

**AGENDA**  
**VALLEY CITY COUNCIL**  
Tuesday, July 18, 2023  
City Hall  
203 North Spruce  
Valley, NE 68064  
4:30 PM

1. **Call to Order**

2. **Proof of Publication**

3. **Public Hearings**

3.A. Still Water Lake - Lots 44-49 and Outlot C - request for rezoning from C-3 Highway Commercial to CMD Cluster Mixed Use and R-3 Lakefront Residential.

- 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. Still Water Lake - Final Plat Lots 24-49 and Outlot C.

- 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. Cole Groteluschen - 25424 Spencer Street, Waterloo, Nebraska - Conditional Use Permit - to erect a pole style building (detached garage).

- Open Public Hearing
- Public comments: proponents and opponents
- Close public hearing
- Discussion and questions by Planning Commission Members

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

- Vote on recommendation to City Council

#### 4. **Adjourn**

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It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

**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, July 18, 2023, at 4:30 p.m.** at Valley City Hall. PUBLIC HEARINGS will be held on the following:

1. Request for Rezoning – Still Water Lake, from C-3 Highway Commercial to CMD Cluster Mixed Use and R-3 Lakefront Residential. CMD 3.9 acres to be known as Still Water Lake, Lots 44-49 and Outlot C, and R-3 Lakefront Residential 4.2 acres to be known as Still Water Lake Lots 24-43 and consideration of proposed mixed use development agreement.
2. Final Plat – Still Water Lake, Lots 24-49, and Outlot C, more specifically described as: Part of the Southwest Quarter (SE 1/4) of Section 30 Township 16 North Range 10 East of the 6th p.m., Douglas County Nebraska, North 276th and North West Street.
3. Conditional Use Permit. Cole Groteluschen – 25424 Spencer Street, Waterloo, NE – to erect a pole style building (detached garage) 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

7/10

ZNEZ

**THE DAILY RECORD  
OF OMAHA  
JASON W. HUFF, Publisher  
PROOF OF PUBLICATION**

UNITED STATES OF AMERICA,

The State of Nebraska,

District of Nebraska,

County of Douglas,

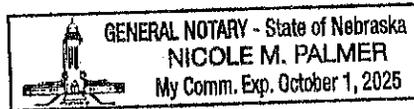
City of Omaha

} ss.

JASON W. HUFF and/or NIKLAUS STEWART, being duly sworn, deposes and say that they are the PUBLISHER and/or LEGAL MANAGER of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, and a general circulation in Sarpy, Lancaster, Cass and Dodge Counties, printed in Omaha, in said County of Douglas, Nebraska for more than fifty-two weeks last past; that the printed notice here-to attached was published in THE DAILY RECORD, of Omaha, for 1 consecutive weeks on:

7/10/23

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.



Publisher's Fee \$36.24

Additional Copies \$ \_\_\_\_\_

Filing Fee \$ \_\_\_\_\_

Total \$36.24

Subscribed in my presence and sworn to before me this JULY 10 2023

*Nicole M Palmer*

Notary Public in and for Douglas County, State of Nebraska

**APPLICATION FOR A CHANGE OF ZONING**

**Valley, Nebraska**

Date 06/22/2023

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 Commercial Mixed Use and Lakefront Single-Family Residential

Present Zoning C-3 Highway Commercial Requested Zoning CMD -Clustered Mixed Use and R-3 - Lakefront Residential

Legal Description of Property Requested to be rezoned \_\_\_\_\_

Generally located northeast of N West St and 276th Circle,  
CMD - 3.9 acres TBK as Still Water Lake, Lots 44-49 and Outlot C.  
R-3 - 4.2 acres TBK as Still Water Lake, Lots 24-43

Area of Subject Property, Square Feet and/or Acres 8.1 AC +/-  
How are Adjoining Properties Used (Actual Use)

North C-3 Hwy Com. South C-3 Hwy Com. / R-2 Res.  
East C-3 Hwy Com. / R-2 Res. West C-3 Hwy Com.

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* \_\_\_\_\_

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

---

(Space above line for recording information)

**STILL WATER LAKE, LOTS 24-49 & OUTLOT C  
MIXED USE DEVELOPMENT AGREEMENT**

**THIS MIXED USE DEVELOPMENT AGREEMENT** (hereinafter "Agreement") made pursuant to the Zoning Ordinance of the City of Valley, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between THE CITY OF VALLEY, NEBRASKA, a municipal corporation, (hereinafter "City") and STILL WATER LAKE, LLC, a NEBRASKA LIMITED LIABILITY COMPANY (hereinafter "Developer").

**WITNESSED:**

WHEREAS, Developer is the legal owner of the real estate described on the attached Exhibit "A", which is incorporated herein by this reference and desires to establish and develop such property according to the provisions of the City Zoning Ordinance for the development of Still Water Lake.

WHEREAS, Developer desires to establish and develop such Property according to the provisions of the City Zoning Ordinance for the development of Still Water Lake (hereinafter the "Project");

WHEREAS, in accordance with the requirements of the City Code, Developer has presented a site plan attached hereto as Exhibit "B" and incorporated herein by this reference (hereinafter the "Development Plan");

WHEREAS, City, in the interest of maintaining the public health, safety, and welfare, desires to assure that the Project is developed substantially in accordance with the Development Plan and therefore considers this Agreement to be in the best interests of the City;

WHEREAS, Developer is willing to commit itself to the development of the Project substantially in accordance with the Development Plan and desires to have a reasonable amount of flexibility to carry out the Project and therefore considers this Agreement to be in its best interests; and

WHEREAS, City and Developer desire to set forth in this Agreement their respective understandings and agreements with regard to the Project.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

### **Section 1 Definitions**

For the purposes of this Agreement the definitions in the City of Valley Zoning Ordinance, shall apply. In addition, the definitions found in Exhibit "C" are incorporated into and made a part of this Agreement including all exhibits to this Agreement.

### **Section 2 Development Plan**

- A. Except as otherwise permitted in this Agreement, the Project shall be developed in accordance with the City of Valley Zoning and Subdivision regulations, the terms and conditions of this Agreement, and this the Development Plan.
- B. It is intended that this Development Plan be a general schematic of the development indicating the manner in which Developer intends to meet the requirements of this Agreement. All parties recognize that from time to time for good and sufficient reasons it may be necessary for Developer to alter the size, location, use, or type of the buildings or other site improvements.
- C. Developer reserves the right to modify the Development Plan by minor amendment provided that such modifications conform to the provisions of the Valley Municipal Code. All changes not conforming to the provisions of the Valley Municipal Code shall be considered major amendments to be reviewed by the Planning Commission and approved by the City Council. The Planning Director is authorized at his/her discretion to approve minor amendments to this Agreement; provided that:
  - 1. A written request is filed with the Planning Director, along with information specifying the exact nature of the proposed amendment;
  - 2. The amendment is deemed by the Planning Director to be consistent with the provisions of Valley Municipal Code; and
  - 3. The Planning Director determines that the amendment does not alter the approved site regulations of the Development Plan or this Agreement and does

not materially alter other aspects of the Development Plan, including traffic circulation, mixture of use types, and physical design.

- D. In the event there is a conflict between the dimensions shown on the Development Plan and the regulatory terms of this Agreement relating to site development, parking, landscaping, or signage regulations, the more restrictive standard, as determined by the Planning Director, shall apply, unless such discrepancy is specifically agreed to in this Agreement or the Exhibits attached hereto.

### **Section 3 Permitted Uses**

The Project shall be developed and used in accordance with the applicable permitted uses set forth in Exhibit "D" attached hereto and incorporated herein.

### **Section 4 Site Development Regulations**

- A. Except as otherwise permitted in this Agreement, the Project shall be developed in accordance with the applicable site development regulations of the C-3 Highway Commercial District, associated HO Highway Corridor Protection District (Overlay District), and CMD Clustered/Mixed Use Development District except as modified by the terms of this Agreement, specifically including those Amendments stated in Exhibit "E" attached and incorporated.
- B. As long as the site development regulations are not violated, Developer may alter the location, physical shape, or exterior dimensions of any structure shown on the Development Plan, within the boundaries of any platted lot subject to the following limitations:
1. The changes shall be determined by the Planning Director to be consistent with development regulation.
  2. Any changes determined by the Planning Director to be inconsistent with the development regulations shall be considered a major amendment to this Agreement and will require review by the Planning Commission and approval by the City Council.
- C. So long as the site development regulations are not violated (except for any side yard setback or landscape buffering requirements, which may be modified in the event of a lot revision, combination, or division), Developer may reduce or increase the number of lots as shown on the Development Plan by revising lot lines, combining, or dividing lots.

1. City may, by administrative subdivision, grant any such revisions, combinations, or divisions as necessary to carry out the Development Plan, subject to approval of the Planning Director.
2. An application for an administrative subdivision to make such changes shall include as an attachment a revision to the Development Plan.

### **Section 5 Parking**

- A. Parking for the Project shall be in accordance with the requirements of the Valley Zoning Ordinance Article 7 Parking Requirements. The attached Development Plan is included as an example of required parking.
- B. As long as the parking design standard regulations are not violated, Developer may alter the location, physical shape or exterior dimensions of any parking area shown on the Development Plan, within the boundaries of any platted lot.
- C. Parking shall be allowed in Outlot "C" as shown on Exhibit "B".

### **Section 7 Landscaping and Screening**

- A. Landscaping for the Project shall be in accordance with the requirements of the Valley Zoning Ordinance Article 12: Site Design Standards. The attached Development Plan is included as an example for required landscaping.
- B. The development in its entirety shall not exceed an impervious coverage of seventy-five percent (75%).

### **Section 8 Sidewalks and Pedestrian Features**

- A. All sidewalks, handicap accessible ramps, and crosswalks shall be designed and constructed in accordance with PROWAG. An external sidewalk system is shown on Exhibit "B".

### **Section 9 Signage**

- A. Signage for the Project shall be in accordance with Article 12 of the City of Valley Zoning Ordinance, except as modified by the Amendments. Minor modifications may be made by Developer consistent with the standards established in the Development Plan without prior approval. The signage shall meet the minimum

requirements of the Valley Zoning Ordinance for the C-3 Highway Commercial District except as modified by this Agreement, including the exhibits hereto.

- B. All signs will be installed subject to a sign permit from the City of Valley. Unless provided for in this Agreement, all other provisions and regulations governing signs in effect at the time of application for a sign permit shall apply.

