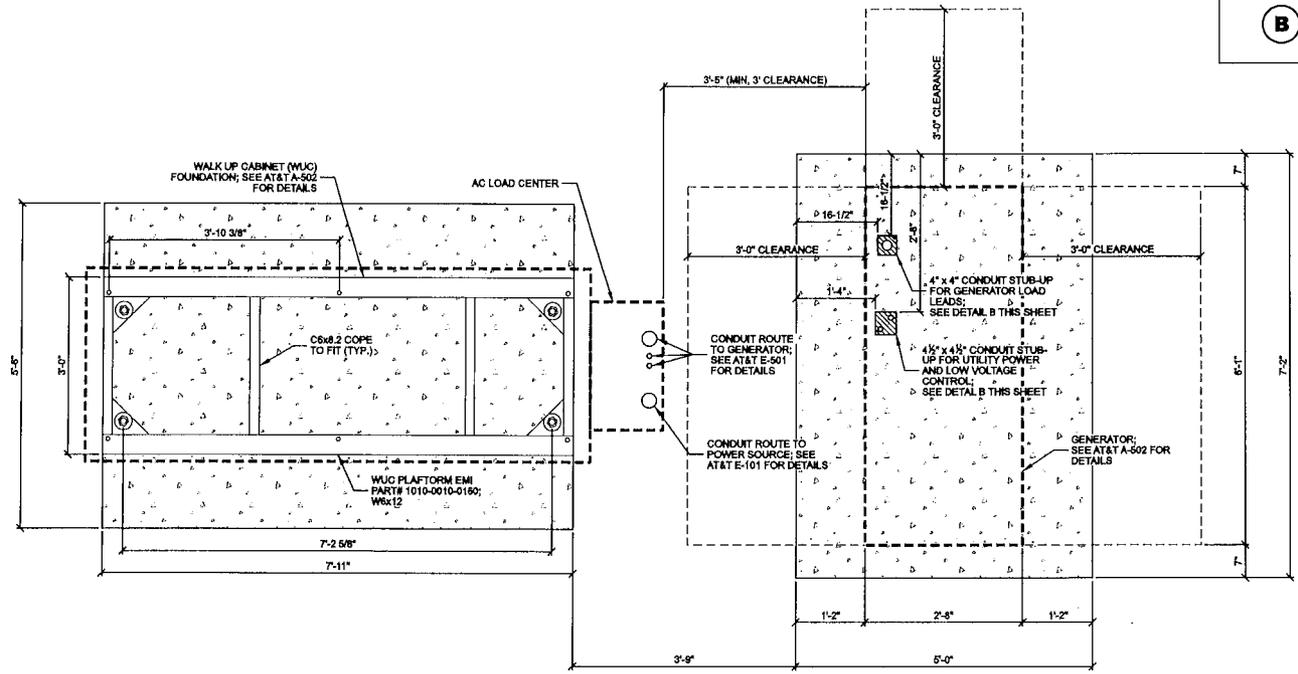
**EQUIPMENT PAD LAYOUT**

SITE NAME: MCCOOK  
 SITE ID NUMBER: TR0  
 FA NUMBER: 154719800  
 PI NUMBER: PINE1668  
 MCCOOK, NE 68001

SUBMITTAL:		
MT.	DATE	DESCRIPTION
TR0	10/28/21	REV. A

CHECKED BY	OGD
PLD DATE	10/28/2021
PROJECT NUMBER	30732
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T A-101</b>

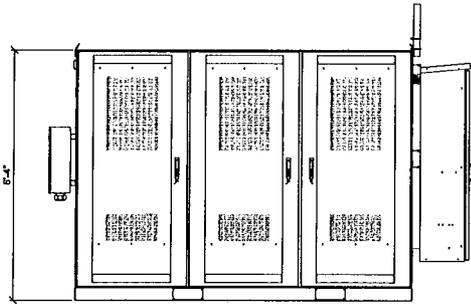
© EDGE CONSULTING ENGINEERS, INC.



- NOTE:
- EQUIPMENT PAD DESIGN DEPICTED ON THIS SHEET PROVIDED BY AT&T AND ARE INCLUDED FOR CONVIENCE ONLY. CONTRACTOR TO REFER TO CURRENT AT&T WUC GLOBAL TEMPLATE FOR MOST RECENT SPECIFICATIONS PRIOR TO CONSTRUCTION. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.
  - ALL FOUNDATIONS SHOULD BE DESIGNED BY SITE ENGINEER PER SITE SOIL CONDITIONS BASED ON GEOTECHNICAL REPORTS. REFER TO SHEET "AT&T A-502" FOR TYPICAL SLAB FOUNDATION INSTALLATION DETAIL.
  -

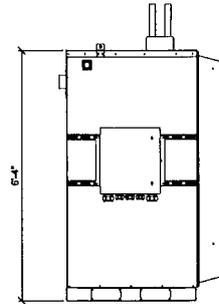
**A** **EQUIPMENT PAD LAYOUT**  
 SCALE: 11" x 17" - 1/2" = 1'-0"  
 22" x 34" - 1" = 1'-0"

L:\PROJECTS\2021\30732\PROJECT\_A-101.dwg



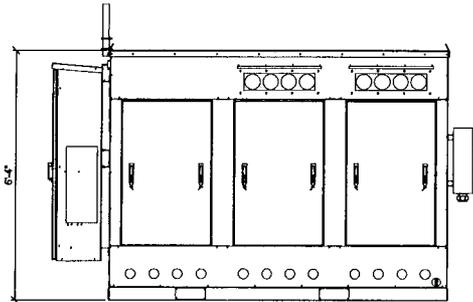
NOTE:  
1. CONDUITS AND CABLING NOT SHOWN FOR CLARITY.

**A WALK UP CABINET ELEVATION - FRONT**  
SCALE: 11" x 17" - 3/4" = 1'-0"  
22" x 34" - 1-1/2" = 1'-0"



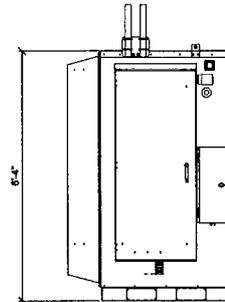
NOTE:  
1. CONDUITS AND CABLING NOT SHOWN FOR CLARITY.

**B WALK UP CABINET ELEVATION - LEFT**  
SCALE: 11" x 17" - 3/4" = 1'-0"  
22" x 34" - 1-1/2" = 1'-0"



NOTE:  
1. CONDUITS AND CABLING NOT SHOWN FOR CLARITY.

**C WALK UP CABINET ELEVATION - REAR**  
SCALE: 11" x 17" - 3/4" = 1'-0"  
22" x 34" - 1-1/2" = 1'-0"



NOTE:  
1. CONDUITS AND CABLING NOT SHOWN FOR CLARITY.

**D WALK UP CABINET ELEVATION - RIGHT**  
SCALE: 11" x 17" - 3/4" = 1'-0"  
22" x 34" - 1-1/2" = 1'-0"

CONSULTANT:  
**Edge**  
Consulting Engineers, Inc.  
2901 HWY. 13 W.  
BARNESVILLE, MN 55337  
612.842.7422 VOICE  
www.edgecon.com

CLIENT:  
**at&t**  
mobility corp.

