

DITTMER COMMERCIAL

PRELIMINARY PLAT

CRETE, NEBRASKA

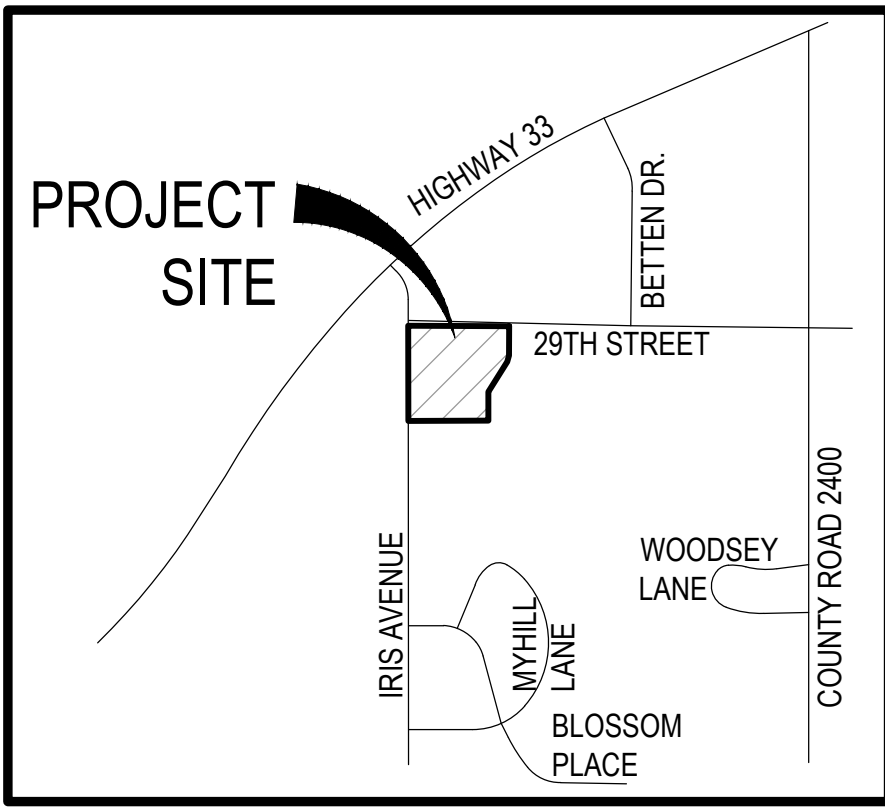
VARIANCES

- PRIVATE ROADWAYS WITHIN DEVELOPMENT. (Article 3 Subdivision Regulations, 11-307, (12)).
- CROSS PARKING TO MEET REQUIRED PARKING REQUIREMENTS WITHIN LOTS 2, 3, 4, 5, 6 & 7. (Article 5 Supplementary Regulations, 11-508, (2)(C)).
- SIDEWALK AND STREET TREES ALONG THE EAST SIDE OF IRIS AVENUE BETWEEN 29TH STREET AND BIG MAC DRIVE TO BE LOCATED OUTSIDE OF THE STREET RIGHT-OF-WAY AND WITHIN A PEDESTRIAN AND LANDSCAPE EASEMENT ON LOT 1. (Article 5 Supplementary Regulations, 11-524, (2)(b) and (c)).
- SIDEWALK ALONG THE SOUTH SIDE OF BIG MAC DRIVE, ADJACENT TO OUTLOT A, NOT TO BE INSTALLED UNTIL SUCH TIME AS OUTLOT A IS DEVELOPED OR THE CITY OF CRETE DETERMINES NECESSARY. (Article 5 Supplementary Regulations, 11-524, (2)(b)).
- SIDEWALK AND STREET TREES ALONG THE EAST SIDE OF IRIS AVENUE, ADJACENT TO OUTLOT A, NOT TO BE INSTALLED UNTIL SUCH TIME AS OUTLOT A OR THE PROPERTY TO THE SOUTH OF OUTLOT A IS DEVELOPED OR AT SUCH TIME AS THE CITY OF CRETE DETERMINES NECESSARY. (Article 5 Supplementary Regulations, 11-524, (2)(b) and (c)).

