

**WAHOO CITY COUNCIL AGENDA**  
**Thursday, January 8, 2026 - 7:00 PM**  
**Wahoo Public Library, 637 N Maple St, 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, 637 N Maple St, 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. Consideration of a resolution to recommend approval of a Redevelopment Plan amendment for the SENAHC Affordable Housing Project located on Lots 1 through 6, Wilmer Ridge Subdivision, Wahoo
2. Continuation of the Public Hearing regarding the preliminary plat for Krumel Industrial Subdivision

**Items Not Requiring a Public Hearing**

1. Approval of final plat for Dry Run Commons Phase I

**Report on current and upcoming projects**

**Miscellaneous and correspondence**

**Approve minutes of the December 4, 2025 meeting.**

**Adjournment**

**PLANNING COMMISSION  
CITY OF WAHOO, NEBRASKA**

**RESOLUTION # \_\_\_\_\_**  
(Redevelopment Plan Amendment –  
Wilmer Ridge Residential Redevelopment Project)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WAHOO, NEBRASKA, MAKING A RECOMMENDATION TO THE COMMUNITY DEVELOPMENT AGENCY AND THE CITY COUNCIL OF THE CITY OF WAHOO, NEBRASKA, WITH RESPECT TO THE AMENDMENT OF THE REDEVELOPMENT PLAN FOR THE CITY OF WAHOO, NEBRASKA, INCLUDING THE WILMER RIDGE RESIDENTIAL REDEVELOPMENT PROJECT.**

RECITALS

A. Pursuant to the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2158, as amended (the “Act”), the City of Wahoo, Nebraska (“City”) has adopted a General Redevelopment Plan for that certain portion of the City identified as Redevelopment Area 1 (the “Redevelopment Area”), a copy of which is on file and available for public inspection with the City Clerk (the “Redevelopment Plan”).

B. The Community Development Agency of the City of Wahoo, Nebraska (“CDA”) has submitted the question of whether the Redevelopment Plan should be amended to include a project for the redevelopment of certain real property within the Redevelopment Area identified in said amendment (the “Project Site”).

C. The proposed amendment to the Redevelopment Plan (“Redevelopment Plan Amendment”) is on file and available for public inspection with the City Clerk.

D. The Redevelopment Plan Amendment includes a redevelopment project identified as the Wilmer Ridge Residential Redevelopment Project (the “Project”) that will utilize Tax Increment Financing pursuant to Neb. Rev. Stat. § 18-2147.

E. Notice of public hearing regarding the question of whether the Redevelopment Plan Amendment should be recommended to the City Council and ultimately be adopted and approved by the City was provided in conformity with the Open Meetings Act, Neb. Rev. Stat. § 84-1407 et seq., the Act, and Nebraska law.

F. On January 8, 2026, the Planning Commission held a public hearing relating to the question of whether the Redevelopment Plan Amendment should be recommended to the City Council and ultimately be adopted and approved by the City. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.

G. The Planning Commission has reviewed the Redevelopment Plan Amendment and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Wahoo, Nebraska, in accordance with the Act, as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to the Act.
2. The Redevelopment Plan Amendment will, in accordance with the present and future needs of the City of Wahoo, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.
3. The Redevelopment Plan Amendment is in conformance with the general plan for development of the City of Wahoo as a whole, as set forth in the Wahoo Comprehensive Plan, as amended.

BE IT FURTHER RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Planning Commission does hereby recommend: (i) recommendation of the Redevelopment Plan Amendment by the CDA to the City Council; and (ii) approval of the Redevelopment Plan Amendment by the City Council as the governing body for the City of Wahoo.

Passed and approved by the Planning Commission on this 8th day of January, 2026.

PLANNING COMMISSION OF THE CITY OF  
WAHOO, NEBRASKA

By: \_\_\_\_\_  
Chairperson

# CITY OF WAHOO – TIF APPLICATION

## DESCRIPTION OF TAX INCREMENT FINANCING:

With tax increment financing, the increase in assessed valuation and tax revenues attributed to the new development pay for eligible new development costs. The tax increment is the difference in assessed valuation and tax revenues generated by the property in the district after construction compared with the assessed valuation and tax revenues generated by the property before construction at the time of certification. This difference in assessed valuation and tax revenues is used to pay the current eligible development costs. Not all development costs are considered eligible for financial assistance with tax increment funding.

## GENERAL INFORMATION:

Business Name: JEO Investments, Inc.

Address: 1937 N Chestnut St. Wahoo, NE 68066

Blight & Substandard Study Area Highway Corridor

Telephone #: 402-443-7455 Fax #: \_\_\_\_\_

Contact Person(s): Kevin Andersen

Email: kandersen@jeo.com

Business Form: Corporation  Partnership \_\_\_\_\_ Sole Prop. \_\_\_\_\_ Other \_\_\_\_\_

State of Incorporation or Organization: NE Years in Business: 13

Years a Wahoo Business: 13

## BUSINESS AND PROJECT DESCRIPTION:

**Applicant must submit and attach site plans, engineering or architectural drawings for review and consider with this application.**

Business description: The proposed project will construction six workforce-affordable single family residential on Lots 1-6 of Wilmer Ridge.

Proposed project site: Lots 1-6 Wilmer Ridge Subdivision

Present Ownership: JEO Investments, Inc.

Current Zoning of property: R-3 - Residential District

Rezoning Required for project: No

Will property be subdivided? No If so, please attach a layout of planned subdivision.

Will variances of the Zoning Ordinance be requested? No If so, please list what those variance requests will be:

Provide a description of the project. Include building square footage, size of property, description of buildings, materials, etc.

See attached

**FINANCIAL INFORMATION:**

Please indicate the type of tax increment financing assistance being requested:

- Pay as you go
- Bond Issuance
- Personal financing

Please complete the attached spreadsheet with the financial information. Column 1 should reflect total project costs. Columns 2 through 6 should reflect how the project costs will be funded. A project cost can be funded by a combination of fund types. The total costs should equal the total sources of funds to cover project costs.

**PROFESSIONAL SERVICES FOR PROJECT:**

Please provide contact information including *firm name, contact for the project, address, email, telephone and fax information* for each of the professional services.

Architectural: N/A

Engineering: N/A

General Contractor: N/A

Attorney Firm: \_\_\_\_\_  
 \_\_\_\_\_

Accounting Firm: \_\_\_\_\_  
 \_\_\_\_\_

**PROJECT CONSTRUCTION SCHEDULE:**

Note: As per changes to Nebraska State Statutes in 2018, expenses incurred by the property owner/developer except most land acquisition and demolition expenses prior to the approval of a redevelopment contract will not be considered eligible expenses eligible for reimbursement with tax increment financing.

Construction Start Date: February 2026

Construction Completion Date: August 2029

If construction will be partially completed as of January 1, please indicate an estimate of work that will be completed on January 1 \_\_\_\_\_% (This is needed to calculate partial taxable value).

**CURRENT AND PROJECTED EMPLOYMENT:** N/A

Type	Existing Jobs		First Year		Second Year		Wage
Professional/Managerial							
FULL TIME							
PART TIME							
Technical/Skilled							
FULL TIME							
PART TIME							
Unskilled/Semi-skilled							
FULL TIME							
PART TIME							

**STATEMENT OF NECESSITY FOR THE USE OF TAX INCREMENT FINANCING ASSISTANCE:**

Attach a statement of necessity addressed to the City Council as to why tax increment financing is necessary for to make this project happen. Include the benefit or the service of the project that will be offered to the community and why the Council should consider approval of this application.

The applicant may also include information such as environmental studies, marketing studies, and businesses plans if the items support the use of tax increment financing for this project, or if they make the project purpose clearer.

**CERTIFICATION BY APPLICANT**

The applicant certifies that it will comply with all the rules, regulations and ordinances of the City of Wahoo. Applicant hereby certifies that all information contained above and in the attached exhibits hereto is true to his/her best knowledge and belief and are submitted for the purpose of obtaining financial assistance from the City of Wahoo, Nebraska. It is also understood that the cost incurred by the City for outside professional review or expertise may be the responsibility of the applicant.

Applicant: Kevin S. Anderson

Date: 12/8/25

Return application to:

Theresa Klein, Director  
Wahoo Economic Development Office  
640 North Broadway, Wahoo, NE 68066  
[tklein@wahoo.ne.us](mailto:tklein@wahoo.ne.us)

OR

Melissa Harrell, City Administrator  
City of Wahoo  
605 North Broadway, Wahoo, NE 68066  
[harrell@wahoo.ne.us](mailto:harrell@wahoo.ne.us)



JEO Investments, Inc (JEO) is requesting TIF funds to support the construction of six single family homes in partnership with the Southeast Nebraska Affordable Housing Council (SENAHC) and the City of Wahoo. Through SENAHC, the City of Wahoo has been granted Nebraska Affordable Housing Trust Fund (NAHTF) funding to support the construction of two workforce housing units per year for three years.

JEO will be providing the residential lots for the project and is requesting Tax Increment Financing (TIF) funds to recover the costs of the lots, each of which are being contributed to the project. The TIF request of approximately \$545,000 covers the costs of the six lots, plus an estimated capitalized interest associated with the carrying costs of the lots during the implementation period of the project.

JEO is requesting a phased TIF with a redevelopment agreement being amended at the commencement of each phase of the project, with up to six phases reflecting each individual property and associated home construction.

JEO is proposing two floorplans for buildout in this project, however these are subject to SENAHC's approval. Both floorplans include three bedrooms and 2 bathrooms and range from 1,200 square feet to 1,400 square feet. Consistent with NAHTF guidelines, the homes will be listed to qualified households at a maximum of approximately \$330,000. This is compared to the market rate of the same proposed homes on these lots at over \$400,000. The NAHTF funding and TIF funds make up the difference between the two price points. Qualified households are that of households with incomes of up to 120% of the area median income, depending on household size.

If not for the use of TIF for this project, the difference between the mandated NAHTF maximum sales price of the home and the minimum development and construction cost is too great to make the project financially feasible. Therefore, the lots and homes would not be made available to anything less than market rate. The support of affordable housing is a priority in the Wahoo Comprehensive Plan.

**TIF APPLICATION WORKSHEET**

Project Components	Costs:	Sources of Funding				6. TOTAL
	1. TOTAL Est. Cost	2. Equity	3. Loan	4. NAHTF Grant	5. TIF	
<b>Land Acquisition</b>	330,000.00				330,000.00	330,000*
<b>Demolition Cost</b>						
<b>Site Development</b>						
Utilities - Infrastructure Improvements						
Utilities - hook up fees, impact fees						
Streets/Alleys - improvements						
Arch/Engineering for Site Development						
Site Work						
Parking Lot/Landscaping						
Other (specific)						
<b>Building Cost</b>						
Arch/Engineering for Bldg						
Construction Cost of Bldg	2,280,000 **		1,980,000.00	300,000***		2,280,000.00
Other (specific)						
<b>Equipment</b>						
<b>Legal Fees</b>						
<b>Financing Costs</b>						
<b>Broker Costs</b>						
<b>Contingencies</b>						
<b>Other (specify)</b>						
Capitalized Interest	215,000.00				215,000.00	215,000.00
<b>TOTALS</b>	<b>2,825,000.00</b>		1,980,000.00	300,000.00	545,000.00	<b>2,825,000.00</b>

**TOTAL Costs and Total Sources of Funding should equal.**

A. Present Assessed Value (current taxable value of property to be considered)	\$ 25,200.00
B. Estimated Assessed Value at Completion (work with Co. Assessor, does not include Personal Prop)	\$ 2,610,000.00
C. Net Taxable Value for TIF (Line B minus Line A)	\$ 2,584,800.00
D. Current Tax Rate (total tax rate for City of Wahoo residents)	\$ 1.72000
E. Tax available per year (Line C/100 times Line D)	\$ 44,458.56
F. Number of Years (determined by TIF Committee, max of 15)	15.00
G. Total TIF Value (Line E times Line F)	<b>\$ 666,878.40</b>

Total TIF request from worksheet above **\$ 545,000.00**

\* Single-lot value of \$55,000 x 6 lots

\*\* estimated home construction cost of \$380,000 x 6 homes

\*\*\* Assumed NAHTF grant amount applied to lots

**AMENDMENT TO THE REDEVELOPMENT PLAN  
OF THE CITY OF WAHOO, NEBRASKA**

**(WILMER RIDGE RESIDENTIAL REDEVELOPMENT PROJECT)**

**INTRODUCTION**

The City of Wahoo, Nebraska (“City”) has undertaken a plan of redevelopment within the community pursuant to the adoption of the General Redevelopment Plan for Amended Redevelopment Area 1 prepared by Five Rule Planning and originally approved in 2018 (the “Redevelopment Plan”). The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within the Amended Redevelopment Area 1, as defined in the Redevelopment Plan (the “Redevelopment Area”).



The Community Development Agency of the City of Wahoo, Nebraska (“CDA”), administers the Redevelopment Plan for the City pursuant to the Nebraska Community Development Law codified at Neb. Rev. Stat. §§ 18-2101 through 18-2158 (the “Act”).

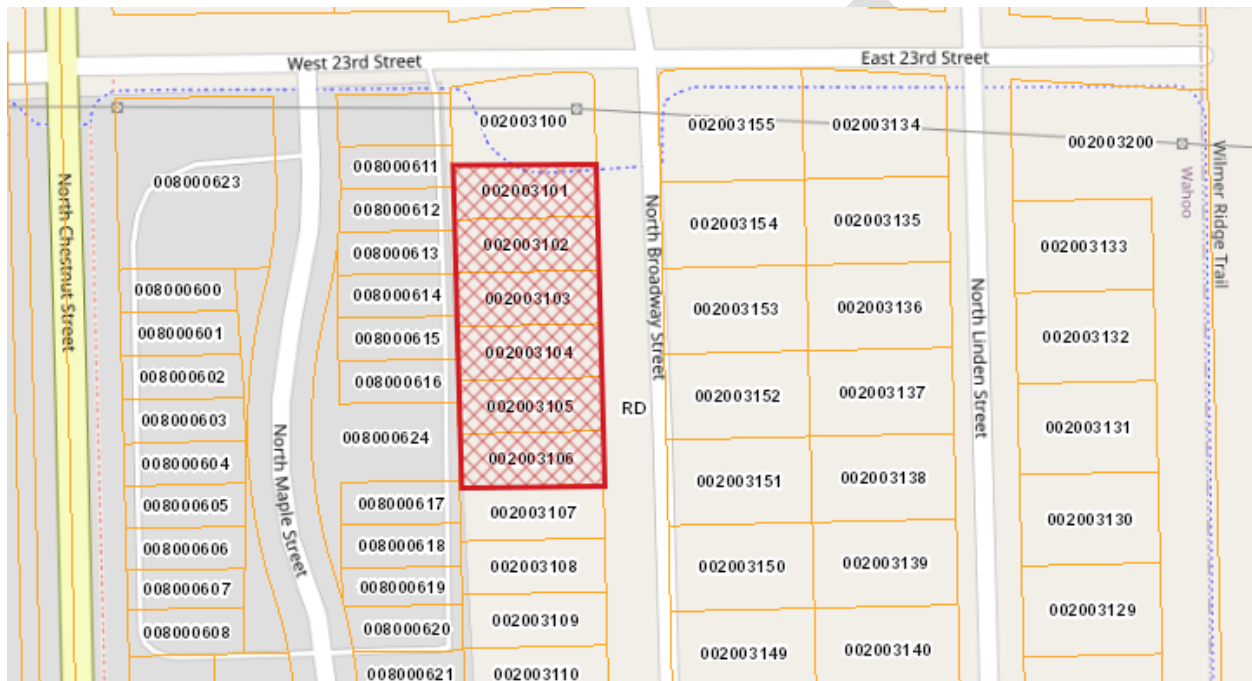
The purpose of this Amendment to the Redevelopment Plan is to identify specific property within the Redevelopment Area that is in need of redevelopment to

cause the removal of blight and substandard conditions, which property is identified and legally described on the attached and incorporated Exhibit "A" (the "Project Site"), and to identify a proposed redevelopment project on the Project Site.

## **WILMER RIDGE RESIDENTIAL REDEVELOPMENT PROJECT**

### **Project Site**

The Project Site consists of six lots located in the Redevelopment area at approximately North Broadway Street and West 23<sup>rd</sup> Street:



The Project Site is in need of redevelopment. The Project Site is vacant and in need of public infrastructure improvements for any development. The CDA has considered whether redevelopment of the Project Site will conform to the general plan and the coordinated, adjusted, and harmonious development of the City and its environs. In this consideration, the CDA finds that such a redevelopment of the Project Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, adequate provisions for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary and unsafe dwelling accommodations or conditions of blight.

The Zoning Map of the City identifies the current zoning of the Project Site as R-3 Residential District. The Future Land Use Map of the City identifies the future land use of the Project Site as Medium to High Density Residential (MHDR).

### **The Redevelopment Project**

JEO Investments, Inc., a Nebraska corporation (“Redeveloper”) has submitted a proposal for the redevelopment of the Project Site. The project will consist of the construction of six workforce-affordable single family residential homes on the six lots that make up the Project Site (the “Project”). Redeveloper is undertaking the Project in partnership with the Southeast Nebraska Affordable Housing Council (SENAHC). SENAHC has been awarded Nebraska Affordable Housing Trust Fund funding to support the construction of two workforce housing units per year for three years. TIF will assist with the infrastructure work, site acquisition costs, and site preparation.

All plans will be subject to SENAHC’s approval and program requirements, but Redeveloper is currently proposing three-bedroom two-bathroom units that range from 1,200 square feet to 1,400 square feet. Consistent with NAHTF guidelines, the homes will be listed to qualified households at a maximum sales price of approximately \$335,000. The houses will be sold to Qualified households with incomes of no more than 120% of the area median income, depending on household size.

Pursuant to this Project, Redeveloper will pay the costs of the private improvements and the public improvements. As part of the Project, the CDA shall utilize tax increment financing (“TIF”) on the Project Site to assist in payment of the public improvements, but Redeveloper shall pay all the costs of the public improvements not covered by TIF.

Redeveloper estimates that the total Project costs shall be approximately \$2,825,000. The current projected TIF Uses for the Project is \$333,000 for site acquisition costs.

Based upon the TIF Projections provided in Exhibit “B”, attached hereto and incorporated herein, it is projected that the Project can support TIF Indebtedness in the amount of \$333,000.<sup>1</sup> The CDA will issue one TIF Note for the Project in the total principal amount of \$333,000, with a 7% interest rate. The TIF Note will also include capitalized interest until the TIF payments are made. Details regarding the issuance of the TIF Indebtedness will be set forth in the redevelopment agreement for the Project. In addition, TIF-eligible expenditures will include, and Redeveloper shall pay, the CDA’s cost of issuance, including attorney fees, and the CDA’s

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<sup>1</sup> For the purpose of the TIF Projections for this Project, the CDA: (1) has assumed the Project will capture the full 15 years of tax increment and there will not be a partial valuation in the first year; and (2) has not accounted for any increase in the assessed value of the Project Site during the 15 year tax increment financing period. All of these assumptions will change the actual amount of the tax increment generated by the Project.

administration fee in the amount of \$2,000.

The Redeveloper anticipates construction commencement in approximately February, 2026, with construction to be completed in three phases (2 homes built each year for 3 years) and ending approximately August, 2028. Each phase of the Project shall have a separate effective date for the division of taxes. The anticipated effective dates for each phase of the Project are as follows:

Phase	Effective Date
1	January 1, 2027
2	January 1, 2028
3	January 1, 2029

The use of TIF to assist with the site acquisition costs will make the Project as designed feasible as affordable workforce housing. Redeveloper will contribute the land to the Project. Instead of passing on the cost to the buyer, Redeveloper will be paid for the land solely from TIF. This reduces the cost to the buyer by \$55,500 per lot and makes the Project affordable to the restricted target homebuyers (persons at or below 120% AMI). The redevelopment of the Project Site pursuant to the Project identified in this Amendment to the Redevelopment Plan will eliminate the current blight and substandard conditions of the Project Site and will further the purposes of the Act in conformity with the Redevelopment Plan. As described above, the Project envisions the capture of the incremental taxes created by the Project on the Project Site to assist with payment for those eligible expenditures as set forth in the Act. The additional costs of the public improvements and all the costs of the private improvements shall be paid by Redeveloper; the City and/or CDA shall not be required to incur any costs or expenses with respect to this Project other than the issuance of the TIF Indebtedness. Redeveloper shall arrange all financing necessary for the Project, including any financing relating to the TIF Indebtedness.

The key to this Project is creating affordable housing. Without TIF, construction of the Project Site as affordable housing would be cost prohibitive. The lots have been prepared for development by Redeveloper at a cost of approximately \$55,500 per lot. This includes the land cost, platting and engineering, infrastructure improvements, and site preparation costs. Redeveloper would typically pass this cost on to the buyer as part of the construction/purchase price. However, in order to make these homes affordable to buyers at the designated AMI limits, these costs cannot be passed through. The cost of housing has already increased to a point that strains affordability for the target homeowners, but to add \$55,500 to the purchase price would make these lots unaffordable to the workforce population; that additional cost is simply not feasible for any housing development to remain affordable. It is also not economically feasible for Redeveloper to ignore the costs of preparing the lots. If the Redeveloper cannot pass through the lot costs, it must be recouped from a different source—TIF.

The value of the lots is well documented and the alternative development if TIF is not approved is clear. Redeveloper has recently constructed and sold a home

with a substantially similar floor plan as the proposed lots on a lot in the same subdivision for \$410,000. Thus, the market price for the homes that will be built in the Project are at least \$410,000 (Redeveloper estimates \$435,000 based on the plans). The benefit to the buyer is approximately \$75,000. Redeveloper is not seeking the lost profits, just the costs in developing and carrying the land. Thus, the approximately \$55,500 per lot paid in TIF will create affordable housing that could otherwise be developed at market rate and sold for approximately \$435,000. This would net a higher amount for Redeveloper, but would not help to address the City's affordable housing needs.

### **Statutory Elements**

This section includes a consideration of the statutory elements identified under the Act.

A. Property Acquisition, Demolition and Disposal

No public acquisition of private property, relocation of families or businesses, is necessary to accomplish the Project. The Project Site is currently vacant. Redeveloper currently owns the Project Site.

B. Population Density

The proposed development of the Project Site will create a new six new homes. This will increase the population density within the Project Site in an anticipated manner consistent with the Comprehensive Plan and goals of the City.

C. Land Coverage

The Project Site consists of six (6) platted lots. The Project will consist of the construction of an approximately 1,200 to 1,400 square foot residential dwelling unit on each lot. The Project is subject to and must comply with the applicable land-coverage ratios and zoning requirements as required by the City of Wahoo.

D. Traffic Flow, Street Layouts, and Street Grades

The Project Site is located on North Broadway Street near West 23<sup>rd</sup> Street. This subdivision was designed and constructed for residential development. No further street improvements beyond the project improvements should be required based on the Project.

E. Parking

According to the Schedule of Minimum Off-Street Parking and Loading Requirements in section 7.02 of the Wahoo Zoning Regulations, each residential unit is required to have a minimum of two parking spaces. Redeveloper shall be responsible for meeting the parking requirements on each lot.

F. Zoning, Building Code, and Ordinances

The Project Site is zoned R-3 Residential District and single family homes are a permitted use in the R-3 zoning district. No zoning, building code, or ordinance changes will be necessary for the Project. Redeveloper shall be responsible for obtaining all building permits, and for compliance with the local subdivision and zoning regulations and building codes.

**Cost-Benefit Analysis**

Pursuant to section 18-2113 of the Act, the CDA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit “C” and incorporated by this reference.

**Comprehensive Plan**

The Wahoo Comprehensive Plan was approved by the City Council of the City on December 14, 2017, pursuant to Ordinance #2258 (the “Comprehensive Plan”). Several goals of the Comprehensive Plan will be furthered by this Project, including, but not limited to:

**Housing Goal**

Through a diverse housing stock, the City of Wahoo will facilitate community growth by providing 20 new households per year.

**HO-1** Provide different housing types and choices, including affordable and workforce housing throughout select neighborhoods to provide for a diverse population and economic base.

**HO-2** Create housing opportunities for residents with special needs, including elderly housing options, throughout the city that are compatible with adjacent residential neighborhoods.

**HO-3** Encourage a mix of housing types, including, but not limited to:

- Detached single family
- Townhomes
- Condominiums
- Apartments
- Senior housing

These mixes should be distributed throughout select developments.

**HO-5** Promote the preservation, maintenance, and renovation of existing housing and neighborhoods throughout the city. Prioritize low to moderate income neighborhoods for investment.

**HO-7** Accommodate alternative or innovative housing development concepts provided they are consistent with and do not compromise the established goals and policies of this Comprehensive Plan.

The Project meets and furthers the goals set forth in the Comprehensive Plan and is thus in conformance with the Comprehensive Plan.<sup>2</sup>

**Additional Project Information from Redeveloper**

Redeveloper has represented that: (i) without the use of TIF, this Project would not be feasible and the Redeveloper could not develop this Project on the Project Site; (ii) no families will be displaced or relocated from the Project Site based upon this Project, and (iii) Redeveloper does not intend to file an application with the Department of Revenue to receive tax incentives under the ImagiNE Nebraska Act.

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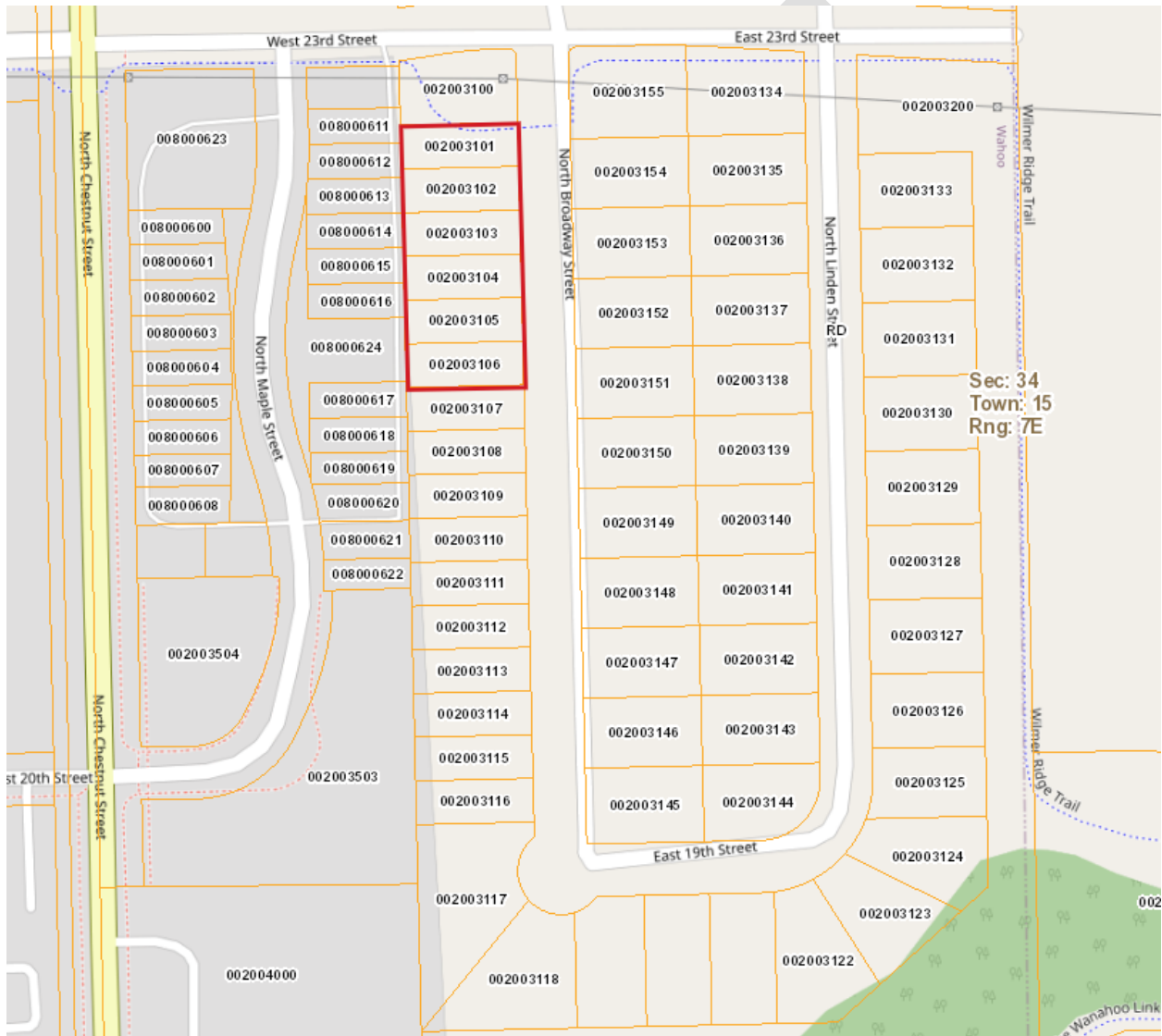
<sup>2</sup> Note: This section is not a comprehensive analysis of the Project's conformance with the Comprehensive Plan but is meant to highlight and summarize the key points on this topic.

**EXHIBIT "A"**  
**Legal Description of the Project Site**

The Project Site is identified as Parcel IDs 002003101, 002003102, 002003103, 002003104, 002003105, and 002003106, and legally described as follows:

Lots 1-6, Wilmer Ridge Addition to the City of Wahoo, Saunders County, Nebraska

The general location of the Project Site is identified below:



**EXHIBIT “B”**  
**Projected TIF Sources and Uses**

**TIF SOURCES:** TIF authorized up to the amount of \$333,000, based upon the anticipated cost of the eligible TIF uses described below.

**Assumptions:**

Tax Levy:	1.72
Project Site Base Value	\$25,200 (\$4,200 per lot x 6 lots)
Projected Final Value	\$2,610,000 (\$435,000 per lot x 6 lots) <sup>3</sup>
Interest Rate	7%

**General TIF Calculations – total Project (6 lots)**

	<u>Valuation</u>	<u>Taxes</u>
Base Year	\$25,200	\$433
Final Value	\$2,610,000	\$44,892
Increment	\$2,584,800	\$44,459
Total TIF (15 yrs)	\$666,878	
<b>TIF Indebtedness</b>	<b>\$333,000</b>	

**Phased TIF Calculations:** The TIF projections set forth below are modeled upon the Project being completed in 3 phases, with two houses built each year for three years:

<b>TIF Calculations - Project (3 phases)</b>			
Phase	1	2	3
Units	2	2	2
Year Built	2026	2027	2028
Eff. Date	2027	2028	2029
Phase Years	1 to 15	2 to 16	3 to 17

Year	Eff. Date	Phase 1	Phase 2	Phase 3	Total
1	2027	\$14,820	\$0	\$0	\$14,820
2	2028	\$14,820	\$14,820	\$0	\$29,639
3	2029	\$14,820	\$14,820	\$14,820	\$44,459
4	2030	\$14,820	\$14,820	\$14,820	\$44,459
5	2031	\$14,820	\$14,820	\$14,820	\$44,459
6	2032	\$14,820	\$14,820	\$14,820	\$44,459
7	2033	\$14,820	\$14,820	\$14,820	\$44,459

<sup>3</sup> A substantially similar home in the same subdivision was recently sold for \$410,000 by Redeveloper. Based on the plans, Redeveloper anticipates these homes would sell for more at market rate.

8	2034	\$14,820	\$14,820	\$14,820	\$44,459
9	2035	\$14,820	\$14,820	\$14,820	\$44,459
10	2036	\$14,820	\$14,820	\$14,820	\$44,459
11	2037	\$14,820	\$14,820	\$14,820	\$44,459
12	2038	\$14,820	\$14,820	\$14,820	\$44,459
13	2039	\$14,820	\$14,820	\$14,820	\$44,459
14	2040	\$14,820	\$14,820	\$14,820	\$44,459
15	2041	\$14,820	\$14,820	\$14,820	\$44,459
16	2042	\$0	\$14,820	\$14,820	\$29,639
17	2043	\$0	\$0	\$14,820	\$14,820
Total		\$222,293	\$222,293	\$222,293	\$666,878

**TIF USES:** The TIF will be used for the cost of site acquisition, together with CDA cost is issuance and other TIF-eligible uses identified in the Redevelopment Agreement for this Project.

- Site Acquisition: \$333,000.
  - The value of each lot is \$55,500, and Redeveloper will not include the lot cost in the purchase price to the homeowner. Redeveloper shall receive payment for the lots solely through TIF. This will allow Redeveloper to recover the costs of the lots and the infrastructure that has been installed to support the lots, but still keep the project affordable to the homebuyers.
- Capitalized Interest and carrying costs.
  - Redeveloper is holding the lots at a loss in order to promote affordable housing. This is a necessity to make the project affordable workforce housing. The amortization for the TIF Note has been calculated to include capitalized interest on the Note/
- Estimated CDA fee and Cost of Issuance: \$10,000.

A projected amortization schedule is set forth on the following page based upon the TIF Projections in this Exhibit.

<b>Amortization Schedule: Principal Amount = \$333,000; Interest rate = 7%</b>					
<b>Date</b>	<b>Principal Balance</b>	<b>Payment</b>	<b>Interest</b>	<b>Principal</b>	<b>Ending Principal</b>
6/15/2026	\$333,000.00	\$0.00	\$11,655.00	(\$11,655.00)	\$344,655.00
12/15/2026	\$344,655.00	\$0.00	\$12,062.93	(\$12,062.93)	\$356,717.93
6/15/2027	\$356,717.93	\$0.00	\$12,485.13	(\$12,485.13)	\$369,203.05
12/15/2027	\$369,203.05	\$0.00	\$12,922.11	(\$12,922.11)	\$382,125.16
6/15/2028	\$382,125.16	\$7,409.76	\$13,374.38	(\$5,964.62)	\$388,089.78
12/15/2028	\$388,089.78	\$7,409.76	\$13,583.14	(\$6,173.38)	\$394,263.16
6/15/2029	\$394,263.16	\$14,819.52	\$13,799.21	\$1,020.31	\$393,242.85
12/15/2029	\$393,242.85	\$14,819.52	\$13,763.50	\$1,056.02	\$392,186.83
6/15/2030	\$392,186.83	\$22,229.28	\$13,726.54	\$8,502.74	\$383,684.09
12/15/2030	\$383,684.09	\$22,229.28	\$13,428.94	\$8,800.34	\$374,883.75
6/15/2031	\$374,883.75	\$22,229.28	\$13,120.93	\$9,108.35	\$365,775.41
12/15/2031	\$365,775.41	\$22,229.28	\$12,802.14	\$9,427.14	\$356,348.27
6/15/2032	\$356,348.27	\$22,229.28	\$12,472.19	\$9,757.09	\$346,591.17
12/15/2032	\$346,591.17	\$22,229.28	\$12,130.69	\$10,098.59	\$336,492.59
6/15/2033	\$336,492.59	\$22,229.28	\$11,777.24	\$10,452.04	\$326,040.55
12/15/2033	\$326,040.55	\$22,229.28	\$11,411.42	\$10,817.86	\$315,222.69
6/15/2034	\$315,222.69	\$22,229.28	\$11,032.79	\$11,196.49	\$304,026.20
12/15/2034	\$304,026.20	\$22,229.28	\$10,640.92	\$11,588.36	\$292,437.84
6/15/2035	\$292,437.84	\$22,229.28	\$10,235.32	\$11,993.96	\$280,443.88
12/15/2035	\$280,443.88	\$22,229.28	\$9,815.54	\$12,413.74	\$268,030.14
6/15/2036	\$268,030.14	\$22,229.28	\$9,381.05	\$12,848.23	\$255,181.91
12/15/2036	\$255,181.91	\$22,229.28	\$8,931.37	\$13,297.91	\$241,884.00
6/15/2037	\$241,884.00	\$22,229.28	\$8,465.94	\$13,763.34	\$228,120.66
12/15/2037	\$228,120.66	\$22,229.28	\$7,984.22	\$14,245.06	\$213,875.60
6/15/2038	\$213,875.60	\$22,229.28	\$7,485.65	\$14,743.63	\$199,131.97
12/15/2038	\$199,131.97	\$22,229.28	\$6,969.62	\$15,259.66	\$183,872.31
6/15/2039	\$183,872.31	\$22,229.28	\$6,435.53	\$15,793.75	\$168,078.56
12/15/2039	\$168,078.56	\$22,229.28	\$5,882.75	\$16,346.53	\$151,732.03
6/15/2040	\$151,732.03	\$22,229.28	\$5,310.62	\$16,918.66	\$134,813.37
12/15/2040	\$134,813.37	\$22,229.28	\$4,718.47	\$17,510.81	\$117,302.56
6/15/2041	\$117,302.56	\$22,229.28	\$4,105.59	\$18,123.69	\$99,178.86
12/15/2041	\$99,178.86	\$22,229.28	\$3,471.26	\$18,758.02	\$80,420.85
6/15/2042	\$80,420.85	\$22,229.28	\$2,814.73	\$19,414.55	\$61,006.29
12/15/2042	\$61,006.29	\$22,229.28	\$2,135.22	\$20,094.06	\$40,912.23
6/15/2043	\$40,912.23	\$14,819.52	\$1,431.93	\$13,387.59	\$27,524.64
12/15/2043	\$27,524.64	\$14,819.52	\$963.36	\$13,856.16	\$13,668.49
6/15/2044	\$13,668.49	\$7,409.76	\$478.40	\$6,931.36	\$6,737.12
12/15/2044	\$6,737.12	\$6,972.92	\$235.80	\$6,737.12	\$0.00

Exhibit "B"

**EXHIBIT “C”**  
**Cost Benefit Analysis**  
**(Pursuant to Neb. Rev. Stat. § 18-2113)**

The cost-benefit analysis for the Wilmer Ridge Residential Redevelopment Project, as described in the Amendment to the Redevelopment Plan to which this cost-benefit analysis is attached, is presented below. The above-referenced project will utilize Tax Increment Financing funds authorized by Neb. Rev. Stat. § 18-2147.

**1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:**

The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after 15 years. However, for the purposes of illustrating the incremental taxes used for TIF, the tax shift is as follows:<sup>4</sup>

Tax Shift per Lot:

a.	Estimated Base Project Area Valuation:	\$4,200
b.	Projected Completed Project Assessed Valuation:	\$435,000
c.	Projected Tax Increment Base:	\$430,800
d.	Estimated Tax Levy:	1.72
e.	Annual Projected Tax Shift:	\$7,410

Total Project (all 6 lots):

a.	Estimated Base Project Area Valuation:	\$25,200
b.	Projected Completed Project Assessed Valuation:	\$2,610,000
c.	Projected Tax Increment Base:	\$2,584,800
d.	Estimated Tax Levy:	1.72
e.	Annual Projected Tax Shift:	\$44,459

*NOTE: The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The levy rate is an assumed levy rate that will vary from year to year. The completed values will depend on the county assessor’s yearly assessment of the Project Site. There has been no accounting for incremental growth or change in the tax levy over the 15-year TIF period.*

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<sup>4</sup> Because of the phased nature of the Project, the annual tax shift of the Project as set forth above will be expanded over multiple effective dates for the division of taxes.

**2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:**

a. Public infrastructure improvements and impacts:

No substantial adverse effects are anticipated on the public infrastructure and community public service needs. The Project Site and surrounding Area has been designed to support residential development. The CDA and Redeveloper do not anticipate that the Project will have a negative impact on now-existing City infrastructure or any community public services.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of new ad valorem real property taxes generated by the Project, it is intended to create a long-term benefit and substantial increase in property taxes to the City and other local taxing jurisdictions. The Project should also generate immediate tax growth to the City through sales tax paid by the new residents of the housing units on the Project Site. Further, the new residents of the housing units will pay for City services. It is not anticipated that the Project will have any material adverse impact on such City services, but will generate revenue providing support for those services.

**3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:**

It is not anticipated that the Project will have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The Project will create new residential housing that will help with the housing needs in the City. More importantly, the Project will create affordable homes that are available to buyers at or below 120% AMI. Additional housing stock, particular workforce housing, will support expansion or relocation into the redevelopment area because there are more opportunities for housing employees. Without sufficient available affordable housing stock, a company cannot expand or relocate in the Redevelopment Area because the housing is necessary for employees.

**4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:**

The Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on local area employers. The Project will create new residential housing affordable to the general workforce. The increase in housing should increase the need for services and products from existing businesses and increase the overall housing

stock in the City. This should have a positive effect on employers looking to locate or expand in the area because of the increased housing options, and the long term increased pool of potential workers and consumers.

**5. Impacts on the student populations of school districts within the City:**

According to the data available at the time the Comprehensive Plan was approved, the Wahoo Public School system had an enrollment of 1,025 students:

School Name	Grade Levels	2015-2016 Enrollment
Wahoo Central High School	9-12	288
Wahoo Middle School	6-8	244
Wahoo Elementary School	K-5	449
Wahoo Preschool	Pre-K	44
<b>Total</b>		<b>1,025</b>

More recent statistics from the 2023-2024 school year indicate that the Public School enrollment had increased to 1,008 students.<sup>5</sup>

Additionally, the Catholic Schools in the City had an enrollment of 549 students according to the data in the Comprehensive Plan:

School Name	Grade Levels	2015-2016 Enrollment
Bishop Neumann High School	9-12	189
	7-8	95
Saint Wenceslaus Parochial School	K-6	265
<b>Total</b>		<b>549</b>

The Project should not yield a material increase in population. According to census data, the average household size in the City is 2.6.<sup>6</sup> So, the overall population increase would statistically be approximately 15 people. Assuming one child per family, this would increase the student population by 6 students, which is not a significant increase to the student population. The students would likely be dispersed through different grades with no material effect on any class size.

It is worth noting that the Project Site is located near the Public Schools, so the location of the housing units should have a positive impact on the schools and student population.

**6. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:**

<sup>5</sup> <https://www.usnews.com/education/k12/nebraska/districts/wahoo-public-schools-102272>

<sup>6</sup> <https://censusreporter.org/profiles/40000US91162-wahoo-ne-urban-area/>

The City is in need of additional housing, particularly affordable/workforce housing. The costs of development make affordable residential development in the City infeasible without the use of TIF. These lots could not be developed as affordable workforce housing without the use of TIF. According to the Redeveloper:

If not for the use of TIF for this project, the difference between the mandated NAHTF maximum sales price of the home and the minimum development and construction cost is too great to make the project financially feasible. Therefore, the lots and homes would not be made available to anything less than market rate. The support of affordable housing is a priority in the Wahoo Comprehensive Plan.

Redeveloper has developed similar homes in this subdivision at market rate. The purchase price for those homes exceeded \$400,000. Redeveloper anticipates that the homes being constructed on the Project Site could sell for \$435,000 without the affordability restrictions in place, so the TIF is needed to make this an affordable housing project rather than potential market rate homes.

#### **7. Summary of Findings:**

The Project will facilitate the development of a blighted and substandard area of the City without the incurrence of significant public cost. The Project will bring much needed additional affordable housing to the community. The Project will increase property tax revenue in the long term. The benefits outweigh the costs of the proposed Project.



November 3, 2025

Melissa Harrell  
City of Wahoo  
605 N. Broadway St.  
Wahoo, NE 68066

RE: Krumel Industrial Subdivision Preliminary Plat and Change of Zoning Request

Dear Ms. Harrell,

Attached herein are the draft application materials for the application for subdivision and consideration of a rezone of the Krumel Industrial Subdivision development, located at U.S. Highway 77 and Old Highway 77.

In this submission you will find:

- An Application for Subdivision
  - Preliminary Plat
  - Legal description
  - Preliminary Drainage Memo
  - Draft Traffic Impact Study
- Application for Change of Zoning
  - Rezone Justification Narrative
  - Legal description
  - Rezone request area map
  - Soil survey
  - Referenced future request to Design Corridor Overlay

On behalf of JEO Investments, Inc. (JEO) I'd like to thank you for your assistance, support, and consideration on this matter. We will be seeking a rezone from the site's current C-3 and TA classification to a C-2 and I-3 classification. As a function of this rezone, we will be requesting a rezone to amend the boundary of the Gateway Corridor Design Overlay District for the area within the City's jurisdiction east of Old Highway 77. We request that the new southern termination of this overlay corridor be at what is proposed in our plat as 'A' Street, effectively at the 1/8<sup>th</sup> mile south of Highway 77 versus the current 1/4 mile.

