

AGENDA  
VALLEY CITY COUNCIL  
April 19, 2022 4:30 PM

Anyone desiring to speak on any item on the Agenda is invited to do so, but will be limited to three minutes. After being recognized by the Mayor, please state your name and address for the record. Anyone desiring to speak for a longer period of time should make arrangements with the City Clerk prior to the meeting.

**--A copy of the Open Meetings Act is located on the north wall of the Council Chamber--**

The Mayor and Council reserve the right to adjourn into executive session on any agenda item per Nebraska Revised Statutes 84-1410.

One copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

1. CALL TO ORDER

2. PROOF OF PUBLICATION

3. PUBLIC HEARINGS

3.A. Amendment to Future Land Use Map- Approx. 157 acres located SW of Hwy. 275, East of 276th Street and generally North of Ida Street.

- Open Public Hearing
- Public comments: proponents and opponents
- Close public hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

3.B. Rezoning - Approx. 157 acres located SW of Hwy. 275, East of 276th Street and generally North of Ida Street from TA-Transitional Agriculture to R-3 Lakefront Residential and C-3 Highway Business

- Open Public Hearing
- Public comments: proponents and opponents
- Close public hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

3.C. Preliminary Plat - Still Water Lake - Lots 1-346 inclusive and Outlots A-G inclusive - Approx. 157 acres located SW of Hwy. 275, East of 276th Street and generally North of Ida Street.

- Open Public Hearing

- Public comments: proponents and opponents
  - Close public hearing
  - Discussion and questions by Planning Commission Members
  - Vote on recommendation to City Council
- 3.D. Conditional Use Permit - Kelly Hinrichs - 223 W. Meigs Street - to erect a pole design building within the R-2 Zoning district

- Open Public Hearing
- Public comments: proponents and opponents
- Close public hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

4. Adjourn

# Douglas County

## Post-Gazette

P.O. Box 677

Elkhorn, NE 68022

402-289-2329

### INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	208604	DUE DATE	3/30/2023
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THE STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS Darren P. Ivy, being duly sworn,  
says that he is the publisher of

### DOUGLAS COUNTY POST-GAZETTE

#### News of Douglas County,

a legal newspaper which is published and is in general circulation in Douglas County, Nebraska, and is printed in the English Language weekly at its office in Elkhorn, Nebraska; that said newspaper has been so published for more than fifty-two successive weeks prior to the publication of the annexed notice, and has a bona fide circulation of more than three hundred copies each issue. That to affiant's personal knowledge, the annexed notice was published in said newspaper:

BILL TO
City of Valley P.O. Box 682 Valley, NE 68064

#### NOTICE OF MEETING PLANNING COMMISSION CITY OF VALLEY, NEBRASKA

Notice is hereby given that a meeting of the City of Valley Planning Commission will be held on Tuesday, April 19, 2022 at 4:30 p.m. at Valley City Hall. PUBLIC HEARINGS will be held on the following:

1. Amendment to Future Land Use Map- Consideration of change to the future land use designation for the following legally described parcel: Approximately 157 acres located southwest of Hwy 275, east of 276th Street and generally north of Ida Street.

2. Rezoning - Approximately 157 acres located southwest of Hwy 275, east of 276th Street and generally north of Ida Street - from TA-Transitional Agriculture to R-3 Lakefront Residential and C-3 Highway Business.

3. Preliminary Plat - Still Water Lake - Lots 1-346 inclusive and Outlots A-G inclusive - Being that part of the south half of Section 30, Township 16 North, Range 10 East, of the 6th P.M. Douglas County, Nebraska, together with that part of the northwest quarter of Section 31, Township 16 North, Range 10 East, of the 6th P.M., Douglas County, Nebraska.

4. Conditional Use Permit - Kelly Hinrichs - 223 West Meigs Street - to erect a pole design building within the R-2 Medium/High Density Residential Zoning District.

An agenda kept continually current shall be available for public inspection at Valley City Hall.

Larry Bottger, Chair  
City of Valley, Planning Commission

March 30 - 51 Ins  
ZNEZ

1	Successive Week(s)
Beginning with the issue of:	3/30/2022
and ending with the issue of:	3/30/2022
Publisher's fee at Legal Rate is:	<b>\$21.46</b>

Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Notice of April 19 Planning Commission Public Hearings - March 30	21.46

Subscribed and sworn before me, this 30th day  
of

March

, 20 22

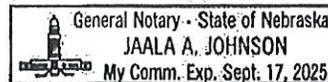
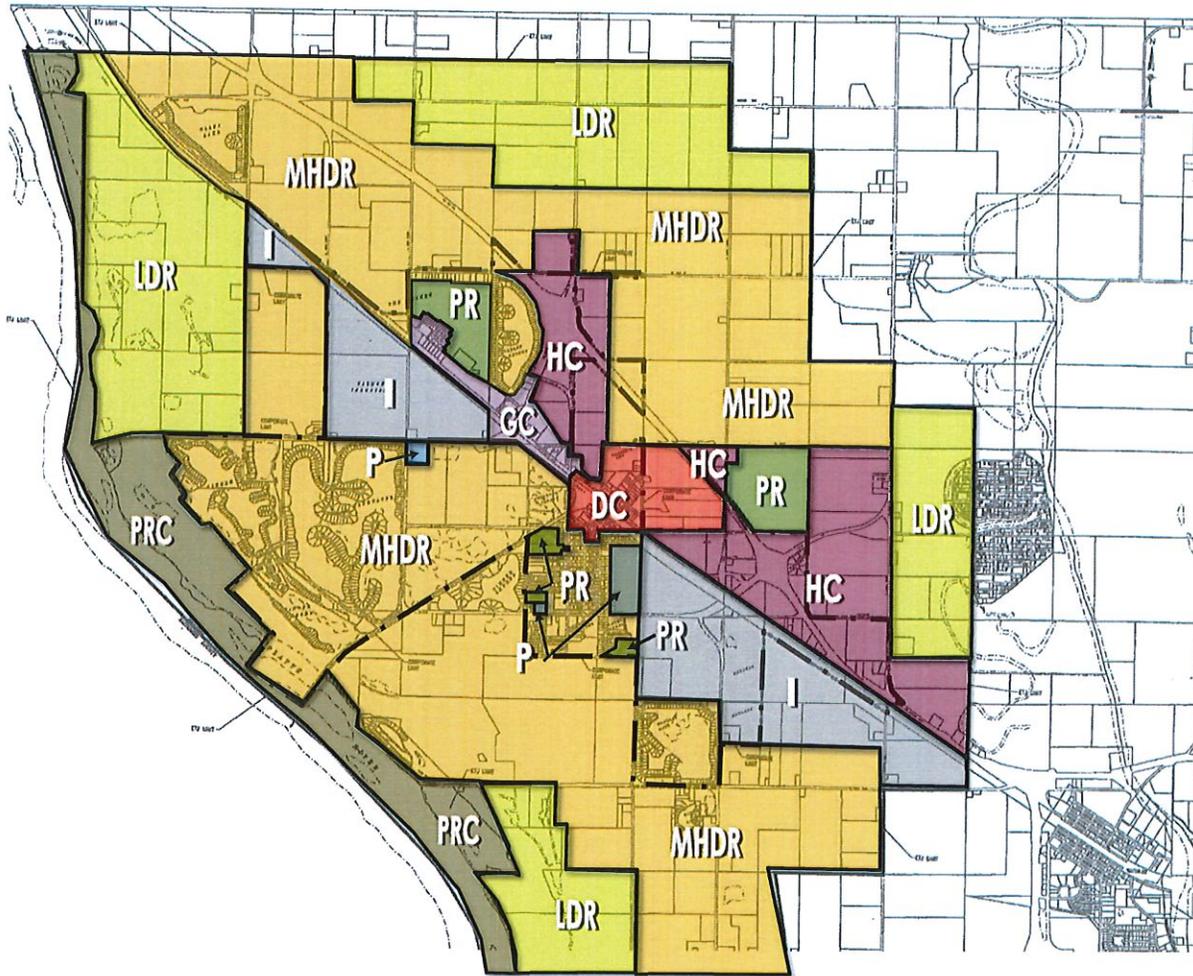
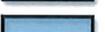
  
