



**REGULAR PLANNING COMMISSION MEETING**  
**February 16th, 2026 - 5:00 p.m.**  
**City Council Chambers**  
**Fremont Municipal Building**  
**400 East Military Ave.**  
**Fremont, Nebraska**

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1. Meeting called to order.
2. Roll call.
3. Dispense with the reading and approve the minutes of January 19th, 2026, Planning Commission meeting as prepared.
4. Old Business.  
A request by Deerfield Fremont LLC (Michael Maley) for a Preliminary Plat Submission for 46-R2(Low/Medium Density Residential District) Duplex Units (47 Lots). The property is generally located southeast of Pathfinder Drive and Wilmont Street.
5. New Business.  
A request by the Planning Director to amend the Zoning Map.
  - A. A request by Alex Henery, Rainwood Development Partners, for a Zoning Text Change so that "Education Facility, Primary & Secondary" use can be considered as substantially similar to the "Education Facility, College, University, and Vocational Use," which would allow the Primary & Secondary Education use with the approval of a Conditional Use Permit in GC Zoning District.
  - B. A request by Pillar 23 Investments for a Pearson Subdivision Final Plat. The property is generally located at 425 W Washington St.
  - C. A request by Horacio Lopez for a Conditional Use Permit to expand a nonconforming use to allow the installation of an accessory structure. The property is generally located at 1130 S. County Road 26.
6. Planning Director Communications.  
A request by the Planning Director to continue to review the Comprehensive Plan Action MATRIX.
7. Adjourn Meeting.

**THIS MEETING WAS PRECEDED BY PUBLICIZED NOTICE IN THE FREMONT TRIBUNE, THE AGENDA DISPLAYED IN THE LOBBY OF THE MUNICIPAL BUILDING AND POSTED ONLINE AT [WWW.FREMONTNE.GOV](http://WWW.FREMONTNE.GOV) IN ACCORDANCE WITH THE NEBRASKA OPEN MEETINGS ACT, A COPY OF WHICH IS POSTED CONTINUALLY IN THE COUNCIL CHAMBERS FOR PUBLIC INSPECTION, AND SAID MEETING IS OPEN TO THE PUBLIC. A COPY OF THE AGENDA WAS ALSO KEPT CONTINUALLY CURRENT AND AVAILABLE TO THE PUBLIC IN THE PRINCIPAL OFFICE OF THE DEPARTMENT OF PLANNING, 400 EAST MILITARY AVENUE. THE PLANNING COMMISSION RESERVES THE RIGHT TO ADJUST THE ORDER OF ITEMS ON THIS AGENDA.**

**PLANNING COMMISSION MINUTES**  
**January 19th, 2026**  
**City Council Chambers, Fremont Municipal Building, Fremont, NE**  
**5:00 p.m. Meeting**

Chairman Borisow called the meeting to order at 5:00 p.m. He stated that a copy of the Open Meetings Act is posted continually for public inspection located near the entrance door by the agendas. Roll call showed Chairman Borisow and Commissioners, Landholm, Einspahr, Jaeger, Nielsen, Darling, and Sawtelle were present. Commissioners McKay and Carlson were absent. A quorum was established.

Chairman Borisow read the item: Dispense with the reading of the minutes of the November 17th, 2025, Planning Commission meeting. Commissioner Nielsen made a motion to approve the minutes; Commissioner Landholm seconded the motion. By a roll call vote, Landholm, Borisow, Einspahr, Darling, Nielsen, Jaeger, and Sawtelle all vote in favor. McKay and Carlson were absent. Motion carried 7-0.

Chairman Borisow read the item: Organize and elect Chair and Vice Chair. Commissioner Landholm made a motion to nominate Commissioner Darling for Chair. By a roll call vote, Borisow, Landholm, Nielsen, Einspahr, Jaeger, and Sawtelle all vote in favor. Motion carried 6-0. Darling abstained. Commissioner Landholm made a motion to nominate Commissioner Nielsen for Vice Chair. By a roll call vote, Darling, Borisow, Sawtelle, Einspahr, Landholm, and Jaeger all vote in favor. Motion carried 6-0. Nielsen abstained.

Chairman Borisow read the item: A request by Deerfield Fremont LLC (Michael Maley) for a Preliminary Plat Submission for 46-R2(Low/Medium Density Residential District) Duplex Units (47 Lots). The property is generally located southeast of Pathfinder Drive and Wilmont Street. Chairman Borisow opened public comments. Planning Director Ray presented the staff report with findings and proposed conditionally approve. After receiving comments, Chairman Borisow closed public hearing. Commissioner Nielsen made a motion to table; Commissioner Darling seconded the motion. By a roll call vote Einspahr, Borisow, Landholm, Darling, Nielsen, Jaeger, and Sawtelle all vote in favor. McKay and Carlson were absent. Motion carried 7-0.

Chairman Borisow read the item: A request by Mark Sanford on behalf of Sunrise Holdings, LLC, for a landscape waiver on property generally located at 1800 E. Military. Chairman Borisow open to public comments. Planning Director Ray presented the staff report with findings recommendation denial of a special exception to reduce installation of landscaping. After receiving comments, Chairman Borisow closed public hearing. Commissioner Nielsen made a motion to approve with a condition. The waiver was approved with condition of canopy and pump project to start construction within 18 months. Commissioner Landholm second the motion. By a roll call vote Borisow, Nielsen, Landholm, Darling, Jaeger, Sawtelle, and Einspahr all vote in favor. McKay and Carlson were absent. Motion carried 7-0.

Motion was made by Commissioner Darling to adjourn the meeting. Seconded by Commissioner Nielsen. By a roll call vote, Landholm, Borisow, Einspahr, Darling, Nielsen, Sawtelle and Jaeger all vote in favor. McKay and Carlson were Absent. Motion carried 7-0.

Meeting adjourned at approximately 6:22 pm.

**APPROVED**

\_\_\_\_\_  
Stan Darling, Chairman

**ATTEST**

\_\_\_\_\_  
Jeffrey B. Ray, AICP, Director of Planning

## STAFF REPORT

TO: Planning Commission  
FROM: Jeffrey B Ray, AICP, Planning Director  
DATE: February 16, 2026  
SUBJECT: Deerfield 4<sup>th</sup> Addition Preliminary Plat

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**Recommendation:** Conditional approval (continued from Jan 19 meeting)

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**Application:**

Michael Maley Real Estate LLC has requested a Preliminary Plat Subdivision for 46 Duplex lots.

**Background:**

The proposed residential subdivision project is generally located southeast of the intersection of Pathfinder Drive and Wilmont Street in the Deerfield Subdivision. See Vicinity Map below.

The area of the proposed development contains is an incomplete street grid with Pathfinder Drive and Sheridan Street both terminating into the proposed site. The proposed subdivision will extend these streets and the public infrastructure to complete Street and utility loops.

The future land use plan is medium density residential for the area the Zoning designation is R-2, Low/medium Density Residential.

The subject site is bound by R-2 residential to the north and west; a R-2 Residential Planned Unit Development to the east and vacant land zoned Light Industrial to the south across Old Highway 8

**Project:**

The project's concept and intent are to extend the existing residential neighborhood with forty-six duplexes.

## Vicinity Map



### **Recommended Conditions of Approval:**

Staff recommends approval with conditions prior to Final Plat submittal to include:

1. Include Utility Easements per the Attached Utility Easement Exhibit.;
2. Extend the 16" waterline on the proposed improvements to Pathfinder to complete the waterline loop;
3. Connect and extend the existing waterline in Meadowlark Cir;
4. Submit emergency spillway details and adequate drainage path per the City's Drainage Criteria Manual for Public Works' approval.
5. Provide storm drainage detention on-site or provide property control into perpetuity for the proposed basin location.
6. Locate area inlets to avoid driveway approaches.
7. Provide Sanitary Sewer service to Lot 14.
8. Submit grading (including SWPPP), utility, and street plans to the city for approval prior to the Final Plat approval.
9. Prepare and submit a Subdivision Agreement to the city prior to Final Plat approval.

## PRELIMINARY PLAT APPLICATION

Office Use Only	
Submittal Date _____	Project No. _____
Application Fee: \$500 _____ + \$25 per lot ( _____ # Lots) _____ = Total _____	
Legal Notice (Mailing/Newspaper Publication): \$85 _____	
Total Amount Due: _____	
Payment Amount: _____	Receipt No. _____

### APPLICATION

Neb. Rev. Stat. §19-916 enables the local legislative body by ordinance to provide the manner, plan, or method by which land within the corporate limits of any such municipality, or land within the area designated by a city of the first class, may be subdivided, platted, or laid out, including a plan or system for the avenues, streets, or alleys to be laid out within or across the municipality and to require the owners of land to conform to such plans and other requirements of the ordinances; and Section IX of the City's Subdivision Ordinance requires a final plat to be prepared and submitted to the Planning Commission for recommendation and then to City Council for approval; and shall show or be accompanied by the following information:

1. The name of the subdivision or plat title under which the legal description is placed, and a legal description of the property.
2. An accurate boundary survey of the property, with bearings and distances, referenced to section corners, the lines of all adjacent lands and the lines of adjacent streets and alleys, with their widths and names. Monuments or witness corners, whether set or found, shall be shown and described as to size, shape and material, and their positions noted in relation to the survey corners.
3. Location of lots, streets, public highways, alleys, parks and other features (e.g. easements), with accurate dimensions in feet and decimals of feet, with the length of radii and of arcs of all curves, and with all other information necessary to reproduce the plat on the ground (where record angular dimensions, bearings or azimuths, linear dimensions or curve data exist, such data shall be shown on the plat and distinguished from measured dimensions or data).
4. Certificate of Dedication of all streets, public highways, alleys, parks, utility easements and other land intended for public use, signed by the owner or owners, all being duly notarized.
5. Certification by a licensed land surveyor to the effect that the plan represents a survey made by the surveyor, and that all the necessary survey monuments are correctly shown thereon (surveyors firm name, address, contact information, surveyors seal, signature and date of execution is also required).
6. Certificates of Approval on the tracing to be filed out by the approving authority.

7. Legend for all symbols and abbreviations used on the plat, north arrow, scale (both written and graphic) and date of field work completion.

**CHECKLIST** (*the following items must be submitted as part of the application process*)

- A. Application (*including fees*).
- B. A copy of the owner's deed(s) for the subject property.
- C. A copy of the plat.

Please note that your application will not be accepted or there may be a delay in processing by the Planning Department if any of the required information or materials are missing or improperly presented. To avoid unnecessary delays in processing, please remember to submit the appropriate submittal requirements, i.e., signed application, fees, and all supporting documentation. If you have any questions regarding this application or required materials, please contact the Planning Department at 402-727-2636 between 8:00 am and 4:30 pm, Monday through Friday.

**APPLICANT** *(all correspondence will be directed to the applicant)*

Name DeerfieldFremont LLC (Michael Maley) Phone 402-981-7400  
 Address 331 Village Pointe Plaza Fax \_\_\_\_\_  
 City Omaha State NE Zip 68118  
 Email Michael.Maley@bhhsamb.com

**PROPERTY OWNER** *(if not the same as applicant above)*

Name Michael Maley Real Estate LLC Phone 402-981-7400  
 Address 331 Village Pointe Plaza Fax \_\_\_\_\_  
 City Omaha State NE Zip 68118  
 Email Michael.Maley@bhhsamb.com

**ENGINEER, SURVEYOR, OR ARCHITECT** *(if not the same as applicant above)*

Name Thompson, Dreessen, & Dorner Inc (TD2) Phone 402-330-8860  
 Address 10836 Old Mill Road Fax 402-330-5866  
 City Omaha State NE Zip 68154  
 Email dsdreessen@td2co.com bfinley@td2co.com

**AGENT** *(if not the same as applicant above)*

Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Fax \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Email \_\_\_\_\_

*(application continued on next page)*





**DEERFIELD FOURTH ADDITION  
LOTS 1 – 46 AND OUTLOT A  
2253 Pathfinder Drive  
Fremont, NE 68025**

**EXECUTIVE SUMMARY**

This drainage study was prepared for the Deerfield Fourth Addition project in Fremont, Nebraska. The site is located northwest of Luther Road and Old Highway 6. The proposed project area consists of approximately 15.6 acres, all of which will be disturbed during construction. This development will consist of new public ROW to serve 46 Duplex lots. The existing condition of the site is vacant.

**Existing Site**

The site has 3 major watersheds (E-1 through E-3) as seen in DM-E. Area E-1 is the largest area and drains to the south. E-2 is the eastern edge of the site and E-3 is the northwest. The site was previously graded to an identical layout from a 1193 preliminary plat.

**Proposed Site**

The proposed site improvements for Deerfield Fourth Addition will consist of residential duplex uses with a single outlet to provide storm sewer conveyance. There will be 46 lots most of which will be treated in the Extended Dry Detention Basin (DB-1) located south of the development on the adjacent lot.

The Detention Basin (DB-1) has been designed to restrict discharge rates to less than the existing conditions for the 2-, 10-, and 100-year storms for the total development runoff. Storm sewer will be constructed to capture runoff in the proposed right of way and site grading will direct the uncaptured area P-1 and route it to the basin. The basin design is dictated by the conditions available. Bottom of the basin is 1173.00 which is the approximate top of water at the existing pond northwest of our project. An emergency spillway will be constructed at 1179.00 to match the existing grade. The detention basin was designed using the Hydraflow Hydrographs Extension for Autodesk Civil 3D. The Hydraflow report has been included as Appendix A.

Area P-1 is majority of the proposed site that is captured in various low points via curb inlets and routed into the basin. The rear portion of lots 20 through 31 will surface flow into the basin at impact point 1.

Area P-2 are two sub-areas along the eastern edge of the site that surface flow offsite to the east to impact point 2.

Areas P-3 & P-4 are smaller areas inside some of the lots that will drain back towards the existing development. Each drain to impact points 3 & 4 respectively.

Impact point 4 is not an existing condition and is created with this development. No all impact points will have a lower existing runoff than the existing condition but the total runoff for the development will be less than existing.

Drainage maps for the existing condition, the proposed condition, and for the storm sewer design have been included as Appendix C.

The existing site conditions and proposed site conditions for Deerfield Fourth Addition were analyzed:

Existing Conditions:

E-1: This is the project area consisting of duplexes and new Right-of-way.

- Total Drainage Area,  $A = 11.96$  acres
- Runoff Coefficient,  $C = 0.40$
- Time of Concentration = 23 minutes

E-2: This consists of the eastern edge of the site.

- Total Drainage Area,  $A = 2.51$  acres
- Runoff Coefficient,  $C = 0.40$
- Time of Concentration = 11 minutes

E-3: This is the project area consisting of the northwest corner of the site.

- Total Drainage Area,  $A = 1.56$  acres
- Runoff Coefficient,  $C = 0.40$
- Time of Concentration = 5 minutes

Proposed Conditions:

P-1: This area consists of proposed lots and will be captured and treated runoff.

- Total Drainage Area,  $A = 13.08$  acres
- Runoff Coefficient,  $C = 0.76$
- Time of Concentration = 8 minutes

P-2: This consists of the eastern sides of lots 1-3 & 9-11.

- Total Drainage Area,  $A = 1.75$  acres
- Runoff Coefficient,  $C = 0.76$
- Time of Concentration = 5 minutes

P-3: This is the northwest corner of Lot 46.

- Total Drainage Area,  $A = 1.75$  acres
- Runoff Coefficient,  $C = 0.76$
- Time of Concentration = 5 minutes

P-4: Lots 32 & 33 with the respective Right-of-way for each lot.

- Total Drainage Area, A = 1.75 acres
- Runoff Coefficient, C = 0.76
- Time of Concentration = 5 minutes

See Table 2 for the summary of the different runoff conditions.

*Table 2. Summary of existing and proposed discharge conditions for Developed Phase with detention basins controlling discharge.*

Area	Existing Runoff (cfs)			Post-Construction Discharge (cfs)		
	2 Year	10 Year	100 Year	2 Year	10 Year	100 Year
IP 1	14.98	20.55	29.21	0.00	0.00	0.00
IP 2	4.46	5.88	8.15	7.57	9.63	13.08
IP 3	3.55	4.52	6.14	0.43	0.55	0.75
IP 4	0	0	0	3.03	3.85	5.22
Total	14.98	20.55	29.21	11.03	14.02	19.05

### **Stormwater Conveyance & Treatment Design**

The proposed storm sewers were designed using the Rational Method for pipe sizing calculations and were designed with enough capacity to adequately transfer the 100-year storm event.

Given the increase in impervious coverage, on-site detention and treatment are required per ORSDM requirements. The first ½” of runoff from the disturbed areas equates to 28,314ft<sup>3</sup> (15.6 AC\*½”\*43560/12). DB-1 provides a treatment volume of 61,248ft<sup>3</sup>. Runoff rates were calculated using the rational Method with a time of concentration of five minutes (due to the small project site). The basin is designed to handle the 2, 10, and 100-yr events.







**APPENDIX A**

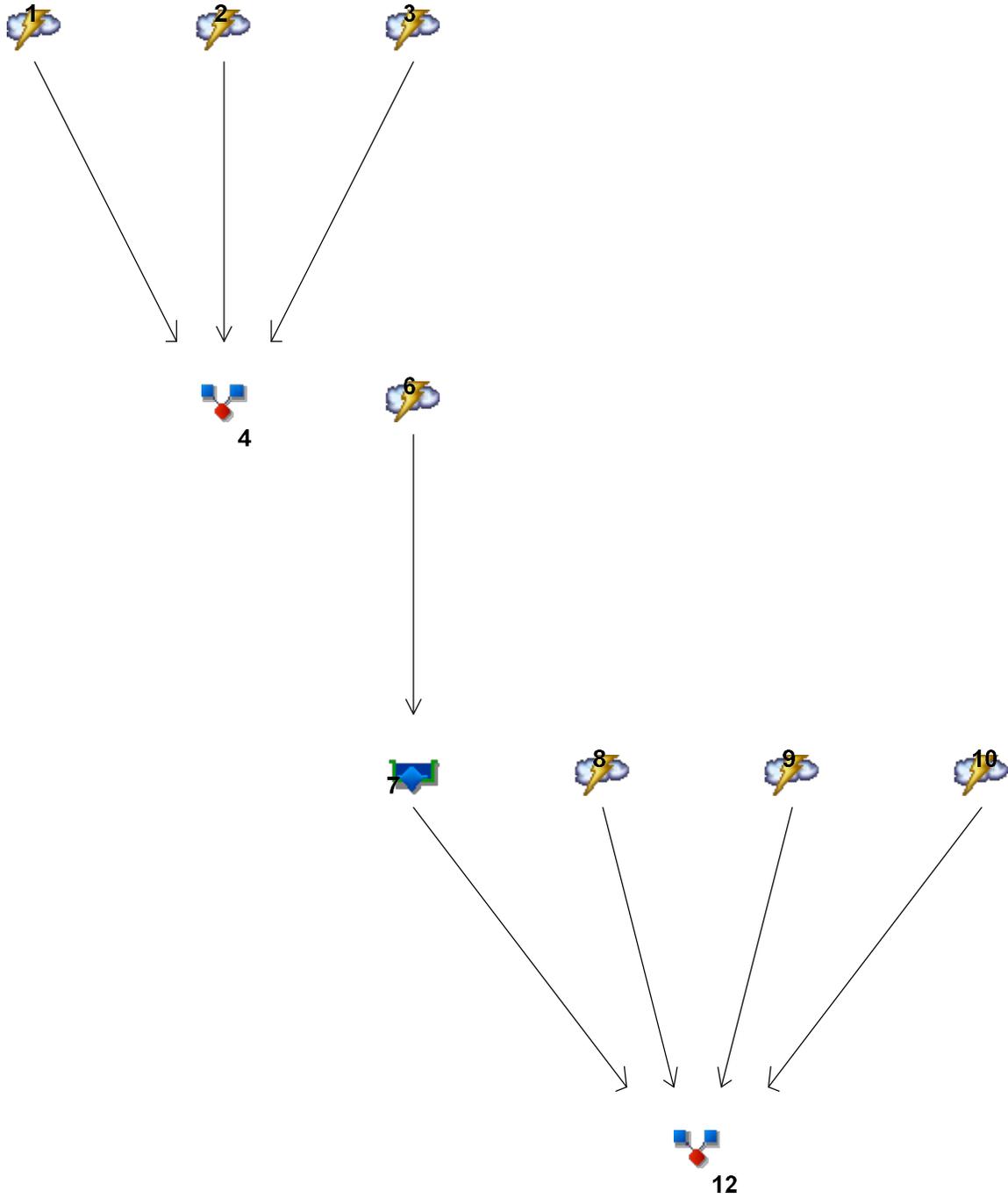
**HYDRAFLOW REPORT**

Impact Point and Detention Basin Calculations

COMPUTATION FORM STORM DRAINAGE SYSTEM DESIGN BY THE RATIONAL METHOD				THOMPSON DREESSEN & DORNER Consulting Engineers & Land Surveyors Omaha, NE 68154 (402)330-8860								Calculated By: BJB Date: 12.11.25 Checked By: DSD			DEERFIELD FOURTH ADDITION Preliminary Design			Drainage Area Project No. Design Storm: 10 yr.								
Imp Pt. No.	Location		Conveyance		Direct Runoff								Travel Time (System Design)						Total Runoff				Remarks			
	From	To	W.S. or No.	O.F.L. ft.	W.C. Type *	S %	V fps	Ti min	i in/hr	A Ac.	C	Conv Sys			Slope		V des. fps	Cap. (all.) cfs	Lgth ft.	t min	TOC min	i		Comp. C	Total A Ac.	Des. Q cfs
												q cfs	No.	Size	min %	des %										
A-1	CI-8	CI-7							12.5	2.374	0.76	22.55		30	0.30	0.15	3.24	15.93	28	0.14	5	12.5	0.76	2.374	22.55	
A-2	CI-7	CI-5							12.5	1.836	0.76	17.53		36	0.31	0.18	4.01	28.37	323	1.34	6.34	11.5	0.76	4.210	36.88	
A-3	CI-6	CI-5							12.5	1.122	0.76	10.66		24	0.22	0.50	5.1	16.04	131	0.43	5	12.5	0.76	1.122	10.66	
A-4	CI-5	MH-4							12.5	0.841	0.77	8.13		42	0.29	0.20	4.69	45.11	28	0.1	6.44	11.5	0.76	6.173	54.16	
	MH-4	MH-3												42	0.29	0.20	4.69	45.11	148	0.53	6.97	11	0.76	6.173	54.16	
	MH-3	CI-2												42	0.26	0.20	4.69	45.11	26	0.09	7.06	10.9	0.76	6.173	51.33	
A-5	CI-4	CI-3							12.5	1.244	0.77	11.95		24	0.28	0.74	6.21	19.51	28	0.08	5.08	12.5	0.77	1.244	11.95	
A-6	CI-3	MH-2							12.5	0.174	0.79	1.71		24	0.34	0.20	3.23	10.14	202	1.04	6.12	12	0.77	1.418	13.11	
	MH-2	CI-1												24	0.34	0.74	6.21	19.51	159	0.43	6.54	11.5	0.77	1.418	13.11	
A-7	CI-2	CI-1							12.5	2.427	0.76	23.05		42	0.42	0.34	6.11	58.82	29	0.08	7.14	9.9	0.76	8.600	64.88	
A-8	CI-1	MH-1							12.5	1.881	0.79	18.45		48	0.36	0.31	6.38	80.19	135	0.35	7.49	9.5	0.77	11.899	86.67	
	MH-1	FES-1												54	0.19	0.20	5.54	88.18	64	0.19	7.68	9.5	0.77	11.899	86.67	
REMINDER: Check Storm Drain System for Major Storm Provisions.			*Water Course Legend Figure 2-2 FO - Forest FA - Fallow GR - Grass/Lawn								BG - Bare Ground GW - Grass Waterway SG - Shallow Gut. Flow								NOTES:				Sheet 1 of 1			

# Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024



## Legend

Hyd. Origin	Origin	Description
1	Rational	E1 (IP1)
2	Rational	E2 (IP2)
3	Rational	E-3 (IP3)
4	Combine	Existing Total
6	Rational	P-1
7	Reservoir	Basin Detention (IP1*)
8	Rational	P-2 (IP2*)
9	Rational	P-3 (IP3*)
10	Rational	P-4 (IP4*)
12	Combine	Proposed Total

# Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	Rational	-----	-----	14.98	-----	-----	20.55	-----	-----	29.21	E1 (IP1)
2	Rational	-----	-----	4.461	-----	-----	5.876	-----	-----	8.154	E2 (IP2)
3	Rational	-----	-----	3.553	-----	-----	4.517	-----	-----	6.136	E-3 (IP3)
4	Combine	1, 2, 3	-----	14.98	-----	-----	20.55	-----	-----	29.21	Existing Total
6	Rational	-----	-----	49.56	-----	-----	64.26	-----	-----	88.34	P-1
7	Reservoir	6	-----	0.000	-----	-----	0.000	-----	-----	0.000	Basin Detention (IP1*)
8	Rational	-----	-----	7.572	-----	-----	9.627	-----	-----	13.08	P-2 (IP2*)
9	Rational	-----	-----	0.433	-----	-----	0.550	-----	-----	0.747	P-3 (IP3*)
10	Rational	-----	-----	3.025	-----	-----	3.846	-----	-----	5.224	P-4 (IP4*)
12	Combine	7, 8, 9, 10,	-----	11.03	-----	-----	14.02	-----	-----	19.05	Proposed Total

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	14.98	1	23	20,674	-----	-----	-----	E1 (IP1)
2	Rational	4.461	1	11	2,944	-----	-----	-----	E2 (IP2)
3	Rational	3.553	1	5	1,066	-----	-----	-----	E-3 (IP3)
4	Combine	14.98	1	23	24,684	1, 2, 3	-----	-----	Existing Total
6	Rational	49.56	1	8	23,787	-----	-----	-----	P-1
7	Reservoir	0.000	1	n/a	0	6	1176.65	23,787	Basin Detention (IP1*)
8	Rational	7.572	1	5	2,272	-----	-----	-----	P-2 (IP2*)
9	Rational	0.433	1	5	130	-----	-----	-----	P-3 (IP3*)
10	Rational	3.025	1	5	907	-----	-----	-----	P-4 (IP4*)
12	Combine	11.03	1	5	3,309	7, 8, 9, 10,	-----	-----	Proposed Total