## **Section 10 Miscellaneous Provisions**

- A. Administration. The Planning Director of the City of Valley or his or her designee, shall have the authority to administer this Agreement on behalf of City and to exercise discretion with respect to those matters contained herein so long as the development proceeds in general accord with the Development Plan and with regard to those matters not fully determined at the date of this Agreement. The provisions of this Agreement shall run with the land in favor of and for the benefit of City and shall be binding upon present and all successor owners of the real estate described in the attached Exhibit "A".
- B. Incorporation of Recitals. The recitals set forth above are, by this reference, incorporated into and deemed part of this Agreement.
- C. Headings. The section headings appearing in this Agreement are inserted only as a matter of convenience and in no way define or limit the scope of any section.
- D. Nondiscrimination. In the performance of this Agreement, the Parties, their agents, contractors, subcontractors, and consultants shall not discriminate, or permit discrimination, against any person on account of disability, race, color, sex, age, political or religious opinions or affiliations, or national origin in violation of any applicable laws, rules, or regulations of any governmental entity or agency with jurisdiction over any such matter.
- E. Governing Law. The Parties to this Agreement shall conform to all existing and applicable City ordinances, resolutions, state and federal laws, and all existing and applicable rules and regulations. Any dispute arising from this contractual relationship shall be governed solely and exclusively by Nebraska law except to the extent such provisions may be superseded by applicable federal law, in which case the latter shall apply.
- F. Forum Selection and Personal Jurisdiction. Any lawsuit arising from this contractual relationship shall be solely and exclusively filed in, conducted in, and decided by the state or county courts located in Douglas County, Nebraska or the U.S. District Court located in Omaha, Nebraska, as appropriate. Accordingly, the Parties also agree to exclusive personal jurisdiction in said state and county courts located in Douglas

County, Nebraska or the U.S. District Court located in Omaha, Nebraska, as applicable.

- G. Assignment. Neither this Agreement nor any obligations hereunder shall be assigned without the express written consent of City, which may be withheld in City's sole discretion.
- H. Amendments/Invalidity. Except as outlined in paragraph C of "Development Plan" above, all major amendments to this Agreement shall require the approval of the City Council of the City of Valley and the Developer and/or its successors. The provision shall not abrogate any legal remedies available to the City Council of the City of Valley or the Planning Director of the City of Valley.
- I. Notices, Consents, and Approvals. Unless expressly stated otherwise in this Agreement, all payments, notices, statements, demands, requests, consents, approvals, authorizations, or other submissions required or permitted to be made by the Parties shall be in writing and shall be deemed sufficient and served upon the other Party only if sent by United States registered mail, postage prepaid, return receipt requested, or by recognized overnight courier such as Federal Express, Airborne, or UPS and addressed as follows:

For Developer:            Still Water Lake LLC  
                                  4089 S 84<sup>th</sup> Street, Ste 302  
                                  Omaha, NE 68127  
                                  Attn: Robert Hampton

WITH A COPY TO:        Rembolt Ludtke LLP  
                                  1128 Lincoln Mall, Suite 300  
                                  Lincoln NE 68508  
                                  Attn: Ann K. Post

For City:                    City Clerk  
                                  City of Valley  
                                  122 E Third Street  
                                  Valley, NE 68046

WITH A COPY TO:        City Planning Director  
                                  City of Valley  
                                  122 E Third Street  
                                  Valley, NE 68046

Such addresses, names, or titles may be changed from time to time by written notice to the other Party.

- J. No Waiver of Regulations. This Agreement only waives those portions of the Zoning Ordinance explicitly referenced herein. None of the foregoing provisions shall be construed to grant or imply any other waiver of any other portions of the Zoning Ordinance or any section of the Valley Municipal Code.
- K. Counterparts. This Agreement may be signed in counterparts, each of which shall be deemed an original and all of which, when taken together, shall constitute one executed instrument.
- L. Severability. In the event that any provision of this Agreement proves to be invalid, void, or illegal by a court of competent jurisdiction, such decision shall in no way affect, impair, or invalidate any other provisions of this Agreement, and such other provisions shall remain in full force and effect as if the invalid, void, or illegal provision was never part of this Agreement.
- J. Exhibits. The following Exhibits are made a part of this Agreement and have been attached to this Agreement prior to its execution.

- Exhibit "A" - Legal Description (Final Plat)
- Exhibit "B" - MU Development Site Plan
  - Appendix "A" - Building Elevations
  - Appendix "B" - Lot Regulators Calculations Table
- Exhibit "C" - Definitions
- Exhibit "D" - Permitted Uses
- Exhibit "E" - Amendments

IN WITNESS WHEREOF, the undersigned have executed this Agreement on or before the day and year first above written.

CITY OF VALLEY, NEBRASKA

By \_\_\_\_\_,  
 \_\_\_\_\_, Mayor

Attest:

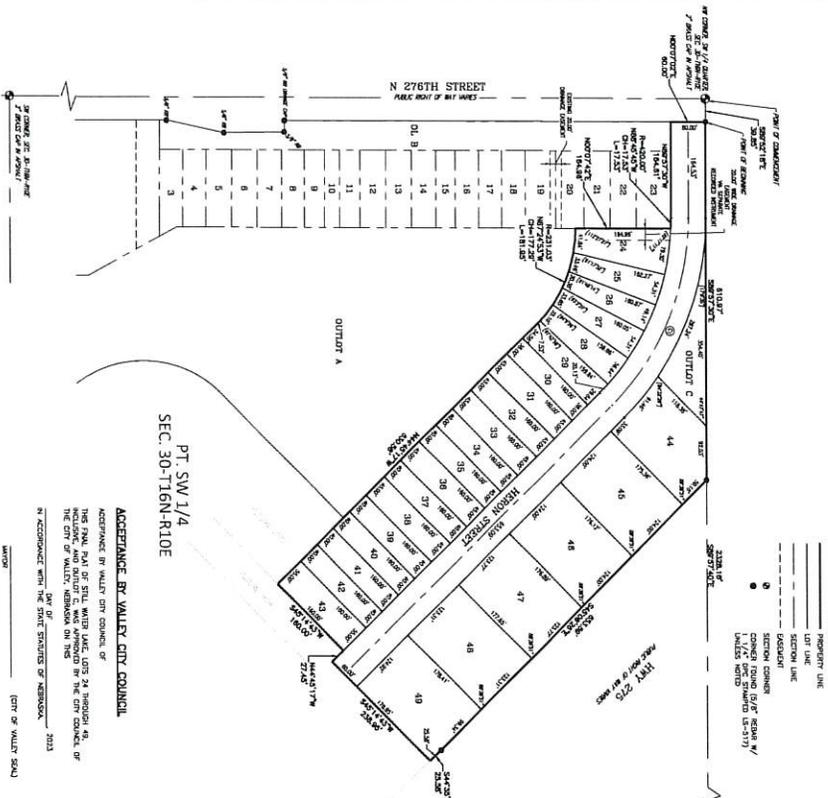
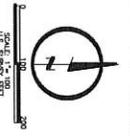
By \_\_\_\_\_,  
 \_\_\_\_\_, City Clerk



**Exhibit A**  
**Legal Description of the Property (Final Plat)**

# STILL WATER LAKE

LOTS 24 THROUGH 49, INCLUSIVE, AND OUTLOT C, BEING A PLATING OF PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 16 NORTH, RANGE 10 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



**STILL WATER LAKE, MINIMUM FINISHED FLOOR**

LOT	AREA (SQUARE FEET)	AREA (ACRES)
24	1141	.026
25	1141	.026
26	1141	.026
27	1141	.026
28	1141	.026
29	1141	.026
30	1141	.026
31	1141	.026
32	1141	.026
33	1141	.026
34	1141	.026
35	1141	.026
36	1141	.026
37	1141	.026
38	1141	.026
39	1141	.026
40	1141	.026
41	1141	.026
42	1141	.026
43	1141	.026
44	1141	.026
45	1141	.026
46	1141	.026
47	1141	.026
48	1141	.026
49	1141	.026

- NOTES**
1. ALL DIMENSIONS ARE SHOWN IN DECIMAL FEET.
  2. ALL DIMENSIONS SHOWN ARE MEASUREMENTS TO THE CENTER OF THE LOT.
  3. ALL DIMENSIONS SHOWN ARE MEASUREMENTS TO THE CENTER OF THE LOT.
  4. ALL DIMENSIONS SHOWN ARE MEASUREMENTS TO THE CENTER OF THE LOT.
  5. ALL DIMENSIONS SHOWN ARE MEASUREMENTS TO THE CENTER OF THE LOT.
  6. OUTLOT C IS FOR OFF-STREET PARKING.

**ACCEPTANCE BY WALLEY CITY COUNCIL**

RESOLUTION OF WALLEY CITY COUNCIL OF THE CITY OF WALLEY, NEBRASKA, PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WALLEY, NEBRASKA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY \_\_\_\_\_, CLERK OF THE CITY OF WALLEY, NEBRASKA.

**ACCEPTANCE BY WALLEY CITY ENGINEER**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEBRASKA PLATTING ACT AND THE ZONING ORDINANCES OF THE CITY OF WALLEY, NEBRASKA.

DATE OF EXAMINATION: \_\_\_\_\_ 2023

BY \_\_\_\_\_, CITY ENGINEER.

**LAND SURVEYOR'S CERTIFICATE**

I, LAND SURVEYOR \_\_\_\_\_, HAVE MADE A RECONSTRUCTION OF THE SURVEYING RECORDS AND THE RECORDS OF THE PLAT AND HAVE FOUND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEBRASKA PLATTING ACT AND THE ZONING ORDINANCES OF THE CITY OF WALLEY, NEBRASKA. I HAVE FOUND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEBRASKA PLATTING ACT AND THE ZONING ORDINANCES OF THE CITY OF WALLEY, NEBRASKA.



**APPROVAL OF WALLEY CITY PLANNING COMMISSION**

RESOLUTION OF THE PLANNING COMMISSION OF WALLEY, NEBRASKA, PASSED AND ADOPTED BY THE PLANNING COMMISSION OF WALLEY, NEBRASKA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY \_\_\_\_\_, CHAIRMAN.

**CONTINUING CLAIM TABLE**

CLAIM #	NAME	DATE	AMOUNT	STATUS
1	STILL WATER LAKE	11/14/23	1141	PAID
2	STILL WATER LAKE	11/14/23	1141	PAID
3	STILL WATER LAKE	11/14/23	1141	PAID
4	STILL WATER LAKE	11/14/23	1141	PAID
5	STILL WATER LAKE	11/14/23	1141	PAID
6	STILL WATER LAKE	11/14/23	1141	PAID
7	STILL WATER LAKE	11/14/23	1141	PAID
8	STILL WATER LAKE	11/14/23	1141	PAID
9	STILL WATER LAKE	11/14/23	1141	PAID
10	STILL WATER LAKE	11/14/23	1141	PAID
11	STILL WATER LAKE	11/14/23	1141	PAID
12	STILL WATER LAKE	11/14/23	1141	PAID
13	STILL WATER LAKE	11/14/23	1141	PAID
14	STILL WATER LAKE	11/14/23	1141	PAID
15	STILL WATER LAKE	11/14/23	1141	PAID
16	STILL WATER LAKE	11/14/23	1141	PAID
17	STILL WATER LAKE	11/14/23	1141	PAID
18	STILL WATER LAKE	11/14/23	1141	PAID
19	STILL WATER LAKE	11/14/23	1141	PAID
20	STILL WATER LAKE	11/14/23	1141	PAID
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22	STILL WATER LAKE	11/14/23	1141	PAID
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41	STILL WATER LAKE	11/14/23	1141	PAID
42	STILL WATER LAKE	11/14/23	1141	PAID
43	STILL WATER LAKE	11/14/23	1141	PAID
44	STILL WATER LAKE	11/14/23	1141	PAID
45	STILL WATER LAKE	11/14/23	1141	PAID
46	STILL WATER LAKE	11/14/23	1141	PAID
47	STILL WATER LAKE	11/14/23	1141	PAID
48	STILL WATER LAKE	11/14/23	1141	PAID
49	STILL WATER LAKE	11/14/23	1141	PAID