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT	DELTA
1	175.00'	69.17'	S72°01'06"E	68.72'	35.04'	022°38'51"
2	225.00'	121.37'	N76°08'53"W	119.91'	62.20'	030°54'25"
3	200.00'	107.89'	N76°08'53"W	106.58'	55.29'	030°54'25"
4	200.00'	107.89'	S76°08'53"E	106.58'	55.29'	030°54'25"
5	100.00'	55.70'	N75°38'40"W	54.98'	28.59'	031°54'52"
6	100.00'	55.70'	N14°21'20"E	54.98'	28.59'	031°54'52"

50 0 50
1 inch = 50 ft.

VICINITY MAP



OWNER/DEVELOPER:
DITTMER & DITTMER, L.L.C.
RON DITTMER, MANAGING MEMBER
P.O. BOX 283
1600 W 12TH
CRETE, NE 68333
402-641-7740

ENGINEER:
E & A CONSULTING GROUP, INC.
RICHARD ONNEN
701 O STREET, SUITE 400
LINCOLN, NE 68508
402-420-7217

SURVEYOR:
CATLETT SURVEYING
THOMAS CATLETT
13650 S. 150TH COURT
BENNET, NE 68317
402-217-5816

LEGAL DESCRIPTION OF PRELIMINARY PLAT

A TRACT OF LAND BEING A PART OF OUTLOT 'A', DITTMER ESTATES ADDITION LOCATED IN THE NE1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 4 EAST OF THE 6TH P.M., CITY OF CRETE, SALINE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 26; THENCE N88°23'54"E (AN ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID NE1/4 OF SECTION 26, A DISTANCE OF 673.29 FEET; THENCE S01°36'06"E, A DISTANCE OF 274.48 FEET; THENCE S30°18'46"W, A DISTANCE OF 210.72 FEET; THENCE S02°03'06"E, A DISTANCE OF 212.25 FEET; THENCE S87°56'54"W, A DISTANCE OF 558.32 FEET TO A POINT ON THE WESTERLY LINE OF SAID NE1/4 OF SECTION 26; THENCE N02°03'06"W ALONG THE WESTERLY LINE OF SAID NE1/4 OF SECTION 26, A DISTANCE OF 670.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 414,194.39 SQUARE FEET OR 9.51 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATE

I, THOMAS B. CATLETT, NEBRASKA REGISTERED LAND SURVEYOR NO. 502, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS, MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT, AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS IN NEBRASKA IN EFFECT AT THE TIME OF THIS SURVEY.

THOMAS B. CATLETT
NEBRASKA R.L.S. NO. 502

DATE _____

GENERAL NOTES

- THIS PRELIMINARY PLAT CONTAINS 9.22 ACRES.
- THIS PRELIMINARY PLAT INCLUDES 7 COMMERCIAL LOTS AND 1 OUTLOT FOR DETENTION AND OPEN SPACE.
- ZONING IS C-1.
- SETBACKS SHALL MEET THE THE C-1 ZONING REQUIREMENTS.
- RIGHT-OF-WAY ADJACENT TO 29TH STREET AND IRIS STREET SHALL BE DEDICATED TO THE CITY OF CRETE AT TIME OF FINAL PLAT.
- PRIVATE ROADWAYS SHALL HAVE 50 FOOT WIDE PUBLIC ACCESS AND UTILITY EASEMENTS AS SHOWN. PAVEMENT WIDTH SHALL BE 27 FEET WIDE, BACK TO BACK OF CURB.
- PERPENDICULAR PARKING SHALL BE PERMITTED ALONG PRIVATE ROADWAYS.
- PUBLIC ACCESS SHALL BE GRANTED OVER THE 25 FOOT WIDE DRIVEWAYS AS SHOWN.
- ALL OUTLOTS SHALL BE MAINTAINED BY AN ASSOCIATION OF THE COMMERCIAL PROPERTY OWNERS.
- UTILITY EASEMENTS TO BE PROVIDED AS REQUIRED.
- SANITARY SEWER TO BE 8" PIPE TO THE EXISTING MANHOLE LOCATED AT IRIS STREET AND HIGHWAY 33.
- WATER TO BE 6" PIPE CONNECTED TO THE EXISTING WATER MAIN LOCATED ON THE NORTH SIDE OF 29TH STREET.
- TOPOGRAPHIC GRADING CONTOURS ARE AT NAVD 1988.
- ALL LOT LINES ARE CONCEPTUAL AND FINAL PLATS MAY SHOW DIFFERENT LOT DIMENSIONS.
- ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.

