

WAHOO CITY COUNCIL AGENDA
Wednesday, November 5, 2025 - 7:00 PM
City Hall, 605 N Broadway, Wahoo, NE 68066

NOTICE IS HEREBY GIVEN that the Mayor and Council of the City of Wahoo meet on the second and fourth Tuesdays of each month at the Wahoo Public Library, 637 N Maple Street Wahoo, Nebraska, at 7:00 p.m. Notice of special meetings shall be given by posting a notice thereof on the bulletin board in City Hall, U.S. Post Office, and FirstBank of Nebraska, at least 24 hours before the special meeting. All Council meetings are open to the public and the agenda, which is kept continually current, is available for public inspection at the office of the City Clerk at City Hall during normal business hours.

Individuals requiring physical or sensory accommodations, individual interpreter service, Braille, large print or recorded material, please contact the ADA Coordinator at City Hall, 605 North Broadway, Wahoo, Nebraska, 68066, telephone 402-443-3222 as far in advance as possible, but no later than 48 hours before the scheduled event.

{{Name: Agenda Item Name}}

Pledge of Allegiance

Advise the public of the location of posting of Open Meetings Act and Title VI information

Roll Call

Public hearings and associated actions

1. A public hearing regarding an application for a Conditional Use Permit for a pole sign submitted by North River Auto
2. A public hearing regarding an application for a Conditional Use Permit for a electronic message sign submitted by Otte's Amoco.
3. A Public Hearing regarding an application for a Change of Zoning at 1685 County Road M from R3 - High Density Residential to LLR - Large Lot Residential submitted by David and Renee Meyer

Items Not Requiring a Public Hearing

1. Consideration of a parking plan for North River Auto
2. Consideration of a parking plan for Market Suites (Old Wahoo Super)
3. Discussion regarding January meeting date.

Report on current and upcoming projects

Miscellaneous and correspondence

Approve minutes of the October 2, 2025, meeting.

Adjournment

CITY OF WAHOO
APPLICATION FOR CONDITIONAL USE PERMIT

Name: North River Auto LLC.

Address or Location: 1425 E. 31st Wahoo Ne. 68066

Current zoning of property C-2

Under the provisions of Article 6 of the City of Wahoo Zoning Regulations, the undersigned hereby applies for a Conditional Use Permit to _____

Erect a single pole free standing LED sign.
30' from the southmost property line and
30' from the westmost property line.

on the property described as: Lot 12 + 13 Block _____

Proposed development of the property is shown on plans attached hereto. Type and proposed use is as follows:

see attached - Free standing pole sign double-sided
internally lit

This application authorizes representatives of the City of Wahoo to enter the above property for purposes of inspection, examination, and investigation related to this application, and posting of signs as required by zoning regulations.

Date: 9-25-25 Signed SL for North River Auto Applicant

Address: 1425 E. 31st
Wahoo Ne. 68066

Phone: 402-510-9999

FEE: \$ 250⁻ Receipt # 30819

Publication fees will be billed to applicant PA

Date of Hearing (Planning Commission) _____, 20____. Approved _____ Denied _____

Date of Hearing (City Council) _____, 20____. Approved _____ Denied _____

Zoning Administrator

N

PONDEROSA SIKELI (60' PUBLIC RIGHT-OF-WAY)



N89°42'32"E
 245.03'(M) 245.00'(R)
 245.01'(C)

PT. OF LOT 13
 WAHOO INDUSTRIES AIRPARK

120.08'(M)
 120.00'(R) 120.03'(C)
 S89°35'23"W

S007°8'54"E
 4.91'(M) 5.00'(R)
 4.95'(C)

144.53'(R) 144.49'(C)
 144.57'(M)
 S04°41'18"W

PT. OF LOT 12
 WAHOO INDUSTRIES AIRPARK

PT. OF LOT 12
 WAHOO INDUSTRIES AIRPARK

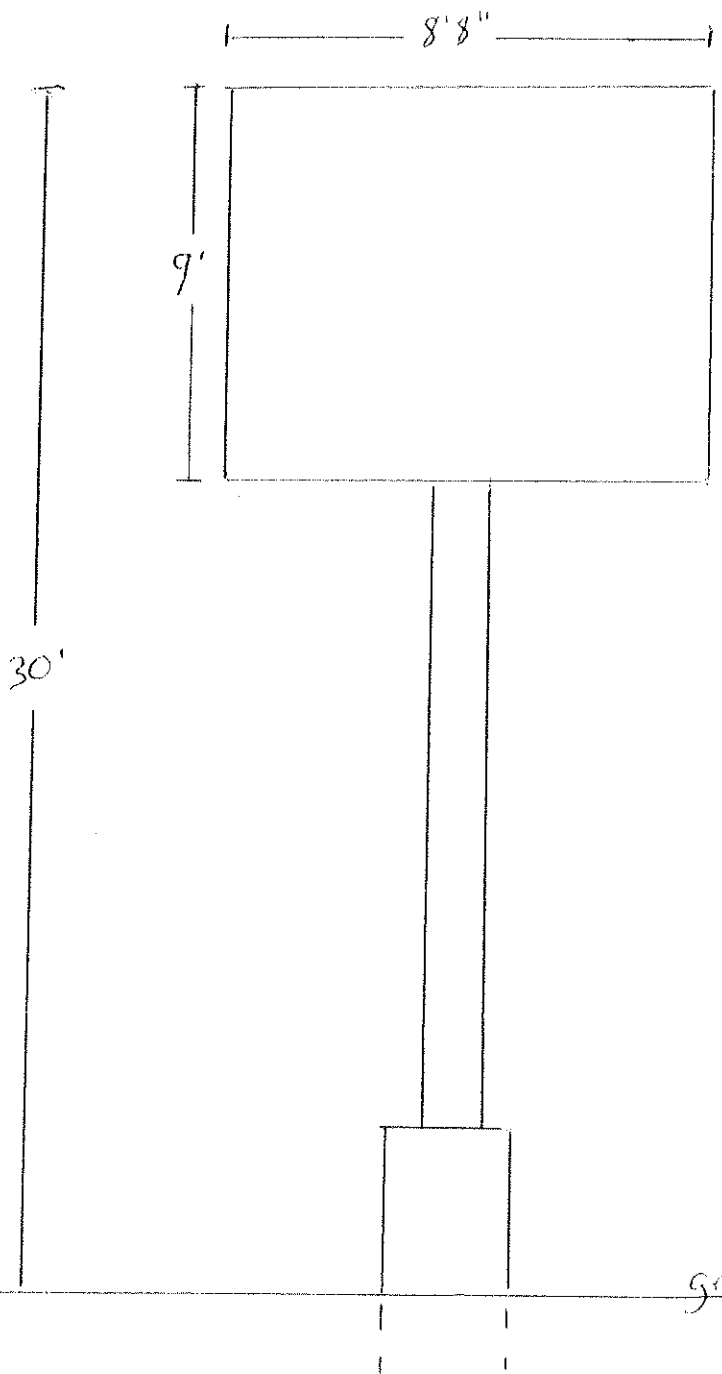
sign location

63.48'(C)
 63.49'(M) 63.44'(R)
 N00°14'14"W

143.51'(M) 143.46'(R) 143.45'(C)
 N00°21'39"W

3

S



ground

CITY OF WAHOO

APPLICATION FOR CONDITIONAL USE PERMIT

Name: Ottes BP to Ottes Amoco.
Address or Location: 703 N Chestnut (BP to Amoco)

Current zoning of property _____

Under the provisions of Article 6 of the City of Wahoo Zoning Regulations, the undersigned hereby applies for a Conditional Use Permit to install an electronic message center on price sign/pylon

on the property described as: Lot _____ Block _____
the above referenced property is a gas station.

Proposed development of the property is shown on plans attached hereto. Type and proposed use is as follows:
We are proposing to remove existing pylon sign to foundation install new poles logo sign, price digits and an emc. for Ottes. (see attached)

This application authorizes representatives of the City of Wahoo to enter the above property for purposes of inspection, examination, and investigation related to this application, and posting of signs as required by zoning regulations.

Date: 10-3-25 Signed Wendy Deal (Doranne Rose Sign) Applicant
Address: 201 Rd M47
Walnut Ia 51577
Phone: 800-316-9122

FEE: \$ _____ Receipt # _____

Publication fees will be billed to applicant

Date of Hearing (Planning Commission) _____, 20__ . Approved _____ Denied _____

Date of Hearing (City Council) _____, 20__ . Approved _____ Denied _____

Zoning Administrator

Section I. To be completed by the applicant

Job/Location Address 703 N Chestnut				
Legal Description	Lot No.	Block	Tract	See Attached Sheet
Sign Owner Ottis Amoco	Mail Address 3288 Ponderosa Dr Wahoo, ne		Phone	
Land Owner Ottis Amoco	Mail Address 3288 Ponderosa Dr Wahoo Ne		Phone	
Contractor Frairie Rose Son	Mail Address 201 Rd M&Z Walnut Ja		Phone 712-784-3515	
NOTE: Electrical contractors must obtain City of Wahoo license to work within Wahoo zoning jurisdiction.				
Electrical Contractor		Mail Address		Phone
<input type="checkbox"/> New	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Alter	<input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> On Premises/Business
<input checked="" type="checkbox"/> Permanent	<input type="checkbox"/> Mobile/Temporary	How long? _____ (30 days max.)		<input type="checkbox"/> Off Premises/Advertising
<input checked="" type="checkbox"/> Single Face	<input type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Plastic	<input checked="" type="checkbox"/> Illuminated Internal
<input type="checkbox"/> Double Face	<input type="checkbox"/> Back-to-Back	<input type="checkbox"/> Reflective	<input type="checkbox"/> Stacked	<input type="checkbox"/> Illuminated External
Cost of sign: \$ 1000.00		Legend: (what will sign say?)		
Length: 600"		(Ottis') on Bldg See attached		
Depth: 7" Height: 30"				
Height above ground to bottom of sign:				

Section II Permit Fees -- to be completed by Building Inspector

Special Approvals	Required	Received	Not Required	Sign Permit Fee
ZONING				Electrical Fee
OTHER				Valuation
	Use Zone			
				PERMIT TOTAL

Section III. Instructions to Permittee

NOTE: Applicant is responsible for locating any buried utilities that could be encountered during construction. This can be done by contacting Diggers Hotline of Nebraska at **811** two working days before starting your project.

ATTACH PLOT PLAN OR USE SEPARATE PAPER.

New sign construction or modification of existing signs requires review of plans by the City of Wahoo Building Inspector/Zoning Administrator, and an approved building permit. Fees are determined under Resolution 2008-22. The number, type, placement and size of signs allowed at a premise are determined by the zoning of the location.

ALL WORK IS SUBJECT TO INSPECTION (SEE INFORMATION ON BACK).

This permit shall be maintained available until final approval has been granted by the building official. THE PERSON DOING THE WORK shall notify the building official that such work is ready for inspection. 24 hour advance notice is requested (Call 443-3222 to arrange an appointment)

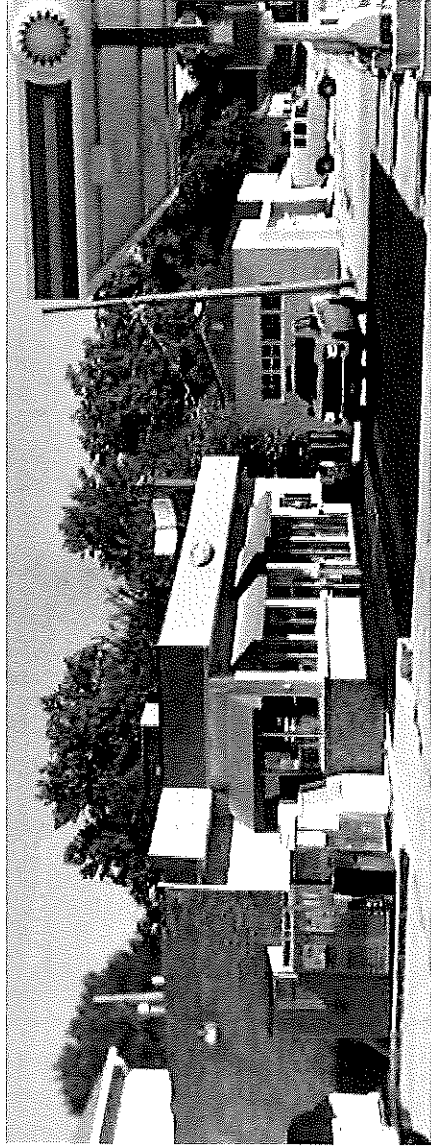
Except where an extension has been obtained in writing from the Building Inspector, permits issued shall expire within ninety (90) days if the work described in the permit has not begun or the use applied for has not been established and within one year if the work has not been completed.

I will commence work Oct 15, 2025 and complete the same on or about Dec 1, 2025 and will in all respects construct the work according to provisions of the ordinances of the City of Wahoo.

Applicant: Wendy Deal

This application becomes a CONSTRUCTION PERMIT only after being validated by the Building Inspector's signature.