# Hydrograph Report

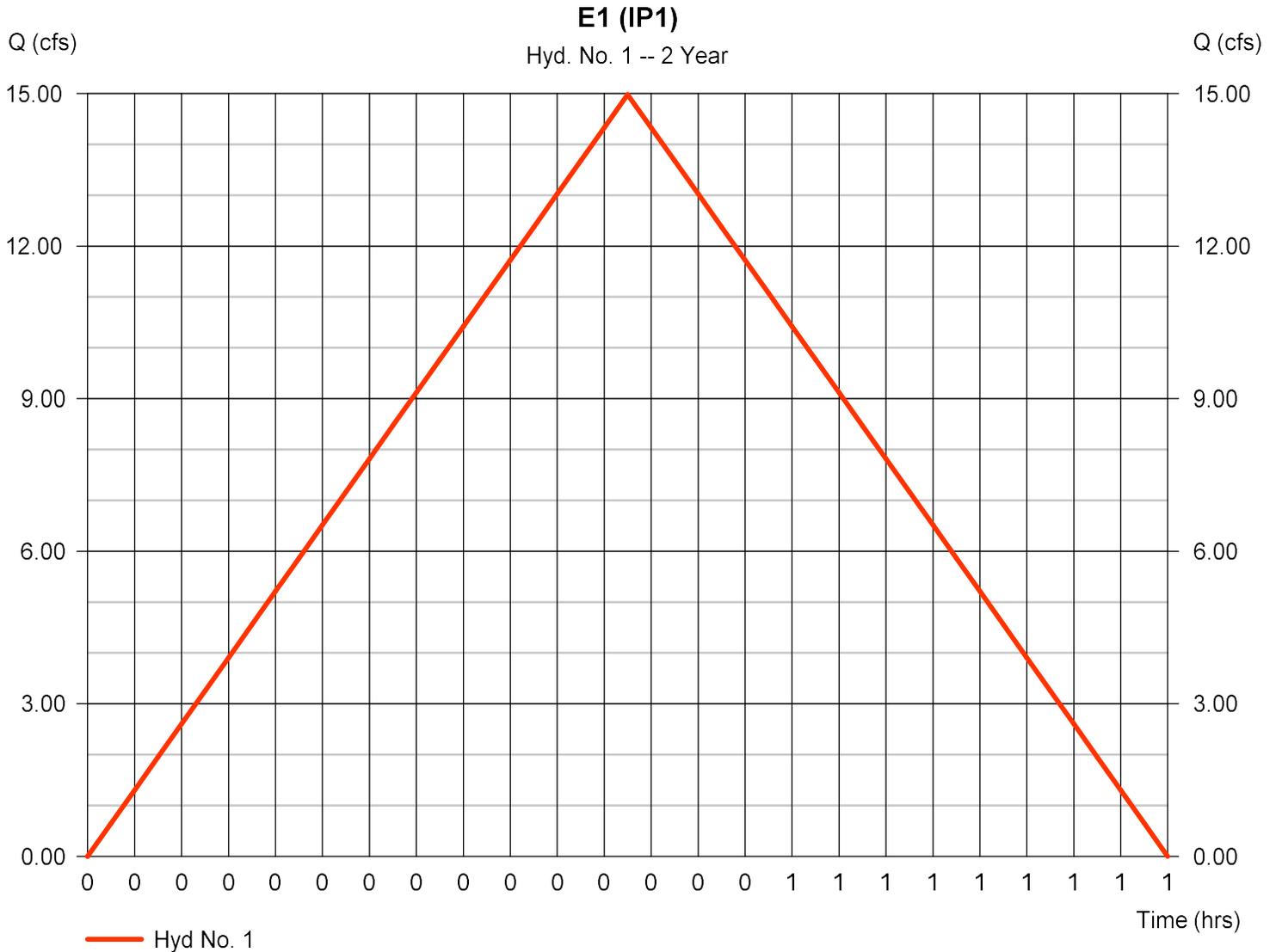
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Thursday, 12 / 11 / 2025

## Hyd. No. 1

E1 (IP1)

Hydrograph type	= Rational	Peak discharge	= 14.98 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.38 hrs
Time interval	= 1 min	Hyd. volume	= 20,674 cuft
Drainage area	= 11.960 ac	Runoff coeff.	= 0.4
Intensity	= 3.131 in/hr	Tc by TR55	= 23.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1



# TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

## Hyd. No. 1

E1 (IP1)

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
<b>Sheet Flow</b>				
Manning's n-value	= 0.011	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 2.20	0.00	0.00	
Land slope (%)	= 0.35	0.00	0.00	
<b>Travel Time (min)</b>	<b>= 7.07</b>	<b>+ 0.00</b>	<b>+ 0.00</b>	<b>= 7.07</b>
<b>Shallow Concentrated Flow</b>				
Flow length (ft)	= 920.00	0.00	0.00	
Watercourse slope (%)	= 0.35	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=0.95	0.00	0.00	
<b>Travel Time (min)</b>	<b>= 16.06</b>	<b>+ 0.00</b>	<b>+ 0.00</b>	<b>= 16.06</b>
<b>Channel Flow</b>				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	{{0}}0.0	0.0	0.0	
<b>Travel Time (min)</b>	<b>= 0.00</b>	<b>+ 0.00</b>	<b>+ 0.00</b>	<b>= 0.00</b>
<b>Total Travel Time, Tc</b> .....				<b>23.00 min</b>

# Hydrograph Report

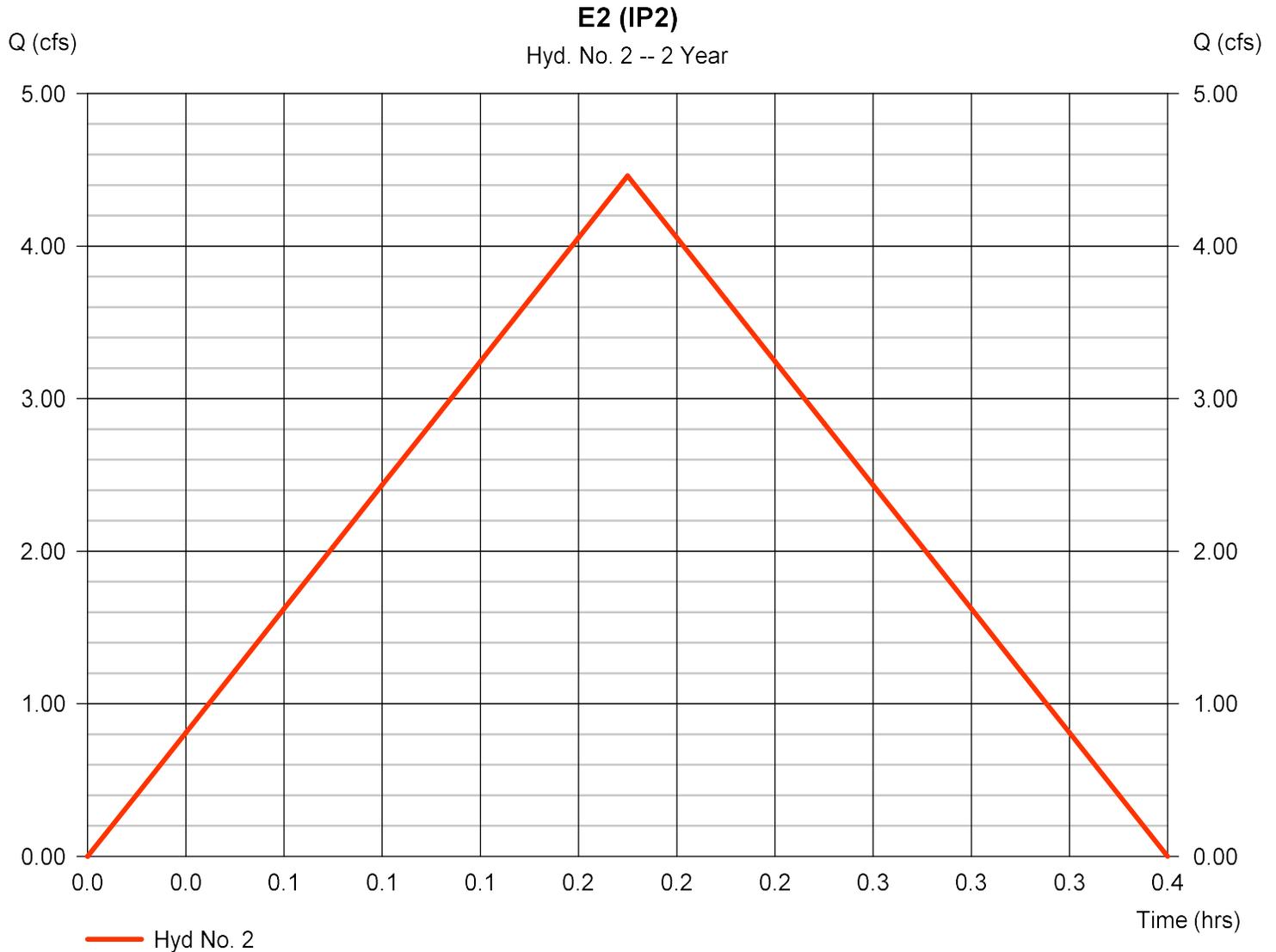
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Thursday, 12 / 11 / 2025

## Hyd. No. 2

E2 (IP2)

Hydrograph type	= Rational	Peak discharge	= 4.461 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.18 hrs
Time interval	= 1 min	Hyd. volume	= 2,944 cuft
Drainage area	= 2.510 ac	Runoff coeff.	= 0.4
Intensity	= 4.443 in/hr	Tc by TR55	= 11.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1



# TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

## Hyd. No. 2

E2 (IP2)

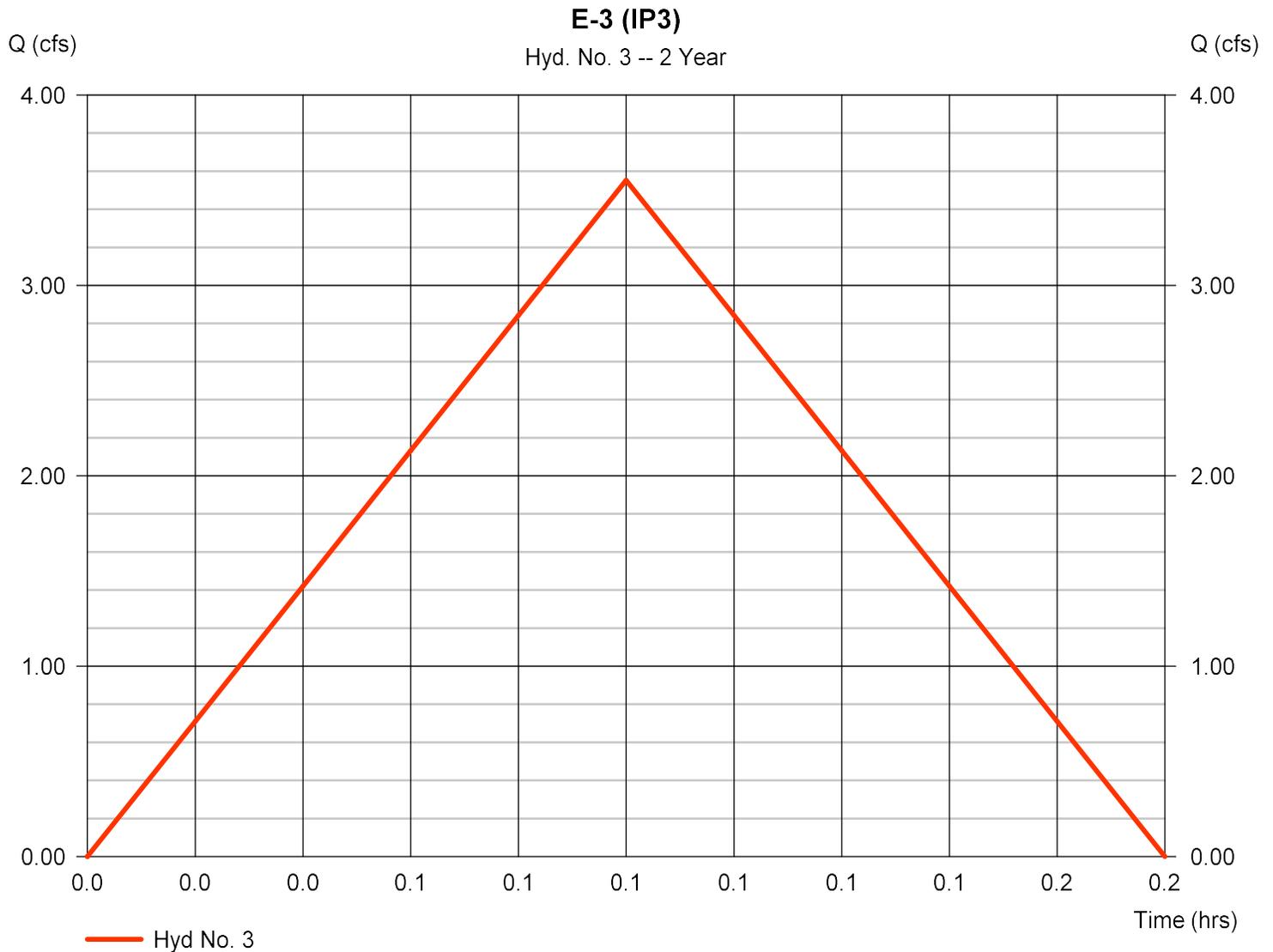
<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
<b>Sheet Flow</b>				
Manning's n-value	= 0.011	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 2.20	0.00	0.00	
Land slope (%)	= 0.30	0.00	0.00	
<b>Travel Time (min)</b>	<b>= 7.52</b>	<b>+ 0.00</b>	<b>+ 0.00</b>	<b>= 7.52</b>
<b>Shallow Concentrated Flow</b>				
Flow length (ft)	= 200.00	0.00	0.00	
Watercourse slope (%)	= 0.30	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=0.88	0.00	0.00	
<b>Travel Time (min)</b>	<b>= 3.77</b>	<b>+ 0.00</b>	<b>+ 0.00</b>	<b>= 3.77</b>
<b>Channel Flow</b>				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	{{0}}0.0	0.0	0.0	
<b>Travel Time (min)</b>	<b>= 0.00</b>	<b>+ 0.00</b>	<b>+ 0.00</b>	<b>= 0.00</b>
<b>Total Travel Time, Tc .....</b>				<b>11.00 min</b>

# Hydrograph Report

## Hyd. No. 3

E-3 (IP3)

Hydrograph type	= Rational	Peak discharge	= 3.553 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 1,066 cuft
Drainage area	= 1.560 ac	Runoff coeff.	= 0.4
Intensity	= 5.693 in/hr	Tc by User	= 5.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1



# Hydrograph Report

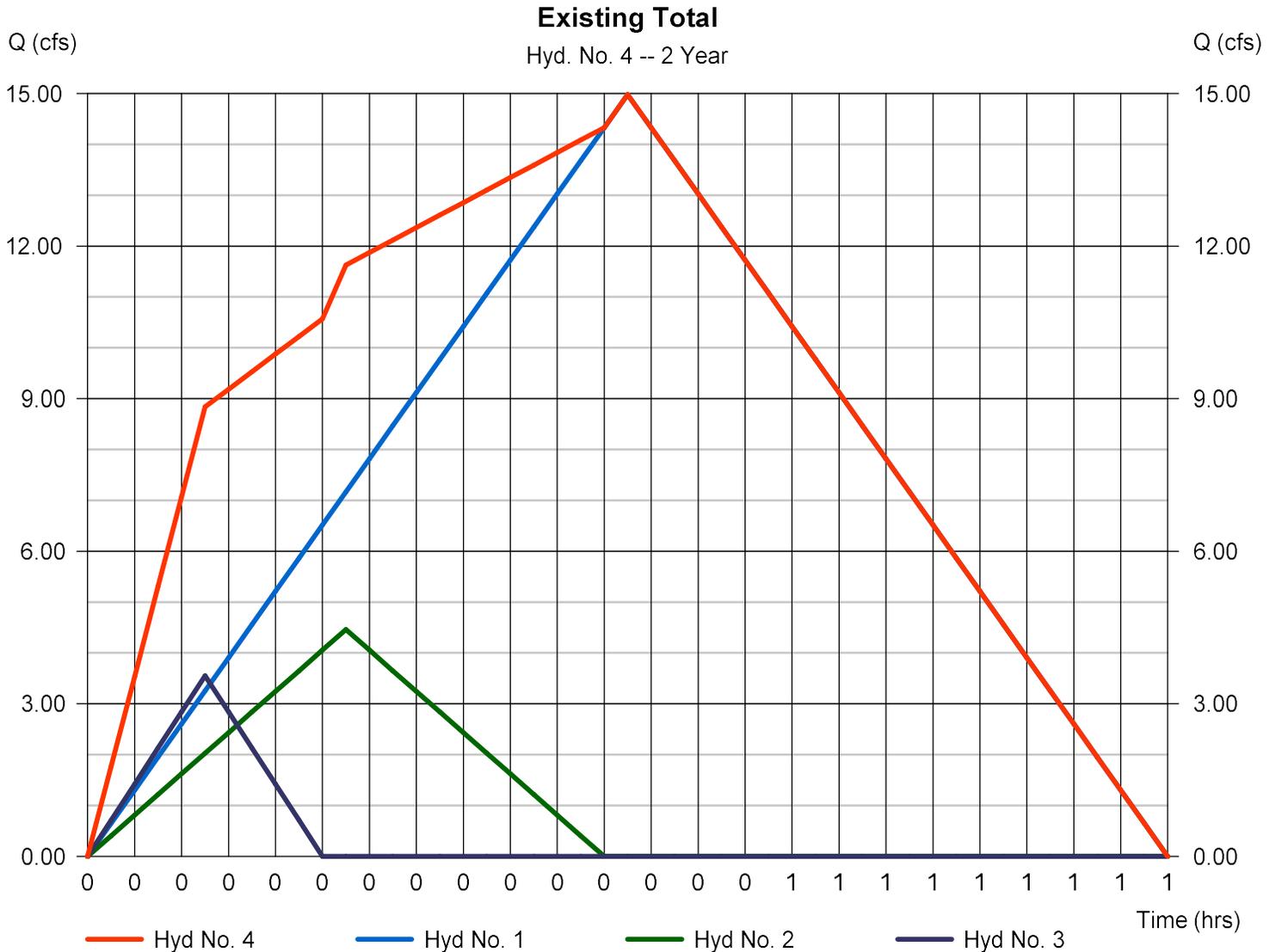
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

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## Hyd. No. 4

Existing Total

Hydrograph type	= Combine	Peak discharge	= 14.98 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.38 hrs
Time interval	= 1 min	Hyd. volume	= 24,684 cuft
Inflow hyds.	= 1, 2, 3	Contrib. drain. area	= 16.030 ac

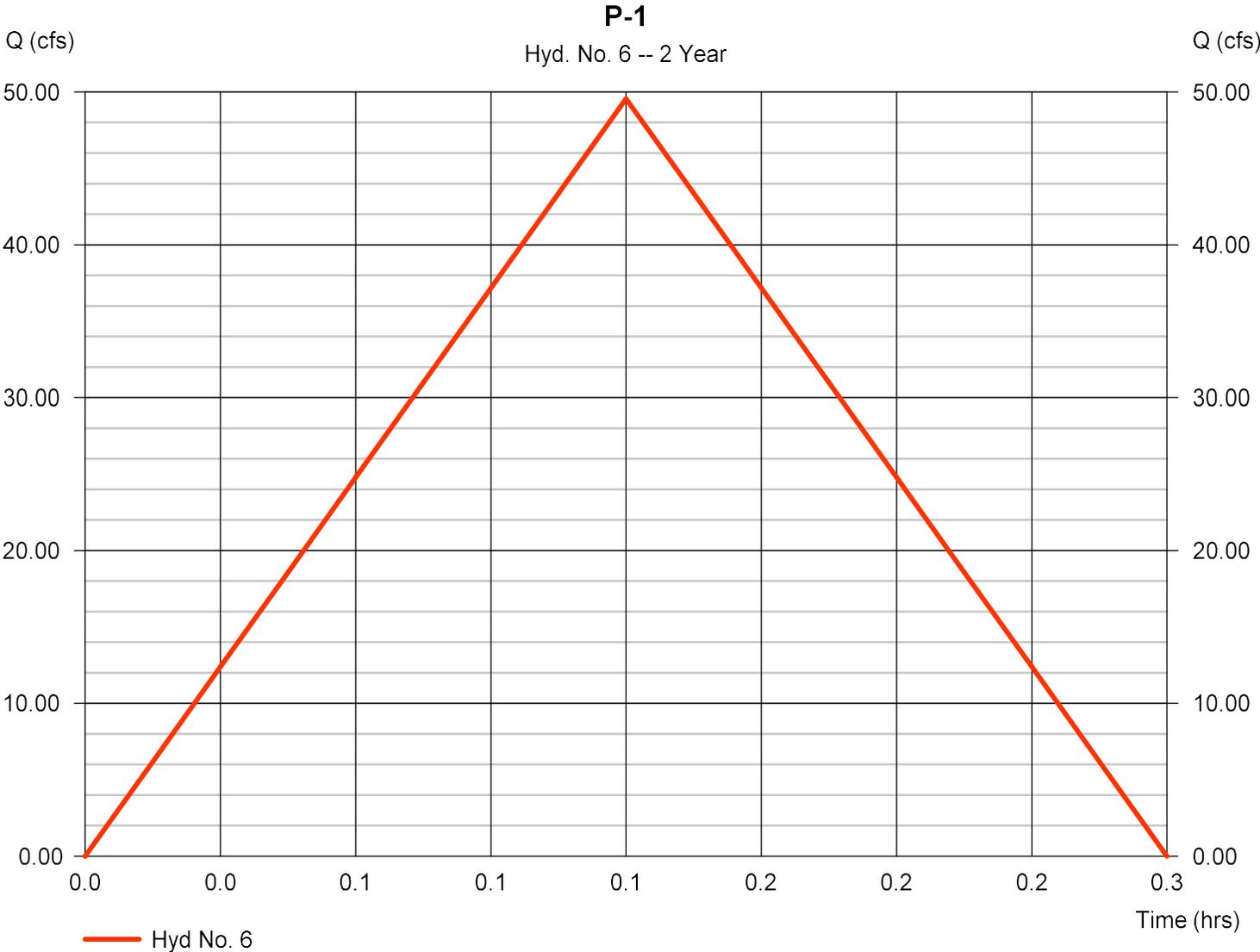


# Hydrograph Report

## Hyd. No. 6

P-1

Hydrograph type	= Rational	Peak discharge	= 49.56 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.13 hrs
Time interval	= 1 min	Hyd. volume	= 23,787 cuft
Drainage area	= 13.080 ac	Runoff coeff.	= 0.76
Intensity	= 4.985 in/hr	Tc by User	= 8.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

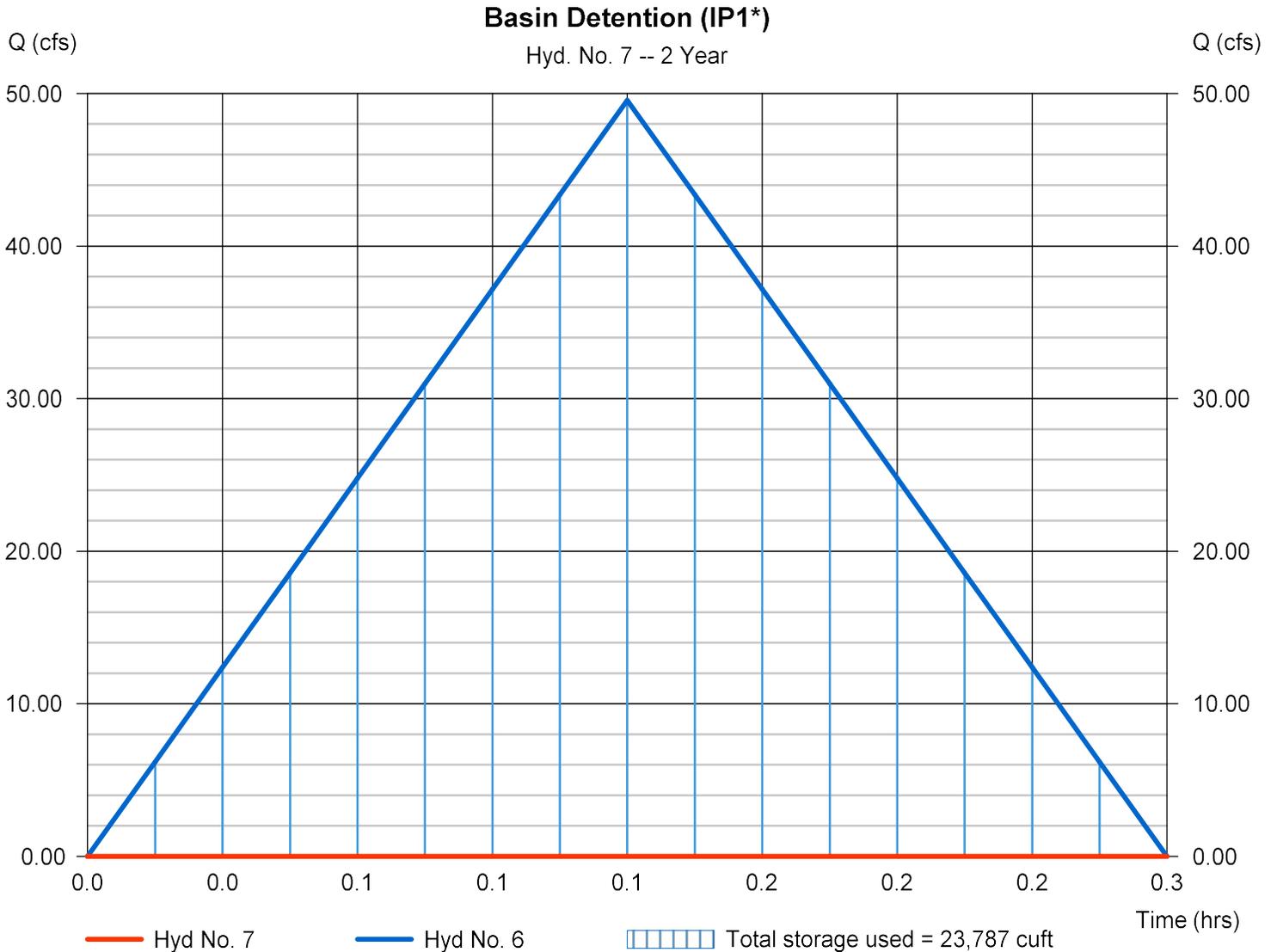
Thursday, 12 / 11 / 2025

## Hyd. No. 7

### Basin Detention (IP1\*)

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 2 yrs	Time to peak	= n/a
Time interval	= 1 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 6 - P-1	Max. Elevation	= 1176.65 ft
Reservoir name	= DB-1	Max. Storage	= 23,787 cuft

Storage Indication method used.



