



**E & A CONSULTING GROUP, INC.**

*Engineering Answers*

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August 15, 2024

Mr. Tom Ourada  
City Administrator  
City of Crete  
243 East 13<sup>th</sup> Street  
Crete, NE 68333

RE: DITTMER COMMERCIAL ADDITION – Final Plat  
E & A File: P2022.289.001

Dear Tom,

On behalf of our client, Dittmer & Dittmer, L.L.C., we are submitting an application for a final plat of the property approximately located in the southeast corner of Iris Avenue and 29<sup>th</sup> Street. The associated preliminary plat has also been submitted to be processed consecutively. The final plat consists of 1 commercial lot, 1 outlot for future development, 1 outlot for open space and detention along with a private roadway for access to Iris Avenue.

The existing zoning of the property is C-1. Setbacks for this zone is zero feet and are not shown the drawings.

A common access easement is being shown at the drive access to 29<sup>th</sup> Street. This access will be utilized by the future development within Outlot B as well as Lot 1. A public access and utility easement located within Outlot A is being shown over the private roadway of Big Mac Drive connecting to Iris Avenue.

Sanitary sewer will connect to the existing manhole located to the northwest of the development at the intersection of Highway 33 and Iris Street. A proposed sanitary sewer line has been shown, within the construction drawings, crossing Iris Street and running south along the east side of the right-of-way and continuing across 29<sup>th</sup> Street into the development.

Water service for Lot 1 will be acquired from the existing water main on the north side of 29<sup>th</sup> Street.

Please contact us if you have questions or require additional information.

Sincerely,

**E & A CONSULTING GROUP, INC.**

A blue ink signature of Richard Onnen, written in a cursive style.

Richard Onnen  
Project Manager

Cc: Ron Dittmer  
Enc: Application Form for Final Plat  
Application Fee of \$200.00 (Provided by Ron Dittmer)  
Legal Description  
3 – Full Size Copies of Sheet 1 of 1  
10 – 11x17 Copies of Sheets 1 of 1  
Electronic Copy of Submittal Emailed to City

Ownership Certificate  
3 – Full Size Copies of Construction Dwgs  
10 – 11x17 Copies of Construction Dwgs