Notary Public

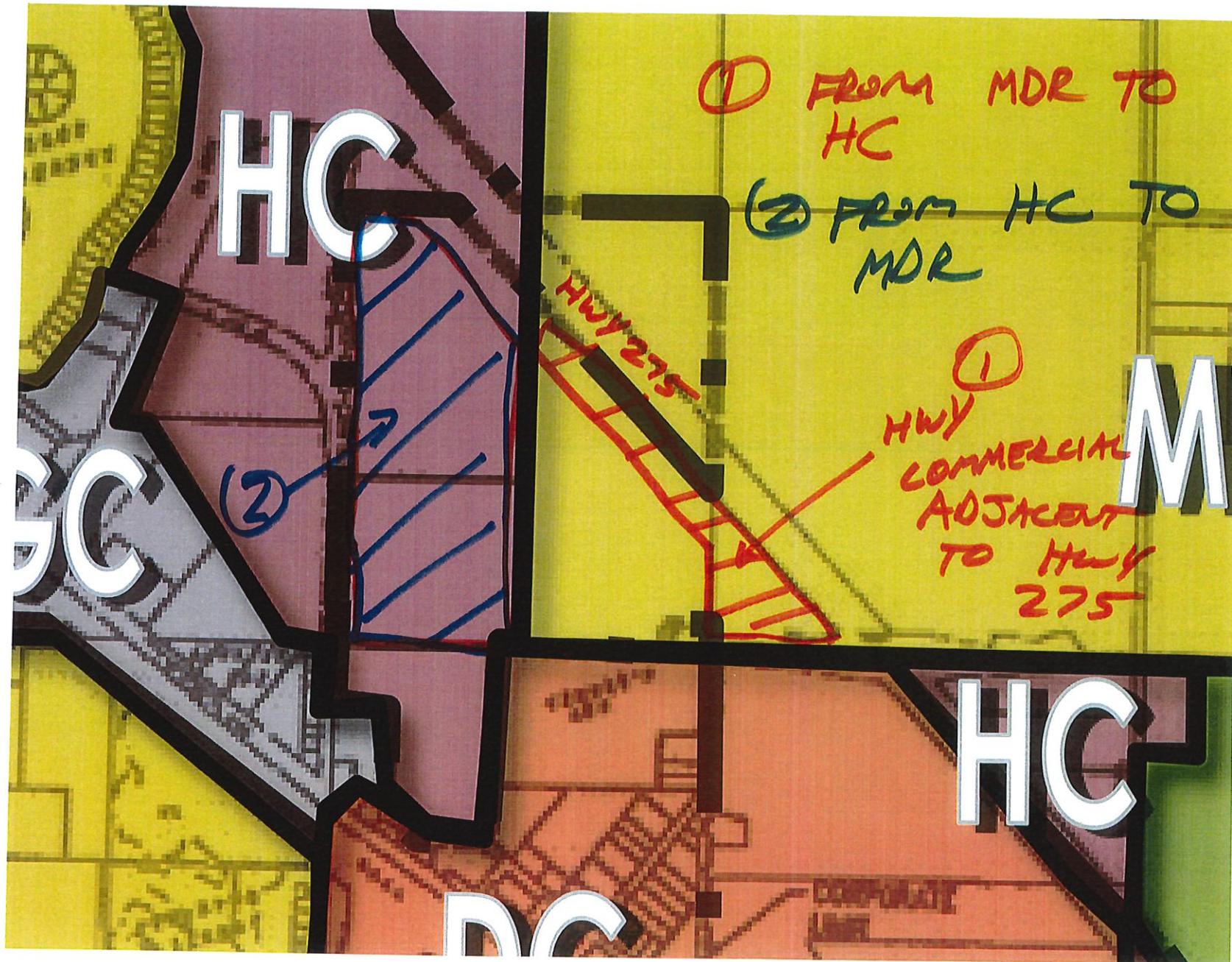
Figure 10.5: Future Land Use Map



**City of Valley, Nebraska  
Future Land Use Map**

**LEGEND:**

-  Low Density Residential
-  Medium to High Density Residential
-  Downtown Commercial
-  General Commercial
-  Highway Commercial
-  Industrial
-  Public
-  Parks and Recreation
-  Platte River Corridor
-  Corporate Limits
-  Extraterritorial Jurisdiction



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### **SUMMARY STATEMENT:**

The City of Valley has developed in a manner that is typical of many Nebraska communities. The city proper has grown from a solid central downtown commercial core that was established along the railroad. Over the course of history, the city was eventually serviced by U.S. Highway 275. The highway was constructed and ran parallel to the Union Pacific Railroad tracks. In recent years, U.S. Highway 275 was relocated to a location that currently bypasses the community. The fortunate circumstance about the new alignment is that it is within reach of Valley's future development.

Valley has several additional issues that will impact the future development of the community. These include the location of Valmont's primary manufacturing facility, the location of a 3M plant, a large floodplain due to the proximity of the Platte River, the appeal of the area for sand excavation facilities, and a water table that typically is close to the surface. Each of these issues will eventually impact the development patterns of Valley. It will be crucial to derive a future land use policy and concept that accounts for each of these issues and maximizes on the potential that each issue brings to Valley.

### **FUTURE LAND USE PLAN:**

The City of Valley has seen steady growth over the past 63 years. In 1940, the City had a population of 985 people. By 2000, the population had grown to 1,788 people. The recently released 2003 population estimates now show Valley with a population of 1,823 people. The key to this growth is that in no decade since 1940 has Valley seen a decrease in population. A key element of this continued growth centers on Valley's location, Douglas County. Douglas County is the largest county on Nebraska and has seen a growth trend from 1940 when the county had just fewer than 250,000 to 2003 with a population of nearly 500,000. The growth within Douglas County during the observed 63 year period has been moving west and has been getting closer to Valley each decade. Based upon these factors it is anticipated that Valley will continue to see growth in the future and this growth will likely become accelerated in the coming years.

Population projections for Valley indicate a continued growth in population. These projections show a total population in 2030 as few as 2,122 people and as high as 6,073 people. Currently there are developed areas and proposed developments within Valley's zoning jurisdiction with over 300 building lots. If all these lots are built upon and are full time residences then Valley is looking at an additional 750 to 1,000 people less than one-mile from the current corporate limits. The planning commission and city council need to continually monitor estimates and development in order to maintain controlled growth. Rapid growth can and will create problems with specific city services.

Future annexations should take place in the non-agricultural land use districts as the City grows. These tracts could and should be annexed in conformance with the Nebraska Revised State Statutes. Special consideration must be given to the annexation of existing and future Sanitary Improvement Districts (SID). When the annexation of a SID occurs, the City becomes liable for the remaining debt load of the entity. Annexation of these areas should only occur when the debt load has been eliminated or low enough that the costs vs. benefits are in favor of the City of Valley. However, the planning commission and city council should work to discourage the use of SID's in the future; provided a financially sound approach to constructing the infrastructure can be found. SID's will eventually slow the city's growth and will likely become a major barrier for increasing the corporate limits and potential valuation of the city.

A certain amount of open space/parks and recreation will also be needed in each district to provide for proper open space or recreation opportunities in each neighborhood. To develop the community in the most efficient and orderly manner possible, the focus should be placed on the development of suitable (developable) vacant land within the jurisdiction of Valley. Currently, the development trend near Valley is lakefront subdivisions. These lakefront properties are being developed due to two specific factors. These factors are the quality and value of the sand and gravel located within the Platte River valley and the shallow depth to groundwater in the Platte River valley. In a

Future residential development in and around the City of Valley during the coming decades will likely be new subdivisions. The city needs to examine the appropriate locations and policies for these new subdivisions. Based upon the population projections, Valley will be faced with a demand for new housing and developable lots. The type of developments will likely vary from a standard subdivision layout to additional lakefront subdivisions.

Examining the future demand for residential development, the population projections discussed previous are a major asset. Based upon a few assumptions, the future demand for residential uses can be approximated. The following table illustrates the potential demand for residential development (not including rights-of-way, parks, etc).

**TABLE 1: PROJECTED RESIDENTIAL LAND NEEDS 2000 THROUGH 2030**

Year	Average Lot Size	Average persons per household	Projected Population and households				New Land Needed (acres)	
			Low Series		High Series		Low Series	High Series
			Population	Additional Households	Population	Households		
2000		2.49	1,788	-	1,788	-	-	-
2003		2.49	1,823	-	1,823	-	-	-
2010	10,000	2.97	1,957	45	2,318	167	10.3	38.3
2020	10,000	2.97	2,221	89	5,795	1,171	20.4	268.8
2030	10,000	2.97	2,521	101	6,073	94	23.2	21.6
<b>Total</b>				<b>235</b>		<b>1,432</b>	<b>53.9</b>	<b>328.7</b>

*JEO Consulting Group, Inc. 2004*

The major assumptions within the table include an average lot size of 10,000 square feet and that the average household size will increase from 2.49 persons per household to 2.97 persons per household. The increase in the average household size is based upon the 2000 average in Elkhorn.

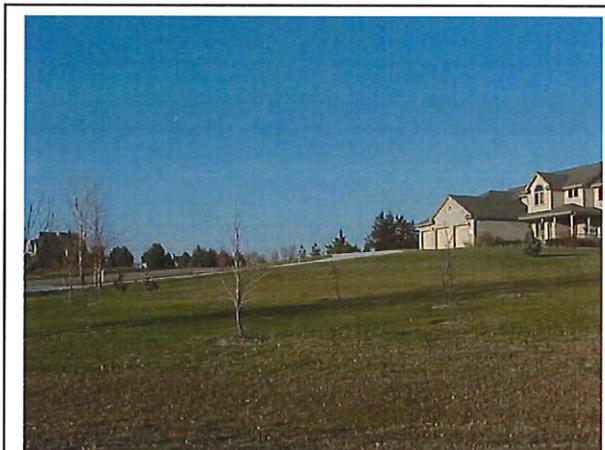
The calculations in Table 1 show that Valley will need between an estimated 53.9 acres to 328.7 acres of land strictly for residential lots by 2030. Again, this does not include any future street rights-of-way, park space, etc... It can be assumed that the demand will be for various types of residential development, as currently being seen near Valley and in western Douglas County. Provisions and policies will need to be established in order to guide this residential demand in the proper manner.