**EQUIPMENT PAD DETAILS**

SHEET NAME: MCCOOK  
SITE ID NUMBER: TBD  
FA NUMBER: 15418950  
PI NUMBER: PINE468  
MCCOOK, NE 69001

SUBMITTAL:	
INT.	DESCRIPTION:
ZRS	10/28/21 REV. A

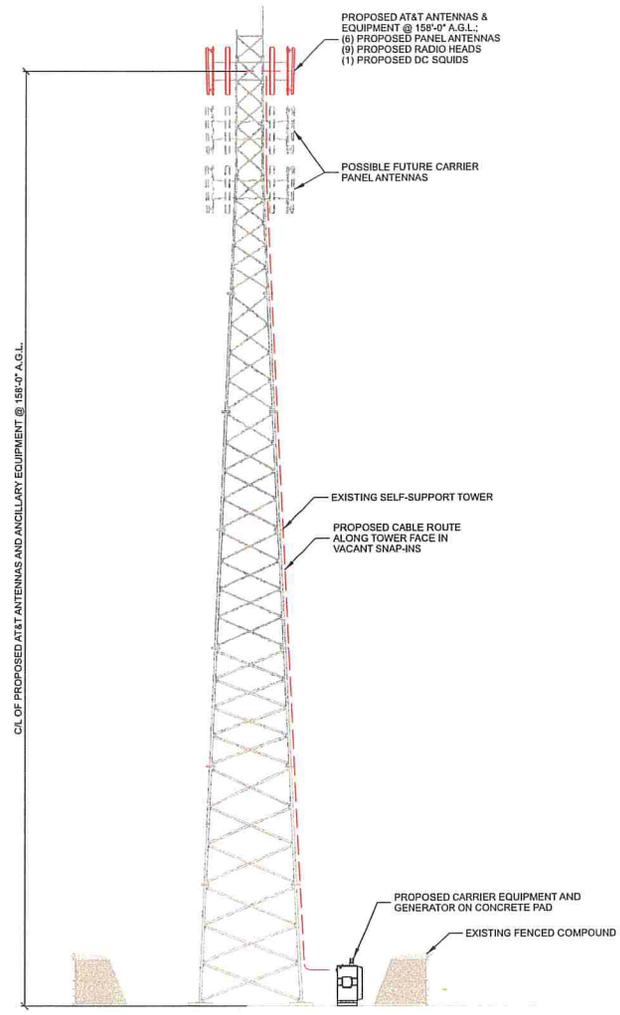
CHECKED BY:	OGD
PLOT DATE:	10/28/2021
PROJECT NUMBER:	30732
SET TYPE:	DRAFT
SHEET NUMBER:	<b>AT&amp;T A-501</b>







L:\316163\31620\dwg\at&t\CDP\dwg\AT\_T-201.dwg



**A** **SITE ELEVATION**  
 SCALE: 1" = 17' - 1" = 20'-0"  
 22" x 34" - 1" = 10'-0"

CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 2101 HWY. 13 W.  
 BURNING WOOD, MN 55337  
 952.883.1012 VOICE  
 www.edgeconsult.com

CLIENT:  
  
 at&t  
 mobility corp.

**SITE ELEVATION**  
 SITE NAME: MCCOOK  
 COUNTY: FINN  
 TWP: FINN  
 PA NUMBER: 15A 18950  
 PI NUMBER: FINN468  
 MCCOOK, NE 69001

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
ZRS	10/28/21	REV. A

CHECKED BY:	OGD
PLOT DATE:	10/28/2021
PROJECT NUMBER:	30732
SET TYPE:	DRAFT
SHEET NUMBER:	<b>AT &amp; T-201</b>



**ANTENNA AND EQUIPMENT CONFIGURATION**

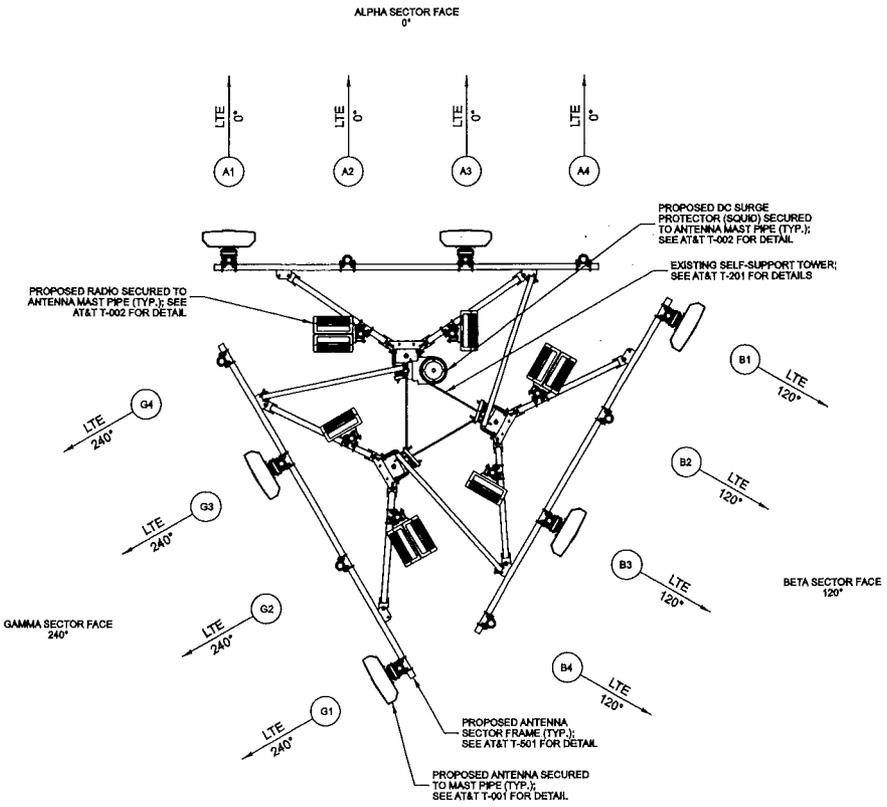
SUBMITTAL:  
 INT. DATE: 10/28/21  
 ZRS  
 DESCRIPTION: REV. A

CHKD BY	OGD
PLT DATE	10/28/2021
PROJECT NUMBER	30732
SET TYPE	DRAFT
SHEET NUMBER	<b>AT&amp;T T-301</b>

**NOTE:**  
 AT&T RF TO PROVIDE FINAL RFDS PRIOR TO ISSUING FINAL CDS. PROPOSED ANTENNA LOADING SHOWN IS TYPICAL, AND MAY NOT BE INDICATIVE OF FINAL SITE DESIGN FROM AT&T.