CITY OF CRETE PLANNING COMMISSION APPROVAL

THIS PRELIMINARY PLAT OF "DITTMER COMMERCIAL" AS DESCRIBED HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA ON THE _____ DAY OF _____, 2024

DAVE JURENA, COMMISSION CHAIR TOM OURADA, ZONING ADMINISTRATOR

CITY OF CRETE CITY COUNCIL APPROVAL

THIS PRELIMINARY PLAT OF "DITTMER COMMERCIAL" AS DESCRIBED HAS BEEN APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA ON THE _____ DAY OF _____, 2024

DAVE BAUER, MAYOR NANCY TELLEZ, CITY CLERK

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	SITE PLAN
2	UTILITY PLAN
3	STREET TREE PLAN
4	GRADING PLAN
5	PROFILE SHEET

LEGEND	
	BOUNDARY LINE
	SECTION LINE
	ADJACENT PROPERTY LINE
	PROPOSED LOT LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	100YR FLOODPLAIN
	TREE MASS
	SECTION CORNER
	PROPERTY CORNER FOUND (AS NOTED)
	PROPERTY CORNER SET (5/8"x24" CAPPED REBAR LS 502)
	RECORD DISTANCE
	MEASURE DISTANCE
	FENCE LINE

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Engineering • Planning • Environmental & Field Services