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE STILL WATER LAKE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, HAS DONATED TO THE CITY OF WALLEY, NEBRASKA, THE STILL WATER LAKE, BEING A PLATING OF PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 16 NORTH, RANGE 10 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. THE CITY OF WALLEY, NEBRASKA, HAS ACCEPTED THE DONATION OF THE STILL WATER LAKE, BEING A PLATING OF PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 16 NORTH, RANGE 10 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



LOCATED IN: SEC. 30-T16N-R10E

**LAMP RYMPARSON**

COMMERCIAL ENGINEERING

1111 W. 10TH STREET, SUITE 100

WALLER, NEBRASKA 68088

PHONE: (402) 833-1111

WWW.LAMP-RYMPARSON.COM

**FINAL PLAT**

STILL WATER LAKE, LOTS 24-49, INCLUSIVE, AND OUTLOT C VALLEY, DOUGLAS COUNTY, NEBRASKA

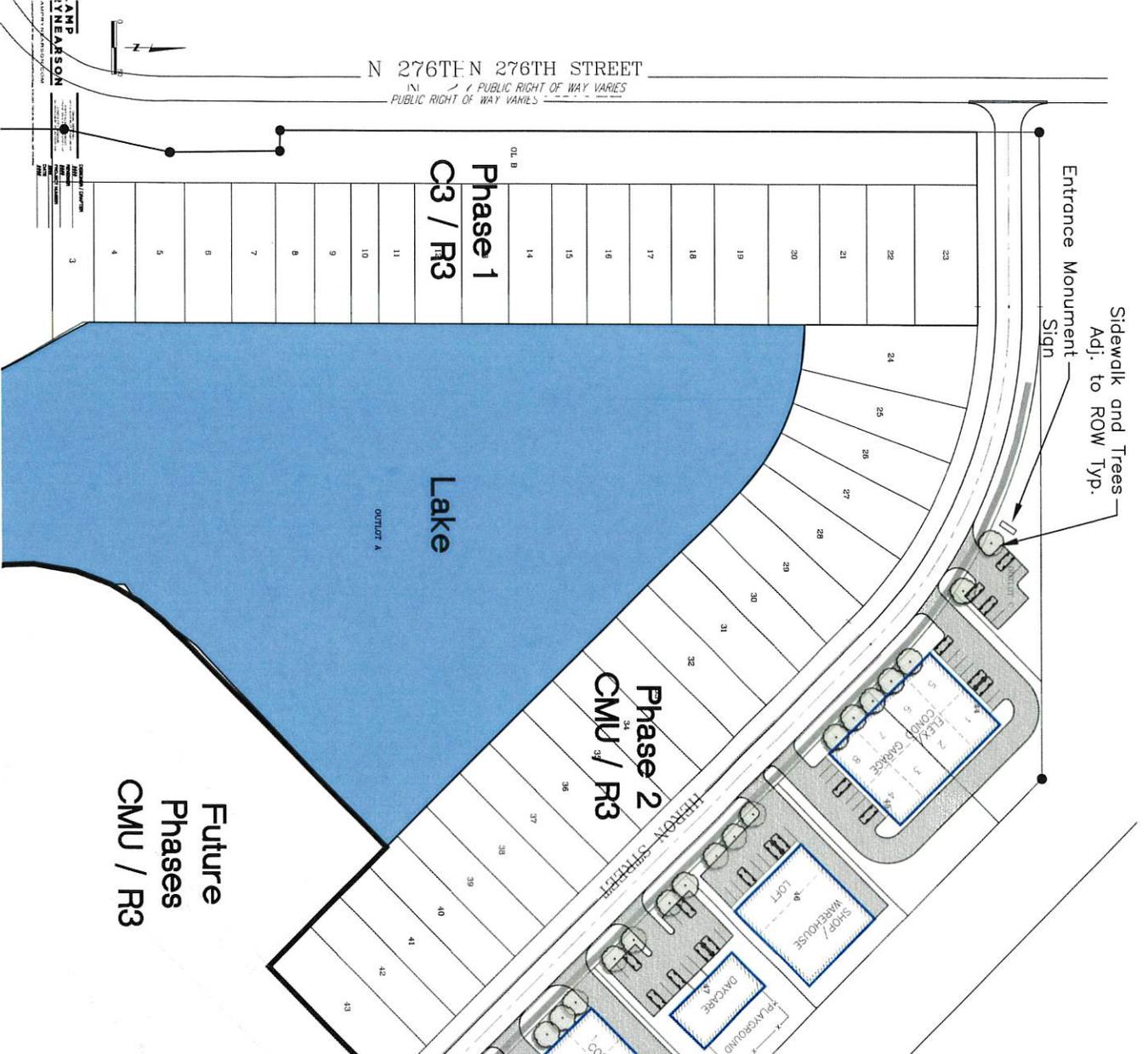


1 OF 1

**Exhibit B**  
**MU Development Site Plan**

# STILL WATER LAKE MU DEVELOPMENT EXHIBIT B

06/30/2023



Lot Calculations Table

Lot #	Size (SF)	Max. Blg. Impervious Coverage (SF) - 40%	Max. Impervious Coverage (SF) - 75%	Min. Trees (Based on 20% IS at 1/1500 SF)	* Conceptual Blg. Coverage %	* Conceptual Payment (SF)	* Conceptual Impervious Coverage %	* Conceptual Required Parking (Spots) (As per 7.01)	* Conceptual Use Type
44-45	0,965	41,647	16,659	31,235	5	11,790	60%	24,270	1 space / 2
46	0,502	21,887	8,755	16,415	3	6,800	42%	14,700	1 space / 1
47	0,504	21,941	8,776	16,456	3	6,800	42%	14,700	1 space / 1
48	0,504	21,953	8,781	16,465	3	6,800	42%	14,700	1 space / 1
49	0,513	22,313	8,933	16,749	3	6,800	42%	14,700	1 space / 1
CONDO 1	6,887	280,427	-	-	-	-	-	-	Open Water

Requirements are based upon C3 Highway Commercial Zoning  
 \* Based Upon Exhibit B - MU Plan - Actual Use and Size will Vary  
 \*\* Outlot A was Printed in Phase 1

**Appendix A**  
**Building Elevations**

**Appendix B**  
**Lot Regulators Calculations Table**

### Lot Calculations Table

Lot #	Size (SF)		Max. Bldg Coverage (SF) = 40%	Max. Impervious Coverage (SF) = 75%	Min Trees (Based on 20% LS at 1/1600 SF )	* Conceptual Bldg Coverage		* Conceptual Pavement Coverage		* Conceptual Impervious Coverage		* Conceptual Required Parking Stalls (As per 7.04)		* Conceptual Use Type
	AC	SF	SF	SF		%	SF	SF	%	SF	Requirement	Req'd	Shown	
44-45	0.956	41,647	16,659	31,235	5	31%	13,000	11,790	60%	24,790	1 space / 2 Employees (Shift)	8	16	Condo Garage / Flex Space
46	0.502	21,887	8,755	16,415	3	37%	8,100	6,600	67%	14,700	1 space / 1 Employee	5	10	Contractors w/ Upper Story Housing
47	0.504	21,941	8,776	16,456	3	17%	3,800	6,500	47%	10,300	Employee	8	16	Daycare
48	0.504	21,953	8,781	16,465	3	35%	7,600	6,700	65%	14,300	1 Space / Bay	6	6	Condo Garage
49	0.513	22,332	8,933	16,749	3	20%	4,500	5,900	47%	10,400	1/400 SF	11	12	Office
Outlot C	0.247	10,739	-	-	1	-	-	3,500	33%	3,500	-	-	10	Parking
Outlot A**	6.897	300,427	-	-	-	-	-	-	-	-	-	-	-	Open Water

Requirements are based upon C3 Highway Commercial Zoning

\* Based Upon Exhibit B - MU Plan - Actual Use and Size will Vary

\*\* Outlot A was Platted in Phase 1

## **Exhibit C Definitions**

*Appearance.* The outward aspect visible to the public.

*Appropriate.* Sympathetic, or fitting, to the context of the site and the whole community.

*Appurtenances.* The visible, functional objects accessory to and part of buildings.

*Architectural concept.* The basic aesthetic idea of a building, group of building or structures, including the site and landscape development, that produces the architectural character.

*Architectural feature.* A prominent or significant part or element of a building, structure, or site.

*Architectural Style.* The characteristic form and detail, as of buildings of a particular historic period.

*Attractive.* Having qualities that arouse interest or pleasure in the observer.

*Berm.* A raised form of earth to provide screening or to improve the aesthetic character.

*City.* City of Valley

*Code.* The Municipal Code of the City of Valley.

*Cohesiveness.* Unit of composition between design elements of a building and the landscape development.

*Compatibility.* Harmony in the appearance of two or more external design features in the same vicinity.

*Conservation.* The protection and care that prevent destruction or deterioration of historical or otherwise significant structures, buildings, or natural resources.

*Cornice.* A horizontal molded projection that crowns or completes a building or wall.

*Eclectic.* Choosing what appears to be the best from diverse sources, systems, or styles.

*E.I.F.S.* Exterior Insulation and Finish Systems, also called synthetic stucco, and refers to any similar multi-layered exterior finish.

*Exterior building component.* An essential and visible part of the exterior of a building.

*External design feature.* The general arrangement of any portion of a building, sign, landscaping, or structure and including the kind, color, and texture of the materials of such portion, and the type of roof, windows, doors, lights, attached or ground signs, or other fixtures appurtenant to such portions as will be open to the public view from any street, place, or way.

*Flex.* A use characterized by low traffic, no outdoor storage, and minimal outdoor activity, or demand for utilities. This includes but is not limited to storage, including indoor storage of watercraft, boats, recreational vehicles, and other personal property that may incorporate compartmentalized and controlled access stalls or lockers for storage. Any Flex use that incorporates compartmentalized and controlled access stalls or lockers for storage shall meet the requirements of Valley Zoning Ordinance Section 9.11.

*Graphic element.* A letter, illustration, symbol, figure, insignia, or other device employed to express and illustrate a message or part thereof.

*Condo Garage.* Real estate, a portion of which is designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions, pursuant to the Nebraska Condominium Act. Use of the individual unit may be any use permitted pursuant to Valley Zoning Ordinance and this Agreement except that residential uses, except upper story housing, are prohibited.

*Landscape.* Plant materials, topography, and other natural physical elements combined in relation to one another and to man-made structures.

*Light cut-off angle.* An angle from vertical, external downward from a luminary, which defines the maximum illumination outward at the ground plane.

*Logic of design.* Accepted principles and criteria of validity in the solution of the problem of design.

*Masonry.* Shall include brick, cast stone, and decorative masonry units. Concrete wall form liners may be approved by the Planning Director if it is determined they adequately simulate approved masonry materials.

*Mechanical equipment.* Equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.

*Miscellaneous structures.* Structures, other than buildings, visible from public ways. Examples are: memorials, staging, antennas, fences and walls, transformers, drive-up facilities.

*Plant materials.* Trees, shrubs, vines, ground covers, grass perennials, annuals, and bulbs.

*Proportion.* Balanced relationship of parts of a building, landscape, structures, or buildings to each other and to the whole.

*Scale.* Proportional relationship of the size of parts to one another and to the human figure.

*Screening.* Structure of planting that conceals from view from public ways the area behind such structure of planting.