Quantity	Cable Type	Termination Point	Cable Length
3	DC TRUNK	UPPER SQUID	183'
1	FIBER TRUNK	UPPER SQUID	183'

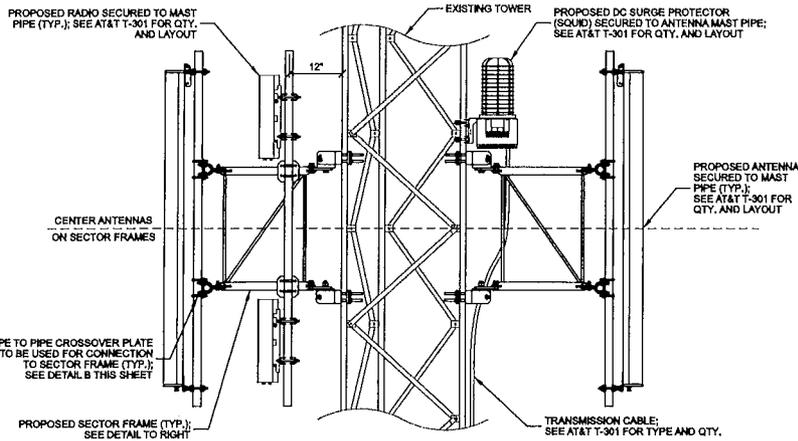
Antenna Position	Antenna Make/Model	Technology	Azimuth	Antenna Height	E. TR	N. TR	Radio Quantity	Radio Model	Surge Protection
ALPHA	COMSCOPE - 18M4-85C-R6-V3	LTE 700	0°	154'	0°	0°	2	NOVA B12-1423 TRINAD RPH AXL 18A & ARSCALE RPH (TWR B20 100W) APMA	DC9-44-80-24-8C-EV
		LTE 1900	-	-	-	-	-	-	-
	COMSCOPE - 18M4-85C-R6-V3	LTE 700	0°	154'	0°	0°	1	ARSCALE DUAL RPH (TWR B20 100W) 330-W-AHF-B	-
		LTE 1900	-	-	-	-	-	-	-
BETA	COMSCOPE - 18M4-85C-R6-V3	LTE 700	120°	154'	0°	0°	2	NOVA B12-1423 TRINAD RPH AXL 18A & ARSCALE RPH (TWR B20 100W) APMA	-
		LTE 1900	-	-	-	-	-	-	-
	COMSCOPE - 18M4-85C-R6-V3	LTE 700	120°	154'	0°	0°	1	ARSCALE DUAL RPH (TWR B20 100W) 330-W-AHF-B	-
		LTE 1900	-	-	-	-	-	-	-
GAMMA	COMSCOPE - 18M4-85C-R6-V3	LTE 700	240°	154'	0°	0°	2	NOVA B12-1423 TRINAD RPH AXL 18A & ARSCALE RPH (TWR B20 100W) APMA	-
		LTE 1900	-	-	-	-	-	-	-
	COMSCOPE - 18M4-85C-R6-V3	LTE 700	240°	154'	0°	0°	1	ARSCALE DUAL RPH (TWR B20 100W) 330-W-AHF-B	-
		LTE 1900	-	-	-	-	-	-	-



**NOTE:**  
 1. ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.  
 2. CONTRACTOR TO INSTALL CABLE KEEPERS AS NEEDED ON ANY MOUNTS THAT MAY OBSTRUCT THE TOWER SAFETY CLIMB. THE SAFETY CLIMB CABLE SHALL BE ROUTED IN THE KEEPERS SUCH THAT IT DOES NOT RUB ON THE MOUNTS OR ANY RF CABLES.

**A ANTENNA AND EQUIPMENT LAYOUT**  
 SCALE: 11" x 17" - 1/4" = 1'-0"  
 22" x 34" - 1/2" = 1'-0"

L:\30732\3073201.dwg\CAD\CDR\DATE\_1\_2021.dwg



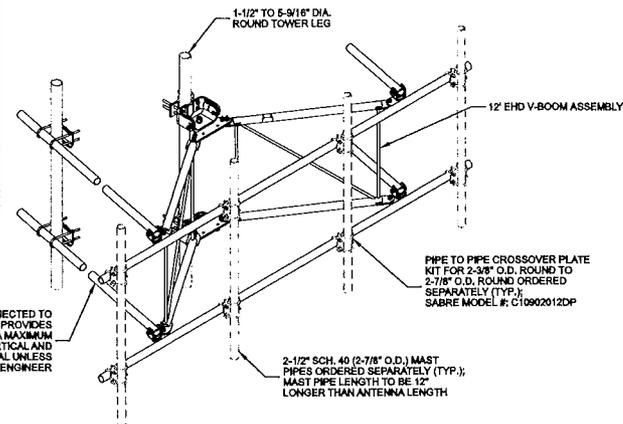
**NOTE:**

- ROUTE CABLES ALONG ROUND MEMBERS ON TOWER STANDOFFS OR TRAP BOXES AND SNAP-IN HANGERS; SEE DETAIL BELOW.
- ROUTE POWER AND FIBER CABLES FROM RAYCAP SPD TO REMOTE RADIOS IN 1-1/4" INNERDUCT (TYP. EACH SECTOR); CONTRACTOR TO INSTALL INNERDUCT SO THAT THE ENDS TERMINATE EITHER HORIZONTALLY OR DOWN TO PREVENT WATER INGRESS.

**A ANTENNA & EQUIPMENT MOUNTING**

**MANUFACTURER: SABRE**  
**MODEL: C10-857-007C**  
 12' EHD V-BOOM ASSEMBLY W/ TIEBACKS  
 ANGLE LEG ADAPTER W/ TIEBACK:  
 SABRE PART #: C10171010  
 LARGE LEG ADAPTER KIT (HD):  
 SABRE PART #: C10171006  
 6-3/4" TO 12-3/4" DIA. ROUND LEGS  
 5' TO 14" 60° ANGLE LEGS  
 8' TO 10" 90° ANGLE LEGS

**NOTE:**  
 DETAILS AND NOTES SHOWN IN AT&T-501 DETAIL B WERE PROVIDED TO EDGE CONSULTING IN ATT WUG GLOBAL TEMPLATE BY AT&T.

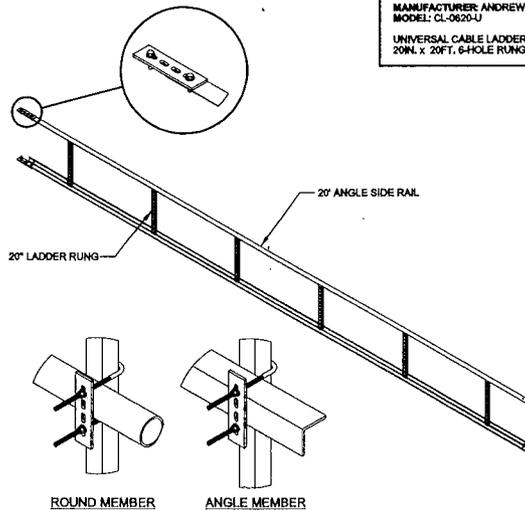


**NOTE:**

- CONTRACTOR TO VERIFY TOWER LEG SIZE AND SUITABILITY OF PROPOSED MOUNT FOR SITUATION. IF AN ALTERNATIVE SOLUTION IS PROPOSED, NOTIFY ENGINEER AND OWNER PRIOR TO PROCEEDING.
- PREFERRED TIEBACK LAYOUT; SECURED TO OPPOSITE SIDES OF V-BOOM, (1) ATTACHED TO UPPER HORIZONTAL, (1) ATTACHED TO LOWER HORIZONTAL.

**B SECTOR FRAME ASSEMBLY**

**MANUFACTURER: ANDREW**  
**MODEL: CL-0620-U**  
 UNIVERSAL CABLE LADDER KIT  
 20IN. x 20FT. 6-HOLE RUNG



**D CABLE LADDER**

**NOTE:**

IF AN ALTERNATIVE MOUNT IS PROPOSED, NOTIFY THE ENGINEER OR CONSTRUCTION MANAGER PRIOR TO PROCEEDING.