***Low Density Residential (LDR)***

There have been provisions made for Low Density Residential districts within Valley’s one-mile extraterritorial jurisdiction. These areas are designated as LDR on the Future Land Use Map. The location of the LDR districts is primarily on the outer edges of the jurisdiction.

Development within the LDR district should meet the following standards:

- Consist of lots between one acre and 10 acres in size,
- Be within close proximity to maintain county roads including both gravel and hard surfaced segments,
- Be developed in areas where denser development is not likely to occur by 2030,
- Be located in areas that will allow these developments to act like a buffer between Valley



*An example of a residential lot within a low density district*

### ***Medium to High Density Residential (MDR)***

The Medium to High Density Residential District (MDR) makes up the majority of future land uses within Valley's jurisdiction. The MDR designation is intended to allow a wide variety of residential development within this district. The zoning districts that are intended to be allowed within the MDR area include:

- Typical single-family residential development.
- Townhouse and condominium residential development.
- Multi-family residential development.
- Lakefront residential development, and
- In some case mobile home developments.

Typical single-family residential development will likely be design in the standard lots and blocks approach. However, when possible the city should encourage creative developments that center on the clustering concept. The clustering concept will allow the developer in most cases to develop a subdivision with similar densities while creating open spaces and/or conserving natural resource areas.

Townhouses, condominiums and multi-family development within Valley's jurisdiction should be designed in a manner that is sensitive to the scale and development styles of the community. These types of developments may be sited within clusters of similar structures and uses or in some design layouts it would be appropriate to create a mixture of residential uses in a subdivision.

Lakefront development within Valley's jurisdiction will likely continue to be centered on sand pit lakes. These developments are appropriate for the Valley area due to the existence of a high water table. Allowing this type of development will actually generate development potential on land that may otherwise be limited and have a shorter productive life span. In order to effectively ensure that the extraction operations are eventually converted, the City should allow them within a residential zoning district as a conditional use while requiring a development concept to be presented with the conditional use permit application.

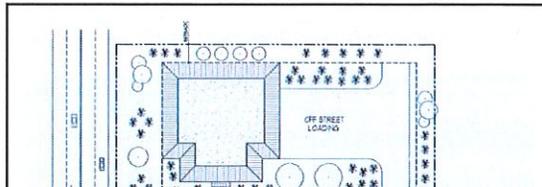
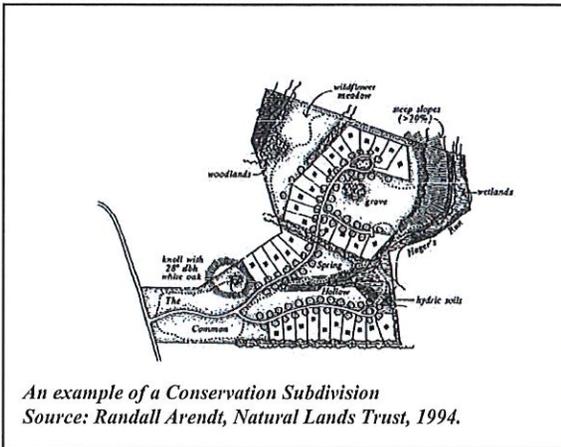
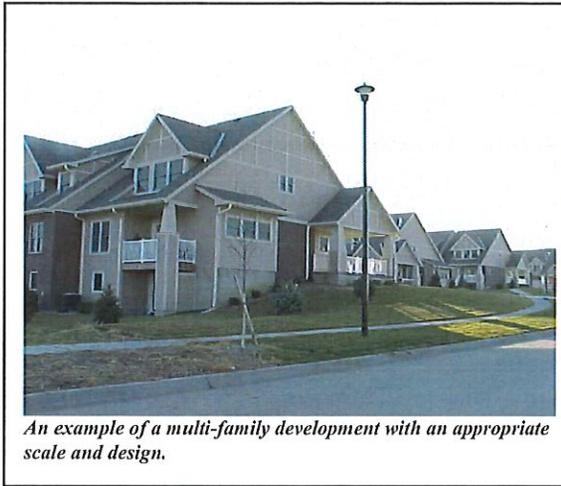
### ***Clustered and Mixed Use District (CMD)***

The CMD district has been developed in order to provide policy direction on land that may be suitable for a number of uses. These uses include commercial and residential. This district is also intended to be used as a buffering district between industrial uses and residential developments.

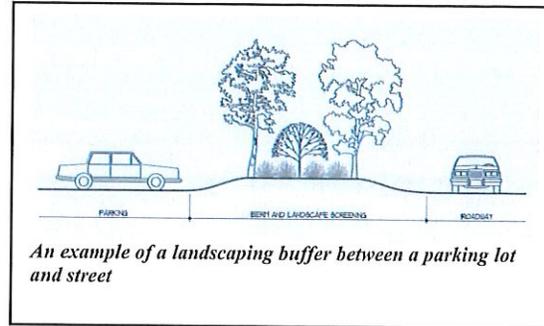
Typically, the commercial uses would consist of:

- Convenience stores
- Smaller restaurants
- Office buildings

### **COMMERCIAL:**



will become interested in the Valley area in the future, especially as Omaha grows into this area. These uses are not necessary a negative for the community; however, provisions should be made for site development within the corridor. The more design guidelines that can be placed on the property and structures, the better this "Gateway Corridor" to Valley will look. In addition to retail development, this corridor would also be an appropriate location for office buildings and office parks.



Major commercial development along the U.S. Highway 275 corridor will be required to have access roads and an internal street system. These transportation elements are intended to require the use of landscaping and buffers. Buffers and screening should also be encouraged and used between the transportation system and all parking areas.

The *Gateway Corridor* into Valley is along the new U.S. Highway 275 and extends nearly across the city's jurisdiction. This corridor is intended to guide development throughout this primary entrance into the community. This district should implement special design criteria with regard to building design, layout, site development, sign standards, landscaping and lighting design. The majority of the Corridor's design standards will allow for some flexibility of design in order to encourage creativity while protecting the property values and investment made by other property owners in and near the corridor.

#### **INDUSTRIAL:**

Industrial lands identified in the Future Land Use Plan designate existing industrial development along within some potential expansion area. The continuation of the existing industries and the development of new industrial development will assist the community in diversifying its growth and development, as well as expanding its tax base and employment opportunities. Desirable transportation corridors are adjacent to the majority of the present and future industrial districts. Industrial uses should be classified into two categories which include:

**Light:** The Light Industrial category is intended for industrial areas that have a special emphasis and attention given to aesthetics, landscaping and internal and community compatibility. Light Industrial areas are comprised predominantly of industrial uses but may incorporate office and commercial uses that support and complement the industrial area, including warehouses, light manufacturing and assembly, and contractor facilities.

**Heavy:** Heavy industrial is characterized by intense industrial activities that may have significant impacts to surrounding areas, including, but not limited to noise, odor or aesthetic impacts. Mines, quarries, cement and asphalt plants, hazardous material storage, petroleum storage are example of heavy industrial type uses.

#### **PUBLIC/QUASI-PUBLIC:**

Future public/quasi-public land uses in Valley will be comprised of several things as the community grows. These uses are the main reason that the planning commission and city council should monitor future population estimates and compare the estimates to population projection. As the area grows, the city, county, and school district will need to provide additional space for existing uses but potentially new services and facilities will need to be constructed to accommodate the population.

Currently, only existing public and quasi-public uses are identified on the future land use map. The public entities within the Valley jurisdiction should never identify future land for public use prior to having a controlling interest in the land. By identifying future public land prior to acquisition, the entity is tipping their hand and it may be creating

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### **CONSERVATION EASEMENTS:**

Conservation Easements are a development tool, which requires a developer to preserve certain natural characteristics within a proposed development. A Conservation Easement allows the developer to place these areas into a perpetual easement that goes with the development. In most cases, the easement stipulates that no development activity will occur within the described boundaries.

Conservation Easements may be maintained in one of three basic ways; through a homeowners association, by the City, or by a third party such as the Natural Resources District. The maintenance of the preservation area must be indicated and clearly stated within the easement agreement.

In areas of the City's jurisdiction where floodplains, wetlands, and wooded areas are present, the City should encourage developments to preserve these areas within a Conservation Easement. In some cases, the City may choose to allow development within an indicated floodplain and /or Open Space and Recreational area as long as the development is along the perimeter of another land use district. However, a large portion of the floodplain and /or Open Space and Recreational area is preserved within Conservation Easements.



*An example of preserved open space*

Through a combination of Conservation Easements and Clustered/Mixed Use Developments, the City should encourage density bonuses, through the use of the Clustering/Mixed Use District, when a developer provides the proper Conservation Easements. Density bonuses may be a direct proportion of lot area reduction to conserved land or additional lots may be allocated if certain conditions are agreed upon within the easements.