Date approved: _____ Building Inspector: _____





201 CR M-47
Walnut, IA 51577
(800) 316-9122
Prairiesign.com

Client: NE/IA Supply
Location: Otte's Amoco
Contact: D. Coziahr
Sales Rep: K. Scott
Date: 9-23-2025

Drawing #: 4096

Revision: 3

Client Approval

Signed: Nicole Otte

Date: 09/24/2025

Changes to Artwork:

- Color
- Size
- None
- Spelling

Landlord Approval

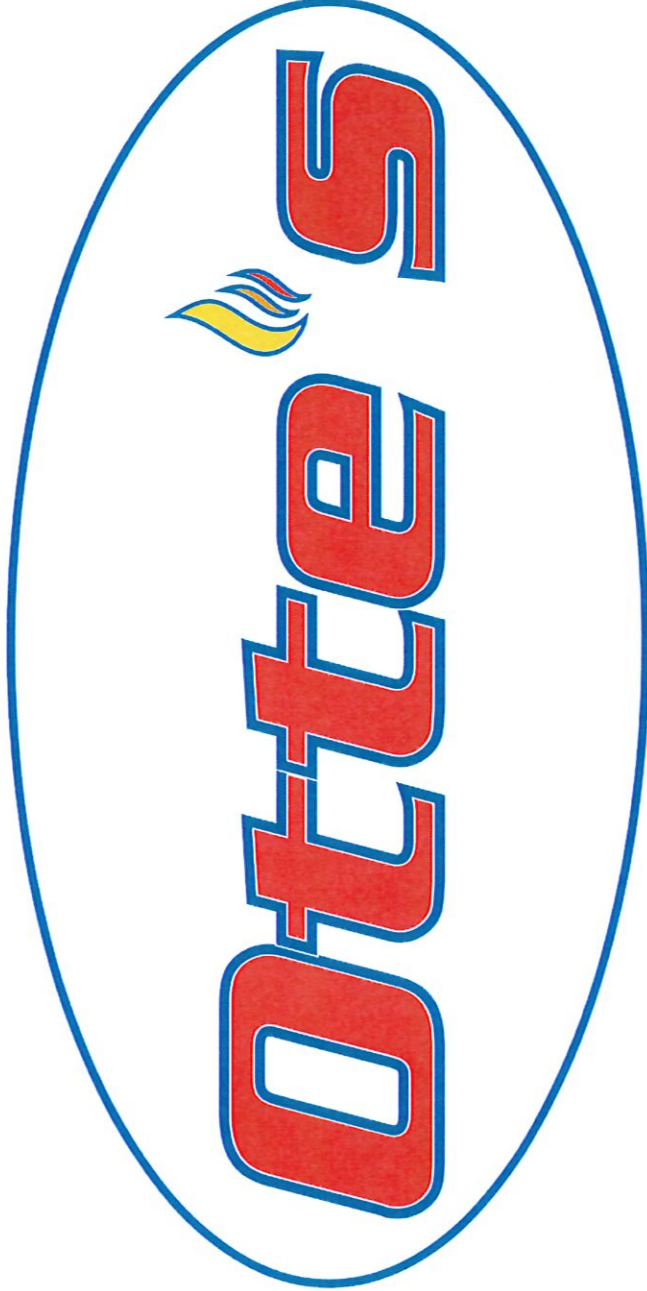
Signed:

Date:

Notes

1. Printed colors may not exactly match color of actual product.
2. All work performed by licensed State of Iowa contractors.
3. This is an unpublished drawing submitted in connection with a planned project. It is not to be copied, reproduced, exhibited, or shown to anyone outside your organization without written approval.

60"

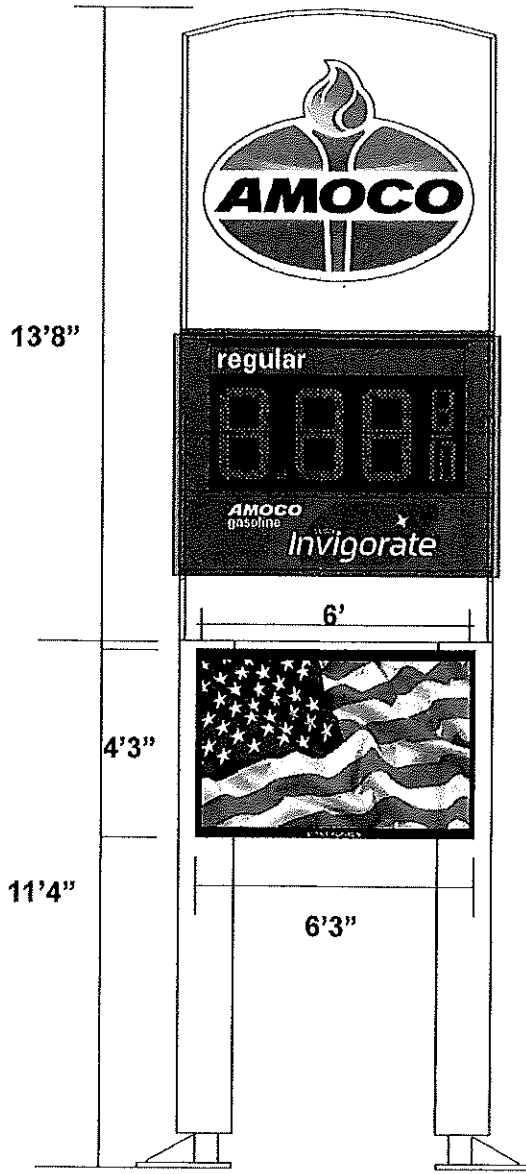


30"



Option 1

6'9"




**CITY OF WAHOO
APPLICATION FOR CHANGE OF ZONING**

Applicant's Name David + Renee Meyer
Applicant's Address 7155 Lakota Lane, Fort Calhoun, NE 68023
Phone Number(s): 402-981-4546 - 402-639-5222
Address or location of property to be rezoned 1685 County Road M, Wahoo, NE
Township 15 N, Range 7 E of the 6th Principal Meridian, Saunders County, NE
Legal description of property to be rezoned Part of the NW 1/4 of the NW 1/4 of Section 34,

Area of property (Sq Ft or Acres) 4.33 Acres
Current use of property Residential
Proposed use of property Residential with 2-3 Animals & 10 chickens
Present zoning R-3 Residential Requested zoning Large Lot Residential
Current zoning and use of adjoining properties:
North: N/A - HWY 77 South: R3 - Residential
East: TA - Transitional Ag West: R3 - Residential
Designated use of property on Future Land Use Map and Wahoo Comprehensive plan: _____

Applicant must furnish a survey plat of property proposed to be rezoned, and site plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.

Under the provisions of the City of Wahoo Zoning Regulations, the undersigned hereby applies for a change of zoning. This application authorizes representatives of the City of Wahoo to enter the above property for purposes of inspection, examination, and investigation related to this application, and posting of signs as required by Zoning Regulations.

Date: 10-9-25 Signed: 
Owner or authorized agent
Address: 7155 Lakota Lane
Fort Calhoun, NE 68023
Phone: 402-981-4546

FEE: \$ 250⁰⁰ Receipt # 30842
Publication fees will be billed to applicant Pa 10/10/25

Date of Hearing (Planning Commission) _____, 20____. Approved _____ Denied _____
Date of Hearing (City Council) _____, 20____. Approved _____ Denied _____

Zoning Administrator

JUSTIFICATION:

Questions 1 through 10 must be answered completely. Use additional sheets if needed.

1. Explain how this request is compatible with the future land use elements of the Wahoo, Nebraska Comprehensive Plan.

This is an acreage with an old house. This land has a great view of the lake & is a perfect spot to build a new house but nobody wants an acreage without being

2. What type of development does the Wahoo, Nebraska comprehensive Plan recommend for this general area?

By the zoning apparently town homes or apartments able to have any view.

3. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area?

yes, ?

4. Is the proposed zoning district in the floodplain hazard area as delineated under the federal flood insurance program?

No

5. Provide reasons to support the need for the proposed zoning in this area.

Tax \$\$\$ for City/County - old farmhouse vs. new high value house

6. How would the proposed district conform with adjacent zoning districts?

Same as the rest of the lake district.

7. What is the general character of the area? Describe

Acreage w/ pasture & trees with lake views

8. What type of sewer and water system will be used?

well & septic

9. Does the change affect any proposed public projects?

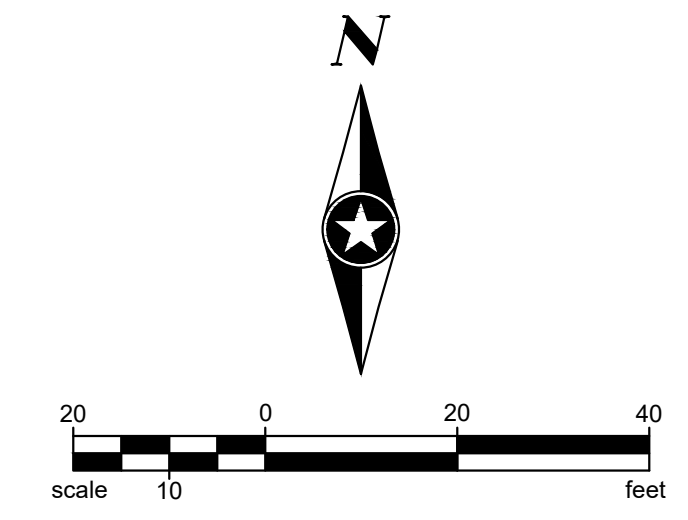
No

10. How will the proposed zoning district affect traffic in the area?

Not at all.

INDEX

SHEET NO.	DESCRIPTION
1	SITE PLAN
2	REMOVAL PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	EROSION CONTROL PLAN
6-7	SPOT ELEVATIONS
8-9	PAVING PLAN
10-11	DETAILS
12	CONSTRUCTION NOTES



THIS PLAN CONTAINS 12 SHEETS.

CONSTRUCTION NOTES:

- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED. CONTRACTOR TO FOLLOW CITY OF WAHOO INFRASTRUCTURE STANDARDS & SPECIFICATIONS (ADOPTED 10/25/2012) AND DETAILS. CITY OF WAHOO SHALL BE CONTACTED PRIOR TO WORK BEGINNING.
- PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
- ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- PARKING PROVIDED: 82 STALLS (2 HANDICAPPED)

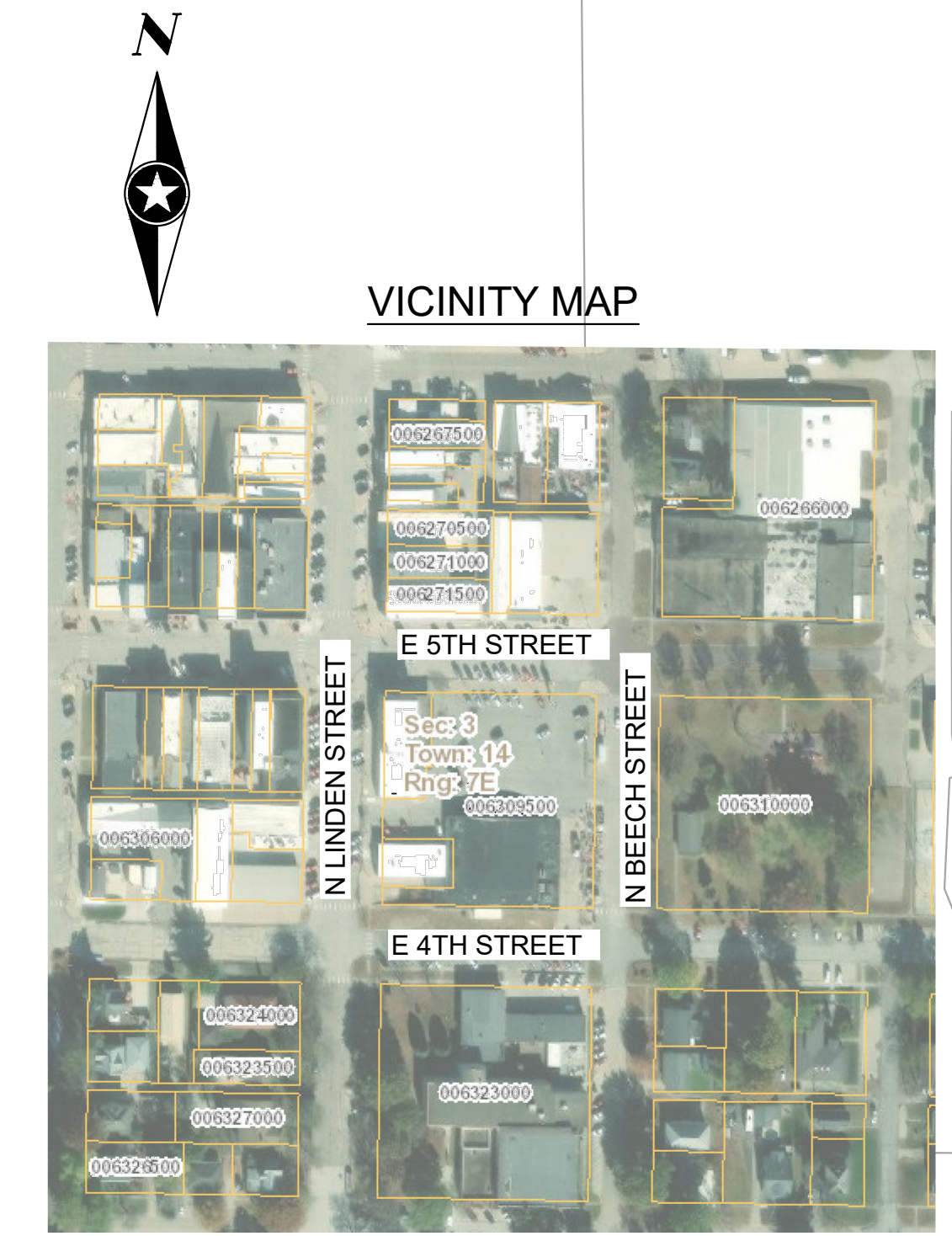
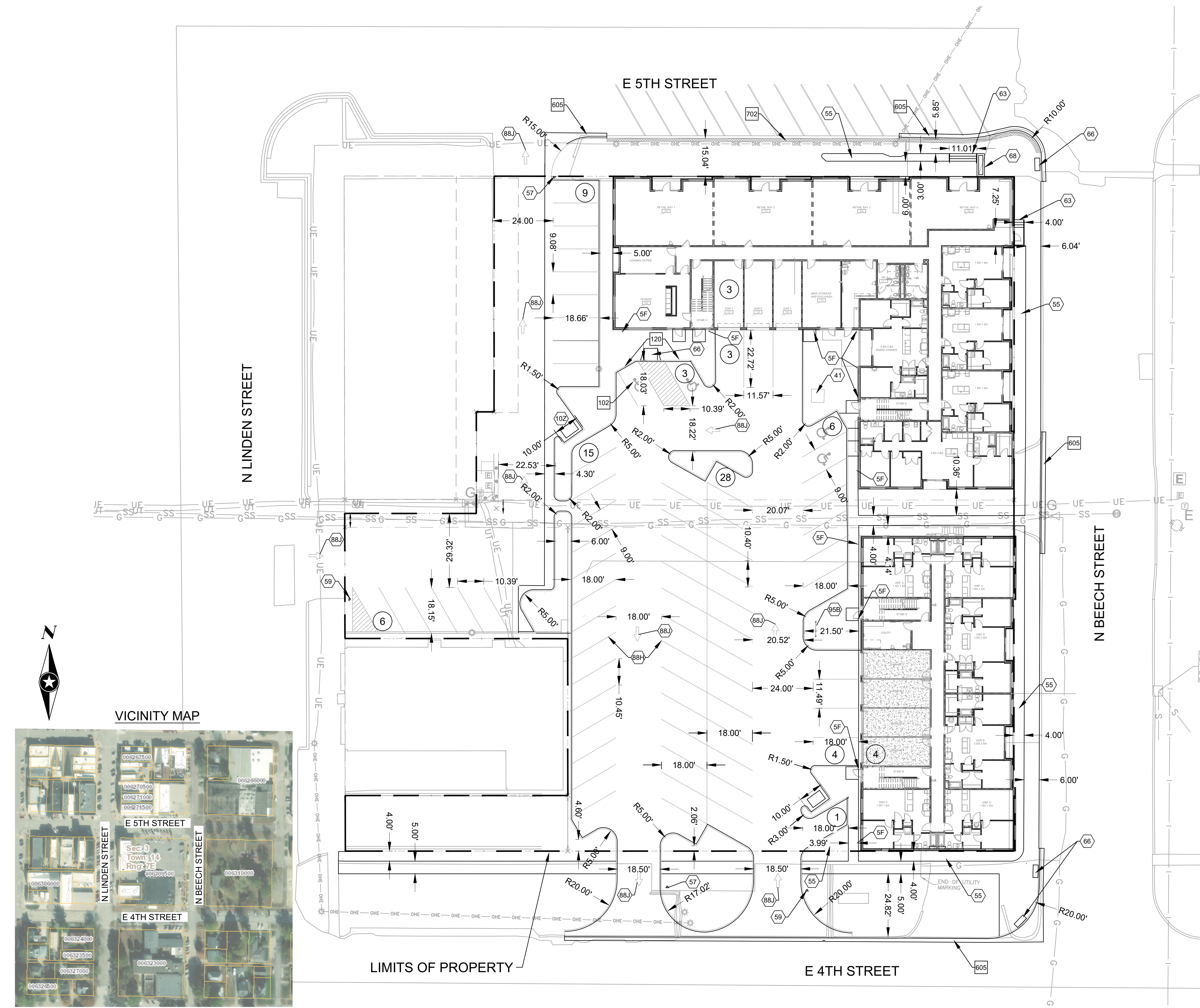
- ① PARKING COUNT
- DETAILS - SEE DETAIL SHEET FOR THE FOLLOWING DETAILS
- 102 ACCESSIBLE PARKING
- 120 ACCESSIBLE PARKING SIGNAGE
- 605 CURB & GUTTER REMOVAL AND REPLACEMENT
- 702 BRICK PAVER RIBBON DETAIL