*Shrub.* A multi-stemmed woody plant other than a tree.

*Site break.* A structural or landscape device to interrupt long vistas and create visual interest in a site development.

*Street hardware.* Man-made objects other than buildings that are part of the streetscape. Examples are: lamp posts, utility poles, traffic signs, benches, litter containers, planting containers, letter boxes, fire hydrants.

*Streetscape.* The scene as may be observed along a public street or way composed of natural or man-made components, including building, paving, planting, street hardware, and miscellaneous structures.

*Utilitarian structure.* A structure or enclosure relating to mechanical or electrical services to a building or development.

*Utility hardware.* Devices such as poles, cross arms, transformers, and vaults, gas pressure regulating assemblies, hydrants, and buffalo boxes that are used for water, gas oil, sewer, and electrical services to a building or a project.

*Utility services.* Any device, including wire, pipe, and conduit, which carries gas, water, electricity, oil and communications into a building or development.

**Exhibit D**  
**Permitted Uses**



P = Permitted  
 C = Conditional Use Permit  
 T = Temporary  
 "-" = not permitted  
 \*1 = Floodplain regulations shall be met

Use Category	Use Type	TA	RS	R-1	R-2	R-3	RM	C-1	C-2	C-3	I-1	I-2	I-3	Additional Requirements
Animal Care	Pet grooming, Pet training	-	-	-	-	-	-	-	-	P	-	-	-	
Business and Household Services	Building maintenance & cleaning services	-	-	-	-	-	-	-	-	P	-	-	-	
	Copying, printing, mailing, & packaging services	-	-	-	-	-	-	-	-	C	-	-	-	
	Lawn, garden & yard maintenance services	-	-	-	-	-	-	-	-	P	-	-	-	
	Locksmiths and key duplication	-	-	-	-	-	-	-	-	P	-	-	-	
	Pest control services	-	-	-	-	-	-	-	-	C	-	-	-	
	Small appliances & household equipment repair	-	-	-	-	-	-	-	-	P	-	-	-	
Financial Services	Brokerages	-	-	-	-	-	-	-	-	P	-	-	-	
	Insurance offices	-	-	-	-	-	-	-	-	P	-	-	-	
	Financial advisory services	-	-	-	-	-	-	-	-	P	-	-	-	
	Specialty loan services	-	-	-	-	-	-	-	-	P	-	-	-	
Food And Beverage Services	Catering service	-	-	-	-	-	-	-	-	P	-	-	-	
General Commercial	Artisan production shop	-	-	-	-	-	-	-	-	P	-	-	-	
	Artist Studio	-	-	-	-	-	-	-	-	P	-	-	-	
	Condominiums	-	-	-	-	-	-	-	-	P	-	-	-	
Medical Uses	Acupuncture offices	-	-	-	-	-	-	-	-	P	-	-	-	
	Chiropractor offices	-	-	-	-	-	-	-	-	P	-	-	-	
	Dental offices incl. orthodontics	-	-	-	-	-	-	-	-	P	-	-	-	
	Massage therapy	-	-	-	-	-	-	-	-	P	-	-	-	
	Medical offices	-	-	-	-	-	-	-	-	P	-	-	-	
	Optical sales & services	-	-	-	-	-	-	-	-	P	-	-	-	
	Laser Treatment	-	-	-	-	-	-	-	-	P	-	-	-	
	Rehabilitation facilities including out-patient services	-	-	-	-	-	-	-	-	P	-	-	-	
Office Uses	Accountant and investment counseling	-	-	-	-	-	-	-	-	P	-	-	-	
	Business offices	-	-	-	-	-	-	-	-	P	-	-	-	
	Consultant offices	-	-	-	-	-	-	-	-	P	-	-	-	
	Lawyer/Attorney offices	-	-	-	-	-	-	-	-	P	-	-	-	
	Photographic studios	-	-	-	-	-	-	-	-	P	-	-	-	
	Real Estate offices	-	-	-	-	-	-	-	-	P	-	-	-	
	Utility and telephone company offices	-	-	-	-	-	-	-	-	P	-	-	-	

**STILLWATER – CLUSTERED MIXED USE MATRIX**

P = Permitted  
 C = Conditional Use Permit  
 T = Temporary  
 "-" = not permitted  
 \*1 = Floodplain regulations shall be met

Use Category	Use Type												Additional Requirements	
		TA	RS	R-1	R-2	R-3	RM	C-1	C-2	C-3	I-1	I-2		I-3
Warehousing & Storage	Mini-warehouses & self-service storage	-	-	-	-	-	-	-	-	C	-	-	-	See Section 9.11
Contractors, Contractor Yards, Storage & Supply	Carpenters	-	-	-	-	-	-	-	-	P	-	-	-	
	Electricians	-	-	-	-	-	-	-	-	P	-	-	-	
	Heating & ventilating contractors	-	-	-	-	-	-	-	-	P	-	-	-	
	Masons & bricklayers	-	-	-	-	-	-	-	-	P	-	-	-	
	Plumbers	-	-	-	-	-	-	-	-	P	-	-	-	
	Trade shops (incl. cabinet makers)	-	-	-	-	-	-	-	-	P	-	-	-	

## **Exhibit E Amendments**

### *Amendments or modification to application of City of Valley Zoning Ordinance*

#### **Front Façade**

The front façade shall include windows, arcades, awnings, projecting canopies, covered walkways, porticos, or other acceptable features along at least 60 percent of the front façade length and over at least 25 percent of the front façade area. Overhead doors may be acceptable features, if approved by the Planning Director.

Except, where a building front façade has no door or entrance it shall include windows, arcades, awnings, projecting canopies, covered walkways, porticos, or other acceptable features along at least 40 percent of the front façade length and over at least 10 percent of the front façade area.

#### **Landscape Buffer.**

The areas zoned C-3 subject to this Agreement do not have rear yards, and therefore shall not require a landscape buffer of evergreens along the property line to screen service areas and rear facades from the adjacent property.

#### **Maximum Parking.**

This development is not subject to maximum parking restrictions.

#### **Condo Garage Parking Requirements**

The minimum parking requirements for the Condo Garage use shall be one stall per bay. This requirement may be met by an 9'x18' paved surface in front of the garage door as long as the total paving allows for a minimum 12' drive aisle adjacent to the parking stall.

#### **Façade Materials and Color.**

Not less than xx percent of the front of the building and xx percent of the sides of the building shall be brick, stone textured CMU, or other acceptable durable modern materials as approved by the City.

#### **Amenities.**

No public gathering space, public space amenities or landscaped site for public artwork shall be required in this development.

**APPLICATION FOR FINAL PLAT**

Valley, Nebraska

**LEGAL DESCRIPTION AND GENERAL LOCATION**

Part of the southwest quarter of Section 30, Township 16 north, range 10 east, of the 6th p.m., Douglas county, Nebraska  
(see Plat for full Legal Description) - N 276th and N West Street

RECEIPT NO: \_\_\_\_\_

DATE: \_\_\_\_\_

FINAL PLAT #: \_\_\_\_\_

FEE PAID \$ \_\_\_\_\_

**SUBDIVIDER**

Name: HAMPTON DEVELOPMENT SERVICES

Address: 4089 SOUTH 84TH STREET, SUITE 307  
OMAHA, NE 68127

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

Name: Lamp Rynearson, c/o John Coolidge

Address: 14710 W Dodge Road, Ste. 100  
Omaha, NE 68154

Telephone: (402) 540-2255

Telephone: (402) 496-2498

**OWNER**

Name: As listed above.

Address: \_\_\_\_\_

**ANY OTHER ASSOCIATES:**

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

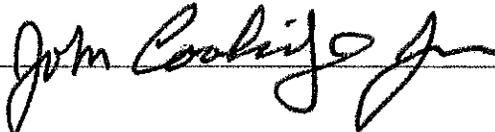
Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

NAME OF FINAL PLAT: Still Water Lake, Lots 24-49 and Outlot C NUMBER OF LOTS: 26 lots and 1 outlots

1. Letter or transmittal and action(s) requested.
2. Does the subdivider have any interest in the land surrounding the final plat? Yes\_\_\_ No X.  
If yes, please describe the nature of such interest: \_\_\_\_\_
3. Will the final plat require any zoning or other action (rezoning, conditional use or vacations) to complete the development? Yes \_\_\_ No X. If yes please describe the nature of the action: \_\_\_\_\_
4. The final plat is based upon the preliminary plat for Still Water Lake, Lots 24-49 and Outlot C, approved by the City Council on \_\_\_\_\_, 20\_\_\_\_, Resolution No. \_\_\_\_\_
5. Is the final plat consistent with the approved preliminary plat? Yes X No \_\_\_. If not, please explain the proposed changes and the reasons therefore: \_\_\_\_\_
6. Have all the improvements required by the preliminary plat been completed or guaranteed by bond, letter of credit, etc.? Yes No \_\_\_ (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed: \_\_\_\_\_

Applicant's Signature:  Date: 05/08/2023

**FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST**  
Valley, Nebraska

NAME OF FINAL PLAT: Still Water Lake, Lots 24-49 and Outlots C

LOCATION OF SUCH PLAT: N 276th and N West Street

**REQUIREMENTS OF FINAL PLAT**

- Letter or transmittal with action requested.
- Name of subdivision
- Complete drawing on one sheet if possible
- Drawn in ink or photographed on Mylar
- Signatures in black opaque ink
- Blank margin of ½ inch and outline
- Scale of one (1) inch equals ten (10) feet or sufficient to show all required information clearly
- Number and total number of sheets - index sheet if more than two sheets
- Boundary of the subdivision shall be indicated
- Vicinity Map
- Sketch of proposed subdivision sized 8 ½ inches by 14 inches

**CERTIFICATES AND ACKNOWLEDGMENTS**

- Owner's acknowledgment and offer of dedication by all parties having titled interest or lien upon the lands
- Surveyor's certificate with legal description written in meets and bounds
- Planning Commission acceptance certificate
- Acknowledgment by Notary
- City Council acceptance and acceptance certificate
- Certificate of acceptance by City Engineer
- Certification of acceptance by the City Enforcement officer, when individual sewage disposal or water systems are to be installed
- Certification by the Mayor and City Clerk that plat is accepted for recording by County Register of Deeds
- Certification that the Subdivider has complied with one of the following alternatives:
  - Improvements have been installed in accordance with requirements of the subdivision ordinance
  - A security bond or certified check filed with the City
  - Subdivision Improvements Agreement along with sufficient surety has been filed
- All affidavits, certificates, acknowledgments, endorsements, dedications, and notarial seals as are required by Law and the provisions of the zoning ordinance and subdivision regulations.