## Pond No. 1 - DB-1

### Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 1173.00 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1173.00	4,242	0	0
1.00	1174.00	5,425	4,834	4,834
2.00	1175.00	6,665	6,045	10,879
3.00	1176.00	7,960	7,313	18,191
4.00	1177.00	9,313	8,637	26,828
5.00	1178.00	10,722	10,018	36,845
6.00	1179.00	12,187	11,455	48,300
7.00	1180.00	13,710	12,949	61,248

### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	Inactive	Inactive	Inactive	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	Yes	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 8.56	0.00	0.00	0.00
Crest El. (ft)	= 1179.00	0.00	0.00	0.00
Weir Coeff.	= 2.60	2.60	3.33	3.33
Weir Type	= Broad	Broad	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

### Stage / Storage / Discharge Table

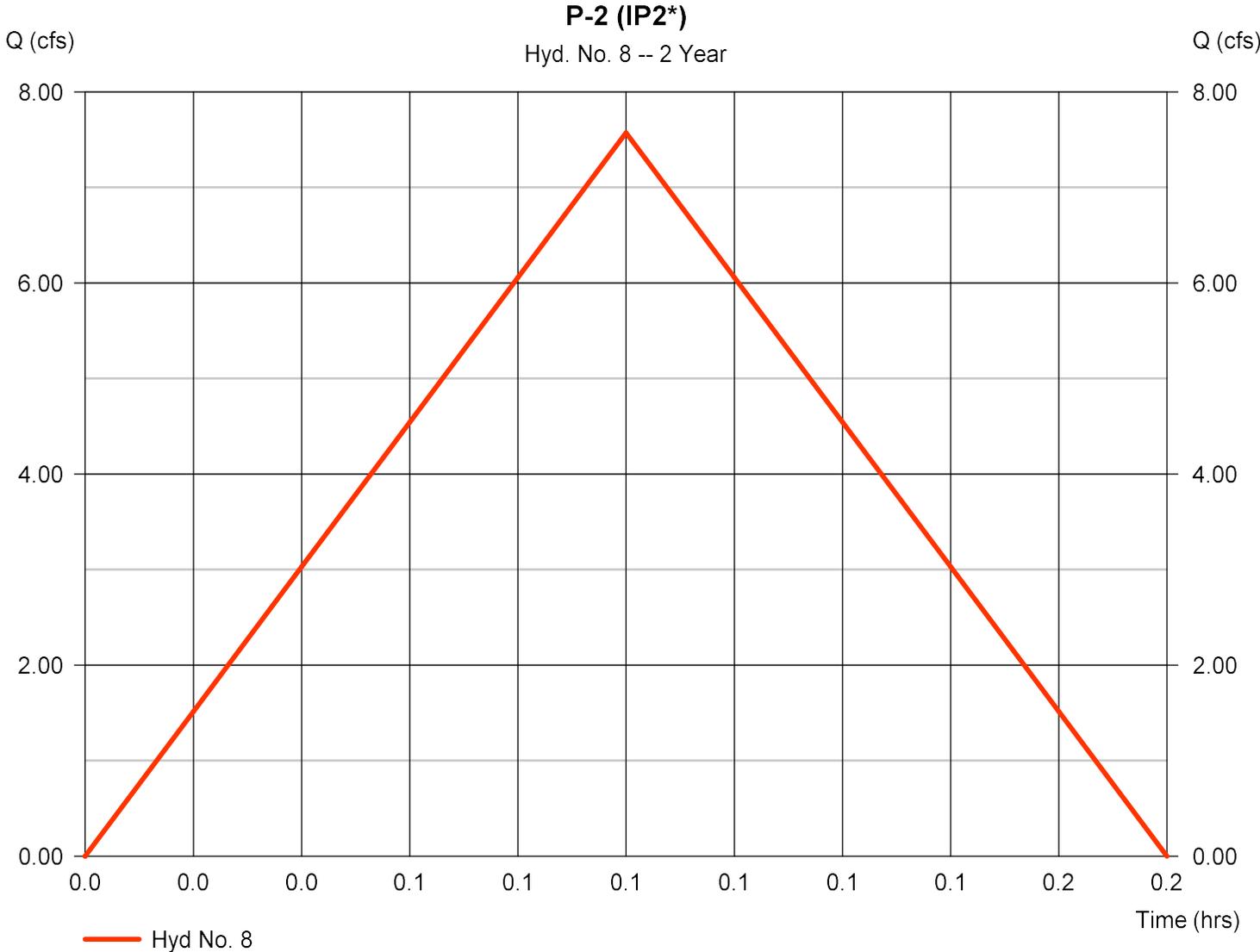
Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	1173.00	---	---	---	---	0.00	---	---	---	---	---	0.000
1.00	4,834	1174.00	---	---	---	---	0.00	---	---	---	---	---	0.000
2.00	10,879	1175.00	---	---	---	---	0.00	---	---	---	---	---	0.000
3.00	18,191	1176.00	---	---	---	---	0.00	---	---	---	---	---	0.000
4.00	26,828	1177.00	---	---	---	---	0.00	---	---	---	---	---	0.000
5.00	36,845	1178.00	---	---	---	---	0.00	---	---	---	---	---	0.000
6.00	48,300	1179.00	---	---	---	---	0.00	---	---	---	---	---	0.000
7.00	61,248	1180.00	---	---	---	---	22.26	---	---	---	---	---	22.26

# Hydrograph Report

## Hyd. No. 8

P-2 (IP2\*)

Hydrograph type	= Rational	Peak discharge	= 7.572 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 2,272 cuft
Drainage area	= 1.750 ac	Runoff coeff.	= 0.76
Intensity	= 5.693 in/hr	Tc by User	= 5.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1

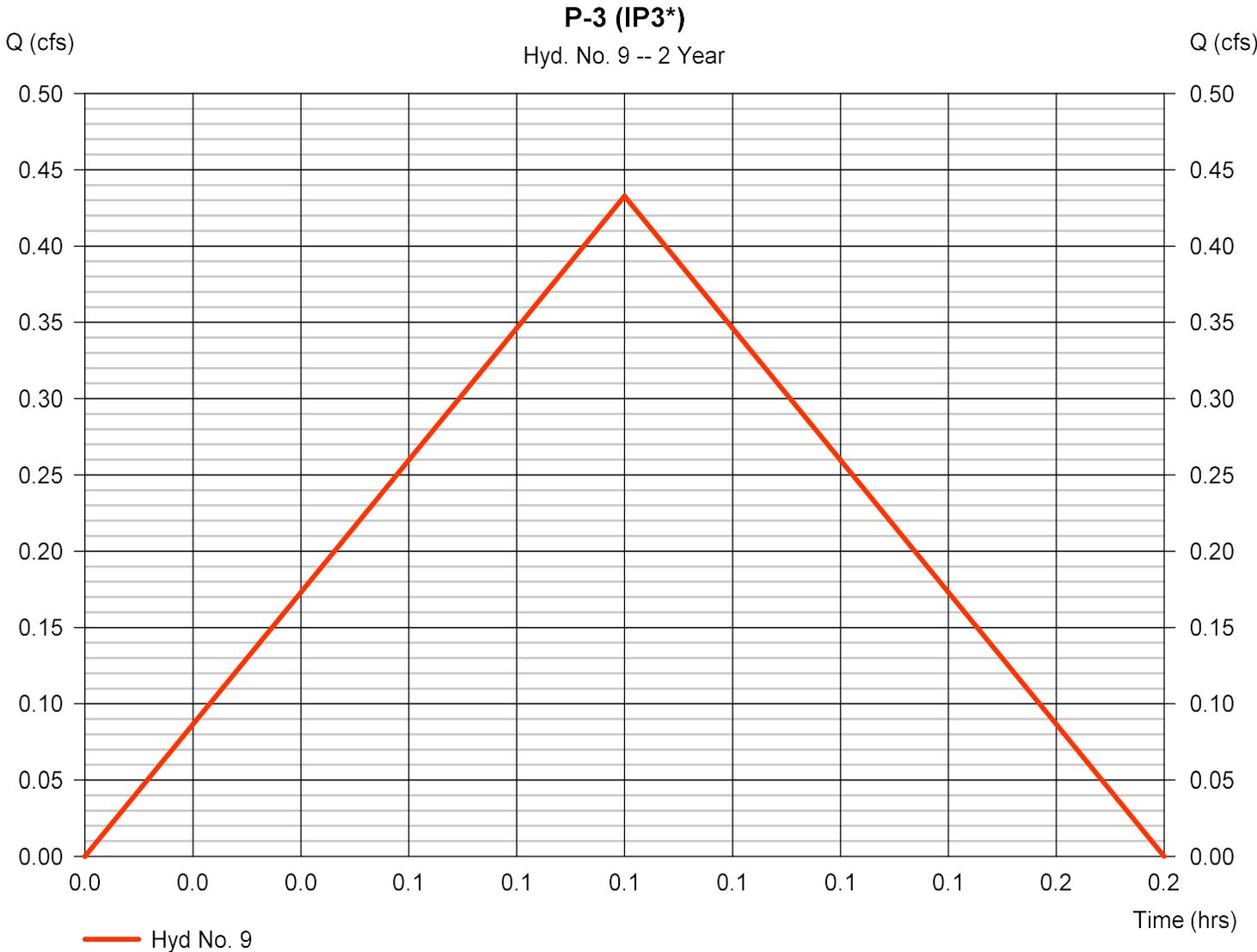


# Hydrograph Report

## Hyd. No. 9

P-3 (IP3\*)

Hydrograph type	= Rational	Peak discharge	= 0.433 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 130 cuft
Drainage area	= 0.100 ac	Runoff coeff.	= 0.76
Intensity	= 5.693 in/hr	Tc by User	= 5.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1

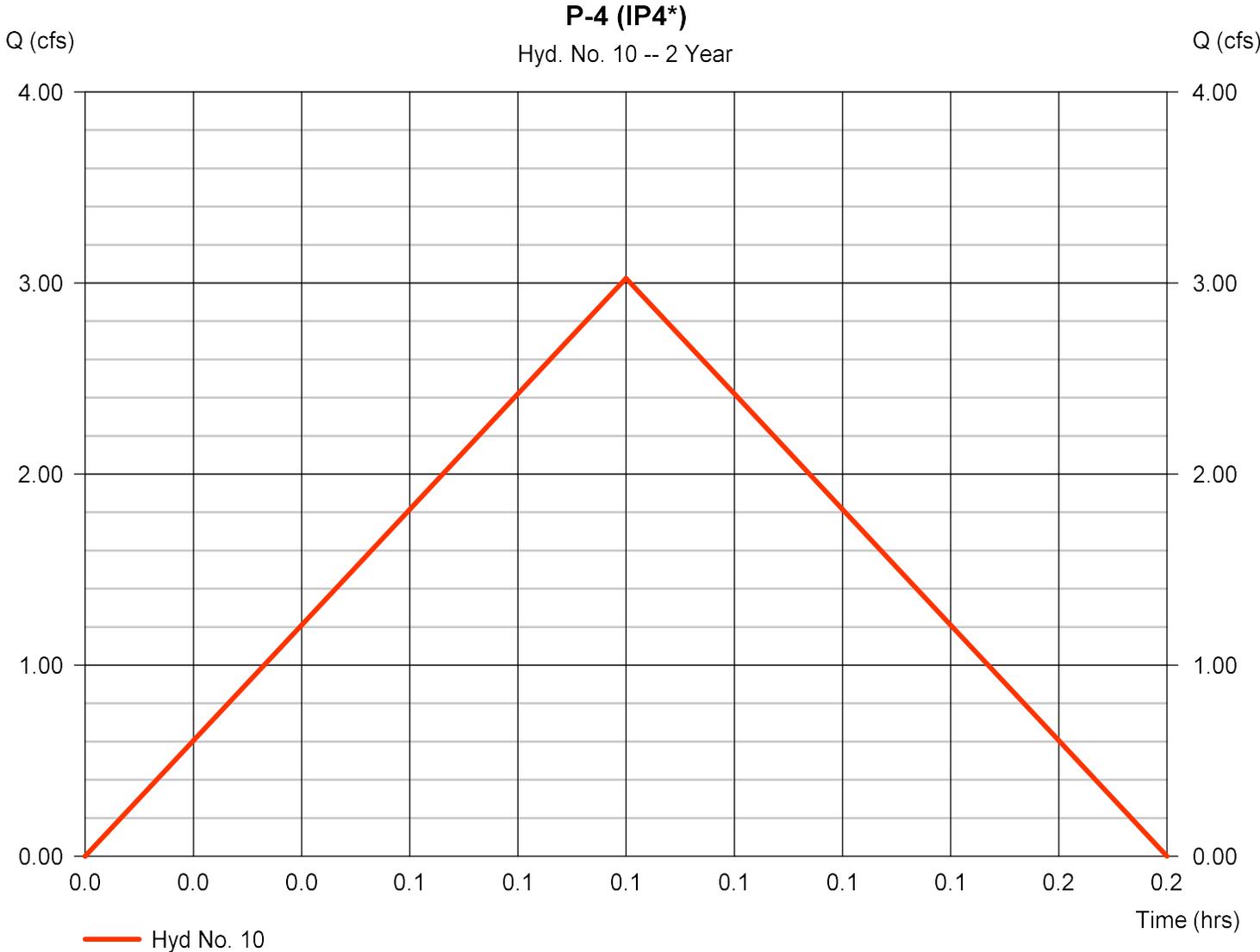


# Hydrograph Report

## Hyd. No. 10

P-4 (IP4\*)

Hydrograph type	= Rational	Peak discharge	= 3.025 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 907 cuft
Drainage area	= 0.690 ac	Runoff coeff.	= 0.77
Intensity	= 5.693 in/hr	Tc by User	= 5.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1



# Hydrograph Report

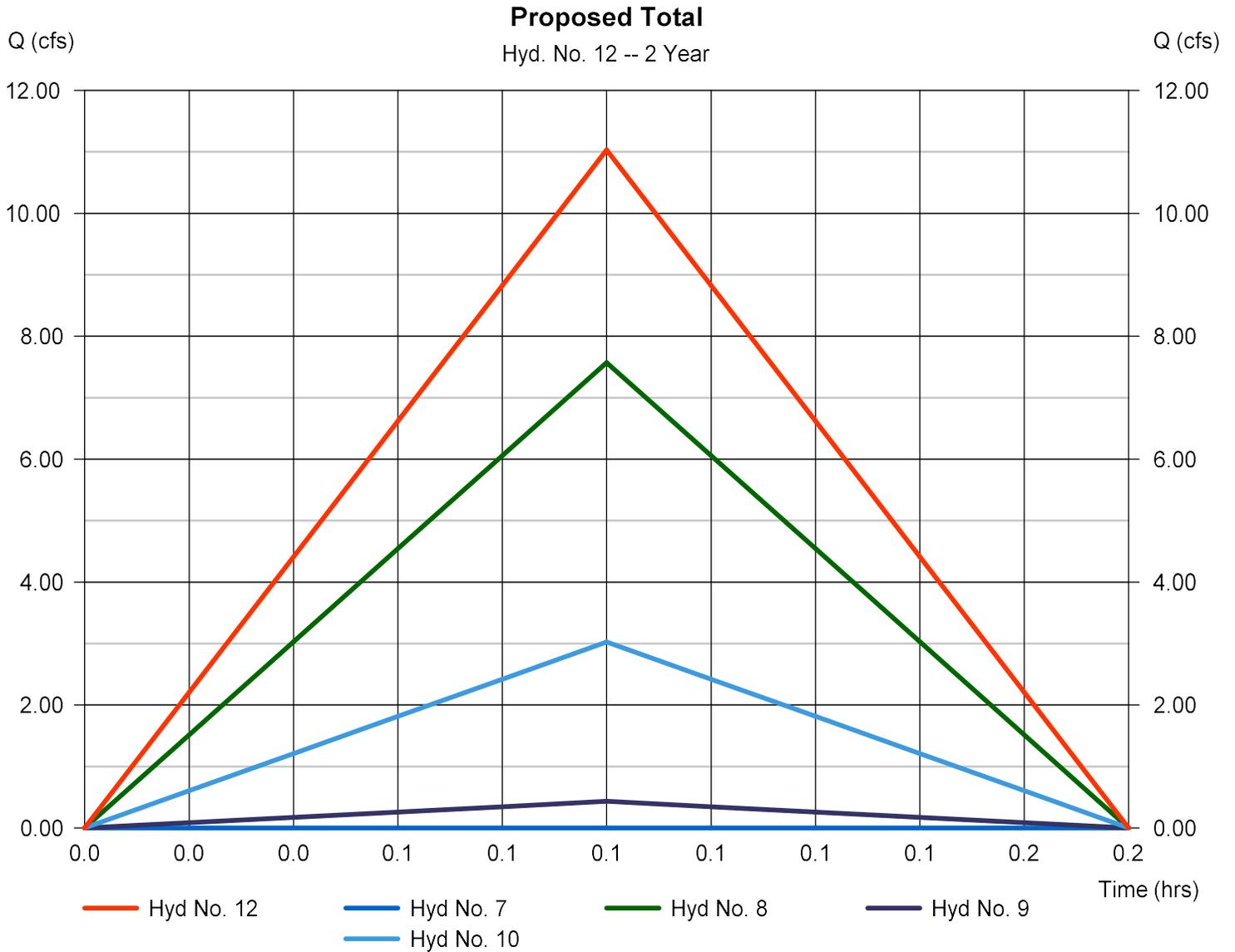
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## Hyd. No. 12

Proposed Total

Hydrograph type	= Combine	Peak discharge	= 11.03 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 3,309 cuft
Inflow hyds.	= 7, 8, 9, 10	Contrib. drain. area	= 2.540 ac



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

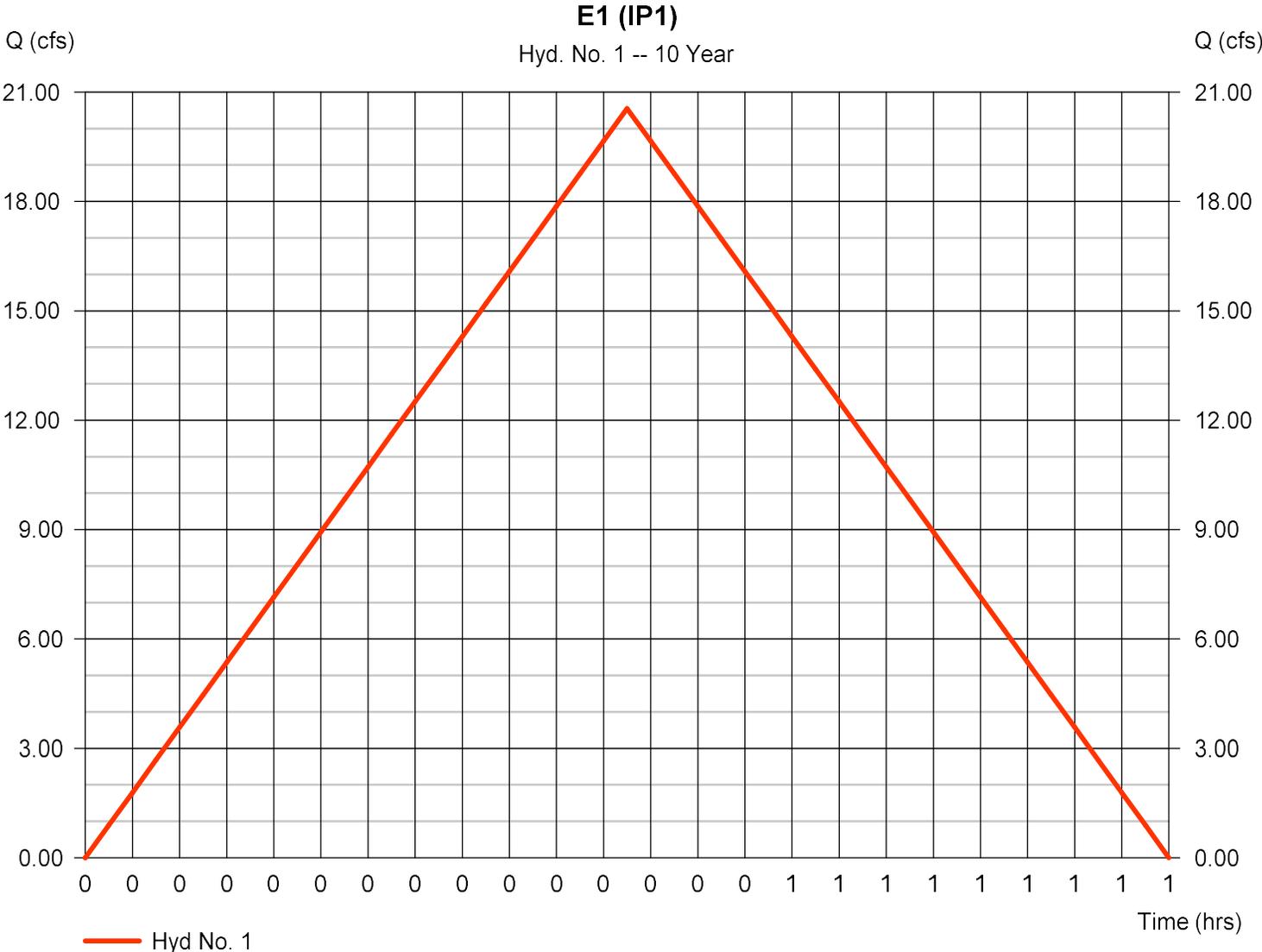
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	20.55	1	23	28,359	-----	-----	-----	E1 (IP1)
2	Rational	5.876	1	11	3,878	-----	-----	-----	E2 (IP2)
3	Rational	4.517	1	5	1,355	-----	-----	-----	E-3 (IP3)
4	Combine	20.55	1	23	33,592	1, 2, 3	-----	-----	Existing Total
6	Rational	64.26	1	8	30,845	-----	-----	-----	P-1
7	Reservoir	0.000	1	n/a	0	6	1177.40	30,845	Basin Detention (IP1*)
8	Rational	9.627	1	5	2,888	-----	-----	-----	P-2 (IP2*)
9	Rational	0.550	1	5	165	-----	-----	-----	P-3 (IP3*)
10	Rational	3.846	1	5	1,154	-----	-----	-----	P-4 (IP4*)
12	Combine	14.02	1	5	4,207	7, 8, 9, 10,	-----	-----	Proposed Total

# Hydrograph Report

## Hyd. No. 1

E1 (IP1)

Hydrograph type	= Rational	Peak discharge	= 20.55 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.38 hrs
Time interval	= 1 min	Hyd. volume	= 28,359 cuft
Drainage area	= 11.960 ac	Runoff coeff.	= 0.4
Intensity	= 4.296 in/hr	Tc by TR55	= 23.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1

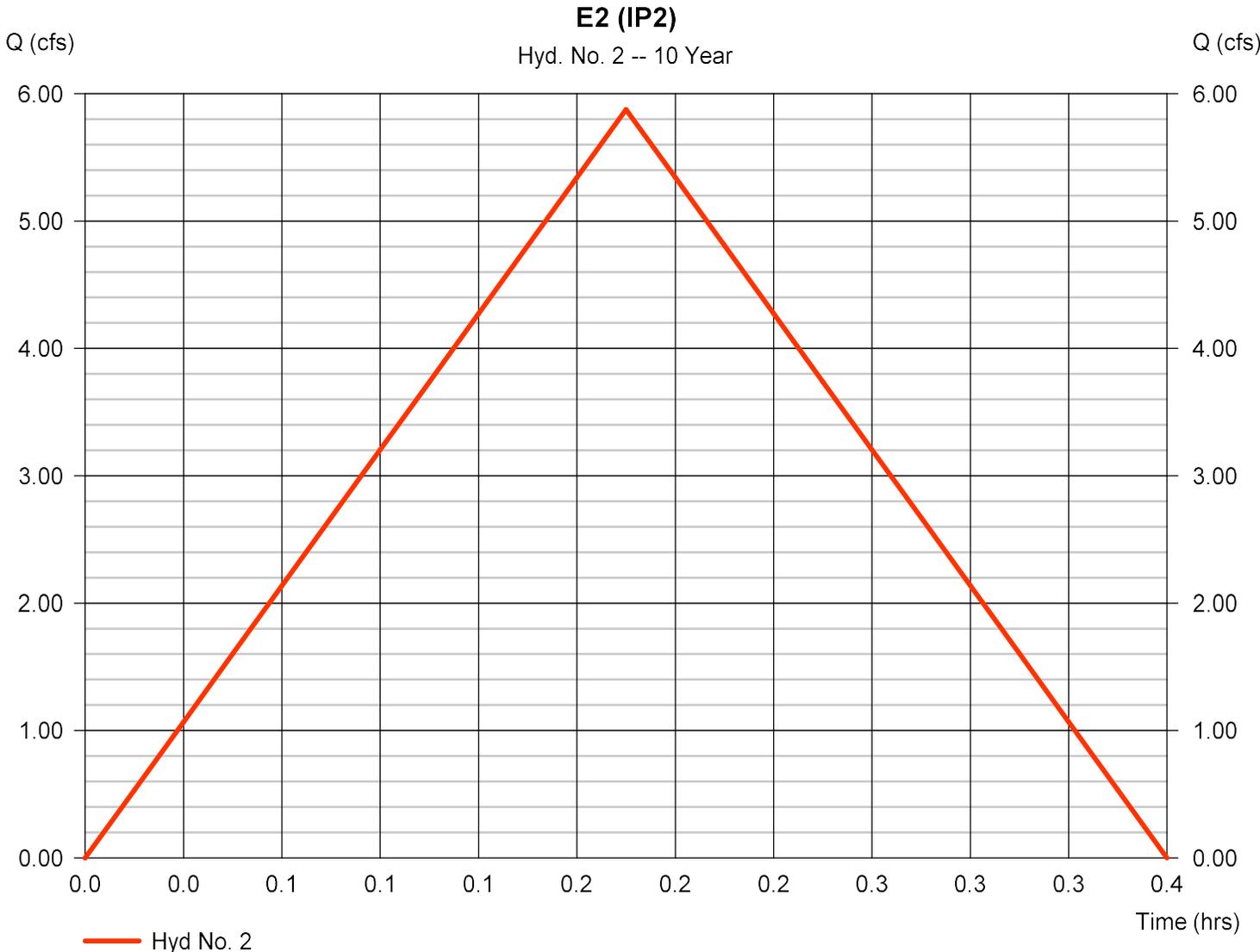


# Hydrograph Report

## Hyd. No. 2

E2 (IP2)