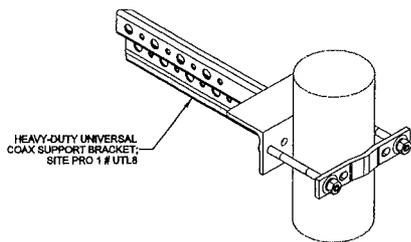
**APPROVED AT&T MOUNTS - GUYED TOWER**

MANUFACTURER	MODEL NUMBER
ADVANCED TOWER	HEAVY WLL-1-NP
BETTER METAL	BVM-12K-WLL-1
COMMSCOPE	SFG2CG-12-B
CONNECT-IT WIRELESS	PVFM12-3-B
KENWOOD TELECOM	T1872KT12
NEWAVE	ATV1-312-3
ROHN PRODUCTS	(3) KY2016A12 & (3) KY1995A
SABRE	C10-857-007C
VALMONT	VFA10-HD1T6NP

**APPROVED AT&T MOUNTS - SELF-SUPPORT TOWER**

MANUFACTURER	MODEL NUMBER
ADVANCED TOWER	HEAVY WLL-3-NP
BETTER METAL	BVM-U12K-WLL-3
COMMSCOPE	SFG2CT-12-B3
CONNECT-IT WIRELESS	3-PVFM12-3-B
KENWOOD TELECOM	T1872KT12-3S
NEWAVE	ATV-312-3
ROHN PRODUCTS	(3) KY2018A12 & (3) KY1995A
SABRE	C10-857-007C
VALMONT	VFA10-HD3T6NP

**MANUFACTURER: SITE PRO 1**  
**MODEL: UTL8**  
 HEAVY-DUTY UNIVERSAL SUPPORT BRACKET  
 MOUNTS TO ROUND MEMBERS (1-1/2" O.D. TO 5-1/2" O.D.)  
 PUNCHED WITH 3/4" DIA. HOLES FOR SNAP-IN HANGERS AND 7/16" DIA. HOLES FOR HARDWARE  
 HOT-DIP GALVANIZED  
 CAN BE BOLTED DIRECTLY TO PROD KNOCK-DOWN LEGS WITH INCLUDED HARDWARE



**C HEAVY-DUTY UNIVERSAL COAX SUPPORT BRACKET**

**CONSULTANT:**  
**Edge**  
 Consulting Engineers, Inc.  
 2101 HWY. 13 W.  
 BURNSVILLE, MN 55337  
 612.835.9200 VOICE  
 www.edgecon.com

**CLIENT:**  
 at&t  
 locally owned.

**INSTALLATION DETAILS**  
 SITE NAME: MCCOOK  
 SITE ID NUMBER: TBD  
 FA NUMBER: 154118950  
 PI NUMBER: PINE468  
 MCCOOK, NE 68001

**SUBMITTAL:**

INT.	DATE:	DESCRIPTION:
ZRS	10/28/21	REV. A

**CHECKED BY:** OGD

**PLT DATE:** 10/28/2021

**PROJECT NUMBER:** 30732

**SET TYPE:** DRAFT

**SHEET NUMBER:** AT&T T-501



**DC/FIBER SYSTEM DIAGRAM**  
 DRAWING BOOK  
 SITE ID NUMBER: 30732  
 FA NUMBER: 1547.6850  
 PI NUMBER: PINE468  
 MCCOOK, NE 68001

SUBMITTAL:

INT.	DATE	DESCRIPTION
ZRS	10/21	REV. A

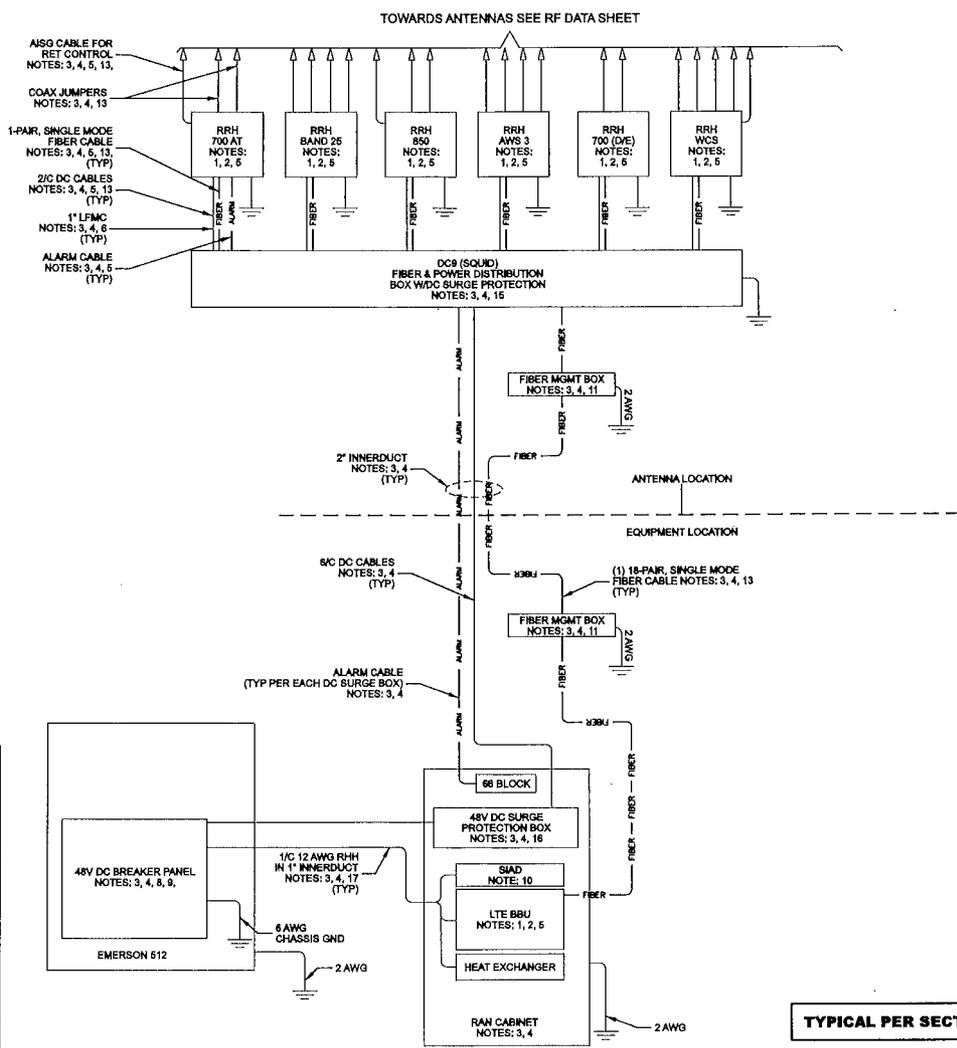
CHECKED BY: DGD

PLOT DATE: 10/28/2021

PROJECT NUMBER: 30732

SET TYPE: DRAFT

SHEET NUMBER: **AT&T-503**



**A DC/FIBER SYSTEM DIAGRAM**

NOTES:  
 DC/FIBER SYSTEM DIAGRAM  
 SUPPLIED BY OTHERS AND  
 INCLUDED FOR CONVENIENCE

- NOTES:
- FURNISHED BY OEM/AT&T.
  - INSTALLED BY OEM OR AS SCOPED BY MARKET.
  - FURNISHED BY OTHERS
  - INSTALLED BY OTHERS
  - FINAL CONNECTION BY OEM OR AS SCOPED BY MARKET.
  - OPEN END OF LFMC TO BE LEFT WEATHER-PROOFED UNTIL TERMINATED.
  - DELETED.
  - BREAKERS SPECIFIED SOLD SEPARATELY.
  - BREAKERS TO BE TAGGED AND LOCKED OUT.
  - SIAD IS FURNISHED AND INSTALLED BY OTHERS AND INCLUDES POWER CONNECTIONS AND FIBER TO THE UNIT OR AS SCOPED BY MARKET. INSTALL 10 AWG CHASSIS GROUND, PROVIDE (2) 10A BREAKERS FROM A 24V DC POWER SOURCE OR (2) 5A BREAKERS FROM A 48V DC POWER SOURCE AND CONNECT USING WFR POWER CABLE WITH SPECIAL CONNECTOR.
  - FIBER MANAGEMENT BOX IS J-SOURCE MODEL 12126F/M/SEC.
  - LEG TO FURNISH AND INSTALL NETWORK INTERFACE DEVICE.
  - LEAVE COILED AND PROTECTED UNTIL TERMINATED.
  - DELETED.
  - FIBER AND POWER DISTRIBUTION BOX 448V SURGE SHALL BE RAYCAP MODEL DC9-48-60-18-8F.
  - POWER DISTRIBUTION W/DC SURGE PROTECTION BOX SHALL BE RAYCAP MODEL DC9-48-60-0-18.
  - SINGLE-CONDUCTOR DC POWER CABLES SHALL BE TELCOFLEX OR KS24194, COPPER, UL LISTED RHH NON-HALOGEN, LOW SMOKE WITH BRAIDED COVER, TYPE TC (1/0 AND LARGER), UNLESS OTHERWISE NOTED. STRANDING SHALL BE CLASS B (TYPE II) FOR CABLES SIZES 14, 12 & 10 AWG AND CLASS I (TYPE IV) FOR SIZES 8 AWG AND LARGER. CABLES SHALL BE COLOR CODED RED FOR +24V, BLUE FOR -48V AND GRAY FOR 24V AND 48V RETURN CONDUCTORS.
  - MULTI-CONDUCTOR DC POWER CABLES SHALL COPPER, CLASS B STRANDED WITH FLAME RETARDANT PVC JACKET, TYPE TC, UL LISTED FOR 90°C DRY/ 75°C WET INSTALLATION.
  - 10A FUSE FOR HEAT EXCHANGER FURNISHED AND INSTALLED BY OTHERS.
  - DELETED.
  - GROUNDING WIRES SHALL BE COPPER, GREEN THHN/THWN UL LISTED FOR 90°C DRY/75°C WET INSTALLATION. MINIMUM SIZE IS 6 AWG UNLESS NOTED OTHERWISE.
  - RET CONTROL FROM THE RRH IS AN OPTIONAL METHOD OF CONNECTION. REFER TO RF DATA SHEET FOR APPLICABILITY.
  - DELETED.
  - FIBER AND POWER DISTRIBUTION BOX 448V SURGE SHALL BE RAYCAP MODEL DC9-48-60-0-1E.
  - FIBER MANAGEMENT BOX IS COMMSCOPE MODEL FB 18188.
  - FIBER AND POWER DISTRIBUTION BOX 448V SURGE SHALL BE RAYCAP MODEL DC12-48-60-0-2SE.

L:\PROJECTS\30732\DC\FIBER\DC\_FIBER\_SYSTEM\_DIAGRAM.dwg



**KEYNOTES: (THIS SHEET)**

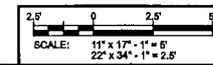
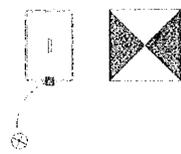
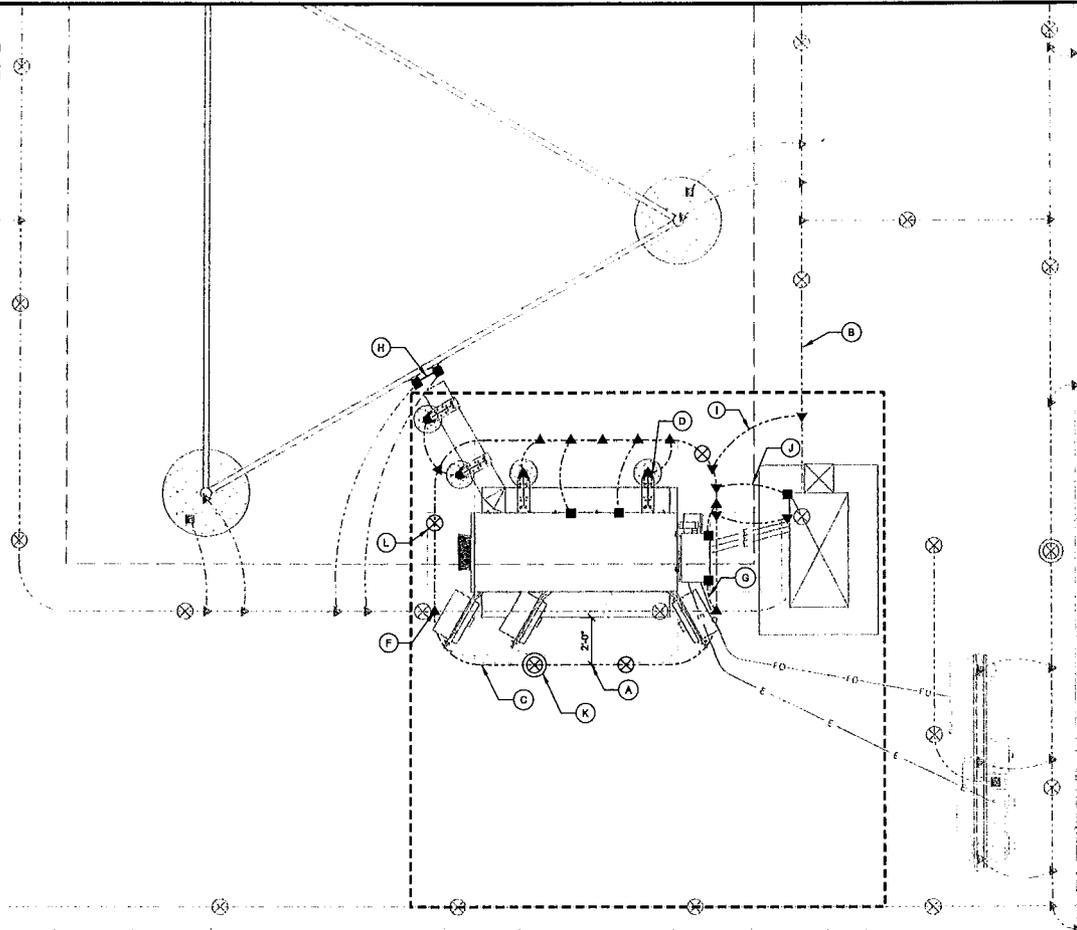
- (A) MAINTAIN 2-FOOT CLEARANCE FROM ALL STRUCTURES
- (B) TOWER GROUND RING; HAND DIG TO VERIFY EXACT LOCATION
- (C) EQUIPMENT SHELTER GROUND RING #2 SOLID BARE TINNED COPPER; SEE AT&T E-502 FOR DETAILS
- (D) ICE BRIDGE POST GROUND (TYP.); SEE AT&T E-501 FOR DETAILS
- (E) ICE BRIDGE SECTION GROUNDS; SEE AT&T E-501 FOR DETAILS
- (F) BOND EQUIPMENT GROUND RING TO THE TOWER GROUND RING WITH EXOTHERMIC CONNECTION (TYP.)
- (G) LOAD CENTER GROUND LEAD TO EQUIPMENT PLATFORM GROUND RING; SEE AT&T E-501 FOR DETAILS
- (H) MASTER GROUND BAR; SEE AT&T E-501 FOR DETAILS
- (I) EQUIPMENT SHELTER GROUND RING TO FENCED COMPOUND GROUND RING; SEE AT&T E-501 FOR DETAILS
- (J) GENERATOR GROUND LEAD TO EQUIPMENT PLATFORM GROUND RING; SEE AT&T E-501 FOR DETAILS
- (K) GROUND INSPECTION WELL
- (L) GROUND RODS