Conservation easements can be an excellent means to preserve natural resources and characteristics. This tool allows the developer to create even more attractive subdivisions and the City to protect some of the natural characteristics of the community and surrounding areas. This tool has been designed to be a win – win situation for all concerned parties, the developer, the City, and residents of the development.

### **TRANSITIONAL AGRICULTURE:**

The Transitional Agriculture District (TA) is where agricultural practices will continue during the planning period. Most of these areas likely will not see development pressure. However, those areas designated along the northern and eastern edges of Valley's jurisdiction may see some pressure during the planning period either from Valley's growth or the further growth of Omaha.

### **SUMMARY:**

The Future Land Use Plan of a City is critical to ensure the proper development of the community. The Plan is policy driven and directs the existing and future Zoning of the community. Therefore, it is critical that the Future Land Use and the Zoning Regulations remain consistent with one another.

The Future Land Use Plan should be reviewed and scrutinized annually to identify any changes in policy, which may be needed. This includes examination of changes within the City's desired policies, major changes in the

**APPLICATION FOR A CHANGE OF ZONING**

Valley, Nebraska

Date March 21, 2011

Form must be filled out completely before acceptance of this application for processing. Please print.

Applicant's Name Hampton Development Services Telephone No. \_\_\_\_\_

Applicant's Address 4089 South 84th St, Suite 307, Omaha NE 68127

Present Use of Subject Property Agriculture

Desired Use of Subject Property R-3 Lakefront Residential / C-3 Highway Business

Present Zoning TA -Transitional Agriculture Requested Zoning R-3 Lakefront Residential  
C-3 Highway Business

Legal Description of Property Requested to be rezoned  
Approximately 157 acres located southwest of Hwy 275, east of 276th St and generally north of Ida St, See attached

Area of Subject Property, Square Feet and/or Acres 157 Acres +/-  
How are Adjoining Properties Used (Actual Use)

North Highway 275 Corridor South General Commercial  
East Commercial - Falcon Business Park West Agricultural

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

Draft Preliminary Plat Attached for Reference

The Zoning Administrator, who may be accompanied by others is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

**Justification**

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

1. What is the general character of the area? Describe. Proposed development meets criteria for future high value residential lake front development
2. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area? Yes See attached from Valley Future Land Use Plan
3. What type of sewer and water system will be used? City of Valley Water and Sewer
4. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?  
No, existing roads can support development.

Signature of Owner \_\_\_\_\_ or Signature of Agent John Coolidge Jr

John Coolidge  
Engineer for Applicant  
Lamp Rynearson

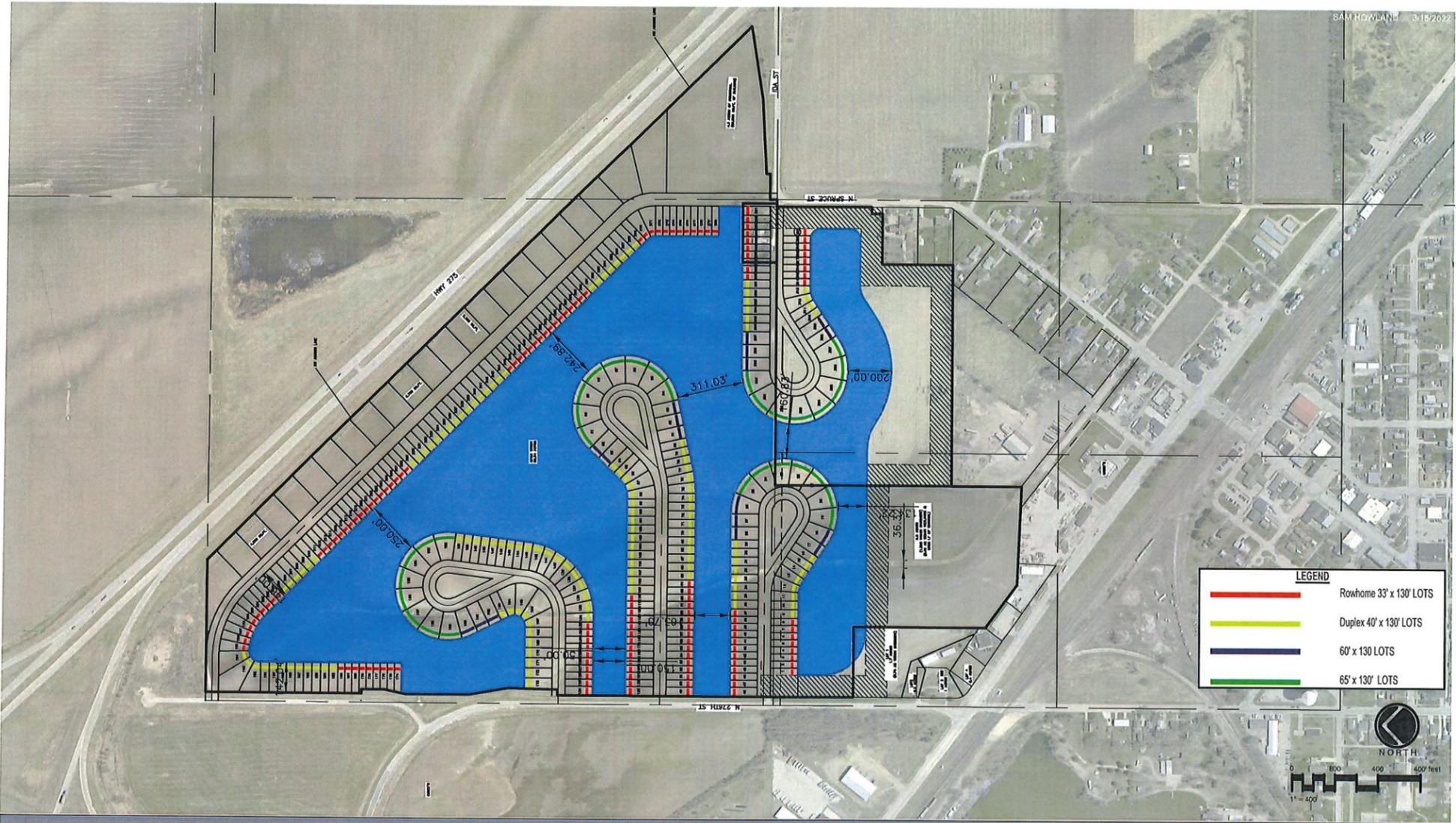
**OFFICE USE ONLY**

File No. \_\_\_\_\_ Fee paid Yes ( ) No ( ) \_\_\_\_\_

Date \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_  
Commission. \_\_\_\_\_ Chair, Valley Planning

Date \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_  
Mayor





LEGEND	
	Rowhome 33' x 130' LOTS
	Duplex 40' x 130' LOTS
	60' x 130 LOTS
	65' x 130' LOTS

# STILL WATER LAKE

VALLEY, NE



LAMP  
RYNEARSON

APPLICATION FOR PRELIMINARY PLAT

Valley, Nebraska

LEGAL DESCRIPTION AND GENERAL LOCATION

APPROXIMATELY 157 ACRES

LOCATED SW OF HWY 275

EAST OF 276TH ST -> SEE ATTACHED

CITY USE ONLY	
RECEIPT NO:	
DATE:	
PRELIMINARY PLAT #:	
FEE PAID \$:	

SUBDIVIDER

Name: HAMPTON DEVELOPMENT SERVICES

Address: 4087 S 84TH ST, SUITE 302

OMAHA NE 68127

Telephone: ( )

AGENT (Authorized to act on Subdivider's behalf):

Name:

Address:

Telephone: ( )

OWNER -> SAME AS SUBDIVIDER

Name:

Address:

Telephone: ( )

ANY OTHER ASSOCIATES:

Name:

Address:

Telephone: ( )

NAME OF PRELIMINARY PLAT: STILL WATER LAKE NUMBER OF LOTS: 321

- Letter or transmittal and action(s) requested.
  - ① CHANGE OF ZONE
  - ② AMENDMENT TO FUTURE LAND USE PLAN
  - ③ PRELIM PLAT
- Does the subdivider have any interest in the land surrounding the preliminary plat? Yes \_\_\_ No  If yes, please describe the nature of such interest:

Will the preliminary plat require any zoning or other action (rezoning, conditional use, or vacations) to complete the development? Yes  No \_\_\_ If yes, please describe the nature of the action:

① REZONING  
② AMENDMENT TO FUTURE LAND USE PLAN

4. Does the preliminary plat deviate from the requirements of the Subdivision Regulations of the City of Valley or the City's Design Standards? Yes \_\_\_ No  If yes, please state each deviation, how the proposal meets the intent of the subdivision ordinance and why the proposal should be accepted (additional sheets may be added):

5. Is any part of the land within the preliminary plat within a flood plain? Yes  No \_\_\_ If yes, please include the following information: Hydrological and grade information to determine frequency and extent of inundation of flood waters; location of proposed use and type of use; areas of habitation and employment to include location, size and floor elevation of any structures, location and elevation of parking areas, use, location and elevation of open space; all plans and other information conform to Development Standards; limits of the flood plain; amount of Fill Material brought into the flood plain; a certificate that grading will not result in any increase in the flood plain. (additional sheets may be added).