- ⑤ DOWNSPOUT
- 10Z TRASH ENCLOSURE - SEE ARCHITECTURE PLANS FOR DETAILS
- 41 TRANSFORMER
- 55 4" LANDSCAPED ROCK WITH GEOFABRIC
- 57 "DO NOT ENTER" SIGN ON 2" SQUARE POST
- 59 "ONE WAY" SIGN ON 2" SQUARE POST
- 63 CONCRETE STEPS - SEE CITY OF OMAHA STANDARD PLATE 608-01 PCC STAIRS W/ RAILING
- 66 ADA RAMPS - SEE CITY OF OMAHA STANDARD PLATE 504-01 CONCRETE CURB RAMP
- 68 6" CONCRETE REINFORCED PLANTER BOX
- 88H 4" WHITE PAINT STRIPING
- 88J WHITE ONE WAY ARROW STRIPING
- 95B BICYCLE RACK - 5 SPOT (BLACK COATED STEEL, SURFACE MOUNTED)

SITE NOTES

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING ENTRANCE, EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
- ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

THE COORDINATES PROVIDED ON THIS PLAN ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN HEREON BEFORE CONSTRUCTION.



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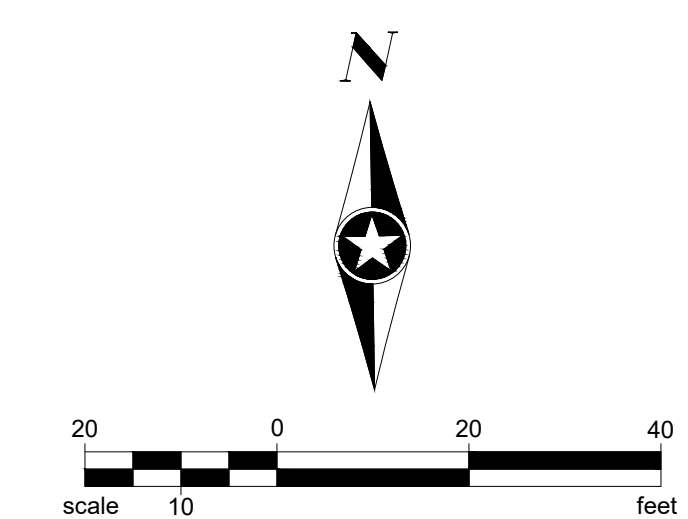
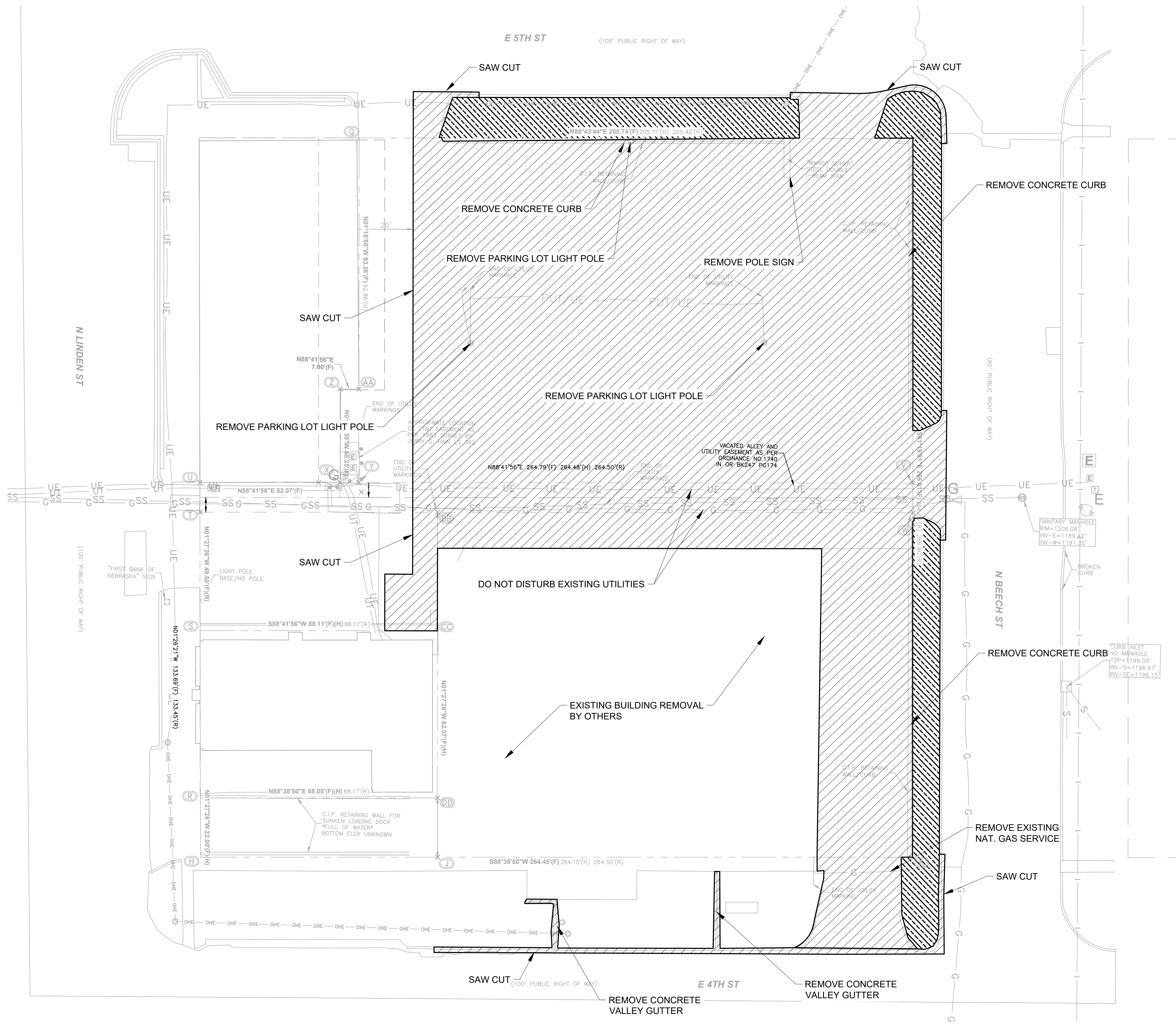
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WAHOO, NE

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ADDENDUM #2 10/19/2025

SITE PLAN

C.1



GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE ALL BUILDINGS, UTILITIES, PAVEMENT, FOUNDATIONS, FENCES, CURBS AND ALL OTHER STRUCTURES FROM WITHIN PROPERTY LINES EXCEPT AS DESIGNATED "TO REMAIN" OR TO BE REMOVED BY OTHERS", IN ACCORDANCE WITH THE SPECIFICATIONS OF WAHOO AND STATE REGULATIONS.
2. ALL UTILITY PIPE LINES TO BE ABANDONED SHALL BE PLUGGED PER CITY AND STATE REGULATIONS. CONTRACTOR WILL COORDINATE WITH CITY UTILITY DEPARTMENT.
3. DRIVES, PAVEMENT AND OTHER STRUCTURES ON STREET OR HIGHWAY RIGHT-OF-WAY SHALL BE REMOVED AS NECESSARY TO CONSTRUCT IMPROVEMENTS SHOWN ON THESE PLANS. REMOVAL AND DISPOSAL SHALL BE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
4. ALL PAVEMENT WITHIN PROPERTY TO BE REMOVED AND DISPOSED OF IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
5. ALL EXISTING UTILITIES ETC. LOCATED WITHIN THE BOUNDARIES OF THE PROPOSED BUILDING SHALL BE COMPLETELY REMOVED TO 10 FEET OUTSIDE OF BUILDING LINE.
6. ALL HAZARDOUS ASBESTOS AND OTHER HAZARDOUS MATERIALS MUST BE IDENTIFIED AND REMOVED PRIOR TO ANY BUILDING DEMOLITION, IN STRICT CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS BY CONTRACTOR.
7. CONTRACTOR SHALL VERIFY THAT ALL UTILITIES TO EXISTING STRUCTURES HAVE BEEN DISCONNECTED PRIOR TO COMMENCING DEMOLITION.

CAUTION - NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. **THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO AND CONSTRUCTION.**

SAFETY NOTICE TO CONTRACTOR
 IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

REMOVALS LEGEND:

- PAVEMENT/DRIVEWAY/CURB & GUTTER REMOVAL
- SIDEWALK REMOVAL

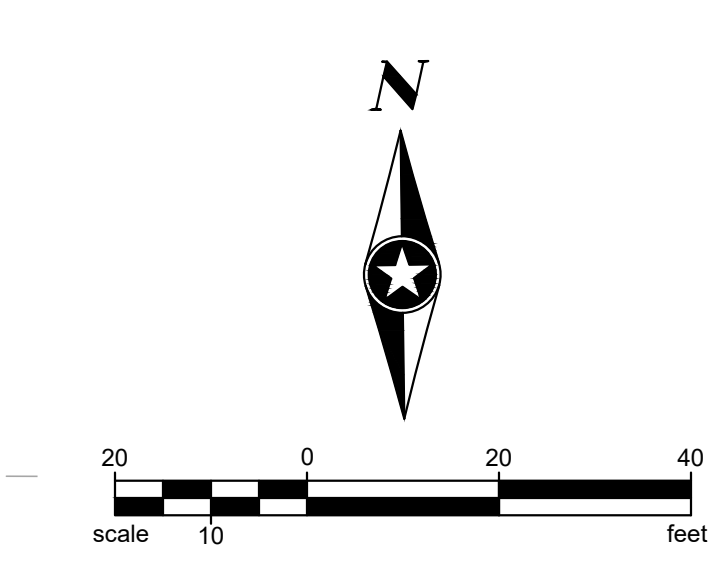
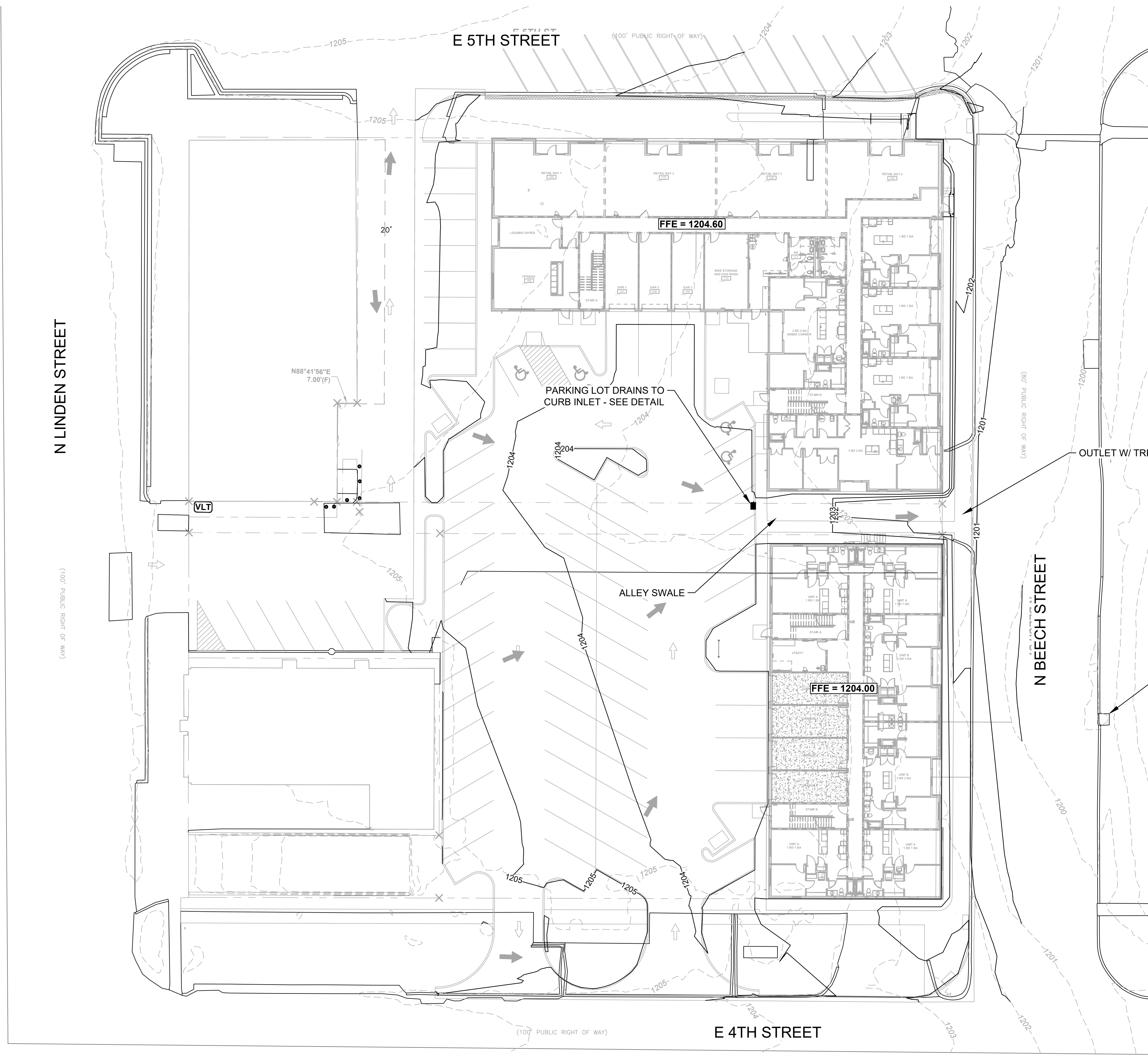
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 SUBMITTAL OF THIS DRAWING TO ANY AGENCY OR TO ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN APPROVAL OF SEH.
 SEH Project: L186119
 Checked By: JRV
 Drawn By: JRV
 Project Status:
 Issue Date: 10/19/2025