**GROUNDING LEGEND: (THIS SHEET)**

- ▲ EXOTHERMIC OR UL RATED IRREVERSIBLE CONNECTION
- MECHANICAL CONNECTION
- GROUND LEAD
- ⊗ GROUND INSPECTION WELL
- ⊗ COPPER CLAD GROUND ROD, (5/8" DIA. x 8' LONG) SPACE @ 10' O.C. MAX.
- ⊗ COPPER PLATE, (18" x 18" x .032" THK) SPACE @ 10' O.C. MAX.

**NOTES: (THIS SHEET)**

1. ALL EXTERIOR GROUNDING SHALL MEET OR EXCEED THE CURRENT NEC AND NFPA 780 CODE.
2. THE GROUNDING SYSTEM & CONDUCTORS SHALL BE INSPECTED PRIOR TO BACK FILLING WITH RESULTS APPROVED BY THE CARRIER. THE SYSTEM SHALL PROVIDE 5 OHM OR LESS RESISTANCE UPON COMPLETION.
3. HIGH COMPRESSION TYPE CONNECTORS SHALL BE USED FOR SECONDARY GROUNDING CONDUCTOR TO MAIN GROUNDING CONDUCTOR CONNECTIONS. AFTER INSPECTION CONNECTIONS SHALL BE WRAPPED WITH ELECTRICAL VINYL TAPE.
4. ALL MECHANICAL CONNECTIONS SHALL INCLUDE ANTI-OXIDANT COMPOUND BETWEEN LUG & CONNECTION POINT. SCRAPE PAINT FROM OBJECT BEING CONNECTED TO. TOUCH UP PAINT ANY EXPOSED METAL AFTER CONNECTION IS INSTALLED.
5. GROUNDING CONDUCTORS SHALL MAINTAIN, TO THE EXTENT PRACTICAL, A HORIZONTAL OR DOWNWARD DIRECTION FREE FROM UP AND DOWN POCKETS. THE RADIUS OF BEND SHALL NOT BE LESS THAN 8" AND THE ANGLE OF ANY BEND SHALL NOT BE SHARPER (LESS) THAN 90°.
6. THE MAXIMUM HORIZONTAL AND VERTICAL SPACING BETWEEN GROUNDING CONDUCTOR (NOT IN CONDUIT) SUPPORTS SHALL NOT EXCEED 4 FT.
7. IF A GROUNDING CONDUCTOR IS INSTALLED IN FERROUS METAL CONDUITS, THE CONDUCTOR SHALL BE BONDED TO THE TOP AND BOTTOM OF THE CONDUIT.
8. ALL NON-INSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 3/4" PVC & SEALED WITH SILICONE ON BOTH ENDS.
9. ALL ABOVE GRADE EXOTHERMIC CONNECTIONS (TO GALVANIZED ITEMS) SHALL BE SPRAYED WITH COLD GALVANIZING COMPOUND TO PREVENT CORROSION.
10. GROUND RINGS & TOP OF RODS SHALL BE INSTALLED AT 30" BELOW FINISHED GRADE.
11. INSTALL 18" x 18" COPPER PLATES IN LIEU OF GROUND RODS WHEN INSTALLING OVER TOWER FOUNDATION OR WHERE DRIVING GROUND RODS IS NOT FEASIBLE. REFER TO GEOTECH REPORT FOR SOIL CONDITIONS.



CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 210 HWY. 13 W.  
 BURKSVILLE, MN 55317  
 651.883.3022, VOICEMAIL  
 WWW.EDGECONSULTING.COM

CLIENT:

**GROUNDING PLAN**  
 SITE NAME: MCCOOK  
 SITE ID NUMBER: 180  
 PROJECT NUMBER: 30732  
 PI NUMBER: PIN1869  
 MCCOOK, NE 68001

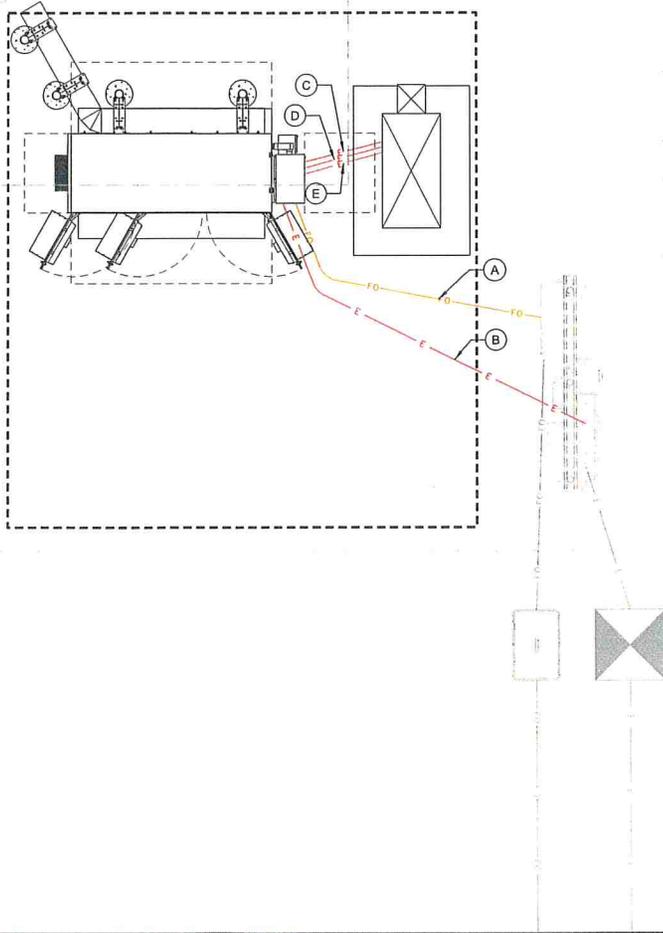
SUBMITTAL:	
INT.	DESCRIPTION:
2RS	10/28/21 REV. A

CHECKED BY:	OGD
PLOT DATE:	10/28/2021
PROJECT NUMBER:	30732
SHEET TYPE:	DRAFT

SHEET NUMBER: **AT&T E-101**



**UTILITY PLAN**  
 SITE NAME: MCCOOK  
 SITE ID NUMBER: TBD  
 PROJECT NUMBER: 30732  
 PLAN NUMBER: E-102  
 MCCOOK, NE 68001