Krumel Industrial Subdivision is being proposed as a mixed-use flex development consisting of opportunities for Highway Commercial development along the frontages of U.S. Highway and Old Highway 77 to the point of the southern-most access of the platted 'C' Street. The remaining 28 acres of the approximately 48-acre site will be for I-2 Industrial uses and supporting stormwater detention areas.

As has been a standardized and very beneficial practice, we request a meeting of the City's Development Committee to introduce this exciting project. We appreciate the opportunity to discuss this exciting opportunity for an attractive job center in this part of Wahoo.

On behalf of JEO Investments, I thank you for your consideration. I look forward to working with you on this and other projects.

Sincerely,

A handwritten signature in blue ink, appearing to read "K. S. Andersen".

Kevin Andersen,  
Strategic Consultant

Enclosures

cc: Travis Beavers  
City of Wahoo Planning Commission  
Wahoo City Council

**CITY OF WAHOO, NEBRASKA -- APPLICATION FOR SUBDIVISION**

(All items must be filled out completely before acceptance of this application for processing)

1. Subdivision Name: Krumel Industrial Subdivision

2. Owner's Name:  
JEO Investments, Inc.  
Address 1937 N Chestnut St.  
Wahoo, NE 68066  
Telephone No. (Home) \_\_\_\_\_  
(Business) 402-444-7455

2. Developer's Name:  
JEO Investments, Inc.  
Address: 1937 N Chestnut St.  
Wahoo, NE 68066

3. Engineer's Name:  
JEO Consulting Group, Inc.  
Address: 1937 N Chestnut St.  
Wahoo, NE 68066

4. Present Use of Subject Property: Agricultural

5. Desired Use of Subject Property: Industrial and Highway Commercial

6. Present Zoning: C-3 (AHO) (GCO) and AG (AHO) (GCO)

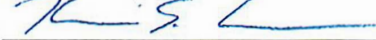
7. Legal Description of Property: A part of the west half of the northwest quarter in  
Section 35, Township 15 North Range 7 East  
Wahoo, Nebraska

8. Area of Subject Property (square feet and/or acres): 48.89 acres

9. Please list exhibits attached to this application (plat, site plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.) Plat, Legal Description, Neighboring Addresses  
Drainage Memo, Rezone Request

Signature of Owner: \_\_\_\_\_

or

Signature of Authorized Agent: 

Date submitted: \_\_\_\_\_  
Filing fee paid: \$ \_\_\_\_\_  
Preliminary Plat approved on: \_\_\_\_\_  
Final Plat:  
P.C. recommendation:  Approved  Disapproved on \_\_\_\_\_  
Council action:  Approved  Disapproved on \_\_\_\_\_  
School Board:  Approved  Disapproved on \_\_\_\_\_

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE N04°14'09"W (ASSUMED BEARING), ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 206.67 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND THE POINT OF BEGINNING; THENCE CONTINUING N04°14'09"W ON SAID WEST LINE, A DISTANCE OF 765.15 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 77 AS DESCRIBED IN GENERAL BOOK 494, PAGE 425; THENCE NORTHERLY ON SAID EASTERLY LINE, THE FOLLOWING 5 COURSES: N85°45'51"E, 33.00 FEET; N01°01'23"E, 72.27 FEET; N00°23'23"W, 452.92 FEET; N04°14'09"W, 500.00 FEET; N01°36'05"E, 417.67 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 77 AND NEBRASKA HIGHWAY 92 AS DESCRIBED IN INSTRUMENT NO. 2023-07188; THENCE N62°52'08"E ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 157.00 FEET; THENCE N67°08'02"E CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 187.45 FEET; THENCE N89°14'03"E ON SAID SOUTHERLY RIGHT OF WAY LINE AS DESCRIBED IN GENERAL BOOK 494, PAGE 425, A DISTANCE OF 354.93 FEET; THENCE SOUTHWESTERLY CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE ON A 1055.22 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 46.19 FEET, THE CHORD OF SAID CURVE BEARS S65°10'24"W, A DISTANCE OF 46.19 FEET; THENCE N86°05'31"E CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE AS DESCRIBED IN GENERAL BOOK 297, PAGE 317, A DISTANCE OF 134.22 FEET; THENCE S04°14'09"E, A DISTANCE OF 1777.24 FEET TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN GENERAL BOOK 413, PAGE 880; THENCE N88°15'57"E ON SAID SOUTH LINE, A DISTANCE OF 400.38 FEET; THENCE S04°14'09"E, A DISTANCE OF 537.87 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S88°17'27"W ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1063.24 FEET TO A POINT OF CURVATURE; THENCE WESTERLY CONTINUING ON SAID NORTH RIGHT OF WAY LINE, ON A 2095.80 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 217.89 FEET TO THE POINT OF BEGINNING, THE CHORD OF SAID CURVE BEARS S85°25'54"W, A DISTANCE OF 217.79 FEET, CONTAINING 48.89 ACRES, MORE OR LESS.

- LEGEND**
- 1 IMPROVEMENT POINTS 5/1" BEAR (UNLESS NOTED OTHERWISE)
  - 2 IMPROVEMENT SET-5/1" X 1/4" BEAR WITH A PLASTIC CAP STAMPED "SAUNDERS L.E. 196"
  - 3 CALICATED POINT
  - 4 BEARING DISTANCE
  - 5 GOVERNMENT DISTANCE
  - 6 MEASURED DISTANCE
  - 7 PLATTED DISTANCE
  - 8 ESTIMATED DISTANCE
  - 9 RECORDED DISTANCE - SURVEYS 2013
  - 10 RECORDED DISTANCE - SURVEYS 2014
  - 11 RECORDED DISTANCE - SURVEYS 2016

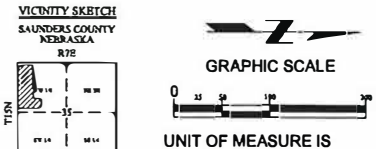
**OWNER / DEVELOPER:**  
 JEO INVESTMENTS INC.  
 ROB BRIGHAM  
 1937 N CHESTNUT STREET  
 WAHOO, NE 68066

**ENGINEER / SURVEYOR:**  
 JEO CONSULTING GROUP  
 ISAAC KREIKEMEIER AND JOSH BORCHERS  
 1937 N CHESTNUT STREET  
 WAHOO, NE 68066

**"PRELIMINARY PLAT"  
 KRUMEL INDUSTRIAL SUBDIVISION**  
 A PART OF THE WEST HALF OF THE  
 NORTHWEST QUARTER  
 IN SECTION 35, TOWNSHIP 15 NORTH,  
 RANGE 7 EAST  
 WAHOO, NEBRASKA

**ZONING INFORMATION**  
 EXISTING ZONING:  
 EAST OF OLD HIGHWAY 77: TRANSITION ZONE  
 WEST OF OLD HIGHWAY 77: HEAVY INDUSTRIAL (I-2)  
 PROPOSED ZONING:  
 LOTS 1-9: HIGHWAY COMMERCIAL (C-2)  
 LOTS 10-11: HEAVY INDUSTRIAL (I-2)

**BUILDING SETBACK RESTRICTIONS**  
 HIGHWAY COMMERCIAL DISTRICT (C-2)  
 FRONT YARD 25 FEET  
 SIDE YARD 10 FEET  
 REAR YARD 20 FEET  
 HEAVY INDUSTRIAL (I-2)  
 FRONT YARD 25 FEET  
 SIDE YARD 10 FEET  
 REAR YARD 10 FEET



**JEO CONSULTING GROUP**  
 1937 N CHESTNUT ST  
 WAHOO, NE 68066  
 800.723.8567 | JEO.com

JEO CONSULTING, INC.  
 ORGANIZATION CERTIFICATE OF  
 AUTHORIZATION NUMBER: CA-0069

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION  
 30%  
 DATE:  
 09.22.2025  
 [09.22.2025]  
 Isaac Kreikenmeier - Civil Engineer  
 E-20028

**ISSUE**

MARK	DATE	DESCRIPTION
-	00/00/0000	XX

**KRUMEL INDUSTRIAL  
 SUBDIVISION**

JEO INVESTMENTS, INC.  
 1937 N CHESTNUT STREET  
 WAHOO, NE 68066

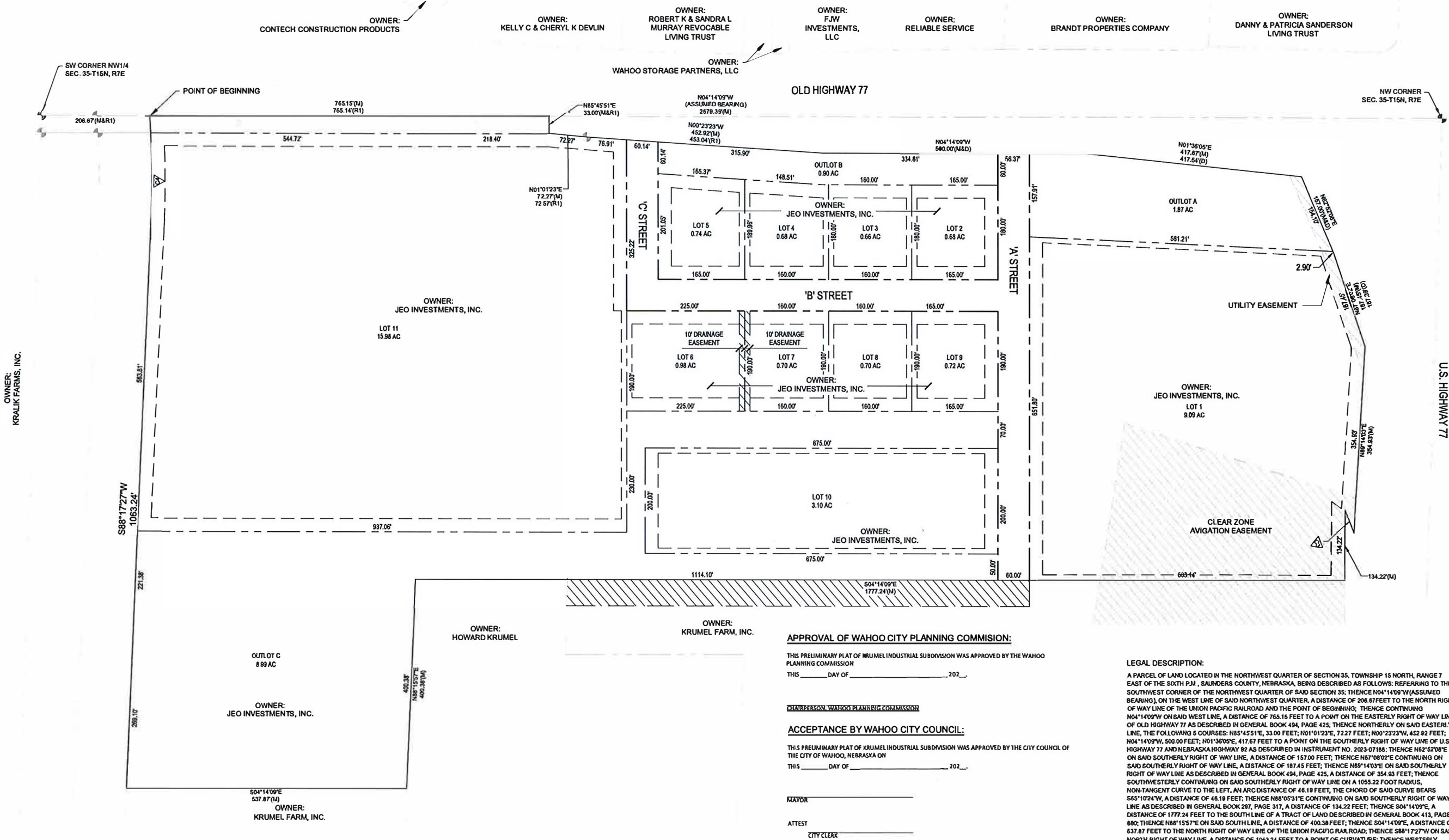
JEO PROJECT NO.: [242471.00]  
 DRAWN BY: [BEG]  
 QAQC: [IK]



Know what's Below.  
 Call before you dig.

US SURVEY FEET (sft)

**PRELIMINARY PLAT**



**CURVE DATA TABLE**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	46.19'	1055.22'	002°30'29"	23.10'	S65°10'24"W	46.19'
C2	217.89'	2095.80'	005°57'24"	109.04'	S65°25'54"W	217.79'

**APPROVAL OF WAHOO CITY PLANNING COMMISSION:**

THIS PRELIMINARY PLAT OF KRUMEL INDUSTRIAL SUBDIVISION WAS APPROVED BY THE WAHOO PLANNING COMMISSION  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

**ACCEPTANCE BY WAHOO CITY COUNCIL:**

THIS PRELIMINARY PLAT OF KRUMEL INDUSTRIAL SUBDIVISION WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WAHOO, NEBRASKA ON  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

MAYOR \_\_\_\_\_  
 ATTEST \_\_\_\_\_  
 CITY CLERK \_\_\_\_\_

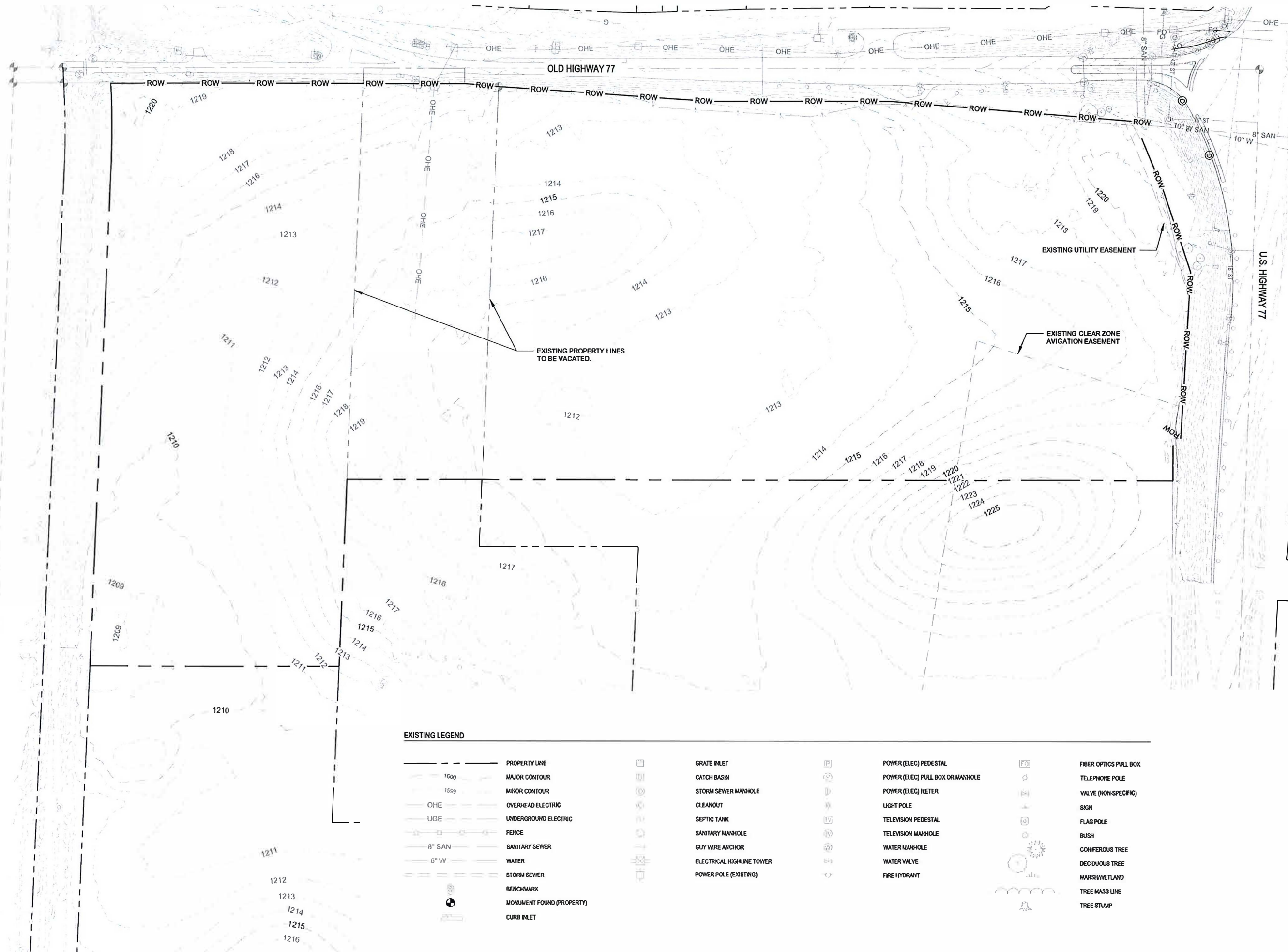
**ACCEPTANCE BY WAHOO CITY ENGINEER:**

THIS PRELIMINARY PLAT OF KRUMEL INDUSTRIAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE WAHOO CITY ENGINEER ON  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

WAHOO CITY ENGINEER \_\_\_\_\_

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE N04°14'09"W (ASSUMED BEARING), ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 206.67 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND THE POINT OF BEGINNING; THENCE CONTINUING N04°14'09"W ON SAID WEST LINE, A DISTANCE OF 765.15 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 77 AS DESCRIBED IN GENERAL BOOK 494, PAGE 425; THENCE NORTHERLY ON SAID EASTERLY LINE, THE FOLLOWING 6 COURSES: N85°45'51"E, 33.00 FEET; N01°01'23"E, 72.27 FEET; N00°23'23"W, 452.92 FEET; N04°14'09"W, 500.00 FEET; N01°36'05"E, 417.67 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 77 AND NEBRASKA HIGHWAY 82 AS DESCRIBED IN INSTRUMENT NO. 2023-07188; THENCE N82°52'05"W ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 157.00 FEET; THENCE N67°08'02"E CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 187.45 FEET; THENCE N89°14'03"E ON SAID SOUTHERLY RIGHT OF WAY LINE AS DESCRIBED IN GENERAL BOOK 494, PAGE 425, A DISTANCE OF 354.93 FEET; THENCE SOUTHWESTERLY CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE ON A 1055.22 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 46.19 FEET, THE CHORD OF SAID CURVE BEARS S65°10'24"W, A DISTANCE OF 46.19 FEET; THENCE N88°05'31"E CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE AS DESCRIBED IN GENERAL BOOK 297, PAGE 317, A DISTANCE OF 134.22 FEET; THENCE S04°14'09"E, A DISTANCE OF 1777.24 FEET TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN GENERAL BOOK 413, PAGE 690; THENCE N85°15'57"E ON SAID SOUTH LINE, A DISTANCE OF 400.38 FEET; THENCE S04°14'09"E, A DISTANCE OF 637.87 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S88°17'27"W ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1063.24 FEET TO A POINT OF CURVATURE; THENCE WESTERLY CONTINUING ON SAID NORTH RIGHT OF WAY LINE, ON A 2095.80 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 217.89 FEET TO THE POINT OF BEGINNING, THE CHORD OF SAID CURVE BEARS S65°25'54"W, A DISTANCE OF 217.79 FEET, CONTAINING 48.89 ACRES, MORE OR LESS.



**EXISTING LEGEND**

	PROPERTY LINE		GRATE INLET		POWER (ELEC) PEDESTAL		FIBER OPTICS PULL BOX
	MAJOR CONTOUR		CATCH BASIN		POWER (ELEC) PULL BOX OR MANHOLE		TELEPHONE POLE
	MINOR CONTOUR		STORM SEWER MANHOLE		POWER (ELEC) METER		VALVE (NON-SPECIFIC)
	OVER-HEAD ELECTRIC		CLEANOUT		LIGHT POLE		SIGN
	UNDERGROUND ELECTRIC		SEPTIC TANK		TELEVISION PEDESTAL		FLAG POLE
	FENCE		SANITARY MANHOLE		TELEVISION MANHOLE		BUSH
	SANITARY SEWER		GUY WIRE ANCHOR		WATER MANHOLE		CONIFEROUS TREE
	WATER		ELECTRICAL HIGHLINE TOWER		WATER VALVE		DECIDUOUS TREE
	STORM SEWER		POWER POLE (EXISTING)		FIRE HYDRANT		MARSH/WETLAND
	BENCHMARK						TREE MASS LINE
	MONUMENT FOUND (PROPERTY)						TREE STUMP
	CURB INLET						



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 AUTHORIZATION NUMBER: CA-0069

PRELIMINARY  
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 CONSTRUCTION  
 30%  
 DATE:  
 09.22.2025  
 PRELIMINARY

[09.22.2025]  
 Isaac Kreikenmeier - Civil Engineer  
 E-20028

**ISSUE**

MARK	DATE	DESCRIPTION
-	00/00/0000	XX

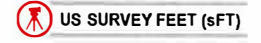
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 SUBDIVISION**

JEO INVESTMENTS, INC.  
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 WAHOO, NE 68066

JEO PROJECT NO.: [242471.00]  
 DRAWN BY: [BEG]  
 QAQC: [IK]



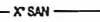
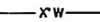




Know what's Below.  
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**EXISTING CONDITIONS**

**SITE LAYOUT LEGEND**

-  STANDARD DUTY 7" CONCRETE PAVEMENT MODT 478-3500PSI
-  6" CONCRETE INTEGRAL CURB
-  X" SAN PROPOSED SANITARY
-  X" W PROPOSED WATER MAIN
-  PROPOSED STORM
-  PROPOSED DRAINAGE DITCH



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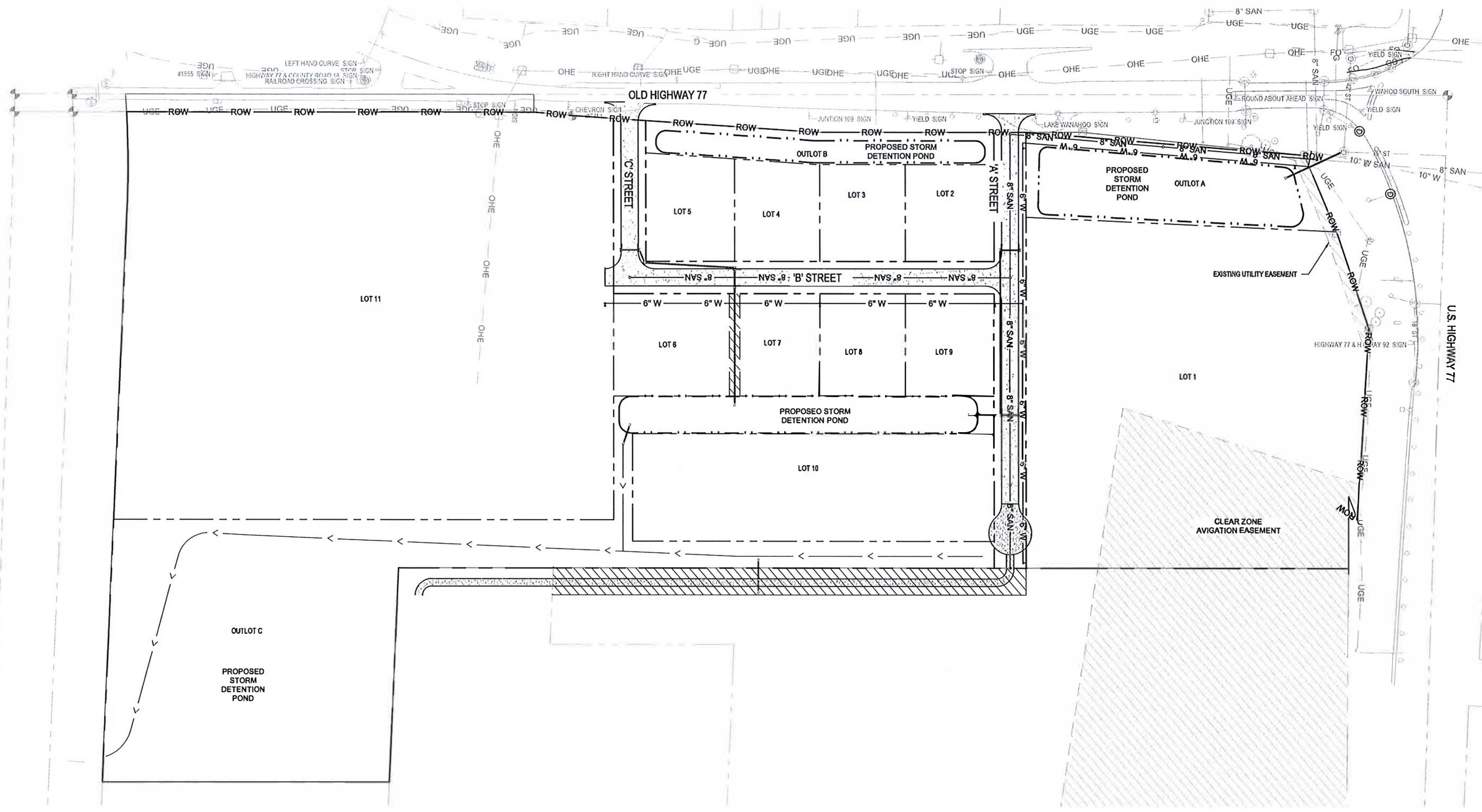
JEO PROJECT NO.: [242471.00]  
 DRAWN BY: [BEG]  
 QAQC: [IK]



Know what's Below.  
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 US SURVEY FEET (sFT)

**OVERALL LAYOUT PLAN**



**PROPOSED SITE PLAN**

**SITE LAYOUT LEGEND**

- STANDARD DUTY 7" CONCRETE PAVEMENT MOOT 478-3500PSI
- 6" CONCRETE INTEGRAL CURB



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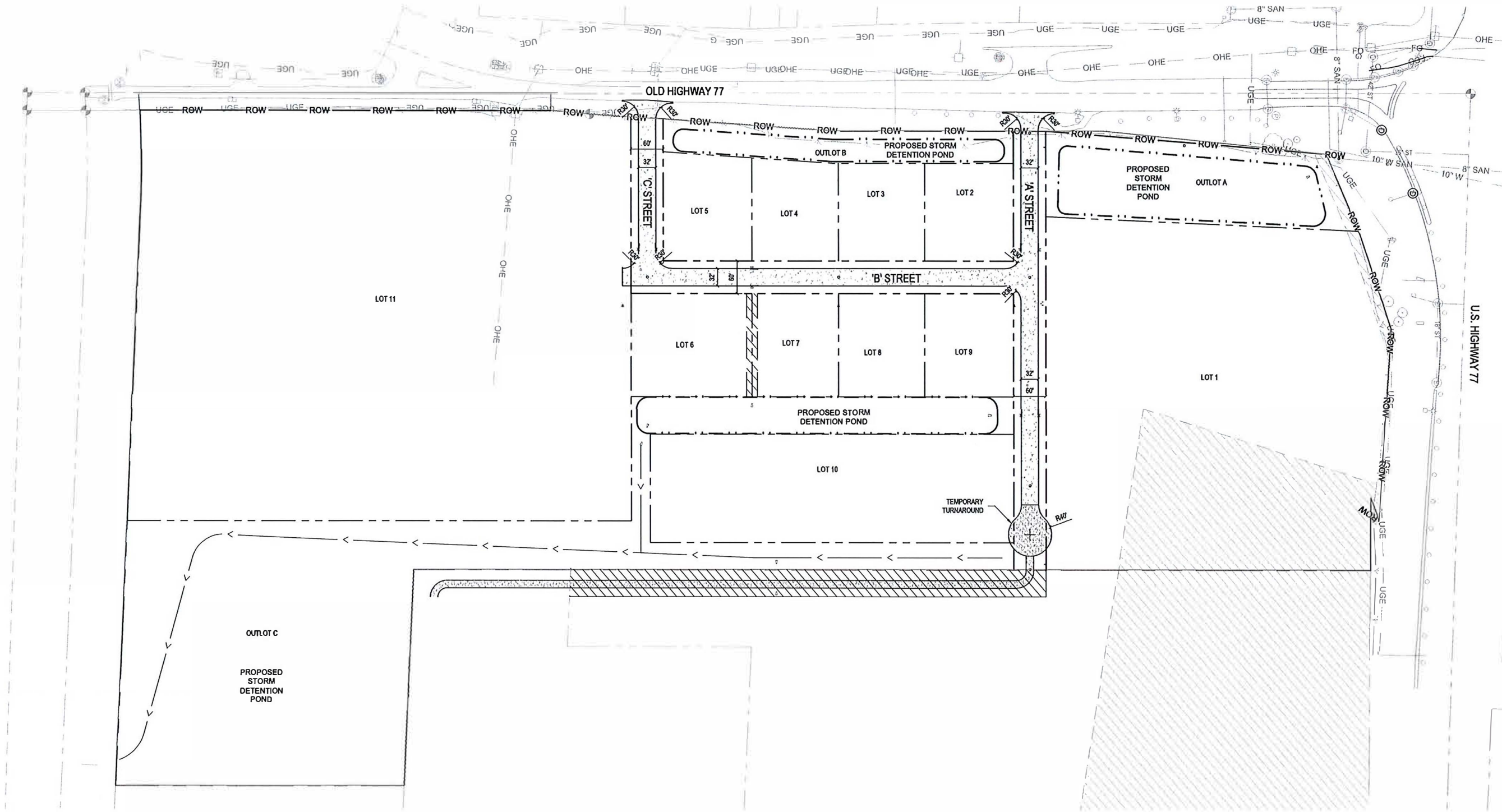
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**OVERALL PAVING PLAN**



**APPROXIMATE EARTHWORK QUANTITIES**

CUT	FILL	NET
47,091 CY	101,247 CY	54,156 CY (FILL)

\* NOTE: EARTHWORK QUANTITIES ARE FOR INFORMATION ONLY.  
 PAVEMENT AND BUILDING PADS WERE NOT DEDUCTED FROM THE  
 FILL QUANTITY.  
 \*\*A FILL FACTOR OF 1.3 HAS BEEN ADDED.

**SITE GRADING LEGEND**

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED DRAINAGE DITCH



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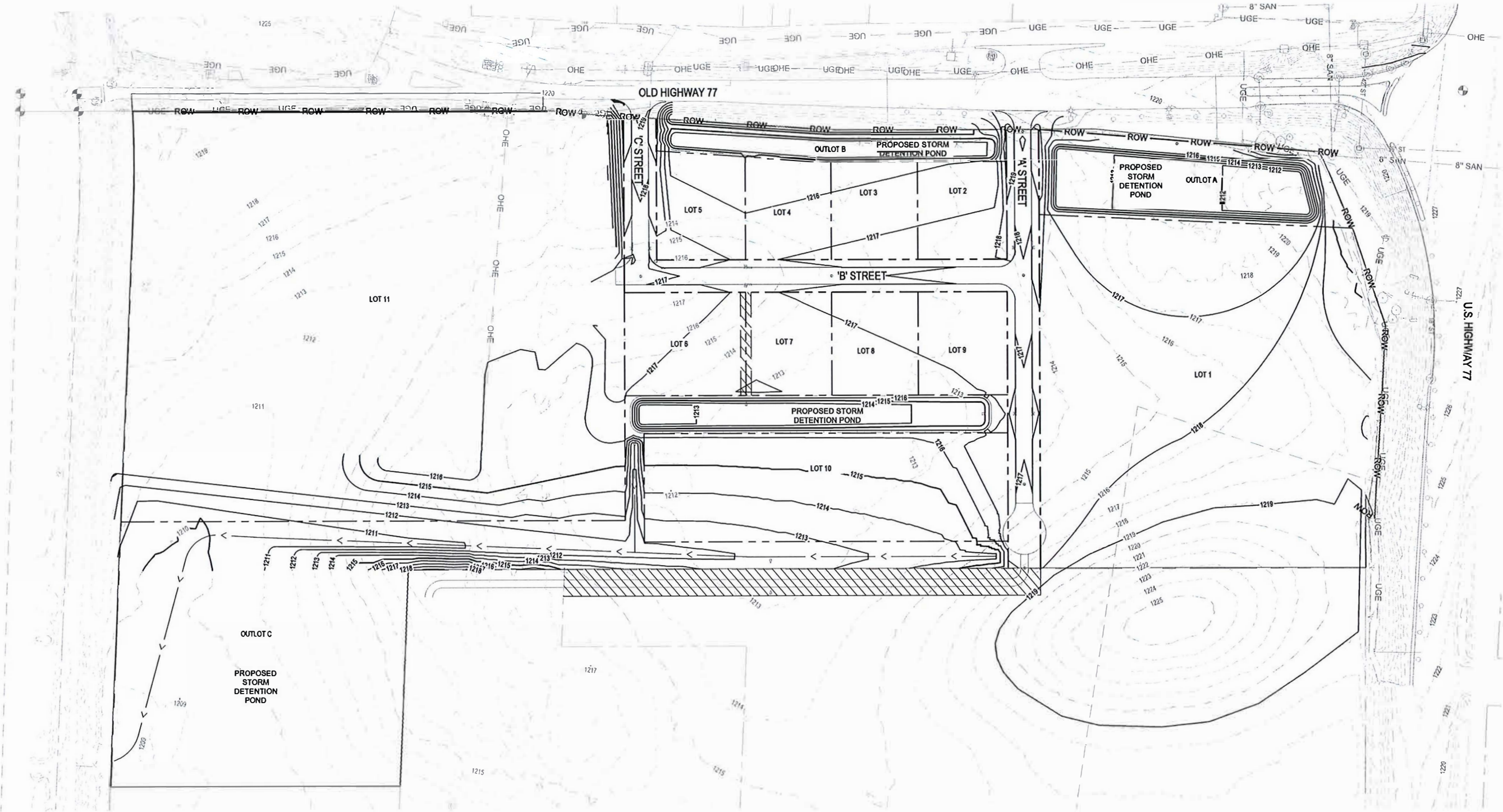
JEO PROJECT NO.: [242471.00]  
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US SURVEY FEET (SFT)

**OVERALL GRADING PLAN**





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JEO PROJECT NO.: [242471.00]  
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 QAQC: [IK]



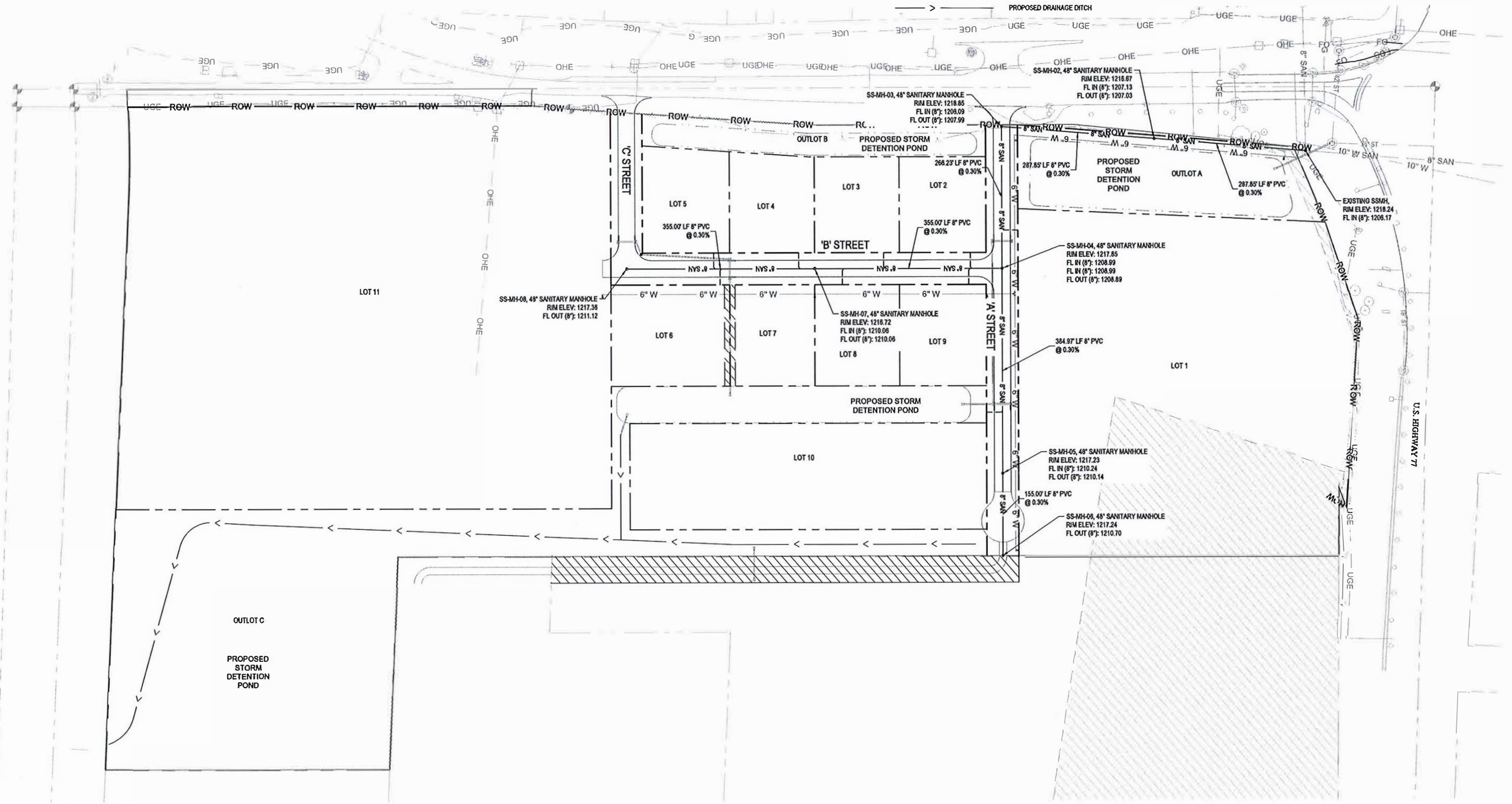
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US SURVEY FEET (sFT)

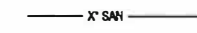
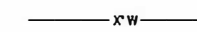





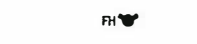
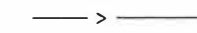
**UTILITIES -  
 SANITARY SEWER PLAN**

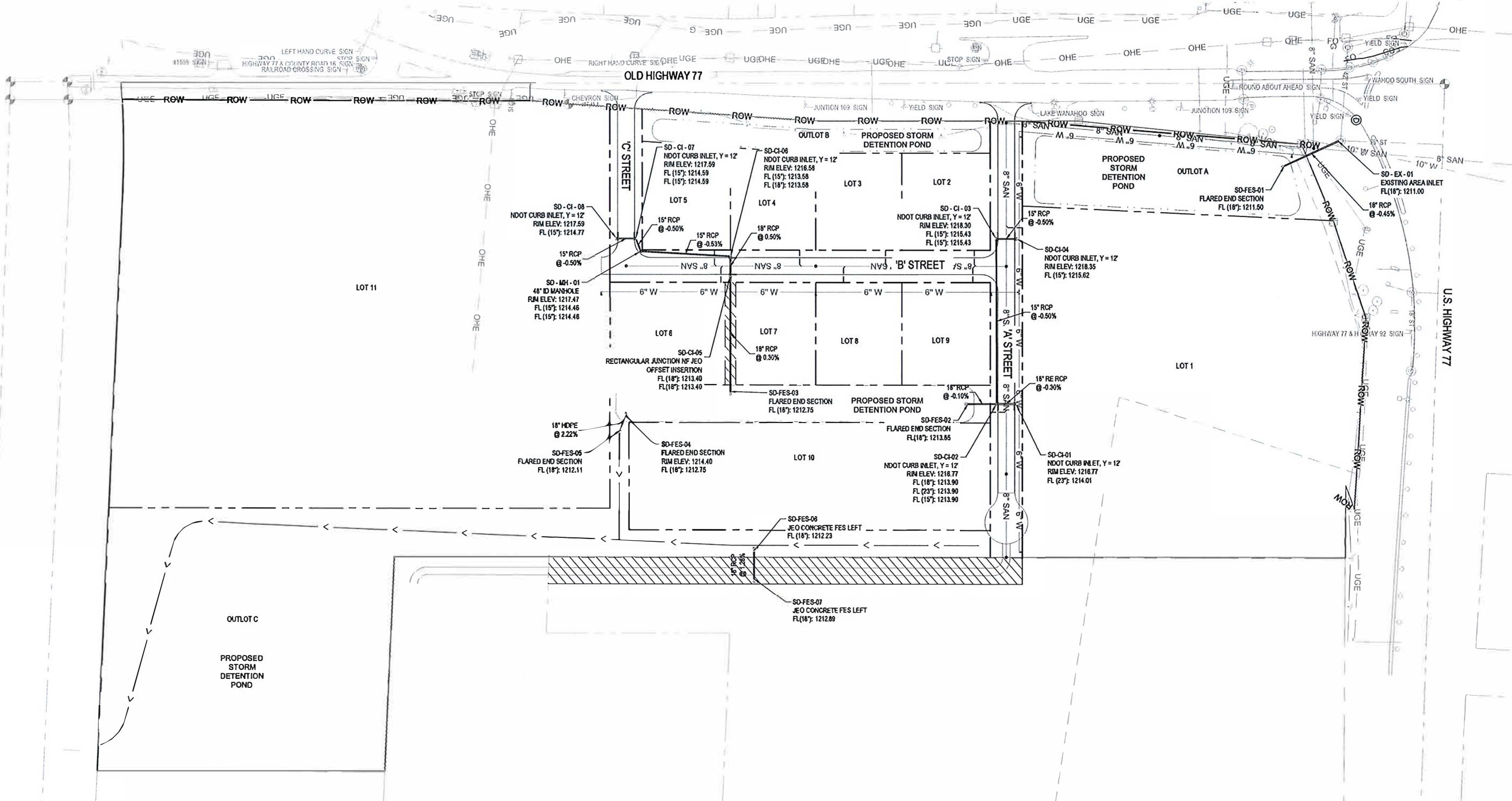
**SITE UTILITY LEGEND**

- X" SAN — PROPOSED SANITARY
- X" W — PROPOSED WATER SERVICE
- G — G — PROPOSED GAS SERVICE
- P — P — PROPOSED ELECTRICAL SERVICE
- [Symbol] — PROPOSED STORM
- PVC [Symbol] POST INDICATOR VALVE
- GV [Symbol] GATE VALVE
- FH [Symbol] FIRE HYDRANT
- > [Symbol] PROPOSED DRAINAGE DITCH



**SITE UTILITY LEGEND**

-  PROPOSED SANITARY
-  PROPOSED WATER SERVICE
-  PROPOSED GAS SERVICE
-  PROPOSED ELECTRICAL SERVICE
-  PROPOSED STORM
-  POST INDICATOR VALVE
-  GATE VALVE
-  FIRE HYDRANT
-  PROPOSED DRAINAGE DITCH