Hydrograph type	= Rational	Peak discharge	= 5.876 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.18 hrs
Time interval	= 1 min	Hyd. volume	= 3,878 cuft
Drainage area	= 2.510 ac	Runoff coeff.	= 0.4
Intensity	= 5.852 in/hr	Tc by TR55	= 11.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1

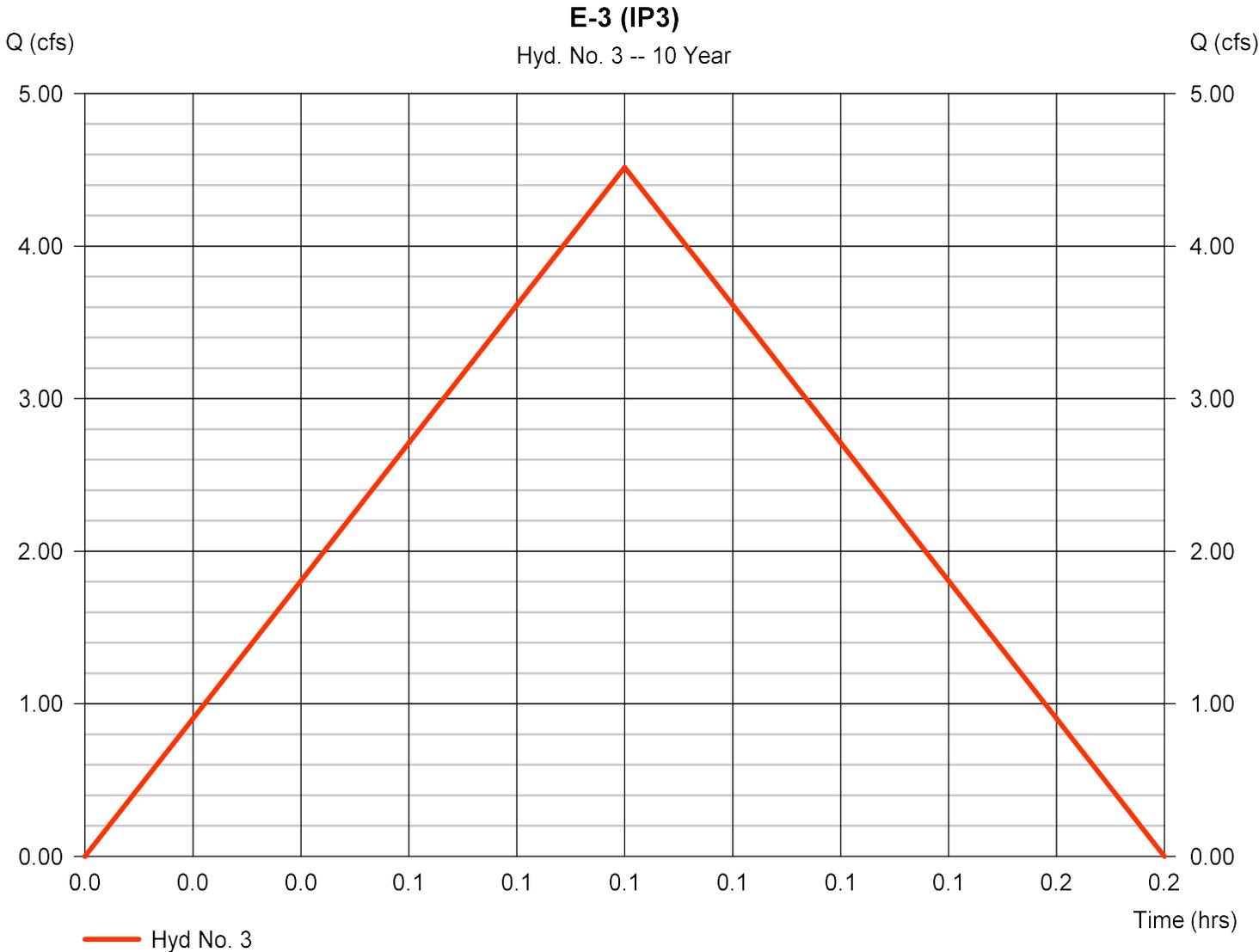


# Hydrograph Report

## Hyd. No. 3

E-3 (IP3)

Hydrograph type	= Rational	Peak discharge	= 4.517 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 1,355 cuft
Drainage area	= 1.560 ac	Runoff coeff.	= 0.4
Intensity	= 7.238 in/hr	Tc by User	= 5.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1



# Hydrograph Report

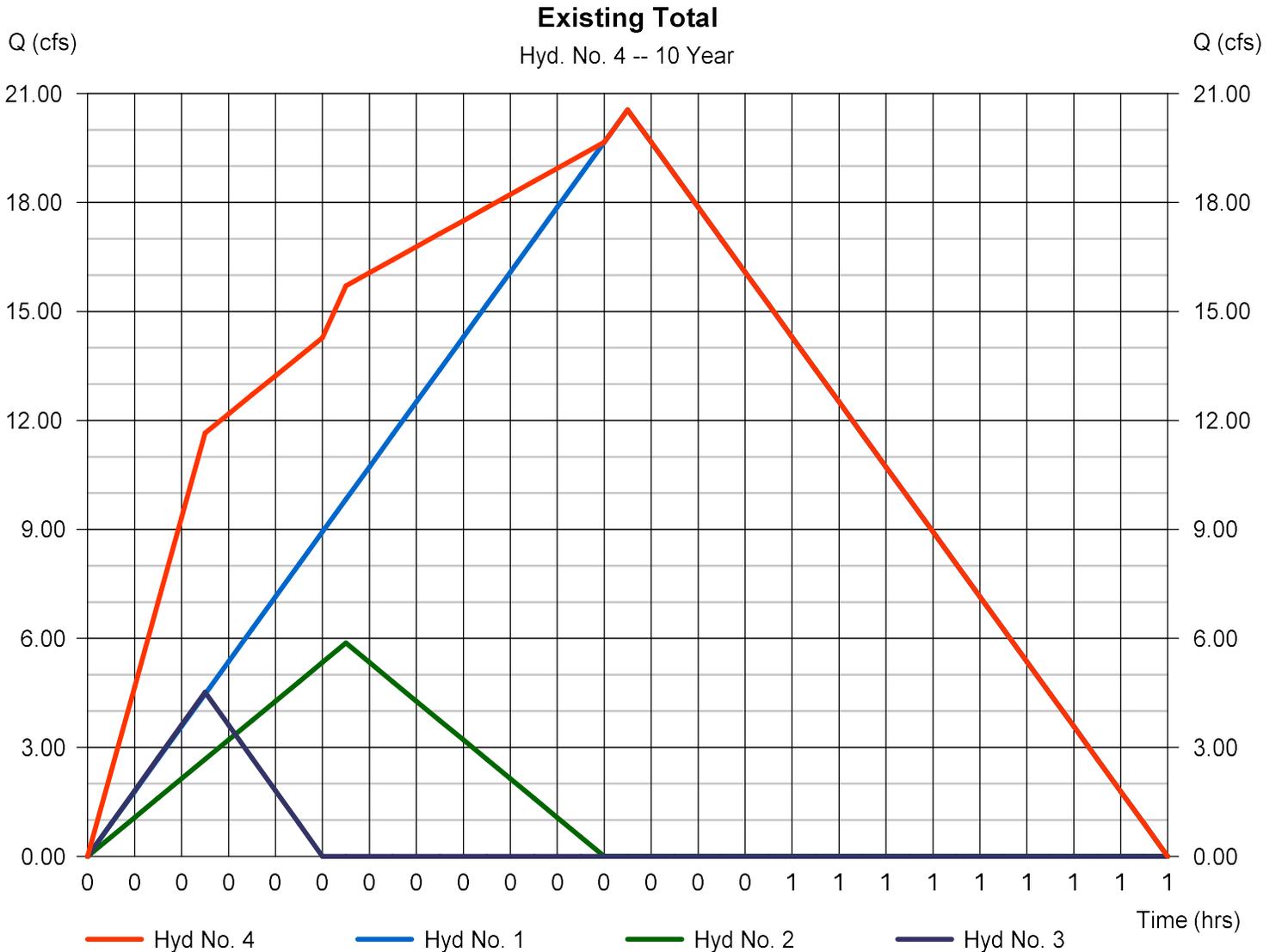
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## Hyd. No. 4

Existing Total

Hydrograph type	= Combine	Peak discharge	= 20.55 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.38 hrs
Time interval	= 1 min	Hyd. volume	= 33,592 cuft
Inflow hyds.	= 1, 2, 3	Contrib. drain. area	= 16.030 ac

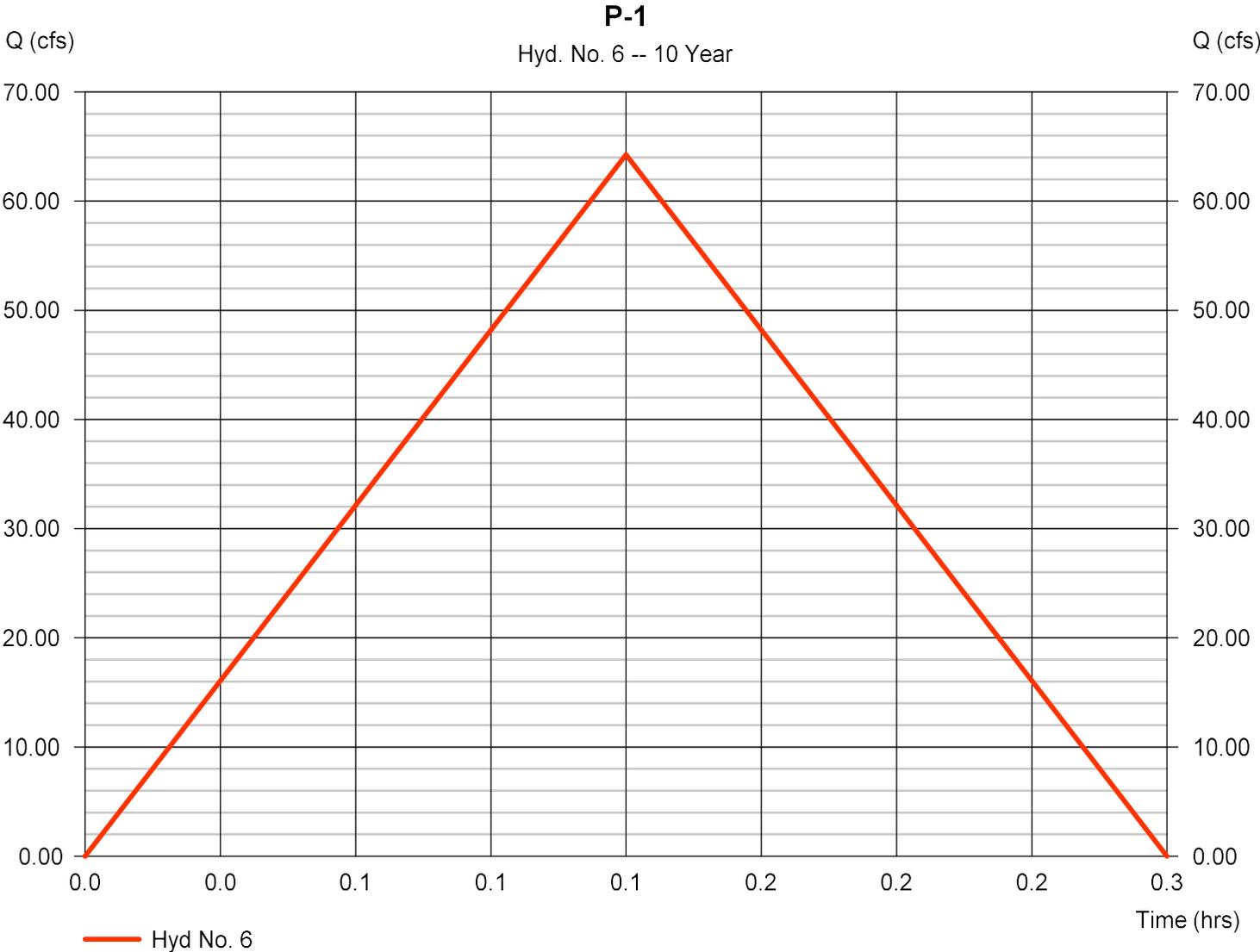


# Hydrograph Report

## Hyd. No. 6

P-1

Hydrograph type	= Rational	Peak discharge	= 64.26 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.13 hrs
Time interval	= 1 min	Hyd. volume	= 30,845 cuft
Drainage area	= 13.080 ac	Runoff coeff.	= 0.76
Intensity	= 6.464 in/hr	Tc by User	= 8.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1



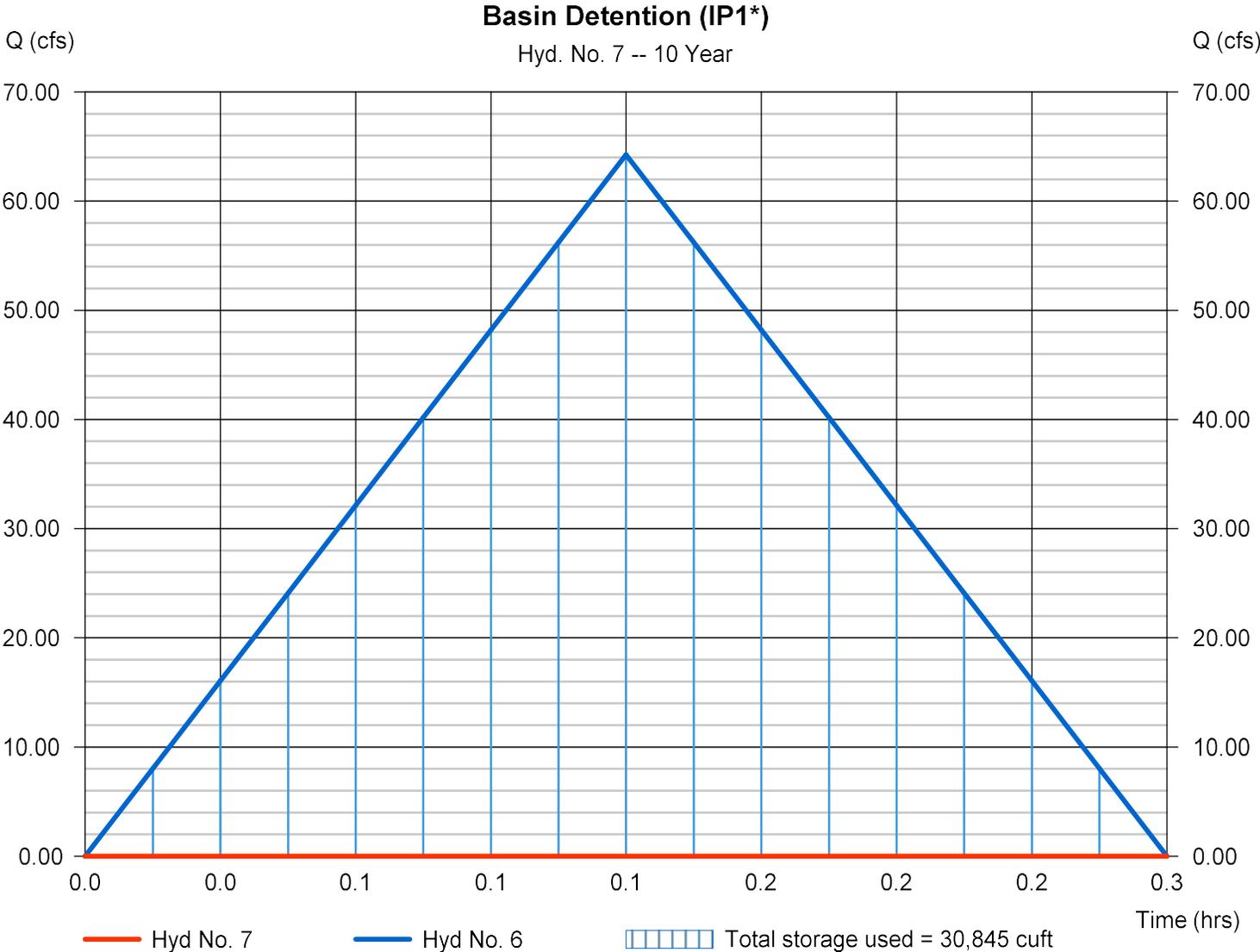
# Hydrograph Report

## Hyd. No. 7

### Basin Detention (IP1\*)

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 10 yrs	Time to peak	= n/a
Time interval	= 1 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 6 - P-1	Max. Elevation	= 1177.40 ft
Reservoir name	= DB-1	Max. Storage	= 30,845 cuft

Storage Indication method used.

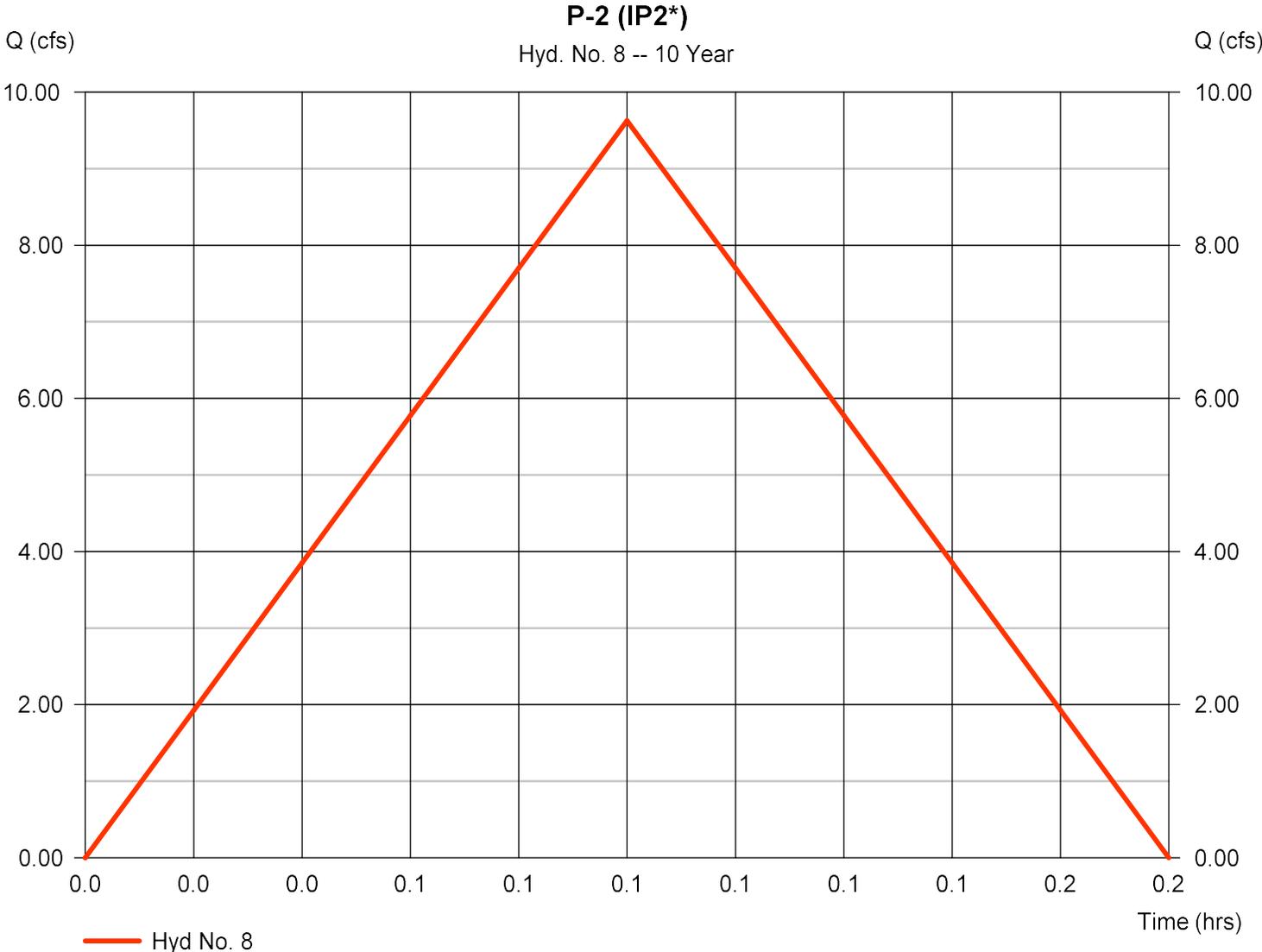


# Hydrograph Report

## Hyd. No. 8

P-2 (IP2\*)

Hydrograph type	= Rational	Peak discharge	= 9.627 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 2,888 cuft
Drainage area	= 1.750 ac	Runoff coeff.	= 0.76
Intensity	= 7.238 in/hr	Tc by User	= 5.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1

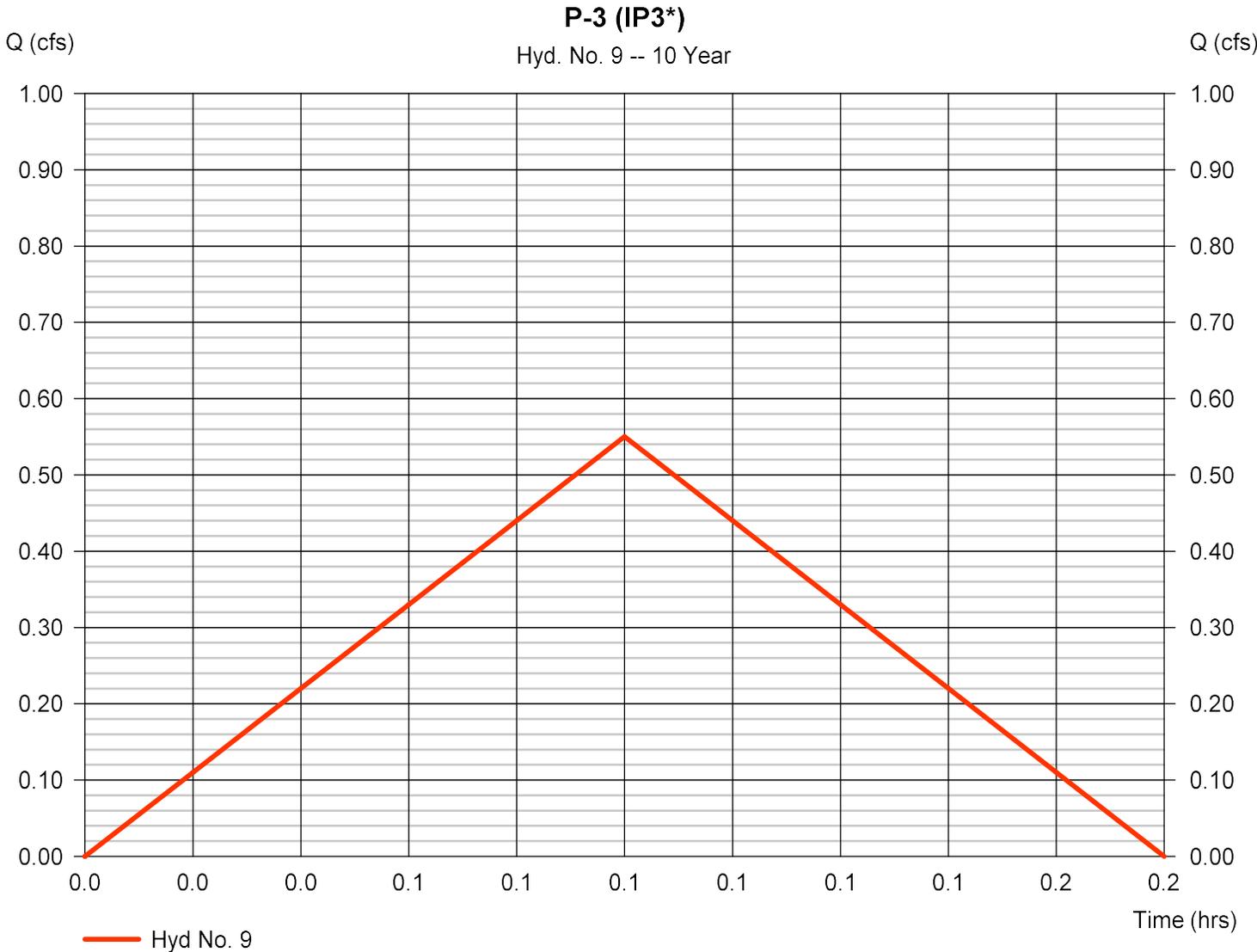


# Hydrograph Report

## Hyd. No. 9

P-3 (IP3\*)