**DATA REQUIRED ON THE FINAL PLAT**

- Sufficient data to determine all existing and placed stakes and to locate and retrace all lots, blocks, and parcels, Include:
  - Bearings of lines
  - Radii, arcs and central angles of all curves with dimensions to the nearest second
- All dimensions shall be to the nearest .01 of a foot
- Meets or exceeds the "minimum standards of surveys"
- Location and description of monuments
- Lot numbers, square footage, outlet, block dimensions, and frontage dimensions
- Lot, outlet, and block identification system
- Areas reserved for public use - must clearly identify which are private and which are public
- If park land for use of public, must have an outlet letter and be included in the dedication
- If park land is private, must state so and provide maintenance agreement

# FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

Valley, Nebraska

- Purpose for which other than residential lots are dedicated or reserved
- Minimum building set back lines
- Locations and names of adjoining subdivisions and streets, adjoining unplatted properties with names and addresses of adjoining owners of unplatted properties.
- Abutting streets, cul-de-sacs and alleys, whether public or private, must include the following:
  - Location
  - Names
  - Centerline
  - Centerline radius
  - Length and interior angle of horizontal curves
  - Tangent length
  - Right-of-Way and paving widths (according to sub-division regulations, future land use and transportation plans)
- Location, width and purpose of all easements (according to sub-division regulations)
- Location and identification of all section corners
- Total number of lots, outlots, and total number of acres in subdivision
- Cross-sections, profiles and grades of streets, gutters, curbs and sidewalks; with locations of all "in street utilities" - drawn to City standards
- Protective covenants, when required
- Any interest in the land surrounding the plat
- Changes in zoning that may have been or need to; Submit zoning / rezoning form

## REQUIRED ON EACH SHEET

- Name of Subdivision
- Scale
- North arrow and graphic scale
- Date
- Sheet number and total number of sheet comprising the subdivision
- Location of Subdivision (first sheet only)

## DOCUMENTS REQUIRED

- Tax payment status form
- Special assessment status form
- Certificates of Title or Title Opinion
- Private restrictions or covenants, if necessary
- Prior to approval by the City Council, at least three signed reproducible copies (Mylar) of the final plat (2) 18" x 24", and one full size mylar with two additional signed copies. Copies of the original shall be prepared as specified in this Ordinance.

- [ ] City Engineer
- [ ] City Council
- [ ] City Attorney
- [ ] Fire Department
- [ ] County Engineer
- [ ] County Health Department
- [ ] Adjacent jurisdictions
- [ ] Papio-Missouri River NRD
- [ ] NDOR
- [ ] Planning Commission
- [ ] Traffic engineering
- [ ] OPPD
- [ ] Building and safety
- [ ] School District
- [ ] other

**CONFORMS TO APPROVED PRELIMINARY PLAT**

- Meets and bounds description
- Lot dimensions and configurations
- Street names
- Street alignment
- Reasons for differences

**FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)**

Valley, Nebraska

**ANY OTHER INFORMATION OR COMMENTS RELATED TO THE FINAL PLAT:**

(Please use additional sheet if necessary)

**Applicant's Signature(s):** \_\_\_\_\_

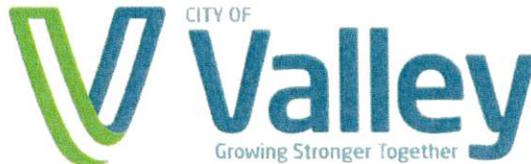
**Date:**







P.O. Box 682  
Valley, NE 68064  
Phone: 402-359-2251 Ext. 306  
Fax-402-359-2610  
[www.valleyne.org](http://www.valleyne.org)  
Business Hours 9 am – 5 pm M-F



**Official Use Only**

Planning Meeting Date 7-18-23  
 Check  Cash  Credit Card  
Check # 06-29-2023 \$150.00

**APPLICATION FOR CONDITIONAL USE PERMIT** *Request - For Pole Style Building (detached garage)*

Date: 6/22/2023

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

Property Owner's Name: Cole Groteluschen Telephone No. 402-517-1983

Applicants Address: 25424 Spencer St, Waterloo, NE 68069

Applicants Email: cwgrote02@gmail.com

Legal Description of Property: Average The LOT 8 Block 0 Lot 8 3.006 AC

Lot Size: 3.0 Acres (Sq. Ft. / Acres) Zoning District Rural Residential 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 Signature Cole Groteluschen

Enclosed(Y/N) : Site Plan \_\_\_\_\_ Easements \_\_\_\_\_ Permit Plans (If Applicable) \_\_\_\_\_ \$150.00 (Non-Refundable) Fee \_\_\_\_\_

**OFFICE USE ONLY**

Permit # \_\_\_\_\_ Permit is: \_\_\_\_\_ transferable, \_\_\_\_\_ transferable upon review/renewal

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

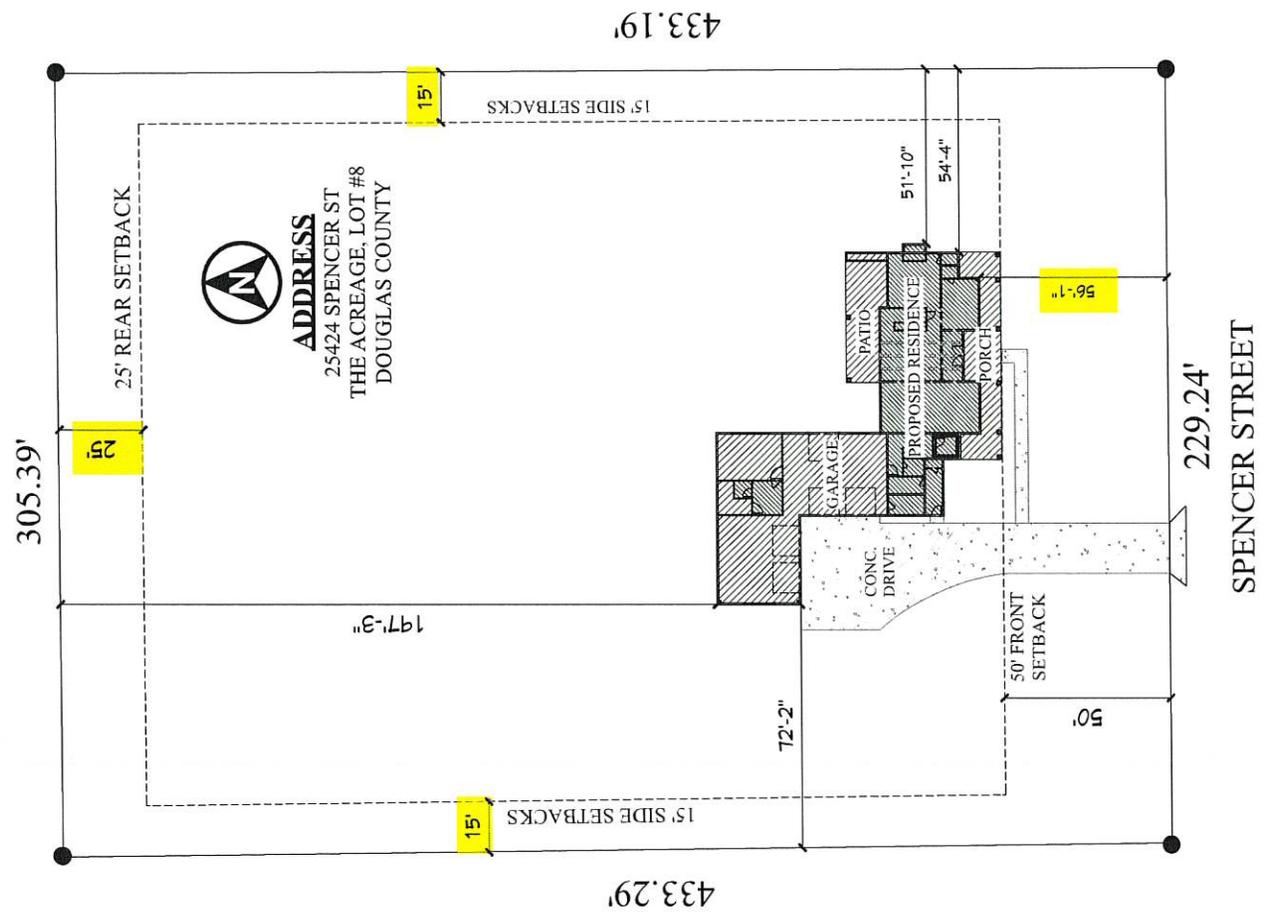
Date: \_\_\_\_\_ Approved \_\_\_\_\_ Approved with added condition's \_\_\_\_\_ Disapproved \_\_\_\_\_

X \_\_\_\_\_  
Mayor

X \_\_\_\_\_  
City Clerk

I hereby state that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

ATYPICAL L. EQUIVALEENT FOOTINGS	4333 S.F.
STRUCTURE	2208 S.F.
DRIVEWAY/SIDEWALK	963 S.F.
TOTAL IMPERVIOUS	7476 S.F.
TOTAL PERVIOUS	65996 S.F.
TOTAL IMPERVIOUS	7476 S.F.
NET GRASS TOTAL	7476 S.F.
PERVIOUS DRIVEWAY/SIDEWALK	97 S.F.



SITE PLAN  
 SCALE: 1" = 10'

SITE PLAN LINE TYPE LEGEND

PROPERTY LINE	---
SETBACK AND EASEMENT LINE	----
LOMR/FLOOD PLAIN LINE	- - - -

EXACT HOUSE LOCATION TBD BY CONTRACTOR ON SITE

# Cole Groteluschen

25424 Spencer St  
 Waterloo, NE 68069

*avg rate 02@gmail.com  
 402-511-1983*

Douglas County

Building Use: Garage (no Living Quarters)

40'-0" x 50'-0" x 12'-4" ICH

Page No.	Index
1	Cover Page
2	Floor Plan
3	Elevations
4	Section
5	Structural Roof Connections
6	Jack Bracing Detail
7	Truss 220727A - 40' SLC (4-12)
8	Truss 220727B - 16' SLC (4-12)
9	
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Job Number:	220727E
Date:	05-01-23
Drawn By:	BJB
Revised:	
Revised By:	
Revised:	
Revised By:	
Revised:	
Revised By:	
<b>Building Colors</b>	
Roof	= Black
Sides	= Alpine White
Doors	= Alpine White
	Soffit = Alpine White
	Wainscot = Black
<b>Plan Set</b>	



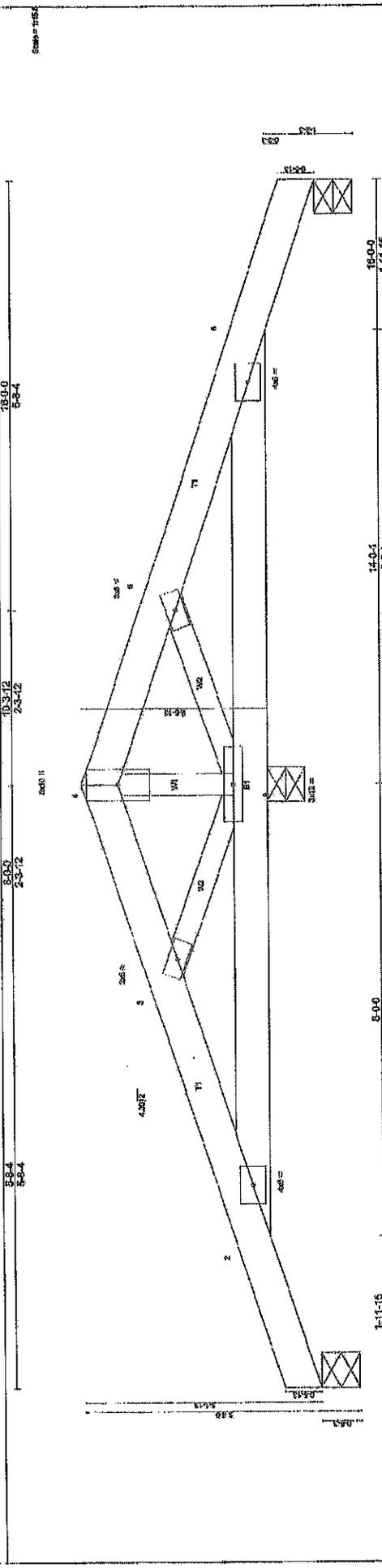
Engineering Office:  
 405 Walter Road  
 Mazomanie, Wisconsin 53560  
 Phone: 608-795-2294  
 Fax: 608-795-2534

TREYNOR AG SUPPLY INC.