**SITE UTILITIES PLAN**



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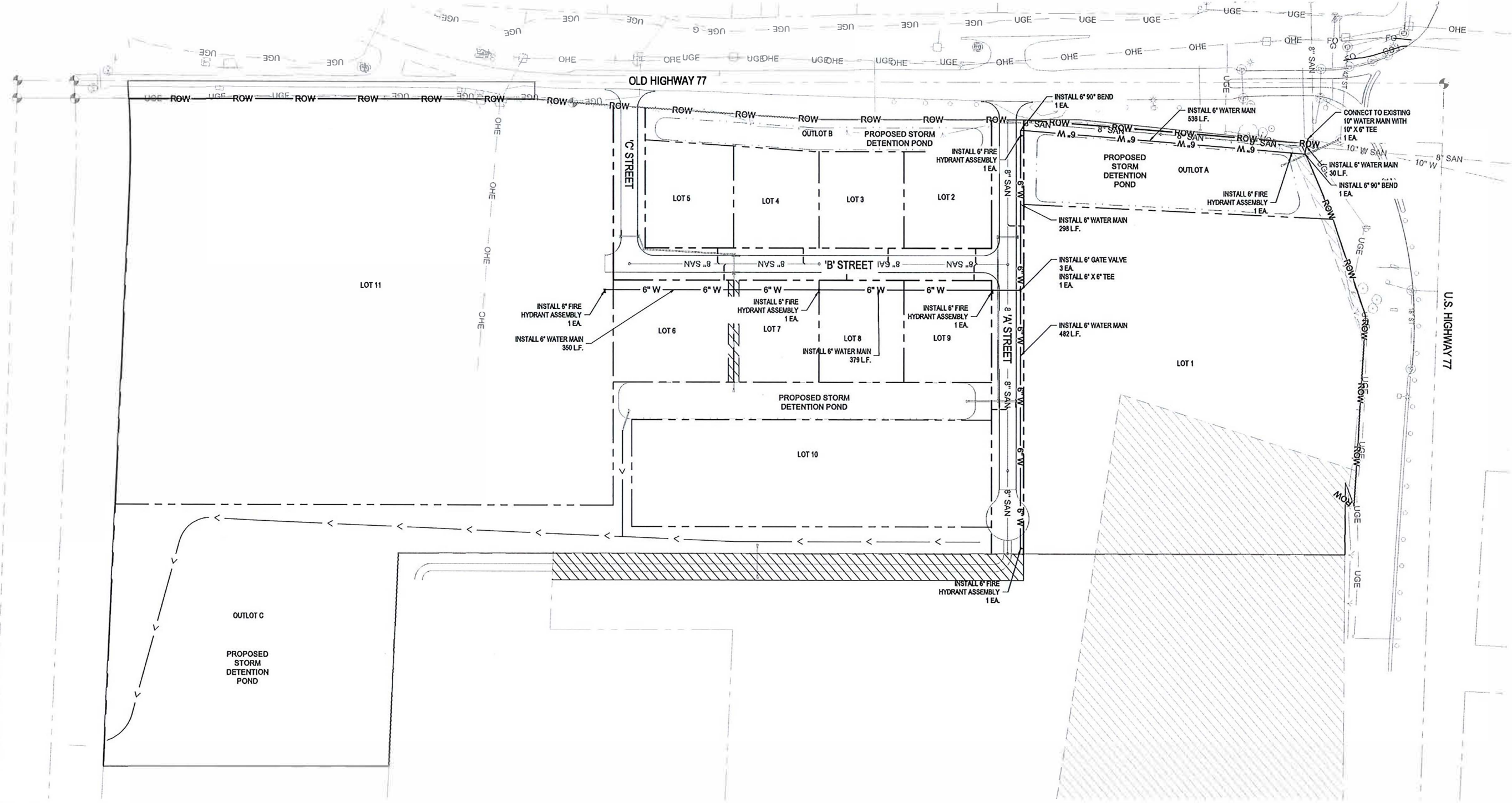
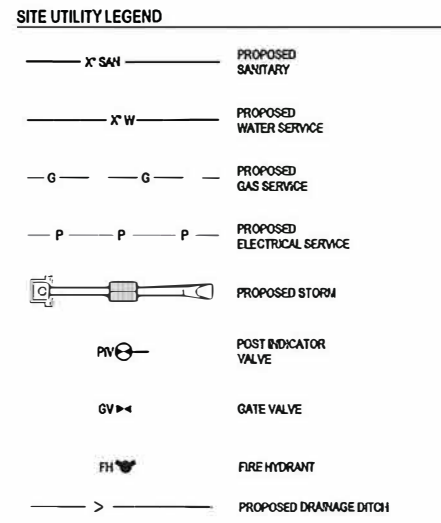
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**UTILITIES - STORM SEWER PLAN**



**je**

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 QAQC: [IK]



**UTILITIES - WATER PLAN**

**EROSION CONTROL / SWPPP LEGEND**

- LOC — LIMITS OF CONSTRUCTION
- SF — SF — SILT FENCE
- > — PROPOSED DRAINAGE DITCH
- INLET PROTECTION
- ▨ STABILIZED CONSTRUCTION ENTRANCE
- SEEDING - ALL DISTURBED AREAS (MILLER SEED SUB DIVISION MIX OR APPROVED EQUAL)

**SITE GRADING LEGEND**

- 1490 — PROPOSED MAJOR CONTOUR
- 1489 — PROPOSED MINOR CONTOUR
- 1600 — EXISTING MAJOR CONTOUR
- 1599 — EXISTING MINOR CONTOUR



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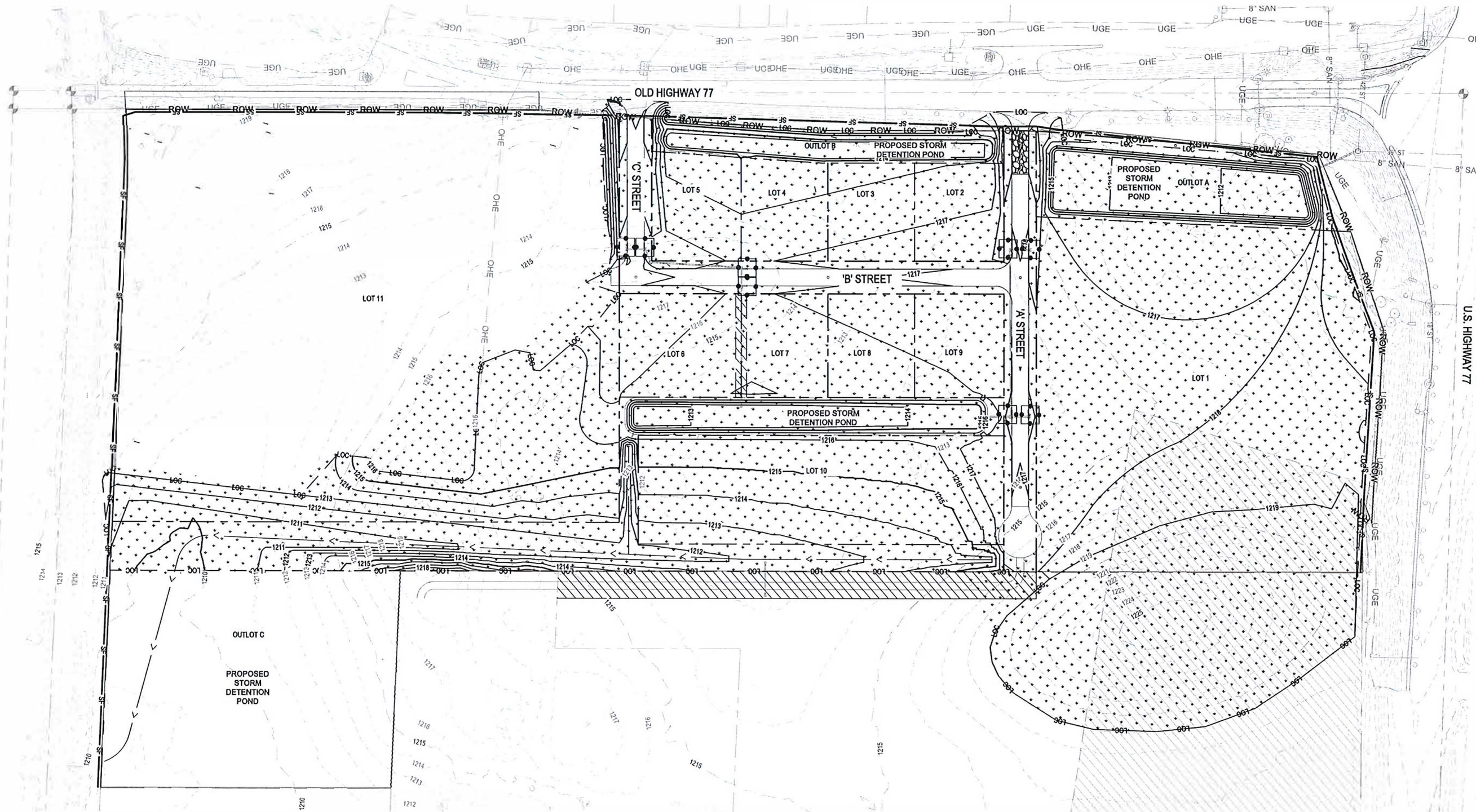
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**SITE EROSION CONTROL PLAN**





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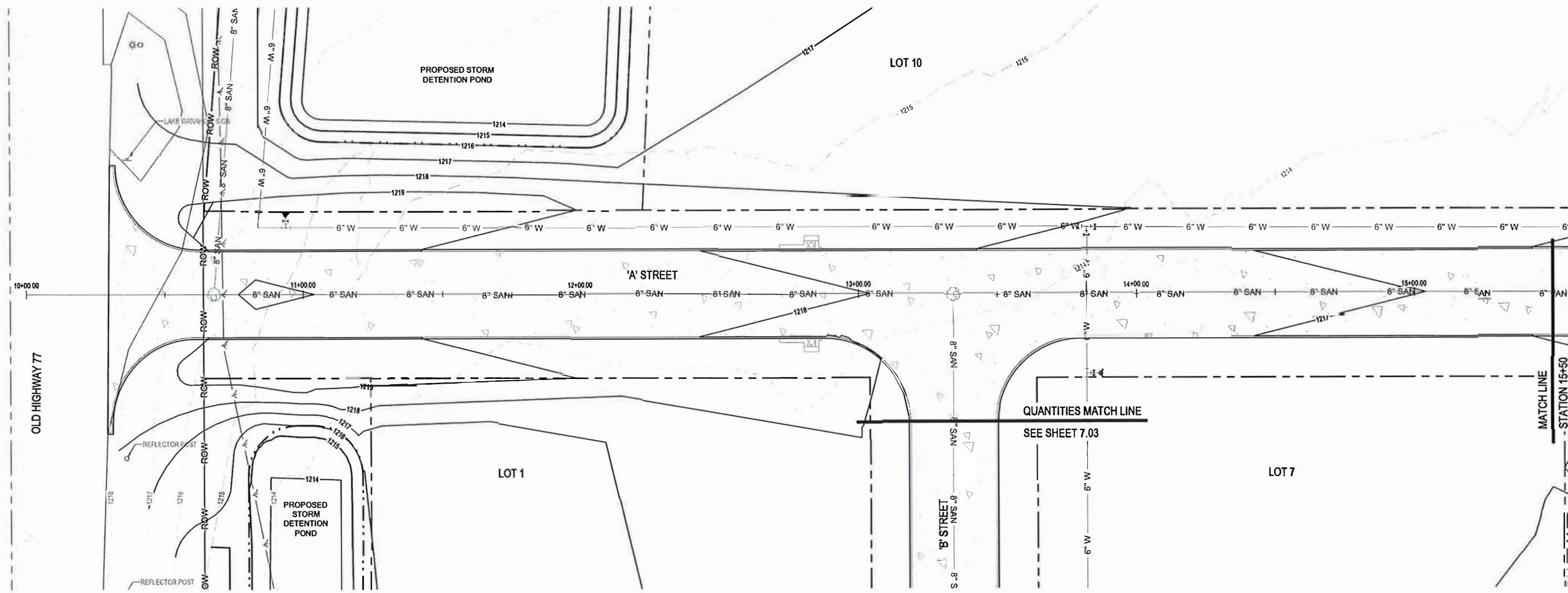
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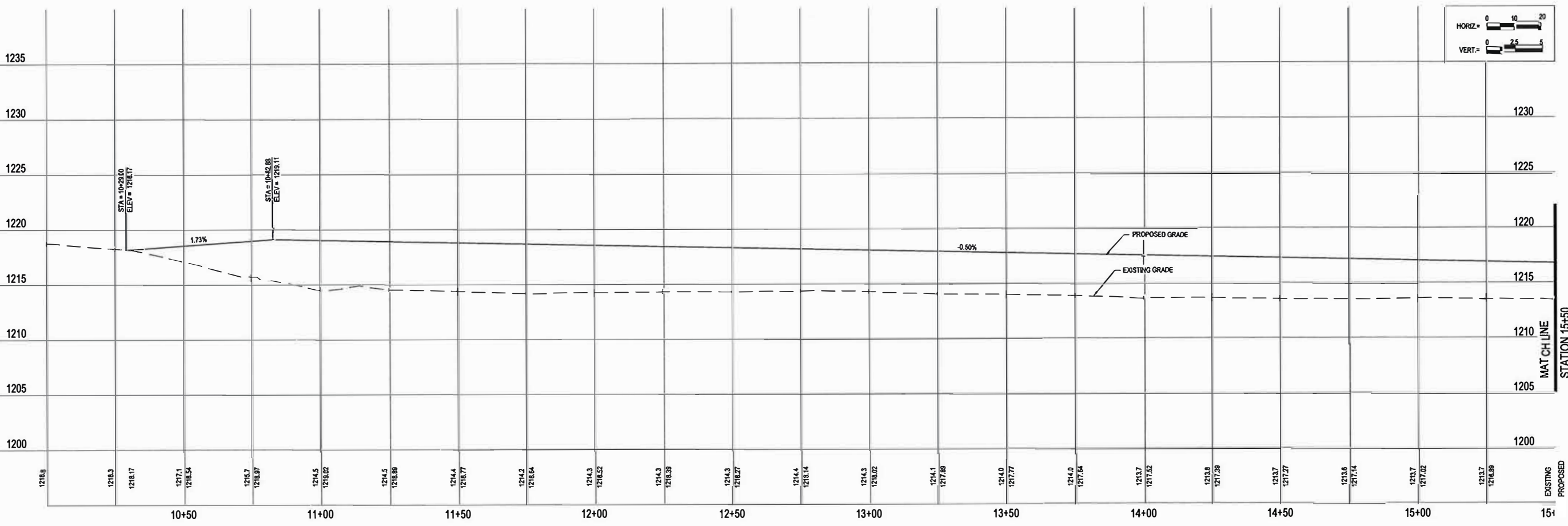


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 US SURVEY FEET (sFT)

**STREET PLAN  
 AND PROFILE**



**'A' STREET PLAN AND PROFILE**





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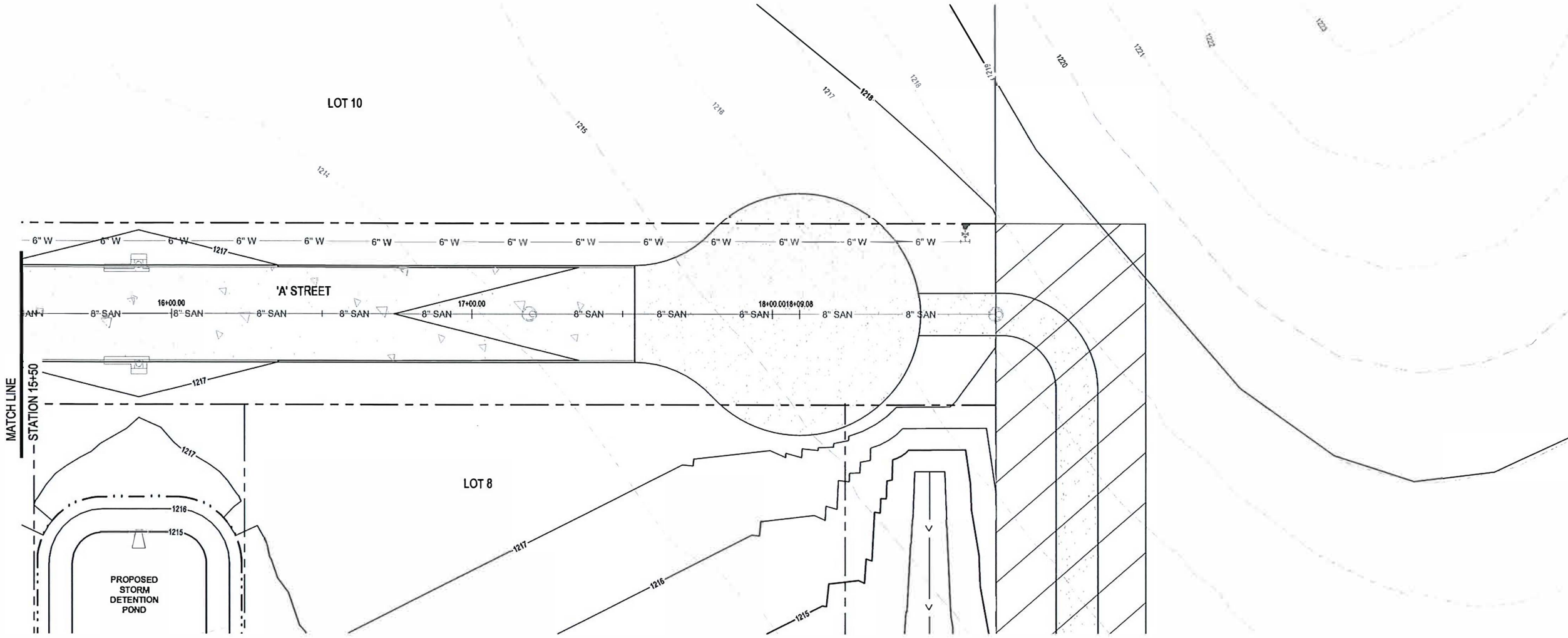
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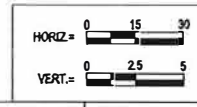
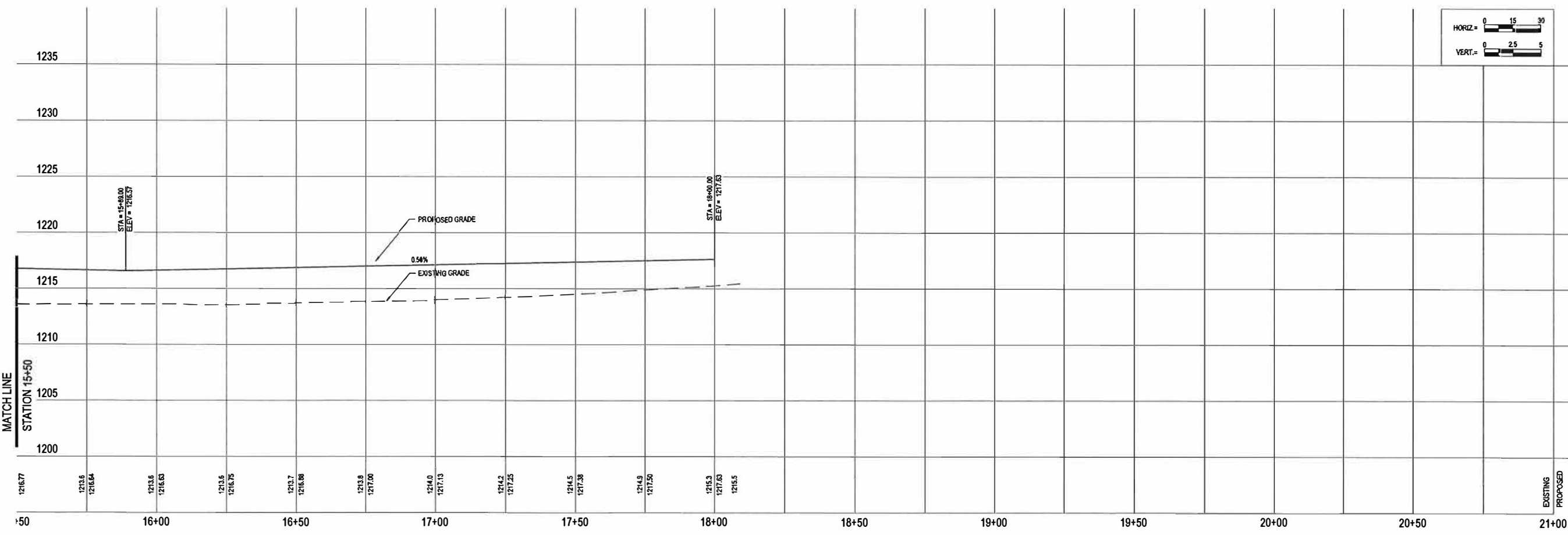
[09.22.2025]  
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**'A' STREET PLAN AND PROFILE**



**KRUMEL INDUSTRIAL SUBDIVISION**

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 DRAWN BY: [BEG]  
 QAQC: [IK]



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**STREET PLAN AND PROFILE**



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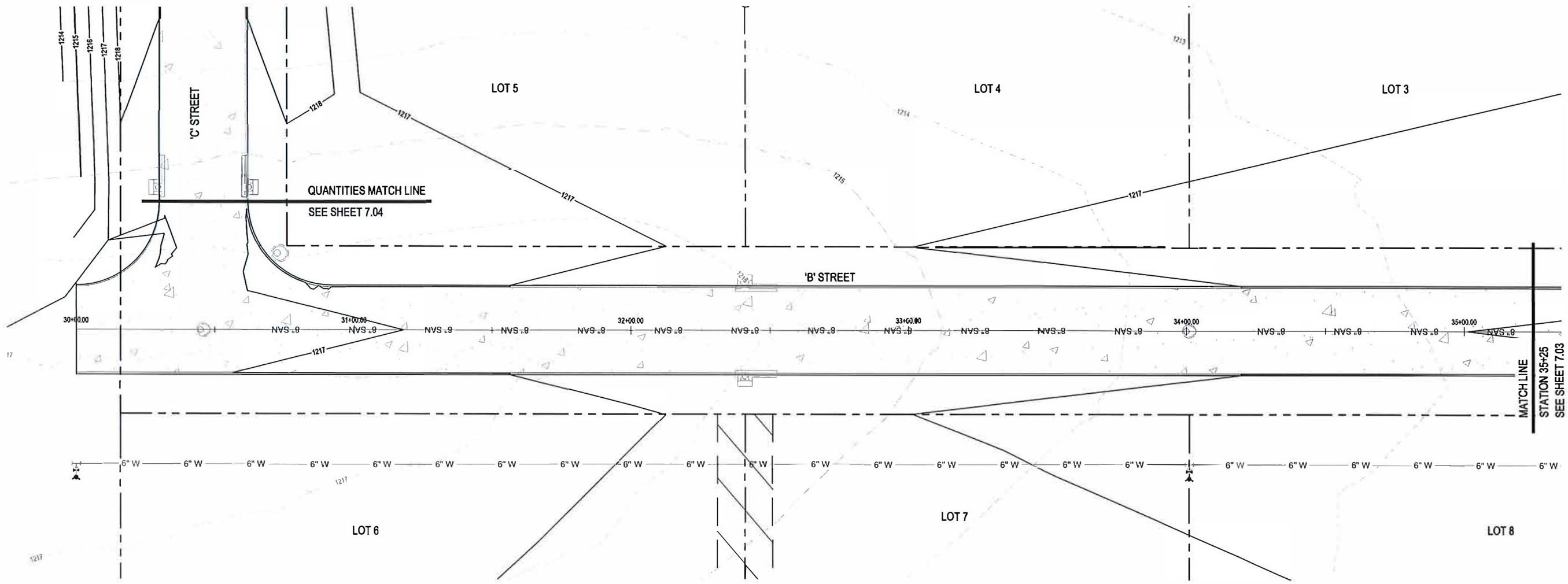
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 DRAWN BY: [BEG]  
 QAQC: [IK]



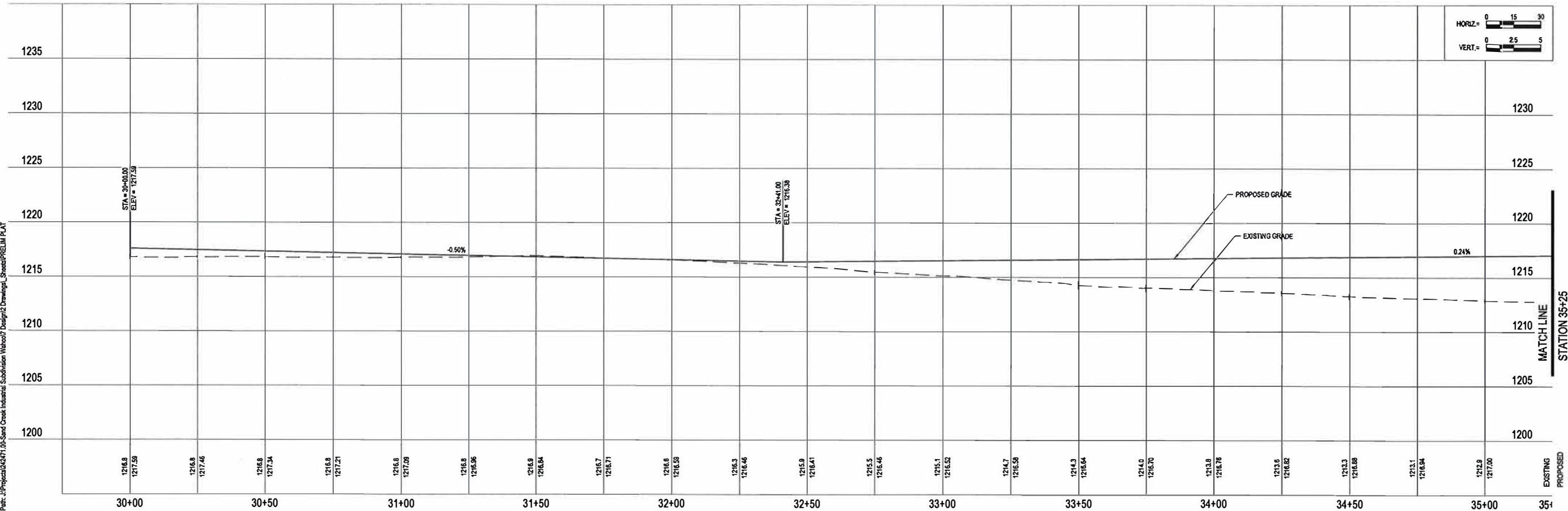
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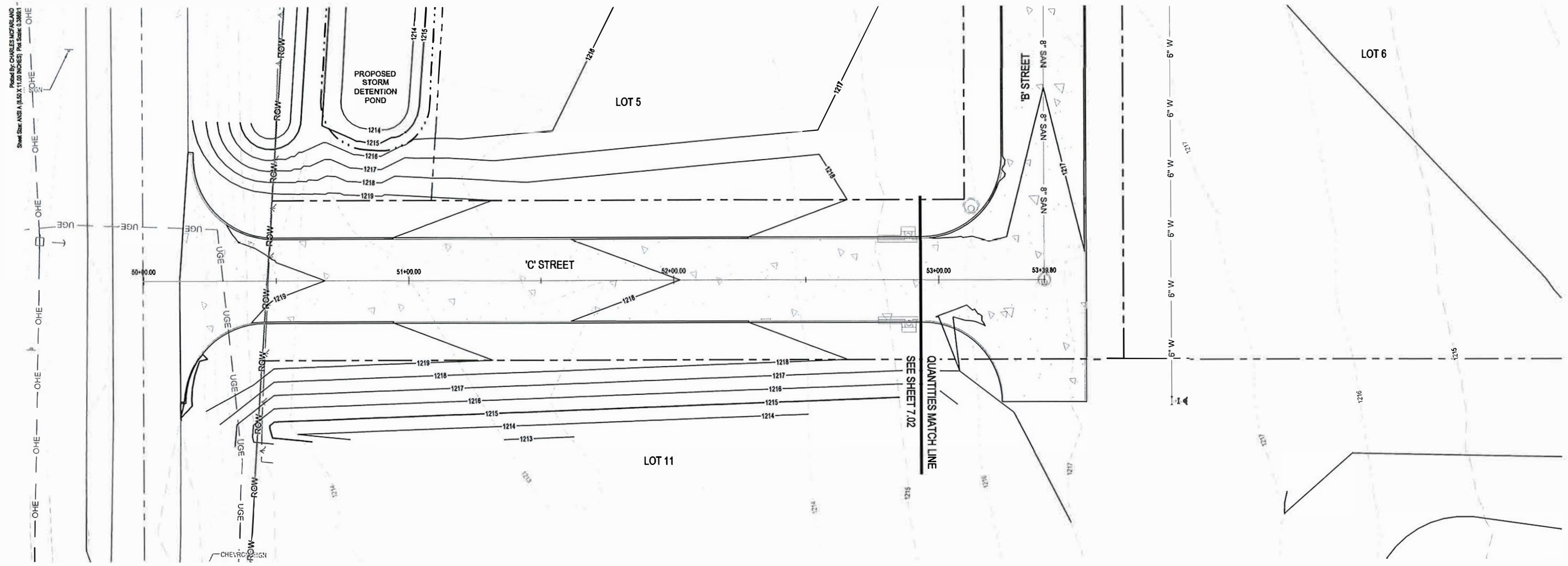
**STREET PLAN  
 AND PROFILE**



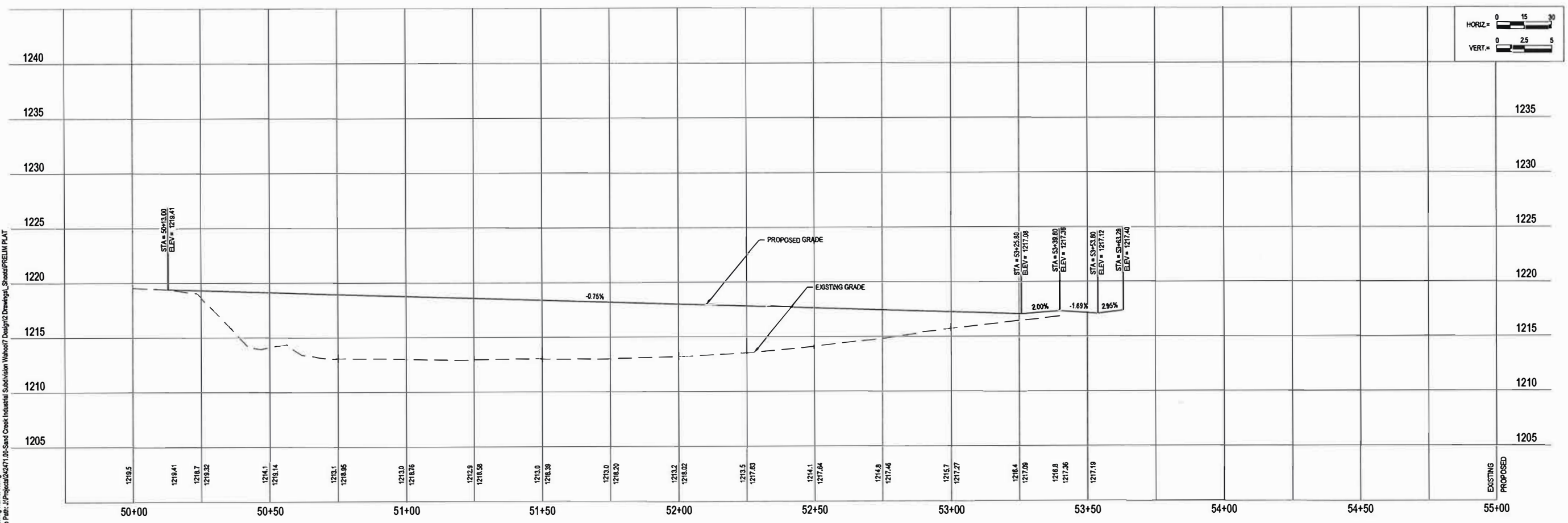
**'B' STREET PLAN AND PROFILE**







'C' STREET PLAN AND PROFILE



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JEO PROJECT NO.: [242471.00]  
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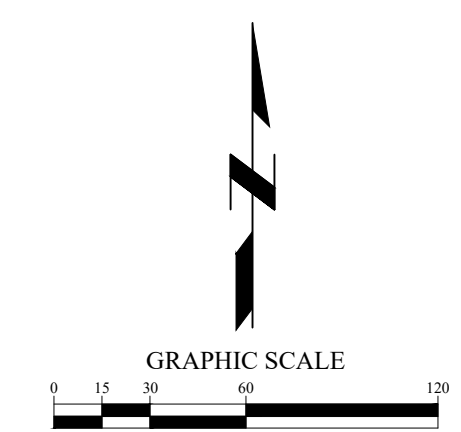
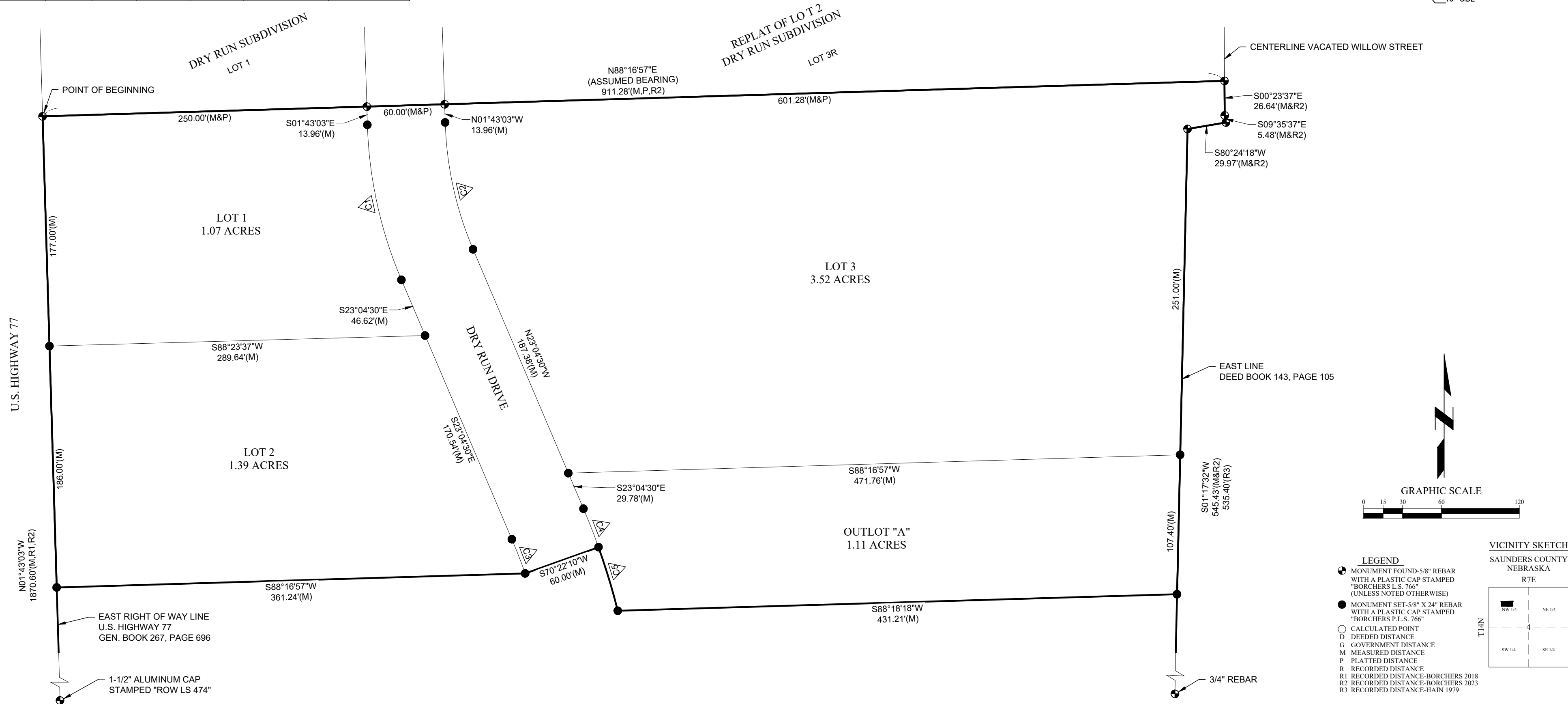
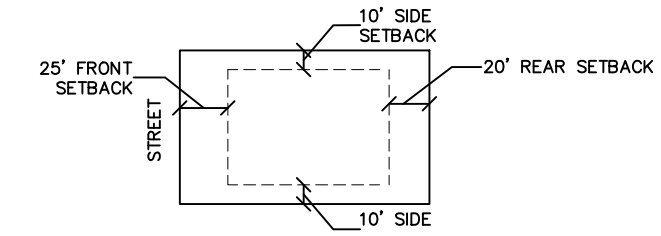
**STREET PLAN  
AND PROFILE**

CURVE DATA TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	123.01'	330.00'	021°21'27"	62.23'	S12°23'47"E	122.30'
C2	100.64'	270.00'	021°21'27"	50.91'	N12°23'47"W	100.06'
C3	28.25'	470.00'	003°26'40"	14.13'	S21°21'10"E	28.25'
C4	31.86'	530.00'	003°26'40"	15.94'	S21°21'10"E	31.86'
C5	51.15'	530.00'	005°31'46"	25.59'	N16°51'57"E	51.13'

# "FINAL PLAT" DRY RUN COMMONS

A PART OF THE NORTHWEST QUARTER  
OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 7 EAST  
WAHOO, NEBRASKA

DETAIL OF TYPICAL BUILDING  
SETBACKS AND UTILITY EASEMENTS  
LOTS 1-3  
ZONING DISTRICT: HIGHWAY COMMERCIAL DISTRICT (C-2)



- LEGEND**
- MONUMENT FOUND-5/8" REBAR WITH A PLASTIC CAP STAMPED "BORCHERS P.L.S. 766" (UNLESS NOTED OTHERWISE)
  - MONUMENT SET-5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "BORCHERS P.L.S. 766"
  - CALCULATED POINT
  - D DEEDED DISTANCE
  - G GOVERNMENT DISTANCE
  - M MEASURED DISTANCE
  - P PLATTED DISTANCE
  - R RECORDED DISTANCE
  - R1 RECORDED DISTANCE-BORCHERS 2018
  - R2 RECORDED DISTANCE-BORCHERS 2023
  - R3 RECORDED DISTANCE-HAIN 1979
- VICINITY SKETCH**  
SAUNDERS COUNTY  
NEBRASKA  
R7E
- 

PART OF THE NW1/4  
SEC. 4-R14N-R7E OF THE SIXTH P.M.  
SAUNDERS COUNTY, NEBRASKA

FINAL PLAT  
DRY RUN COMMONS

**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS: THAT JEO INVESTMENTS, INC., BEING THE OWNER AND PROPRIETOR OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "DRY RUN COMMONS". SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT. SAID OWNER HEREBY DEDICATES TO THE PUBLIC FOR PERPETUAL UTILITY EASEMENTS TO THE CITY OF WAHOO, AND ANY OTHER PUBLIC OR PRIVATE UTILITY FOR RECIPROCAL USE BY THE LICENSEES OF SAID SUBDIVISION, TO BUILD, ERECT, MAINTAIN AND OR REPAIR THE FOLLOWING: SEWER LINES, WATER LINES, DRAINAGE FACILITIES, NATURAL GAS LINES, WIRES AND CABLES FOR CARRYING TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION AND RECEPTION OF SIGNALS AND SOUNDS OF ALL KINDS ON, OVER, THROUGH, UNDER AND ACROSS ALL STRIPS OF LAND LABELED AS UTILITY EASEMENTS ON THIS PLAT. NO PERMANENT BUILDINGS, FENCES, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

JEO INVESTMENTS, INC.

STATE OF NEBRASKA )  
                                  ) SS  
COUNTY OF SAUNDERS )

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. WITNESS MY HAND AND NOTARIAL SEAL ON \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVAL OF THE CITY COUNCIL OF WAHOO, NEBRASKA:**  
THIS PLAT OF "DRY RUN COMMONS" WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WAHOO, NEBRASKA THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

**SAUNDERS COUNTY TREASURER:**  
I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO TAXES ARE DELINQUENT UPON THE LAND DESCRIBED IN THE PERIMETER DESCRIPTION AS APPEARS ON THIS PLAT AS OF THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

TREASURER \_\_\_\_\_

**SAUNDERS COUNTY SURVEYOR'S APPROVAL:**  
I HEREBY APPROVE THE NUMBERING OF THE LOTS IN "DRY RUN COMMONS", LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

SAUNDERS COUNTY SURVEYOR \_\_\_\_\_

**APPROVAL OF THE CITY PLANNING COMMISSION OF WAHOO, NEBRASKA:**  
THIS PLAT OF "DRY RUN COMMONS" WAS APPROVED BY THE CITY PLANNING COMMISSION OF WAHOO, NEBRASKA THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

CHAIRMAN \_\_\_\_\_

**PERIMETER DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 NORTH RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, DRY RUN SUBDIVISION AS PLATTED IN THE CITY OF WAHOO; THENCE N88°16'57"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID DRY RUN SUBDIVISION AND THE SOUTH LINE OF LOT 3R, REPLAT OF LOT 2, DRY RUN SUBDIVISION, A DISTANCE OF 911.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3R; THENCE S00°23'37"E ON THE CENTERLINE OF VACATED WILLOW STREET, A DISTANCE OF 26.64 FEET; THENCE S09°35'37"E CONTINUING ON SAID CENTERLINE, A DISTANCE OF 5.48 FEET; THENCE S80°24'17"W, PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 29.97 FEET TO THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 143, PAGE 105; THENCE S01°17'32"W ON SAID EASTERLY LINE, A DISTANCE OF 358.40 FEET; THENCE S88°18'18"W, A DISTANCE OF 431.21 FEET; THENCE NORTHERLY ON A 530.00 FOOT RADIUS CURVE THE LEFT, AN ARC DISTANCE OF 51.15 FEET, THE CHORD OF SAID CURVE BEARS N16°51'57"W, A DISTANCE OF 51.13 FEET; THENCE S70°22'10"W, A DISTANCE OF 60.00 FEET; THENCE S88°16'57"W, A DISTANCE OF 361.24 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 77 AS DESCRIBED IN GENERAL BOOK 267, PAGE 696; THENCE N01°43'03"W ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 363.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7.60 ACRES, MORE OR LESS.

**SURVEYOR'S STATEMENT:**  
I JOSHUA D. BORCHERS, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "DRY RUN COMMONS" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION AND THAT THE LEGAL DESCRIPTION OF THE BOUNDARY OF "DRY RUN COMMONS" IS AS STATED IN THE PERIMETER DESCRIPTION. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS ONCE CONSTRUCTION OF IMPROVEMENTS ARE COMPLETE.

JOSHUA D. BORCHERS, P.L.S. 766 DATE \_\_\_\_\_

PROJECT NO.	251405
DATE	11/26/2025
DRAWN BY	AWH
FILE NAME	SV-251405 Final Plat.dwg
FIELD BOOK	WAHOO 170
FIELD CREW	NF
SURVEY FILE NO.	2025-253
REVISIONS	△

J:\Projects\251405\_004\_JEO\_Investments-Dry\_Run\_Subdivision\Survey\Drawings\SV-251405\_Final Plat.dwg, on 11/26/2025, 12:38 PM.





Existing Conditions

The pre-developed condition is predominately meadow / continuous grass protected from grazing and generally mowed for hay. The predominant soil type on site was determined as Hydrologic Soil Group Type C from the Web Soil Survey. Currently no concentrated discharge points exist within the site, all on-site drainage sheet flows primarily east and south towards the existing Cottonwood Creek running parallel to the eastern property boundary. Table 2 provides a tabular summary of the existing condition’s hydrologic parameters for the Phase 1 development area. A minimum time of concentration of 5 minutes was used where needed.

A depiction of existing condition’s flow paths and drainage areas can be seen in Figure 1. The yellow portion of the Phase 1 area was excluded from the drainage analysis because it will be a requirement of that individual lot developer to provide on-site detention. The floodway areas within the property boundary were also excluded from drainage calculations because no improvements are planned in these areas, and none of these flows will be routed to proposed detention cells.

*Table 2 – Existing Conditions: Phase 1 Hydrologic Parameters (Red Area)*

<b>Name</b>	<b>Drainage Area (Acres)</b>	<b>Time of Concentration (Min)</b>	<b>Curve Number</b>
<b>Impervious</b>	0.51	5	98.0
<b>Non-Impervious</b>	4.63	5	71.0
<b>Total / Average</b>	<b>5.14</b>	<b>5</b>	<b>73.7</b>





Proposed Conditions

The proposed grading of the site routes all the flow through multiple curb inlets within the proposed extension of Dry Run Drive and routed to proposed detention cells. The proposed land use north of Dry Run Drive is assumed to be commercial with an impervious coverage of 75%. This area in addition to the proposed street right-of-way will have flows routed to the detention cell in Outlot A. The future commercial lot south of Dry Run Drive (Yellow Area of Figure 2) will be required to provide on-site detention, thus has been left out of these drainage calculations.