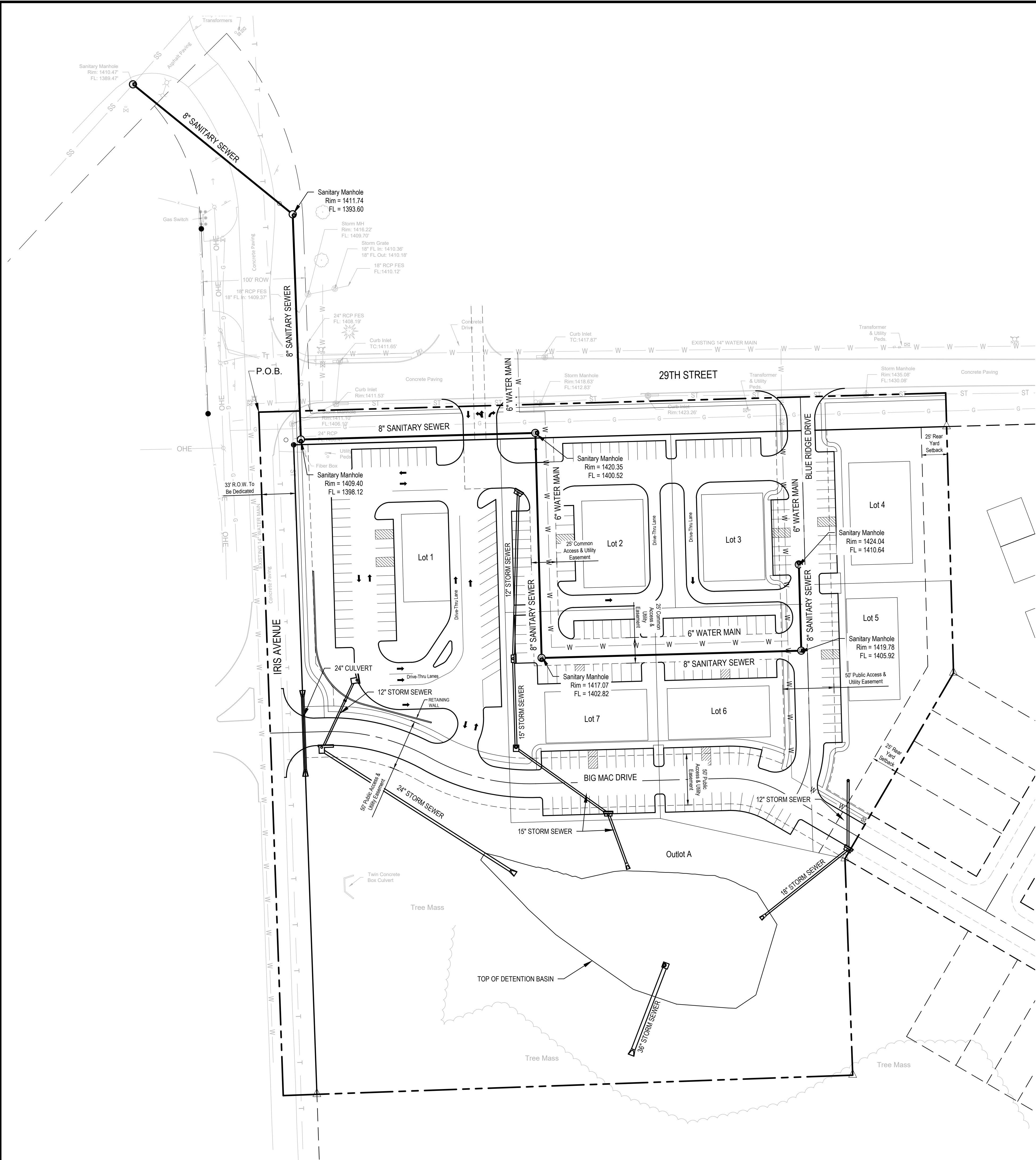
DITTMER COMMERCIAL
PRELIMINARY PLAT

SITE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

Revision	Description	Date
1	Initial Design	08/15/2024
2	Final Design	08/15/2024
3	Final Design	08/15/2024
4	Final Design	08/15/2024
5	Final Design	08/15/2024

Proj No:	2022-288-001
Date:	08/15/2024
Designed By:	MLK, JJ
Drawn By:	MLK, JJ
Scale:	AS SHOWN
Sheet:	1 of 5



UTILITY LEGEND

--- Boundary Line of Preliminary Plat

--- Proposed Lot Line

--- Easement Line

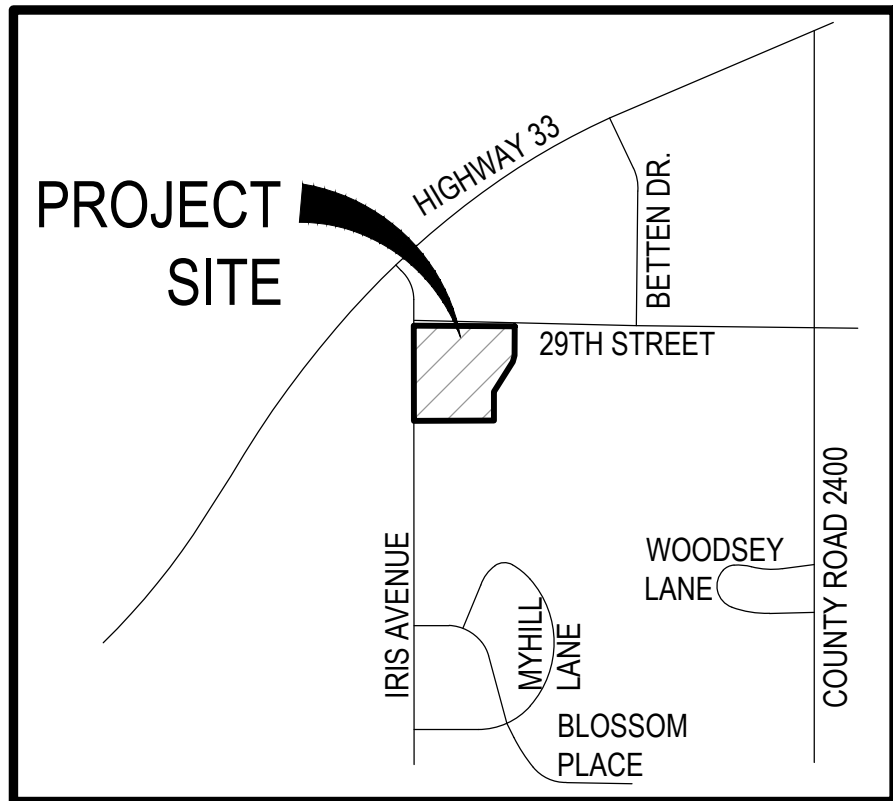
E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 2077 N Street, Suite 400 Lincoln, NE 68510-1068 Phone: 402.420.7217 www.easg.com State of NE Certificate of Authorization #C-00008	
E & A CONSULTING GROUP, INC. <i>Engineering Answers</i>	
DITTMER COMMERCIAL PRELIMINARY PLAT CRETE, NEBRASKA	
UTILITY PLAN	
PRELIMINARY NOT FOR CONSTRUCTION	
Proj No: 2022.266.001	Revision
Date: 08/15/2024	Date
Designed By: MLK, JJ	Description
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Sheet: 2 of 5	