Hydrograph type	= Rational	Peak discharge	= 0.550 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 165 cuft
Drainage area	= 0.100 ac	Runoff coeff.	= 0.76
Intensity	= 7.238 in/hr	Tc by User	= 5.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1

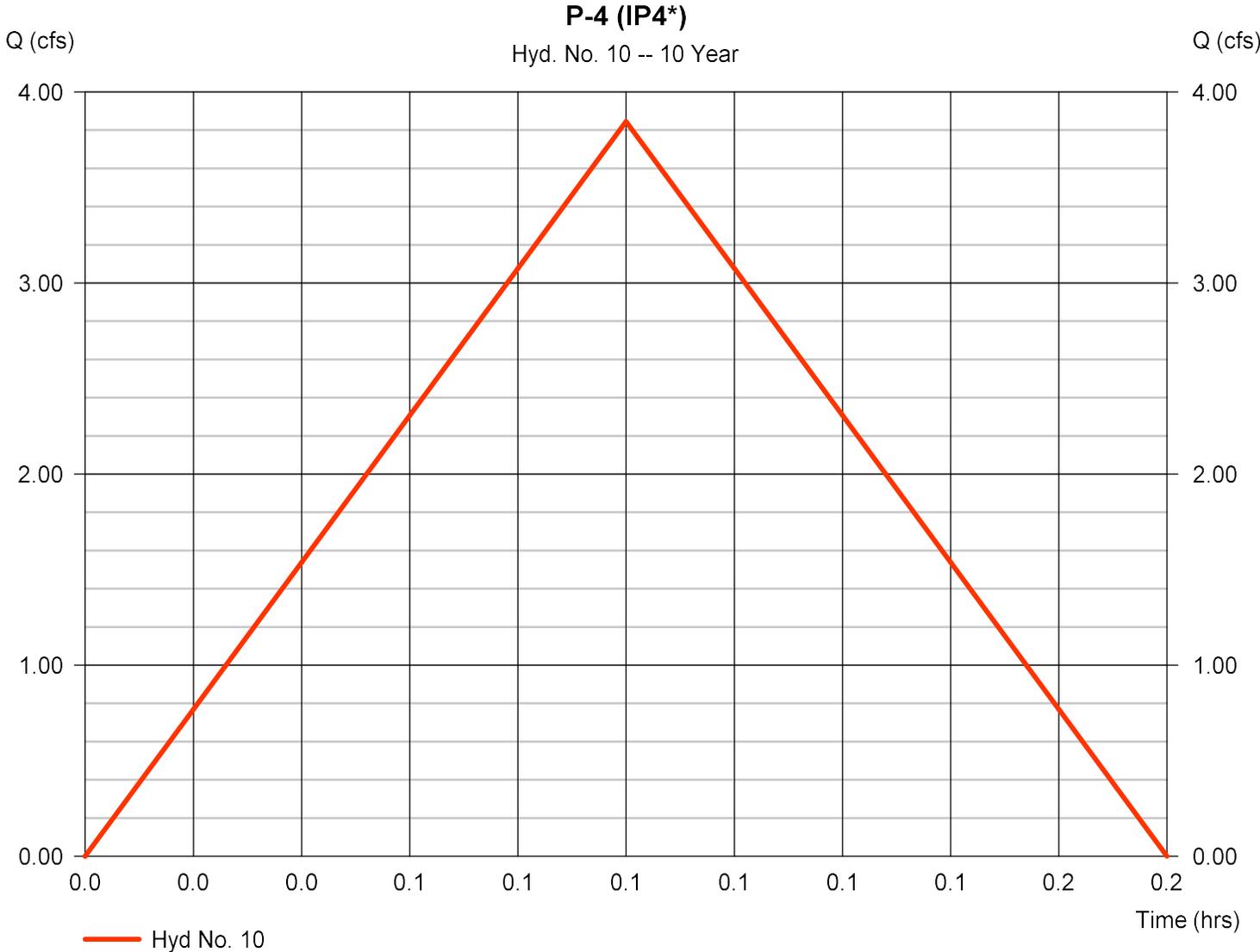


# Hydrograph Report

## Hyd. No. 10

P-4 (IP4\*)

Hydrograph type	= Rational	Peak discharge	= 3.846 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 1,154 cuft
Drainage area	= 0.690 ac	Runoff coeff.	= 0.77
Intensity	= 7.238 in/hr	Tc by User	= 5.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1



# Hydrograph Report

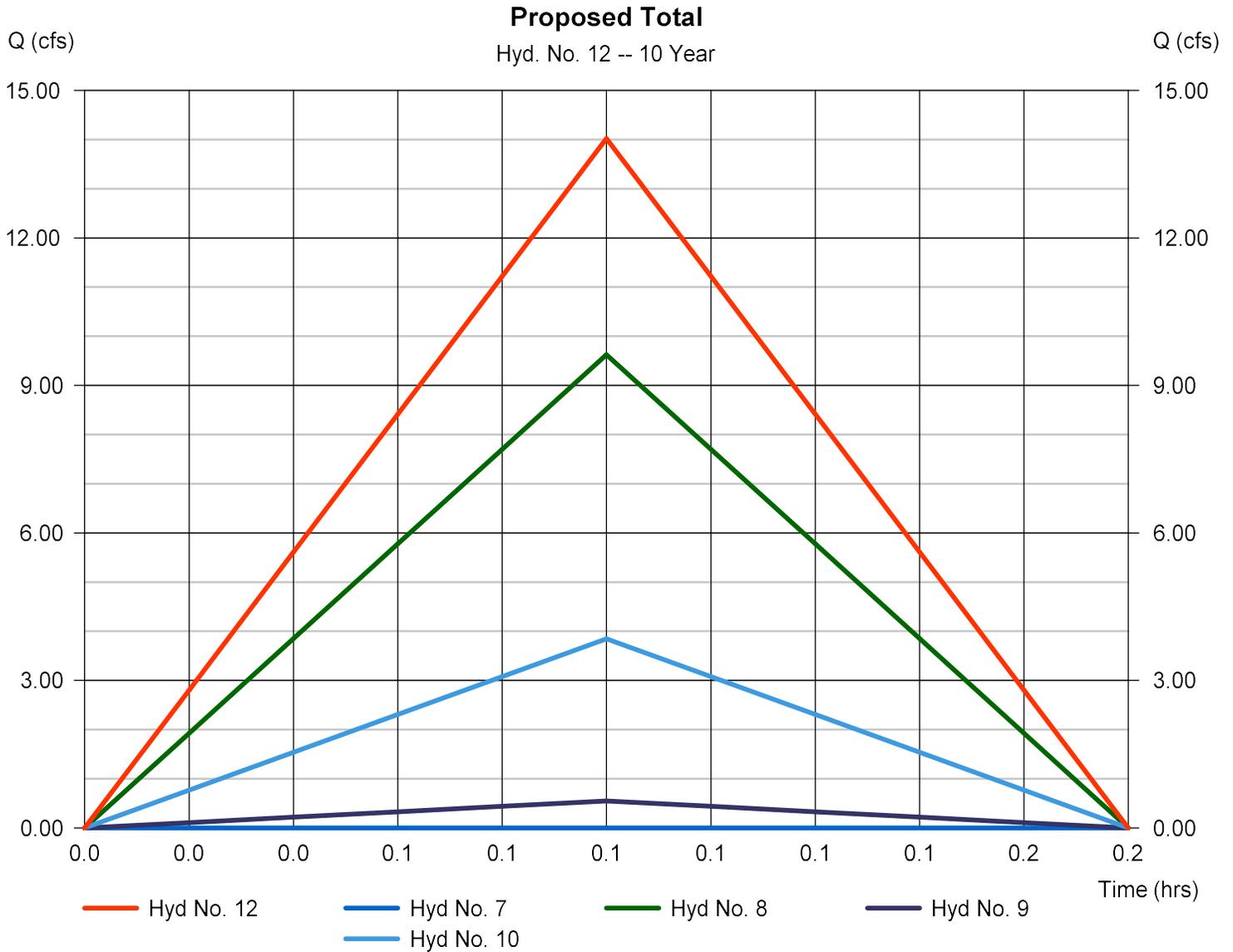
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## Hyd. No. 12

Proposed Total

Hydrograph type	= Combine	Peak discharge	= 14.02 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 4,207 cuft
Inflow hyds.	= 7, 8, 9, 10	Contrib. drain. area	= 2.540 ac



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

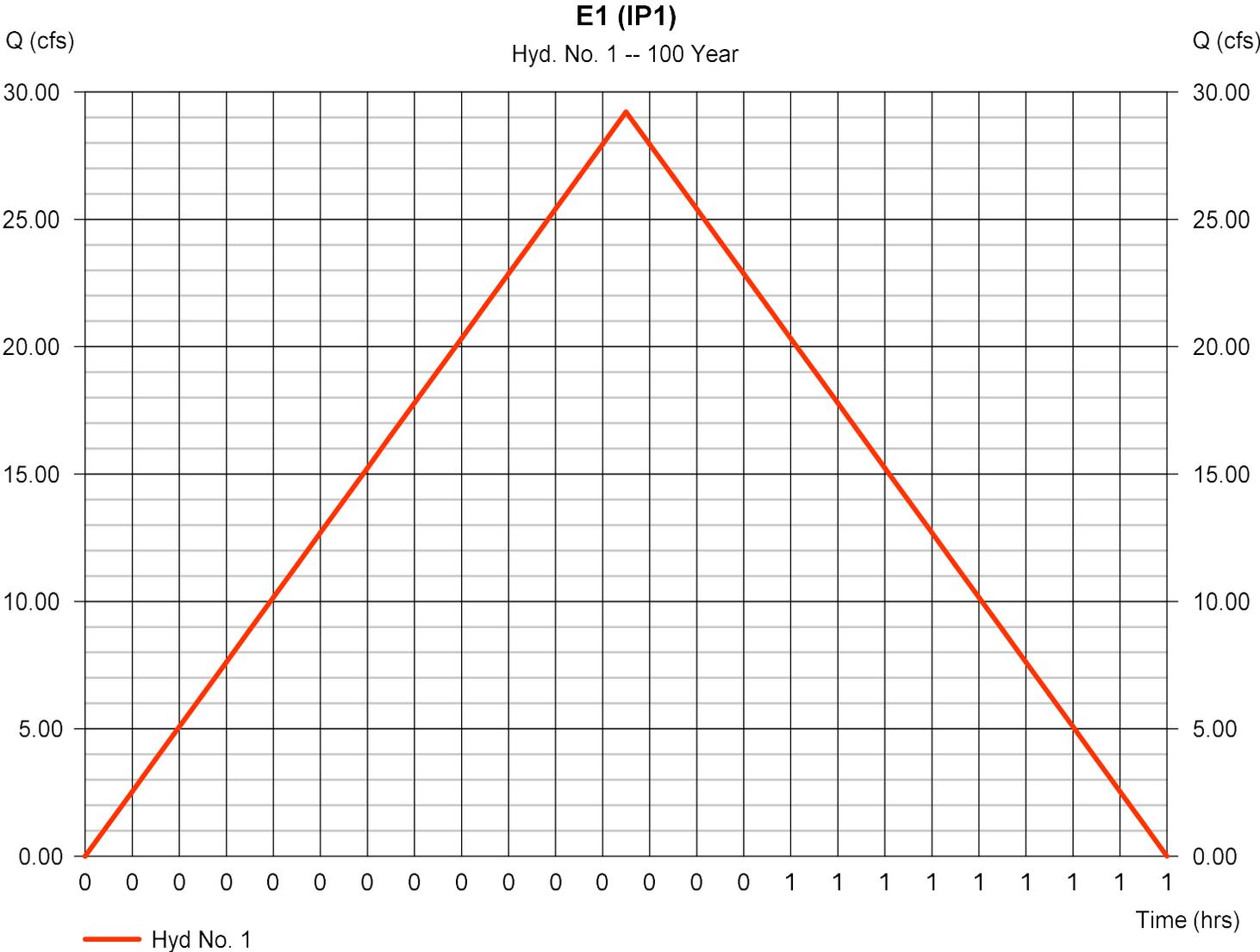
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	29.21	1	23	40,314	-----	-----	-----	E1 (IP1)
2	Rational	8.154	1	11	5,381	-----	-----	-----	E2 (IP2)
3	Rational	6.136	1	5	1,841	-----	-----	-----	E-3 (IP3)
4	Combine	29.21	1	23	47,536	1, 2, 3	-----	-----	Existing Total
6	Rational	88.34	1	8	42,403	-----	-----	-----	P-1
7	Reservoir	0.000	1	n/a	0	6	1178.49	42,403	Basin Detention (IP1*)
8	Rational	13.08	1	5	3,923	-----	-----	-----	P-2 (IP2*)
9	Rational	0.747	1	5	224	-----	-----	-----	P-3 (IP3*)
10	Rational	5.224	1	5	1,567	-----	-----	-----	P-4 (IP4*)
12	Combine	19.05	1	5	5,715	7, 8, 9, 10,	-----	-----	Proposed Total

# Hydrograph Report

## Hyd. No. 1

E1 (IP1)

Hydrograph type	= Rational	Peak discharge	= 29.21 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.38 hrs
Time interval	= 1 min	Hyd. volume	= 40,314 cuft
Drainage area	= 11.960 ac	Runoff coeff.	= 0.4
Intensity	= 6.106 in/hr	Tc by TR55	= 23.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1

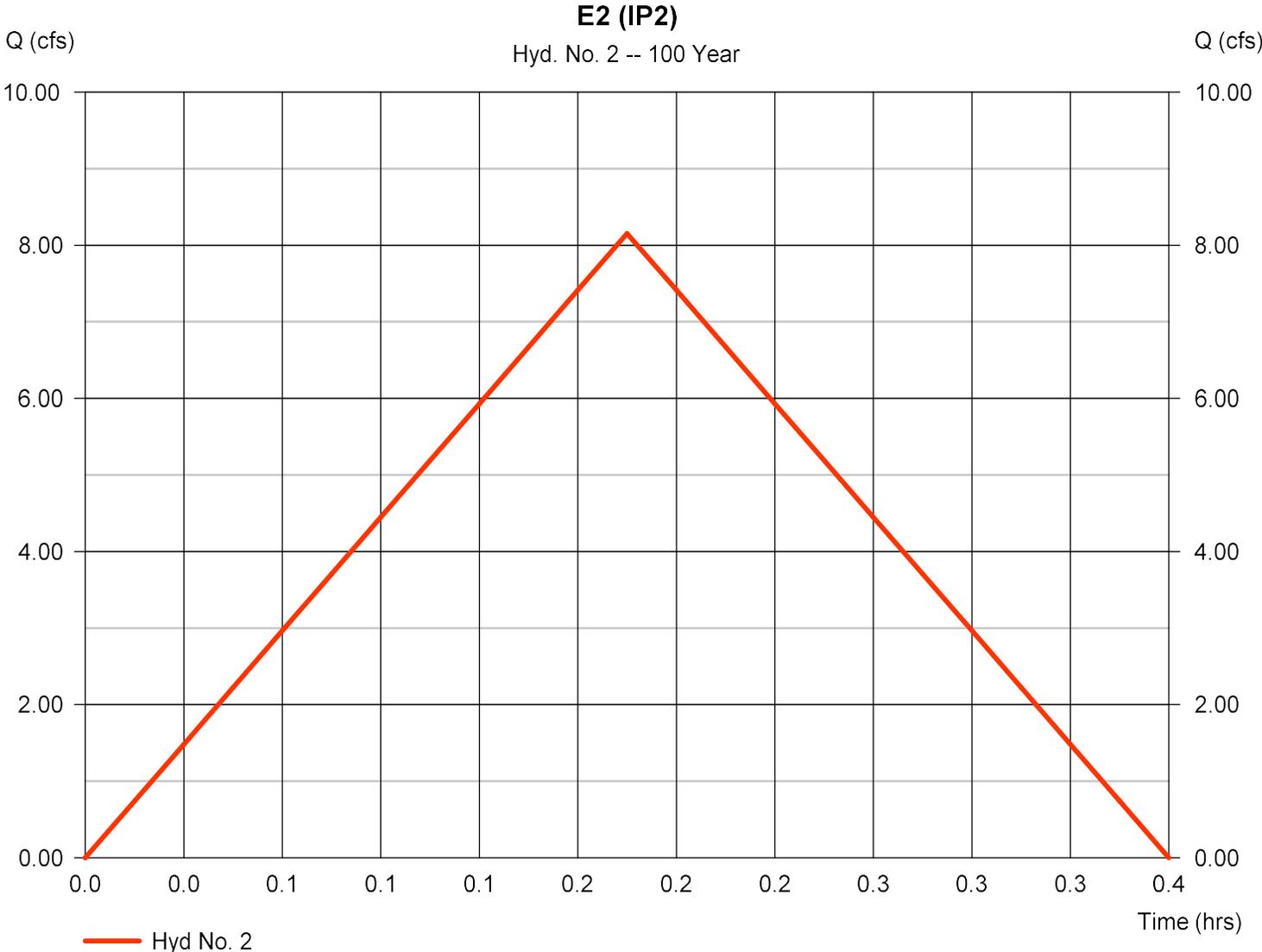


# Hydrograph Report

## Hyd. No. 2

E2 (IP2)

Hydrograph type	= Rational	Peak discharge	= 8.154 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.18 hrs
Time interval	= 1 min	Hyd. volume	= 5,381 cuft
Drainage area	= 2.510 ac	Runoff coeff.	= 0.4
Intensity	= 8.121 in/hr	Tc by TR55	= 11.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1



# Hydrograph Report

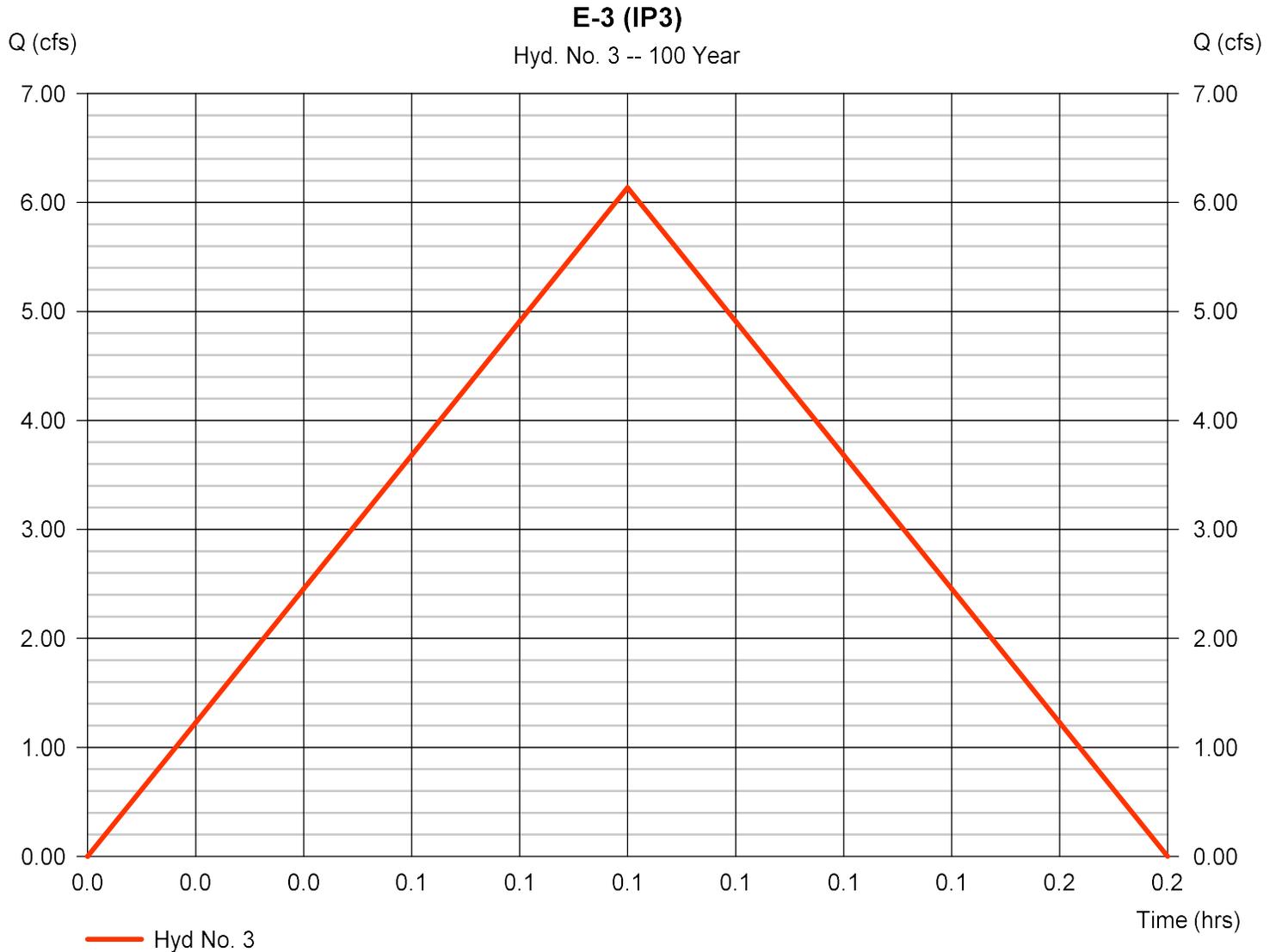
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## Hyd. No. 3

E-3 (IP3)

Hydrograph type	= Rational	Peak discharge	= 6.136 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 1,841 cuft
Drainage area	= 1.560 ac	Runoff coeff.	= 0.4
Intensity	= 9.833 in/hr	Tc by User	= 5.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1



# Hydrograph Report

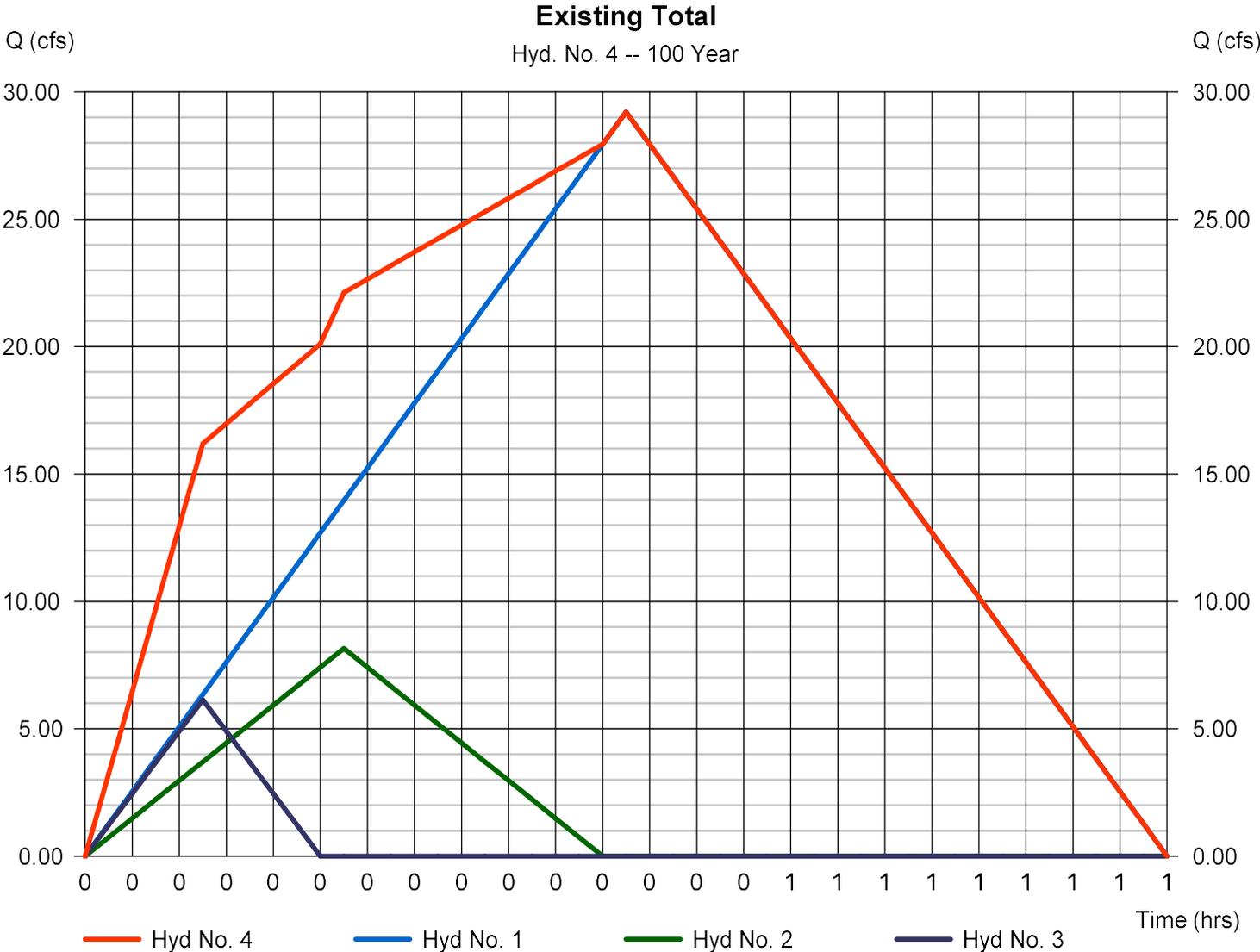
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

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## Hyd. No. 4

### Existing Total

Hydrograph type	= Combine	Peak discharge	= 29.21 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.38 hrs
Time interval	= 1 min	Hyd. volume	= 47,536 cuft
Inflow hyds.	= 1, 2, 3	Contrib. drain. area	= 16.030 ac