ADDENDUM #2 10/19/2025

REMOVAL PLAN



CUT / FILL

TOTAL CUT - 805 CY
 TOTAL FILL - 355 CY
 NET - 450 CY (CUT)
 (1.15 FILL FACTOR)

LEGEND

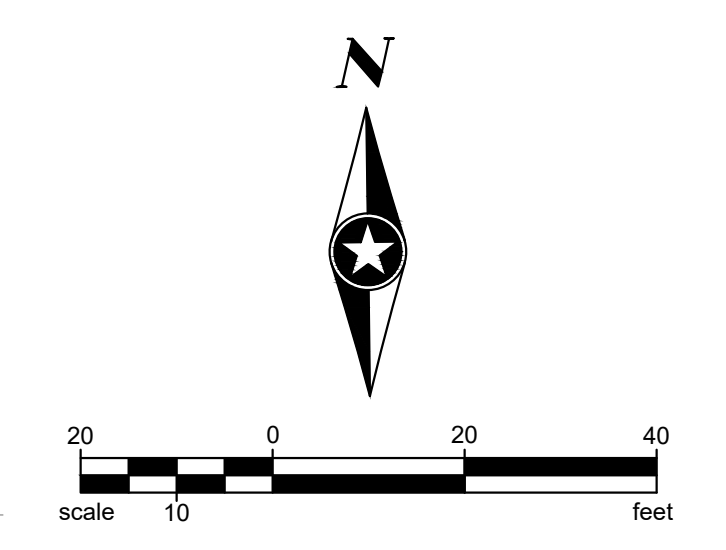
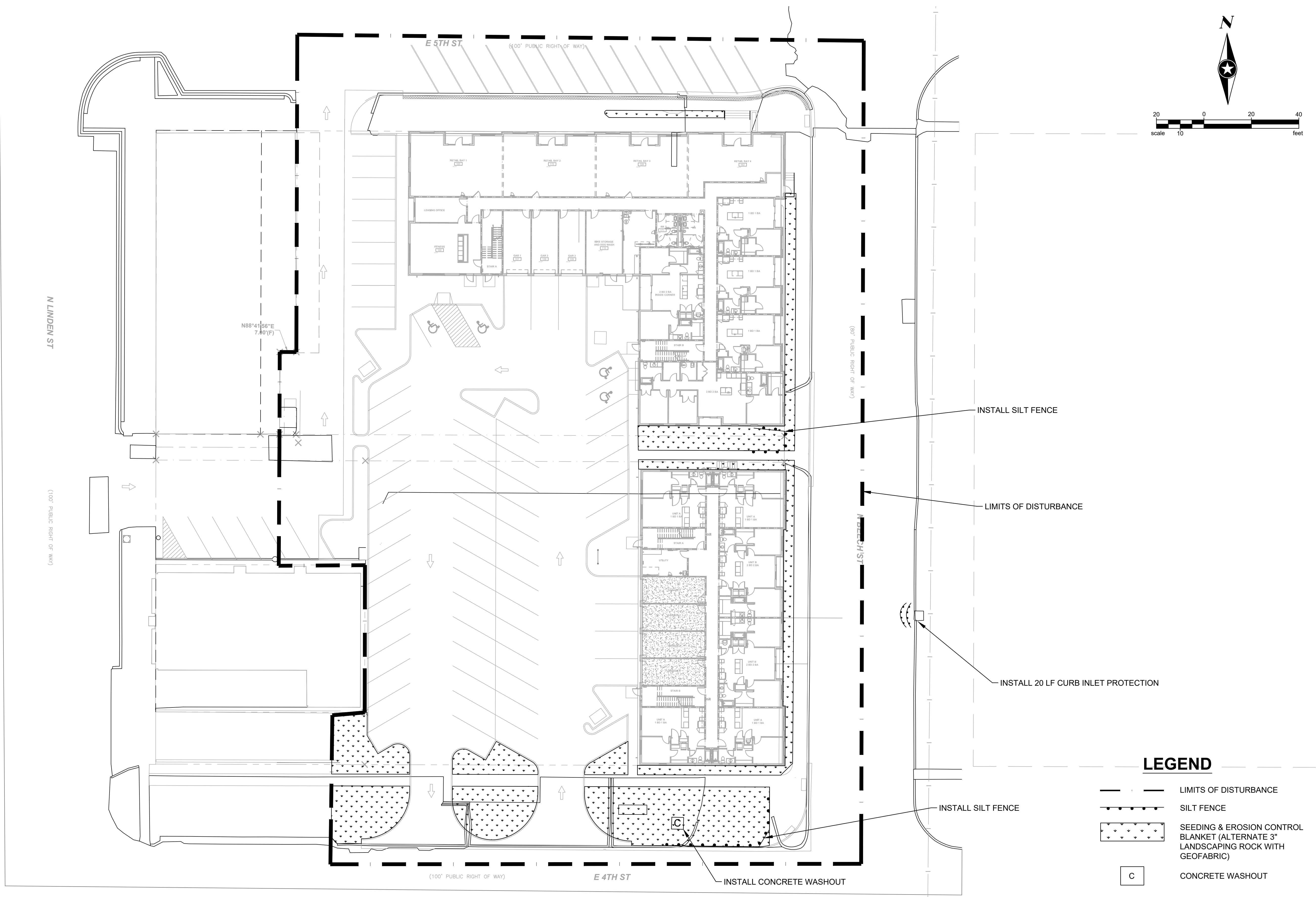
- - - 1150 EXISTING MAJOR CONTOUR
- - - 1152 EXISTING MINOR CONTOUR
- - - 1150 PROPOSED MAJOR CONTOUR
- - - 1152 PROPOSED MINOR CONTOUR

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 WAHOO, NE

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 SEA Project L178119
 Checked By
 Drawn By
 Project Status Issue Date
 4/30/2025

ADDENDUM #2 10/19/2025

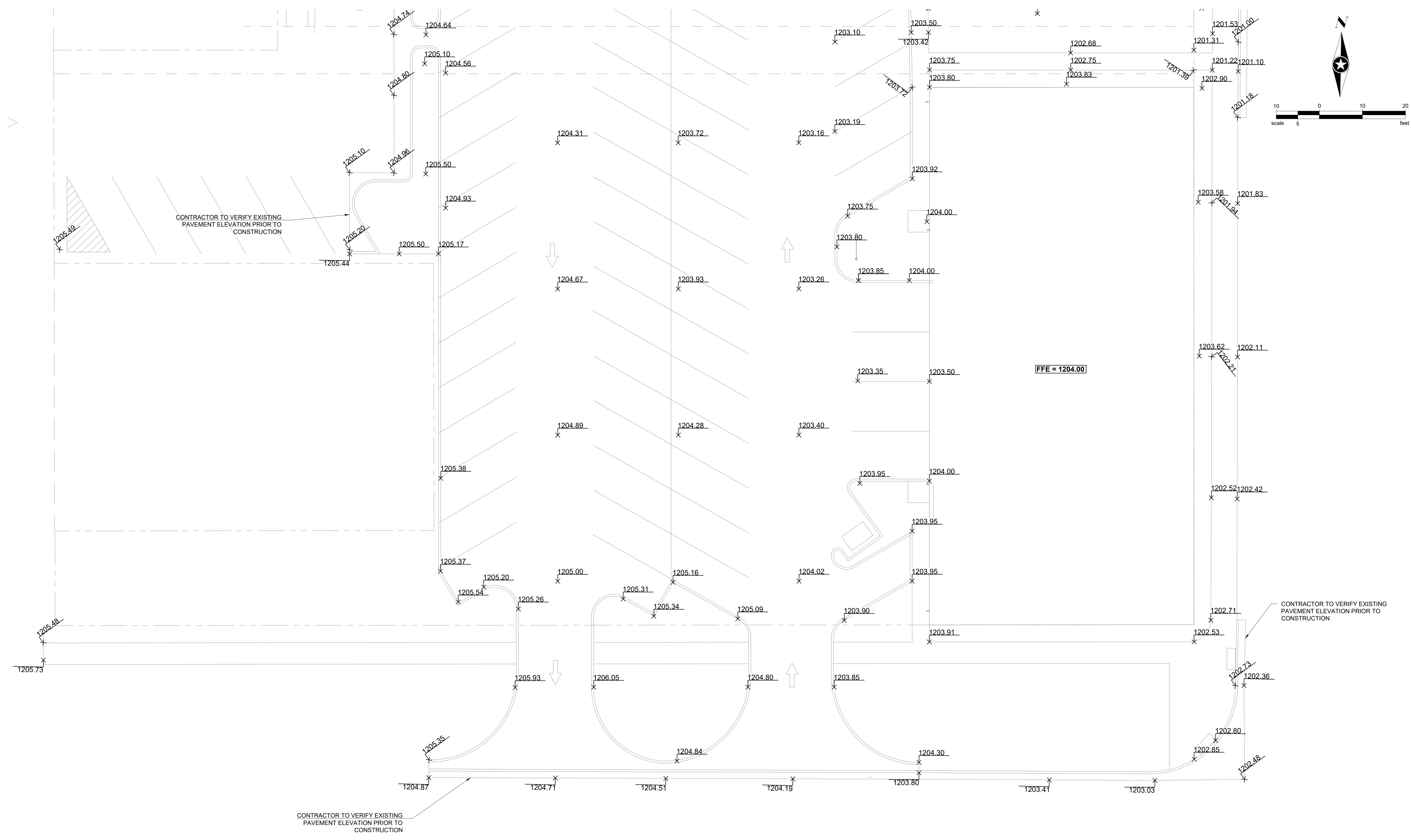
GRADING PLAN



LEGEND

- LIMITS OF DISTURBANCE
- SILT FENCE
- SEEDING & EROSION CONTROL BLANKET (ALTERNATE 3\"/>

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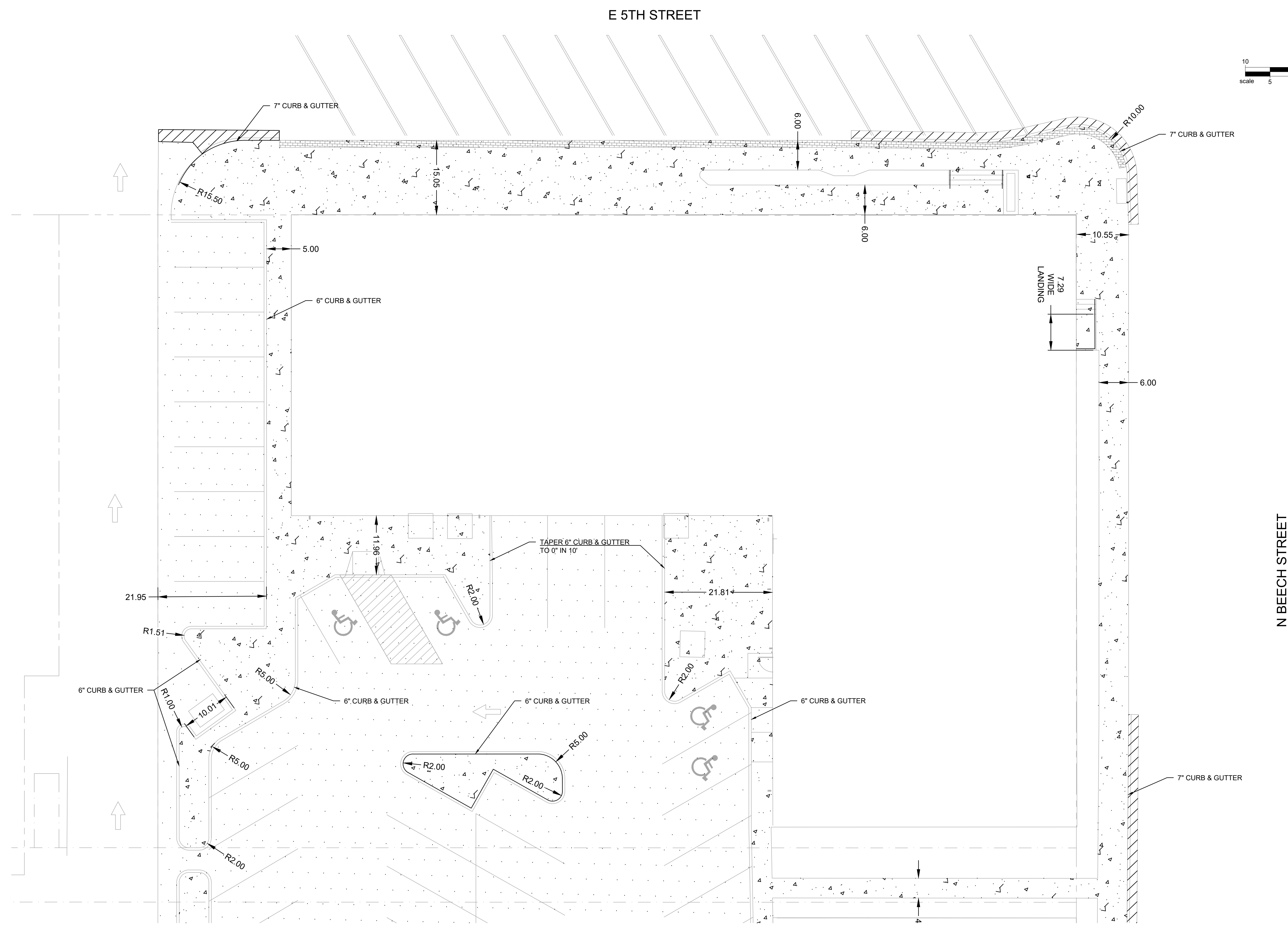
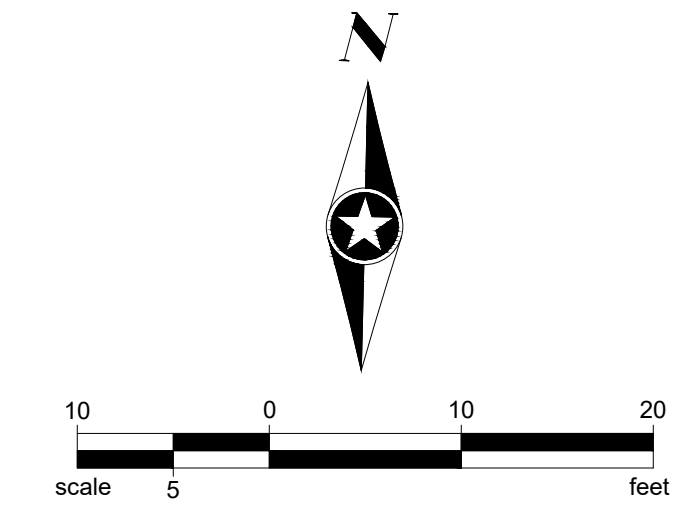
SEH Project L178119
Checked By
Drawn By