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DITTMER COMMERCIAL

PRELIMINARY PLAT

CRETE, NEBRASKA

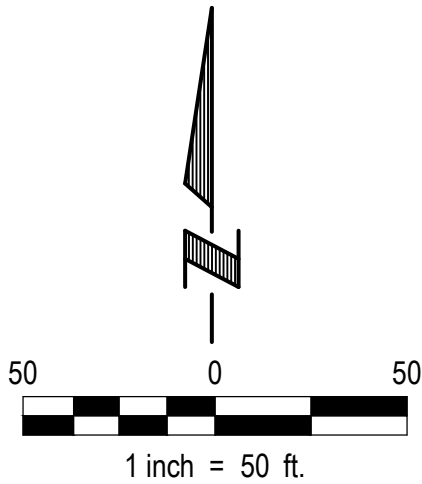


VICINITY MAP

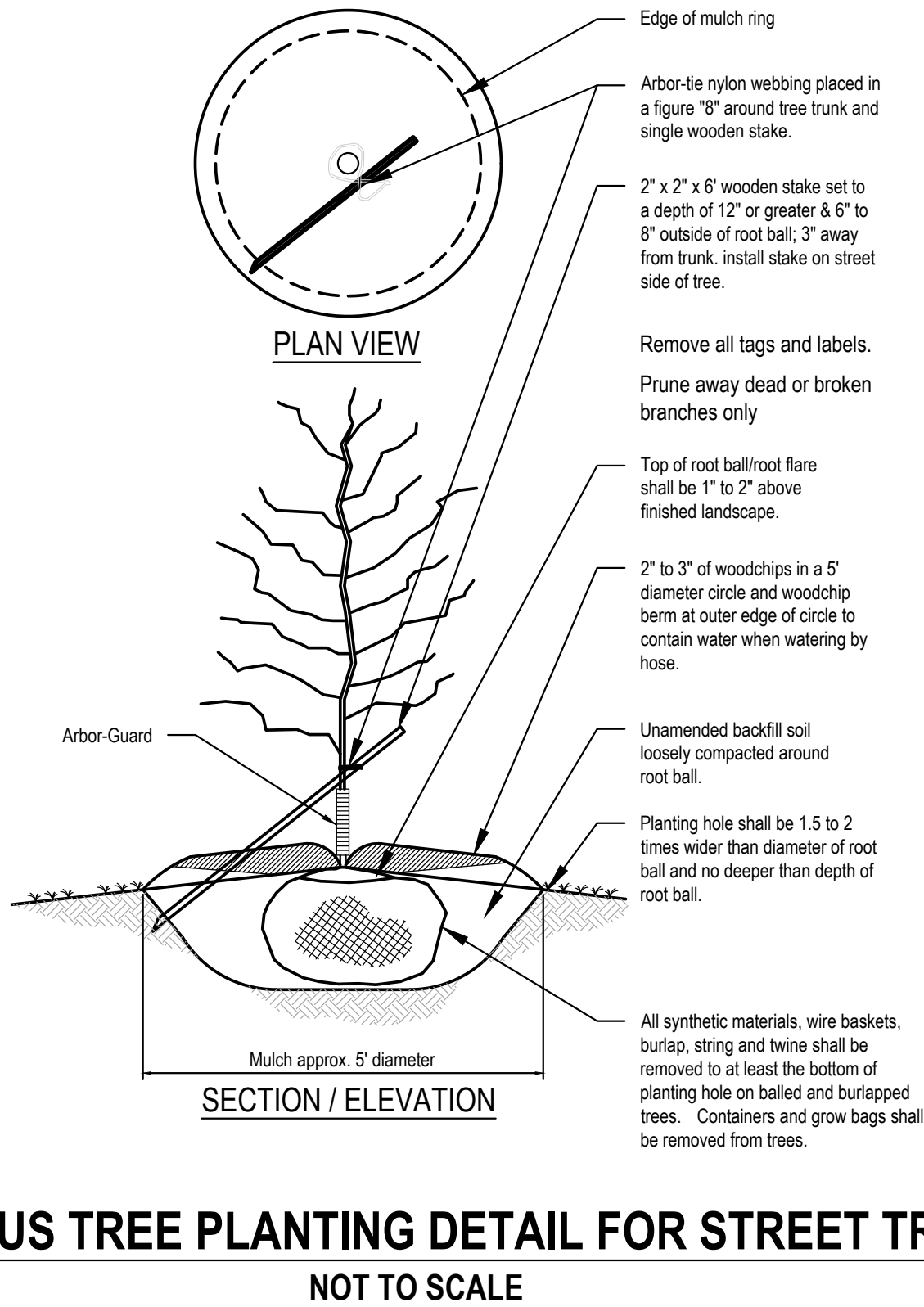
STREET TREE PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	DESIGN		LOCATION
						WIDTH	HEIGHT	
NC	8	Catalpa speciosa	Northern Catalpa	2"	B & B	35'	50'	29th Street (South Side)
SO	4	Quercus coccoloba	Scarlet Oak	2"	B & B	60'	40'	Iris Avenue (East Side between 29th Street and Big Mac Drive)
GK	6	Ginkgo biloba	Ginkgo	2"	B & B	35'	45'	Blue Ridge Drive (East and West Side of Private Roadway)
NH	7	Ulmus 'New Horizon'	New Horizon Elm	2"	B & B	30'	50'	Big Mac Drive (North Side of Private Roadway)
RO	7	Quercus rubra	Red Oak	2"	B & B	40'	60'	Big Mac Drive (South Side of Private Roadway)