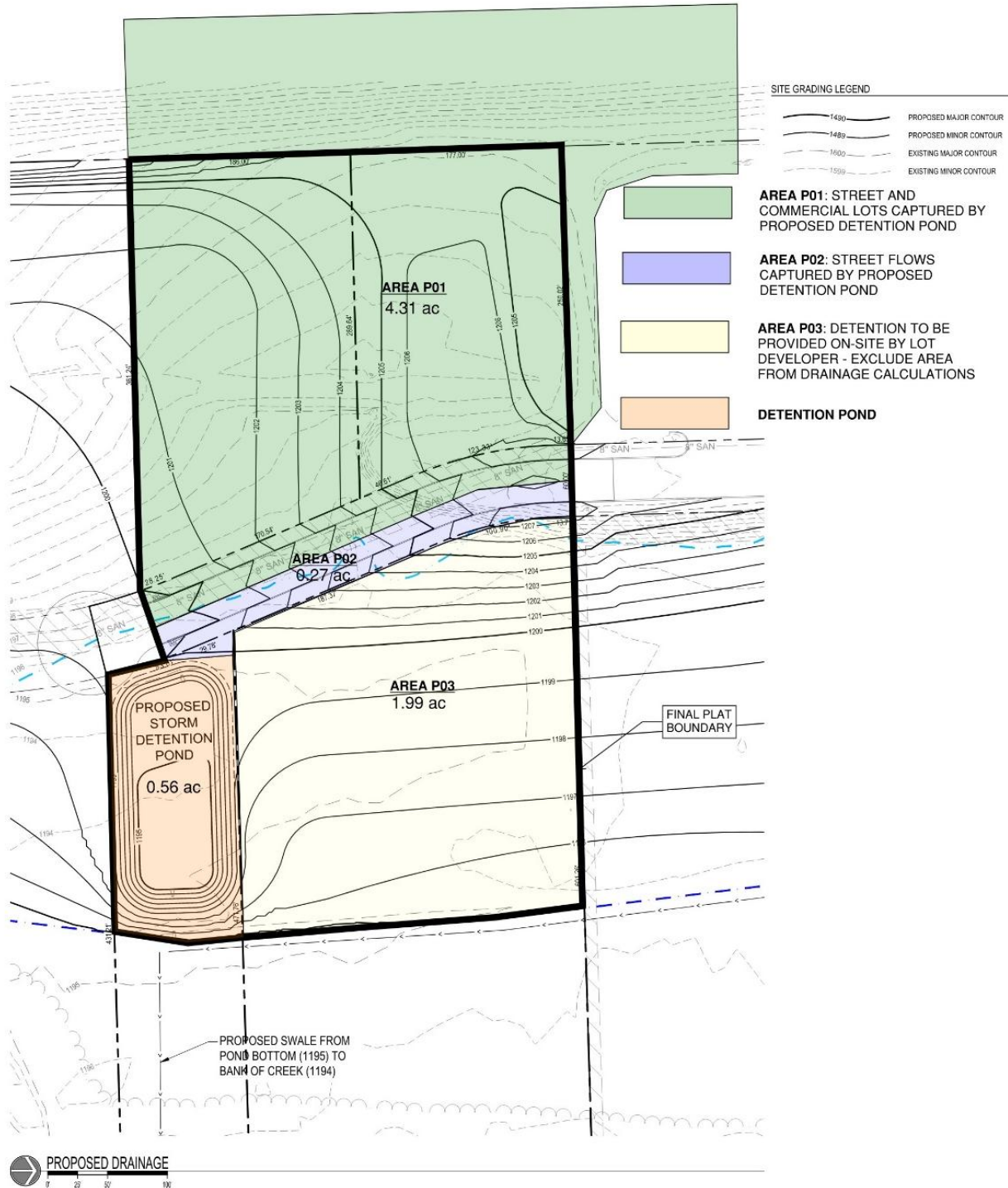
Table 3 provides a tabular summary of the proposed condition’s hydrologic parameters for the Phase 1 development area. Time of concentrations were estimated using the NRCS Lag Time Equation. A minimum time of concentration of 5 minutes was used where applicable. A depiction of the proposed conditions with drainage areas and detention cells can be seen in Figure 2.

*Table 3 – Proposed Conditions: Phase 1 Hydrologic Parameters (Red Area)*

<b>Name</b>	<b>Drainage Area (Acres)</b>	<b>Time of Concentration (Min)</b>	<b>Curve Number</b>
<b>Impervious*</b>	3.14	5	98.0
<b>Non-Impervious</b>	2.01	5	74.0
<b>Total / Average</b>	<b>5.14</b>	<b>5</b>	<b>88.6</b>

*\*Note: The impervious area of Phase 1 includes the proposed extension of Dry Run Drive to the Phase 1 Limits and assumes 75% impervious coverage for the commercial lots west of Dry Run Drive.*

Figure 2 – Proposed Grading and Drainage Areas





**DETENTION MODELING**

The City of Wahoo’s drainage criteria states that proposed developments shall not increase peak flow rates for the 2, 10, and 100-year events, and that any future condition peak flow increases should be mitigated on site. A comparison of the total peak flow from Existing and Proposed Conditions without detention is summarized in Table 4. The proposed development is predicted to slightly increase peak final flows.

*Table 4 – Phase 1: Comparison of Existing and Proposed Peak Flow Rates without Detention*

Condition	Peak Flow (cfs)		
	2-Year	10-year	100-year
Existing	8.48	17.59	37.17
Proposed without Detention	17.46	28.27	48.95
Difference	+8.98	+10.68	+11.78

*Note: Peak flows for Phase 1 were analyzed for the extension of Dry Run Drive to the Phase 1 Limits and assumes 75% impervious coverage for the commercial lots west of Dry Run Drive.*

Peak flow reductions onsite are achieved through a detention pond within the Phase 1 site development as depicted in Figure 2. Stage storage information for the Phase 1 detention cell was determined using the proposed site grading.

A comparison of peak flows for the separate phase areas was used to determine if the detention standards were met. Peak flow routings from the proposed site were conducted in the Hydraflow extension from Civil 3D and a summary of routed flows, with detention, is provided in Table 5.

*Table 5 – Phase 1: Comparison of Existing and Proposed Peak Flow Rates with Detention*

Condition	Peak Flow (cfs)		
	2-Year	10-year	100-year
Existing	8.48	17.59	37.17
Proposed with Detention	4.60	8.28	30.35
Difference	-3.88	-9.31	-6.82

*Note: Peak flows for Phase 1 were analyzed for the extension of Dry Run Drive to the Phase 1 Limits and assumes 75% impervious coverage for the commercial lots west of Dry Run Drive.*

In all cases the proposed peak flows after detention are less than the existing peak flow rates from the site, suggesting that the proposed site design meets the detention standards set forth within the Wahoo Drainage Criteria. Individual pond performance including high water elevations, pipe sizes, and stage storage information is provided in Appendix A.

**STORM SEWER**

Storm sewer performance will be analyzed in accordance with the drainage criteria manual and best engineering practices.

- Minor storm (10-year) no curb overtopping is allowed (Capture Depth <6 in)

To be conservative, pipe performance was determined to be adequate if the full flow capacity of the pipe at the dimensions and slopes shown within the proposed plans was larger than the 10-year flow captured by its immediate upstream inlet and all upstream pipes combined. In all cases the capacity is larger than the total estimated 10-year flow. The proposed storm sewer flows and capacities are summarized in Tables 6 and 7.

*Table 6 – Inlet Performance*

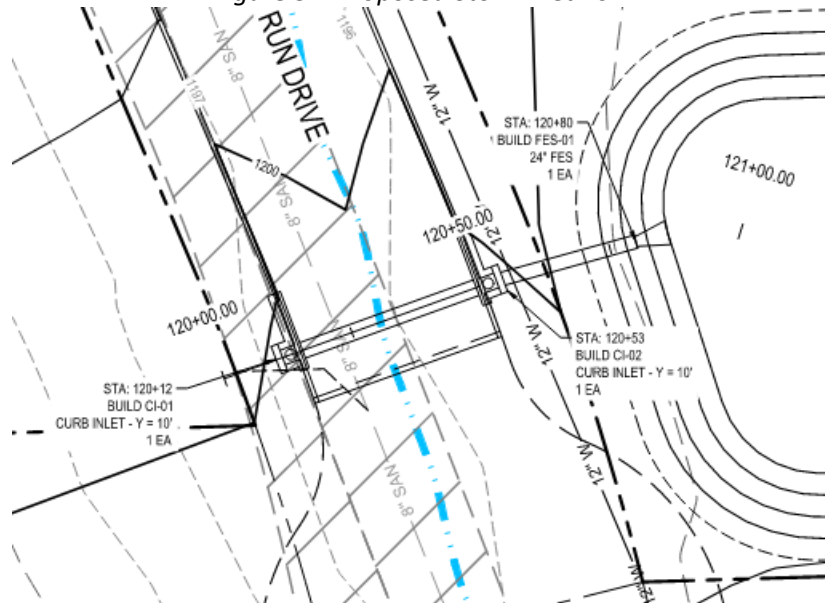
Name	Contributing Areas	Recommended Inlet/Inlet Size	Q10 (cfs)	Drains To
CI-1	P01	Curb inlet, Y = 10'	16.3	P02
CI-2	P02	Curb inlet, Y = 10'	1.1	POND

*Table 7 – Pipe Performance 10-Year Flows*

Pipes	Flow From	10 Year Flow (cfs)	Recommended Size	Slope (%)	Capacity (cfs)
P1	PR-01, CI-01	16.3	24"	0.61	17.7
P2	PR-02, CI-2	17.4	24"	0.63	18.0

In all cases, the proposed inlets and pipes meet the applicable standards. See Figure 3 below for the storm sewer layout.

*Figure 3 – Proposed Storm Network*



## APPENDIX A: DETENTION CELL PERFORMANCE

### Phase 1 Detention Cell – Outlot A

#### Outlet Structure

	Size	Invert Elevation
<b>Outlet Pipe</b>	18" RCP	1195.00
<b>Earthen Wier</b>	50.0'	1197.75

#### Storage Curve

Elevation	Area (Acre)
1195.00	0.14
1196.00	0.27
1197.00	0.31
1198.00	0.36
1199.00	0.40

#### Modeled Performance

	2-Year	10-Year	100-Year
<b>Proposed Inflow (cfs)</b>	17.46	28.27	48.95
<b>Proposed Outflow (cfs)</b>	4.60	8.28	30.35
<b>High Water Surface Elevation</b>	1196.40	1197.07	1197.98

DRY RUN COMMONS – FINAL PLAT LEGAL DESCRIPTION:

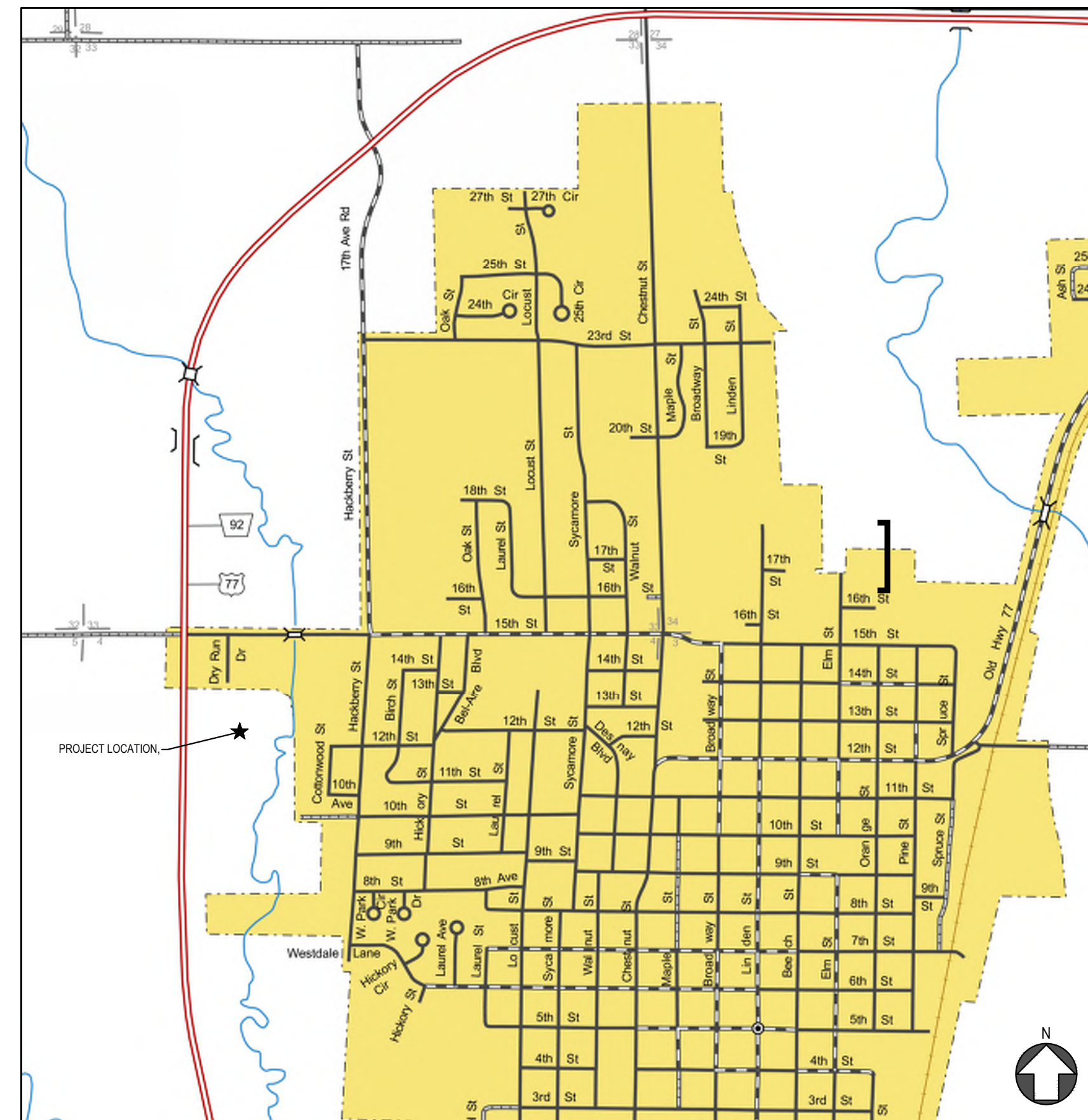
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 NORTH RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, DRY RUN SUBDIVISION AS PLATTED IN THE CITY OF WAHOO; THENCE N88°16'57"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID DRY RUN SUBDIVISION AND THE SOUTH LINE OF LOT 3R, REPLAT OF LOT 2, DRY RUN SUBDIVISION, A DISTANCE OF 911.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3R; THENCE S00°23'37"E ON THE CENTERLINE OF VACATED WILLOW STREET, A DISTANCE OF 26.64 FEET; THENCE S09°35'37"E CONTINUING ON SAID CENTERLINE, A DISTANCE OF 5.48 FEET; THENCE S80°24'17"W, PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 29.97 FEET TO THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 143, PAGE 105; THENCE S01°17'32"W ON SAID EASTERLY LINE, A DISTANCE OF 358.40 FEET; THENCE S88°18'18"W, A DISTANCE OF 431.21 FEET; THENCE NORTHERLY ON A 530.00 FOOT RADIUS CURVE THE LEFT, AN ARC DISTANCE OF 51.15 FEET, THE CHORD OF SAID CURVE BEARS N16°51'57"W, A DISTANCE OF 51.13 FEET; THENCE S70°22'10"W, A DISTANCE OF 60.00 FEET; THENCE S88°16'57"W, A DISTANCE OF 361.24 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 77 AS DESCRIBED IN GENERAL BOOK 267, PAGE 696; THENCE N01°43'03"W ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 363.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7.60 ACRES, MORE OR LESS.

# 2026 DRY RUN COMMONS

JEO CONSULTING GROUP, INC.  
1937 N. CHESTNUT STREET, WAHOO, NE 68066  
P: 800.723.8567  
CERTIFICATE OF AUTHORIZATION: CA-0069

JEO PROJECT NO.: [251405.00]

## LOCATION MAP



SCALE: N.T.S.

## CONTACTS

### OWNER:



ADDRESS:  
JEO INVESTMENTS INC.  
1937 CHESTNUT STREET  
WAHOO, NE 68066

CONTACT INFO:  
ROB BRIGHAM  
rbrigham@jeo.com  
P: 402.443.7455

### COORDINATING PROFESSIONAL:



ADDRESS:  
JEO CONSULTING GROUP  
1937 CHESTNUT STREET  
WAHOO, NE 68066

CONTACT INFO:  
ISAAC KREIKEMEIER  
ikreikemeier@jeo.com  
P: 800.723.8567

I, ISAAC KREIKEMEIER, AM THE COORDINATING PROFESSIONAL ON THE DRY RUN COMMONS - 2026 PROJECT.

### CIVIL ENGINEER:



ADDRESS:  
JEO CONSULTING GROUP  
1937 CHESTNUT STREET  
WAHOO, NE 68066

CONTACT INFO:  
ISAAC KREIKEMEIER  
ikreikemeier@jeo.com  
P: 800.723.8567

### WATER:



CITY OF WAHOO  
605 NORTH BROADWAY  
WAHOO, NE 68066  
P: 402.443.3222

### SEWER:



CITY OF WAHOO  
605 NORTH BROADWAY  
WAHOO, NE 68066  
P: 402.607.9470

### ELECTRIC:



CITY OF WAHOO  
605 NORTH BROADWAY  
WAHOO, NE 68066  
P: 402.443.9373



Know what's below.  
Call before you dig.



NOTE: NEITHER THE OWNER (CLIENT) NOR JEO CONSULTING GROUP, INC. ASSUMES ANY RESPONSIBILITY FOR UTILITY LOCATIONS BEING ACCURATELY SHOWN OR NOT SHOWN ON THE PLANS. A REQUEST FOR UTILITY LOCATES WAS MADE FOR THIS LOCATION AS PER THE ONE-CALL NOTIFICATION SYSTEM ACT.

TICKETS 252101691 THROUGH 252101708  
SUBMITTED JULY 29, 2025

UTILITIES SHOWN ARE FROM FIELD MARKINGS PROVIDED IN THE FIELD BY THE UTILITY PROVIDERS.

THE EXACT LOCATION AND/OR SIZE OF UNDERGROUND FEATURES MAY NOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. FIELD VERIFICATION OF UTILITIES MAY BE REQUIRED. CONTRACTOR(S) SHALL NOTIFY THE RESPECTIVE UTILITY COMPANIES BEFORE COMMENCING ANY WORK.

## INDEX OF SHEETS

SHEET NO.	SHEET NAME
C001	COVER
C002	TYPICAL CROSS SECTIONS
C003	HORIZONTAL CONTROL
C101	EXISTING CONDITIONS AND REMOVALS
C102	SITE LAYOUT PLAN
PP201	STREET PLAN AND PROFILE
C301	SITE GRADING PLAN
C401	SITE EROSION CONTROL PLAN
C402	EROSION CONTROL NOTES AND DETAILS
PP501	STORM SEWER PLAN AND PROFILE
C601	SANITARY SERVICES
PP701 - PP702	WATER MAIN PLAN AND PROFILE
C801 - C804	STANDARD DETAILS



## JEO CONSULTING GROUP

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JEO CONSULTING, INC.  
ORGANIZATION CERTIFICATE OF  
AUTHORIZATION NUMBER: CA-0069

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95%  
DATE:  
DATE  
PRELIMINARY

[Date]  
[Printed Name - Discipline]  
[License Number]

## ISSUE

MARK	DATE	DESCRIPTION
------	------	-------------

**2026  
DRY RUN COMMONS  
WAHOO, NE 68066**

JEO INVESTMENTS INC.  
1937 N. CHESTNUT STREET  
WAHOO, NE 68066

JEO PROJECT NO.: 251405.00  
DRAWN BY: CLM  
QAQC: TMJ



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COVER

C001

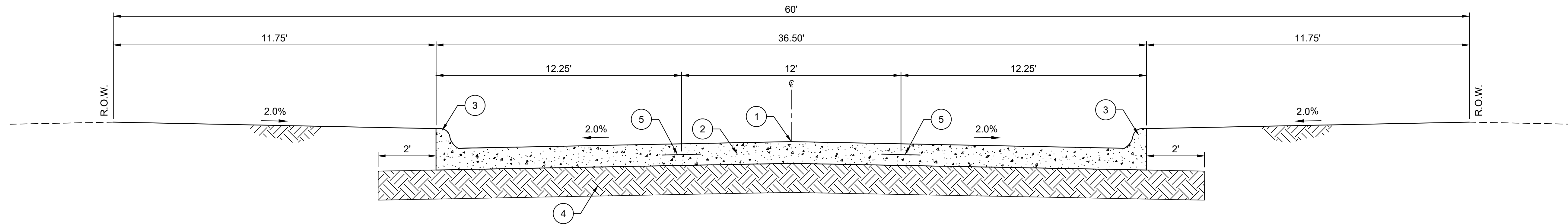


**JEO CONSULTING GROUP**

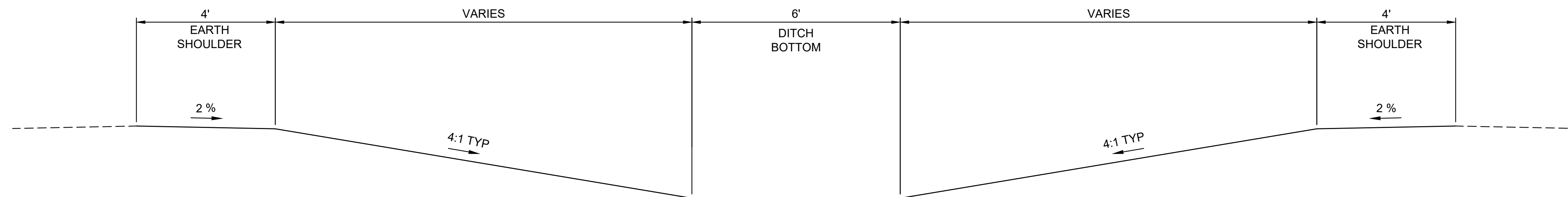
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 WAHOO, NE 68066  
 800.723.8567 | jeo.com

JEO CONSULTING, INC.  
 ORGANIZATION CERTIFICATE OF  
 AUTHORIZATION NUMBER: CA-0069

- ① PROFILE GRADE
- ② 7" CONCRETE PAVEMENT
- ③ 6" INTEGRAL CONCRETE CURB
- ④ 12" SUBGRADE STABILIZATION
- ⑤ #5 x 30" TIE-BARS (EPOXY COATED) @ 33" C/C



① **TYPICAL SECTION - DRY RUN DRIVE**  
 N.T.S.  
 STA. 31+59 - STA. 34+86



② **TYPICAL SECTION - DRAINAGE SWALE**  
 N.T.S.

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION  
 95%  
 DATE:  
 DATE  
 PRELIMINARY  
 PRELIMINARY  
 [Date]  
 [Printed Name - Discipline]  
 [License Number]

**ISSUE**

MARK	DATE	DESCRIPTION

**2026**  
**DRY RUN COMMONS**  
**WAHOO, NE 68066**

**JEO INVESTMENTS INC.**  
 1937 N. CHESTNUT STREET  
 WAHOO, NE 68066

JEO PROJECT NO.: 251405.00  
 DRAWN BY: CLM  
 QAQC: TMJ



Know what's below.  
 Call before you dig.



**TYPICAL  
 CROSS SECTIONS**

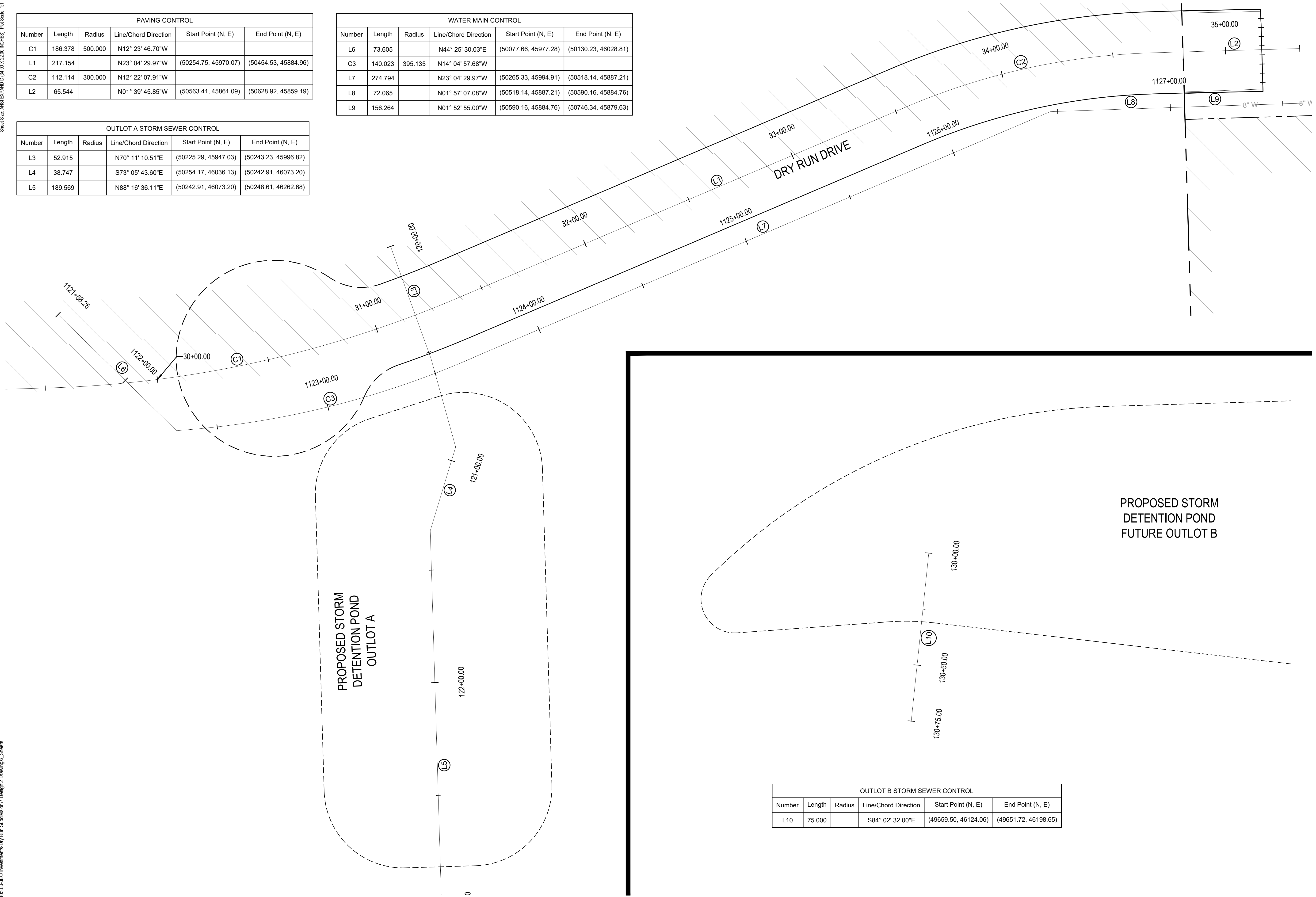
**C002**

Plotted By: TANNER KALINOWSKI  
 Sheet Size: ANSI EXPAND D (34.00 X 22.00 INCHES) Plot Scale: 1:1

PAVING CONTROL					
Number	Length	Radius	Line/Chord Direction	Start Point (N, E)	End Point (N, E)
C1	186.378	500.000	N12° 23' 46.70"W		
L1	217.154		N23° 04' 29.97"W	(50254.75, 45970.07)	(50454.53, 45884.96)
C2	112.114	300.000	N12° 22' 07.91"W		
L2	65.544		N01° 39' 45.85"W	(50563.41, 45861.09)	(50628.92, 45859.19)

WATER MAIN CONTROL					
Number	Length	Radius	Line/Chord Direction	Start Point (N, E)	End Point (N, E)
L6	73.605		N44° 25' 30.03"E	(50077.66, 45977.28)	(50130.23, 46028.81)
C3	140.023	395.135	N14° 04' 57.68"W		
L7	274.794		N23° 04' 29.97"W	(50265.33, 45994.91)	(50518.14, 45887.21)
L8	72.065		N01° 57' 07.08"W	(50518.14, 45887.21)	(50590.16, 45884.76)
L9	156.264		N01° 52' 55.00"W	(50590.16, 45884.76)	(50746.34, 45879.63)

OUTLOT A STORM SEWER CONTROL					
Number	Length	Radius	Line/Chord Direction	Start Point (N, E)	End Point (N, E)
L3	52.915		N70° 11' 10.51"E	(50225.29, 45947.03)	(50243.23, 45996.82)
L4	38.747		S73° 05' 43.60"E	(50254.17, 46036.13)	(50242.91, 46073.20)
L5	189.569		N88° 16' 36.11"E	(50242.91, 46073.20)	(50248.61, 46262.68)



OUTLOT B STORM SEWER CONTROL					
Number	Length	Radius	Line/Chord Direction	Start Point (N, E)	End Point (N, E)
L10	75.000		S84° 02' 32.00"E	(49659.50, 46124.06)	(49651.72, 46198.65)



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 1937 N. CHESTNUT STREET  
 WAHOO, NE 68066

JEO PROJECT NO.: 251405.00  
 DRAWN BY: CLM  
 QAQC: TMJ

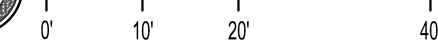


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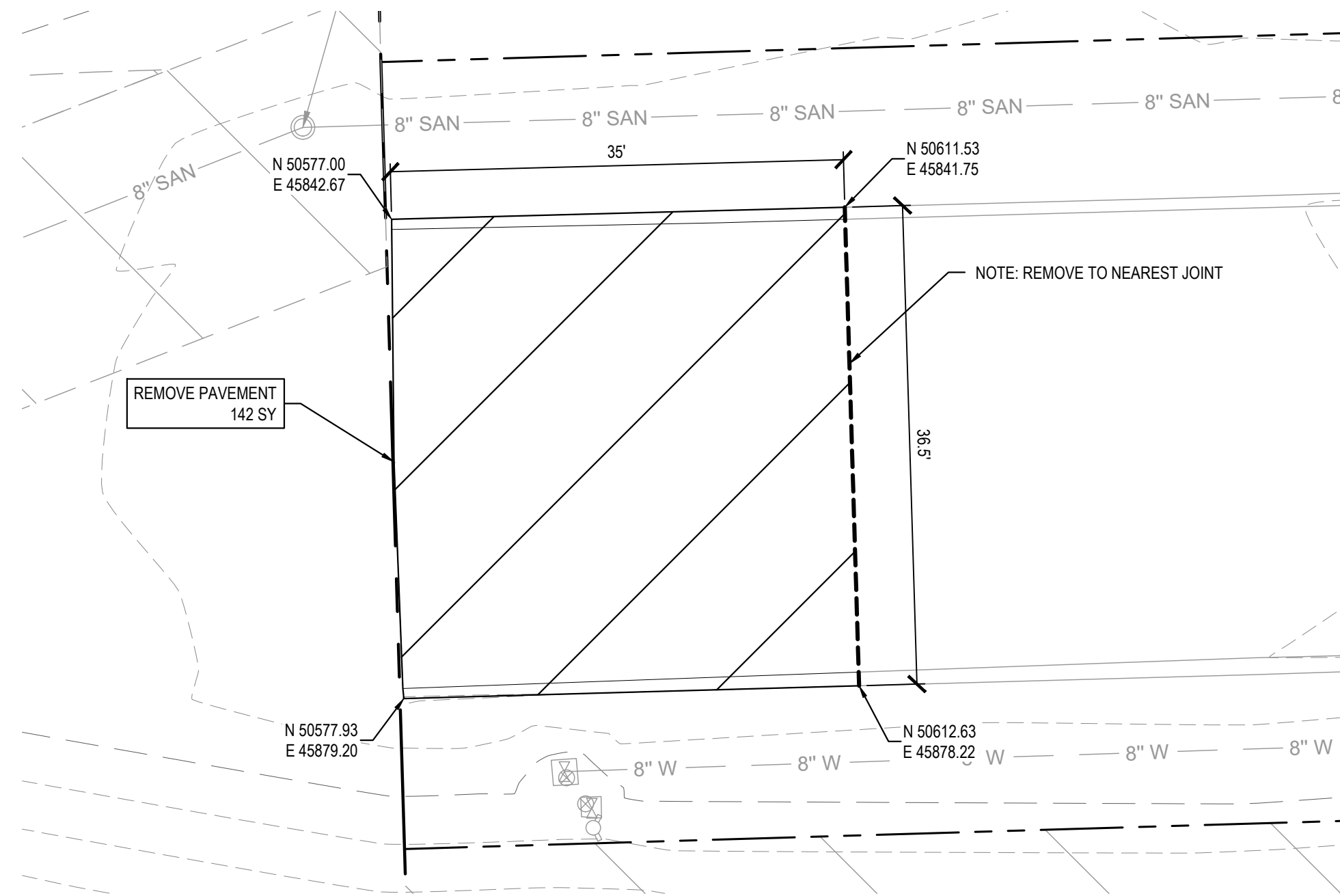


**HORIZONTAL CONTROL**

**C003**



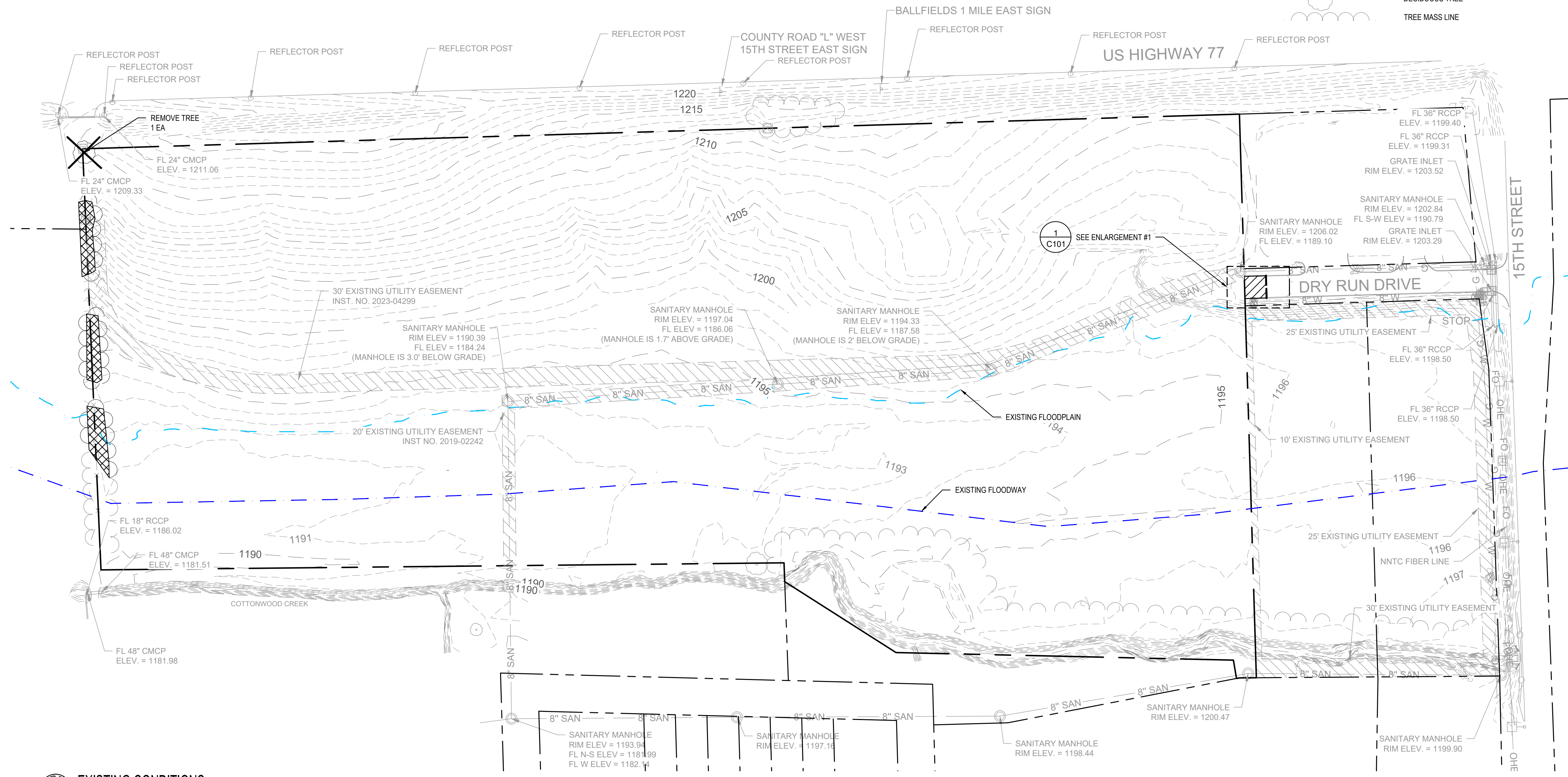
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**1 STAIRS ENLARGEMENT**  
SCALE: 1"=5'

EXISTING LEGEND	
	PROPERTY LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	OHE
	UGE
	FENCE
	8" SAN
	6" W
	STORM SEWER
	BENCHMARK
	MONUMENT FOUND (PROPERTY)
	CURB INLET
	GRATE INLET
	CATCH BASIN
	STORM SEWER MANHOLE
	CLEANOUT
	SEPTIC TANK
	SANITARY MANHOLE
	GUY WIRE ANCHOR
	ELECTRICAL HIGHLINE TOWER
	POWER POLE (EXISTING)
	POWER (ELEC) PEDESTAL
	POWER (ELEC) PULL BOX OR MANHOLE
	POWER (ELEC) METER
	LIGHT POLE
	TELEVISION PEDESTAL
	TELEVISION MANHOLE
	WATER MANHOLE
	WATER VALVE
	WATER SHUT OFF OR CURB STOP
	WATER METER
	WATER METER PIT
	FIRE HYDRANT
	GAS METER
	GAS MANHOLE
	GAS VALVE
	FIBER OPTICS PULL BOX
	TELEPHONE POLE
	TELEPHONE PULL BOX OR MANHOLE
	TELEPHONE PEDESTAL
	MANHOLE (NON-SPECIFIC)
	VALVE (NON-SPECIFIC)
	SIGN
	BUSH
	CONIFEROUS TREE
	DECIDUOUS TREE
	TREE MASS LINE

REMOVALS LEGEND	
	PAVEMENT REMOVAL
	CLEARING AND GRUBBING
	OBJECT REMOVAL
	SAW CUT PAVEMENT FULL DEPTH
	FLOODWAY
	FLOODPLAIN



**EXISTING CONDITIONS**



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DATE

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MARK	DATE	DESCRIPTION

**2026**  
**DRY RUN COMMONS**  
**WAHOO, NE 68066**

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**EXISTING CONDITIONS  
& REMOVALS**


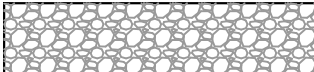





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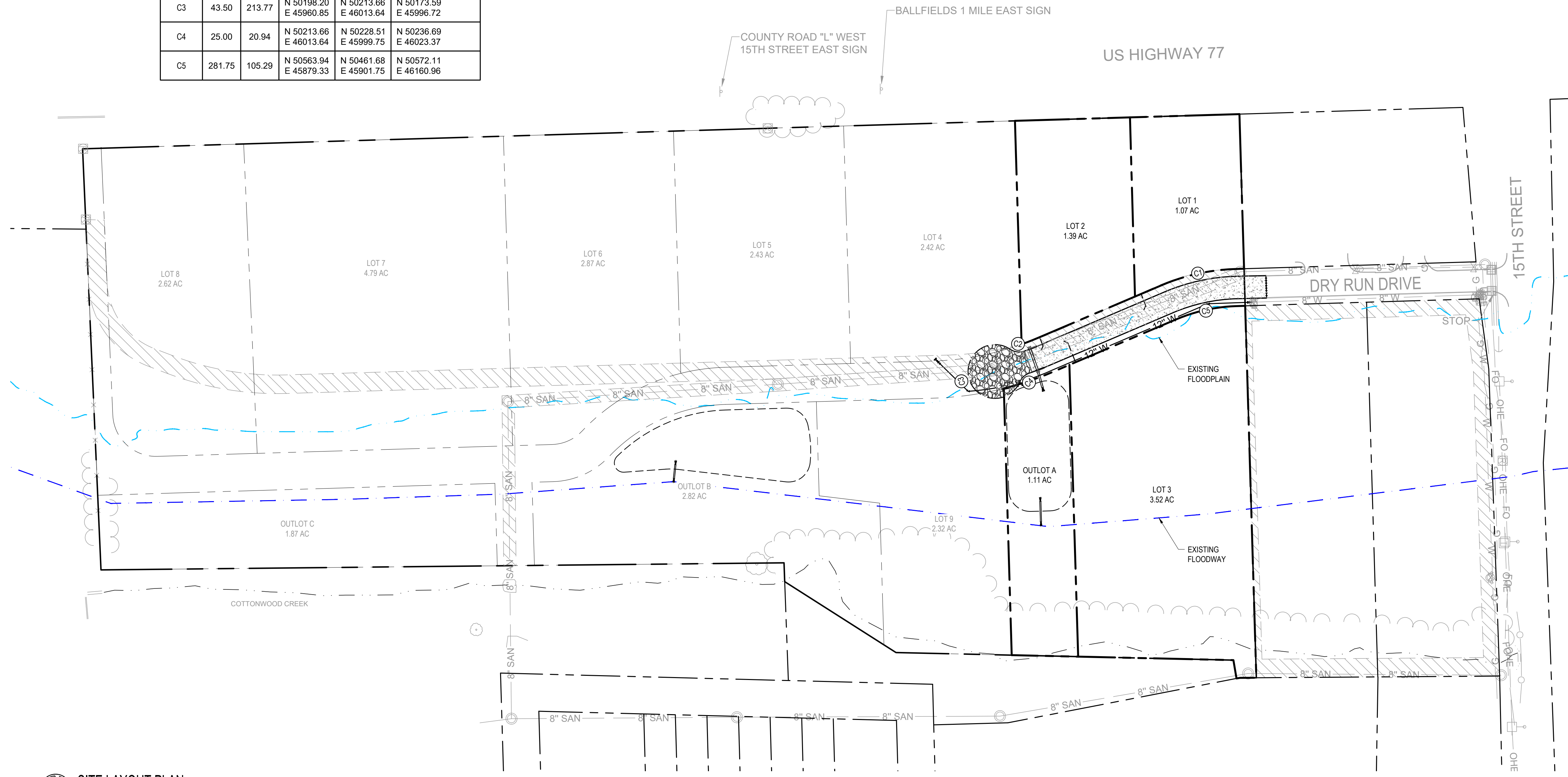
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**SITE LAYOUT LEGEND**

-  PROPOSED 7" CONCRETE (NDOT 47B-3500 PSI)
-  4" CRUSHED ROCK SURFACE COURSE
-  EXISTING EASEMENT
-  FLOODWAY
-  FLOODPLAIN

CURVE TABLE					
Curve #	Radius	Length	Start Point	End Point	Center Radius Point
C1	318.25	118.93	N 50562.88 E 45842.84	N 50447.38 E 45868.17	N 50572.11 E 46160.96
C2	25.00	23.61	N 50198.20 E 45960.85	N 50220.75 E 45963.78	N 50212.35 E 45940.24
C3	43.50	213.77	N 50198.20 E 45960.85	N 50213.66 E 46013.64	N 50173.59 E 45996.72
C4	25.00	20.94	N 50213.66 E 46013.64	N 50228.51 E 45999.75	N 50236.69 E 46023.37
C5	281.75	105.29	N 50563.94 E 45879.33	N 50461.68 E 45901.75	N 50572.11 E 46160.96