ROGER WEBSTER  
 PO BOX 59  
 TREYNOR, IA 51575  
 Phone: 712-487-3366

*webster@treynoragsupply.com*

TRUSS DESIGN  
 DATE: 02/27/20  
 DRAWN BY: J. J. [unclear]  
 CHECKED BY: J. J. [unclear]  
 PROJECT: [unclear]  
 CLIENT: [unclear]  
 SCALE: 1/8" = 1'-0"

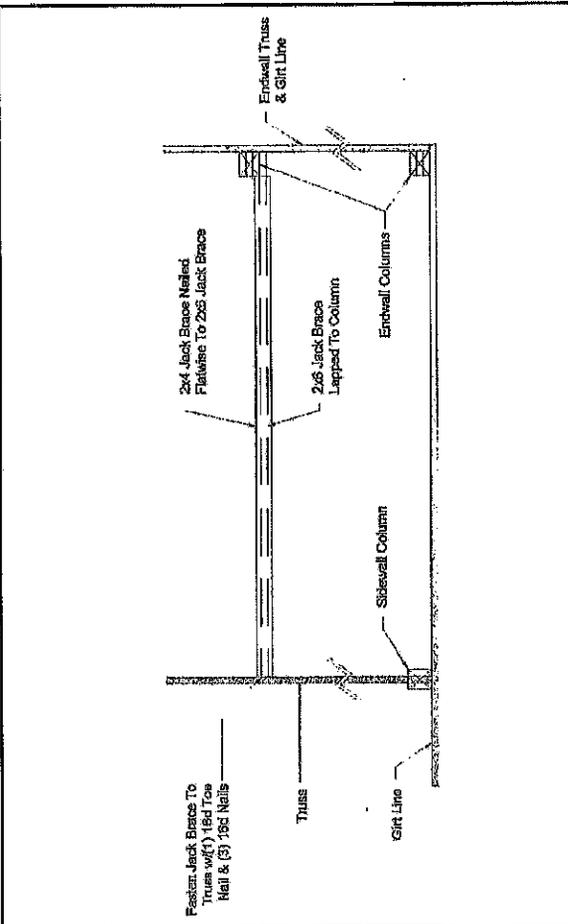


MEMBER	TYPE	SECTION	LENGTH (ft)	WEIGHT (lb)	DEFLECTION (in)	STRESS (ksi)	PLATES	GROUP
1	CHORD	4x12	18.00	157.14	0.05	1.5	MT20	1577-14
2	CHORD	4x12	18.00	157.14	0.05	1.5	MT20	1577-14
3	CHORD	4x12	18.00	157.14	0.05	1.5	MT20	1577-14
4	CHORD	4x12	18.00	157.14	0.05	1.5	MT20	1577-14
5	CHORD	4x12	18.00	157.14	0.05	1.5	MT20	1577-14
6	CHORD	4x12	18.00	157.14	0.05	1.5	MT20	1577-14
7	CHORD	4x12	18.00	157.14	0.05	1.5	MT20	1577-14
8	CHORD	4x12	18.00	157.14	0.05	1.5	MT20	1577-14
9	CHORD	4x12	18.00	157.14	0.05	1.5	MT20	1577-14
10	CHORD	4x12	18.00	157.14	0.05	1.5	MT20	1577-14
11	CHORD	4x12	18.00	157.14	0.05	1.5	MT20	1577-14
12	CHORD	4x12	18.00	157.14	0.05	1.5	MT20	1577-14
13	CHORD	4x12	18.00	157.14	0.05	1.5	MT20	1577-14
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100	CHORD	4x12	18.00	157.14	0.05	1.5	MT20	1577-14

**LOADING CASES**  
 1. Dead Load (DL)  
 2. Live Load (LL)  
 3. Wind Load (WL)  
 4. Snow Load (SL)  
 5. Seismic Load (EL)  
 6. Temperature Load (TL)  
 7. Shrinkage and Swell (SS)  
 8. Creep (CR)  
 9. Camber (CB)  
 10. Construction Tolerances (CT)

**REMARKS:**  
 1. This truss is designed in accordance with the American Institute of Steel Construction, Inc. (AISC) 13th Edition Specification for Structural Steel Buildings (AISC 13th Edition) and the Allowable Stress Design and Plastic Design (ASD) and Plastic Design (PD) methods.  
 2. The truss is designed for a design life of 50 years.  
 3. The truss is designed for a design wind speed of 115 mph (33 m/s) based on ASCE 7-16.  
 4. The truss is designed for a design snow load of 30 psf (1.44 kN/m²) based on ASCE 7-16.  
 5. The truss is designed for a design seismic load of 0.25g based on ASCE 7-16.  
 6. The truss is designed for a design temperature load of 100°F (38°C) based on ASCE 7-16.  
 7. The truss is designed for a design shrinkage and swell of 1/8" (3.2 mm) based on ASCE 7-16.  
 8. The truss is designed for a design creep of 1/8" (3.2 mm) based on ASCE 7-16.  
 9. The truss is designed for a design camber of 1/8" (3.2 mm) based on ASCE 7-16.  
 10. The truss is designed for a design construction tolerance of 1/8" (3.2 mm) based on ASCE 7-16.

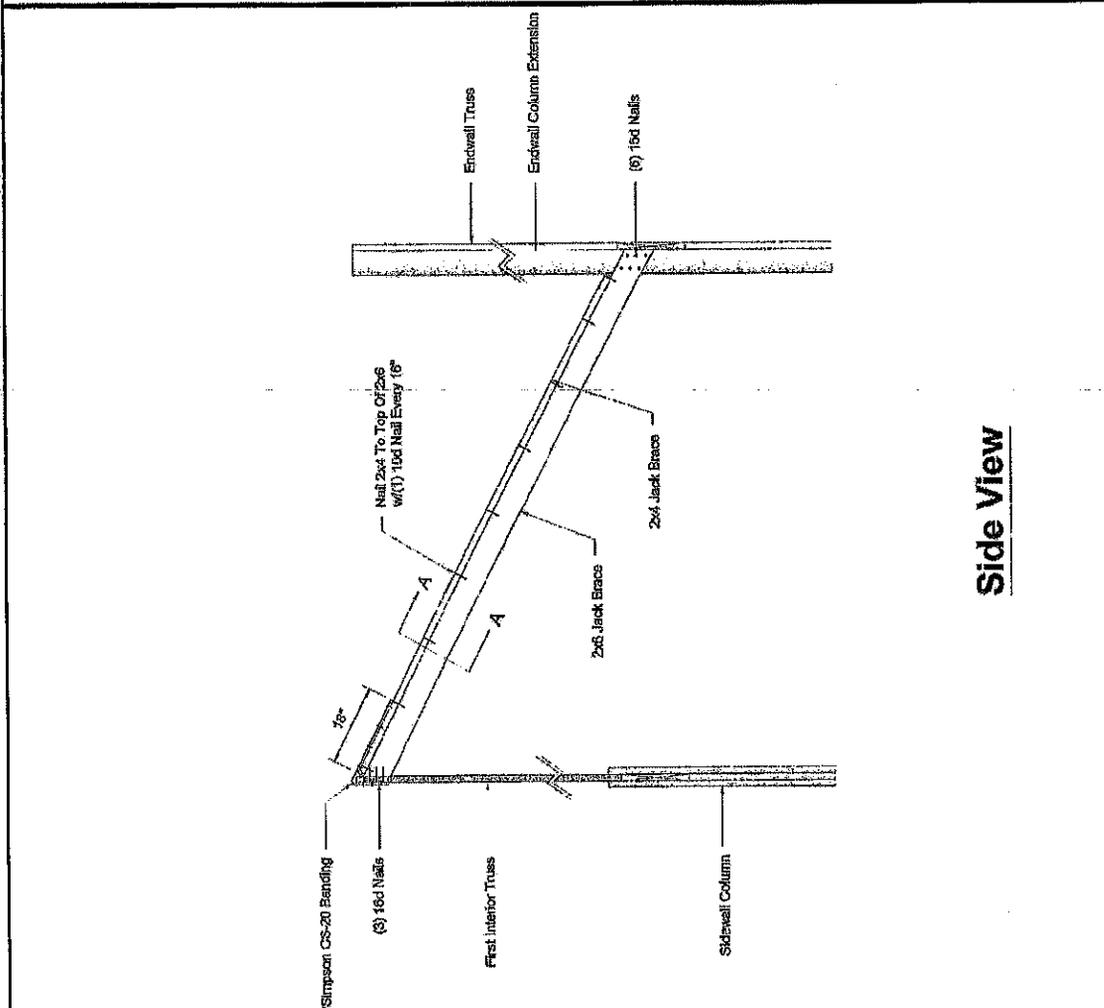
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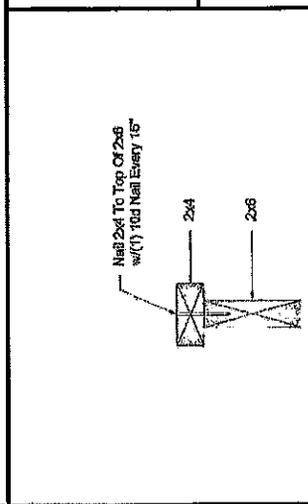
**Floor Plan View**

\*Steel Banding: Use Simpson CS-20 Steel Banding 3/8" Long. Extend Banding 1/8" Down Jack Bracing & To Edge Of Top Chord Of Truss. Nail w/ (7) 1 1/4" Washersless Nails Along Top 2x4 Of Jack Bracing & Top Chord Of Truss.

Refer To Floor Plan For Number Of Jack Braces Required.