PROJECT IS WITHIN AO + 2'. WE WILL GRADE & BUILDING PAD RT ONE FOOT ABOVE FLOOD ALLY SUBMIT A LETTER - R LATER

Applicant's Signature: BY

Date: 3/23/2022

Jim Collins  
ENGINEER FOR APPLICANT

# STILL WATER LAKE

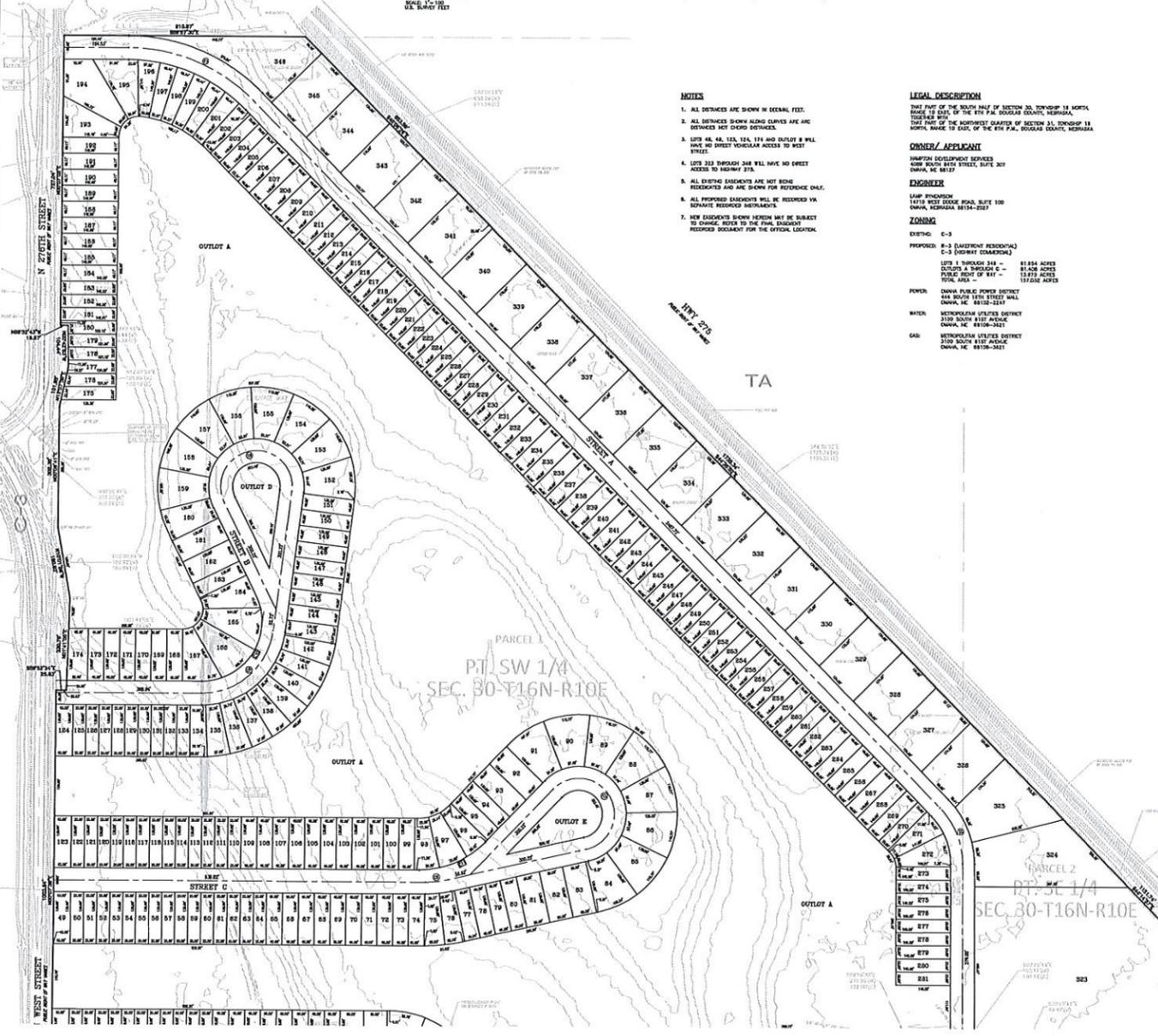
LOTS 1 THROUGH 346, INCLUSIVE, AND OUTLOTS A THROUGH G, INCLUSIVE, BEING A PLATING OF THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 10 EAST, OF THE 8TH P.M., DOUGLAS COUNTY, NEBRASKA TOGETHER WITH THAT PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 10 EAST, OF THE 8TH P.M., DOUGLAS COUNTY, NEBRASKA

LOCATED IN:  
 NE 1/4, SW 1/4, SEC. 30-T16N-R10E  
 NW 1/4, SW 1/4, SEC. 30-T16N-R10E  
 SE 1/4, SW 1/4, SEC. 30-T16N-R10E  
 SW 1/4, SW 1/4, SEC. 30-T16N-R10E  
 NE 1/4, NW 1/4, SEC. 31-T16N-R10E  
 NW 1/4, NW 1/4, SEC. 31-T16N-R10E



**LAMP RYNEARSON**

CLARENZA, NEBRASKA  
 FORT COLLINS, COLORADO  
 KANSAS CITY, MISSOURI



- NOTES**
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
  2. ALL DISTANCES SHOWN ALONG CURVES ARE AND DISTANCES NOT CHORD DISTANCES.
  3. LOTS 181, 182, 183, 184 AND OUTLOT B WILL HAVE NO DIRECT VEHICULAR ACCESS TO WEST STREET.
  4. LOTS 313 THROUGH 346 WILL HAVE NO DIRECT ACCESS TO HIGHWAY 276.
  5. ALL SURVEY INSTRUMENTS ARE NOT BEING RECORDED AND ARE SHOWN FOR REFERENCE ONLY.
  6. ALL PROPOSED ENDMENTS WILL BE RECORDED VIA SURVIVOR RECORDS INSTRUMENTS.
  7. NEW ENDMENTS SHOWN HEREON MAY BE SUBJECT TO CHANGING REQUIREMENTS OF THE FINAL SURVIVOR RECORD DOCUMENT FOR THE OFFICIAL LOCATION.

**LEGAL DESCRIPTION**  
 THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 10 EAST, OF THE 8TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THAT PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 10 EAST, OF THE 8TH P.M., DOUGLAS COUNTY, NEBRASKA.

**OWNER / APPLICANT**  
 HAMILTON DEVELOPMENT SERVICES  
 400 SOUTH 84TH STREET, SUITE 207  
 OMAHA, NE 68117

**ENGINEER**  
 LAMP RYNEARSON  
 14115 WEST 80TH ROAD, SUITE 100  
 OMAHA, NEBRASKA 68154-2827

**ZONING**  
 ELECTRIC: C-3  
 PROPOSED: R-2 (SUBSTANT RESIDENTIAL)  
 C-3 (SHOWING COMMERCIAL)

**POWER**  
 OMAHA PUBLIC POWER DISTRICT  
 444 SOUTH 12TH STREET, SUITE 100  
 OMAHA, NE 68102-3249

**WATER**  
 METROPOLITAN UTILITIES DISTRICT  
 2100 SOUTH 10TH AVENUE  
 OMAHA, NE 68106-3621

**GAS**  
 METROPOLITAN UTILITIES DISTRICT  
 2100 SOUTH 10TH AVENUE  
 OMAHA, NE 68106-3621

**LEGEND**

---	PROPERTY LINE	---	SPRINKLER
---	LEFT LINE	---	STREET LIGHT
---	SECTION LINE	---	WALKWAY
---	NO ACCESS LINE	---	POWER POLE
---	DE 2002, PG 502	---	IRON BRACKET
---	STORM SEWER	---	SAW ELEMENT
---	OVERHEAD POWER	---	STOP SIGN
---	ELECTRIC	---	STOP SIGN END
---	NORTHERN NATURAL GAS LINE	---	TELEPHONE PEDESTAL
---	RECORD WATER	---	TELEPHONE MARKING SIGN
---	RECORD SANITARY SEWER	---	TREE IDENTIFIER
---	FENCE	---	UNIDENTIFIED SIGN
---	GUARD RAIL	---	UNIDENTIFIED PEDESTAL
---	DRAWN AND SHOT EDGE	---	WATER CURB STOP
---	VEGETATION LINE	---	WATER MARK
---	WATERS EDGE	---	WELL
---	AC UNIT	---	YARD SIGNPOST
---	BOLLARD	---	WARRANTY SIGN (1/2" REMA / 1 1/2" V.C. STAMPED LS-502)
---	BONE HOLE	---	SECTION CORNER
---	BASE	---	WEATHERED DIVISION
---	CABLE PEDESTAL	---	REMA
---	CABLE PULLBOX	---	PLAQUE DIO SECTION
---	CABLE MARKING SIGN	---	FISH FLOOR
---	COLUMN SQUARE	---	SAFETY ELEVATOR
---	CONCRETE TREE	---	MARKER
---	CONTROL POINT	---	FL PLUMBING
---	DEBRISOUS TREE	---	COMPACTED METAL PIPE
---	ELECTRIC METER	---	REINFORCED CONCRETE PIPE
---	ELECTRIC PEDESTAL	---	OPEN TOP PIPE
---	ELECTRIC TRANSFORMER	---	FRAMED TOP PIPE
---	ELECTRIC VALVE	---	FIBER OPTIC MARKING SIGN
---	FLALED DIO SECTION	---	FIRE HYDRANT
---	FRIBER OPTIC PULLBOX	---	GAS METER
---	FRIBER OPTIC MARKING SIGN	---	GAS MARKING SIGN
---	FIRE HYDRANT	---	ASPH
---	GAS METER	---	ASPHALT
---	GAS MARKING SIGN	---	