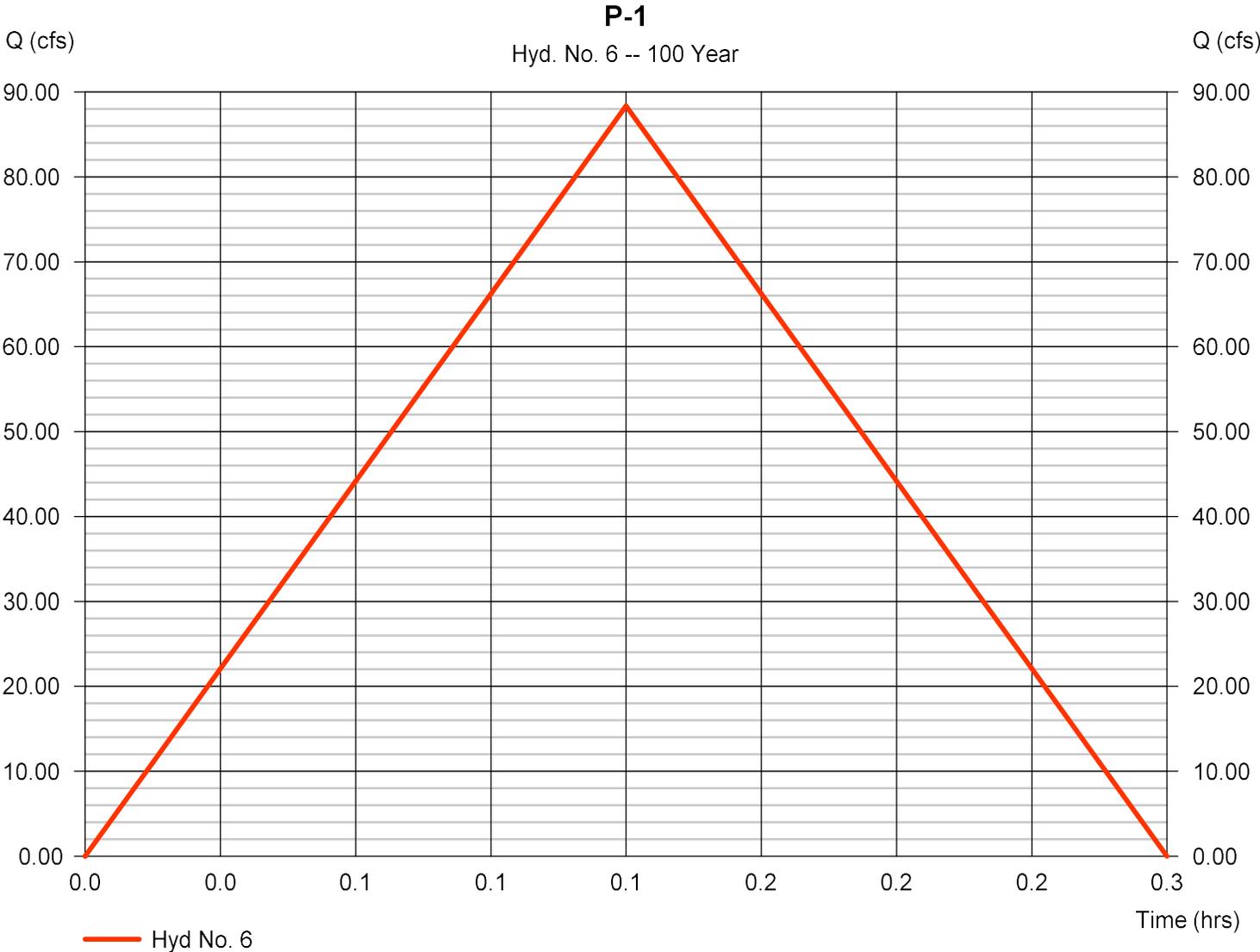


# Hydrograph Report

## Hyd. No. 6

P-1

Hydrograph type	= Rational	Peak discharge	= 88.34 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.13 hrs
Time interval	= 1 min	Hyd. volume	= 42,403 cuft
Drainage area	= 13.080 ac	Runoff coeff.	= 0.76
Intensity	= 8.886 in/hr	Tc by User	= 8.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1



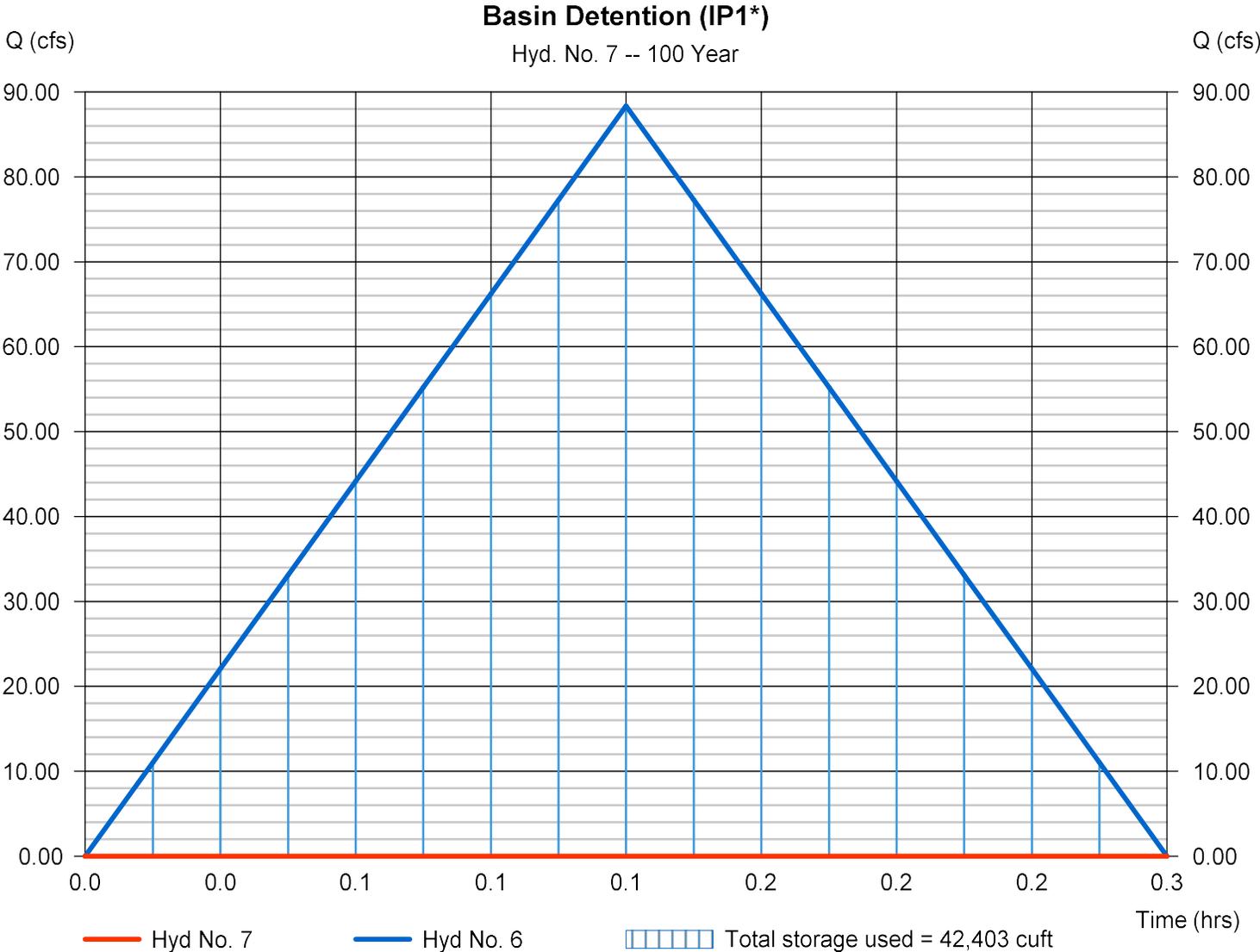
# Hydrograph Report

## Hyd. No. 7

### Basin Detention (IP1\*)

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 100 yrs	Time to peak	= n/a
Time interval	= 1 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 6 - P-1	Max. Elevation	= 1178.49 ft
Reservoir name	= DB-1	Max. Storage	= 42,403 cuft

Storage Indication method used.

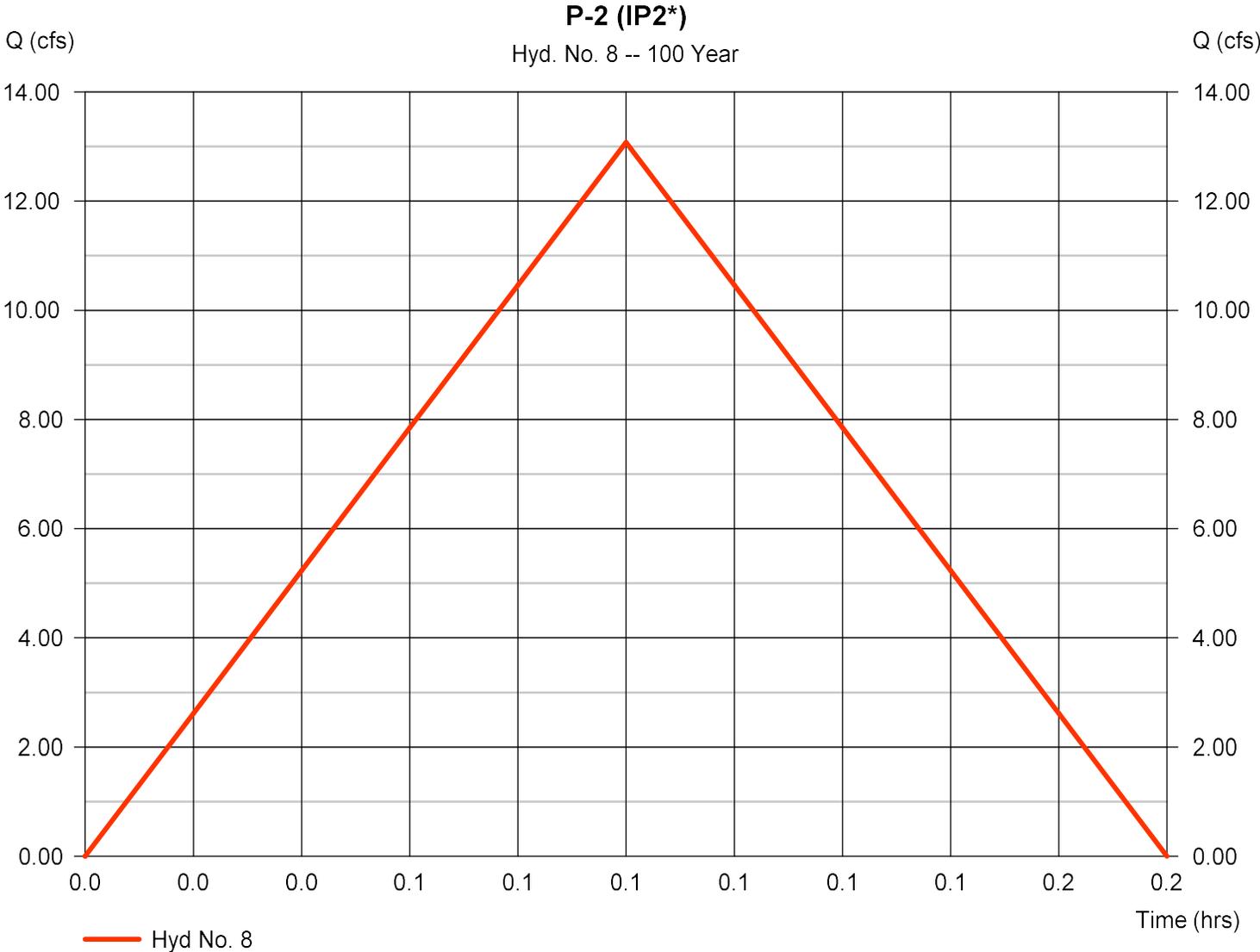


# Hydrograph Report

## Hyd. No. 8

P-2 (IP2\*)

Hydrograph type	= Rational	Peak discharge	= 13.08 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 3,923 cuft
Drainage area	= 1.750 ac	Runoff coeff.	= 0.76
Intensity	= 9.833 in/hr	Tc by User	= 5.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1

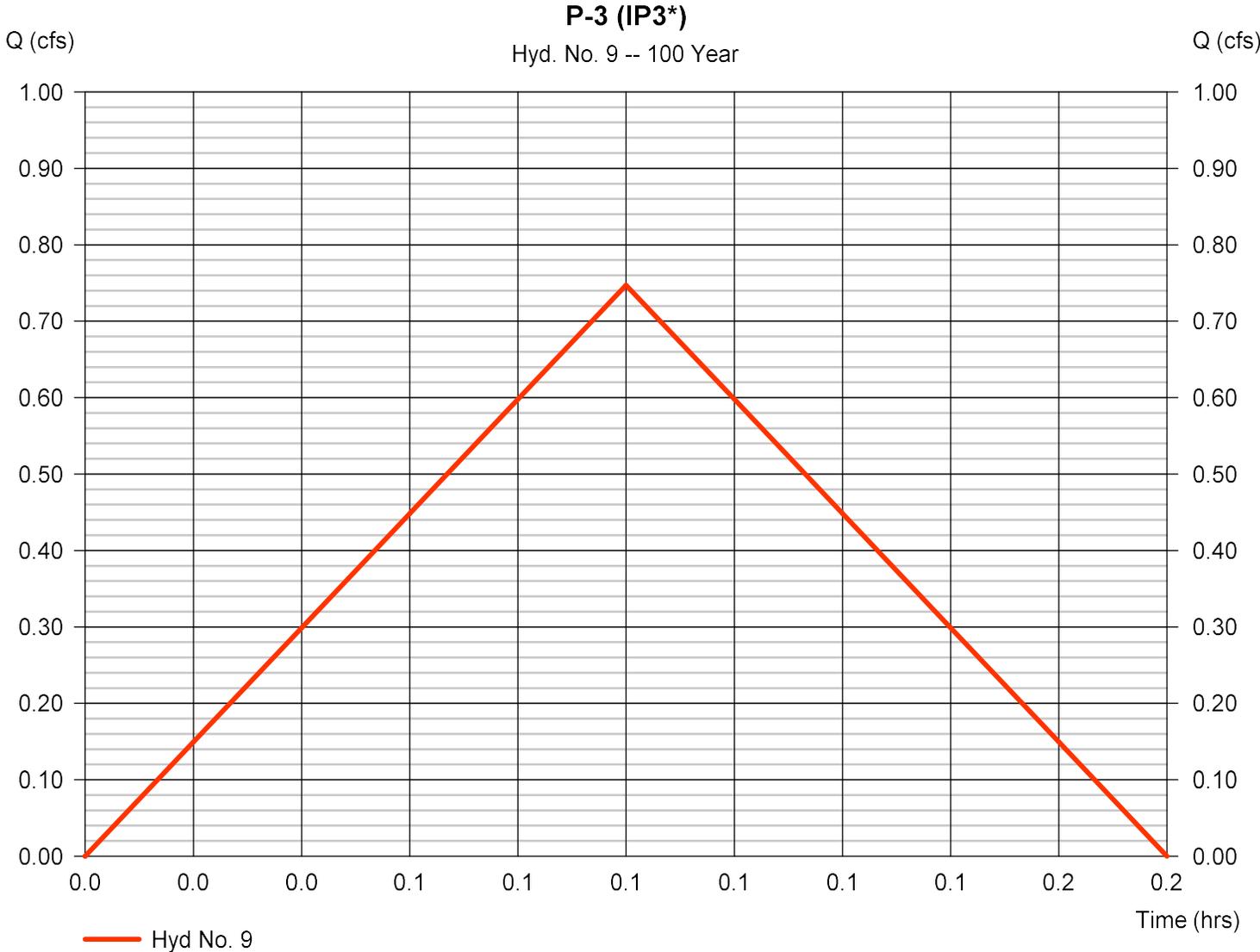


# Hydrograph Report

## Hyd. No. 9

P-3 (IP3\*)

Hydrograph type	= Rational	Peak discharge	= 0.747 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 224 cuft
Drainage area	= 0.100 ac	Runoff coeff.	= 0.76
Intensity	= 9.833 in/hr	Tc by User	= 5.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1

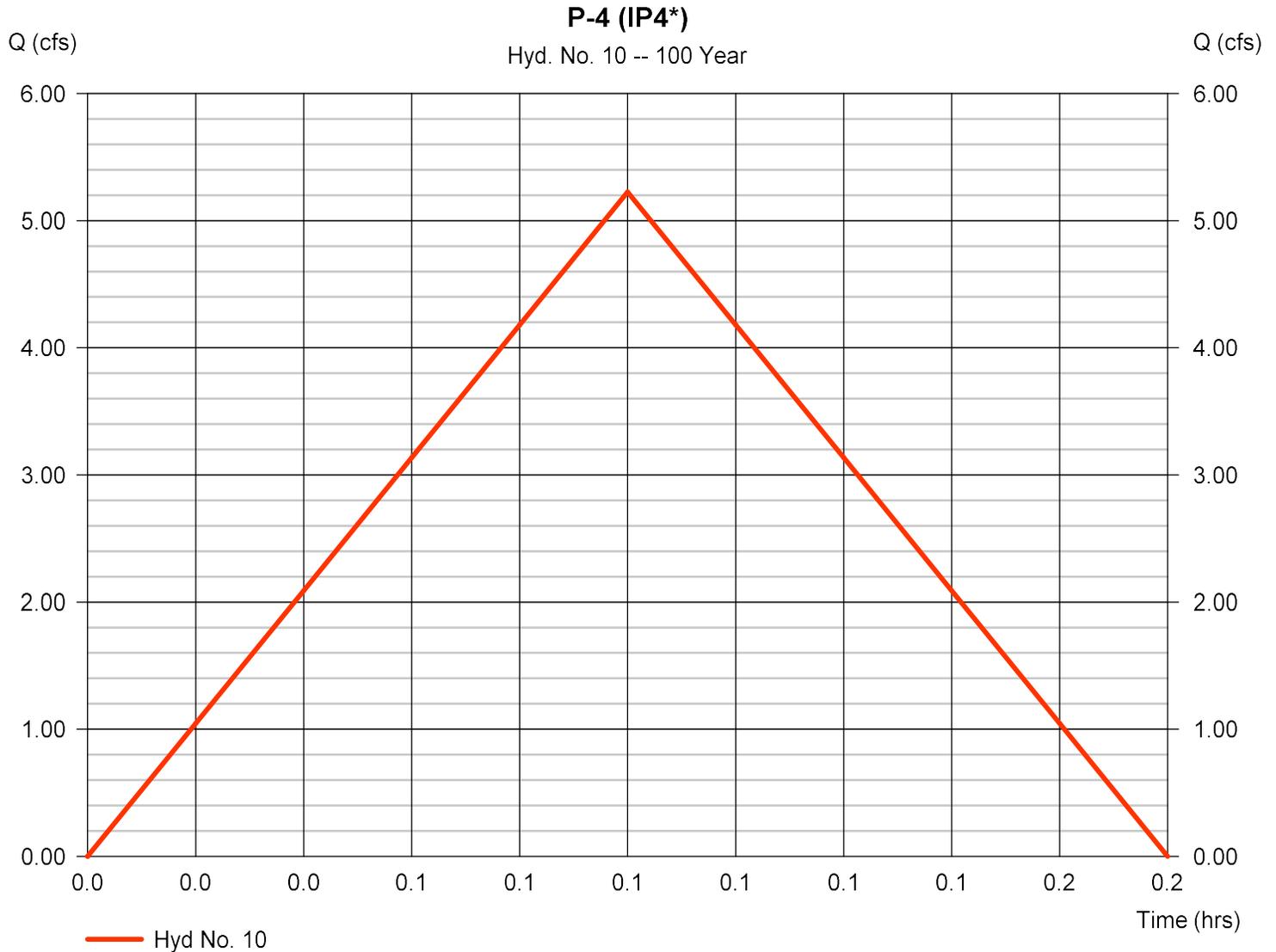


# Hydrograph Report

## Hyd. No. 10

P-4 (IP4\*)

Hydrograph type	= Rational	Peak discharge	= 5.224 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 1,567 cuft
Drainage area	= 0.690 ac	Runoff coeff.	= 0.77
Intensity	= 9.833 in/hr	Tc by User	= 5.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1

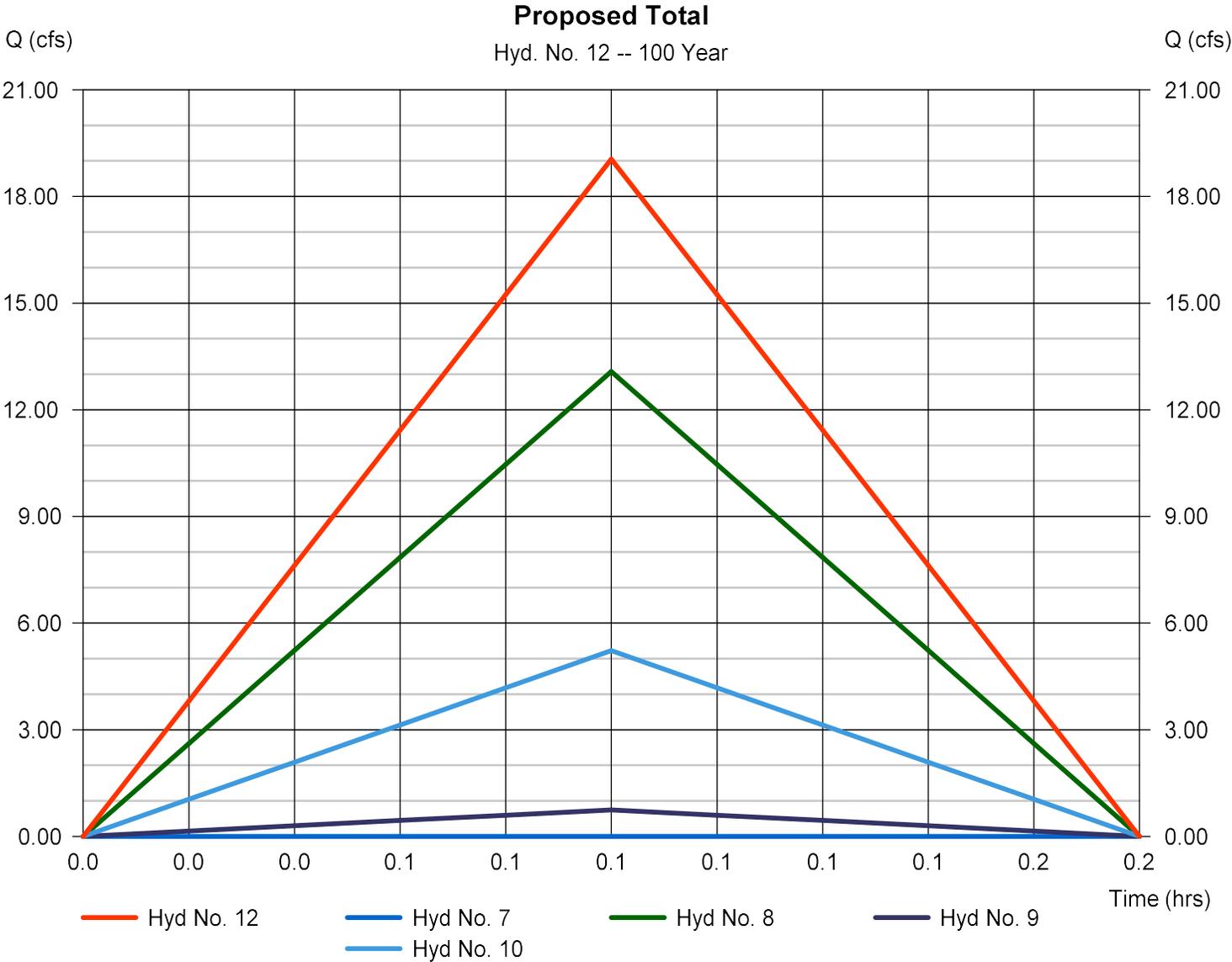


# Hydrograph Report

## Hyd. No. 12

### Proposed Total

Hydrograph type	= Combine	Peak discharge	= 19.05 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 5,715 cuft
Inflow hyds.	= 7, 8, 9, 10	Contrib. drain. area	= 2.540 ac



# Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	-----
2	69.8703	13.1000	0.8658	-----
3	0.0000	0.0000	0.0000	-----
5	79.2597	14.6000	0.8369	-----
10	88.2351	15.5000	0.8279	-----
25	102.6072	16.5000	0.8217	-----
50	114.8193	17.2000	0.8199	-----
100	127.1596	17.8000	0.8186	-----

File name: SampleFHA.idf

**Intensity = B / (Tc + D)^E**

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.69	4.61	3.89	3.38	2.99	2.69	2.44	2.24	2.07	1.93	1.81	1.70
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.57	5.43	4.65	4.08	3.65	3.30	3.02	2.79	2.59	2.42	2.27	2.15
10	7.24	6.04	5.21	4.59	4.12	3.74	3.43	3.17	2.95	2.77	2.60	2.46
25	8.25	6.95	6.03	5.34	4.80	4.38	4.02	3.73	3.48	3.26	3.07	2.91
50	9.04	7.65	6.66	5.92	5.34	4.87	4.49	4.16	3.88	3.65	3.44	3.25
100	9.83	8.36	7.30	6.50	5.87	5.36	4.94	4.59	4.29	4.03	3.80	3.60

Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	2.20	0.00	3.30	4.25	5.77	6.80	7.95
SCS 6-Hr	0.00	1.80	0.00	0.00	2.60	0.00	0.00	4.00
Huff-1st	0.00	1.55	0.00	2.75	4.00	5.38	6.50	8.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	1.75	0.00	2.80	3.90	5.25	6.00	7.10

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**APPENDIX B**

**POST-CONSTRUCITON STORMWATER MANAGEMENT PLAN**

Exhibit D

Name of Addition

**Deerfield Fourth Addition**

SID # **unknown**

**Source and Use of Funds:**

(Provide a separate sheet for the preliminary plat and for each final plat phase.)