Project Status Issue Date
4/30/2025

ADDENDUM #2 10/19/2025

SPOT ELEVATIONS 2

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LEGEND

	5" PCC SIDEWALK
	6" CONCRETE PAVEMENT WITH CONCRETE CURB AND GUTTER
	7" PCC PAVEMENT

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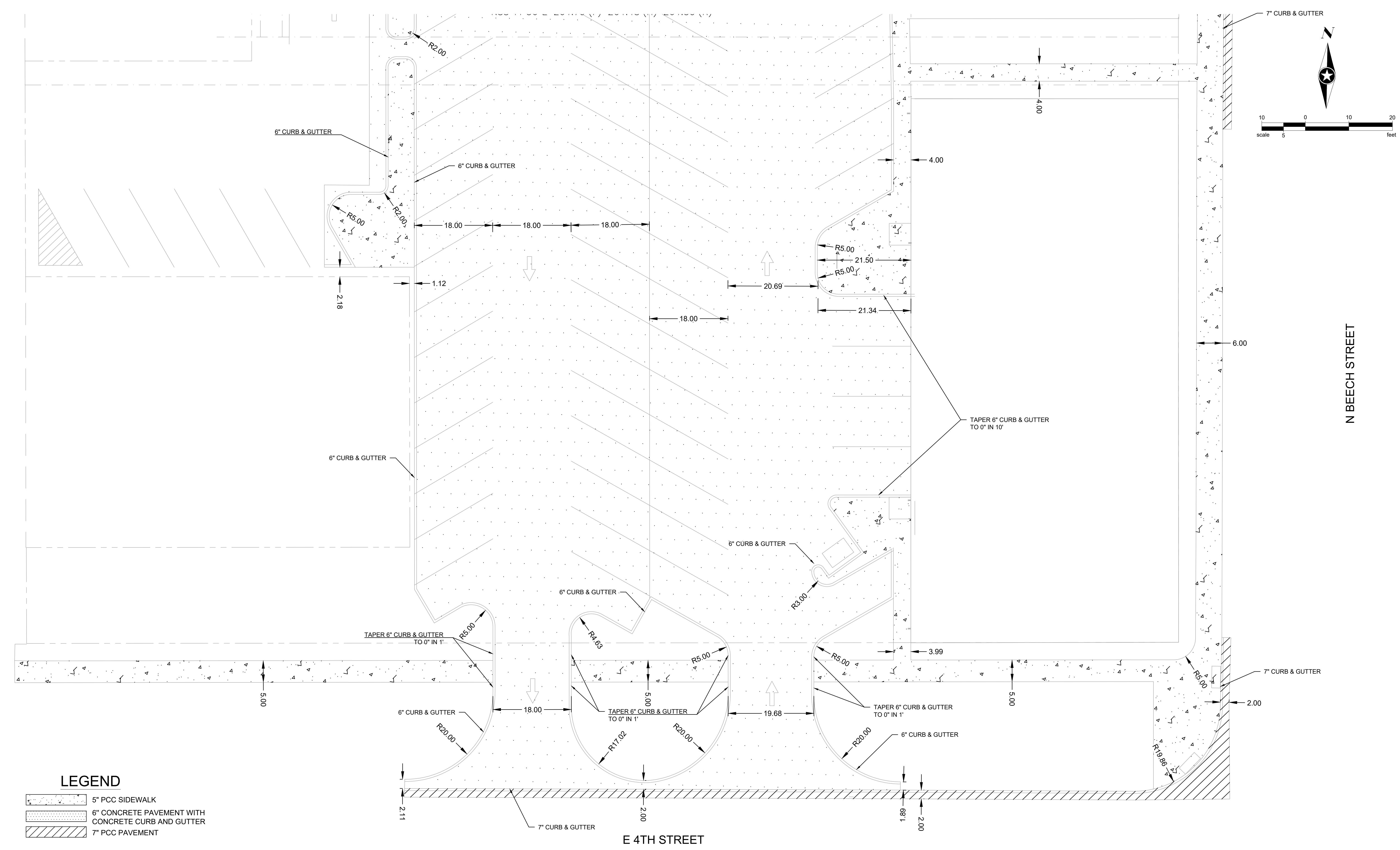
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SMF Project: L186119
 Checked By: _____
 Drawn By: _____

Project Status: _____ Issue Date: 10/19/2025

ADDENDUM #2 10/19/2025

PAVING PLAN



LEGEND

	5" PCC SIDEWALK
	6" CONCRETE PAVEMENT WITH CONCRETE CURB AND GUTTER
	7" PCC PAVEMENT

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MARKET SUITES APARTMENTS
 WAHOO, NE