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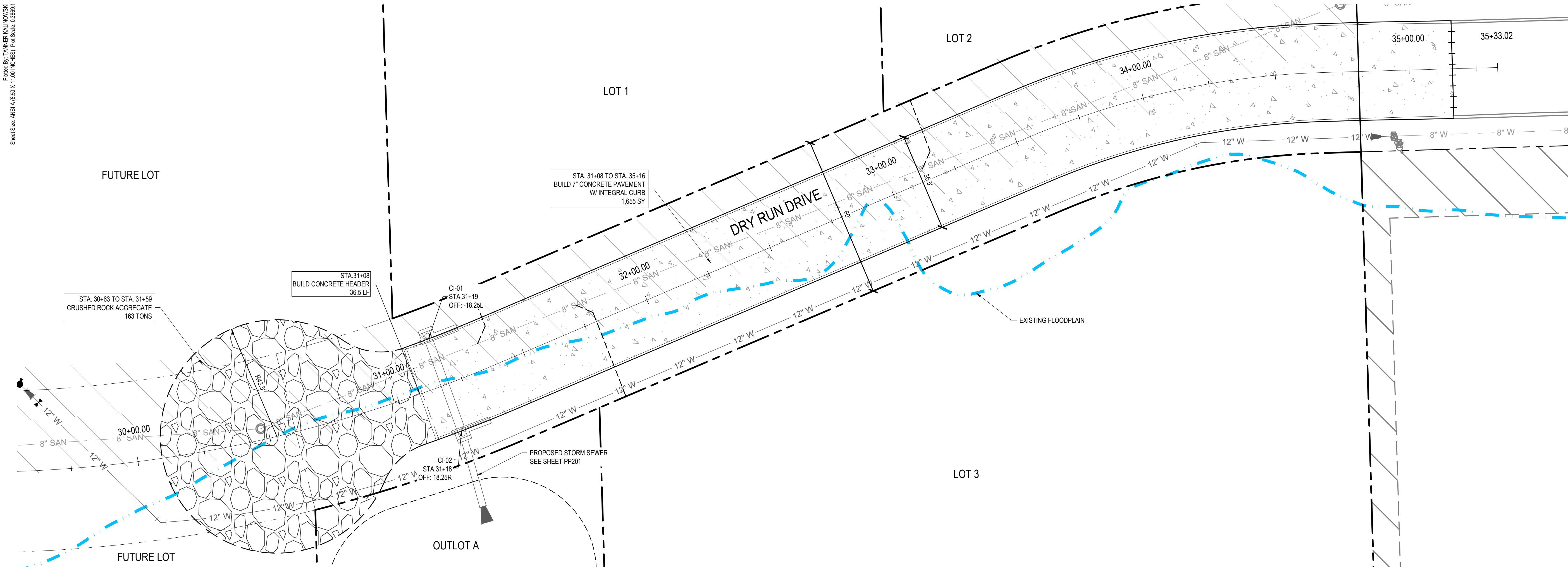
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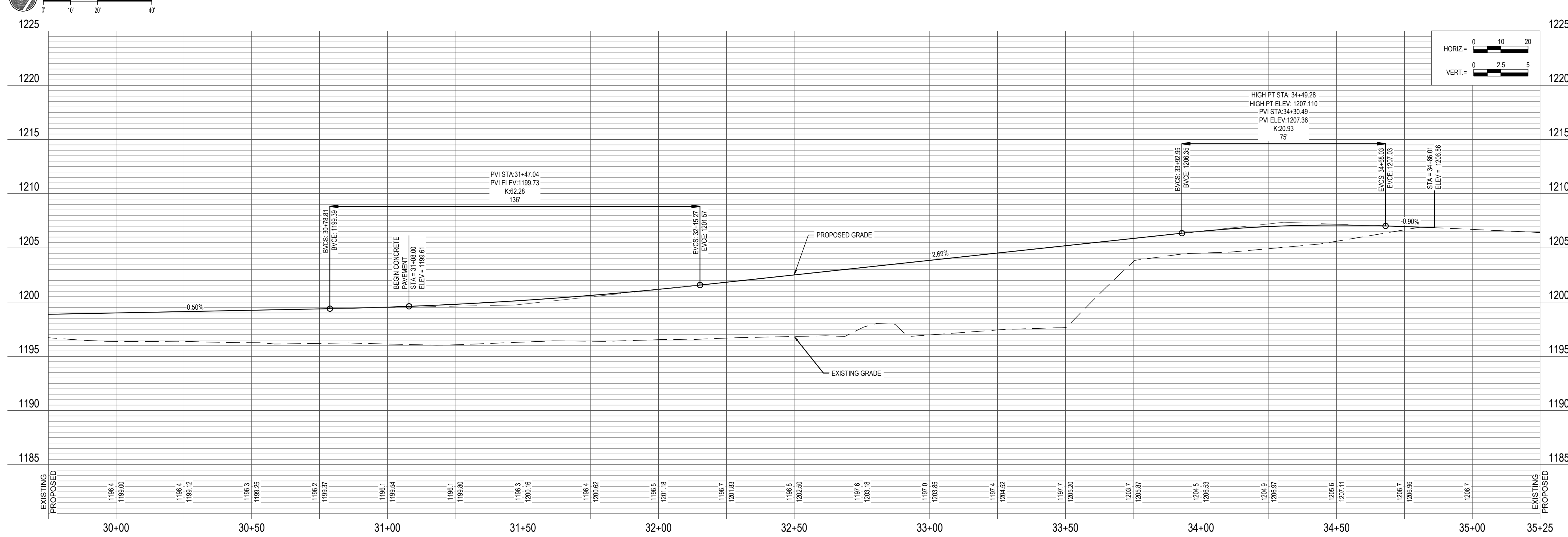
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**SITE LAYOUT PLAN**



**DRY RUN DRIVE PAVING PLAN AND PROFILE**



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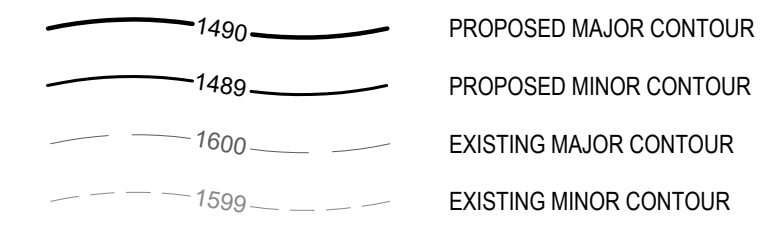
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**SITE GRADING LEGEND**



**APPROXIMATE EARTHWORK QUANTITIES**

CUT	FILL	NET
82,960 CY	82,746 CY	214 CY (CUT)

\* NOTE, EARTHWORK QUANTITIES ARE FOR INFORMATION ONLY. PAVEMENT AND BUILDING PADS WERE NOT DEDUCTED FROM THE FILL QUANTITY.  
 \*\*A FILL FACTOR OF 1.3 HAS BEEN ADDED.  
 \*\*\*EXCESS MATERIAL SHALL BE BLENDED THROUGHOUT THE SITE

**STORM BASIN INFORMATION**

**DETENTION POND A**

DRY STORAGE INFORMATION  
 BASIN TOP ELEVATION = 1199.00  
 EARTHEN WEIR (60' EAST SIDE) = 1197.75  
 BASIN BOTTOM ELEVATION = 1195.00  
 TOTAL DRY DEPTH = 5.00'  
 SIDE SLOPES = 4:1

**DETENTION POND B**

DRY STORAGE INFORMATION  
 BASIN TOP ELEVATION = 1196.00  
 EARTHEN WEIR (110' EAST SIDE) = 1195.5  
 BASIN BOTTOM ELEVATION = 1193.00  
 TOTAL DRY DEPTH = 3.00'  
 SIDE SLOPES = 4:1

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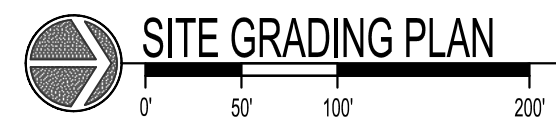
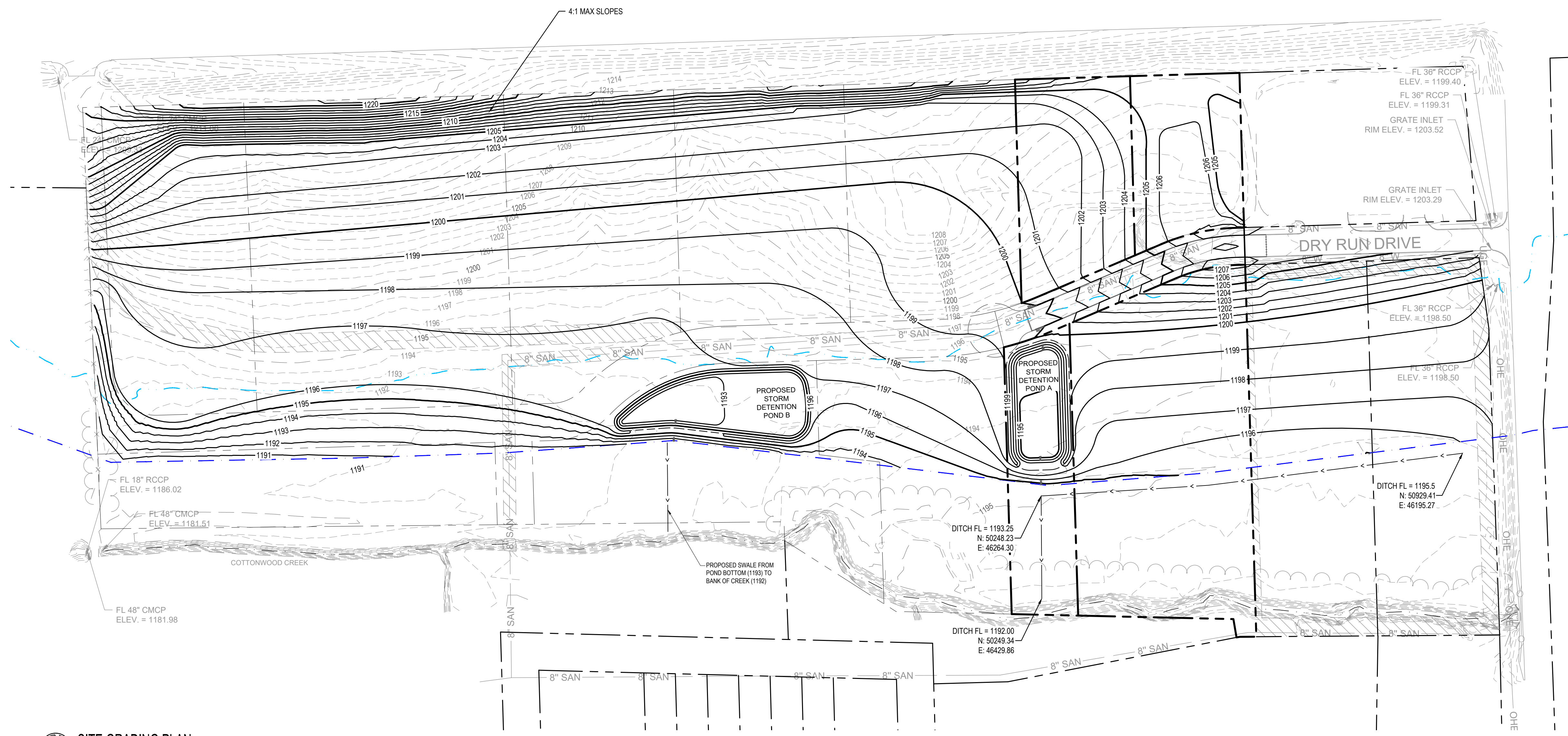


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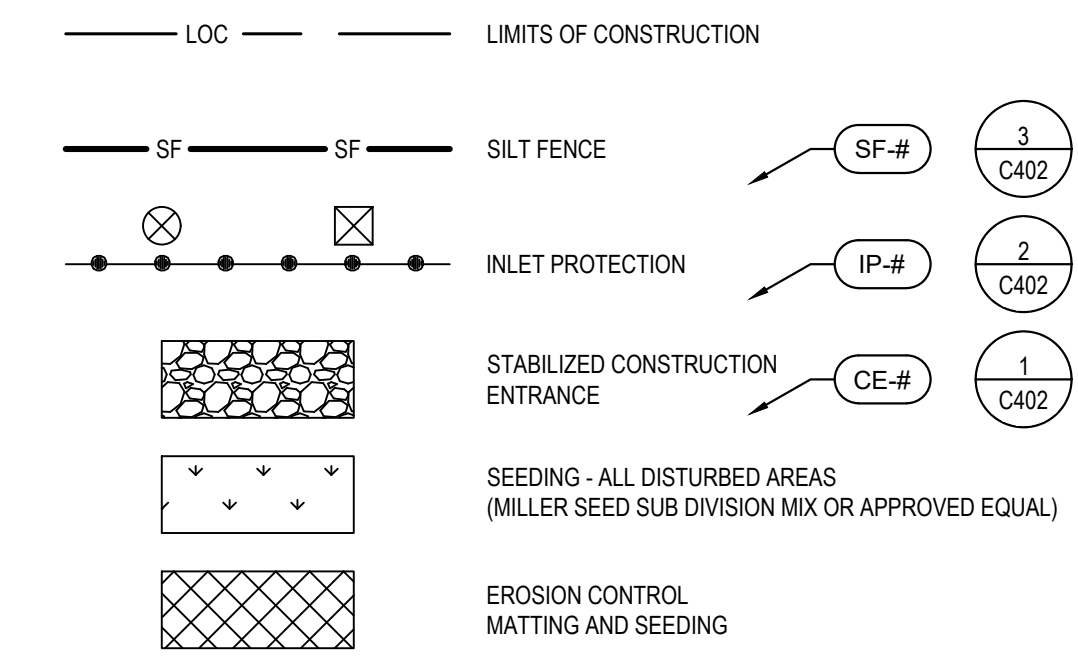


**SITE GRADING PLAN**

**C301**



EROSION CONTROL LEGEND



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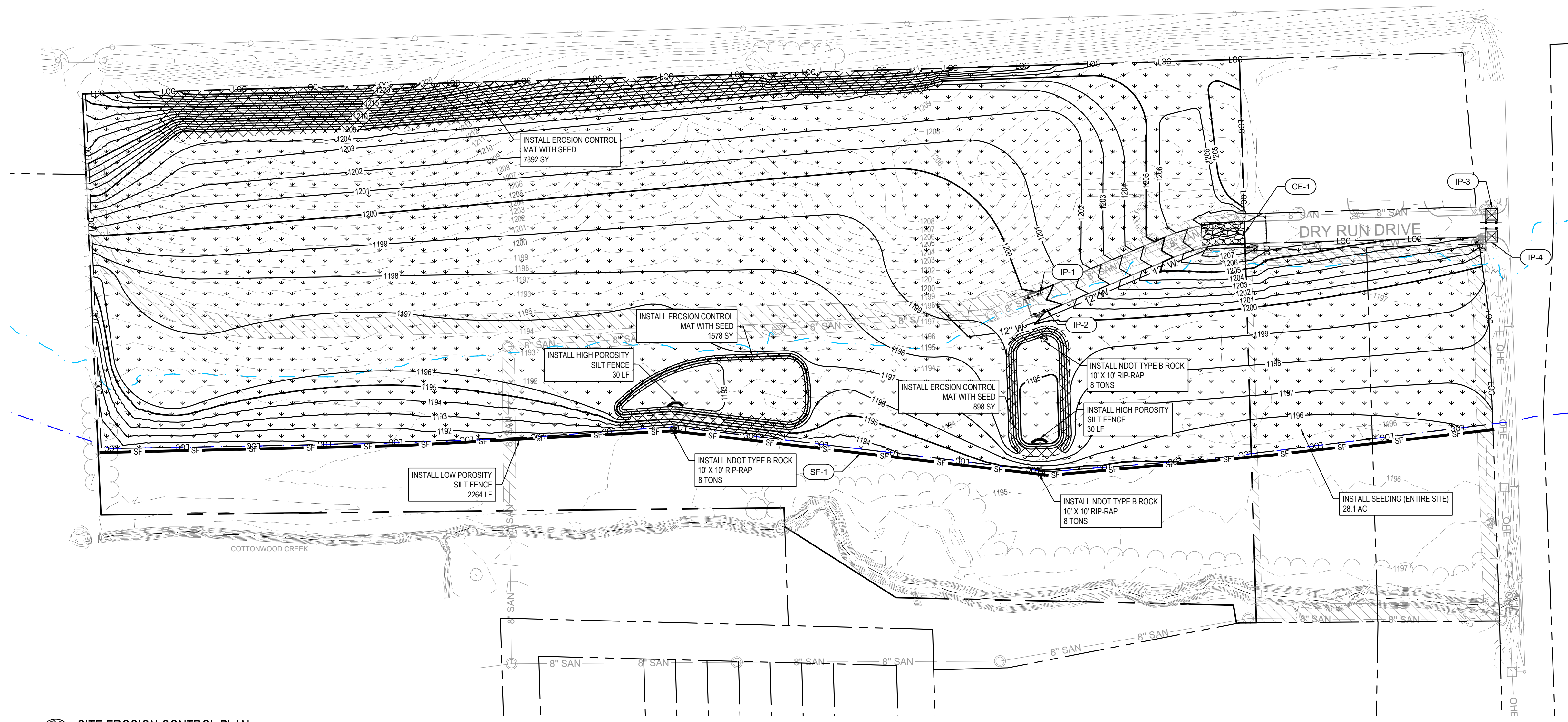


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SITE EROSION CONTROL PLAN

C401



SITE EROSION CONTROL PLAN



## BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE SCHEDULE:

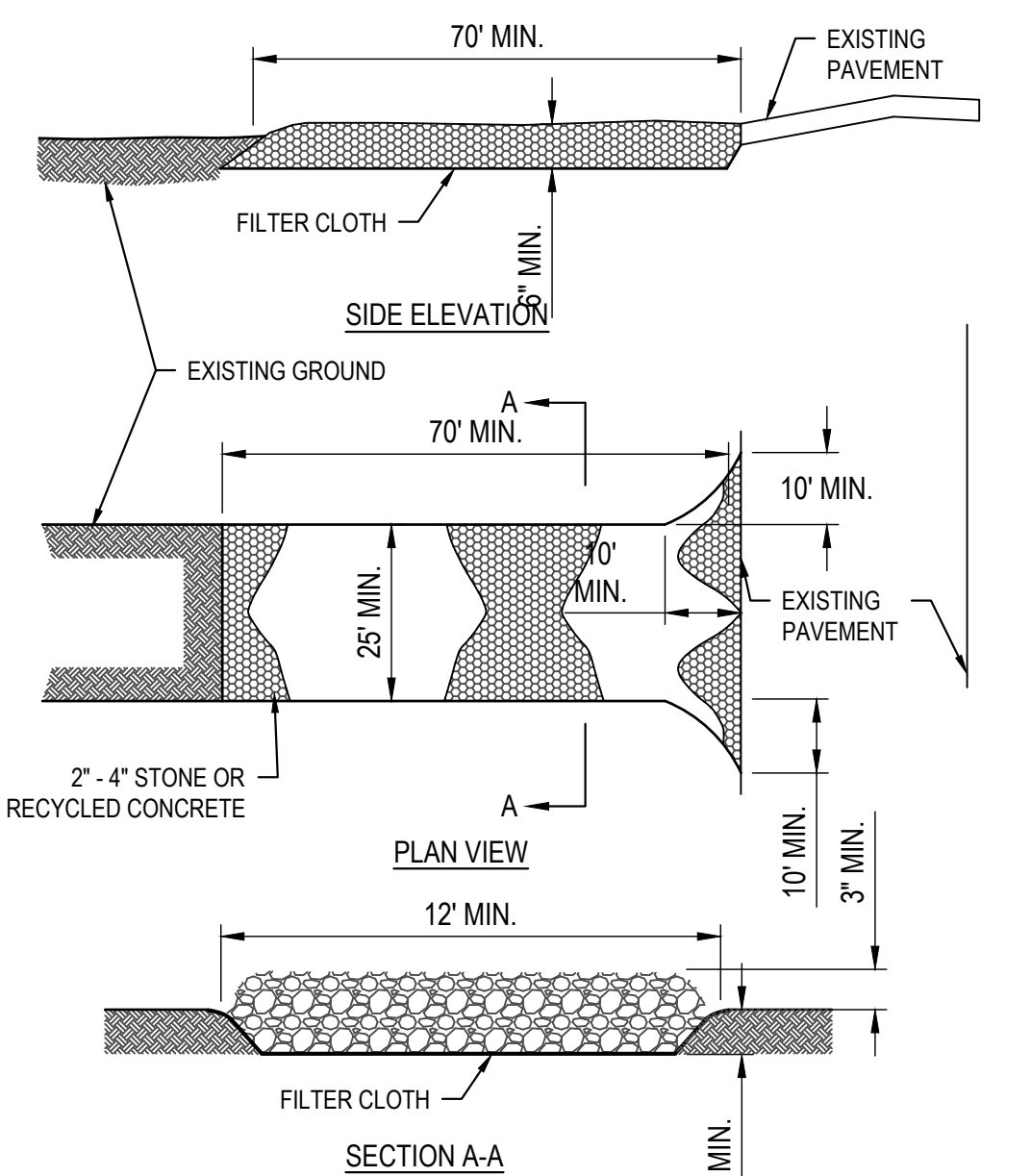
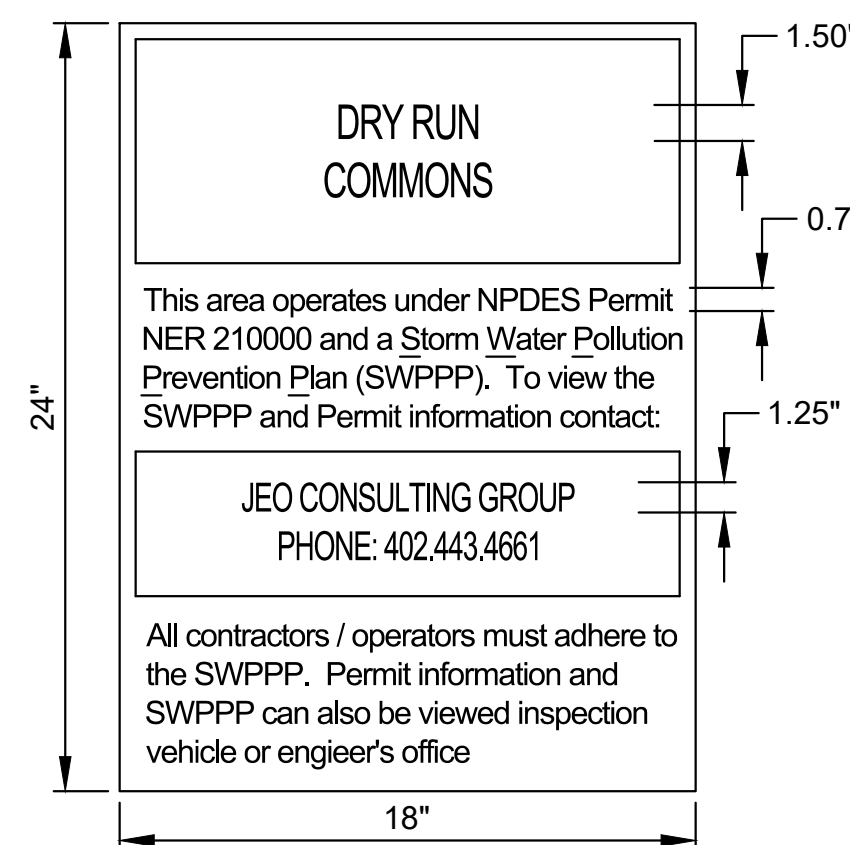
THE FOLLOWING MAINTENANCE SCHEDULE HAS BEEN PROVIDED. THE INSPECTOR MUST PERFORM THE INSPECTIONS. THE OPERATOR/CONTRACTOR MUST PERFORM ALL NEEDED MAINTENANCE. FURTHERMORE, ALL EROSION CONTROL FEATURE REQUIRING MAINTENANCE MAY NOT BE LISTED BELOW. THE OPERATOR/CONTRACTOR AND INSPECTOR MUST PERFORM THEIR RESPECTIVE DUTIES ON ALL BMP'S THAT ARE NOT LISTED BELOW AS WELL.

- CONSTRUCTION ENTRANCE** - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
- SILT FENCE** - THE MAINTENANCE MEASURES ARE AS FOLLOWS: (2.1) SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL, ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY; (2.2) CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING; (2.3) SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY; (2.4) SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER; AND (2.5) ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
- STORM DRAIN INLET PROTECTION** - THE MAINTENANCE MEASURES ARE AS FOLLOWS: (3.1) STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NECESSARY AND (3.2) STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- TEMPORARY DIVERSION DIKE** - THE MEASURE SHALL BE INSPECTED AFTER EVERY STORM AND REPAIRS MADE TO THE DIKE, FLOW CHANNEL, OUTLET OR SEDIMENT TRAPPING FACILITY, AS NECESSARY. ONCE EVERY TWO WEEKS, WHETHER A STORM EVENT HAS OCCURRED OR NOT, THE MEASURE SHALL BE INSPECTED AND REPAIRS MADE IF NEEDED. DAMAGES CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY MUST BE REPAIRED BEFORE THE END OF EACH WORKING DAY.
- TEMPORARY FILL DIVERSION** - SINCE THE PRACTICE IS TEMPORARY AND UNDER MOST SITUATIONS WILL BE COVERED THE NEXT WORKING DAY. THE MAINTENANCE REQUIRED SHOULD BE LOW. IF THE PRACTICE IS TO REMAIN IN USE FOR MORE THAN ONE DAY, AN INSPECTION SHALL BE MADE AT THE END OF EACH WORKING DAY AND REPAIRS MADE TO THE MEASURE IF NEEDED. THE OPERATOR/CONTRACTOR SHOULD AVOID THE PLACEMENT OF ANY MATERIAL OVER THE STRUCTURE WHILE IT IS IN USE. CONSTRUCTION TRAFFIC SHOULD NOT BE PERMITTED TO CROSS THE DIVERSION.
- TEMPORARY SEDIMENT TRAP** - THE MAINTENANCE MEASURES ARE AS FOLLOWS: (6.1) SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DESIGN VOLUME OF THE WET STORAGE. SEDIMENT REMOVAL FROM THE BASIN SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE AND CAUSE SEDIMENTATION PROBLEMS; (6.2) FILTER STONE SHALL BE REGULARLY CHECKED TO ENSURE THAT FILTRATION PERFORMANCE IS MAINTAINED. STONE CHOKED WITH SEDIMENT SHALL BE REMOVED AND CLEANED OR REPLACED; AND (6.3) THE STRUCTURE SHOULD BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT, THE HEIGHT OF THE STONE OUTLET SHOULD BE CHECKED TO ENSURE THAT ITS CENTER IS AT LEAST 1 FOOT BELOW THE TOP OF THE EMBANKMENT.
- TEMPORARY SEDIMENT BASIN** - THE BASIN EMBANKMENT SHOULD BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. THE EMERGENCY SPILLWAY SHOULD BE CHECKED REGULARLY TO ENSURE THAT ITS LINING IS WELL ESTABLISHED AND EROSION-RESISTANT. THE BASIN SHOULD BE CHECKED AFTER EACH RUNOFF PRODUCING RAINFALL FOR SEDIMENT CLEANOUT AND TRASH REMOVAL. WHEN THE SEDIMENT REACHES THE CLEANOUT LEVEL, IT SHALL BE REMOVED AND PROPERLY DISPOSED OF.
- TEMPORARY SEEDING** - AREAS WHICH FAIL TO ESTABLISH VEGETATIVE COVER ADEQUATE TO PREVENT RILL EROSION WILL BE RE-SEEDING AS SOON AS SUCH AREAS ARE IDENTIFIED. CONTROL WEEDS BY MOWING.
- PERMANENT SEEDING** - THE MAINTENANCE MEASURES ARE AS FOLLOWS: (9.1) IN GENERAL, A STAND OF VEGETATION CANNOT BE DETERMINED TO BE FULLY ESTABLISHED UNTIL IT HAS BEEN MAINTAINED FOR ONE FULL YEAR AFTER PLANTING; (9.2) NEW SEEDLINGS SHALL BE SUPPLIED WITH ADEQUATE MOISTURE, SUPPLY WATER AS NEEDED, ESPECIALLY LATE IN THE SEASON, IN ABNORMALLY HOT OR DRY CONDITIONS, OR ON ADVERSE SITES, WATER APPLICATIONS SHALL BE CONTROLLED TO PREVENT EXCESSIVE RUNOFF; (10.3) INSPECT ALL SEEDING AREAS FOR FAILURES AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE; [9.3.A] IF STAND IS INADEQUATE FOR EROSION CONTROL, OVER SEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY SPECIFIED; [9.3.B] IF STAND IS 60% DAMAGED, RE-ESTABLISH FOLLOWING SEEDBED AND SEEDING RECOMMENDATIONS; [9.3.C] IF STAND HAS LESS THAN 40% COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER, THE SOIL MUST BE TESTED TO DETERMINE IF ACIDITY OR NUTRIENT IMBALANCES ARE RESPONSIBLE, RE-ESTABLISH THE STAND FOLLOWING SEEDBED AND SEEDING RECOMMENDATIONS.
- MULCHING** - ALL MULCHES AND SOIL COVERINGS SHOULD BE INSPECTED PERIODICALLY (PARTICULARLY AFTER RAINSTORMS) TO CHECK FOR EROSION. WHERE EROSION IS OBSERVED IN MULCHED AREAS, ADDITIONAL MULCH SHOULD BE APPLIED. NETS AND MATS SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, REINSTALL NETTING OR MATTING AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE; REPAIR AS NEEDED.
- SOIL STABILIZATION BLANKETS & MATTING** - ALL SOIL STABILIZATION BLANKETS AND MATTING SHOULD BE INSPECTED PERIODICALLY FOLLOWING INSTALLATION, PARTICULARLY AFTER RAINSTORMS TO CHECK FOR EROSION AND UNDERMINING. ANY DISLOCATION OR FAILURE SHOULD BE REPAIRED IMMEDIATELY. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL THE MATERIAL AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. CONTINUE TO MONITOR THESE AREAS UNTIL WHICH TIME THEY BECOME PERMANENTLY STABILIZED; AT THAT TIME AN ANNUAL INSPECTIONS SHOULD BE ADEQUATE.
- STREET CLEANING / SWEEPING** - THE MAINTENANCE MEASURES ARE AS FOLLOWS: (12.1) EVALUATE ACCESS POINTS DAILY FOR SEDIMENT TRACKING, (12.2) WHEN TRACKED OR SPILLED SEDIMENT IS FOUND ON PAVED SURFACES, IT WILL BE REMOVED DAILY, DURING TIMES OF HEAVY TRACK-OUT, SUCH AS DURING RAINS, CLEANING MAY BE DONE SEVERAL TIMES THROUGHOUT THE DAY; (12.3) UNKNOWN SPILLS OR OBJECTS WILL NOT BE MIXED WITH THE SEDIMENT; AND (12.4) IF SEDIMENT IS MIXED WITH OTHER POLLUTANTS, IT WILL BE DISPOSED OF PROPERLY AT AN AUTHORIZED LANDFILL.

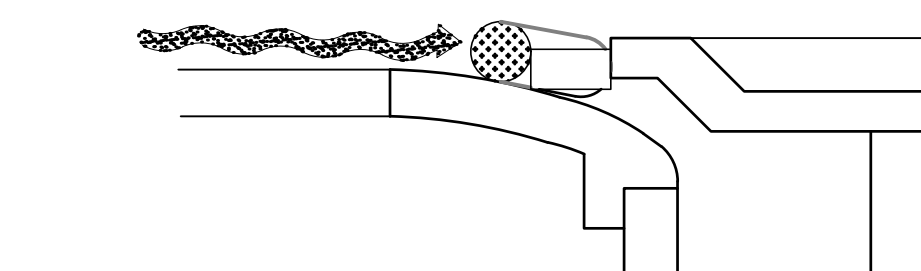
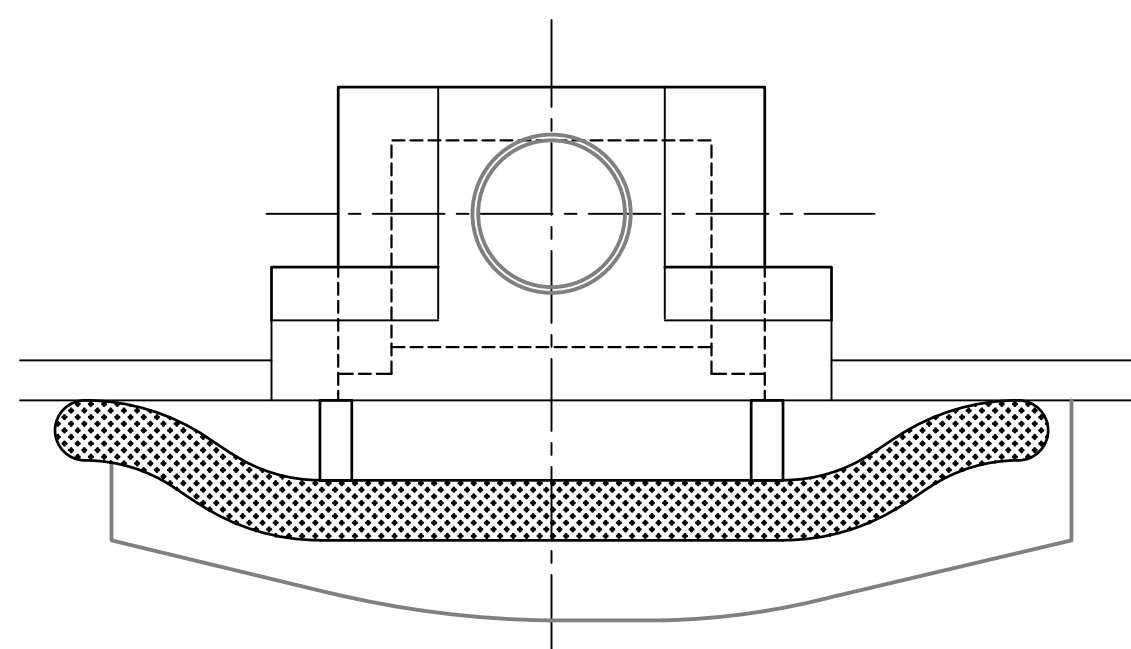
CONSTRUCTION SCHEDULE ACTIVITY	SCHEDULE
INSTALL ALL BMP'S NEEDED AND ASSOCIATED WITH THE GRADING PHASE SUCH AS STABILIZED CONSTRUCTION ENTRANCES, SILT BASINS, RISER PIPES, OUTLET PIPES, SILT TRAPS, SILT FENCE, DIVERSIONS, TERRACES, ETC.	PRIOR TO ANY STRIPPING OF EXISTING VEGETATION OR GRADING.
PROCEED WITH STRIPPING OF EXISTING VEGETATION AND GRADING IN ACCORDANCE WITH THE GRADING PLAN, WHILE DISTURBING NO MORE THAN NECESSARY.	AFTER INSTALLING ALL BMP'S NEEDED AND ASSOCIATED WITH THE GRADING PHASE. FURTHERMORE, INSPECTOR APPROVAL MUST BE OBTAINED BEFORE THE START OF ANY STRIPPING OF EXISTING VEGETATION OR GRADING.
PROCEED WITH INFRASTRUCTURE INSTALLATION.	INFRASTRUCTURE INSTALLATION MUST OCCUR PRIOR TO ANY LOT DEVELOPMENT.
IMPLEMENT THE INSTALLATION OF TEMPORARY SEEDING, PERMANENT SEEDING, AND/OR MULCHING.	STABILIZATION MEASURES MUST BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE NO MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
IMPLEMENT THE INSTALLATION ALL BMP'S NEEDED AND ASSOCIATED WITH THE BUILDING PHASE.	BUILDING PHASE BMP'S MUST BE INSTALLED CONCURRENTLY WITH LOT DEVELOPMENT.
PROCEED WITH REMOVAL OF BMP'S.	BMP'S MAY NOT BE REMOVED UNTIL EACH IMPACTED DRAINAGE BASIN HAS BEEN FULLY DEVELOPED, FULL DEVELOPMENT SHALL MEAN INSTALLATION OF PAVEMENTS, BUILDINGS, UTILITIES, LANDSCAPING, AND FULLY ESTABLISHED PERMANENT SEEDING. FURTHERMORE, INSPECTOR APPROVAL MUST BE OBTAINED BEFORE REMOVAL OF ANY BMP'S.

### SWPPP NOTIFICATION SIGN - 9.6.7:

PROVIDE ONE (1) SIGN ON PROJECT SITE. LOCATE THE SIGN AT THE PRIMARY CONSTRUCTION ENTRANCE.

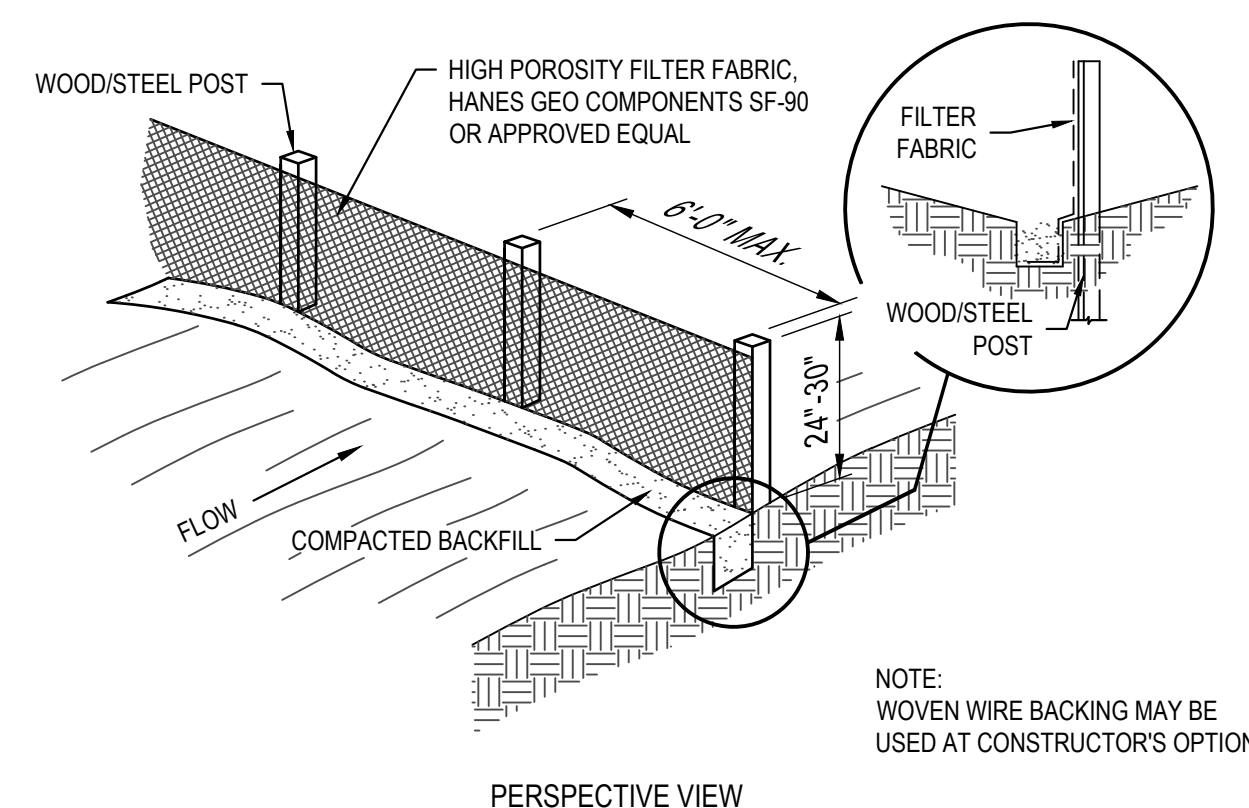
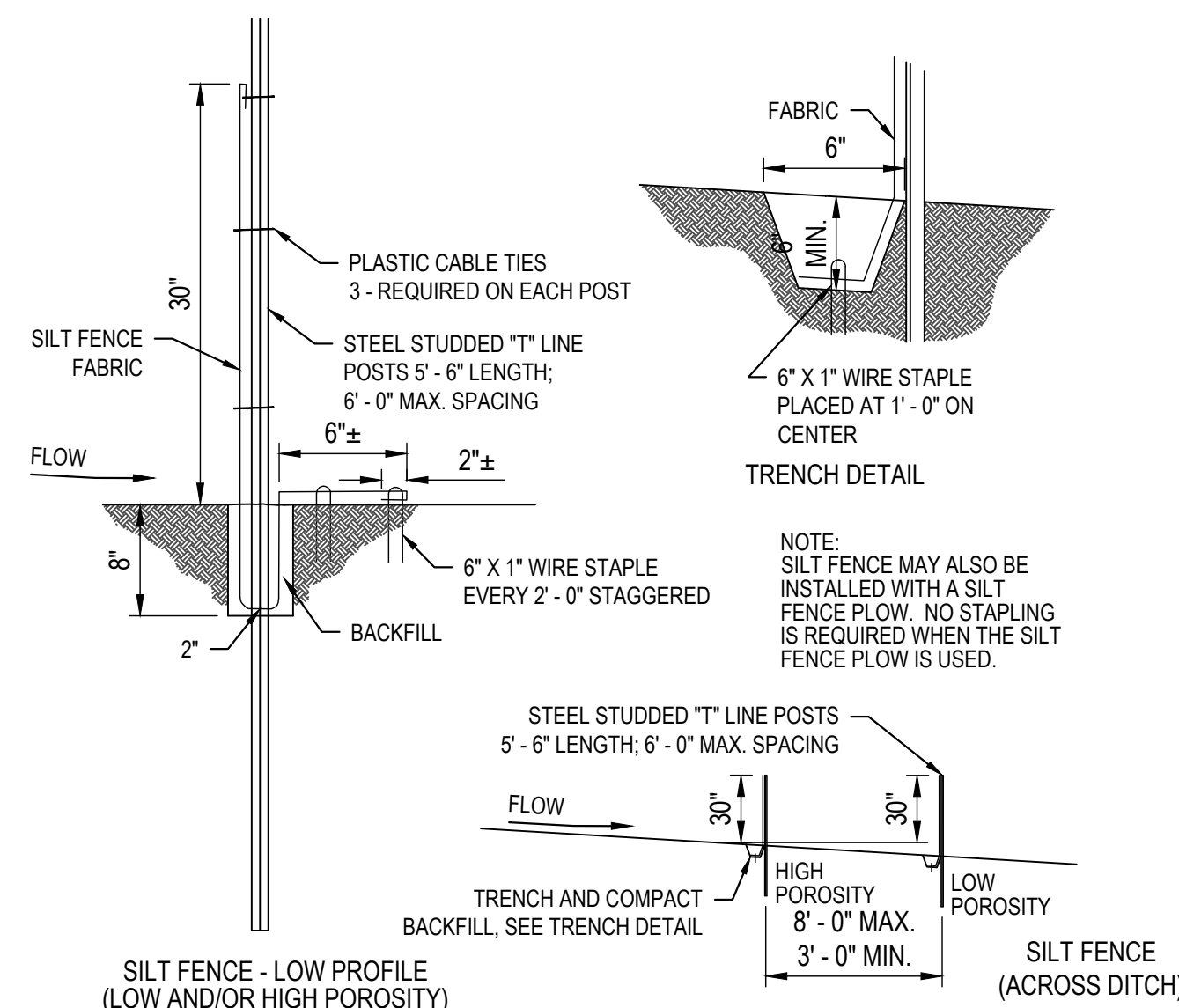


1 STABILIZED CONSTRUCTION ENTRANCE  
N.T.S.



- NOTES:
- FILTER SOCKS OR BAGS SHALL BE FABRICATED FROM POROUS ORGANIC OR SYNTHETIC FILTER FABRIC.
  - FILTER SOCKS OR BAGS SHALL BE A MINIMUM OF 9" IN DIAMETER, AND SHALL BE INCREASED AS REQUIRED TO APPROPRIATELY PROTECT THE INLET.
  - FILTER SOCKS OR BAGS SHALL BE FILLED WITH POROUS AGGREGATE OR SYNTHETIC MEDIA TO EFFECTIVELY FILTER SEDIMENT WITHOUT UNDULY "CHOKING" OR PLUGGING THE INLET(S) TO BE PROTECTED. SOCK SHALL NOT BE FILLED WITH MATERIAL WHICH CAN PRODUCE A POLLUTANT INTO THE STORM SEWER (I.E. COMPOST OR NUTRIENT-RICH MATERIAL).
  - TRAPPED SEDIMENT SHALL BE REMOVED AFTER EACH RUNOFF EVENT.
  - WHEN THE POROSITY OF THE FILTER SOCKS OR BAGS AND FILTER MEDIA IS RESTRICTED BY FILTERED SEDIMENT, FILTER SOCKS AND MEDIA SHALL BE REPLACED OR CLEANED TO RESTORE THE ORIGINAL INSTALLATION FUNCTION.
  - STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NECESSARY.
  - ONCE THE CONTRIBUTING DRAINAGE AREA TO EACH STRUCTURE IS STABILIZED, THE INLET PROTECTION SHALL BE REMOVED.