**APPROVAL OF VALLEY CITY PLANNING COMMISSION**  
 APPROVAL OF THE PLANNING COMMISSION OF VALLEY, NEBRASKA  
 THIS FINAL PLAT OF STILL WATER LAKE, LOTS 1 THROUGH 346, INCLUSIVE, AND OUTLOTS A THROUGH G, INCLUSIVE, WAS REVIEWED AND APPROVED BY THE VALLEY CITY ENGINEER ON THIS DAY OF 20\_\_.

SECRETARY, VALLEY PLANNING COMMISSION

**ACCEPTANCE BY VALLEY CITY ENGINEER**  
 THIS FINAL PLAT OF STILL WATER LAKE, LOTS 1 THROUGH 346, INCLUSIVE, AND OUTLOTS A THROUGH G, INCLUSIVE, WAS REVIEWED AND APPROVED BY THE VALLEY CITY ENGINEER ON THIS DAY OF 20\_\_.

VALLEY CITY ENGINEER

**PRELIMINARY PLAT**  
 STILL WATER LAKE (LOTS 1-346, INCLUSIVE & OUTLOTS A-G, INCLUSIVE)  
 VALLEY, DOUGLAS COUNTY, NEBRASKA

**811**  
 Know where Below. Call before you dig.  
 www.811.org

OWNER / ENGINEER  
 HAMILTON DEVELOPMENT SERVICES / LAMP RYNEARSON

PROJECT NUMBER  
 SHEET  
 1 OF 2



**APPLICATION FOR CONDITIONAL USE PERMIT**  
Valley, Nebraska

Date 3/22/22

Property Owner's Name Kelly Hinrichs

Address 223 West Meigs St., Valley NE 68064

Phone No. 402-490-1811 (Home) \_\_\_\_\_ (Work)

Pursuant to the Valley Zoning Ordinance, application is hereby made for the following proposed use of property or structure: pole design building

Legal Description of Property Waldson Acres ADD Lot 1 Block 0 Irreg

Parcel Number 2404220525

Lot Size 4.25 (Sq. Ft./Acres) Zoning District R-2

Will use in all other respects conform to the applicable regulations of the district in which it is located? yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? yes

Will use have adequate water, sewer and drainage facilities? yes

Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads? yes

Estimated Cost of Structure \$ 50,000

Applicant's Signature Kelly H

Mailing Address doekelly02@gmail.com

**Enclosed:** Site Plan \_\_\_\_\_ Easements \_\_\_\_\_  
Application fee is Non-Refundable.

**OFFICE USE ONLY**

Permit No. \_\_\_\_\_ Permit is: \_\_\_\_\_ transferable, \_\_\_\_\_ transferable upon review/renewal  
Date \_\_\_\_\_ Approved \_\_\_\_\_ Approved with Added Conditions \_\_\_\_\_ Disapproved \_\_\_\_\_

\_\_\_\_\_  
Chair, Valley Planning Commission

Date \_\_\_\_\_ Approved \_\_\_\_\_ Approved with Added Conditions \_\_\_\_\_ Disapproved \_\_\_\_\_

\_\_\_\_\_  
Mayor

ATTEST:  
City Clerk  
Page 1 of 1

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.







Date: Mar 23, 2022 8:03:23 AM

Store: ELKHORN

750 N 205TH ST

ELKHORN, NE 68022

Ph: 402-289-0662



Design #: 323052954723

Estimated price: \$24,045.93 \*

\*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

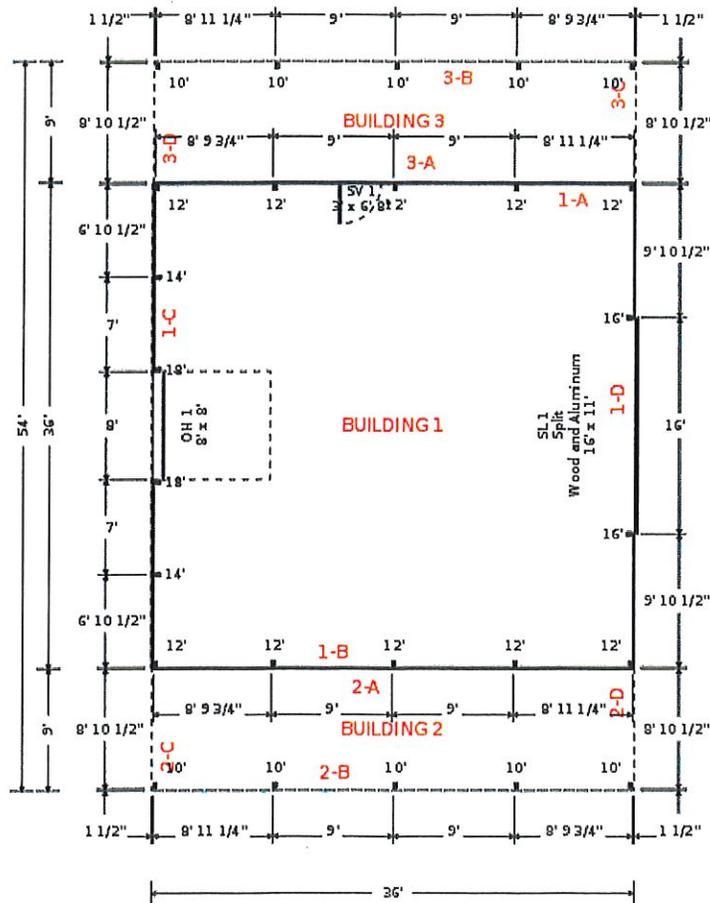
### How to purchase at the store

1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into The Post Frame Request Form on the Midwest Manufacturing website.
3. Apply the design to System V to create the SOCs.
4. Take the SOCs to the register and pay.

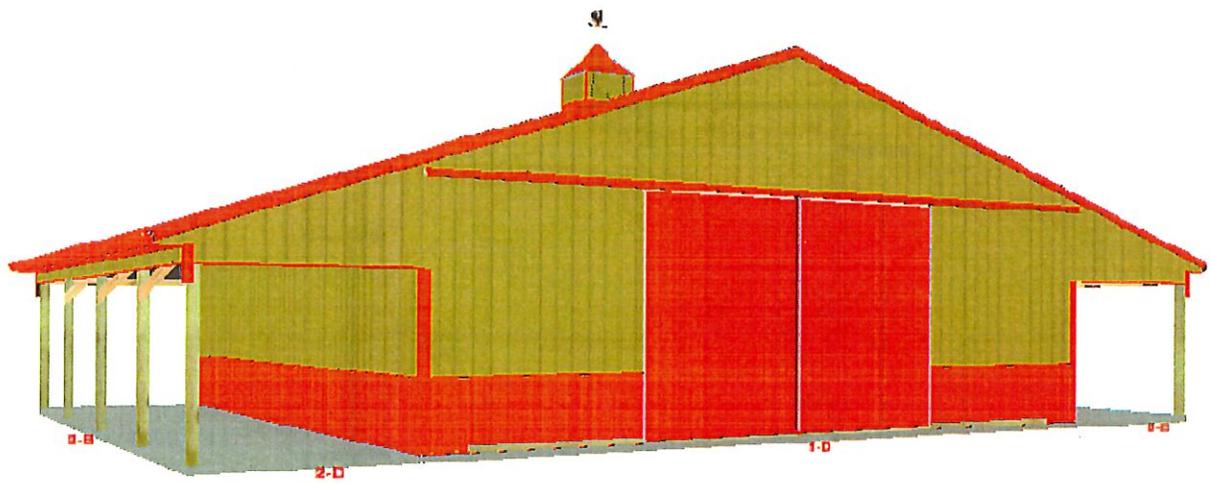
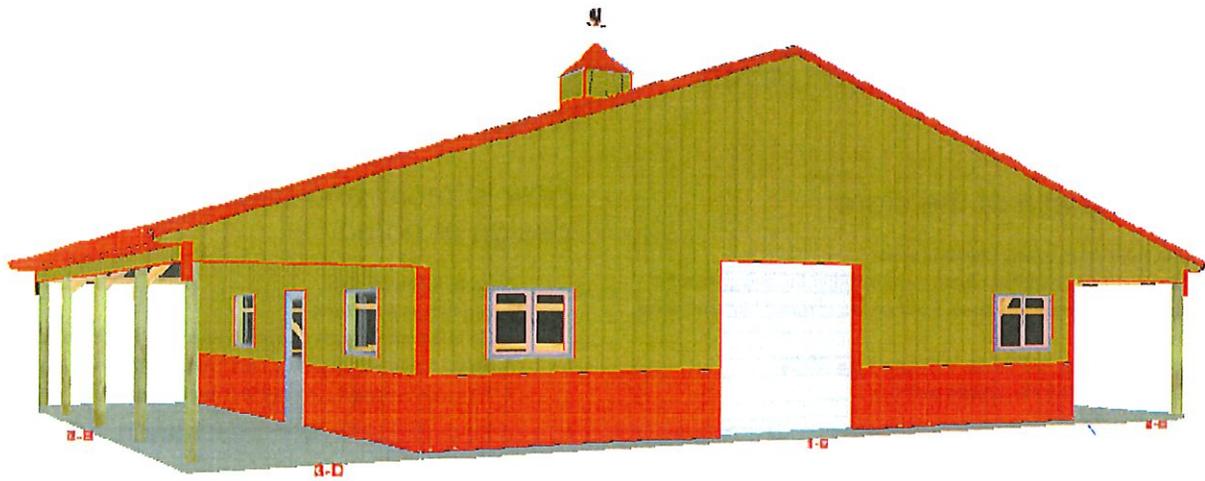
### How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Log into your account.
3. Go to Saved Designs under the Welcome Login menu.
4. Select the saved design to load back into the estimator.
5. Add your building to the cart and purchase.