CURVE TABLE						
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LEGEND	
	BOUNDARY LINE
	SECTION LINE
	ADJACENT PROPERTY LINE
	PROPOSED LOT LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	100YR FLOODPLAIN
	TREE MASS
	SECTION CORNER
	PROPERTY CORNER FOUND (AS NOTED)
	PROPERTY CORNER SET (5/8"x24" CAPPED REBAR LS 502)
(R)	RECORD DISTANCE
(M)	MEASURE DISTANCE
	FENCE LINE



DECIDUOUS TREE PLANTING DETAIL FOR STREET TREES
NOT TO SCALE

NOTES:

- UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS TO ALL UTILITIES WHICH EXIST ON OR NEAR THE PROJECT SITE. PRIOR TO PLANTING, THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-331-5666 TO HAVE UTILITIES MARKED.
- CITY ORDINANCE REQUIRES THAT PLANTED TREES HAVE MINIMUM TRUNK DIAMETER OF 2" FOR LARGE CANOPY TREES AND 1-1/2" FOR ORNAMENTAL TREES.
- STREET TREE LOCATIONS



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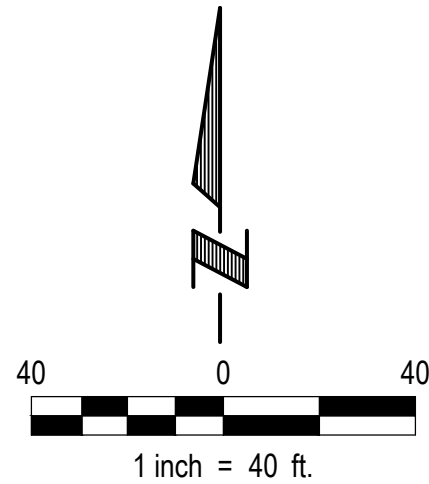
DITTMER COMMERCIAL
PRELIMINARY PLAT
CRETE, NEBRASKA

STREET TREE PLAN

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Revision	Description	Date
1	MLK, JJ	08/15/2024
2	MLK, JJ	
3	AS SHOWN	
4		
5		

Proj No: 2022-268-001
Date: 08/15/2024
Designed By: MLK, JJ
Drawn By: MLK, JJ
Scale: AS SHOWN
Sheet: 3 of 5



GRADING & EROSION LEGEND

- Boundary Line of Preliminary Plat
- Proposed Lot Line
- - - Easement
- ▨ Building
- - - 1160 Exist. Major Contours
- - - 1156 Exist. Minor Contours
- - - 1160 Prop. Major Contours
- - - 1153 Prop. Minor Contours
- Flow Direction
- Swale Path

Proj No: 2022.266.001

Date: 08/15/2024

Designed By: MLK, JJ

Drawn By: MLK, JJ

Scale: AS SHOWN

Sheet: 4 of 5

Revision

Date

Description

PRELIMINARY
NOT FOR
CONSTRUCTION

GRADING PLAN

DITTMER COMMERCIAL
PRELIMINARY PLAT

CRETE, NEBRASKA

E & A CONSULTING GROUP, INC.