**Side View**



**Section A**

Garage (no Living Quarters)  
40'-0" x 50'-0" x 12'-4" TCH

Plan Set

30 PSF Ground Snow Load

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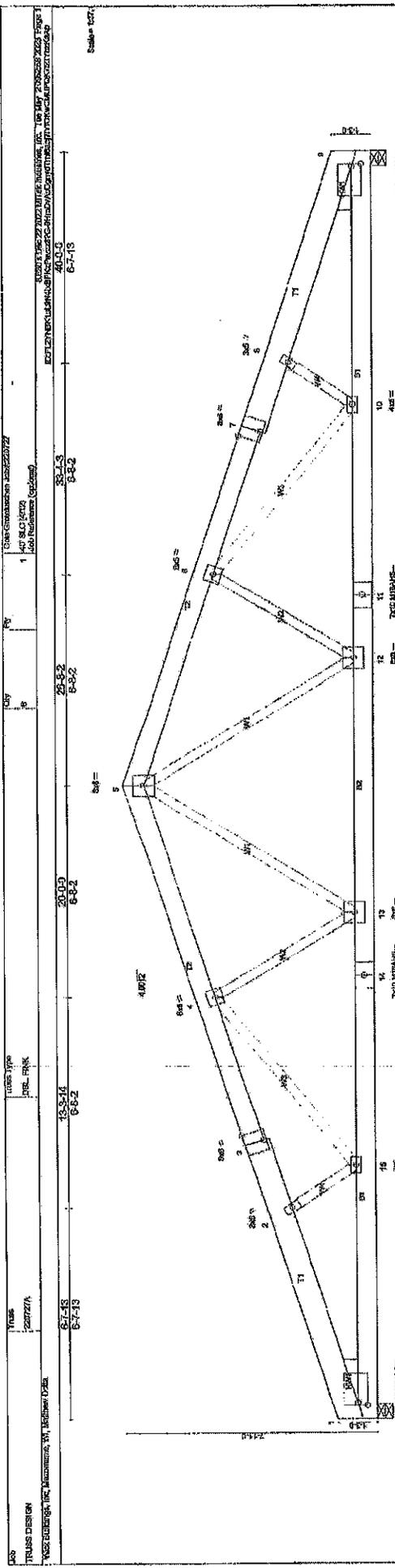
This building is subject to Wick Building Products and products. This information is used to build a Wick Building. The user is responsible for any other building construction or material.

Rev. Date: | Org. Date: 05-01-23

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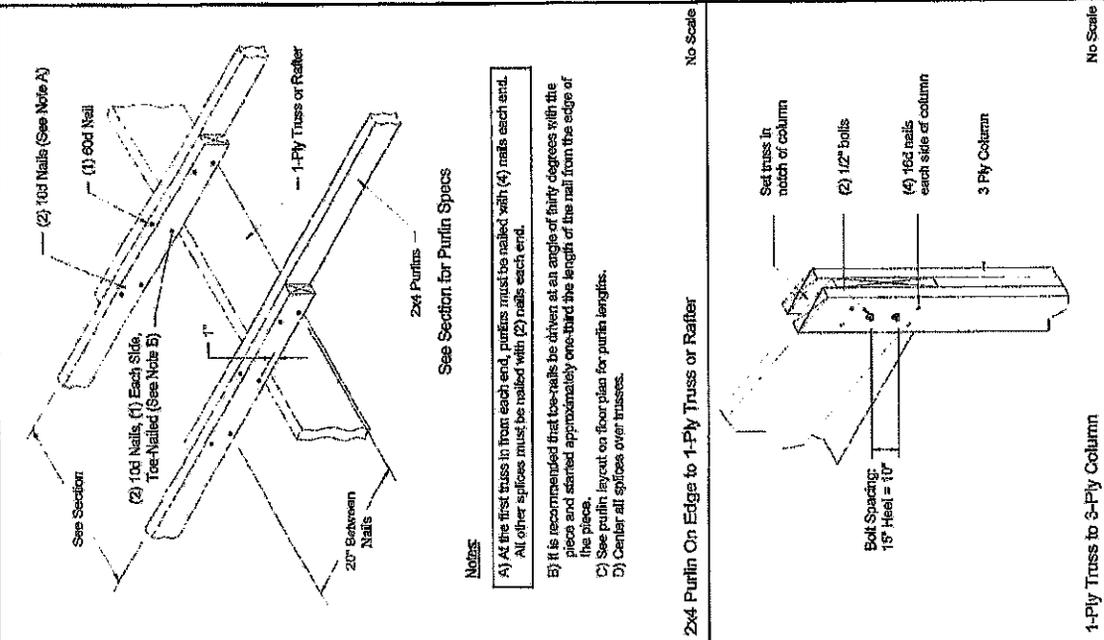
Cole Groteluschen  
Jack Bracing Detail

Drawn By: BJB  
Scale: 28  
Job No.: 220727E  
View: Jack  
DO NOT SCALE  
Pages: 6



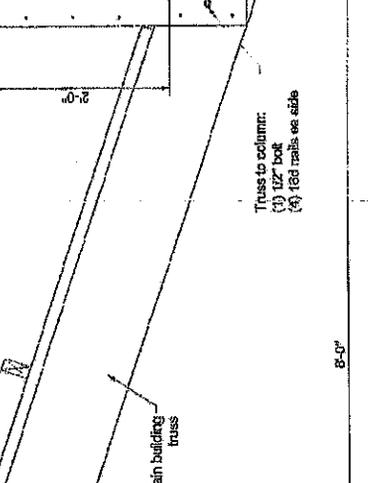
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100	CHORD	4x12	13.8-14	68.2	18014	18014

Notes: (B-11)  
 1) This truss has been designed for uniform roof live load only, except as noted.  
 2) L.L. = 20 psf (19 psf for the least lumber DOCL = 1.5; 20 psf for more lumber DOCL = 1.5; Plate DOCL = 1.5; Category I; Exp C; Fully Exp.)  
 3) Wind loads are based on a wind speed of 140 mph (100 mph for 100 ft or less) as determined in accordance with ASCE 7-10.  
 4) Unbraced upper chord bracing has been provided for this truss.  
 5) All bracing members are assumed to be pinned at their ends.  
 6) This truss is designed in accordance with the 2010 International Building Code section 2305.4 and referenced standard AISI S100-10.  
 7) Where additional permanent and variable loading for mass system (e.g., snow, ice, wind, etc.) is required, the designer should refer to the applicable code.  
 8) The truss is designed for a design life of 100 years.  
 9) The truss is designed for a design life of 100 years.  
 10) The truss is designed for a design life of 100 years.  
 11) Bracing (when present) may be placed on either the top or bottom of the web member.  
 LOAD CASES:  
 Standard

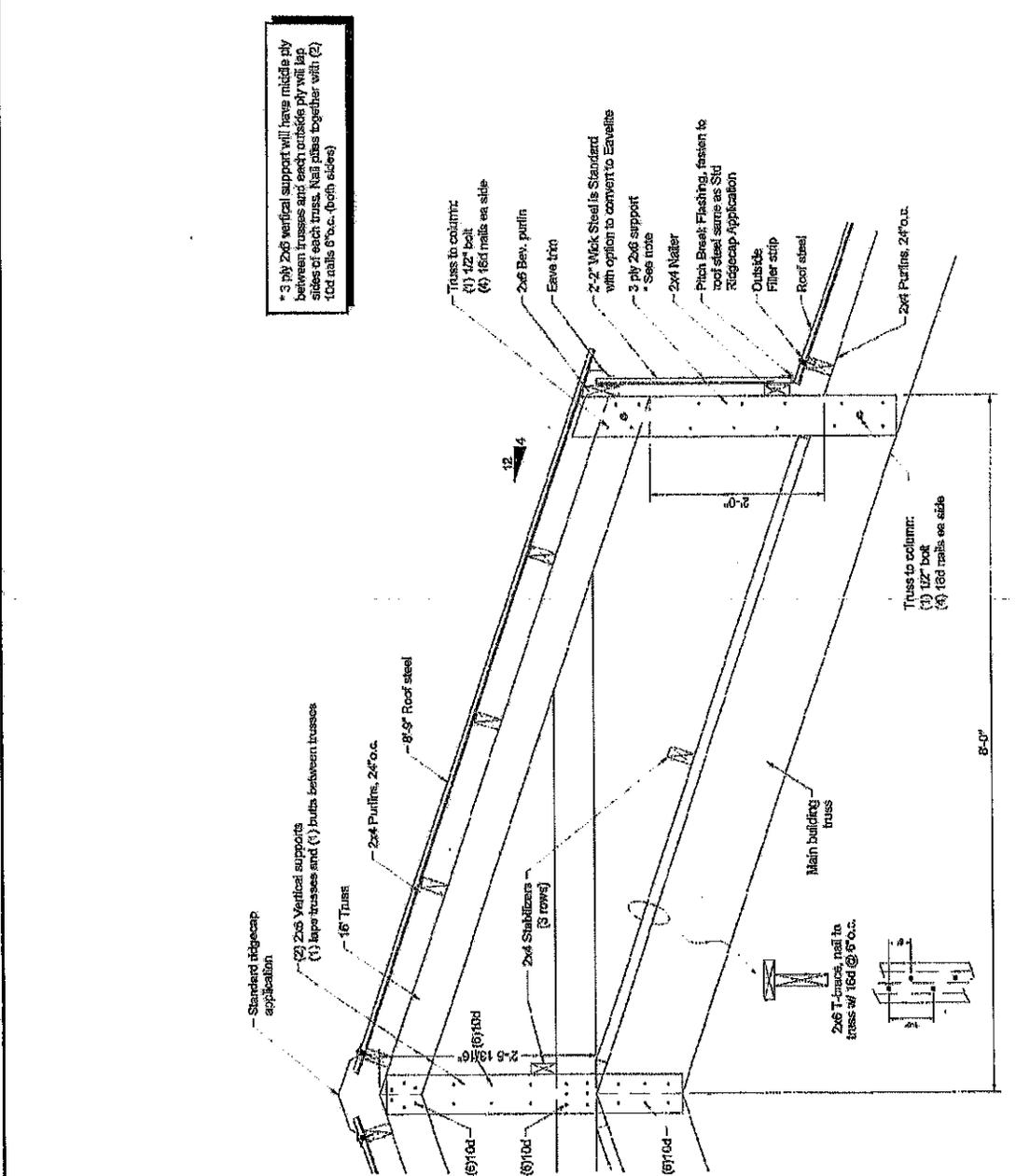


**Notes:**  
 A) At the first truss in from each end, purfins must be nailed with (4) nails each end. All other splices must be nailed with (2) nails each end.  
 B) It is recommended that toe-nails be driven at an angle of fairly degrees with the piece and spaced approximately one-third the length of the nail from the edge of the piece.  
 C) See purfin layout on floor plan for purfin lengths.  
 D) Center all splices over trusses.