2 CURB INLET PROTECTION  
N.T.S.



3 SILT FENCE DETAIL  
N.T.S.



## JEO CONSULTING GROUP

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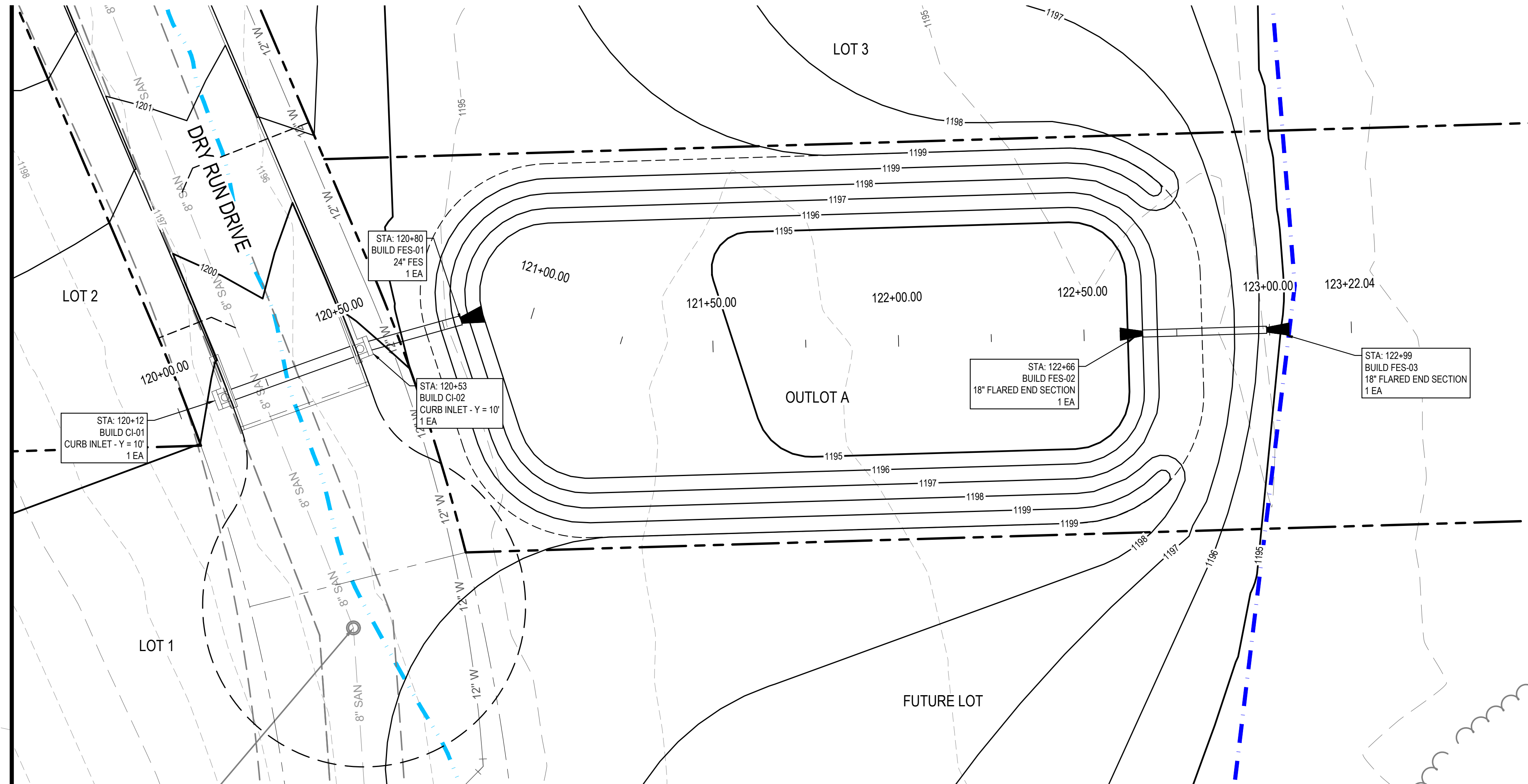
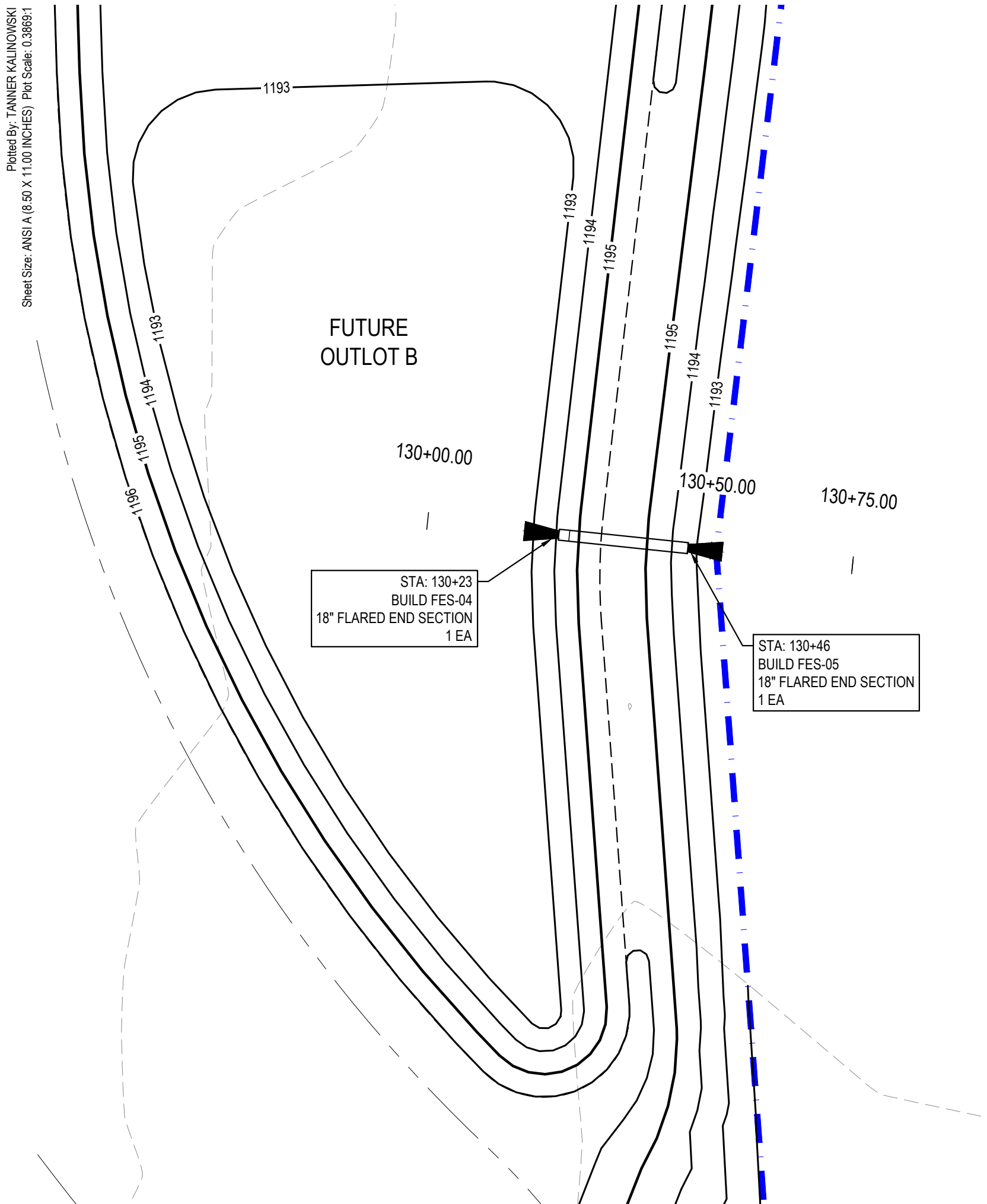
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DRAWN BY: CLM  
QAQC: TMJ



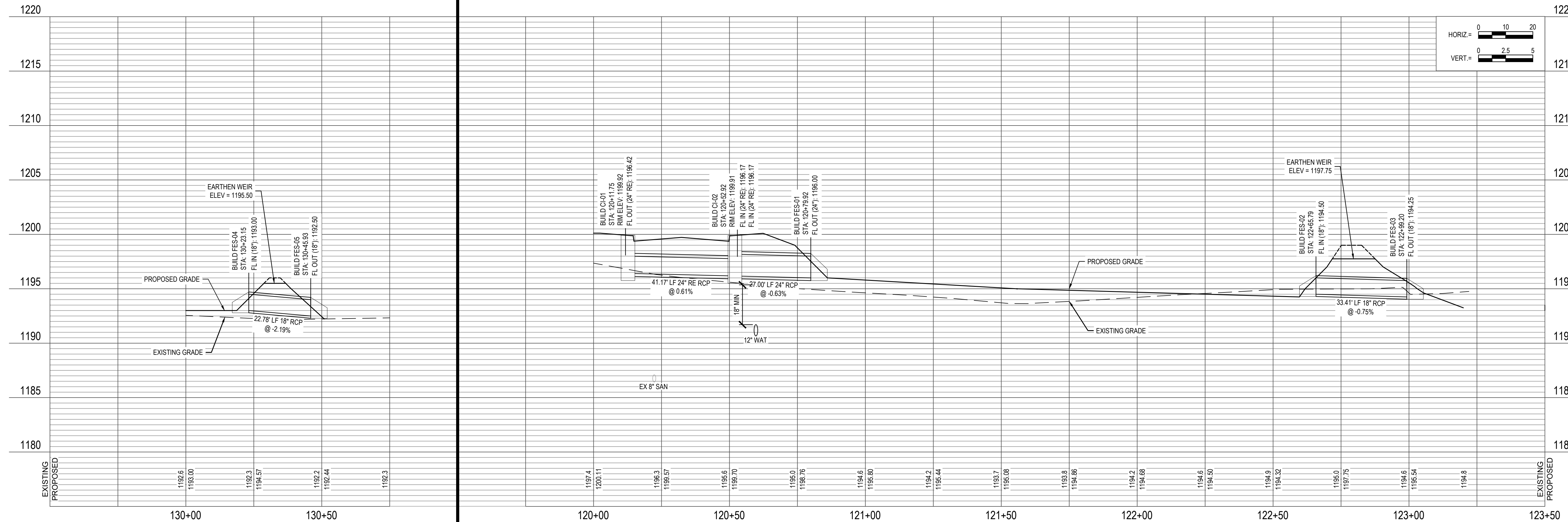
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**SITE EROSION CONTROL**  
**NOTES AND DETAILS**



**STORM SEWER PLAN AND PROFILE**



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**2026**  
**DRY RUN COMMONS**  
**WAHOO, NE 68066**

**JEO INVESTMENTS INC.**  
1937 N. CHESTNUT STREET  
WAHOO, NE 68066

JEO PROJECT NO.: 251405.00  
DRAWN BY: CLM  
QAQC: TMJ



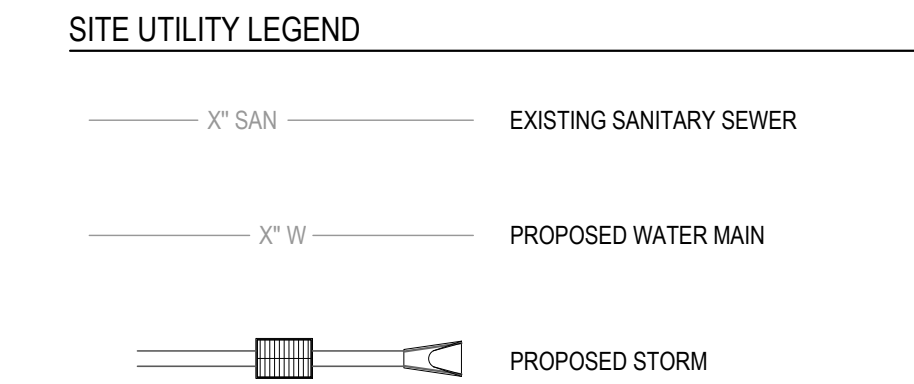
**STORM SEWER  
PLAN AND PROFILE**

Drawing Name: PP501.dwg  
 File Path: J:\Projects\251405.00\_JEO Investments-Dry Run Subdivision\Design\Drawings\_Sheets  
 Printed By: TANNER KALONOWSKI  
 Sheet Size: ANSI A (8.50 X 11.00 INCHES) Plot Scale: 0.3889:1

Plotted By: TANNER KALINOWSKI  
 Sheet Size: ANSI A (8.5" X 11.0" INCHES) Plot Scale: 0.3889:1

INSTALL 6" SANITARY SERVICE			
LOT	WYE N,E	LENGTH	LOT N,E
1	N: 50248.46, E: 45962.07	28	N: 50245.69, E: 45941.33
3	N: 50285.03, E: 45947.71	41	N: 50303.79, E: 45981.79
2	N: 50414.41, E: 45896.88	23	N: 50409.78, E: 45871.42

ALL SERVICE PIPE SHALL HAVE A MINIMUM SLOPE OF 1%



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JEO PROJECT NO.:	251405.00
DRAWN BY:	CLM
QAQC:	TMJ



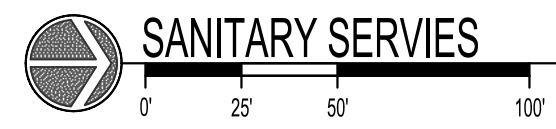
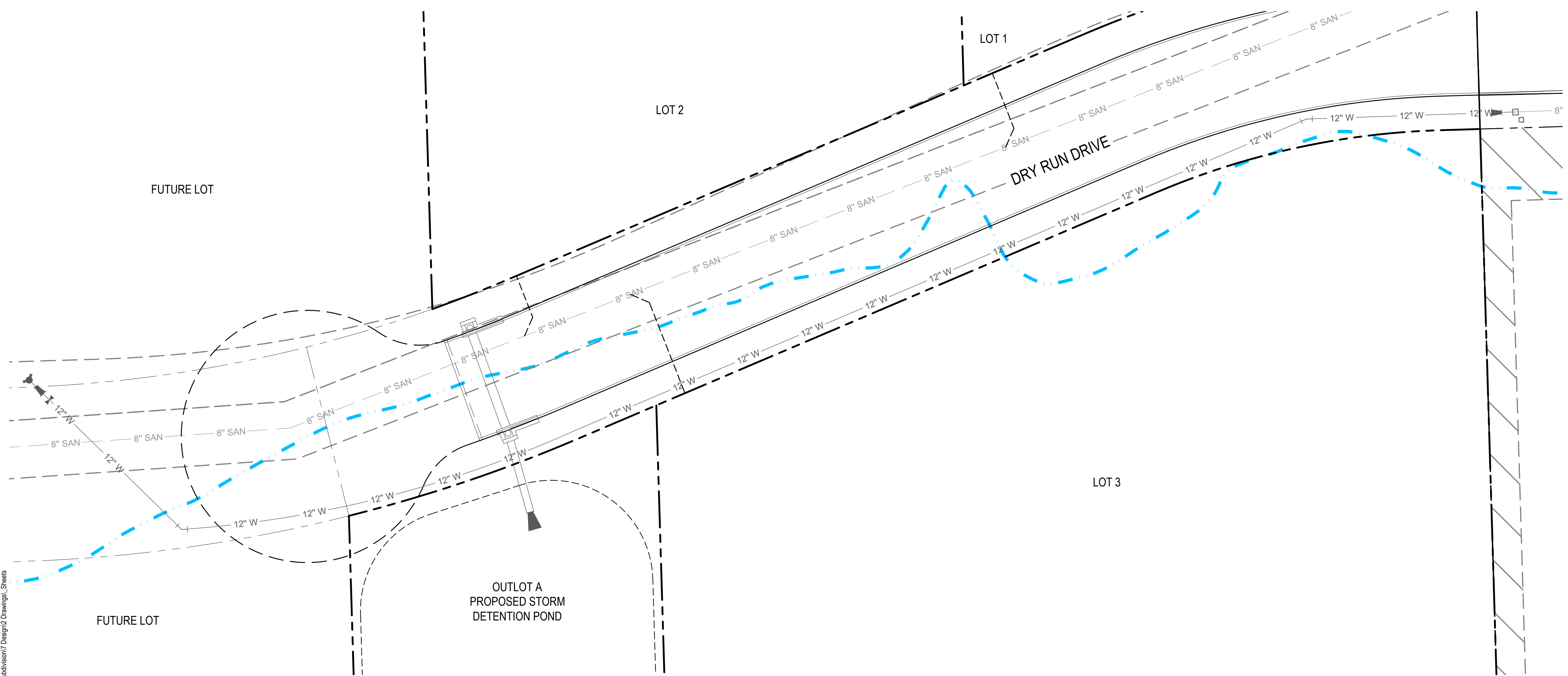
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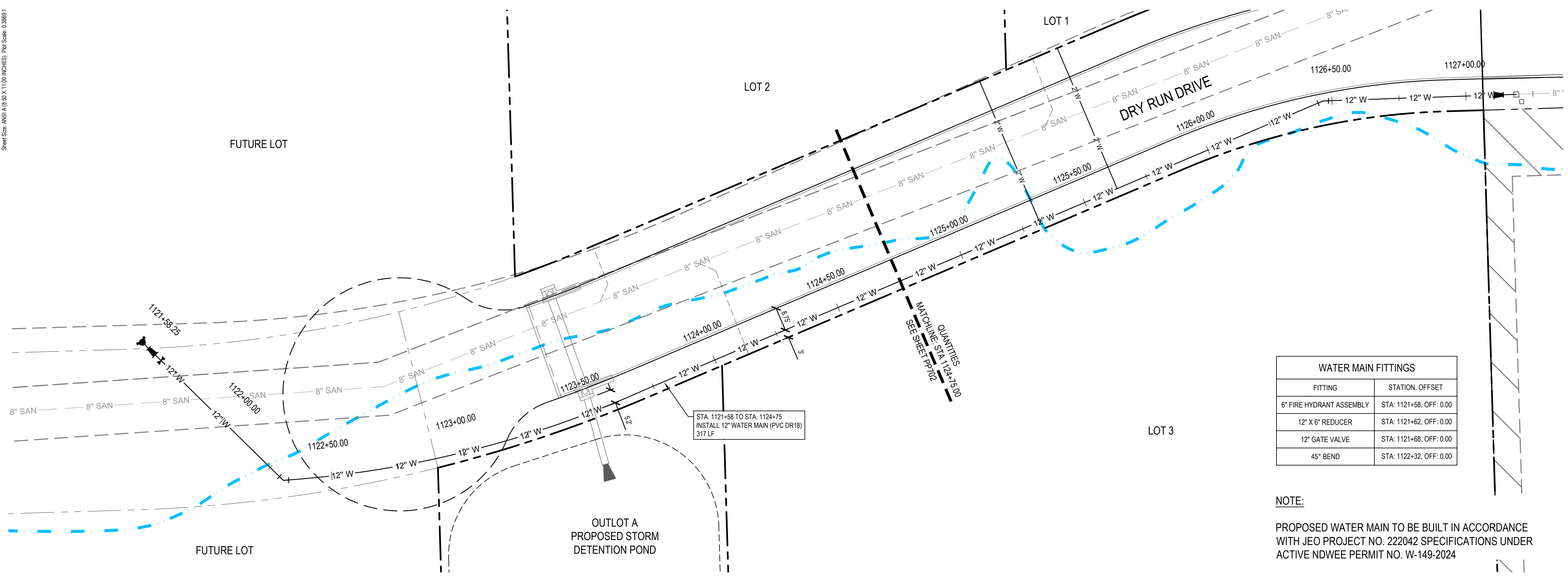


**SANITARY SERVICES**

**C601**

Drawing Name: C601\_SAN\_SERVICES.dwg  
 File Path: J:\Projects\251405-00-JEO Investments-Dry Run Subdivision\Design\Drawings\Sheets

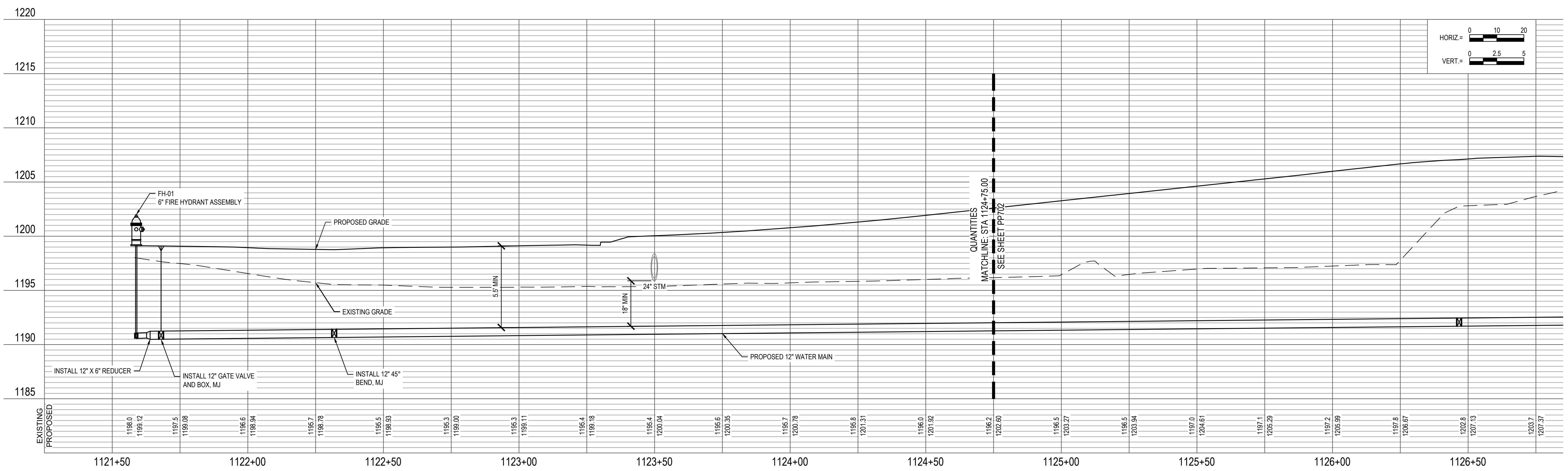




WATER MAIN FITTINGS	
FITTING	STATION, OFFSET
6" FIRE HYDRANT ASSEMBLY	STA: 1121+58, OFF: 0.00
12" X 6" REDUCER	STA: 1121+62, OFF: 0.00
12" GATE VALVE	STA: 1121+68, OFF: 0.00
45° BEND	STA: 1122+32, OFF: 0.00

**NOTE:**  
PROPOSED WATER MAIN TO BE BUILT IN ACCORDANCE WITH JEO PROJECT NO. 222042 SPECIFICATIONS UNDER ACTIVE NDWE PERMIT NO. W-149-2024

**WATER PLAN AND PROFILE**



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**2026  
DRY RUN COMMONS  
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1937 N. CHESTNUT STREET  
WAHOO, NE 68066

JEO PROJECT NO.: 251405.00  
DRAWN BY: CLM  
QAQC: TMJ



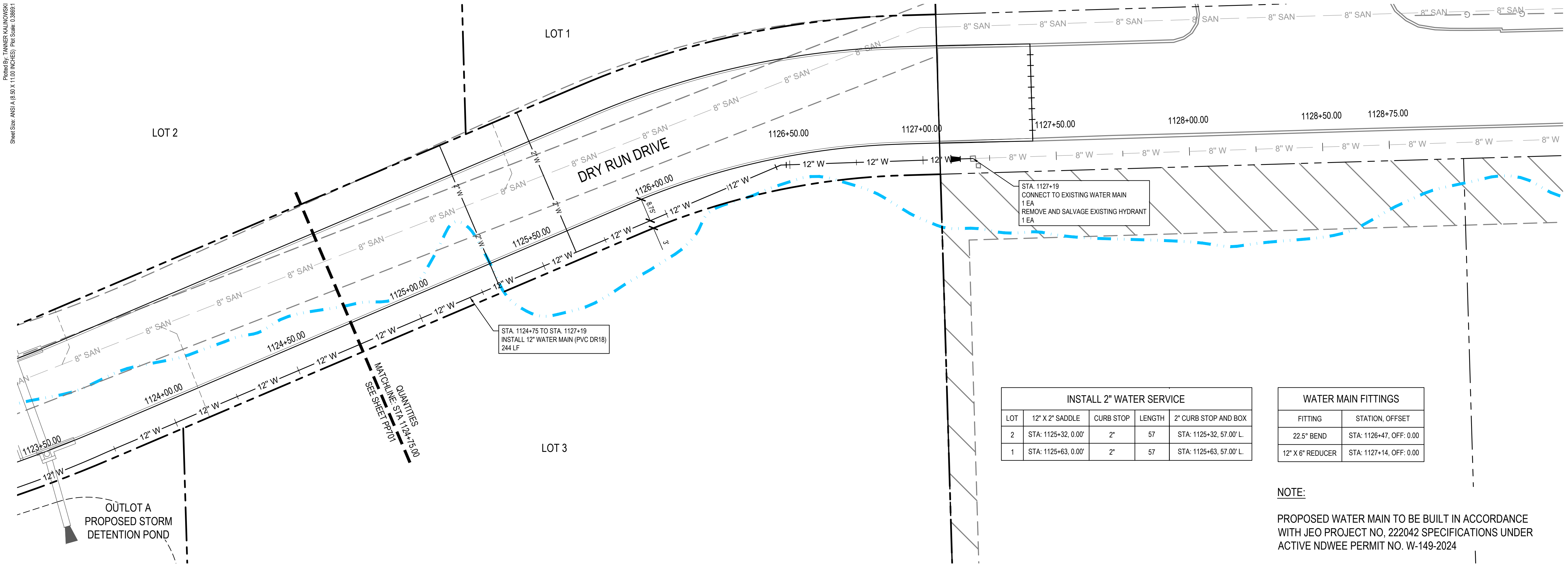
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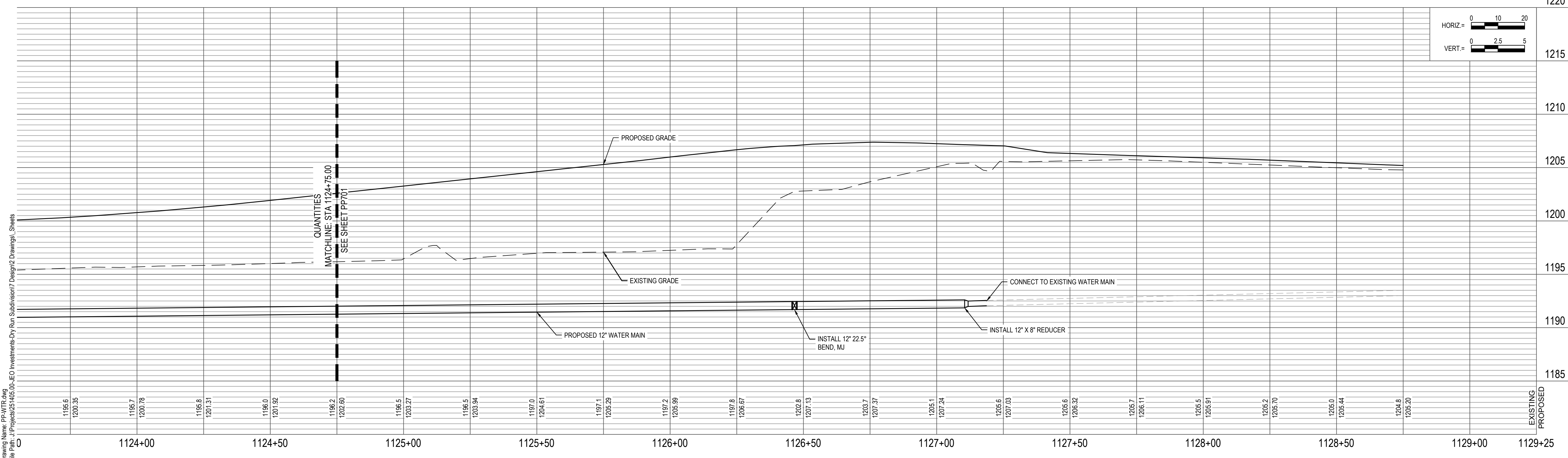
**WATER MAIN  
PLAN AND PROFILE**

**PP701**

Printed By: TANNER KALONOWSKI  
 Sheet Size: ANSI A (8.5" X 11.0" INCHES) Plot Scale: 0.3889:1



**WATER PLAN AND PROFILE**



Drawing Name: PP702.rwg  
 File Path: J:\Projects\251405.00-EO Investments\Dry Run Subdivision\Design\Drawings\Sheets



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INSTALL 2" WATER SERVICE			
LOT	12" X 2" SADDLE	CURB STOP	2" CURB STOP AND BOX
2	STA: 1125+32, 0.00'	2"	STA: 1125+32, 57.00' L.
1	STA: 1125+63, 0.00'	2"	STA: 1125+63, 57.00' L.

WATER MAIN FITTINGS	
FITTING	STATION, OFFSET
22.5° BEND	STA: 1126+47, OFF: 0.00
12" X 6" REDUCER	STA: 1127+14, OFF: 0.00

**NOTE:**  
 PROPOSED WATER MAIN TO BE BUILT IN ACCORDANCE  
 WITH JEO PROJECT NO. 222042 SPECIFICATIONS UNDER  
 ACTIVE NDWEE PERMIT NO. W-149-2024

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**DRY RUN COMMONS**  
**WAHOO, NE 68066**

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JEO PROJECT NO.: 251405.00  
 DRAWN BY: CLM  
 QAQC: TMJ

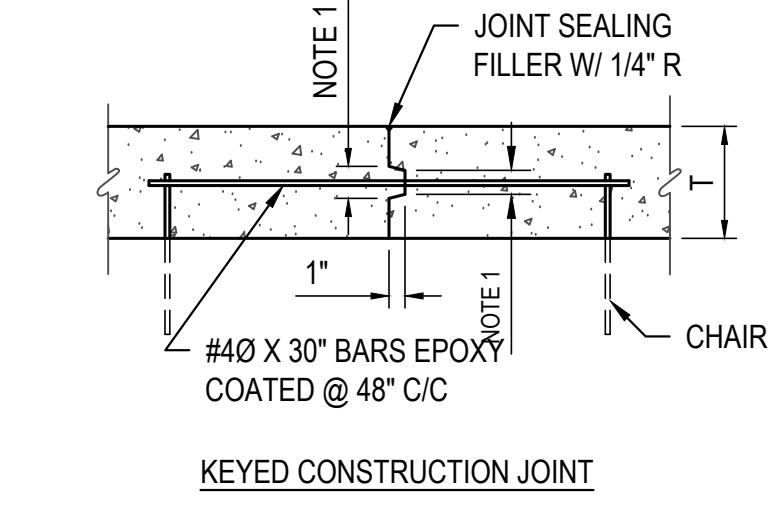
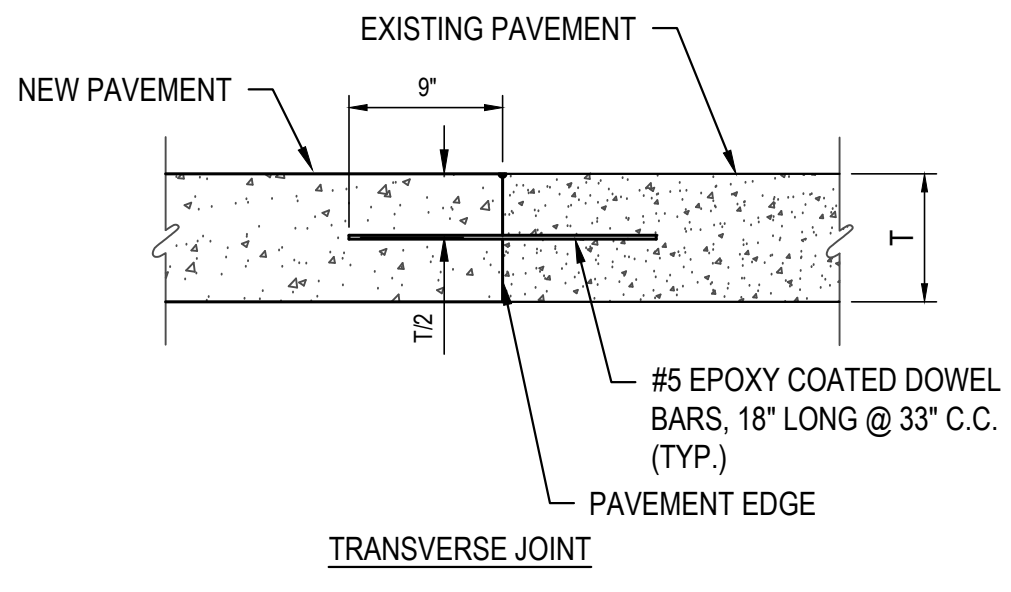
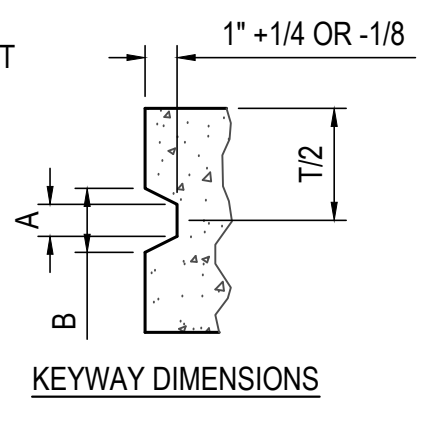
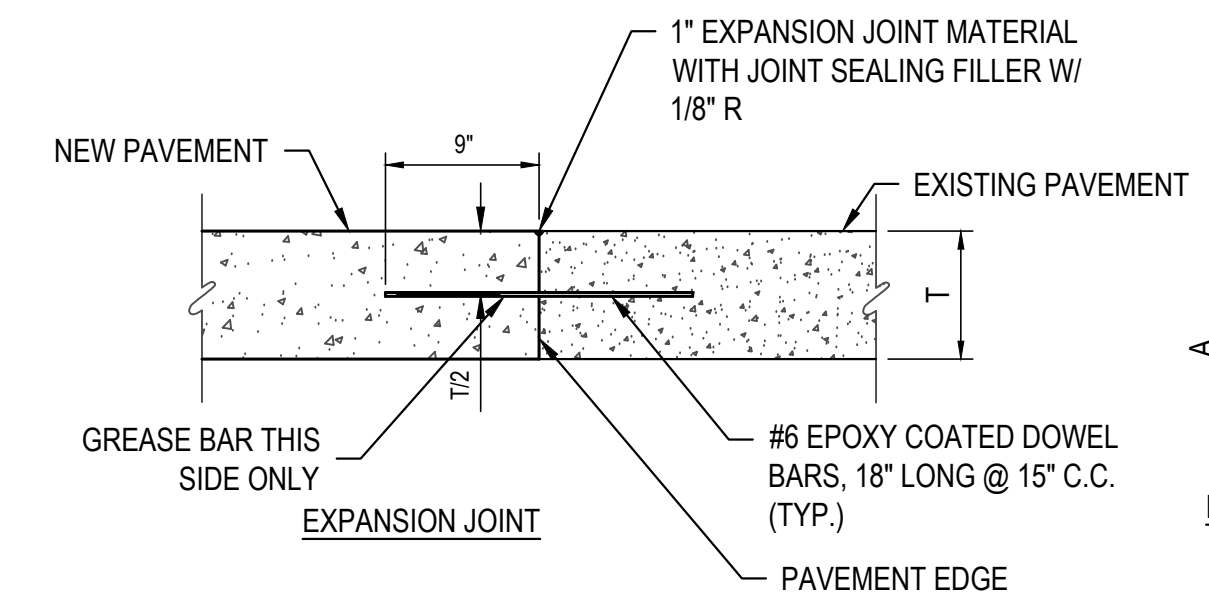


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**WATER MAIN PLAN AND PROFILE**

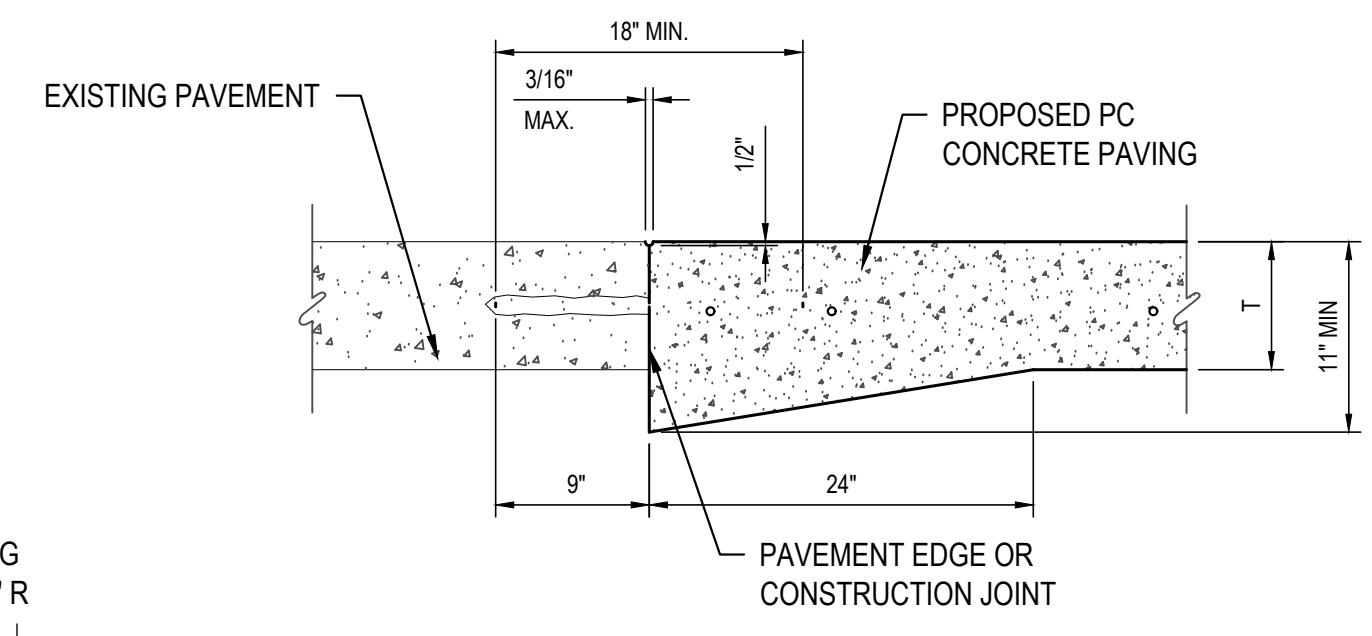
**PP702**



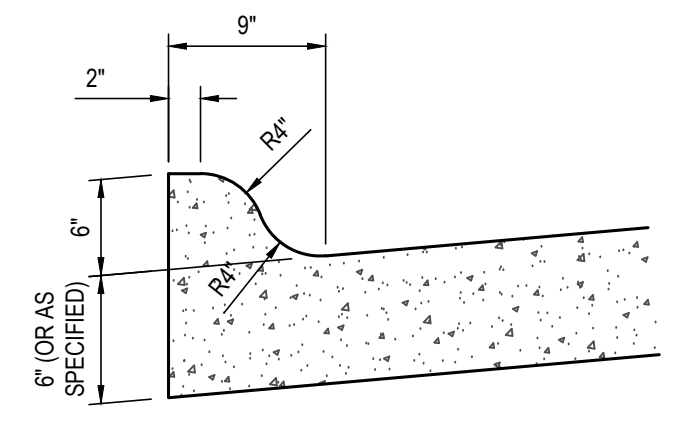
NOTES:  
1. KEYWAY DIMENSIONS

KEYWAY DIMENSIONS			
KEYWAY TYPE	PAVEMENT 'T'	A	B
STANDARD	8" OR GREATER	1 3/4"	2 3/4"
NARROW	LESS THAN 8"	1"	2"

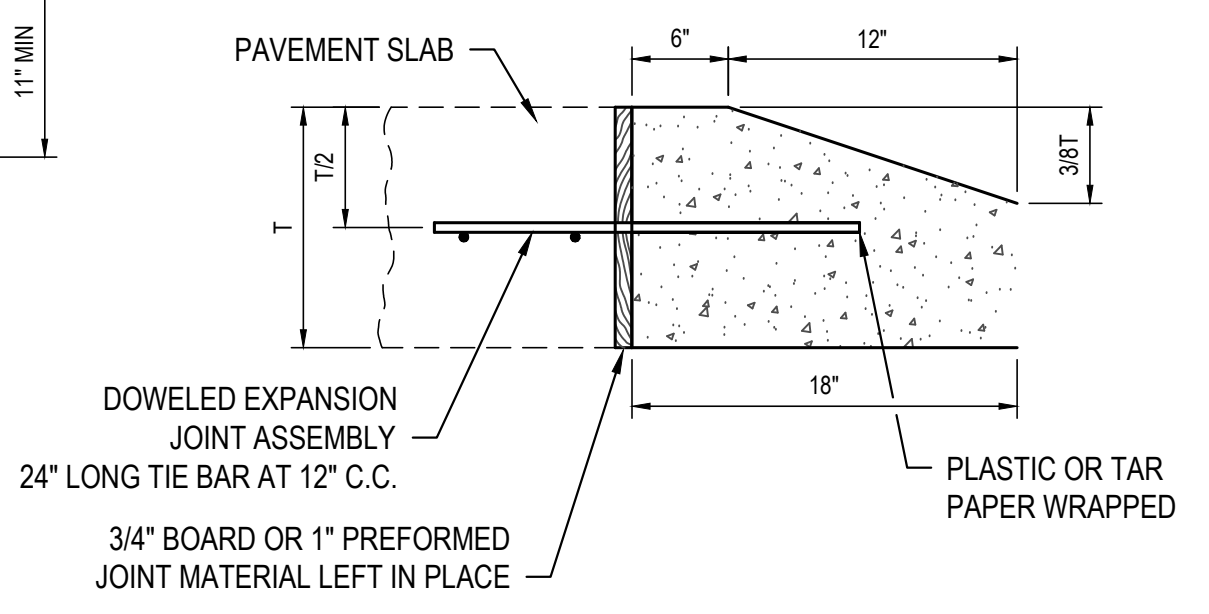
**1 PAVEMENT JOINTS**  
SCALE: N.T.S.