	Proposed Improvements		Construction Cost	Total <sup>1</sup> Cost	General Obligation	Special Assessed	Financing <sup>2</sup> Reimbursable
	Quantity						
Storm Sewer	1,000	LF	\$367,000	\$441,000	\$441,000		
Sanitary Sewer	2,000	LF	\$518,000	\$622,000			
Paving	7,600	SY	\$544,000	\$653,000	\$33,000		
City Review Fee	1	LS	\$15,000	\$18,000			
Water	2500	LF	\$501,000	\$602,000			
Gas	2500	LF	\$0	\$0			
Electricity <sup>3</sup>	46	Lot	\$92,000	\$111,000			
<b>Total</b>			<u>\$2,037,000</u>	<u>\$2,447,000</u>	<u>\$474,000</u>		

<sup>1</sup> Total cost includes engineering fees and administrative fees

G.O. Debt Less Reimbursement	\$	474,000	
Valuation	\$	12,000,000	\$260,000 Per Lot
Debt Ratio		3.95%	

Date December 12, 2025















**NEBRASKA DOCUMENTARY STAMP TAX**  
**December 02, 2022**      **\$ 1,417.50**  
**By: CG**  
**# 202206421**

DOCUMENT#: **202206421**  
Recorded 12-02-2022 at 10:32 AM  
*Carol Givens*  
Carol Givens, Register of Deeds  
DODGE COUNTY NE  
Pages: 2 Fee: \$16.00

Return To:  
Ambassador Title Services  
331 Village Pointe Plaza, Ste 102  
Omaha, NE 68118

### WARRANTY DEED

Christensen Group, LLC, a Nebraska limited liability company

Grantor, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain sell, convey and confirm unto

Michael Maley Real Estate, LLC, a Nebraska limited liability company

Grantee, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Dodge County, Nebraska, more particularly described as follows:

See Attached Exhibit "A"

The Grantor covenants with the Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, subject to easements, reservations, covenants and restrictions of record, if any; and subject to all regular and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed this First day of December, 20 22.

Christensen Group, LLC, a Nebraska limited liability company

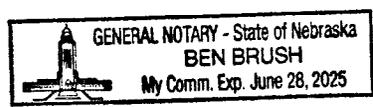
By: *Thomas B. Christensen*  
Thomas B. Christensen, its President

State of Nebraska  
County of Douglas

The foregoing instrument was acknowledged before me on this 1st day of December, 20 22 by Thomas B. Christensen, President of Christensen Group, LLC, a Nebraska limited liability company.

*[Signature]*  
Notary Public

My commission Expires: \_\_\_\_\_



## Exhibit "A"

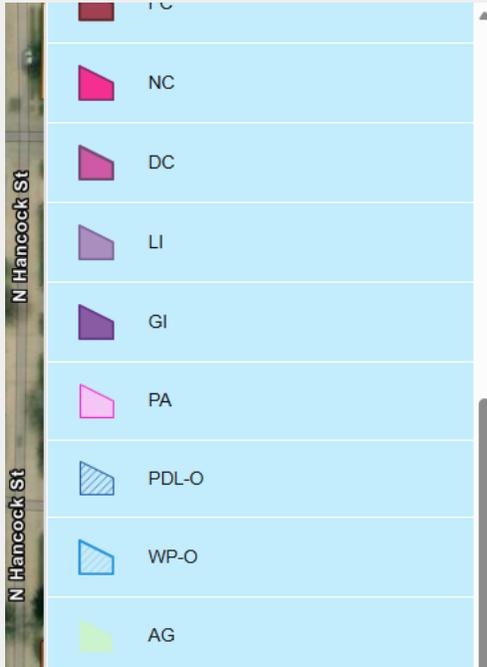
Part of Tax Lot 70 located in the Northeast Quarter (NE1/4) of Section 25, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, being described as follows:

Beginning at the Southeast corner of said NE1/4; thence  $N00^{\circ}11'15''E$  (assumed bearing) on the East line of said NE1/4, a distance of 1304.11 feet; thence  $N89^{\circ}47'13''W$ , a distance of 37.65 feet to the Southeast corner of Lot 9, Block 3, Deerfield Third Addition as platted in the City of Fremont; thence Westerly and Southerly on the Easterly line of said Deerfield Third Addition the following fifteen (15) courses:  $N89^{\circ}47'13''W$ , 150.07 feet;  $S00^{\circ}07'45''W$ , 31.49 feet;  $N89^{\circ}50'10''W$ , 166.44 feet;  $S06^{\circ}33'58''W$ , 128.77 feet;  $S14^{\circ}08'02''W$ , 220.14 feet;  $S55^{\circ}15'55''E$ , 54.78 feet;  $S15^{\circ}49'06''W$ , 122.60 feet;  $S22^{\circ}37'24''W$ , 122.68 feet;  $S34^{\circ}17'39''W$ , 122.40 feet;  $N83^{\circ}19'53''W$ , 81.97 feet;  $N44^{\circ}40'10''W$ , 127.97 feet;  $N28^{\circ}44'44''W$ , 66.67 feet;  $S45^{\circ}15'41''W$ , 128.33 feet;  $N44^{\circ}41'08''W$ , 35.04 feet;  $S45^{\circ}21'06''W$ , 54.94 feet to the Northeast corner of Lot 5R, Replat of Lots 2 Through 7, Block 5, Deerfield Third Addition; thence continuing  $S45^{\circ}21'06''W$  on the Easterly line of said Lot 5R, a distance of 149.52 feet to the Southeast corner of said Lot 5R; thence  $S45^{\circ}21'06''W$  on the Southwesterly extension of said Easterly line, a distance of 33.00 feet to the centerline of Old Highway 8; thence  $S44^{\circ}40'19''E$  on said centerline, a distance of 404.89 feet to a point of curvature; thence Southeasterly continuing on said centerline, on a 1909.87 foot radius curve to the left, an arc distance of 318.76 feet to the South line of said NE1/4, the chord of said curve bears  $S49^{\circ}27'12''E$ , a distance of 318.39 feet; thence  $S89^{\circ}55'33''E$  on said South line, a distance of 484.58 feet to the Point of Beginning.

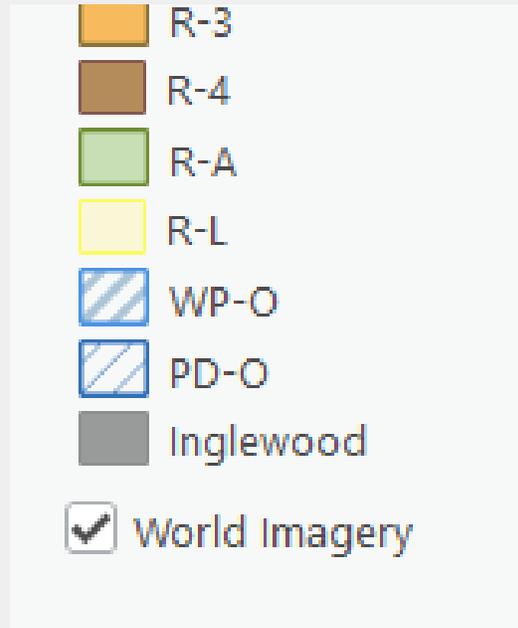
\*\*\*NOTE: The Company has been made aware that the land to be insured by the commitment is less than the description showing above and will be determined by survey or plat. See Schedule BI, #6.\*\*\*



### PDL-O corrected to PD-O



**BEFORE**



**AFTER**

# State Lakes corrected AG to R-L

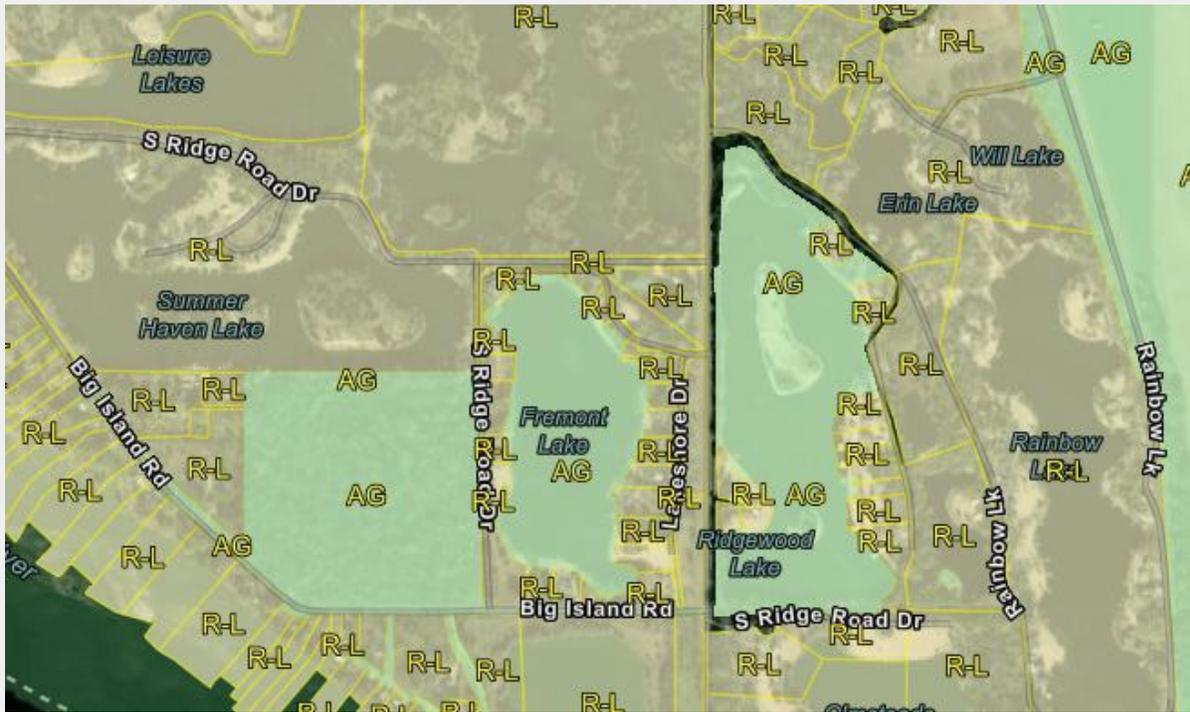


**BEFORE**



**AFTER**

Multiple private Lakes and community space in area corrected to AG to R-L

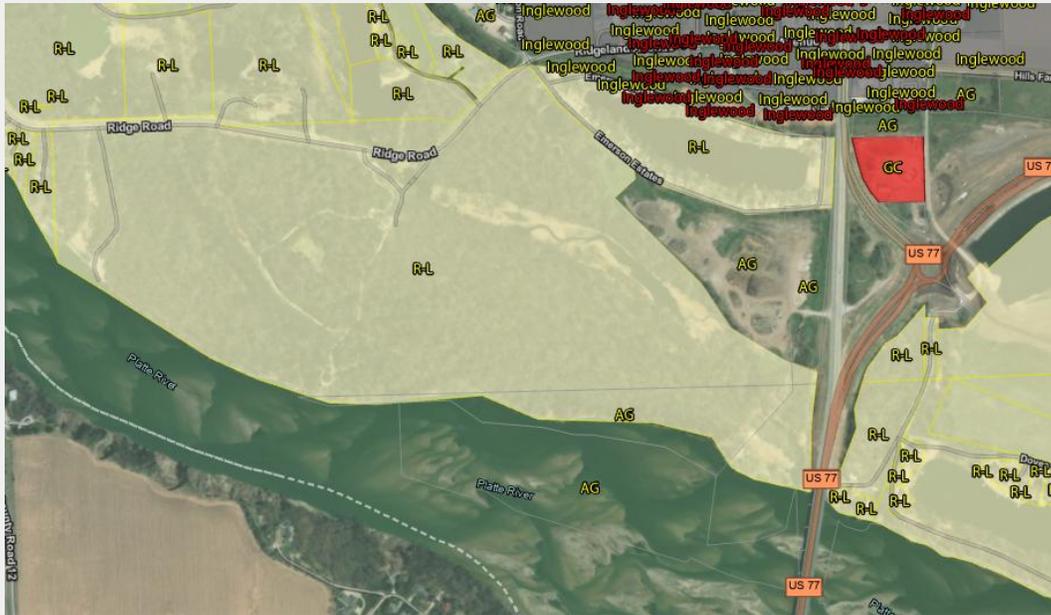


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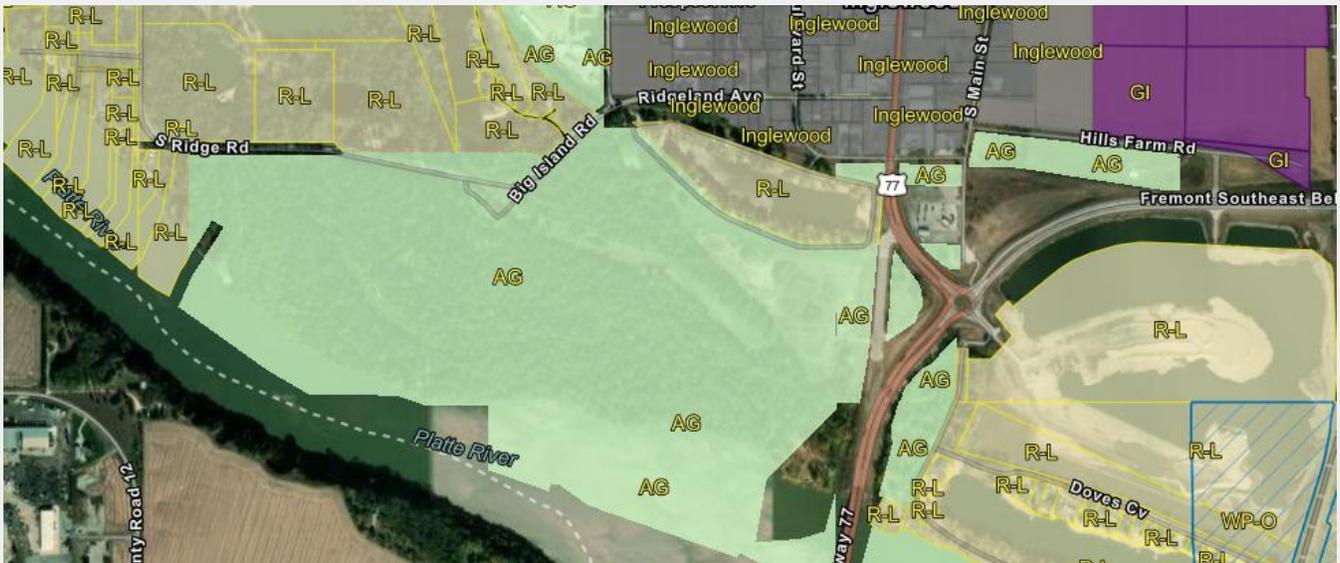


AFTER

# Hormel Park corrected from AG to R-L



**BEFORE**

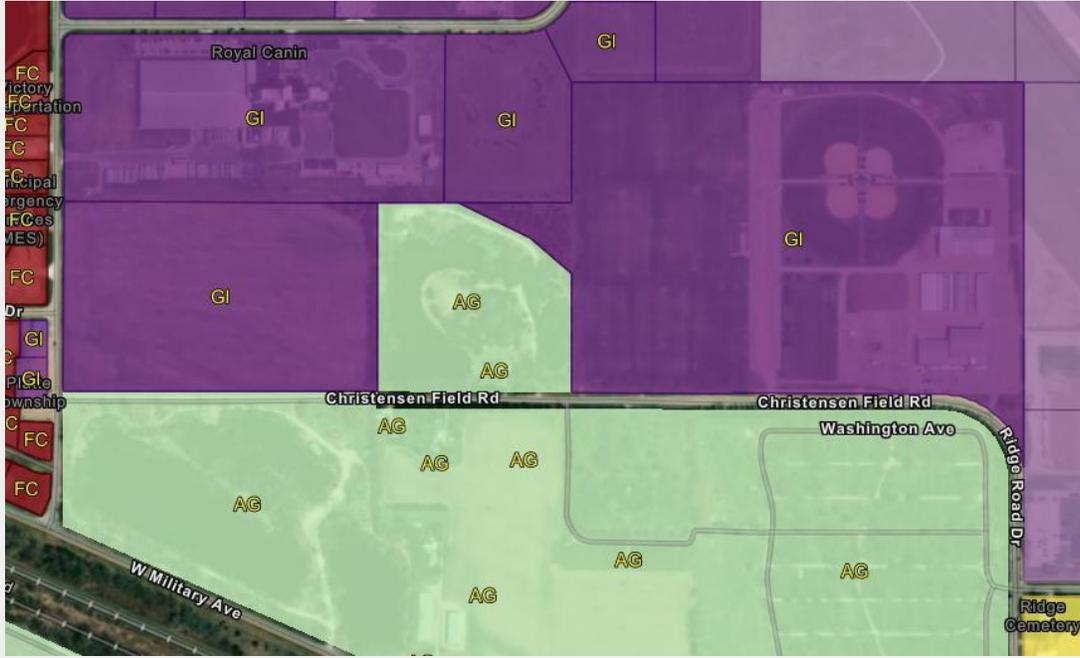


**AFTER**

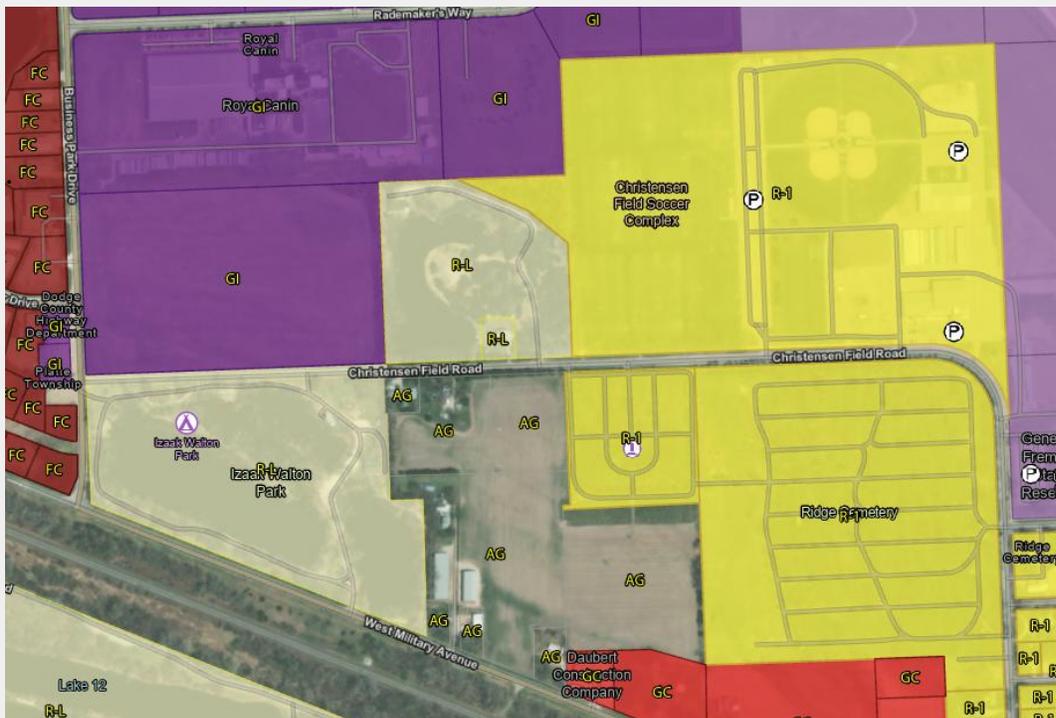
Lake residence and Izaak Waltons from AG to R-L.

Christensen Field from GI to R-1.

Calvary and Ridge Cemetery from AG to R-1.



**BEFORE**



**AFTER**

Substation E and lot (parcel #270102063) between 2 GC lots from AG to GC.  
3 lots west of Ridge Rd from R-A to R-1



**BEFORE**

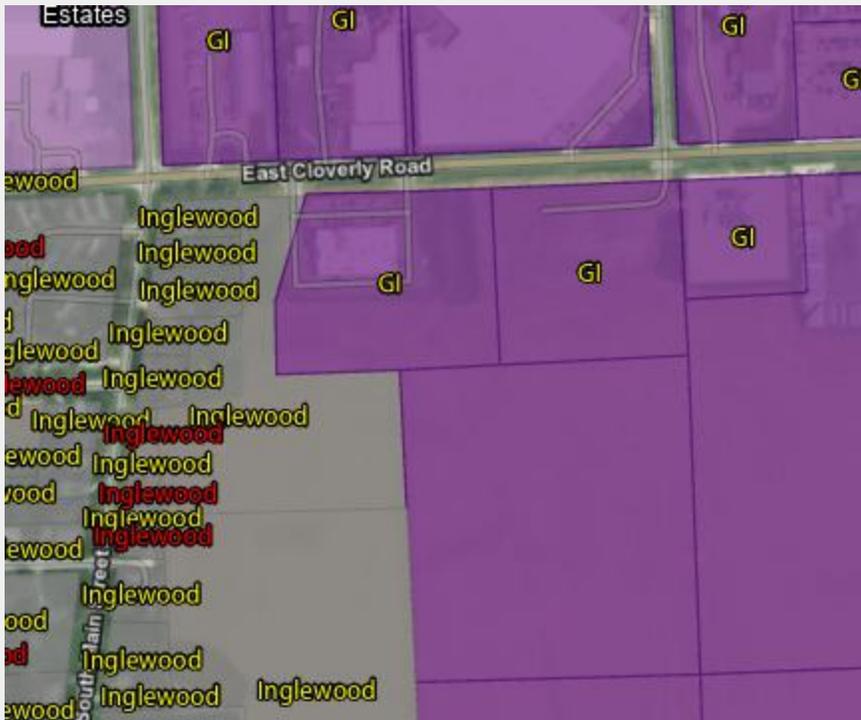


**AFTER**

# Corrected boundary around Costco Testing Lab



**BEFORE**

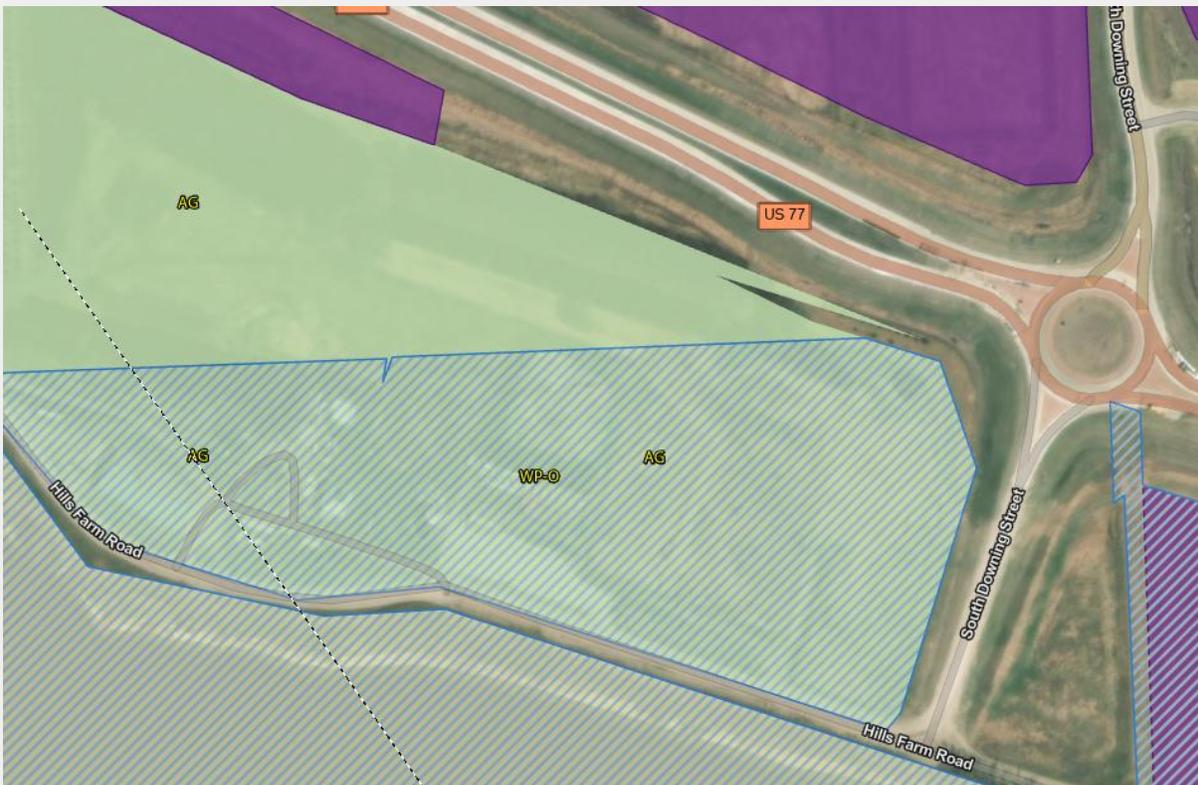


**AFTER**

### Incorrect PDL Overlay to correct WP Overlay

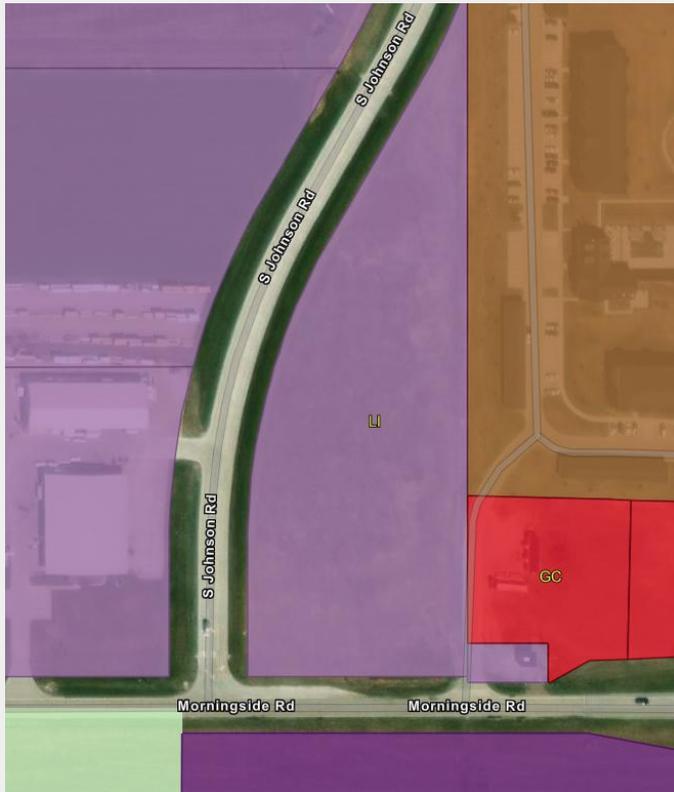


**BEFORE**



**AFTER**

**Lot west of Fremont Commons and East of S. Johnson from LI to R-4**



**BEFORE**



**AFTER**

# Large lot in Morningside Pointe from NC to R-4



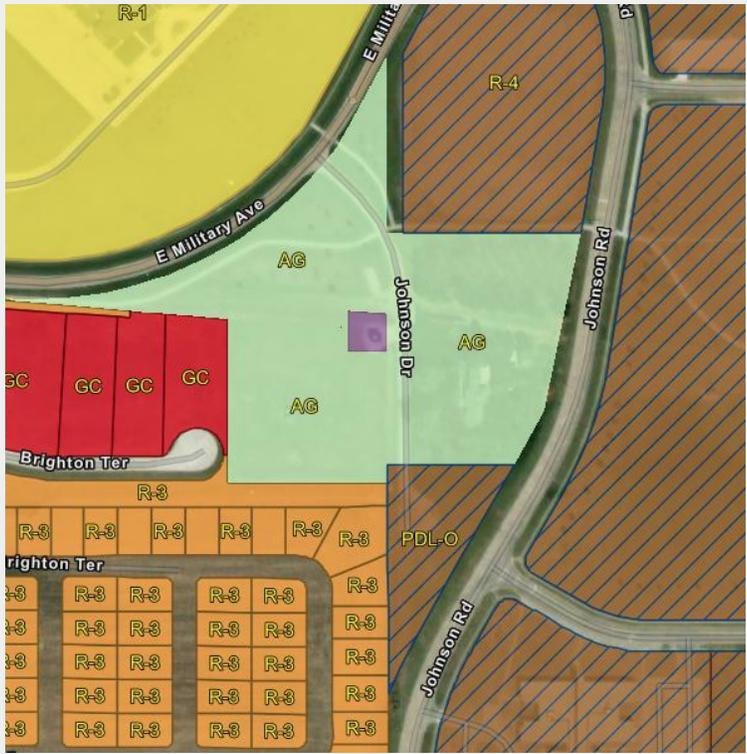
**BEFORE**



**AFTER**

2 lots west of N. Johnson Rd from AG to R-3 and 1 lot from L-I to R-3.