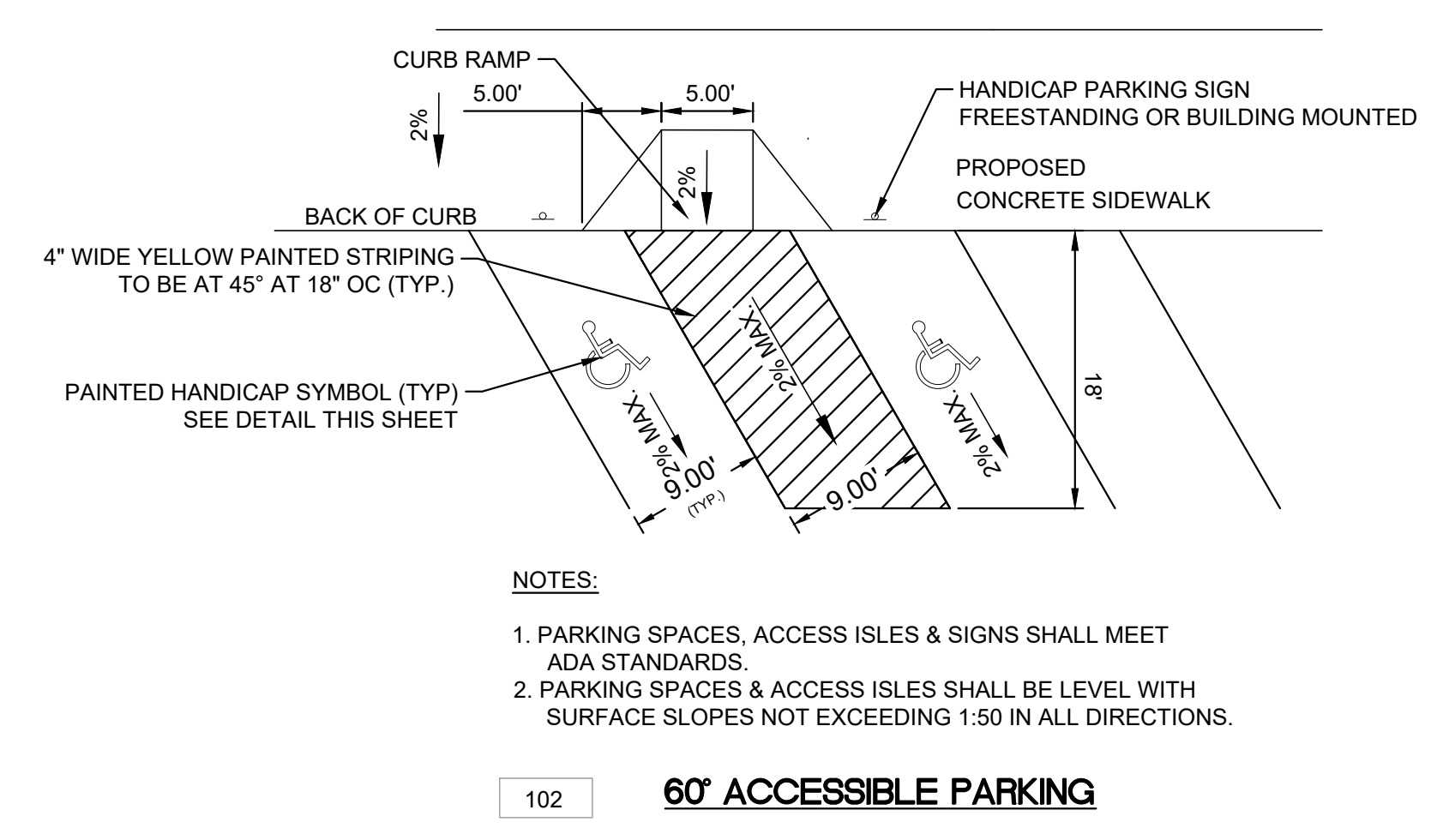
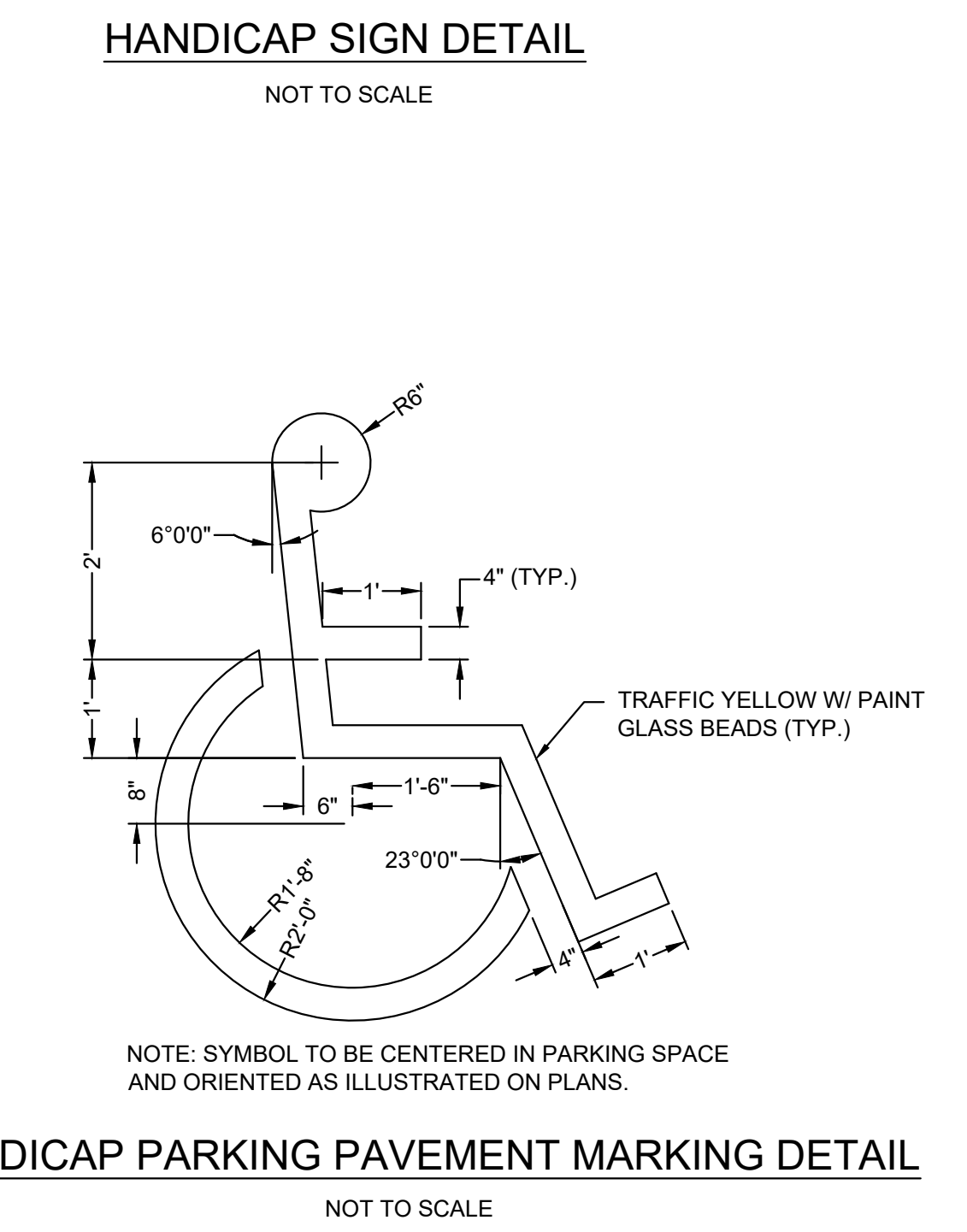
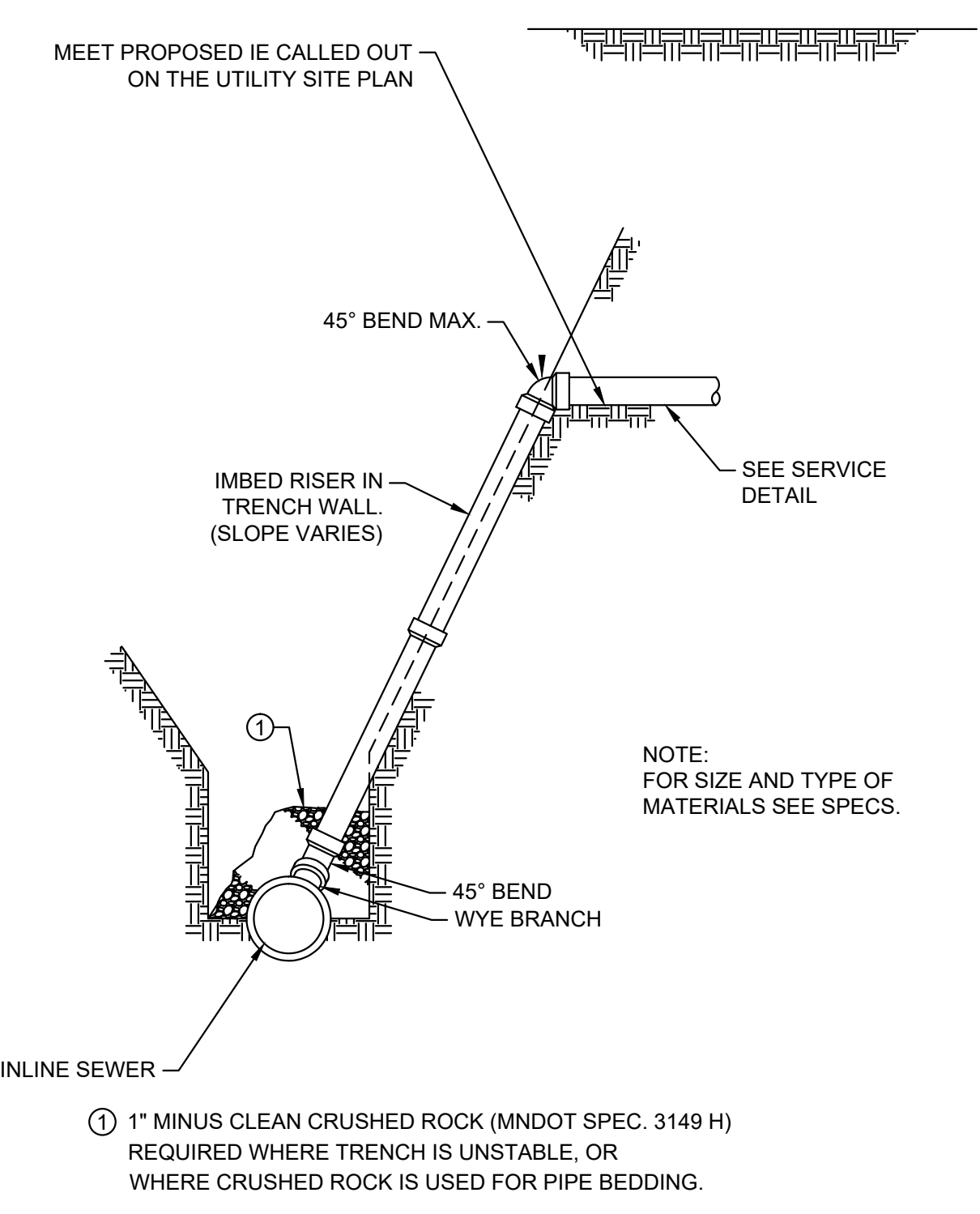
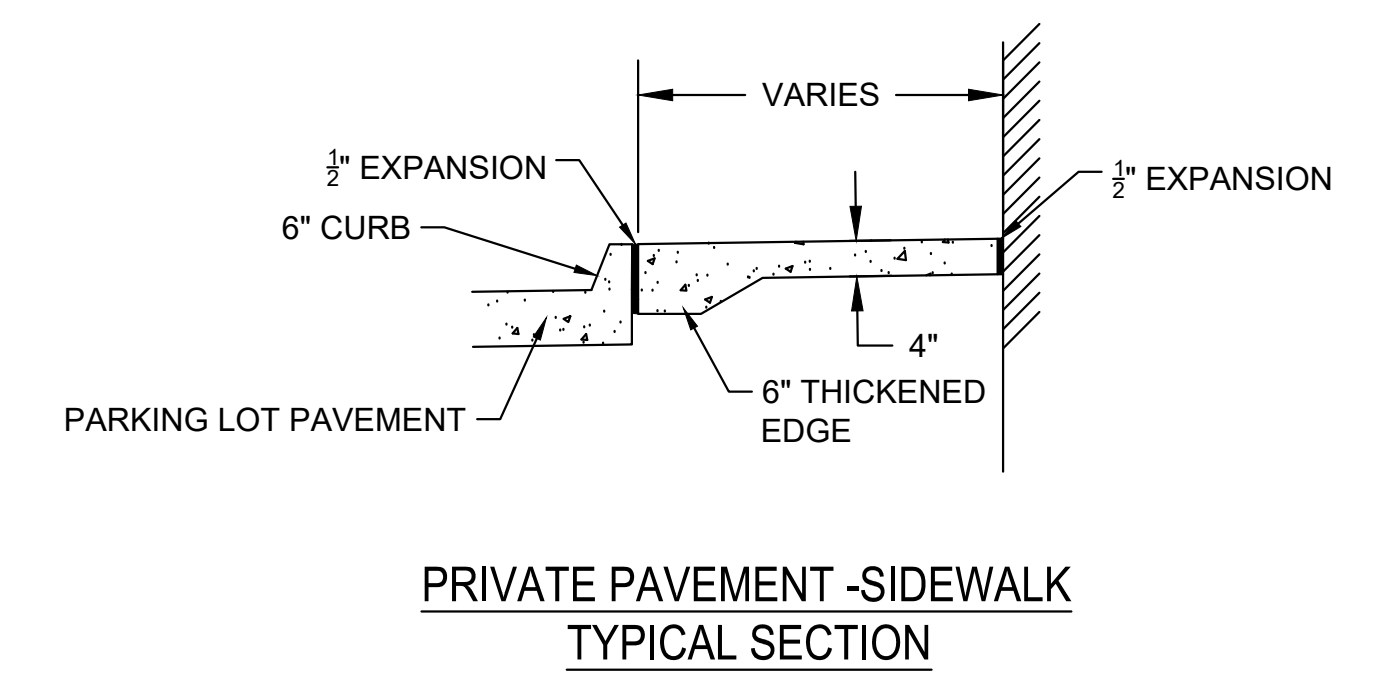
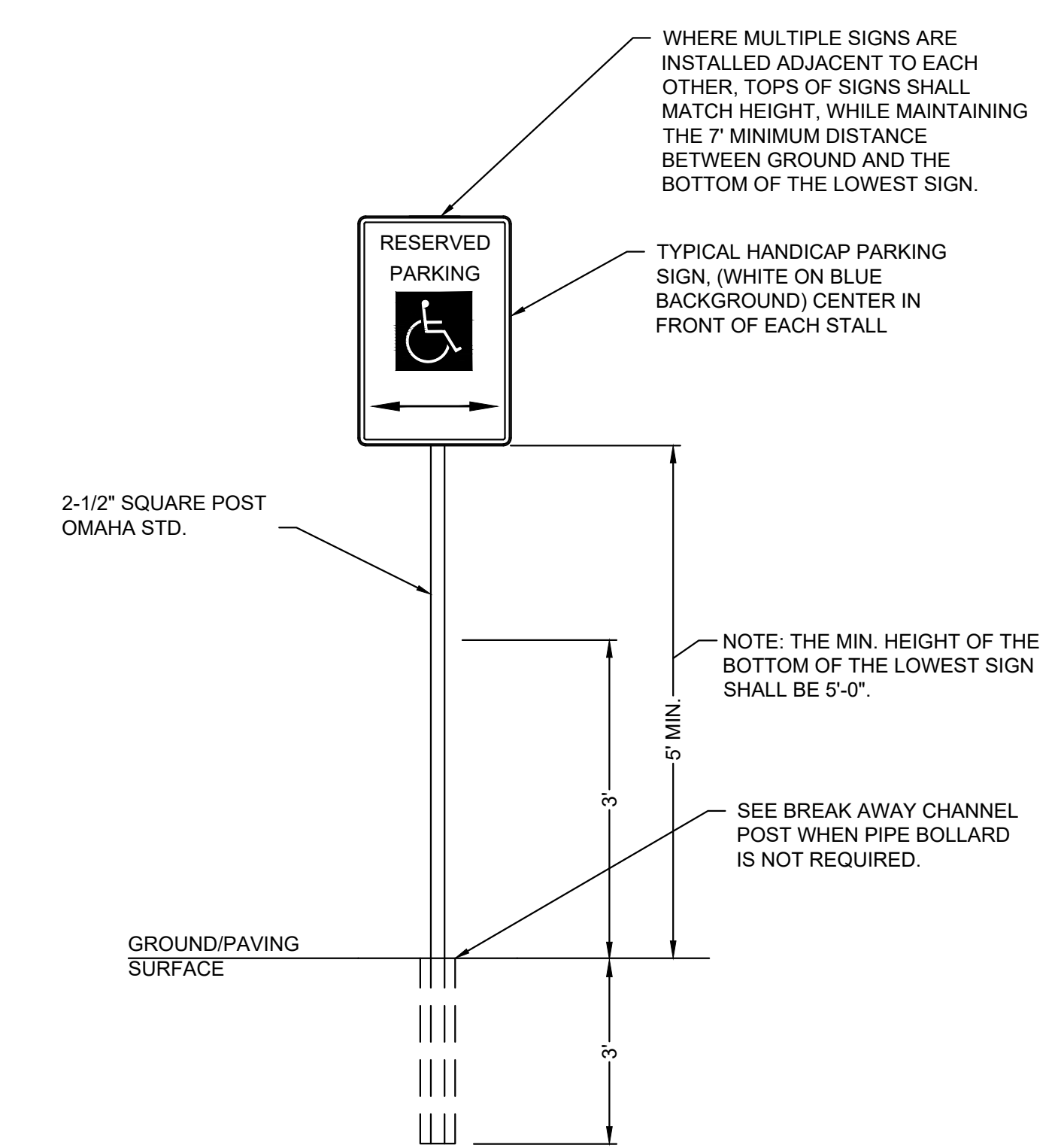
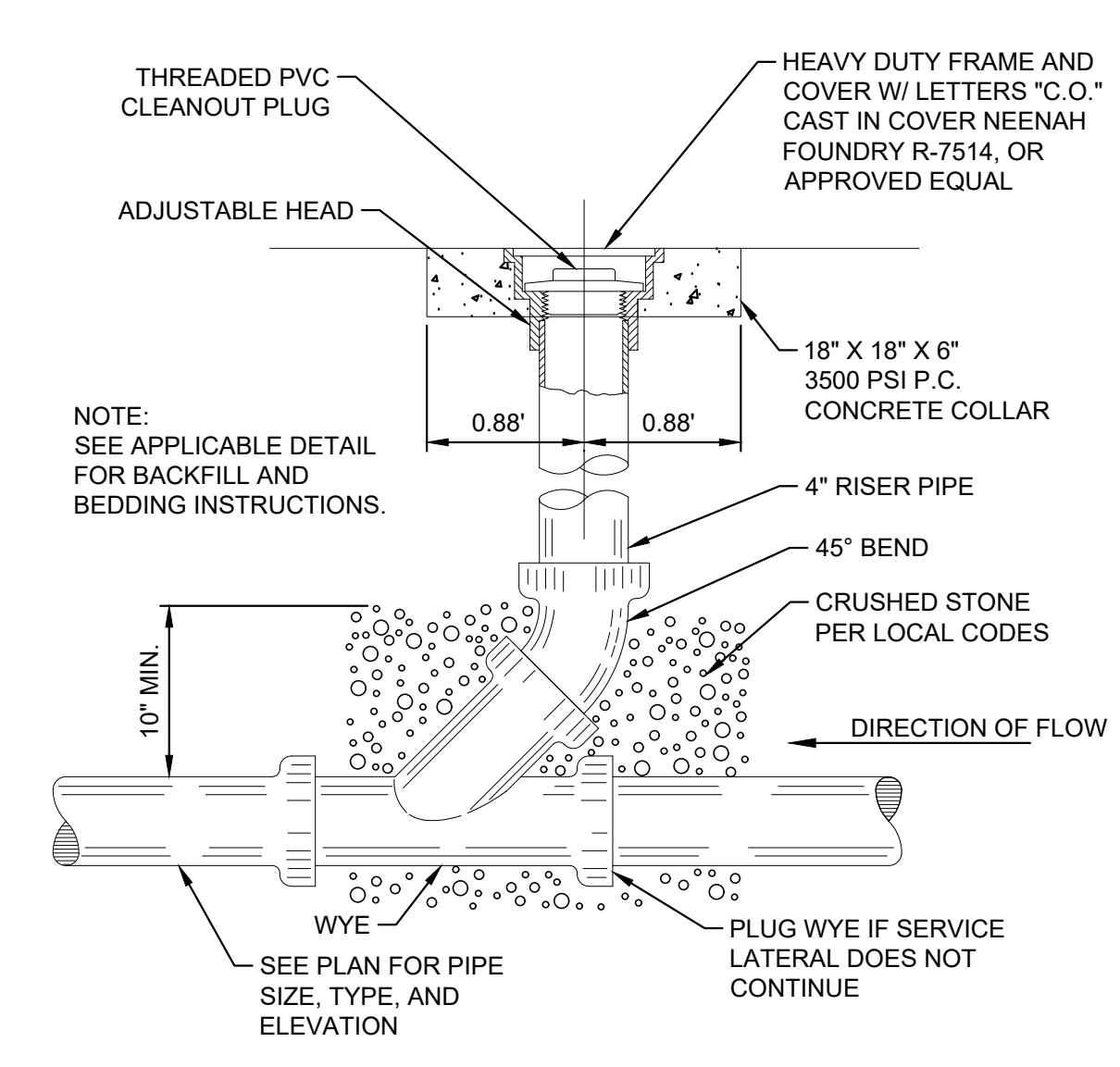
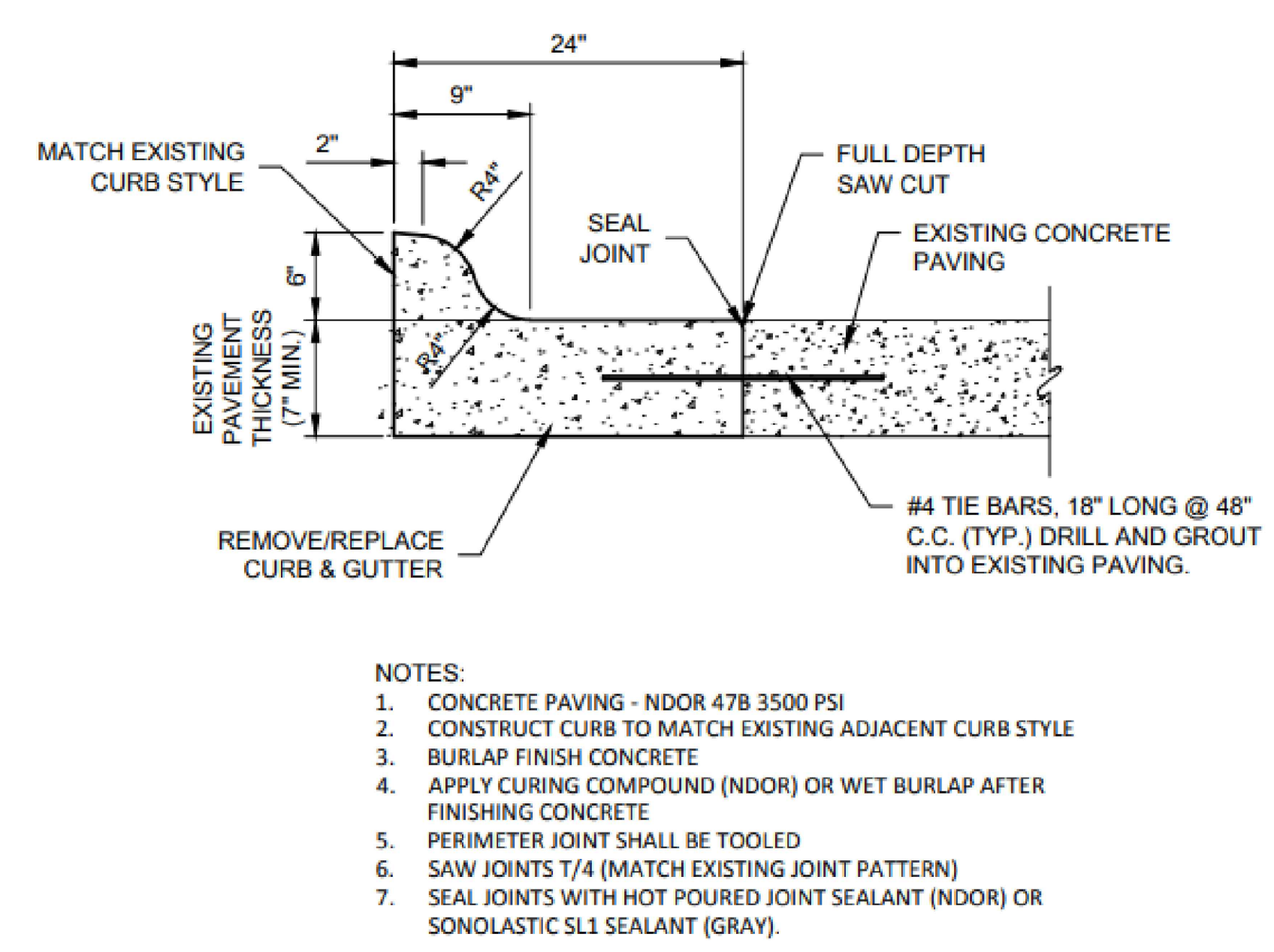
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 Issue Date: 10/19/2025