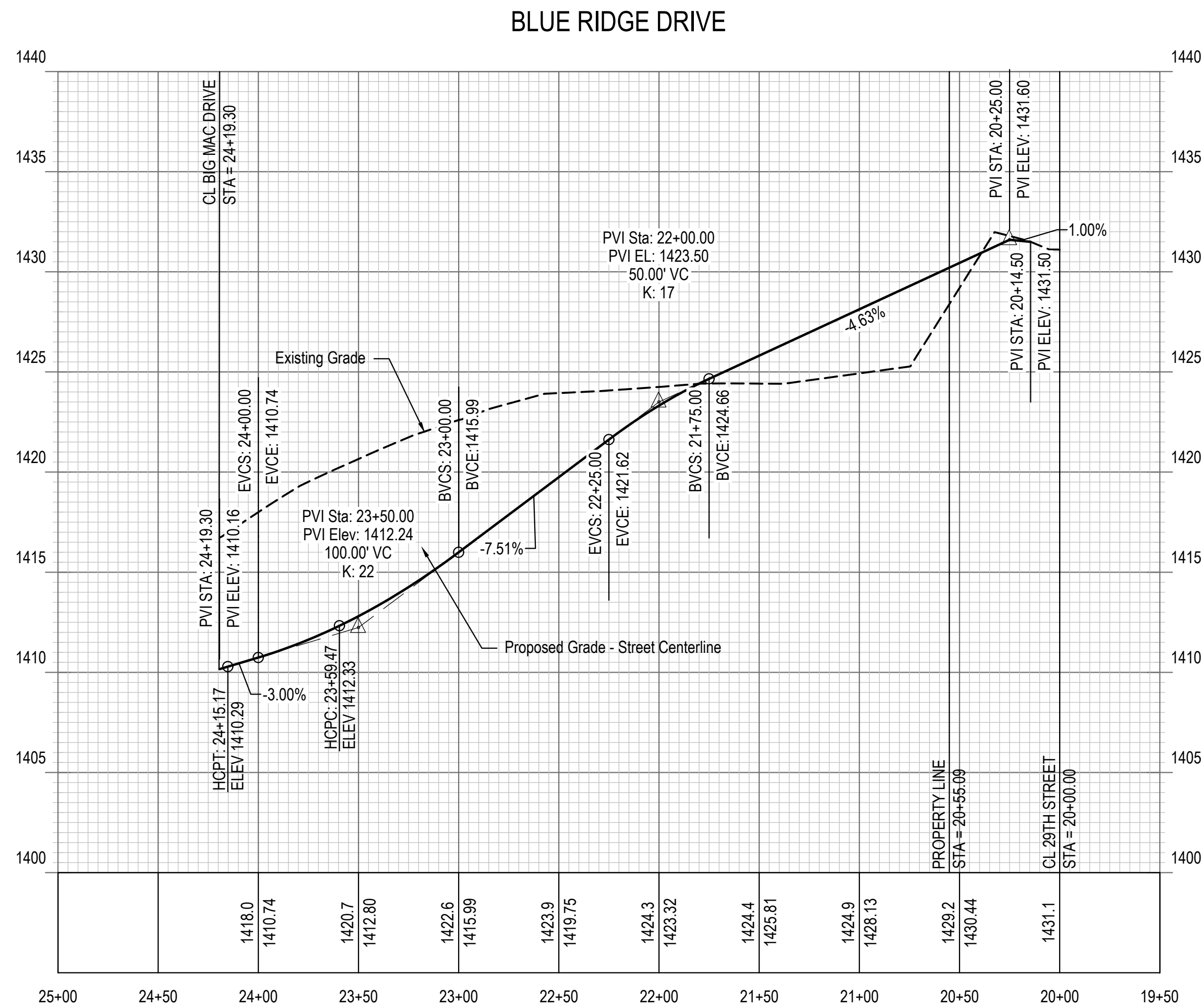
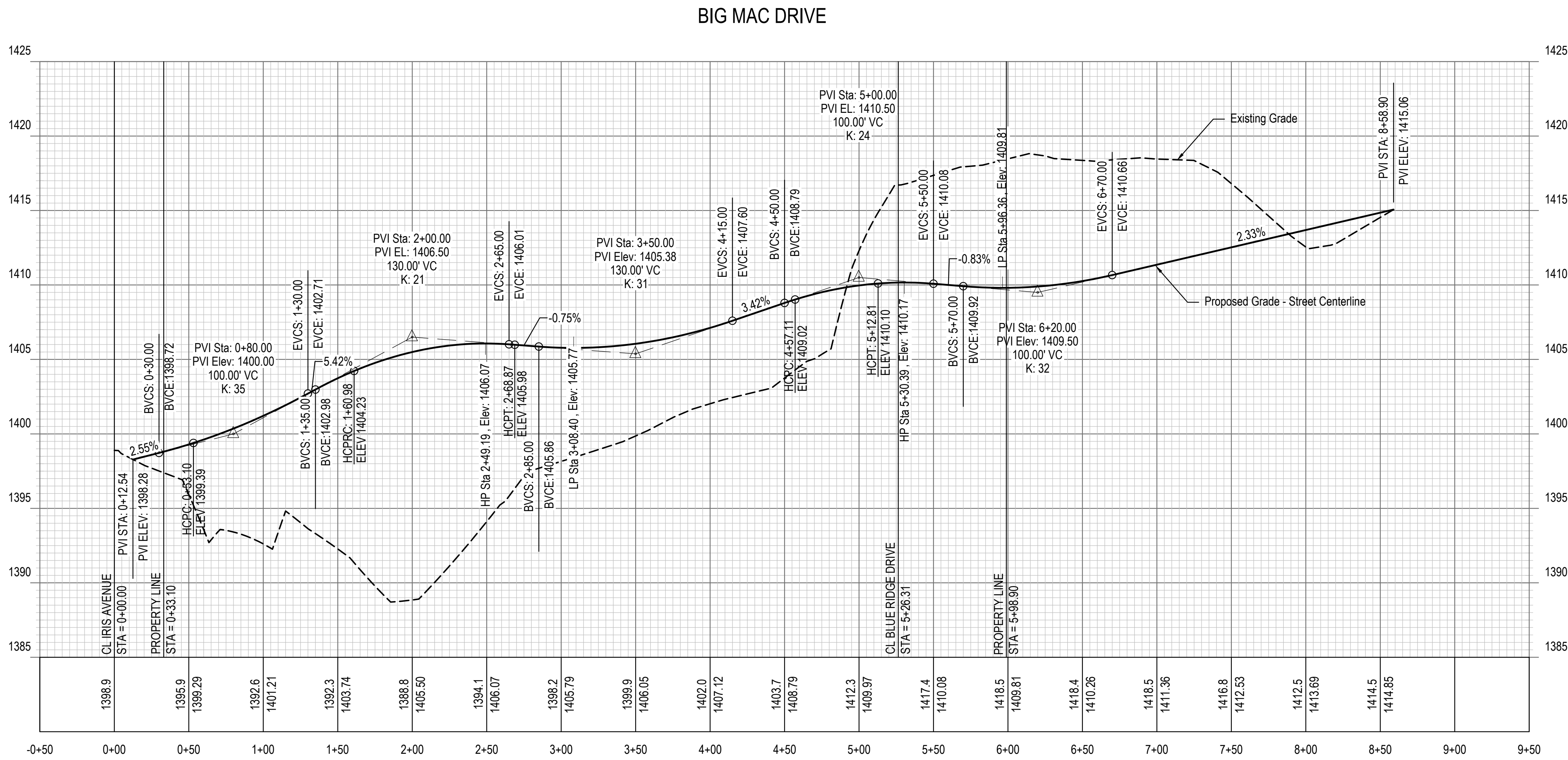
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Scale: Horiz. 1"=50'
Vert. 1"=10'

Proj No: 2022-268-001

Date: 08/15/2024

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Drawn By: MLK, JJ

Scale: AS SHOWN

Sheet: 5 of 5

Revision

Date

Description

2022-268-001

08/15/2024

MLK, JJ

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DITTMER COMMERCIAL

PRELIMINARY PLAT

CRETE, NEBRASKA

PROFILE SHEET

PRELIMINARY
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