**UTILITY INFORMATION**

**ELECTRIC SERVICE PROVIDER**  
 MCCOOK PUBLIC POWER DISTRICT  
 CONTACT:  
 PHONE:  
 WORK ORDER #:

**FIBER SERVICE PROVIDER**  
 TBD  
 CONTACT:  
 PHONE:  
 WORK ORDER #:

**NATURAL GAS PROVIDER**  
 TBD  
 CONTACT:  
 PHONE:  
 WORK ORDER #:

**KEYNOTES: (THIS SHEET)**

- (A) 4" UNDERGROUND PVC CONDUIT FROM HOFFMAN BOX TO WALK UP CABINET (WUC)
- (B) 3" UNDERGROUND PVC CONDUIT WITH (3) #3/8 AND (1) #6 GROUND FROM METER TO AC LOAD CENTER
- (C) 3" UNDERGROUND PVC CONDUIT FROM AC LOAD CENTER TO GENERATOR FOR LOAD LEADS
- (D) 1" UNDERGROUND PVC CONDUIT FROM AC LOAD CENTER TO GENERATOR FOR UTILITY POWER
- (E) 1" UNDERGROUND PVC CONDUIT FROM AC LOAD CENTER TO GENERATOR FOR LOW VOLTAGE CONTROL
- (F) NATURAL GAS INSTALLED UNDERGROUND PER CODE BY NATURAL GAS PROVIDER
- (G) NATURAL GAS METER INSTALLED BY NATURAL GAS PROVIDER
- (H) UNDERGROUND NATURAL GAS CONDUIT FROM NATURAL GAS METER TO GENERATOR; INSTALL UNDERGROUND CONDUIT PER CODE

SUBMITTAL		
INT.	DATE	DESCRIPTION
ZRS	10/28/21	REV. A

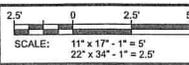
CHECKED BY: OGD

PLOT DATE: 10/28/2021

PROJECT NUMBER: 30732

SET TYPE: DRAFT

SHEET NUMBER: **AT&T E-102**















Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2021-ACE-5786-OE

Issued Date: 09/29/2021

Mary Lou Boscardin  
 Parallel Infrastructure III, LCC  
 15105 John J. Delaney Drive  
 Suite D-3  
 Charlotte, NC 28277

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower PINE468  
 Location: McCook, NE  
 Latitude: 40-11-40.43N NAD 83  
 Longitude: 100-37-07.12W  
 Heights: 2498 feet site elevation (SE)  
 170 feet above ground level (AGL)  
 2668 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 03/29/2023 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**EXHIBIT #7**

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (816) 329-2508, or [vee.stewart@faa.gov](mailto:vee.stewart@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2021-ACE-5786-OE.

**Signature Control No: 487461543-495963178**

( DNE )

Vee Stewart  
Specialist

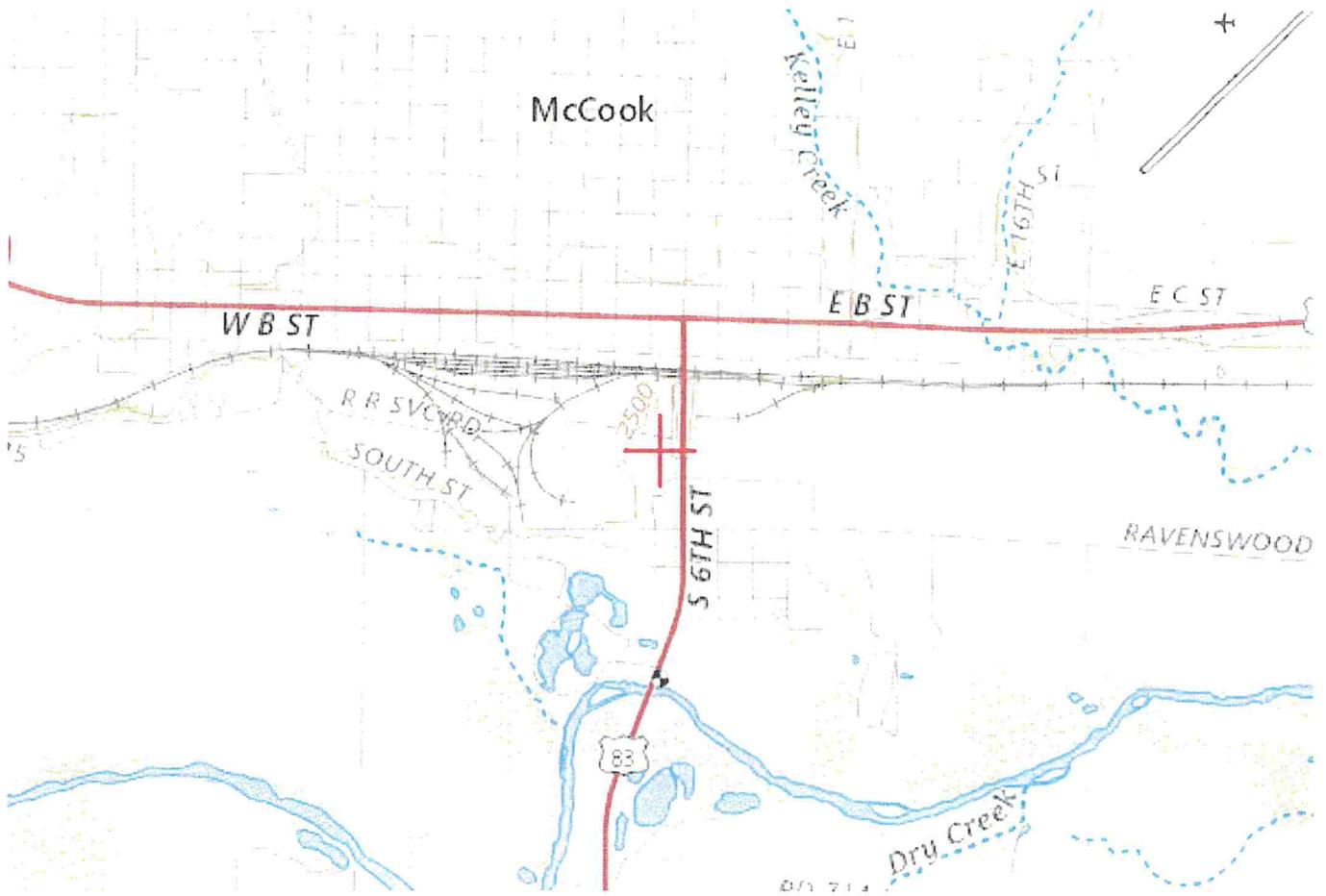
Attachment(s)  
Frequency Data  
Map(s)