**2 PAVING TIE-IN**  
SCALE: 1"=1'-0"



**3 CURB DETAIL**  
SCALE: 1"=1'-0"

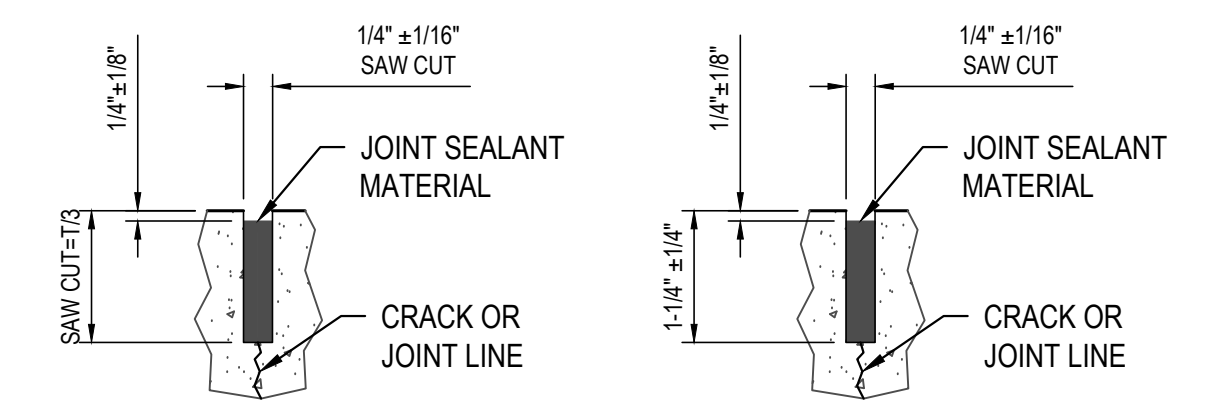


CONCRETE QUANTITIES & TIE BAR SIZE PER LINEAL FOOT OF HEADER

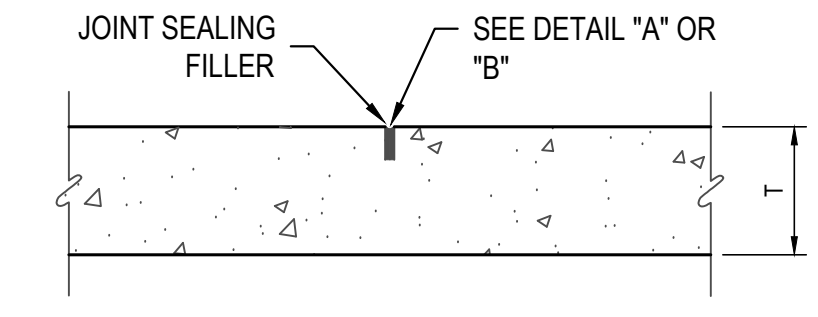
T	CU. YDS./LIN. FT.	TIE BAR SIZE
6"	0.025	#6
7"	0.280	#6
8"	0.320	#10
9"	0.370	#10

NOTES:  
1. BARS IN TRANSVERSE JOINTS SHALL BE PLACED SO THAT NO BAR WILL BE CLOSER THAN 6" TO ANY LONGITUDINAL JOINT (CENTERLINE OR LANE LINE)

**4 CONCRETE HEADER**  
SCALE: N.T.S.



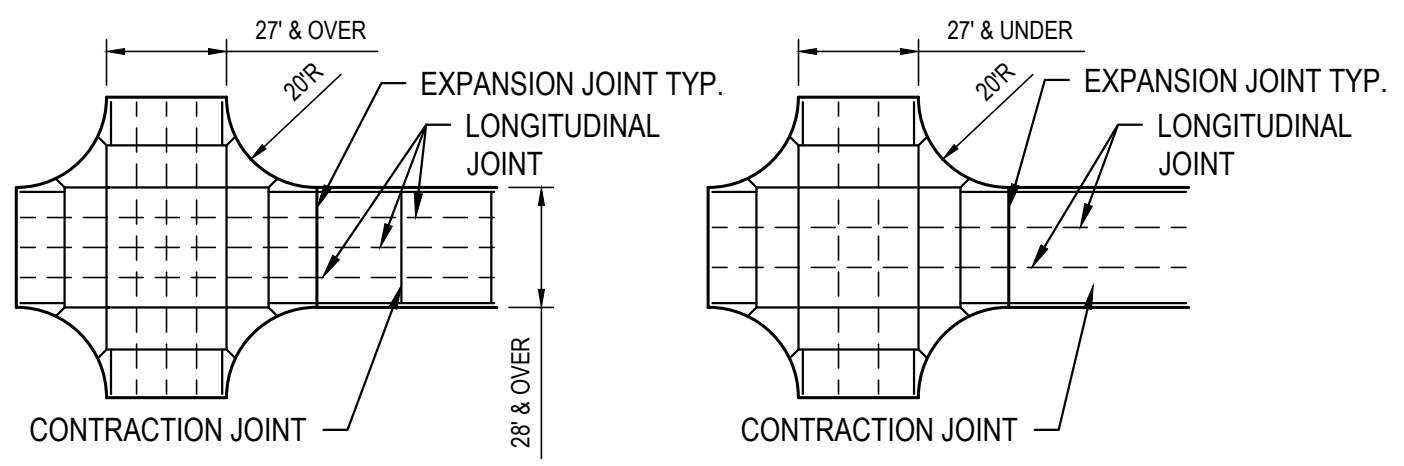
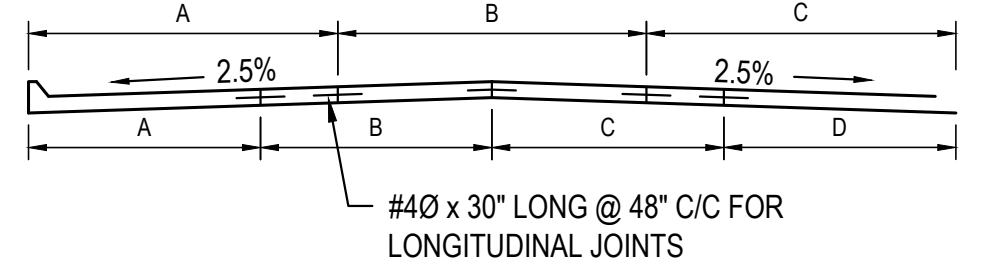
**5 SAWED CONTRACTION JOINT**  
SCALE: 1"=1'-0"



**5 SAWED CONTRACTION JOINT**  
SCALE: 1"=1'-0"

TRANSVERSE JOINT SPACING				
SLAB DEPTH (T)	6"	7"	8"	9"
MAXIMUM TRANSVERSE JOINT SPACING	12'-0"	12'-0"	12'-0"	12'-0"

LONGITUDINAL JOINT SPACING				CROWN DATA	
WIDTH	A	B	C	WIDTH	DEPTH
25'	8'-6"	8'-0"	8'-6"	25'	.31'
27'	9'-0"	9'-0"	9'-0"	27'	.33'
28'	7'-0"	7'-0"	7'-0"	28'	.34'
29'	7'-0"	7'-6"	7'-6"	29'	.36'
30'	7'-6"	7'-6"	7'-6"	30'	.37'
31'	7'-6"	8'-0"	8'-0"	31'	.38'
32'	8'-0"	8'-0"	8'-0"	32'	.40'
34'	8'-0"	9'-0"	9'-0"	34'	.42'
40'	10'-0"	10'-0"	10'-0"	40'	.45'



**6 PAVING JOINT DETAIL**  
SCALE: N.T.S.



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JEO INVESTMENTS INC.  
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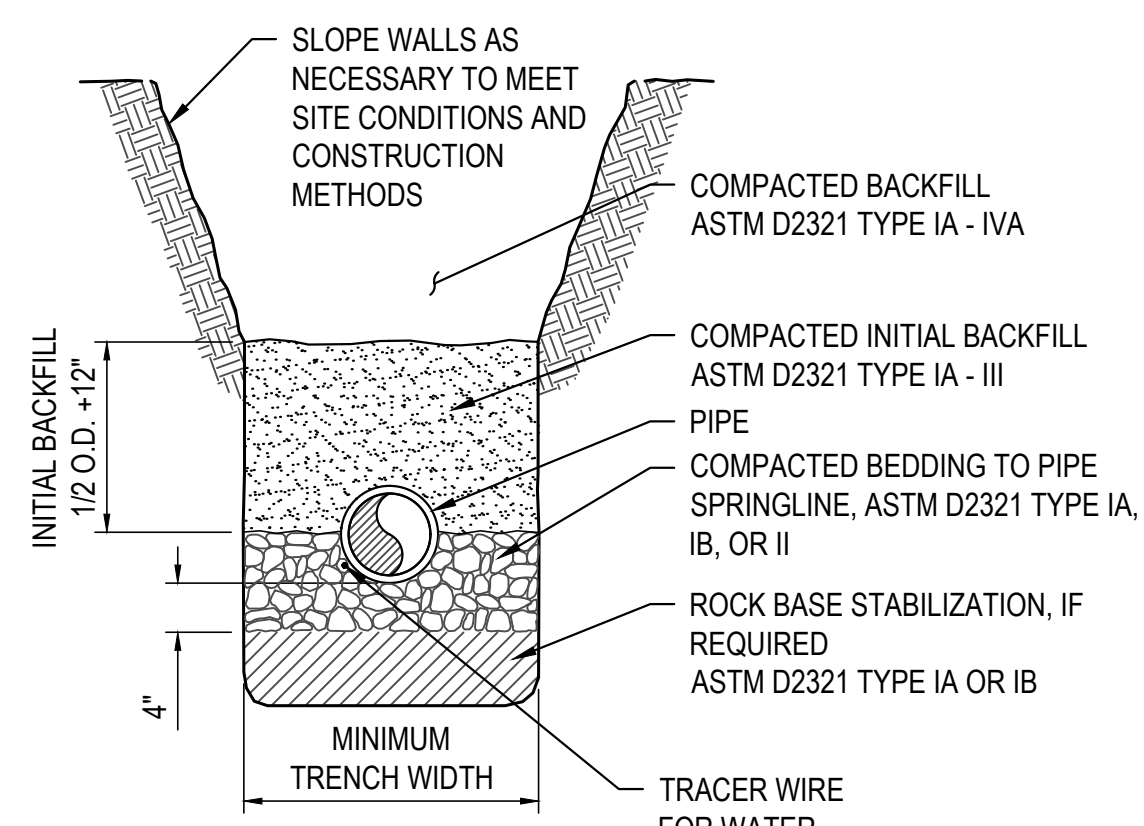
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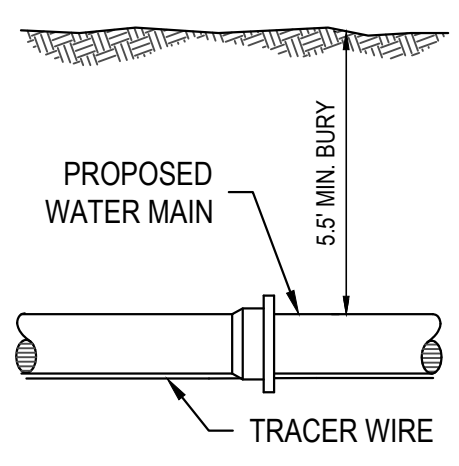
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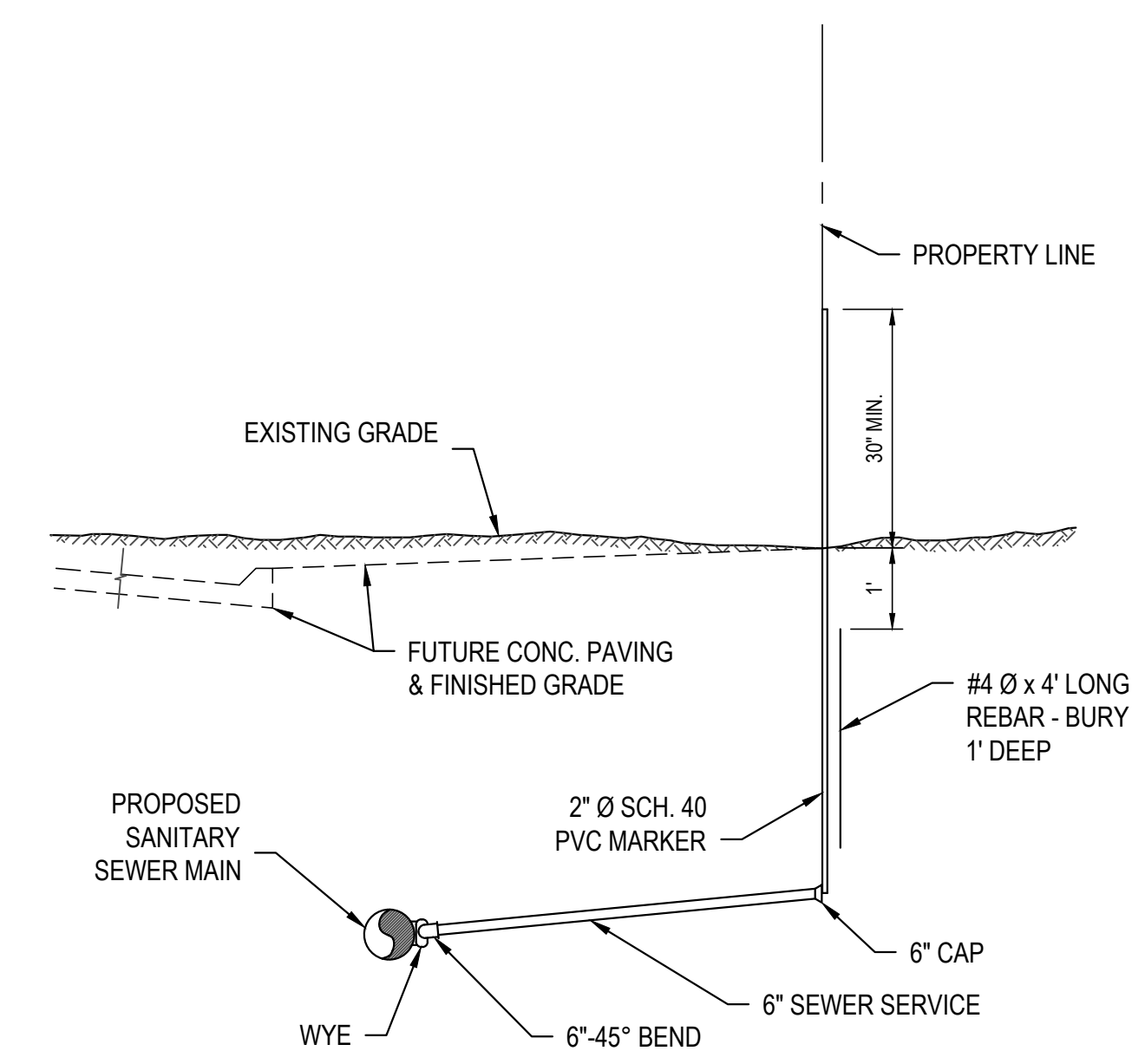
**STANDARD DETAILS**



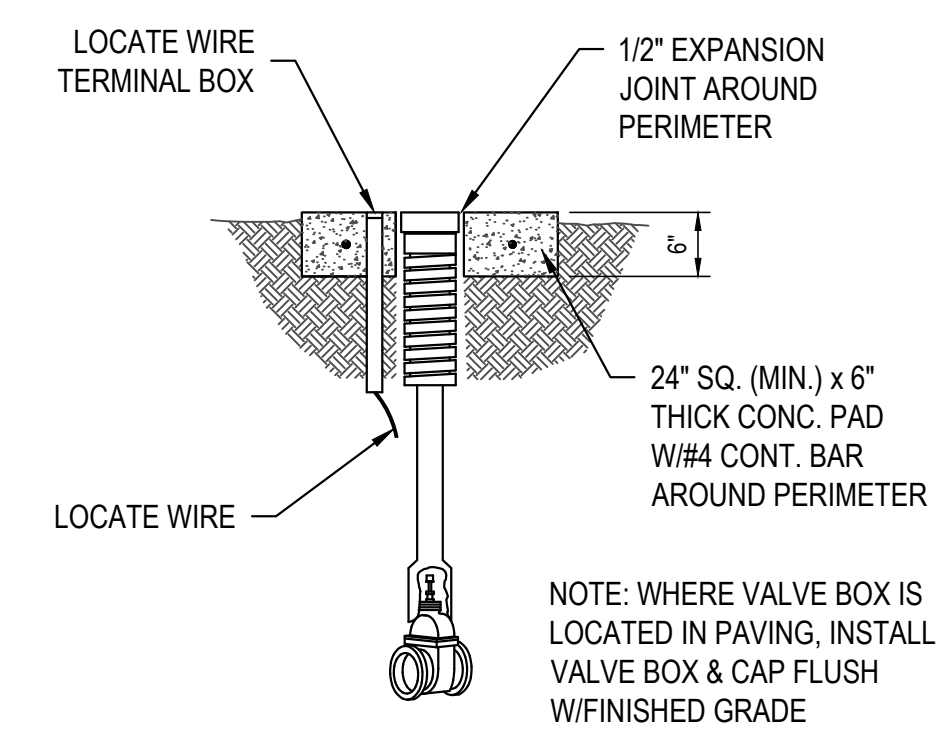
PIPE SIZE	MIN. TRENCH WIDTH
4"	18"
6"	18"
8"	24"
10"	26"
12"	30"
15"	30"
18"	32"



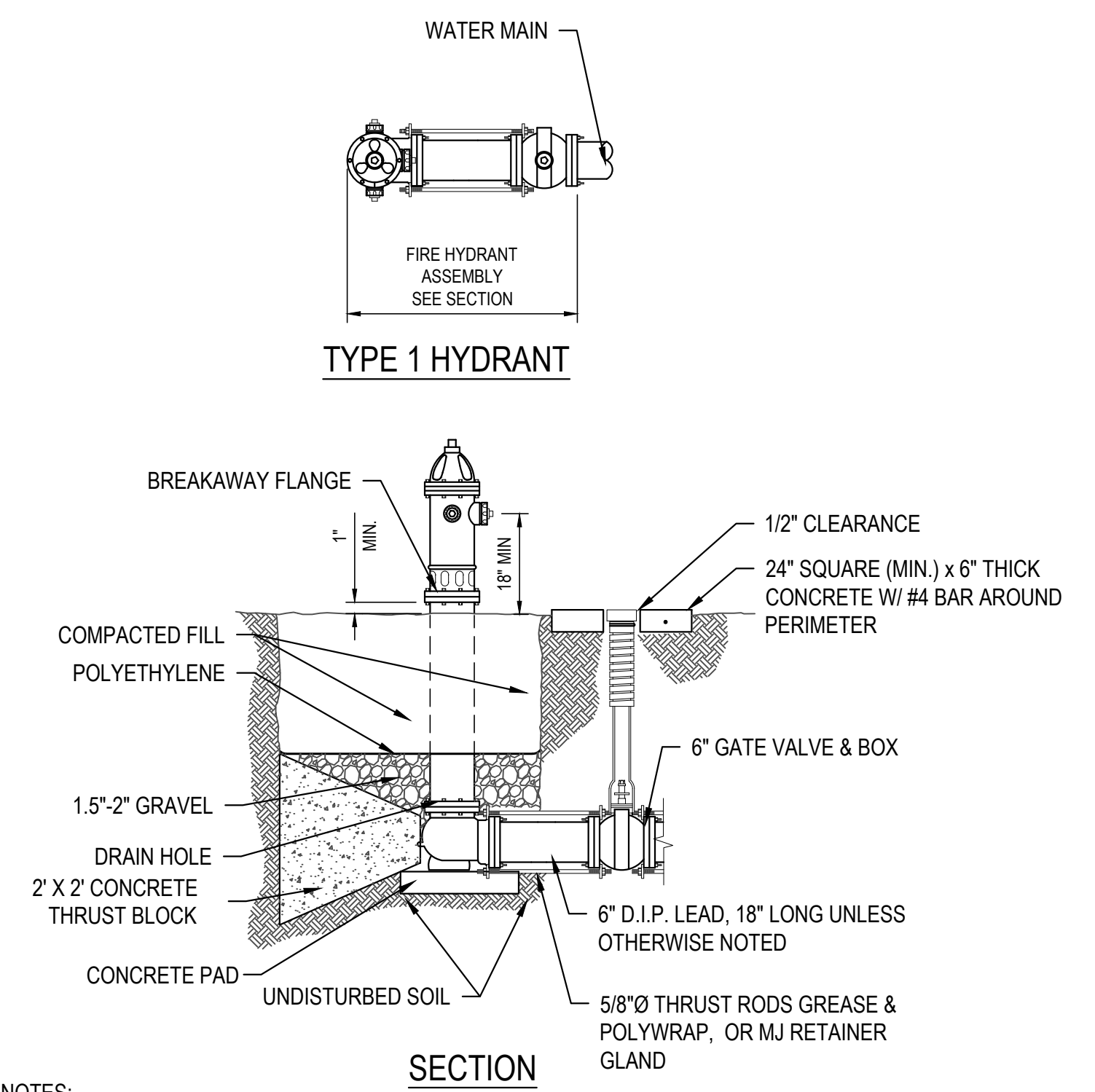
**1 WATER TRENCH**  
SCALE: N.T.S.



**2 SANITARY SEWER SERVICE**  
SCALE: N.T.S.

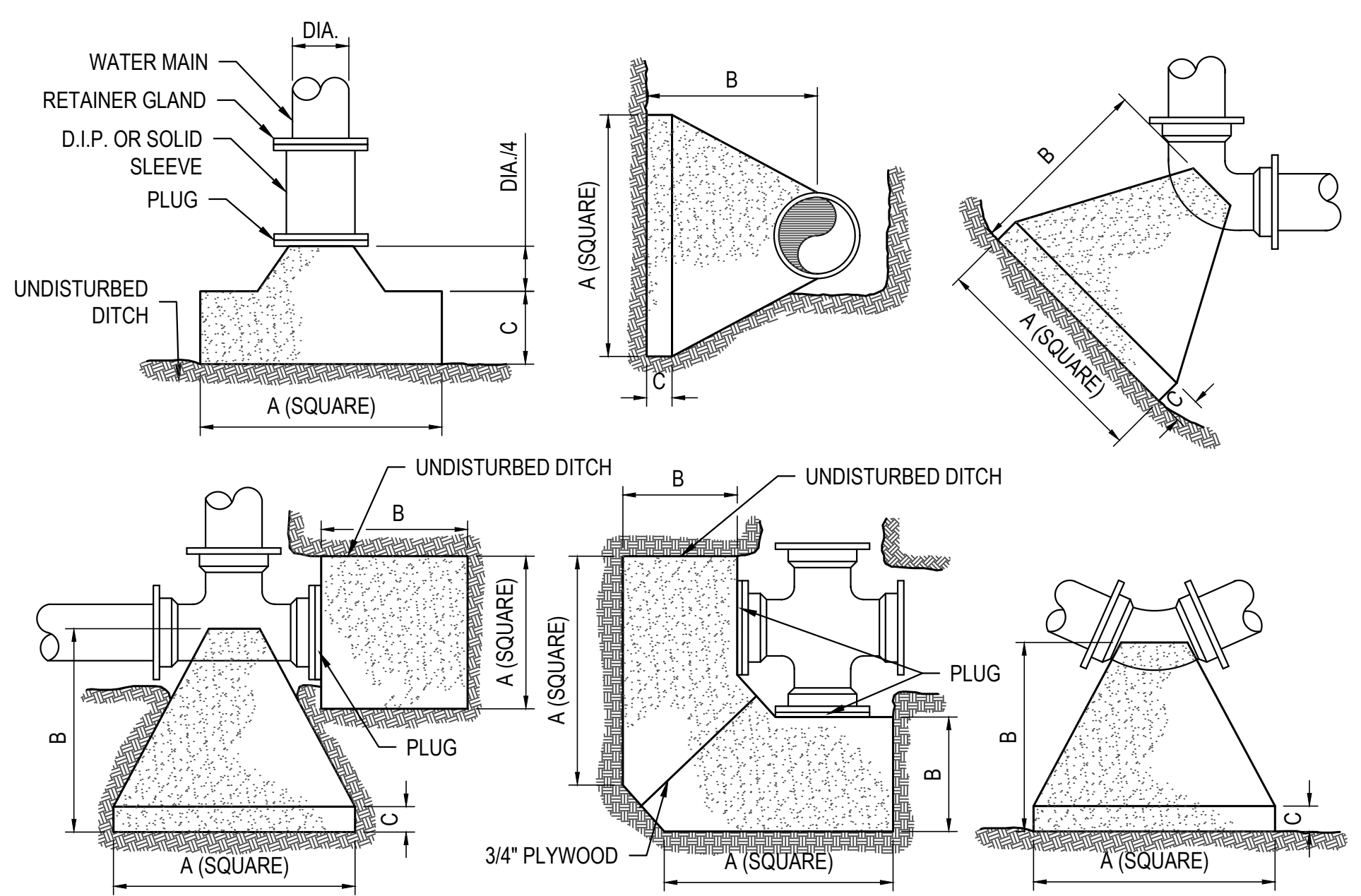


**3 GATE VALVE & BOX**  
SCALE: N.T.S.



- NOTES:
- HYDRANT ASSEMBLY TO INCLUDE RETAINER GLANDS OR THRUST RODS, PIPING AND GATE VALVE.
  - ALL FITTINGS TO BE MECHANICAL JOINT, WITH MECHANICAL JOINT RESTRAINT DEVICES OR THRUST RODS.
  - THRUST RODS AND APPURTENANCES SHALL BE STAINLESS STEEL.
  - ALL VALVES TO HAVE VALVE BOX SPACERS CENTERED OVER VALVES.

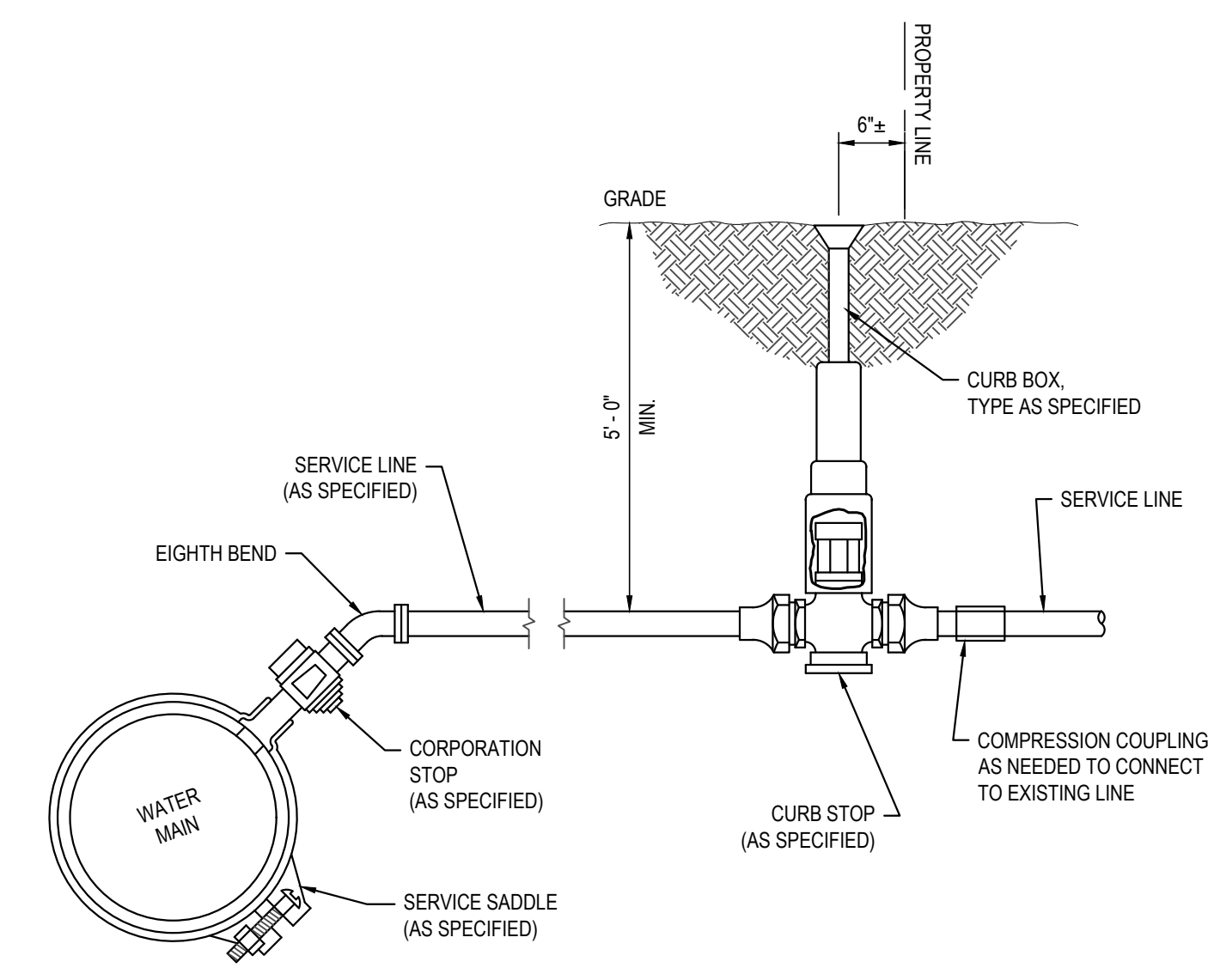
**4 FIRE HYDRANT ASSEMBLY**  
SCALE: N.T.S.



SIZE OF FITTING	THRUST BLOCK DIMENSIONS		
	A	B	C
4"	1'-0"	1'-0"	3"
6"	1'-6"	1'-0"	6"
8"	2'-0"	1'-0"	6"
10"	2'-6"	2'-0"	9"
12"	3'-0"	2'-6"	9"
16"	4'-0"	2'-6"	12"
20"	4'-0"	3'-0"	16"
24"	4'-6"	3'-0"	16"

- NOTES:
- POLYWRAP ALL FITTINGS
  - THRUST BLOCKS SHALL NOT PREVENT ACCESS TO FITTING BOLTS

**5 CONCRETE THRUST BLOCK**  
SCALE: N.T.S.



**6 WATER SERVICE INSTALLATION**  
SCALE: N.T.S.



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**2026  
DRY RUN COMMONS  
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JEO PROJECT NO.: 251405.00  
DRAWN BY: CLM  
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**STANDARD DETAILS**



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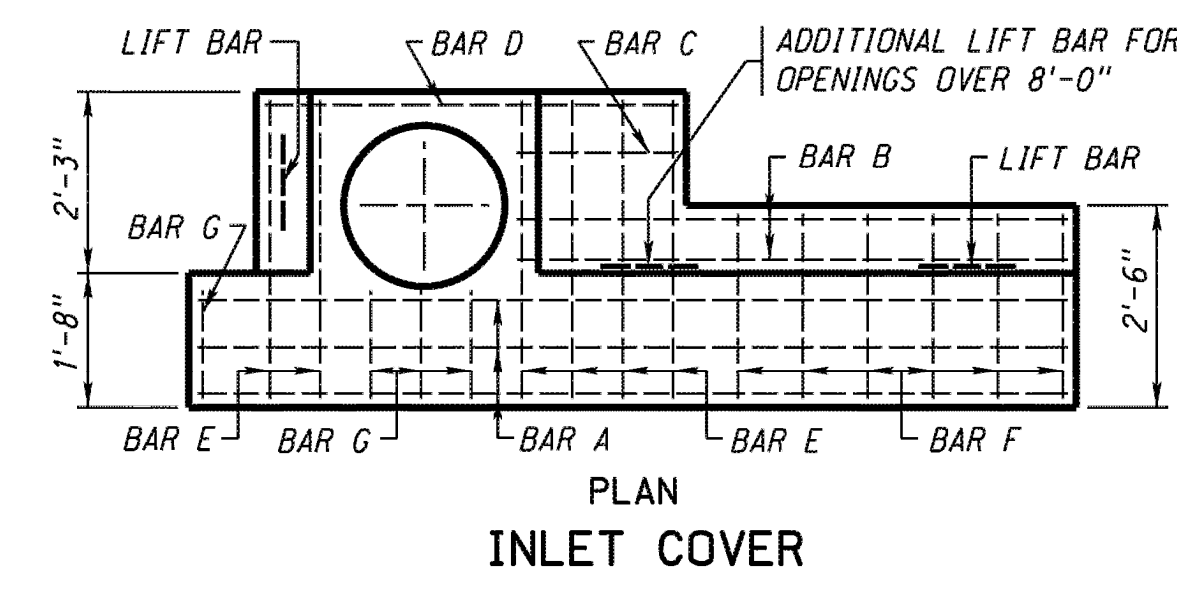
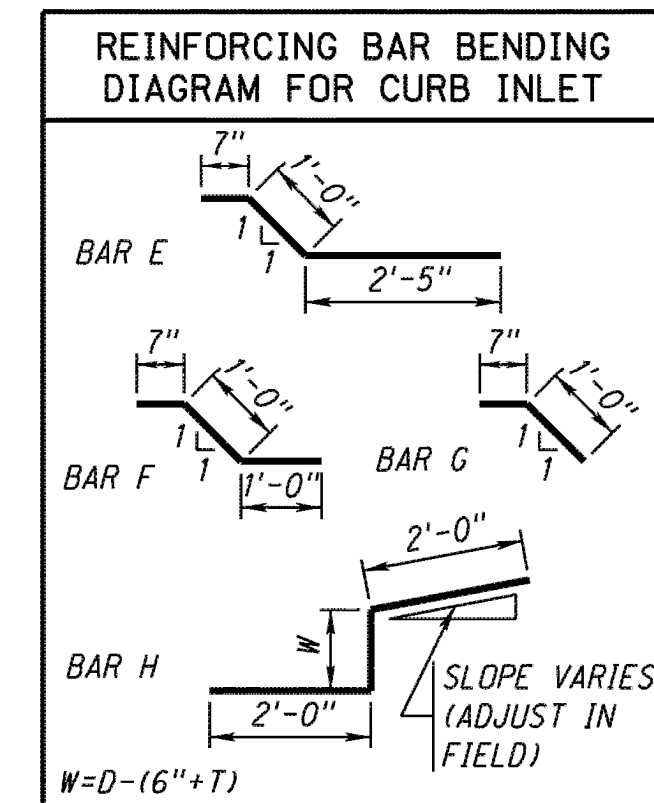
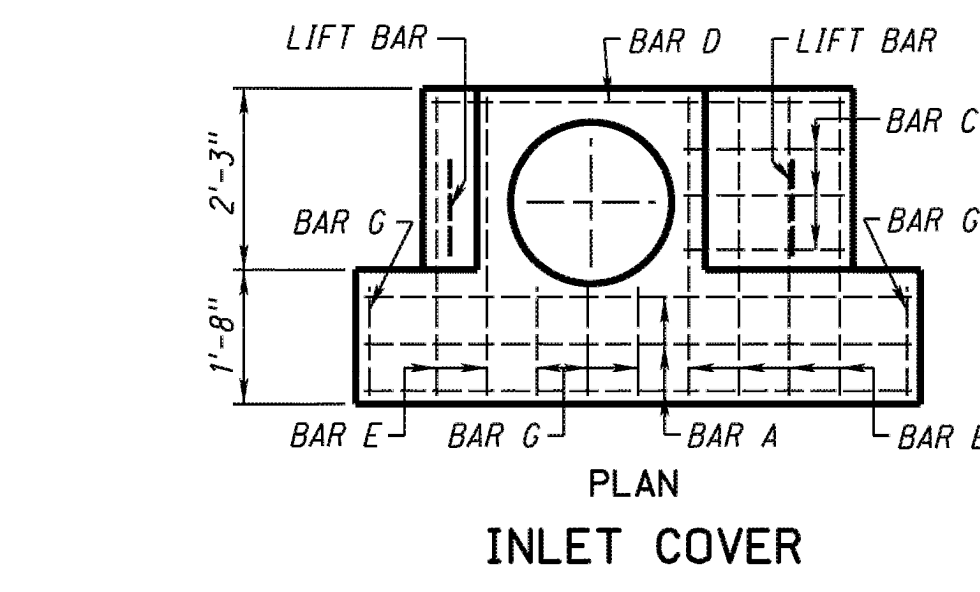
JEO PROJECT NO.: 251405.00  
DRAWN BY: CLM  
QAQC: TMJ



Site Details  
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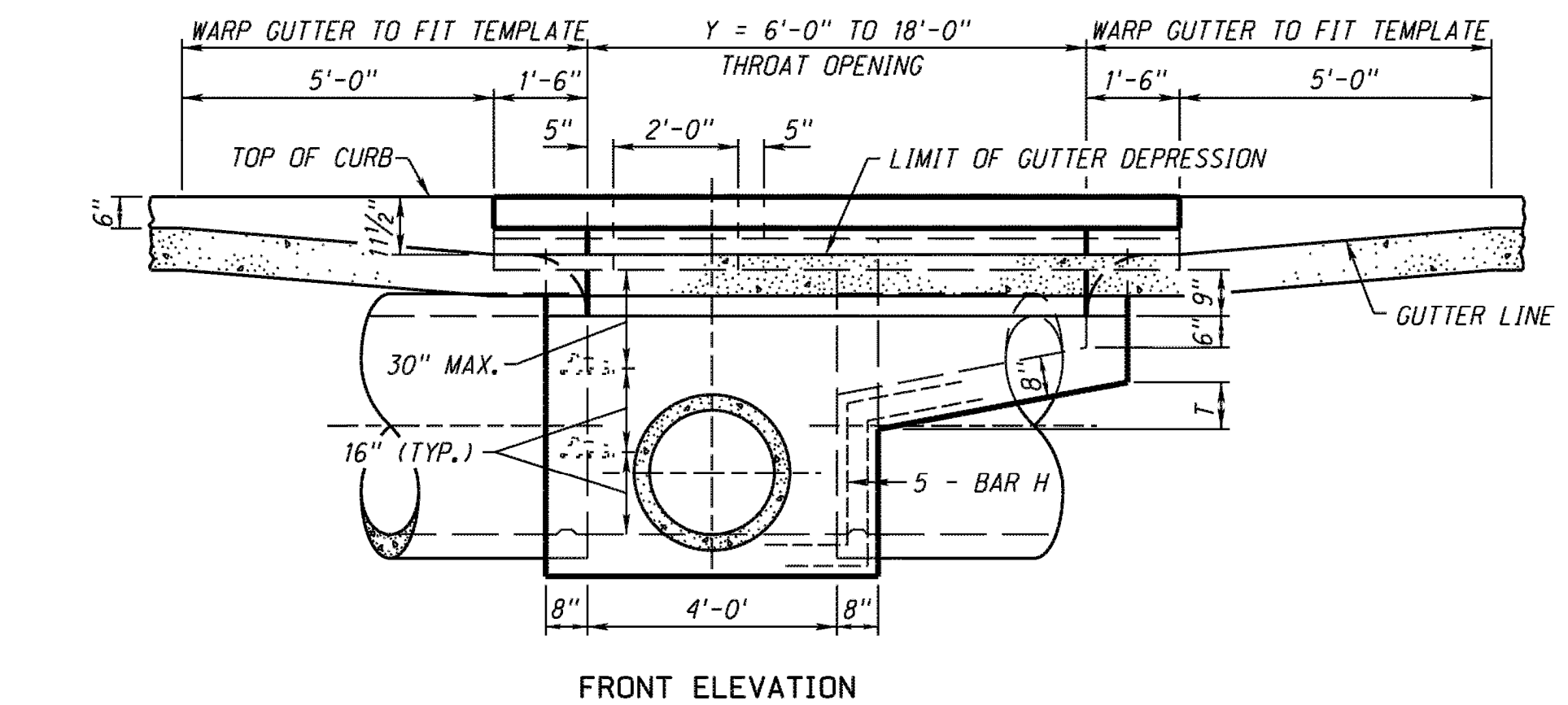
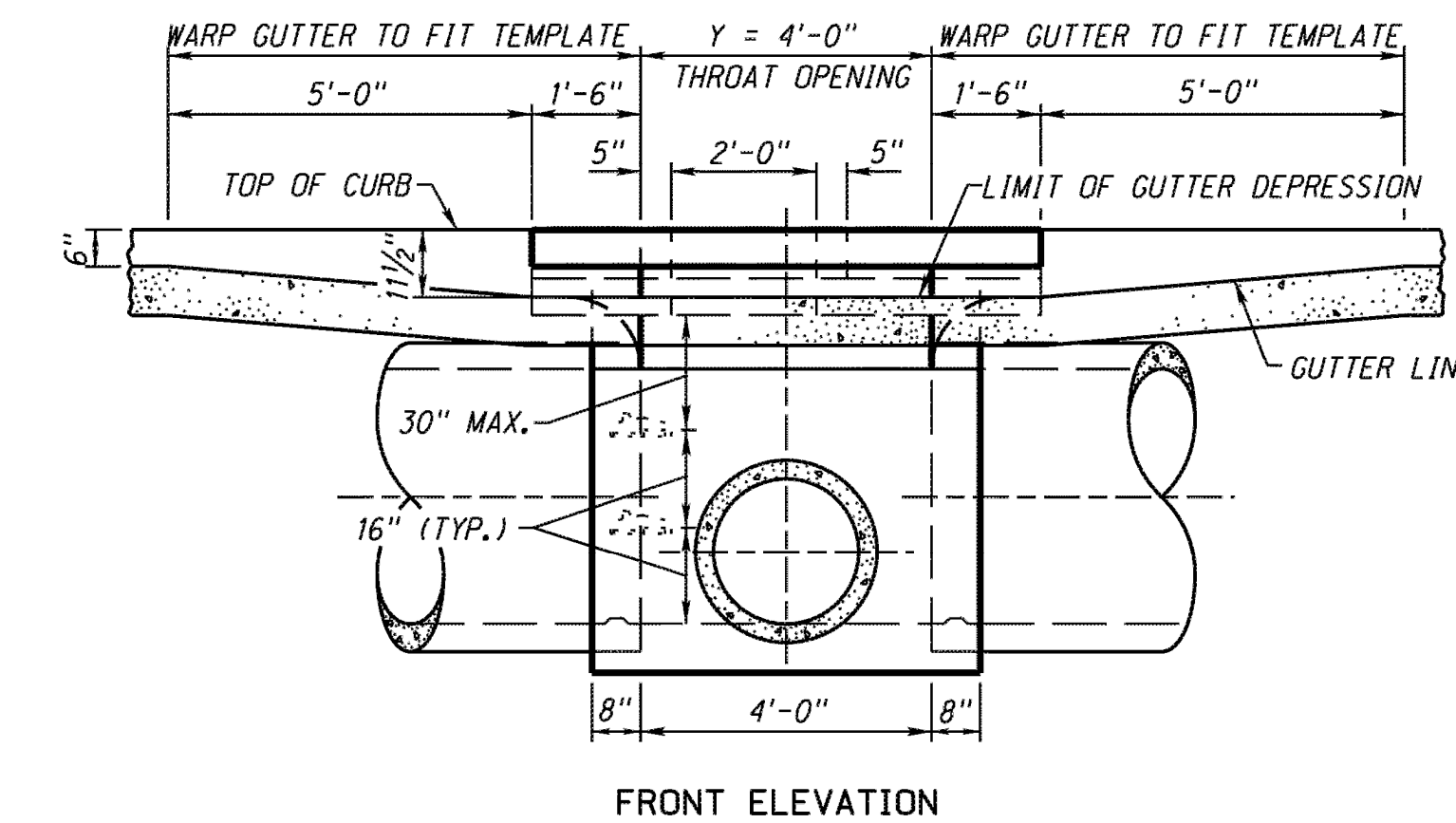
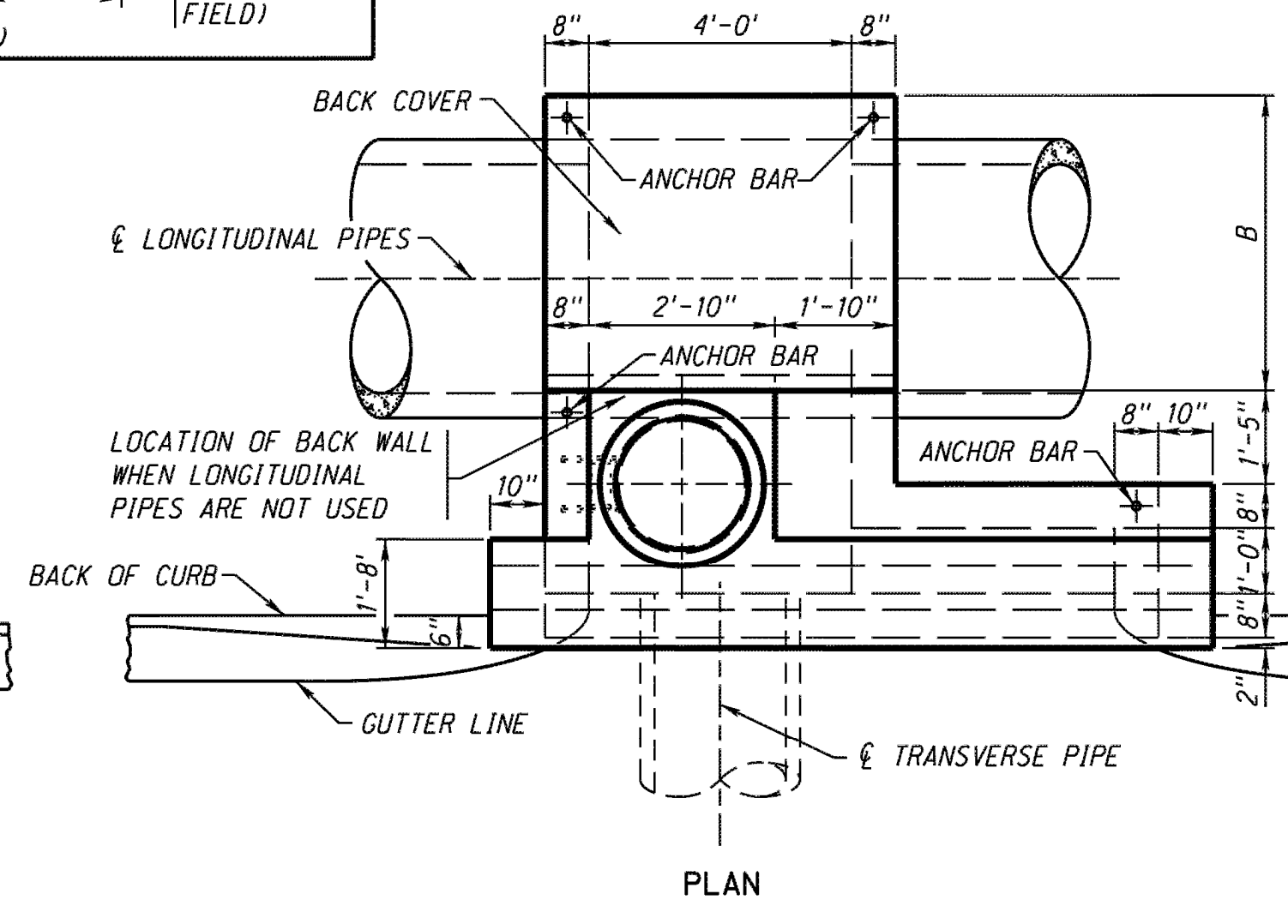
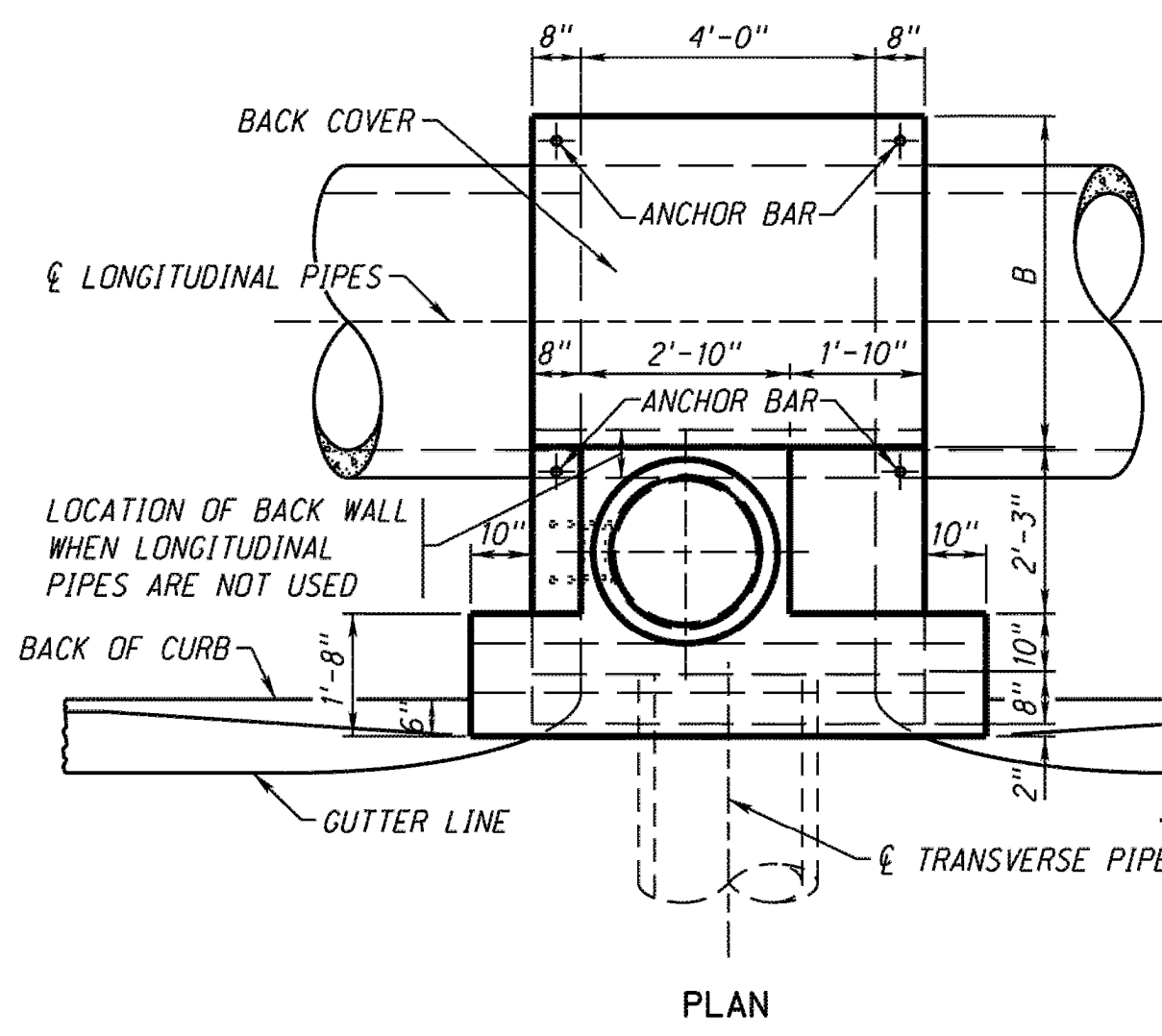
US SURVEY FEET (SFT)