1 lot east of N. Johnson Rd from AG to R-4.

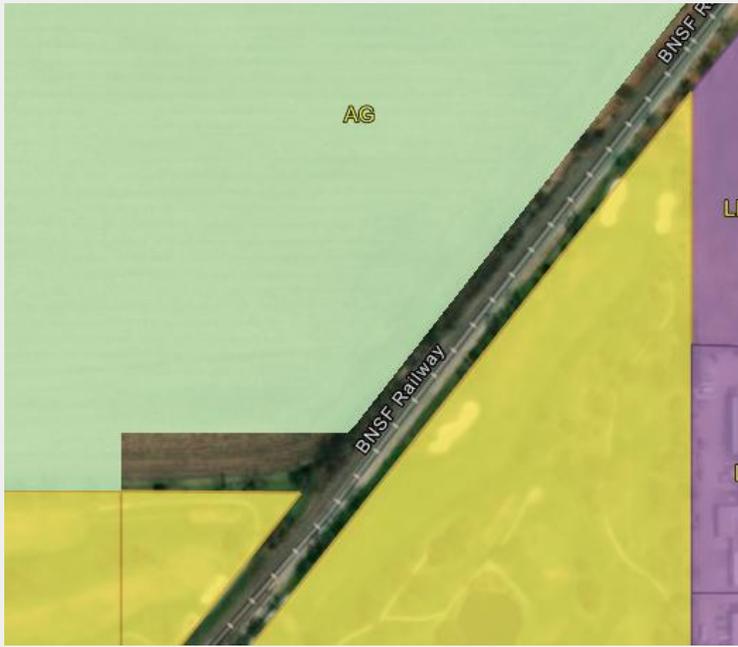


BEFORE



AFTER

**Corrected missing Zoning north of Fremont Golf Course.**

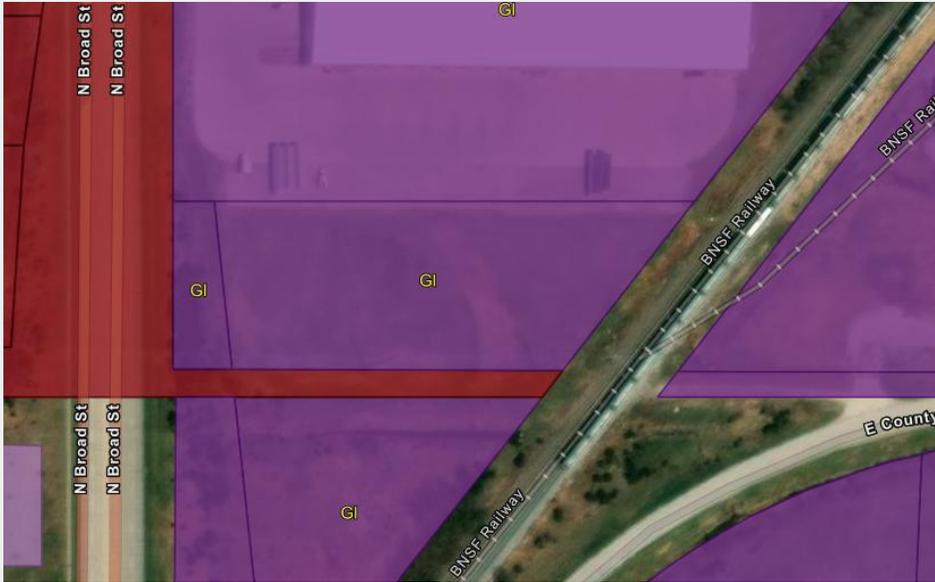


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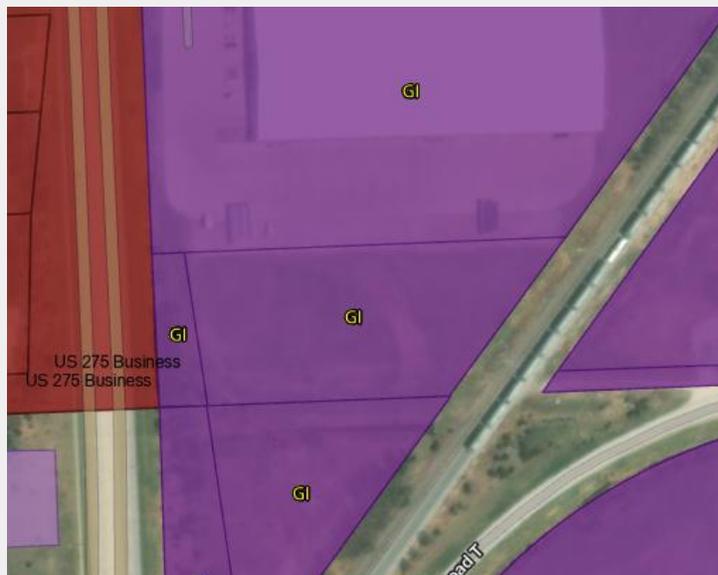


**AFTER**

# Corrected irregular zoning



**BEFORE**



**AFTER**

## Corrected irregular zoning



## BEFORE



## AFTER

### Corrected boundary of lot and the irregular zoning

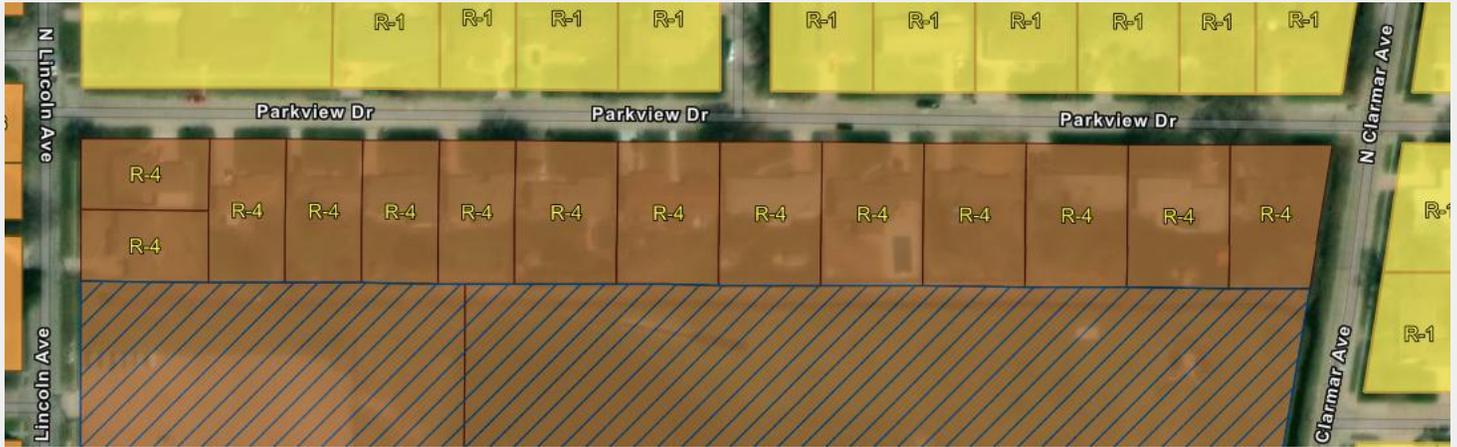


**BEFORE**

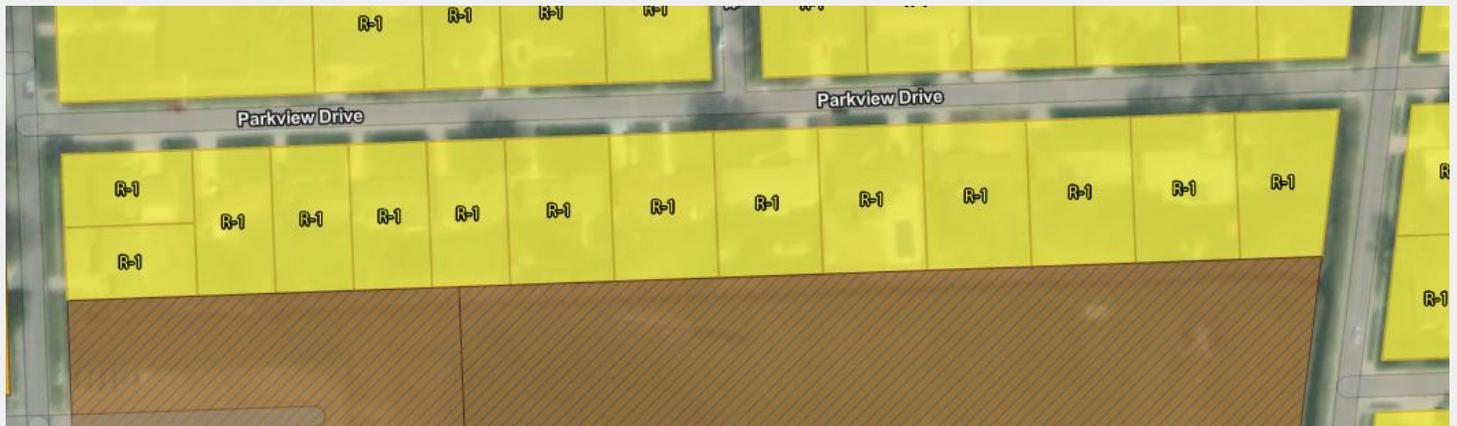


**AFTER**

## Corrected Zoning of lots north of the YMCA from R-4 to R-1



**BEFORE**



**AFTER**

# Corrected Zoning of lots west of Inglewood Boundary

**BEFORE**



**AFTER**



# Zoning added to Railroad R.O.W.



**BEFORE**



**AFTER**

# STAFF REPORT

TO: Planning Commission  
FROM: Jeffrey B Ray, AICP, Planning Director  
DATE: February 16, 2026  
SUBJECT: Unified Development Code Text Amendment

---

**Recommendation:** Approval

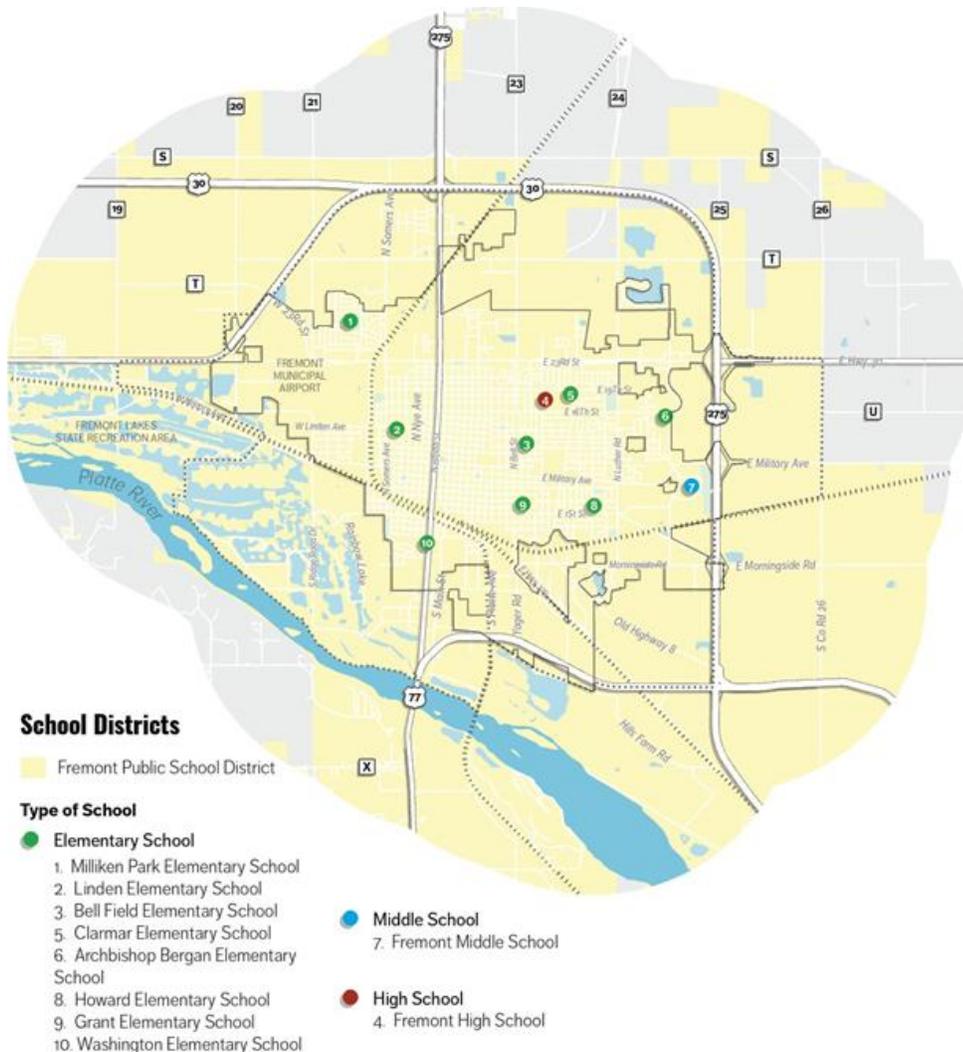
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## Application:

A request by Alex Henry, Rainwood Development Partners, for a Zoning Text Change so that “Education Facility, Primary & Secondary” use can be considered as substantially similar to the “Education Facility, College, University, and Vocational Use,” which would allow the Primary & Secondary Education use with the approval of a Conditional Use Permit in GC Zoning District.

## Background:

Schools are at the following locations.



The UDC defines Educational Facilities as a public, parochial, or private institution that provides educational instruction to students with the two following subcategories.

1. Primary and Secondary. Educational facilities including elementary schools, junior high schools, and senior high schools as well as customary accessory uses such as unlit athletic fields, playgrounds, and temporary classrooms.
2. College, University, and Vocational. Facilities for post-secondary education including classrooms, laboratories, offices, dining halls, auditoriums, stadiums, and field houses.

Per Table 11-501 (B), Institutional education facilities are permitted in the following districts:

<i>Institutional</i>	<i>AG</i>	<i>R-L</i>	<i>R-A</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>MH</i>	<i>DC</i>	<i>NC</i>	<i>GC</i>	<i>FC</i>	<i>LI</i>	<i>GI</i>	<i>PA</i>	<i>WP</i>
Educational Facility, College, University, and Vocational						C	C		C	C	C	C	C	C		
Education Facility, Primary and Secondary	C			C	C	C	C									C

Conditional Use permit criteria include:

- A. **Educational Facility - College, University, Vocational Schools.** Any educational facility building that exceeds the height of an adjacent residential dwelling by more than one (1) story shall provide at least one (1) of the height transitions detailed below:
  1. Provide a step down in height along the shared property line to meet the height of the building on an applicable property for a minimum of fifty (50) percent of the façade.
  2. Increase the setback by ten (10) feet for each story exceeding the height of the adjacent residential dwelling. The increased setback shall be applied to the building façade adjacent to the residential dwelling.
  3. Provide a Landscape Transition Zone at the subject property line adjacent to the residential dwelling.
- B. **Educational Facility – Primary and Secondary Schools.** Any educational facility building that exceeds the height of an adjacent residential dwelling by more than one (1) story shall provide at least one (1) of the height transitions detailed below:
  1. Provide a step down in height along the shared property line to meet the height of the building on an applicable property for a minimum of fifty (50) percent of the façade.
  2. Increase the setback by ten (10) feet for each story exceeding the height of the adjacent residential dwelling. The increased setback shall be applied to the building façade adjacent to the residential dwelling.
  3. Provide a Landscape Transition Zone according to Section 11-603: *Landscape*, at the subject property line adjacent to the residential dwelling.

**Staff Recommendation for the text UDC Amendment**

Staff recommends adding Conditional Use Permits to “Education Facility, Primary and Secondary” in the Neighborhood Commercial and General Commercial Districts in Table 11-501(B) as highlighted below.

<i>Institutional</i>	<i>AG</i>	<i>R-L</i>	<i>R-A</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>MH</i>	<i>DC</i>	<i>NC</i>	<i>GC</i>	<i>FC</i>	<i>LI</i>	<i>GI</i>	<i>PA</i>	<i>WP</i>
Educational Facility, College, University, and Vocational						C	C		C	C	C	C	C	C		
Education Facility, Primary and Secondary	C			C	C	C	C			C	C					C

## STAFF REPORT

TO: Planning Commission  
FROM: Jeffrey B Ray, AICP, Planning Director  
DATE: February 16, 2026  
SUBJECT: Pearson's Subdivision Replat 1, Final Plat

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**Recommendation:** Conditional Approval

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**Project:**

This is a request for a Final Plat on property generally located on the south side of W. Washinton Street between S. Nye and S. I streets.

The proposed subdivision consists of eleven residential lots ranging in size from 5,957 to 8,463 square feet and is consistent with the approved Preliminary Plat.

**Recommended Conditions of Approval:**

The proposed Final Plat is satisfactory provided the following conditions are satisfied prior to recording the subdivision.

1. The base flood elevation (BFE) and the finished floor elevation (FFE) need to be shown on each lot.
2. The City Engineer has approved and accepted all required public improvements.
3. Note the right-of-way of S Rogers Circle is to be dedicated to the City of Fremont.
4. The applicant obtains an approved subdivision agreement from the City of Fremont.

Schools are at the following locations.



## STAFF REPORT

TO: Planning Commission  
FROM: Jeffrey B Ray, AICP, Planning Director  
DATE: February 16, 2026  
SUBJECT: H&M Subdivision Lot 2, Lopez Conditional Use Permit

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**Recommendation:** Approval

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**Project:**

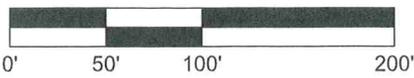
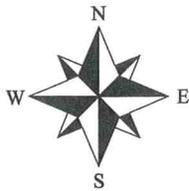
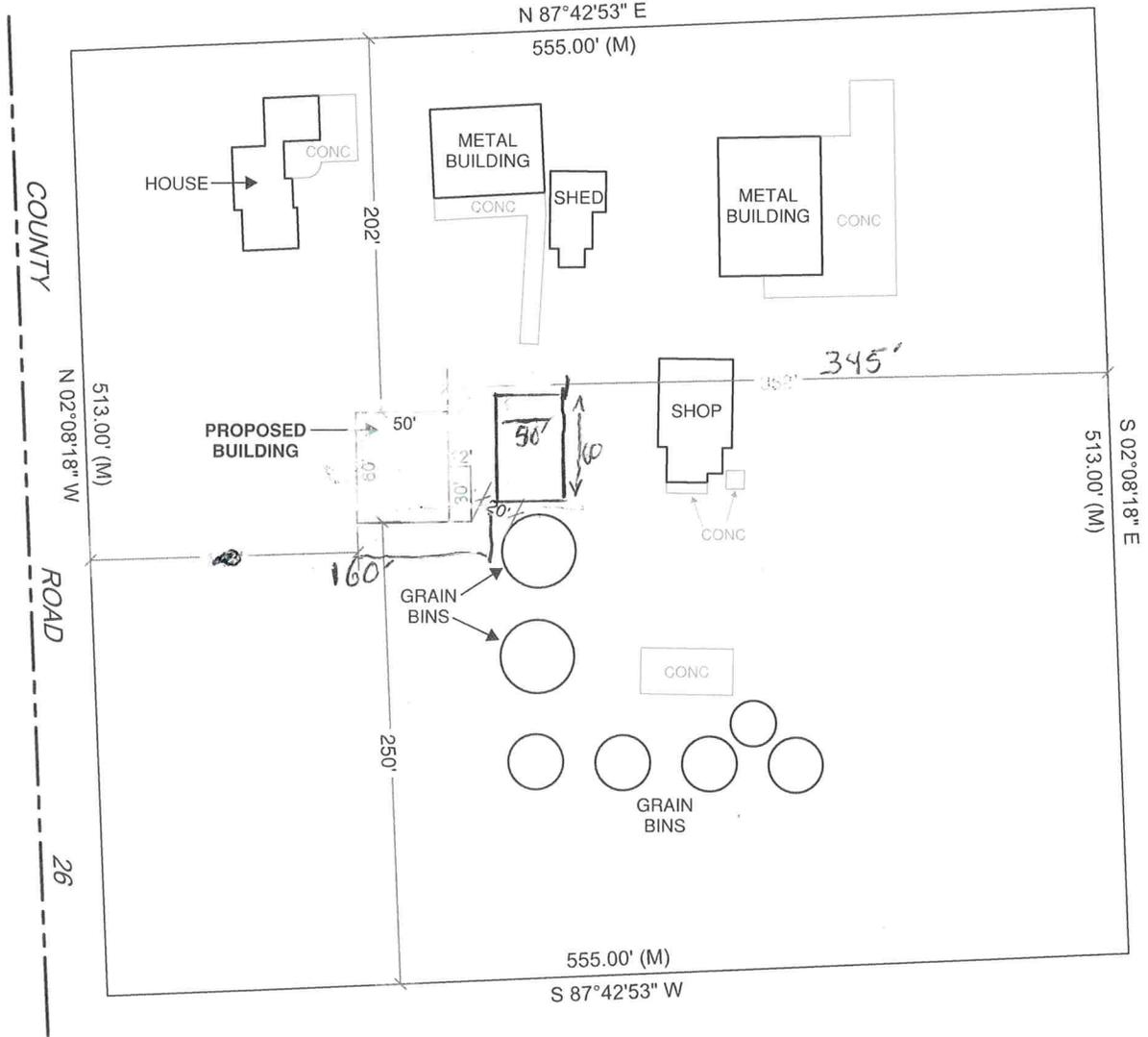
This is a request for a Conditional Use Permit on property generally located near the southeast corner of County Road 26 and County Road W in the City of Fremont's ETJ.

The proposed CUP is for a 50' x 60' accessory building. The site is zoned PA, Port Authority and accessory uses are authorized via a Conditional Use Permit. The proposed structure will be near the center of the lot and setback from all other structures a minimum of 10'. The proposed accessory structure shall comply with all setbacks and the maximum impervious lot coverage per the attached Site Plan.

# SITE PLAN

## H & M SUBDIVISION LOT 2 (6.53 ACRES)

1130 SOUTH COUNTY ROAD 26  
FREMONT, NE 68025



SCALE: 1" = 100'

### IMPERVIOUS COVERAGE CALCULATIONS

TOTAL LOT AREA	284,714 SQ. FT.	
EXISTING RESIDENTIAL STRUCTURE	2,416 SQ. FT.	0.85%
EXISTING ACCESSORY BUILDINGS	16,622 SQ. FT.	5.84%
EXISTING PAVEMENT COVERAGE	8,591 SQ. FT.	3.02%
PROPOSED ACCESSORY BUILDING	3,360 SQ. FT.	1.18%
TOTAL PERVIOUS AREA	253,725 SQ. FT.	89.12%
TOTAL IMPERVIOUS AREA	30,989 SQ. FT.	10.88%

LOT AREA 284,714 SQ. FT.  
 x 7.5%  
 -----  
 MAX. ACCESSORY AREA 21,353.55 SQ. FT.  
 EXISTING ACCESSORY 16,622 SQ. FT.  
 PROPOSED ACCESSORY 3,360 SQ. FT.  
 -----  
 TOTAL ACCESSORY 19,982 SQ. FT.

## STAFF REPORT

TO: Planning Commission  
FROM: Jeffrey B Ray, AICP, Planning Director  
DATE: February 16, 2026  
SUBJECT: Comprehensive Plan Review

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**Recommendation:** Continue Discussion

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The Fremont Comprehensive Plan tasks the Planning Commission with creation of an Annual Progress Report. As part of the report which staff will prepare, the Planning Commission should review the Action Matrix on page 119-124 of the Comprehensive Plan.

**Please review Chapter 4 goals outlined in the Action Matrix and be prepared to discuss each at our meeting.** We will continue the remaining goals at future meetings.

Specifically consider the following:

1. Has the goal been met or is it still on track to be met in the specified timeline?
2. Is the goal still relevant or have conditions changed so that the goal should be amended or eliminated?
3. What are the priorities that should be conveyed to the City Council to implement the people's vision in the Comprehensive Plan?