### FLOOR PLAN



Elevation Views





## **Congratulations, you have taken the first step towards making your new post frame building a reality!**

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products select one of the links below or visit us on the web at [www.midwestmanufacturing.com](http://www.midwestmanufacturing.com).

**Premium Steel Panels** - Pro-Rib and Premium Pro-Rib steel panels are your best options for steel panels in the market.

- Steel Panels are Grade 80 (full hard steel).
- Prepainted zinc phosphate coating for superior paint adhesion - available in multiple colors.
- Pro-Rib features a limited 40 year paint warranty.
- Premium Pro-Rib has a limited lifetime paint warranty.
- All painted panels are ENERGY STAR rated, using a Cool Chemistry paint system.
- Pro-Rib and Premium Pro-Rib panels are UL Certified for Wind Uplift UL 580, Fire Resistance UL 790, Impact Resistance of Roof UL 2218.
- Pro-Rib and Premium Pro-Rib panels are IRC and IBC compliant.

**Engineered Trusses** - Post frame trusses are specifically engineered to meet your application and geographic location.

- All Midwest Manufacturing trusses can be supplied with engineered sealed prints.
- TPI approved and third party inspected.

**Laminated Columns** - Designed to replace standard treated posts as vertical supports in Post Frame Construction.

- Columns 20' or less are treated full length.
- Lifetime Warranty against rot and decay.
- Columns over 20' in length are reinforced with 20 gauge stainless steel plates at each splice location.
- Lower portion of columns treated for in ground use.
- Rivet Clinch Nails provide superior holding power.
- Columns provide superior truss to pole connection.

**Pressure Treated Lumber** - All treated post and grade board used in your building will safely and effectively resist decay.

- Treated to AWPA compliance.
- Post and grade board offer a lifetime warranty against rotting and decay.

\*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.



### Building Information

1. Building Use:	Code Exempt
2. Width:	36 ft
3. Length:	36 ft
4. Inside Clear Height:	11 ft
5. Floor Finish:	Concrete
6. Floor Thickness:	4 in
7. Post Foundation:	Secured To Concrete

### Wall Information

1. Post Type:	Posts
2. Post Spacing:	9 ft
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Tan
6. Wainscot Size:	36 in
7. Wainscot Color:	Red
8. Sidewall B Wainscot:	Yes
9. Sidewall A Wainscot:	Yes
10. Trim Color:	Red
11. Endwall D Wainscot:	Yes
12. Endwall C Wainscot:	Yes
13. Sidewall A Eave Light:	None
14. Sidewall B eave light:	None
15. Wall Fastener Location:	In the Flat
16. Bottom Trim:	Yes
17. Gradeboard Type:	2x8 Treated Gradeboard

### Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Condensation Control:	None

### Roof Information

1. Pitch:	4/12
2. Truss Spacing:	9 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	Red
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	On the Rib
7. Endwall Overhangs:	0 ft
8. Sidewall Overhangs:	1 ft
9. Fascia Size:	6 in Fascia
10. Soffit Color:	Red
11. Skylight Size:	None
12. Ridge Vent Quantity:	None
13. Ceiling Liner Type:	None
14. Purlin Placement:	On Edge
15. Ceiling Insulation Type:	None

### Accessories

1. Outside Closure Strip:	Standard
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	None
4. Cupola Size:	36"x36"
5. Gutters:	Yes
6. Cupola Quantity:	1
7. Gutters Color:	Red
8. Weathervane Type:	Rooster
9. End Cap:	No
10. Snow Guard:	No
11. Mini Print:	Email Only



**Leans**

**Building 2**

Attaching wall:	B
Endwall overhang length:	0 ft
Sidewall overhang length:	1 ft
Add snow guards:	No
Remove every other post:	No
Length:	36 ft
Depth:	9 ft
Drop Distance From Roof:	0 ft
Position From Left:	0 ft
Approximate Clear Height:	7 ft
Open interior wall:	No
Open exterior walls:	Side And End Walls

**Building 3**

Attaching wall:	A
Endwall overhang length:	0 ft
Sidewall overhang length:	1 ft
Add snow guards:	No
Remove every other post:	No
Length:	36 ft
Depth:	9 ft
Drop Distance From Roof:	0 ft
Position From Left:	0 ft
Approximate Clear Height:	7 ft
Open interior wall:	No
Open exterior walls:	Side And End Walls

**Doors & Windows**

Name	Size	Wall
Service Door	36"x80"	1-A
Window	48"x36"	1-A
Window	48"x36"	1-A
Window	48"x36"	1-C



**Doors & Windows**

Name	Size	Wall
Window	48"x36"	1-C
Overhead Door	8' x 8'	1-C
Sliding Door	16'x11'	1-D

**Lean Open Walls**

Wall	Every Other Post Removed
2-B	No
2-C	No
2-D	No
3-B	No
3-C	No
3-D	No

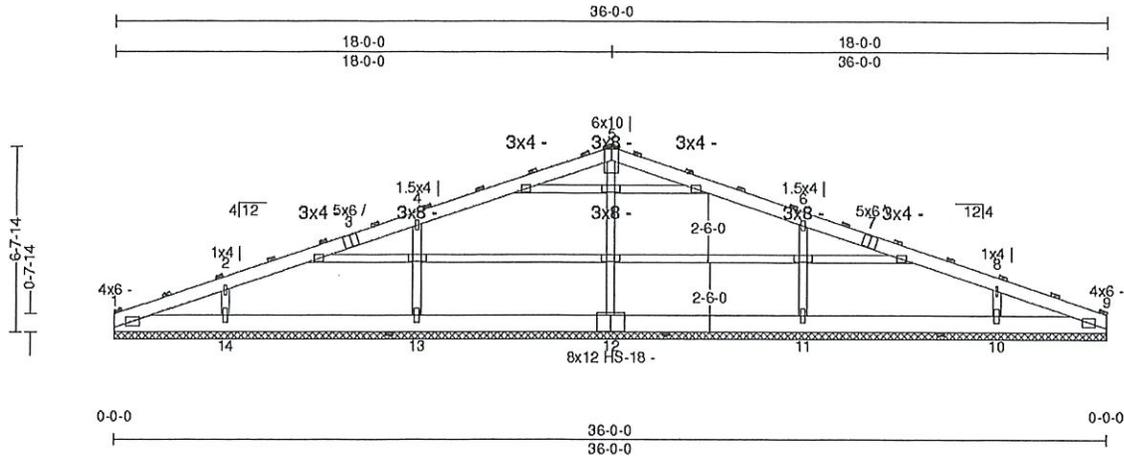
Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

**My Company Name**

Address 1  
Address 2  
City, State Zip

Truss: p36c  
JobName: new pf ends  
Date: 10/22/16 13:23:07  
Page: 1 of 1

SPAN 36-0-0	PITCH 4/12	QTY 1	OHL 0-0-0	OHR 0-0-0	CANT L 0-0-0	CANT R 0-0-0	PLYS 1	SPACING 48 in	WGT/PLY 199 lbs
----------------	---------------	----------	--------------	--------------	-----------------	-----------------	-----------	------------------	--------------------



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI Summary	Deflection	L/	(Ioc)	Allowed
TCLL: 30 Snow(Ps/Pg): 2850 TCDL: 4 (rake) BCDL: 0 BCDL: 5	Bldg Code: IBC 2012/ TPI 1-2007 Rep Mbr Increase: No Lumber D.O.L.: 115 %	TC: 0.78 (5-6) BC: 0.08 (12-13) Web: 0.61 (5-12)	Vert TL: 0.01 in Vert LL: 0 in Horr TL: 0 in	L/999 L/999	(10-11) 9	L/120 L/180

**Reaction Summary**

Brg Combo	Brg Width	Max React	Ave React	Max Grav Uplift	Max Wind Uplift	Max Uplift	Max Horiz
1		1,478 lbs	179 plf		-112 lbs	-112 lbs	116 lbs

**Material Summary**

TC SPF #2 2 x 6  
BC SPF #2 2 x 8  
Webs SPF Stud 2 x 4

**Bracing Summary**

TC Bracing: Purlins at 24" OC, Purlin design by Others.  
BC Bracing: Sheathed or Purlins at 10-0-0, Purlin design by Others.