ADDENDUM #2 10/19/2025

PAVING PLAN 2



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MARKET SUITES APARTMENTS
WAHOO, NE

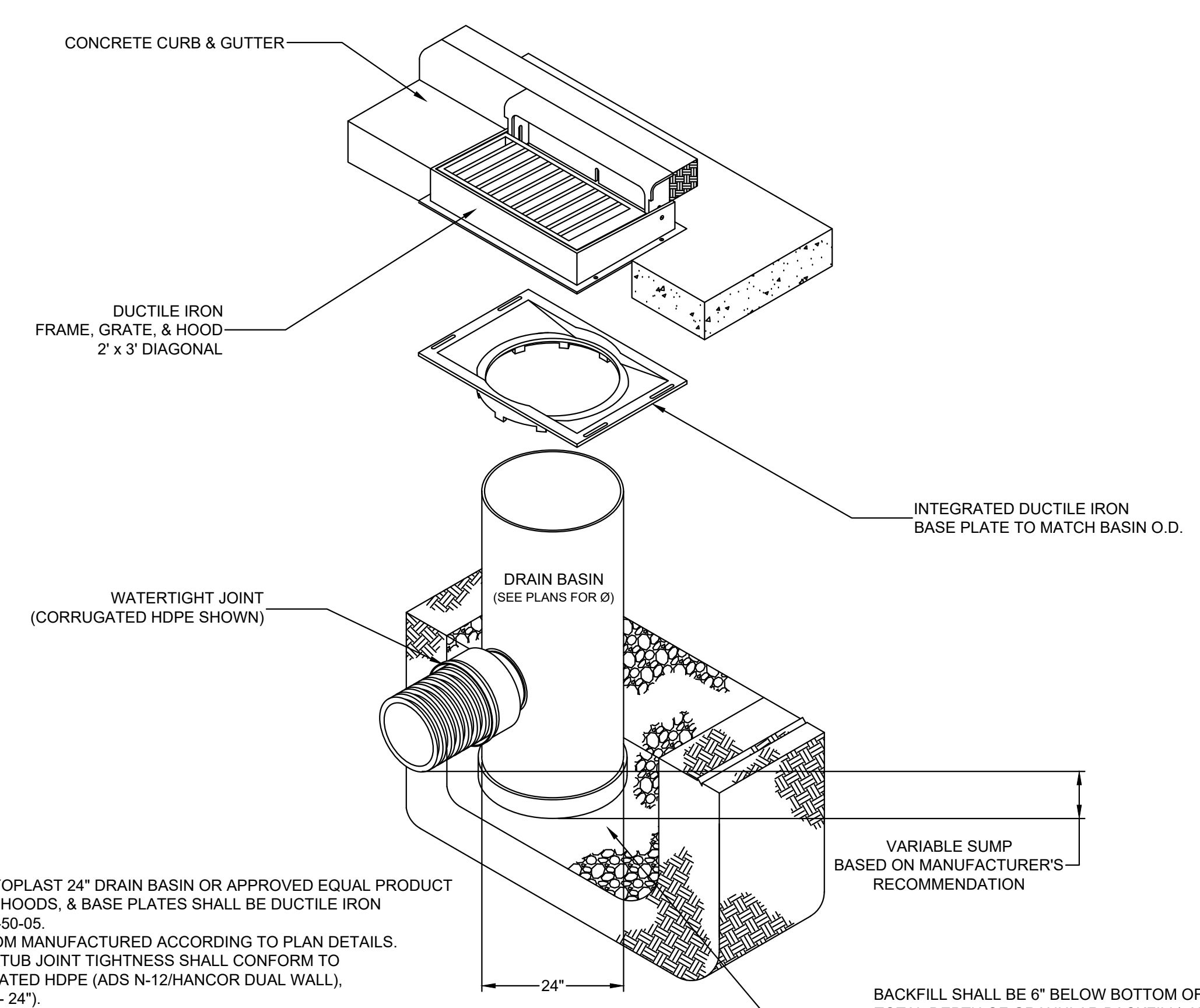
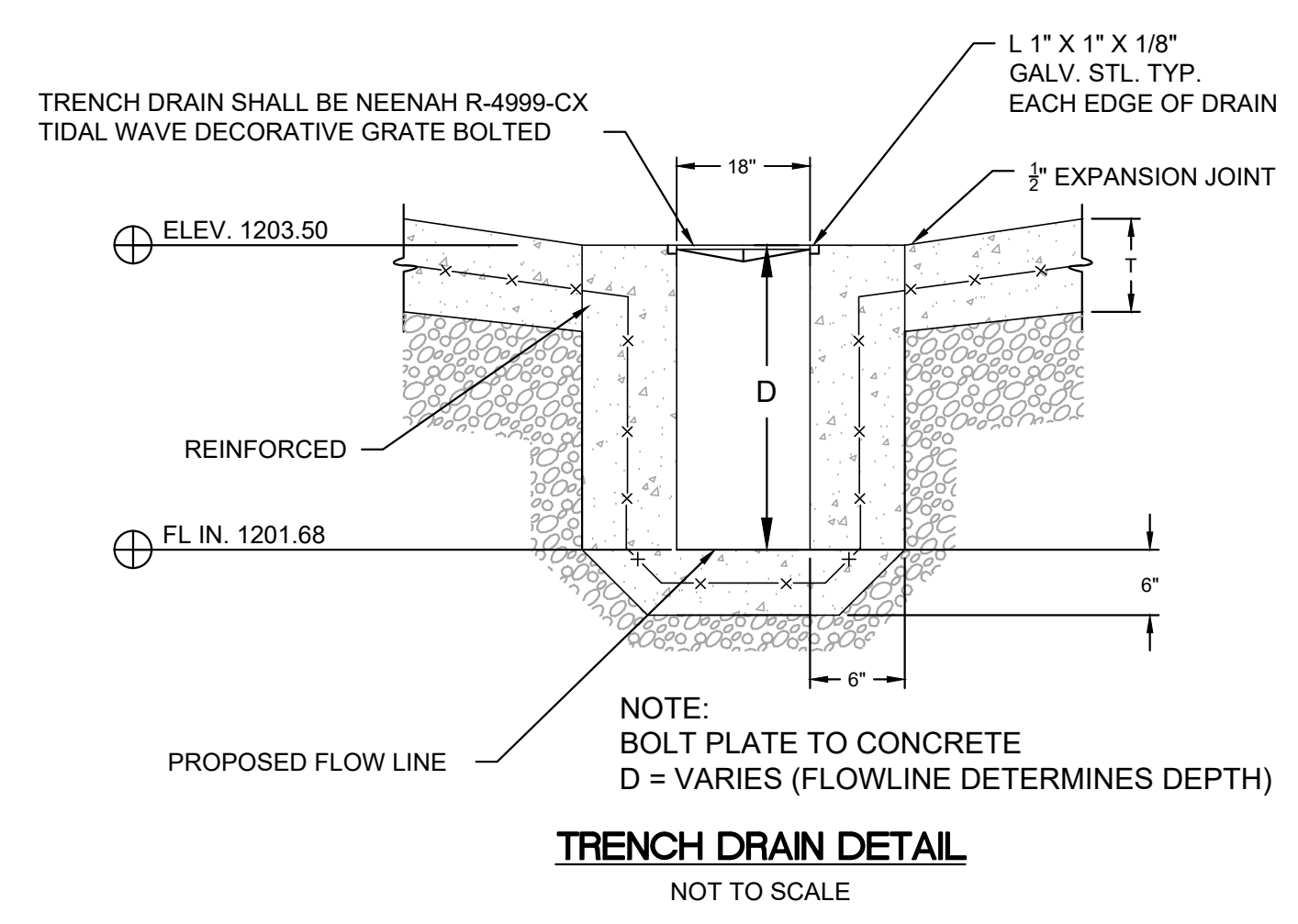
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ADDENDUM #2 10/19/2025

DETAILS



- NOTES:**
- 1 - CURB INLETS SHALL BE NYOPLAST 24" DRAIN BASIN OR APPROVED EQUAL PRODUCT
 - 2 - 18" x 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 - 3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
 - 4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANGOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
 - 5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
 - 6 - ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING

BACKFILL SHALL BE 6" BELOW BOTTOM OF BASIN, AND 8" ABOVE (14" TOTAL DEPTH OF GRANULAR BACKFILL) AND SHALL EXTEND 12" OUTSIDE OF BASIN IN ALL DIRECTIONS. THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

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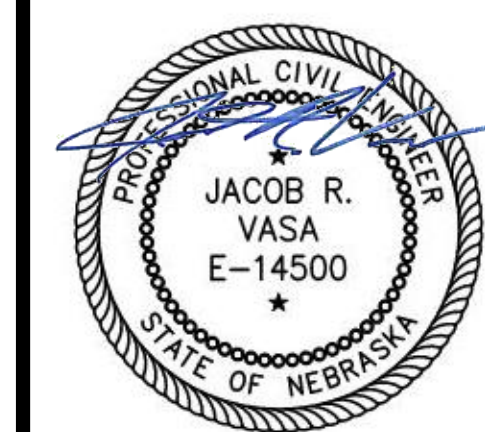
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ADDENDUM #2 10/19/2025

DETAILS 2



10/19/2025
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GENERAL NOTES:

- ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE "CITY OF WAHOO INFRASTRUCTURE STANDARDS & SPECIFICATIONS, CURRENT ADDITION" AND ANY REVISION OR AMENDMENTS THERETO SHALL APPLY TO THIS PROJECT.
- EXISTING UTILITIES ARE SHOWN AS A CONVENIENCE FOR THE CONTRACTOR. THE LOCATIONS OF ALL AERIAL AND UNDERGROUND UTILITIES MAY NOT BE INDICATED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS BEFORE WORK IS STARTED TO VERIFY UTILITY LOCATIONS.
- THE CONTRACTOR SHALL PROVIDE THE ENGINEER/ARCHITECT WITH A CONSTRUCTION RECORD DRAWINGS INDICATING ALL CHANGES IN GEOMETRY, GRADES, ELEVATIONS OR MATERIALS ON THE PROJECT PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED TO COMPLETE THIS PROJECT AND IS RESPONSIBLE FOR THE PAYMENT OF ALL FEES ASSOCIATED WITH THESE PERMITS.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER TO OBSERVE THE SUBGRADE PRIOR TO PLACING PAVEMENT TO DELINEATE ANY AREAS WHERE SUBGRADE OVEREXCAVATION MAY BE REQUIRED.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF ALL PROPOSED UTILITY CONNECTIONS WITH THE ARCHITECTURAL CONSTRUCTION DOCUMENTS.

SANITARY SEWER NOTES:

- THE CONTRACTOR IS REFERRED TO THE FOLLOWING CITY OF OMAHA STANDARD PLATES:
701-01-1 TO 701-01-3 SEWER BEDDING
- TRENCH BACKFILL SHALL BE COMPACTED AS SHOWN IN THE COMPACTION REQUIREMENTS TABLE.
- ALL PIPE SHALL BE BEDDED IN ACCORDANCE WITH THE DETAILS SHOWN ON CITY OF OMAHA STANDARD PLATES 701-01-1 TO 701-01-3.
- ALL EXTERNAL FRAME SEALS MUST BE INSTALLED ON ALL SANITARY SEWER MANHOLES.
- CONTRACTOR SHALL CONTACT THE CITY OF WAHOO 48 HOURS PRIOR TO ANY TAP TO EXISTING SANITARY MAIN.