cc: FCC

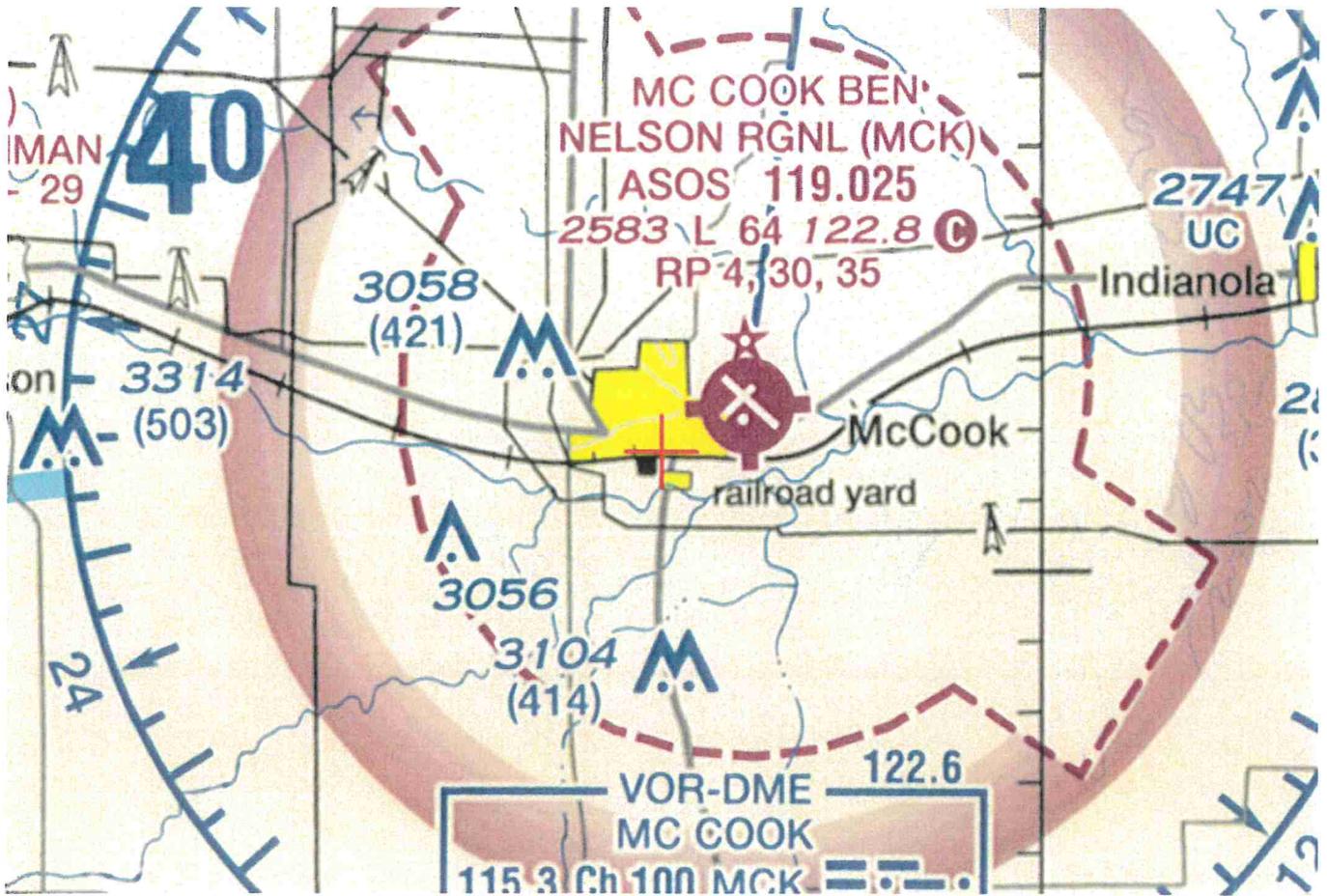
Frequency Data for ASN 2021-ACE-5786-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2021-ACE-5786-OE



Sectional Map for ASN 2021-ACE-5786-OE



**Section 3008. Location Preferences.** Personal wireless facilities shall be located and designed to minimize any significant adverse effect on the abutting property. Sites shall be placed in locations where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening. The locational preferences for siting new personal wireless service facilities are listed below:

1. Preferred Location Sites:
  - A. 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.
  - B. Privately 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.
  - C. Publically 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.
  - D. 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.
2. Limited Preference Sites:
  - A. Sites on other public property.
  - B. Sites on other commercially or industrially zoned property.
3. Sensitive Location Sites. Sites located in areas with predominantly residential uses, environmentally sensitive areas, entryway corridors, 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.

**Section 3010. Standards for Evaluation.**

1. Planning Commission may recommend and the City Council may approve, by special exception permit, a personal wireless facility in any zoning district after review and consideration of all of the following:
  - A. Conformity with Comprehensive Plan.
  - B. Preference of site location in accordance with Section 3008 herein.
  - C. Compatibility with abutting property and surrounding land uses.
  - D. Adverse impacts such and the visual, environmental or noise impacts.

- E. Screening potential of existing vegetation, structures and topographic features, and screening potential of proposed facilities, ground level equipment, buildings, and tower base.
  - F. Scale of facility in relation to surrounding land uses.
  - G. Compatibility with surrounding uses.
  - H. Impact on views/vistas.
  - I. Impact on landmark structures/districts, historically significant structures/districts, architecturally significant structures, landmark vistas or scenery and view corridors from visually obtrusively antennas and back-up equipment.
  - J. Impact on natural resources, open spaces, recreational trails, and other recreational resources.
  - K. Color, finish, height, and wattage.
  - L. Ability to co-locate.
  - M. Availability of suitable existing structures for antenna mounting.
  - N. The conditions for granting Special Exception in Article 30, Section 2402 of Zoning Ordinance No. 2013-2897.
2. An application to construct new towers shall be denied if the applicant has not shown by substantial evidence that it has made a good faith effort to mount the facilities on an existing structure and/or tower.
  3. Locations in sensitive location sites shall be considered only if the applicant:
    - A. Provides evidence showing what good faith efforts and measures were taken to secure a preferred location site or limited preference site within one-quarter mile of the proposed facility; and
    - B. Demonstrates with engineering evidence why each such preferred location site or limited preference site was not technologically, legally or economically feasible.
  4. Except as otherwise provided in this subsection, personal wireless facilities approved by special exception permit may be allowed to exceed the maximum height for the district in which they are located. Antennas or towers for personal wireless services exceeding 100 feet in height may not be located in any residential zoned district and must be separated from all residential zoned land by a minimum of 200 feet or 100 percent of the height of such proposed personal wireless service facility, whichever is greater. Antennas or towers for personal wireless services of 100 feet or less in height may be located in residential zoned districts provided said personal wireless service facility is separated from any residential structure, school or church by a minimum of 100 percent of the height of such proposed personal wireless service facility. These regulations shall not prohibit the school district from having their own communication tower or antenna on school and/or school district property, provided said personal wireless service facility is separated from any residential structure or church by a minimum of 100 percent of the height of such proposed personal wireless service facility.

**FINDINGS AND DETERMINATIONS OF MCCOOK CITY COUNCIL**

CASE NO. \_\_\_\_\_

SIGNED: \_\_\_\_\_  
Mayor

DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

SPECIAL EXCEPTION CONSIDERATIONS:

YES                      NO

1. The proposed special exception use would satisfactorily provide for:

a) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;

\_\_\_\_\_

b) off street parking and loading areas where required, with particular attention to the items in a) above, and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;

\_\_\_\_\_

c) refuse and service areas, with particular attention to the items in a) and b) above;

\_\_\_\_\_

d) utilities, with reference to locations, availability and compatibility;

\_\_\_\_\_

e) screening and buffering with reference to type, dimensions and character;

\_\_\_\_\_

f) signs, if any, and proposed exterior lighting with reference to glare, traffic safety and economic effect and comparability and harmony with properties in the district;

\_\_\_\_\_

g) required yard and other open space;

\_\_\_\_\_

h) general compatibility with adjacent properties and other property in the district.

\_\_\_\_\_

2. The specific rules governing special exceptions have been complied with.

\_\_\_\_\_

CITY COUNCIL FINDINGS AND DECISION:

The McCook City Council hereby determines that the special exception will \_\_\_\_\_, will not \_\_\_\_\_ adversely affect the public interest. The special exception herein requested is \_\_\_\_\_, is not \_\_\_\_\_ hereby granted subject to the stipulations noted below, if any.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.