**Loads Summary**

1) This truss has been designed for the effects of balanced and unbalanced snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 50 psf ground snow load, Terrain Category C, Exposure Category Fully Exposed (Co = 0.9), Risk Category I (I = 0.80), Thermal Condition Unheated (Ct = 1.2), DOL = 1.15. Unventilated. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.

2) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 105 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category I, h = 15 ft, Not End Zone Truss, Both end webs considered. DOL = 1.60

3) This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCSI-10 for installation and temporary bracing.

**Member Forces Summary**

Title indicates: Member ID, max CSI, max axial force, (max compr. force if different from max axial force) Only forces greater than 300lbs are shown in this table.

Member	Max Axial Force (lbs)	Max Comp. Force (lbs)
TC	2-4: 0.778, -311 lbs 4-3: 0.780, -408 lbs	5-6: 0.780, -408 lbs 6-8: 0.778, -311 lbs
BC		
Webs	2-14: 0.178, -803 lbs 4-13: 0.429, -1,333 lbs	5-12: 0.609, -836 lbs 6-11: 0.429, -1,333 lbs

**Notes:**

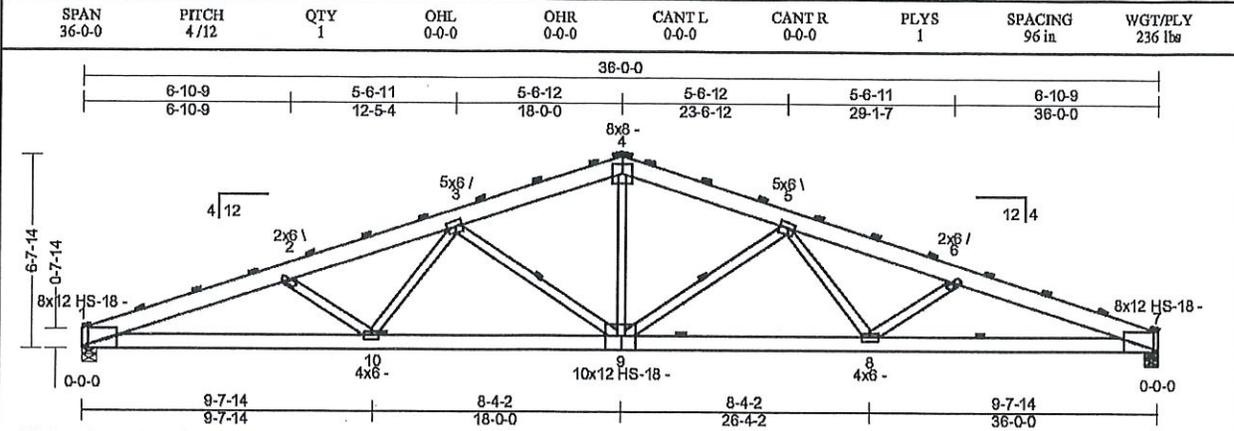
- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) Gable requires continuous bottom chord bearing.
- 3) Gable webs placed at 84" OC, U.N.O.
- 4) Attach gable webs with 2x6 20ga plates, U.N.O.
- 5) Bracing shown is for in-place requirements. For out-of-place requirements, refer to BCSI-B3 published by the SBCEA.
- 6) When this truss has been chosen for quality assurance inspection, the Effective Tenth Count Method per TPI 1-2002/A3.4 shall be used.
- 7) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCDL 4 psf.
- 8) Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDL 5 psf.
- 9) Design assumes minimum 1/2" flat (or rivation, visually grade) purlins attached to the top of the TC at purlin spacing shown with at least 2-10d nails.
- 10) Creep has been considered in the analysis of this truss.
- 11) Listed wind uplift reactions based on MWFRS Only loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild® Software v5.5.2.220  
Eagle Metal Products  
Dallas, TX 75234

Midwest Manufacturing

Truss: P3635  
 JobName: PF STOCK  
 Date: 02/16/17 14:26:08  
 Page: 1 of 1



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TCLL: TABLB	Bldg Code: IBC 2015/	TC: 0.78 (6-7)	Vert TL: 0.86 in	L/487	(8-9)	L/120
TCDL: 4 (rake)	Rep Mbr Increase No	BC: 0.93 (7-8)	Vert LL: 0.64 in	L/654	(8-9)	L/180
BCLL: 0	Lumber D.O.L.: 115 %	Web: 0.96 (4-9)	Horz TL: 0.31 in		7	
BCDL: 5						

Reaction

JT	Brz	Combo	Brz Width	Rqd Brz Width	Max React	Max Grav Uplift	Max Wind Uplift	Max Uplift	Max Horiz
1	1		5.5 in	4.68 in	5,648 lbs	-	-371 lbs	-371 lbs	62 lbs
7	1		5.5 in	4.68 in	5,648 lbs	-	-371 lbs	-371 lbs	-

THIS TRUSS ANALYZED FOR THE FOLLOWING LOADING CONDITIONS:

GSL (PSF)	TCLL (PSF)	TCDL (PSF)	BCDL (PSF)	TOTAL (PSF)	(MAX.) O.C. Spacing	B.C. Purlin Spacing
40	24	4	5	33	9'-0"	Sheathed or Purlins at 10'-0-0, Purlin design by Others.
50	30	4	5	39	8'-0"	Sheathed or Purlins at 10'-0-0, Purlin design by Others.
70	40	4	5	39	6'-0"	Sheathed or Purlins at 10'-0-0, Purlin design by Others.

Material

TC: SYP 24002.0 2 x 8  
 BC: SYP 24002.0 2 x 6  
 Web: SPF Stud 2 x 4 except:  
 SPF #2 2 x 4: 3-9, 4-9, 5-9

Bracing

TC: Purlins at 24" OC, Purlin design by Others.  
 BC: Sheathed or Purlins at 10'-0-0, Purlin design by Others.  
 Web: One Midpoint Row: 3-9, 5-9

Loads

- This truss has been designed for the effects of balanced and unbalanced snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: TABLB psf ground snow load, Termination Category C, Exposure Category Fully Exposed (C<sub>e</sub> = 0.9), Risk Category I (I = 0.80), Thermal Condition Unheated (C<sub>t</sub> = 1.2), DOL = 1.15. Unventilated. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 105 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category I, h = 15 ft, Not End Zone Truss, Both ends webs considered. DOL = 1.60
- Minimum storage attic loading has not been applied in accordance with IBC 1607.1
- In accordance with IBC 1607.1, minimum BCLL's do not apply.
- This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCSI-10 for installation and temporary bracing.

Member Forces

TC	1-2	0.780	-14,028 lbs	3-4	0.452	-9,214 lbs	5-6	0.688	-12,564 lbs
BC	2-3	0.688	-12,564 lbs	4-5	0.452	-9,214 lbs	6-7	0.780	-14,028 lbs
Web	7-8	0.929	13,055 lbs	8-9	0.750	10,887 lbs	9-10	0.750	10,887 lbs
	2-10	0.589	-1,770 lbs	1-9	0.955	-3,724 lbs	5-9	0.955	-3,724 lbs
	3-10	0.707	1,644 lbs	4-9	0.955	3,892 lbs	5-8	0.707	1,644 lbs

JSI

1 = 0.98, 2 = 0.88, 3 = 0.87, 4 = 1.00, 5 = 0.87, 6 = 0.88, 7 = 0.98, 8 = 1.00, 9 = 0.76, and 10 = 1.00

Notes

- Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.
- The fabrication tolerance for this roof truss is 0.4% (C<sub>q</sub> = 1.00).
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCDL 4 psf.
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDL 5 psf.
- Design assumes minimum 2x (vertical orientation, visually graded) purlins attached to the TC at purlin spacing shown with at least 2-10d nails.
- Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- Creep has been considered in the analysis of this truss.
- The "SYP" label shown in the "Material Summary" above indicates the new SPIB design values effective June 1, 2013 were used.
- ⊠ Indicates lateral bracing required perpendicular to the plane of the truss at either the midpoint (one shown) or third points (two shown), bracing by others. See BCSI-B3 for additional information.
- Listed wind uplift reactions based on MWERS Only loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild® Software v5.5.2.253  
 Eagle Metal Products  
 Dallas, TX 75234