WATER NOTES:

- THE CONTRACTOR SHALL VERIFY BUILDING CONNECTION LOCATIONS IN THE ARCHITECTURAL PLANS.
- THE CONTRACTOR SHALL PROVIDE VALVE BOX AND WATER METER.
- ALL WATER LINES SHALL HAVE 5' MINIMUM COVER.
- CONSTRUCT WATER SERVICE PER LOCAL SPECIFICATIONS.
- ALL WATER LINES SHALL MEET THE REQUIREMENTS OF THE WAHOO MUNICIPAL CODE SECTION 49-522, WATER SERVICE.
- CONTRACTOR WILL COORDINATE WITH OWNER PRIOR TO HIS BID TO DETERMINE WHO PAYS TAPPING, FEES, COST OF WATER METER, COST OF ASSOCIATED PERMITS, AND CAPITAL FACILITIES CHARGE.
- ALL WATER PIPE 4" OR GREATER SHALL BE PVC C900 DR18.

GRADING NOTES:

- PROPOSED CONTOURS ARE FINISHED GRADE/TOP OF PAVEMENT ELEVATIONS.
- ALL SPOT ELEVATIONS IN PAVEMENT ARE TOP OF SLAB UNLESS NOTED OTHERWISE.
- ALL OPERATORS/CONTRACTORS MUST COMPLY WITH ALL NOISE AND DUST CONTROL ORDINANCES OF APPLICABLE GOVERNMENT AGENCIES.
- ALL OPERATORS/CONTRACTORS MUST LOCATE ALL EXISTING UTILITY PRIOR TO THE START OF WORK.
- ALL OPERATORS/CONTRACTORS SHALL BE RESPONSIBLE TO COMPLY WITH OSHA REGULATIONS.
- ALL OPERATORS/CONTRACTORS MUST CONFIRM WITH THE APPLICANT THAT ANY AND ALL APPLICABLE GOVERNMENTAL APPROVALS HAVE BEEN RECEIVED PRIOR TO THE START OF WORK.
- THE APPLICANT AND INSPECTOR MUST COMPLY WITH ALL GOVERNMENT REGULATORS IN REGARDS TO THE CONSTRUCTION ACTIVITIES SO AS TO MINIMIZE THE POTENTIAL FOR EROSION.
- ALL OPERATORS/CONTRACTORS MUST COMPLY WITH THE APPLICANT, INSPECTOR, AND ALL GOVERNMENT REGULATORS IN REGARDS TO THE CONSTRUCTION ACTIVITIES SO AS TO MINIMIZE THE POTENTIAL FOR EROSION AND POLLUTION.
- EACH OPERATOR/CONTRACTOR MUST MONITOR SILT FENCING WITHIN THEIR RESPONSIBILITY AND INSTALL ADDITIONAL SILT FENCING AS NECESSARY.
- EACH OPERATOR/CONTRACTOR SHALL PERIODICALLY REMOVE ACCUMULATED SEDIMENT OF EROSION CONTROL MEASURES THAT STORE SEDIMENT WITHIN THEIR AREAS OF RESPONSIBILITY, IF NECESSARY AND AS DIRECTED BY THE INSPECTOR.
- EACH OPERATOR/CONTRACTOR MUST BUILD STABILIZED CONSTRUCTION ENTRANCES, WITHIN THEIR AREAS OF RESPONSIBILITY. EACH OPERATOR/CONTRACTOR MUST MONITOR ALL STABILIZED CONSTRUCTION ENTRANCES, WITHIN THEIR AREAS OF RESPONSIBILITY, AND MAINTAIN THE ENTRANCES AS NEEDED AND DIRECTED BY THE INSPECTOR. OPERATORS/CONTRACTORS SHALL NOT USE ANY OTHER ACCESS TO THE SITE OR ALLOW OTHERS TO USE ALTERNATE ACCESS POINTS.
- EACH OPERATOR/CONTRACTOR MUST PERFORM PREVENTATIVE MAINTENANCE ON EACH BEST MANAGEMENT PRACTICE (BMP), WITHIN THEIR AREAS OF RESPONSIBILITY TO ENSURE PROPER FUNCTION. THE INSPECTOR MUST ENSURE PREVENTATIVE MAINTENANCE IS BEING PERFORMED.
- ALL BMP'S MUST BE KEPT IN WORKING ORDER. EACH OPERATOR/CONTRACTOR MUST REPAIR ALL DAMAGES CAUSED BY POLLUTANT DISCHARGE AND CONSTRUCTION ACTIVITIES WITHIN THEIR AREAS OF RESPONSIBILITY AT OR BEFORE THE END OF EACH WORKING DAY.
- BMP'S MAY NOT BE REMOVED WITHOUT APPROVAL.
- EACH OPERATOR/CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL BMP'S, WITHIN THEIR AREAS OF RESPONSIBILITY.
- IN THE EVENT OF A RELEASE OF OIL OR HAZARDOUS SUBSTANCE, ALL OPERATORS/CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEBRASKA DEPARTMENT OF ENVIRONMENTAL QUALITY OF NOTIFICATION, CONTAINMENT, INVESTIGATION, REMEDIAL ACTION AND DISPOSAL.
- IN CONSTRUCTION OF CONTROLLED FILLS, ALL SOILS SHALL BE COMPACTED AS SPECIFIED IN THE COMPACTION REQUIREMENTS TABLE.
- NO TREES SHALL BE REMOVED WITHOUT APPROVAL OF THE ENGINEER.
- DO NOT DISTURB EXISTING VEGETATION OUTSIDE LIMITS OF GRADING.
- TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 6 INCHES AND STOCKPILED WITHIN THE LIMITS OF GRADING. DO NOT STRIP MORE AREA THAN IS REQUIRED FOR WORKING SPACE. UPON COMPLETION OF WORK THE CONTRACTOR SHALL REDISTRIBUTE TOPSOIL AS SOON AS POSSIBLE.

PCC PAVING NOTES:

- THE CONTRACTOR IS REFERRED TO THE FOLLOWING CITY OF OMAHA STANDARD PLATES:
101-03 INLET PROTECTION
101-06 CONCRETE WASHOUT
501-01 CONCRETE PAVEMENT JOINTS
501-13 CONCRETE DRIVEWAY
502-01 CONCRETE CURBS
503-01 SIDEWALK CONSTRUCTION
504-01 CONCRETE CURB RAMP
608-01 PCC STAIRS
- ALL PAVING ELEVATIONS ARE AT TOP OF SLAB UNLESS NOTED OTHERWISE.
- PAVEMENT SHALL FOLLOW THE GRADES SHOWN AND TYPICAL SECTION SHOWN ON THE DETAILS SHEET.
- PAVEMENT SUBGRADE TO A DEPTH OF 12 INCHES AND TO A WIDTH OF THREE (3) FEET OUTSIDE PAVEMENT EDGES SHALL BE COMPACTED AS SPECIFIED IN THE COMPACTION REQUIREMENTS TABLE.
- BACKFILL BEHIND CURBS SHALL BE COMPACTED AS SPECIFIED IN THE COMPACTION REQUIREMENTS TABLE.
- CONCRETE FOR PAVING SHALL BE PROPORTIONED USING PORTLAND CEMENT MEETING THE REQUIREMENTS OF ASTM C-150 TYPE I, UNLESS OTHERWISE NOTED ON THESE PLANS. CONCRETE FOR PAVEMENT SHALL BE L 65 AIR-ENTRAINED. CONCRETE OF PAVEMENT TO BE PLACED USING HAND FINISHING METHODS SHALL BE L 65 AIR-ENTRAINED.
- CONCRETE PAVEMENT SHALL BE CURED IN ACCORDANCE WITH THE CITY OF OMAHA SPECIFICATIONS.
- WATER-REDUCING ADMIXTURE SHALL BE ADDED TO ALL HAND PLACED AND FINISHED CONCRETE.
- A DIAMOND EDGE SAW BLADE SHALL BE USED FOR CUTTING ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS.
- PAVING WIDTHS SHALL BE AS SHOWN ON THE PLANS. ALL DIMENSIONS SHOWN ARE BACK OF CURB TO BACK OF CURB.

STORM SEWER NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH AND FOLLOW THE CITY OF OMAHA STANDARD PLATES USED IN THIS PROJECT:
701-01-1 TO 701-01-3 SEWER BEDDING
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL CITY OF OMAHA STANDARD PLATES WHICH ARE APPLICABLE TO THIS PROJECT UNLESS OTHERWISE MODIFIED BY THE CONTRACT DOCUMENTS.
- MATERIALS, WORKMANSHIP, AND INSTALLATION SHALL MEET OR EXCEED THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION REQUIREMENTS.
- ALL STATIONING AND DIMENSIONS ARE TO CENTER OF STRUCTURE FOR MANHOLES AND AREA/GRATE INLETS AND CENTER OF BOX FOR CURB INLETS, UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE MATERIAL SHALL CONFORM TO LOCAL CODES.
- THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INLET THROAT AND CURB AND GUTTER UP TO THE INLET TOP.
- ALL STORM SEWER CONNECTIONS SHALL BE SOIL-TIGHT (MINIMUM).
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, OR AS REQUIRED IN THE SPECIFICATIONS. A CERTIFIED TESTING AGENCY SHALL PROVIDE COMPACTION TESTING FOR ALL STORM SEWER TRENCHING.
- ALL STORM SEWER PIPE SHALL BE HDPE, AND INLETS SHALL BE MANUFACTURED BY ADS OR APPROVED EQUAL.
- ALL STORM SEWER STRUCTURES IN PAVED AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADING.
- CAUTION SHALL BE USED WHEN PLACING BACKFILL AROUND AND ABOVE THE PIPE TO PREVENT DISTURBANCE OF THE JOINTS OR PIPE ALIGNMENT. BACKFILL SHALL BE COMPACTED IN MAXIMUM 6" LIFTS WITH NO ROCKS OR STONES LARGER THAN 6" ALLOWED WITHIN 3' OF THE TOP OF THE PIPE. PRIOR TO THE USE OF WHEEL-MOUNTED MECHANICAL TAMPERS OF ANY KIND, A MINIMUM OF 4" OF COMPACTED FILL ABOVE THE PIPE SHALL BE IN PLACE.
- ALL STORM LINES, MANHOLE HOLES, AND INLETS SHALL BE CLEARED OF DEBRIS (LEAVES, STONE, DIRT, CONSTRUCTION MATERIAL, ETC.) PRIOR TO FINAL ACCEPTANCE OF THE STORM SEWER SYSTEM.

COMPACTION REQUIREMENTS TABLE			
MAX. DEPTH LIFT FOR FILL (MEASURED LOOSE)	8"		
AREA	TEST	COMPACTION	MOISTURE
UTILITY TRENCH BACKFILL (DEPTH LESS THAN 5')	STANDARD PROCTOR	92%	-3/+6
UTILITY TRENCH BACKFILL (DEPTH GREATER THAN 5')	STANDARD PROCTOR	93%	-3/+4
UTILITY TRENCH 5' OUTSIDE PAVED AREAS	STANDARD PROCTOR	90%	
PCC PAVEMENT SUBGRADE (UPPER 12")	STANDARD PROCTOR	90%	-3/+4
PAVEMENT SUBGRADE (DEPTH GREATER THAN 12")	STANDARD PROCTOR	95%	-3/+4
MANHOLE & STRUCTURAL BACKFILL (FULL DEPTH)	STANDARD PROCTOR	95%	-3/+4
SIDEWALK SUBGRADE (UPPER 6")	STANDARD PROCTOR	95%	-3/+4
ALL OTHER FILL	STANDARD PROCTOR	95%	-3/+4

NOTES:

- STANDARD PROCTOR SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D 698.
- MODIFIED PROCTOR SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D 1557

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SEA Project L186119
Checked By
Drawn By

Project Status Issue Date
04/09/2025

ADDENDUM #2 10/19/2025

CONSTRUCTION NOTES

WAHOO PLANNING COMMISSION

Meeting Minutes

September 4, 2025

The Wahoo Planning Commission met in regular session and in accordance with the agenda posted at City Hall, the Post Office, and First Bank of Nebraska with each board member being notified of the agenda prior to the meeting. The meeting was called to order at 7:00 p.m. by Chair Glen Wilcox and opened with the Pledge of Allegiance. The Chair advised the public of the posted information regarding the Nebraska Open Meetings Act and Title VI. The following Commission members were present, answering the roll call: Brooks, Gabel, Pearson, Pfligler, Wilcox. Absent: Baumert, Fick, and Iversen.

A Public Hearing regarding a preliminary plat for Dry Run Commons Subdivision as submitted by JEO Investments was opened at 7:12pm. Kevin Anderson from JEO presented the proposed plat. He advised that the final plating of this subdivision would come before the Board in phases. The final buildout of the lots would come with a request to be annexed by the City of Wahoo. And the first phase would consist of three lots and at that time they would be requesting a waiver on the cul-de-sac requirements. A history of flooding in the area was addressed, acknowledging that some of the lots are in a flood way and that the final plans would account for a 100-year flood event.

A motion was made by Pfligler, seconded by Brooks to close the public hearing at 7:40pm. Roll call vote: Pfligler, yes; Brooks, yes; Gabel, yes; Pearson, yes; Wilcox, yes; Baumert, absent and not voting, Fick, absent and not voting, Iversen, absent and not voting. Motion carried.

Additional discussion was had about adding a timeline to the waiver for the cul-da-sac requirements to require one to be built in the event that development of the later phases did not happen. City Administrator Harrell advised that that was something that could be added specifically into a development agreement for the area.

A motion was made by Pearson, seconded by Gabel to recommend approval of the preliminary plat and the waiver of the cul-de-sac requirements for the first phase of the final plating. Roll call vote: Pearson, yes; Gabel, yes; Pfligler, yes; Brooks, yes; Wilcox, yes; Baumert, absent and not voting, Fick, absent and not voting, Iversen, absent and not voting. Motion carried.

Tim Shanahan spoke to a 600-foot setback that had been put on the original plat for the Grandview Estates subdivision. He reported that the NRD has taken the position that they could not enforce the setback in their capacity.

Jerry Johnson spoke to the Amphitheater project for the NRD and commented that they are looking at moving the location of the project to the East side of the lake which would but the Amphitheater fully within City limits.

A motion was made by Pfligler, seconded by Pearson to approve the minutes from the September 4, 2025 meeting of the Planning Commission. Roll call vote: Pfligler, yes; Pearson, yes; Brooks, yes; Gabel, yes; Pearson, yes; Wilcox, yes; Baumert, absent and not voting, Fick, absent and not voting, Iversen, absent and not voting. Motion carried.

Approved:

Christina Fasel
City Clerk
City of Wahoo