2x4 Purfin On Edge to 1-Ply Truss or Rafter  
 No Scale



1-Ply Truss to 3-Ply Column  
 No Scale



\* 3 ply 2x6 vertical support will have middle ply between trusses and each outside ply will lap sides of each truss. Nail plies together with (2) 10d nails @ 5\"/>

Garage (no Living Quarters)  
 40'-0" x 50'-0" x 12'-4" ICH

Plan Set

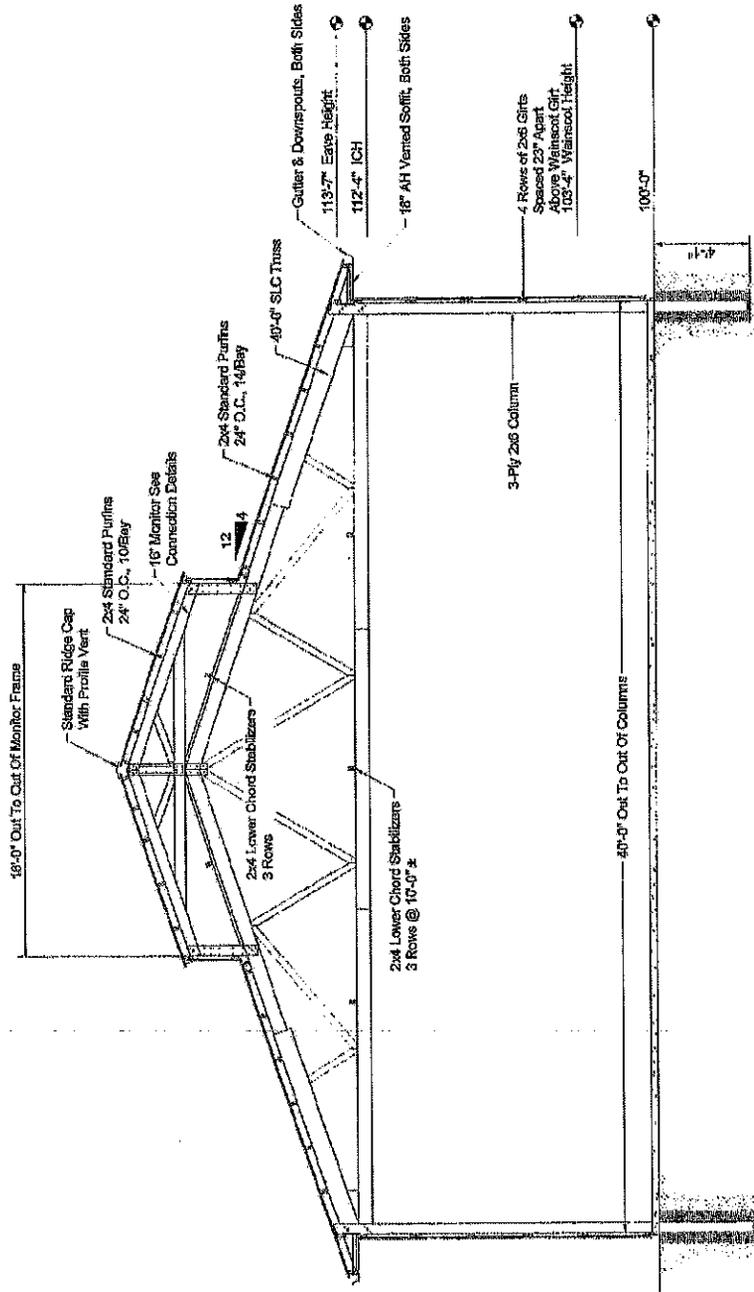
30 PSF Ground Snow Load



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 Web Site: www.wickbuildings.com

Cole Groteluschen  
 Structural Roof Connections  
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 This building is engineered in Wick Buildings' manufacturing and materials. Use plan only for general information. The user is advised to verify other building construction or materials.



Garage (no Living Quarters)  
40'-0" x 50'-0" x 12'-4" ICH

30 PSF Ground Snow Load

Plan Set



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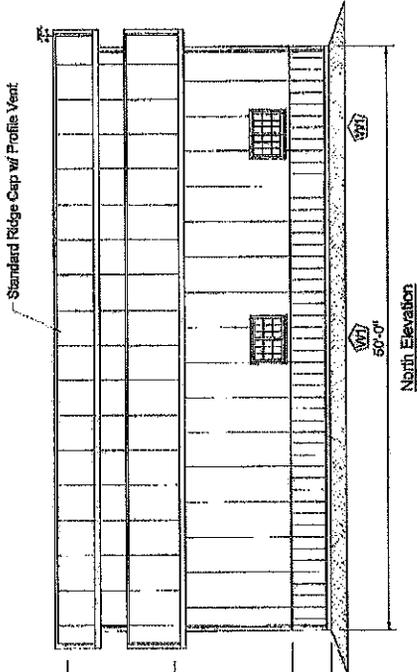
Cole Groteluschen  
Section

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Scale: 64	Scale = 1"=3'16"	Page: 4
File: G:\1\220727.dwg		

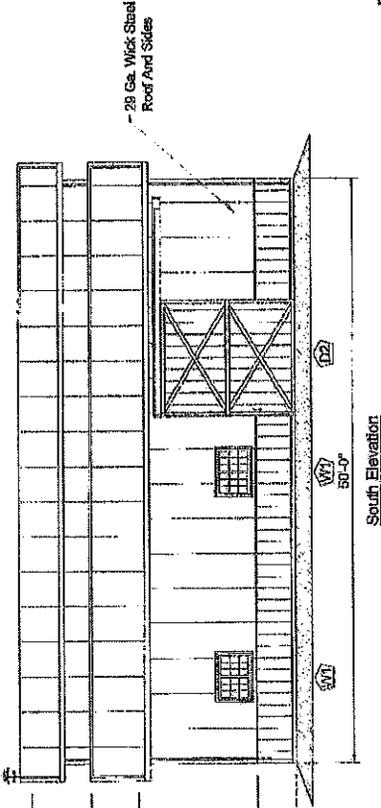
Rev. Date: 05-01-23

Original Date: 05-01-23

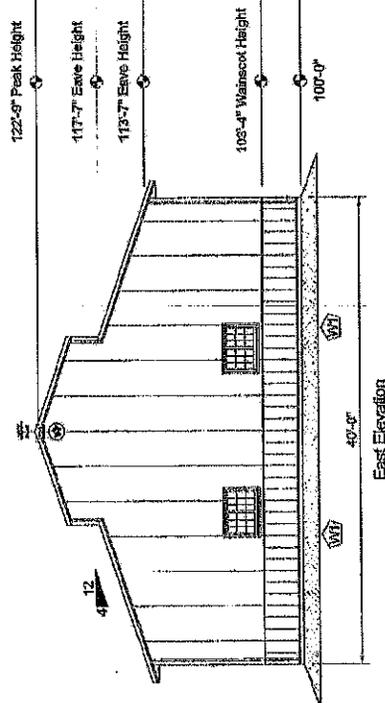
This drawing is not valid for construction unless it is accompanied by a signed and sealed professional engineer's stamp. The seal and stamp shall be on the same sheet as this drawing.



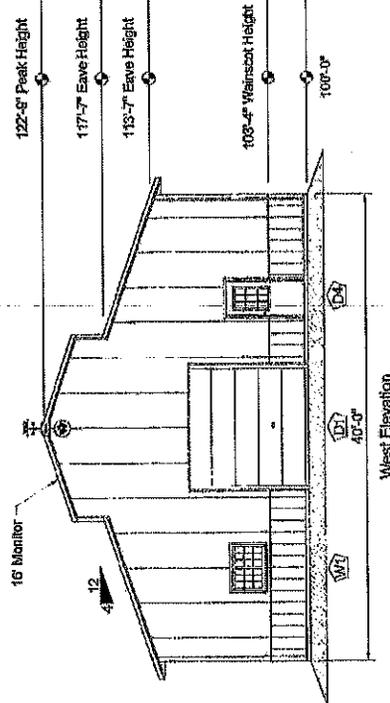
North Elevation



South Elevation



East Elevation



West Elevation

See Floor Plan:  
Door & Window Schedule  
Bracing Legend

Cole Groteluschen  
Elevations

Drawn By: BJB	Job No.: 220727E	View: Elevation
Scale: 1/8"	Scale: 1"=3.82'	Page: 3
Files: G:\...1220727.dwg		

Engineering Office:  
405 Walter Road,  
Mazomanie, Wisconsin 53560  
Phone: 608-795-2294  
Fax: 608-795-2534  
Web Site: www.wickbuildings.com

Rev. Date: 05-01-23  
Org. Date: 05-01-23



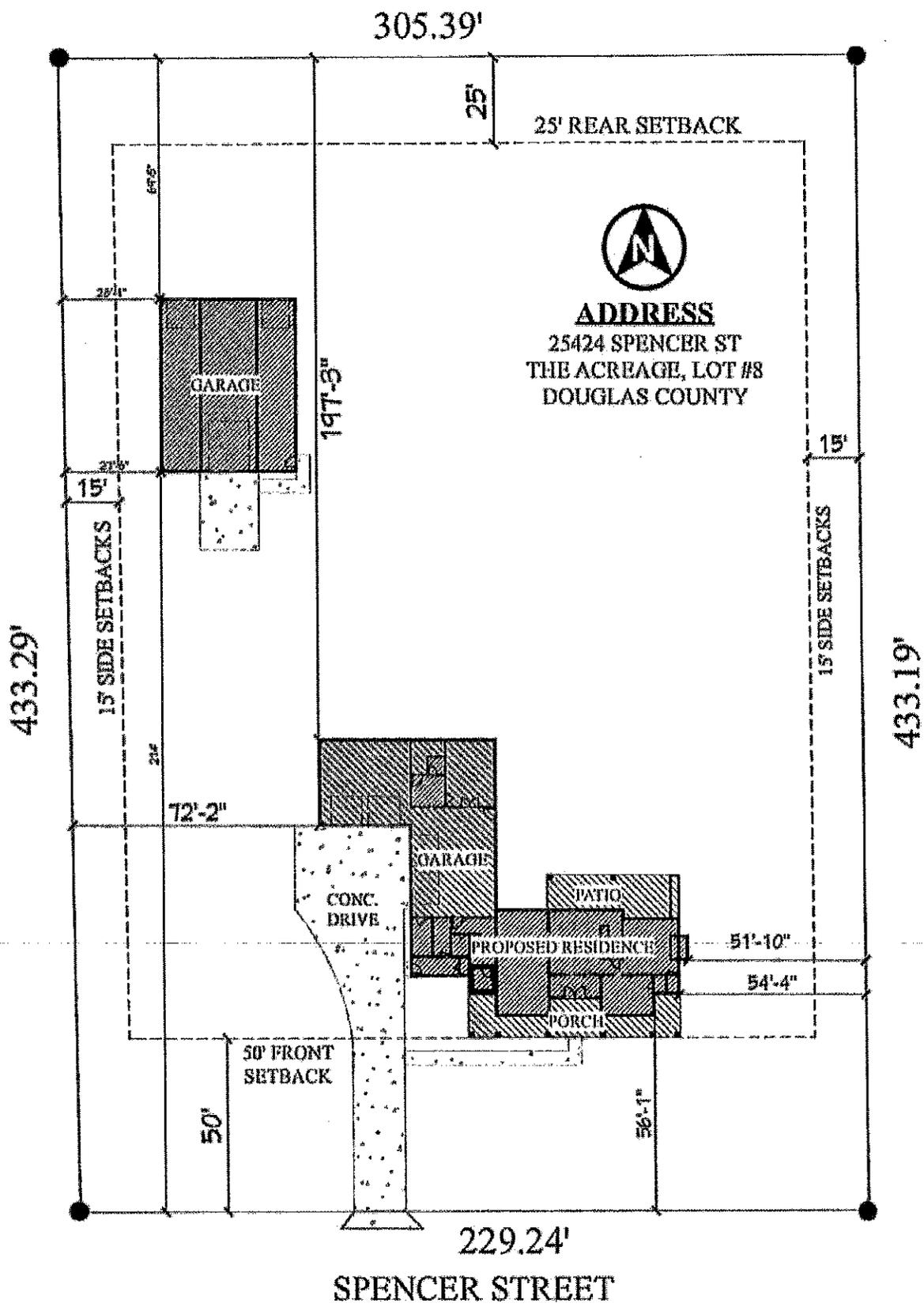
This building is designed to Wick Building modifications and materials. This plan set may be used for other building construction or material.

30 PSF Ground Snow Load

Garage (no Living Quarters)  
40'-0" x 50'-0" x 12'-4" ICH

Plan Set





**SITE PLAN**  
SCALE: 1' = 20'

FBD BY