**STANDARD DETAILS**



**REINFORCING BAR SCHEDULE FOR CURB INLETS (INCLUDES COVER)**

BAR	SIZE	SHAPE	Y = 4'-0"		Y = 6'-0"		Y = 8'-0"		Y = 10'-0"		Y = 12'-0"		Y = 14'-0"		Y = 16'-0"		Y = 18'-0"	
			NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
A	8	STR.	3	6'-9"	3	8'-9"	3	10'-9"	3	12'-9"	3	14'-9"	3	16'-9"	3	18'-9"	3	20'-9"
B	6	STR.	---	---	2	4'-10"	2	6'-10"	2	8'-10"	2	10'-10"	2	12'-10"	2	14'-10"	2	16'-10"
C	6	STR.	3	2'-0"	1	2'-0"	1	2'-0"	1	2'-0"	1	2'-0"	1	2'-0"	1	2'-0"	1	2'-0"
D	6	STR.	1	5'-1"	1	5'-1"	1	5'-1"	1	5'-1"	1	5'-1"	1	5'-1"	1	5'-1"	1	5'-1"
E	5	BENT	6	4'-0"	6	4'-0"	6	4'-0"	6	4'-0"	6	4'-0"	6	4'-0"	6	4'-0"	6	4'-0"
F	5	BENT	---	2'-7"	3	2'-7"	6	2'-7"	8	2'-7"	11	2'-7"	13	2'-7"	16	2'-7"	18	2'-7"
G	5	BENT	5	1'-7"	4	1'-7"	4	1'-7"	4	1'-7"	4	1'-7"	4	1'-7"	4	1'-7"	4	1'-7"
H	4	BENT	---	---	10	W+4'-0"	10	W+4'-0"	10	W+4'-0"	10	W+4'-0"	10	W+4'-0"	10	W+4'-0"	10	W+4'-0"
J	4	STR.	---	---	---	---	---	---	---	---	---	---	2	2'-2"	2	2'-2"	2	2'-2"
K	4	STR.	---	---	---	---	---	---	---	---	---	---	4	1'-9"	4	1'-9"	4	1'-9"
LIFT	4	BENT	VAR.	2'-6"	VAR.	2'-6"	VAR.	2'-6"	VAR.	2'-6"	VAR.	2'-6"	VAR.	2'-6"	VAR.	2'-6"	VAR.	2'-6"
M	4	STR.	VAR.	5'-1"	VAR.	5'-1"	VAR.	5'-1"	VAR.	5'-1"	VAR.	5'-1"	VAR.	5'-1"	VAR.	5'-1"	VAR.	5'-1"
N	4	STR.	8	B-3	8	B-3	8	B-3	8	B-3	8	B-3	8	B-3	8	B-3	8	B-3

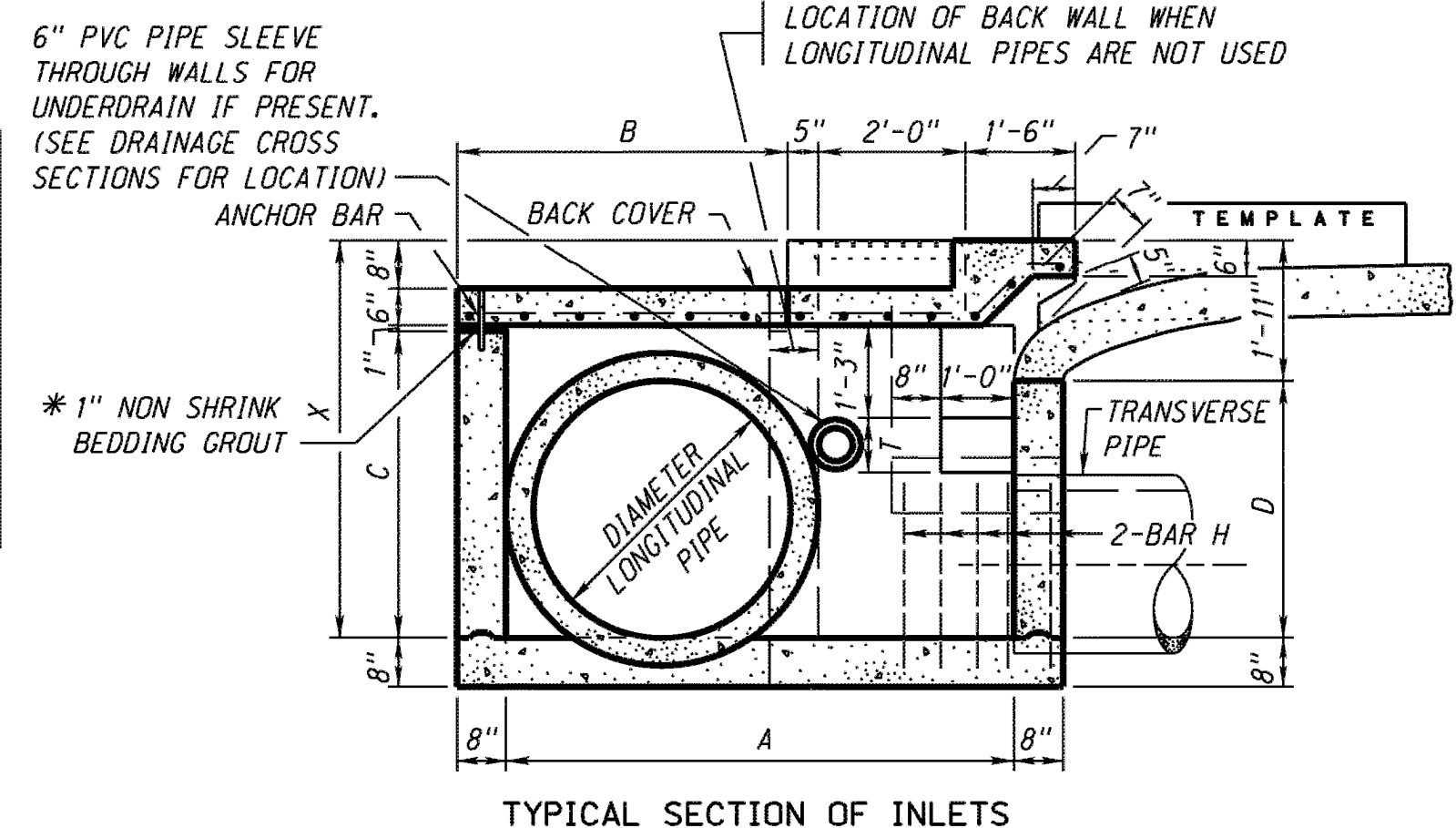


**DATA FOR CURB INLETS (INCLUDES INLET COVER)**

DIA. OF LONGIT. PIPE	DIMENSIONS					QUANTITIES																	NO. OF BARS	ADDITIONAL QUANTITIES PER ONE FOOT INCREASE OF DIMENSION "X"	
	X (MIN.)	A	B	C	D	CONCRETE, CU. YDS. (3)							REINFORCING STEEL, LBS.											CONCRETE CU. YDS.	REINF. STEEL LBS. (4)
						Y=4'	Y=6'	Y=8'	Y=10'	Y=12'	Y=14'	Y=16'	Y=18'	Y=4'	Y=6'	Y=8'	Y=10'	Y=12'	Y=14'	Y=16'	Y=18'				
---	3'-11"	2'-8"	---	2'-8"	2'-0"	2.08	2.43	2.79	3.15	3.51	4.06	4.46	4.85	113	175	202	231	259	289	316	344	NONE	0.383	6.7	
12"	2'-11"	4'-0"	1'-7"	1'-8"	1'-0"	2.14	2.51	2.86	3.21	3.56	3.95	4.30	4.65	133	186	216	245	274	310	340	364	3	0.459	6.7	
15"	3'-2"	4'-4"	1'-11"	1'-11"	1'-3"	2.37	2.71	3.07	3.43	3.79	4.21	4.57	4.94	136	193	221	250	277	312	342	370	3	0.473	6.7	
18"	3'-5"	4'-7"	2'-2"	2'-2"	1'-6"	2.60	2.95	3.30	3.67	4.03	4.44	4.80	5.16	141	200	228	257	284	318	349	376	4	0.490	6.7	
21"	3'-8"	4'-11"	2'-6"	2'-5"	1'-9"	2.83	3.19	3.53	3.90	4.26	4.68	5.04	5.40	144	203	231	260	287	322	351	379	4	0.504	6.7	
24"	3'-11"	5'-2"	2'-9"	2'-8"	2'-0"	3.06	3.41	3.76	4.12	4.49	5.04	5.43	5.83	148	210	238	267	294	324	352	379	5	0.518	6.7	
27"	4'-2"	5'-6"	3'-1"	2'-11"	2'-3"	3.31	3.66	4.01	4.37	4.74	5.29	5.68	6.08	150	213	241	270	297	327	354	382	5	0.532	6.7	
30"	4'-5"	5'-9"	3'-4"	3'-2"	2'-6"	3.54	3.89	4.25	4.61	4.97	5.52	5.92	6.32	151	217	244	273	301	331	358	385	5	0.547	6.7	
36"	4'-11"	6'-4"	3'-11"	3'-8"	3'-0"	4.06	4.41	4.77	5.13	5.49	6.04	6.44	6.83	158	226	254	283	310	340	368	395	6	0.576	6.7	
42"	5'-5"	6'-11"	4'-6"	4'-2"	3'-6"	4.60	4.95	5.31	5.67	6.03	6.58	6.98	7.38	164	236	264	293	320	350	378	405	7	0.605	6.7	
48"	5'-11"	7'-6"	5'-1"	4'-8"	4'-0"	5.18	5.53	5.89	6.25	6.61	7.16	7.56	7.95	171	246	274	303	330	360	387	415	8	0.634	6.7	
54"	6'-5"	8'-1"	5'-8"	5'-2"	4'-6"	5.78	6.13	6.49	6.85	7.21	7.76	8.16	8.56	174	253	280	309	337	367	394	421	8	0.663	6.7	
60"	6'-11"	8'-8"	6'-3"	5'-8"	5'-0"	6.41	6.76	7.12	7.48	7.84	8.39	8.79	9.19	180	262	290	319	346	376	404	431	9	0.691	6.7	
66"	7'-5"	9'-3"	6'-10"	6'-2"	5'-6"	7.07	7.42	7.78	8.14	8.50	9.05	9.45	9.85	187	272	300	329	356	386	414	441	10	0.720	6.7	

**CURB INLET COVER QUANTITIES**

Y'	CONCRETE (CU. YDS.)	REINFORCING (LB.)
4'-0"	0.62	46
6'-0"	0.72	58
8'-0"	0.82	71
10'-0"	0.92	83
12'-0"	1.02	95
14'-0"	1.12	112
16'-0"	1.22	122
18'-0"	1.32	136



\* GROUT SHALL BE FINISHED SUCH THAT THE TOP ELEVATION OF THE INLET LID, WHEN INSTALLED, MATCHES THE FINISHED SHOULDER SLOPE OF THE ROADWAY CROSS-SECTIONS.

NOTES:  
THE MINIMUM COVERING, MEASURED FROM THE FACE OF CONCRETE TO THE SURFACE OF ANY REINFORCING BAR, SHALL BE 1 1/2".  
THE QUANTITIES OF CONCRETE AND STEEL FOR CURB INLET INCLUDES THAT PORTION OF CONCRETE AND STEEL BELOW AND BACK OF THE CURB SECTION AS SHOWN ON THIS PLAN.  
THE CONCRETE COVERS MAY BE CAST IN PLACE OR PRECAST.  
THE CAST IRON COVERS, FRAMES SHALL BE GREY IRON CONFORMING TO THE SPECIFICATIONS. CAST IRON STEPS SHALL BE INSTALLED IN CURB INLETS AND JUNCTION BOXES WHEN THE "X" DIMENSION IS 4'-6" OR GREATER. THE FURNISHING AND PLACING OF CAST IRON STEPS SHALL BE SUBSIDIARY TO THE ITEM FOR WHICH DIRECT PAYMENT IS MADE.  
THE GUTTER DEPRESSION TEMPLATE SHALL BE USED THROUGHOUT THE THROAT OPENING.  
CLASS OF CONCRETE AND MINIMUM COMPRESSIVE STRENGTH AND TYPE OF STEEL FOR REINFORCING BARS SHALL CONFORM TO THE NDOT "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION."  
THE INLET COVER SHALL BE IMPRINTED "NO DUMPING" SEE SHEET 2 OF 2.

T = 9" EXCEPT FOR THE FOLLOWING:  
T = 6" FOR 6'-0" TO 18'-0" OPENINGS  
WHEN X = 2'-11" THRU 3'-1"  
T = 1'-6" FOR 14'-0" TO 18'-0" OPENINGS  
WHEN X = 3'-11" THRU 7'-5"

1 CURB INLET DETAIL  
SCALE: N.T.S.

- ① "X" SHALL NOT EXCEED 7'-6".
- ② "A" SHALL NOT EXCEED 10'-0".
- ③ NO DEDUCTIONS WILL BE MADE FOR PIPE OPENINGS.
- ④ NOT APPLICABLE WHERE Y = 4'-0".

DIAMETER OF PIPE AND MINIMUM "X" IN THIS INLET DATA TABLE ARE BASED ON THE LONGITUDINAL PIPE. DEPTH OF THE INLET MAY BE GOVERNED BY THE TRANSVERSE PIPE (MINIMUM "D" = TRANSVERSE PIPE DIAMETER PLUS 9").

**ISSUE**

MARK	DATE	DESCRIPTION
------	------	-------------

**2026**  
**DRY RUN COMMONS**  
**WAHOO, NE 68066**

**JEO INVESTMENTS INC.**  
1937 N. CHESTNUT STREET  
WAHOO, NE 68066

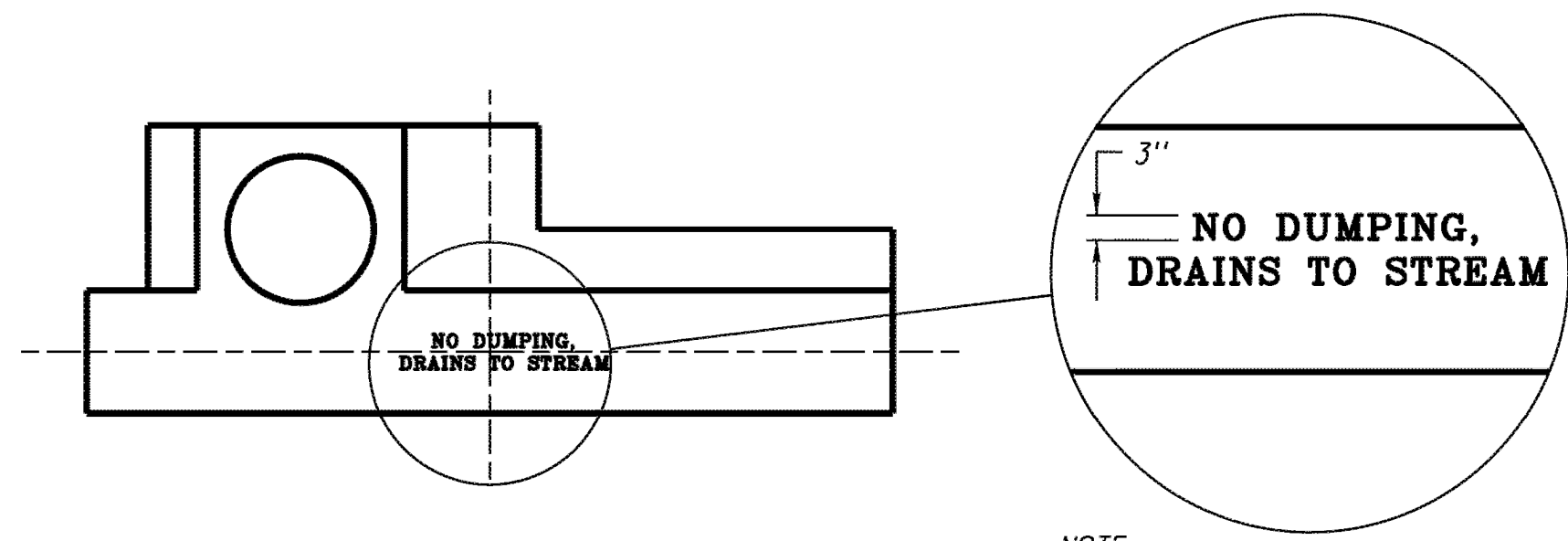
JEO PROJECT NO.: 251405.00  
DRAWN BY: CLM  
QAQC: TMJ



Site Details  
Know what's below.  
Call before you dig.

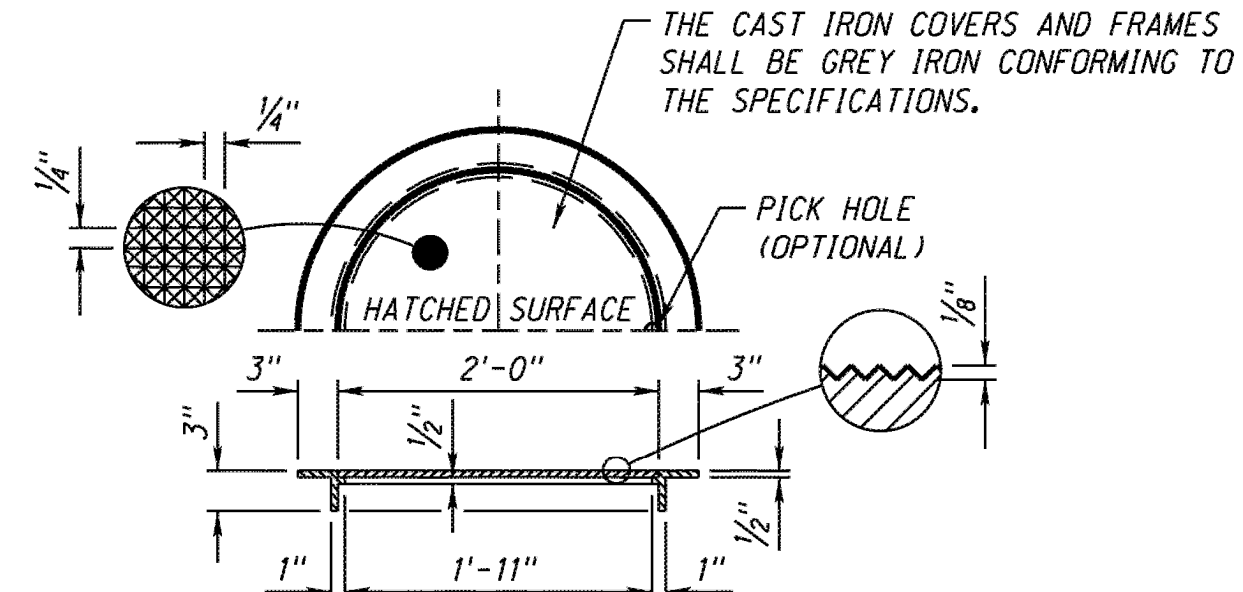


STANDARD DETAILS



**INLET COVER**

NOTE:  
TEXT IS TO BE IMPRINTED INTO  
CONCRETE, AT A DEPTH OF 1/4".

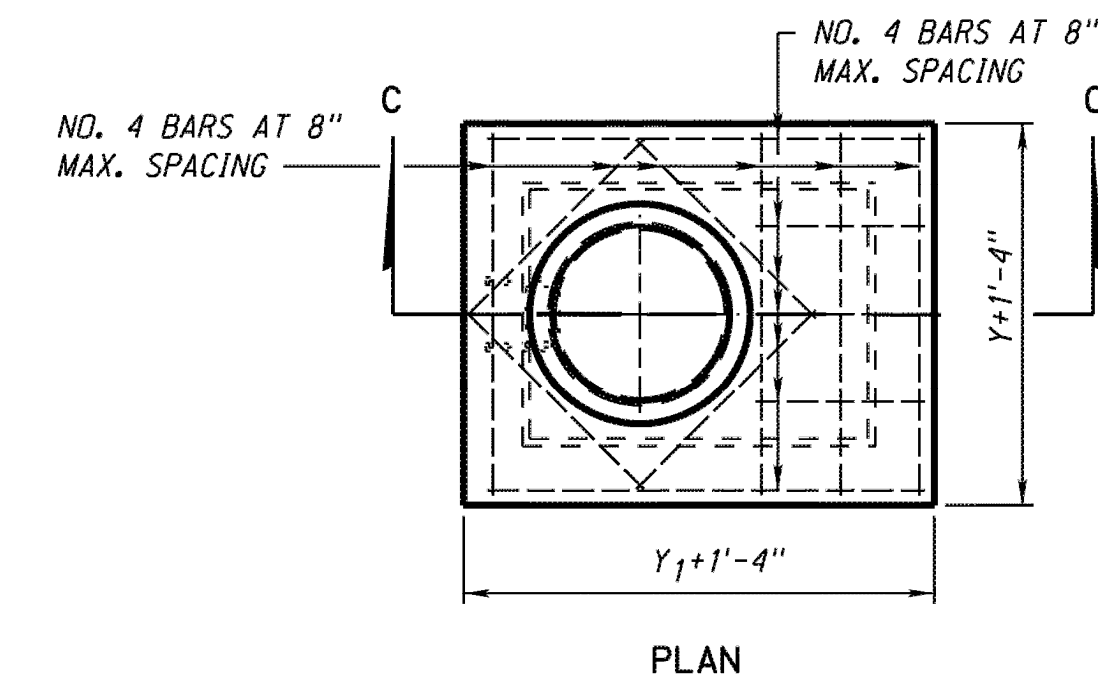


**CAST IRON COVER AND FRAME  
FOR JUNCTION BOX AND CURB INLET**

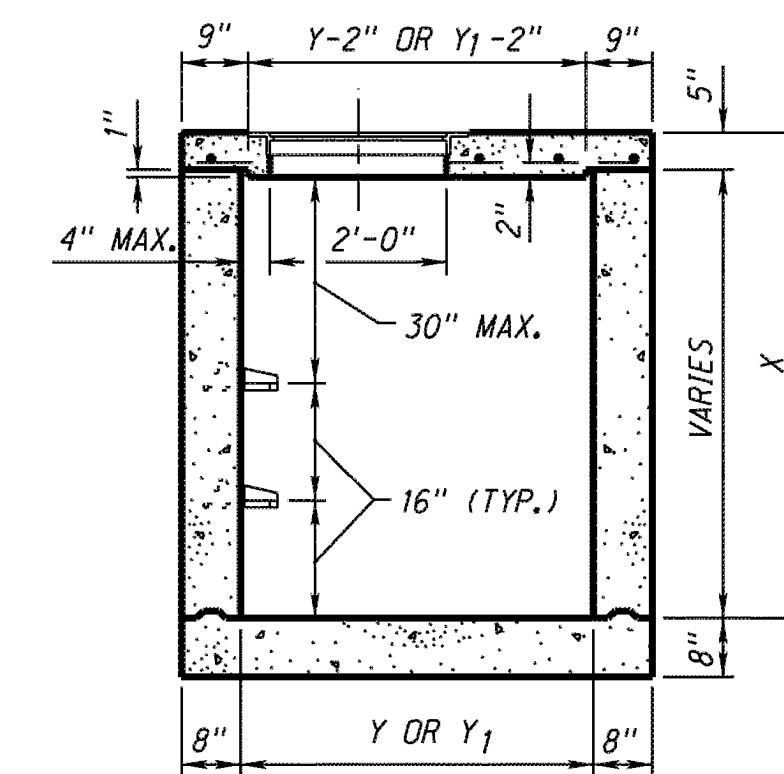
TOTAL WEIGHT = 125 LBS.

SIZE Y x Y <sub>1</sub>	X = 2'-6"		ADDITIONAL QUANTITIES OF CONCRETE (CU. YDS.) PER ONE FOOT INCREASE OF DIMENSIONS "X" **
	CONCRETE CU. YDS.*	REINFORC. STEEL LBS.	
2'-0" x 2'-0"	0.94	15	0.26
2'-0" x 2'-6"	1.06	18	0.27
2'-0" x 3'-0"	1.18	23	0.31
2'-6" x 2'-6"	1.20	19	0.31
2'-6" x 3'-0"	1.33	22	0.34
3'-0" x 3'-0"	1.47	29	0.36
3'-0" x 3'-6"	1.61	30	0.39
3'-0" x 4'-0"	1.76	34	0.41

\* NO DEDUCTIONS WILL BE MADE FOR PIPE OPENINGS  
\*\* DIMENSION "X" SHALL NOT EXCEED 5'-6"

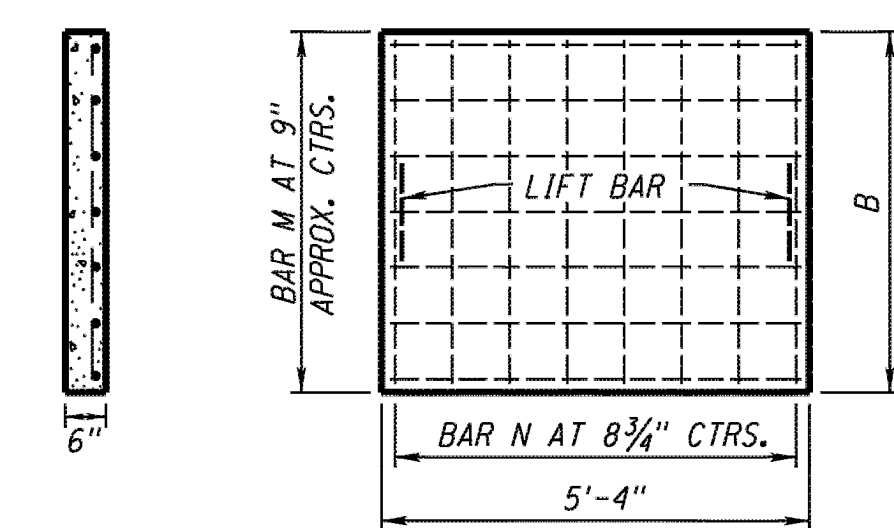


**PLAN**



**SECTION C-C  
JUNCTION BOX  
(NOT FOR USE UNDER TRAFFIC)**

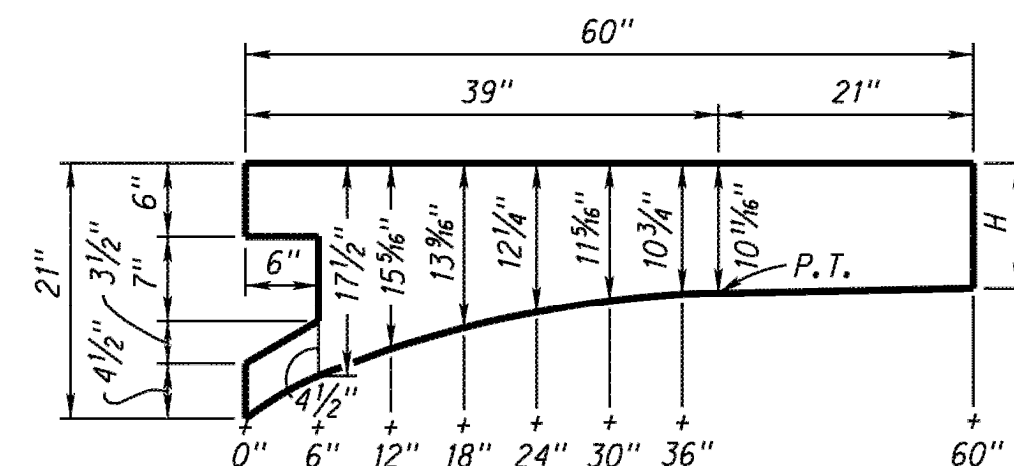
**1 CURB INLET DETAIL**  
SCALE: N.T.S.



**SECTION**

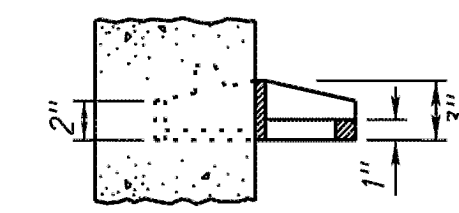
**PLAN**

**BACK COVER**

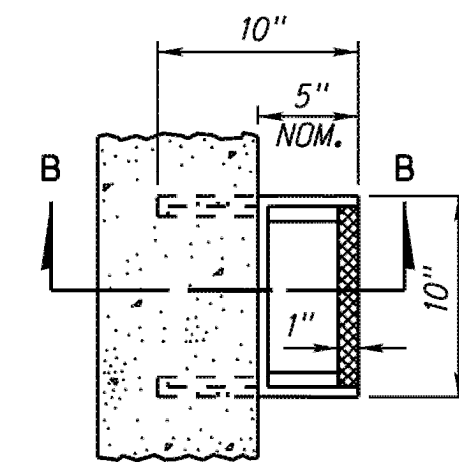


PAVING CROSS SLOPE (FT/FT)	0.01	0.02	0.03	0.04	0.05	0.06
H	10 7/8"	10 1/4"	10 1/8"	9 7/8"	9 5/8"	9 1/8"

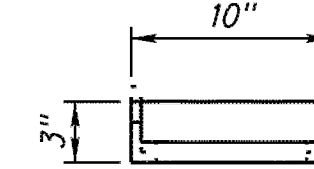
**GUTTER DEPRESSION TEMPLATE**



**SECTION B-B**



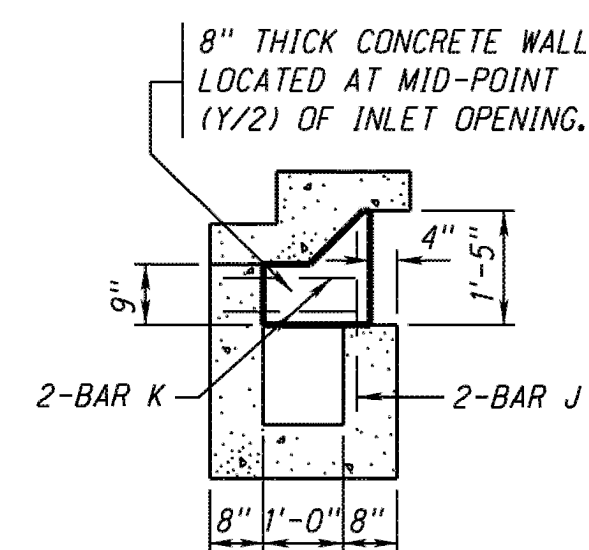
**PLAN**



**FRONT ELEVATION**

STEPS TO BE PLACED AT 16" CENTERS

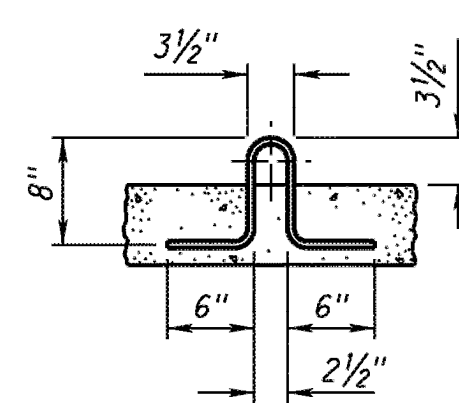
**CAST IRON STEPS**



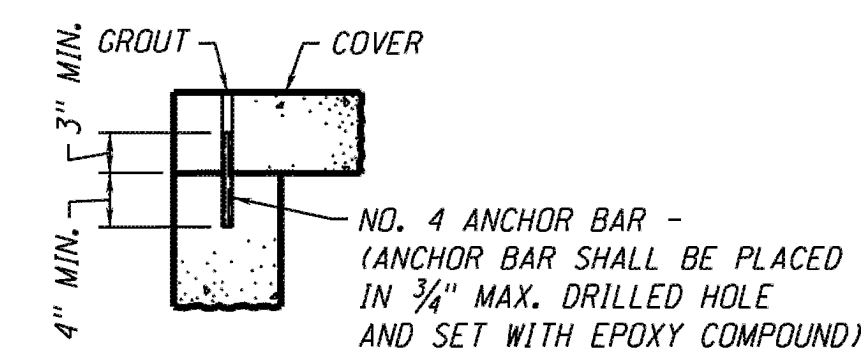
**SECTION**

FOR 14'-0", 16'-0" &  
18'-0" INLET OPENINGS

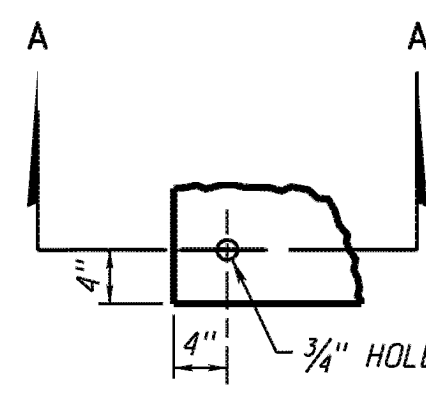
**MID-POINT  
COVER SUPPORT**



**LIFT BAR**



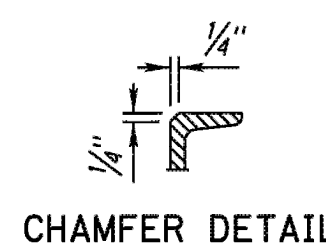
**SECTION A-A**



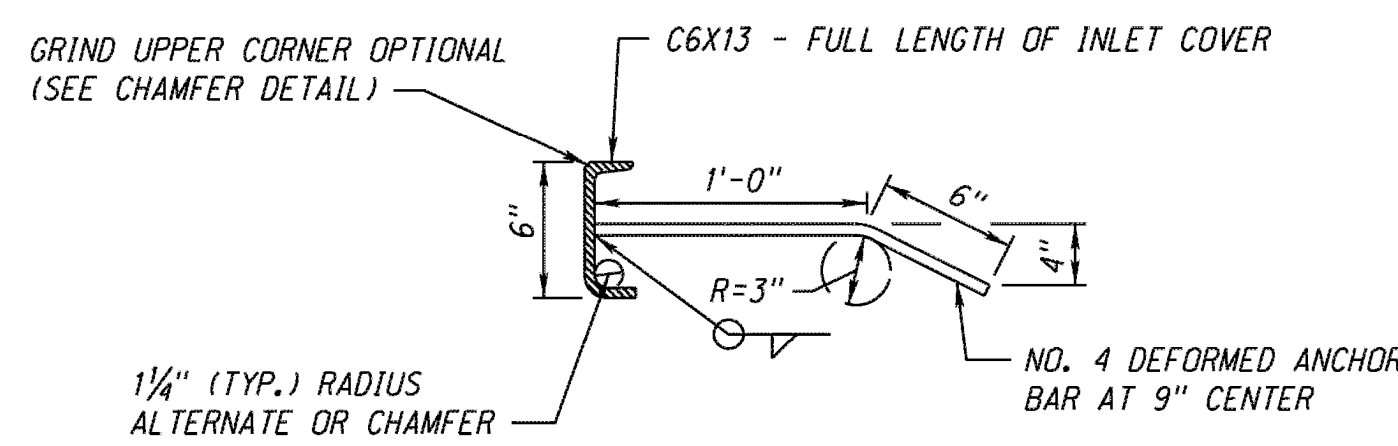
**PLAN**

**ANCHOR BAR**

STRUCTURAL STEEL FOR FACE ARMOR	
THROAT OPENING	WEIGHT (LBS.)
4'-0"	100
6'-0"	129
8'-0"	157
10'-0"	186
12'-0"	215
14'-0"	243
16'-0"	272



**CHAMFER DETAIL**



**FACE ARMOR**

NOTE:

THE COMPLETED FACE ARMOR/ANCHOR BAR ASSEMBLY SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A153.

# WAHOO PLANNING COMMISSION

## Meeting Minutes

*December 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 Vice Chair Tracy Pfligler and opened with the Pledge of Allegiance. The Vice Chair advised the public of the posted information regarding Nebraska Open Meetings Act and Title VI. The following Commission members were present, answering roll call: Brooks: Present, Fick: Present, Gabel: Present, Miyoshi: Absent, Pearson: Present, Pfligler: Present, Wilcox: Absent.

A public hearing was opened at 7:01pm regarding a resolution to declare the property commonly known as 139.27 acres located Southeast of the Hwy 77/109/92 roundabout as blighted and substandard. Jeff Ray spoke to the Blight and Substandard Study. Questions were asked by the board regarding percentage of land that is currently blighted. City Administrator Harrell reported that we are below the required percentage for a City of the second class and that there is a process to de-blight areas if needed when the City becomes a city of the first class. It was noted that this area is currently adjacent to city limits not within them

A motion was made by Jessica Pearson, seconded by Andrea Brooks, to close the public hearing at 7:17. Roll Call vote: Motion carried. Brooks: yes, Fick: yes, Gabel: yes, Miyoshi: Absent, Pearson: yes, Pfligler: yes, Wilcox: Absent

A motion was made by Jason Gabel, seconded by Jessica Pearson, to recommend approval of the resolution to declare the property as blighted. Roll Call vote: Motion carried. Brooks: yes, Fick: yes, Gabel: yes, Miyoshi: Absent, Pearson: yes, Pfligler: yes, Wilcox: Absent

A public hearing was open at 7:25 regarding an application for Tax Increment Financing (TIF) for Old Casey's property. Kevin Anderson from JEO spoke to the application for TIF for remodel to a new professional office. This would be for the costs of demolition for the lot, and replacement of parking and landscaping.

A motion was made by Jessica Pearson, seconded by Don Fick, to close the public hearing at 7:33pm. Roll call vote: Motion carried. Brooks: yes, Fick: yes, Gabel: yes, Miyoshi: Absent, Pearson: yes, Pfligler: yes, Wilcox: Absent

A motion was made by Don Fick, seconded by Jessica Pearson, to recommend approval of the resolution to approve the application for TIF. Roll Call vote: Motion carried. Brooks: yes, Fick: yes, Gabel: yes, Miyoshi: Absent, Pearson: yes, Pfligler: yes, Wilcox: Absent

A public hearing regarding the preliminary plat for Krumel Industrial Subdivision was opened at 7:37. The applicant had asked to have this item continued to the next meeting. City Administrator Harrell advised keeping the public hearing open and to continue the item to the next meeting.

A motion was made by Jessica Pearson, seconded by Jason Gabel, motion to continue the public hearing regarding the preliminary plat for Krudel Industrial Subdivision to the next meeting. Roll Call vote: Motion carried. Brooks: yes, Fick: yes, Gabel: yes, Miyoshi: Absent, Pearson: yes, Pfligler: yes, Wilcox: Absent

A public Hearing regarding a proposed amendment to the zoning regulations regarding section 7.01.14 Design Requirements for parking lots regarding parking plan approval requirements open at 7:38pm. City Administrator Harrell gave a history on why the parking plan approval process was originally added to the zoning regulations. It had been a process to address the type of surfacing material utilized in parking lots. This proposed change would eliminate a parking plan approval coming to the Planning Commission and the City Council unless the surfacing material proposed was different than concrete or asphalt.

A motion was made by Don Fick, seconded by Andrea Brooks, to close the public hearing at 7:50. Roll Call vote: Motion carried. Brooks: yes, Fick: yes, Gabel: yes, Miyoshi: Absent, Pearson: yes, Pfligler: yes, Wilcox: Absent

A motion was made by Jessica Pearson, seconded by Don Fick, to recommend approval. Roll Call vote: Motion carried. Brooks: yes, Fick: yes, Gabel: yes, Miyoshi: Absent, Pearson: yes, Pfligler: yes, Wilcox: Absent

A motion was made by Jessica Pearson, seconded by Don Fick, motion to bring back from the table Action 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. Roll Call vote: Motion carried. Brooks: yes, Fick: yes, Gabel: yes, , Miyoshi: Absent, Pearson: yes, Pfligler: yes, Wilcox: Absent

A motion was made by Jessica Pearson, seconded by Don Fick, acknowledge the withdrawal for the change of zoning. Roll Call vote: Motion carried. Brooks: yes, Fick: yes, Gabel: yes, I Miyoshi: Absent, Pearson: yes, Pfligler: yes, Wilcox: Absent

A motion was made by Don Fick, seconded by Jessica Pearson, approve the minutes from the November 5, 2025, meeting of the Planning Commission. Roll Call vote: Motion carried. Brooks: yes, Fick: yes, Gabel: yes, Miyoshi: Absent, Pearson: yes, Pfligler: yes, Wilcox: Absent

Meeting adjourned at 8:08pm

Approved:

Christina Fasel  
City Clerk  
City of Wahoo