

DITTMER WEST ESTATES

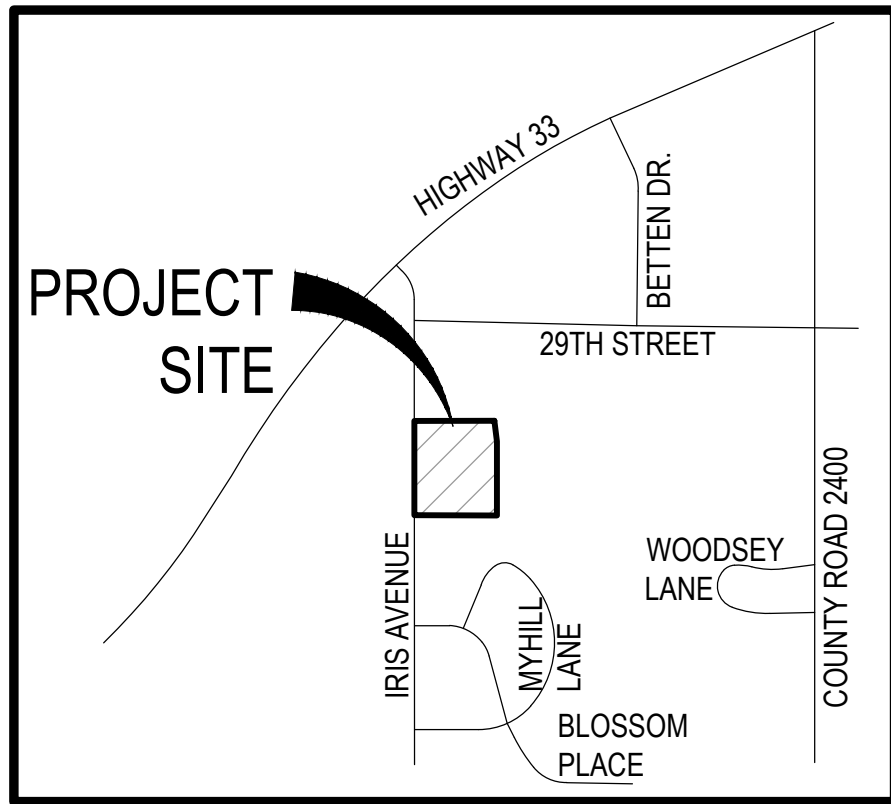
PRELIMINARY PLAT

CRETE, NEBRASKA

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
2077 N STREET, SUITE 400
LINCOLN, NE 68510
402-420-7217

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



VICINITY MAP

CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	TANGENT	CHORD LENGTH	DELTA
1	300.00'	169.46'	N16°06'04"E	87.06'	167.22	32°21'52"

LEGAL DESCRIPTION OF PRELIMINARY PLAT

A TRACT OF LAND BEING A PART OF OUTLOT 'A', DITTMER ESTATES ADDITION LOCATED IN THE NORTHEAST QUARTER 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 SOUTHWEST CORNER OF OUTLOT 'A', DITTMER COMMERCIAL ADDITION; THENCE N89°55'08"E (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID OUTLOT 'A', DITTMER COMMERCIAL ADDITION, A DISTANCE OF 558.32 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'A'; DITTMER COMMERCIAL ADDITION; THENCE S06°07'45"E, A DISTANCE OF 167.82 FEET; THENCE S00°04'52"E, A DISTANCE OF 494.46 FEET TO A POINT ON THE SOUTH LINE OF OUTLOT 'A', DITTMER ESTATES ADDITION, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF LOT 4, BLOCK 3, FARRINGTON ACRES ADDITION; THENCE N89°49'32"W ALONG THE SOUTH LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION, SAID LINE ALSO BEING THE NORTH LINE OF LOTS 3 AND 4, BLOCK 3, FARRINGTON ACRES ADDITION, A DISTANCE OF \$16.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 3, FARRINGTON ACRES ADDITION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF OUTLOT 'F', FARRINGTON ACRES ADDITION; THENCE N89°35'43"W ALONG THE SOUTH LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION, SAID LINE ALSO BEING THE NORTH LINE OF SAID OUTLOT 'F', FARRINGTON ACRES ADDITION, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'F', FARRINGTON ACRES ADDITION, SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF IRIS AVENUE; THENCE N89°37'54"W CONTINUING ON THE SOUTH LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE N00°04'52"W ALONG THE WEST LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION, SAID LINE ALSO BEING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 658.56 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 378,709.64 SQUARE FEET OR 8.69 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATE

I, THOMAS B. CATLETT, NEBRASKA PROFESSIONAL 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 P.L.S. #502

DATE _____

GENERAL NOTES

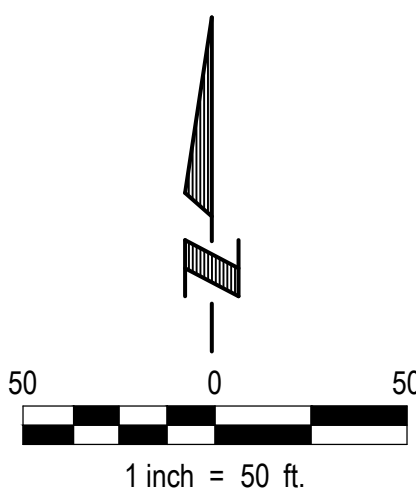
- THIS PRELIMINARY PLAT CONTAINS 8.70 ACRES.
- THIS PRELIMINARY PLAT INCLUDES 19 LOTS AND 2 OUTLOTS. THE DWELLING UNITS WITHIN THE 19 LOTS ARE AS FOLLOWS: 6 SINGLE FAMILY ATTACHED UNITS, 48 UNITS THAT ARE 4-PLEXES, AND 3 UNITS THAT IS A 3-PLEX.
- CURRENT ZONING IS C-2. PROPOSED ZONING IS R-3.
- SETBACKS SHALL MEET THE THE R-3 ZONING REQUIREMENTS.
- RIGHT-OF-WAY ADJACENT TO IRIS STREET SHALL BE DEDICATED TO THE CITY OF CRETE AT TIME OF FINAL PLAT.
- PUBLIC STREET RIGHT-OF-WAY SHALL BE 60 FEET WIDE. PAVEMENT WIDTH SHALL BE 32 FEET WIDE, BACK TO BACK OF CURB.
- SIDEWALKS SHALL BE 4 FEET WIDE AND ON BOTH SIDES OF PROPOSED STREETS WITHIN THE RIGHT-OF-WAY. AN 8 FEET WIDE SIDEWALK SHALL BE CONSTRUCTED ON THE EAST SIDE OF IRIS AVENUE.
- ALL OUTLOTS SHALL BE MAINTAINED BY A HOME OWNERS ASSOCIATION. SANITARY SEWER LIFT STATION TO BE MAINTAINED BY THE CITY OF CRETE.
- UTILITY EASEMENTS TO BE PROVIDED AS REQUIRED.
- SANITARY SEWER TO BE 8" PIPE TO THE PROPOSED SANITARY SEWER LIFT STATION. FORCE MAIN OF SANITARY SEWER LIFT STATION TO BE CONSTRUCTED ON THE EAST SIDE OF IRIS AVENUE TO EXISTING MANHOLE SOUTH OF PRELIMINARY PLAT.
- WATER TO BE 6" PIPE CONNECTED TO THE EXISTING WATER MAIN LOCATED ON THE WEST SIDE OF IRIS STREET.
- TOPOGRAPHIC GRADING CONTOURS ARE AT NAVD 88.
- ALL LOT LINES ARE CONCEPTUAL AND FINAL PLATS MAY SHOW DIFFERENT LOT DIMENSIONS.
- ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
- DIRECT VEHICULAR ACCESS TO IRIS STREET SHALL BE RELINQUISHED EXCEPT FOR WOLF CREEK DRIVE AND DEER RIDGE DRIVE AS SHOWN.

VARIANCES

- WITHIN KATES LANE RIGHT-OF-WAY, ALLOW THE SANITARY SEWER MAIN ON THE WEST SIDE AND THE WATER MAIN ON THE EAST SIDE OF THE STREET. (Article 3 Subdivision Regulations, 11-308, (1) & (2))
- NOT REQUIRE STREET IMPROVEMENTS TO EXTEND TO THE NORTH AND EAST SUBDIVISION BOUNDARY LINE AND NOT REQUIRE A TEMPORARY TURNAROUND AT THE DEAD-END STREETS. (Article 3 Subdivision Regulations, 11-307, (2))

LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- - - ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- SECTION CORNER
- PROPERTY CORNER FOUND (AS NOTED)
- PROPERTY CORNER CALCULATED
- △ PROPERTY CORNER SET (5/8"x24" CAPPED REBAR PLS 502)
- (P) PLATTED DISTANCE
- (M) MEASURE DISTANCE
- X - FENCE LINE



CITY OF CRETE PLANNING COMMISSION APPROVAL

THIS PRELIMINARY PLAT OF "DITTMER WEST ESTATES" AS DESCRIBED HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA ON THE _____ DAY OF _____, 2026

DAVE JURENA, COMMISSION CHAIR

TOM OURADA, ZONING ADMINISTRATOR

CITY OF CRETE CITY COUNCIL APPROVAL

THIS PRELIMINARY PLAT OF "DITTMER WEST ESTATES" AS DESCRIBED HAS BEEN APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA ON THE _____ DAY OF _____, 2026

DAVE BAUER, MAYOR

NANCY TELLEZ, CITY CLERK

Preliminary Plans
Not for Construction

E & A CONSULTING GROUP, INC.

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Engineering Answers

DITTMER WEST ESTATES

PRELIMINARY PLAT

SITE & UTILITY PLAN

Proj No: P2022.289.004

Date: 06/05/2026

Designed By: MLK/DB

Drawn By: MLK/DB

Scale: AS SHOWN

Sheet: 1 of 4

Marcus Kitting

Revisions

Date

Description

1/1/2023

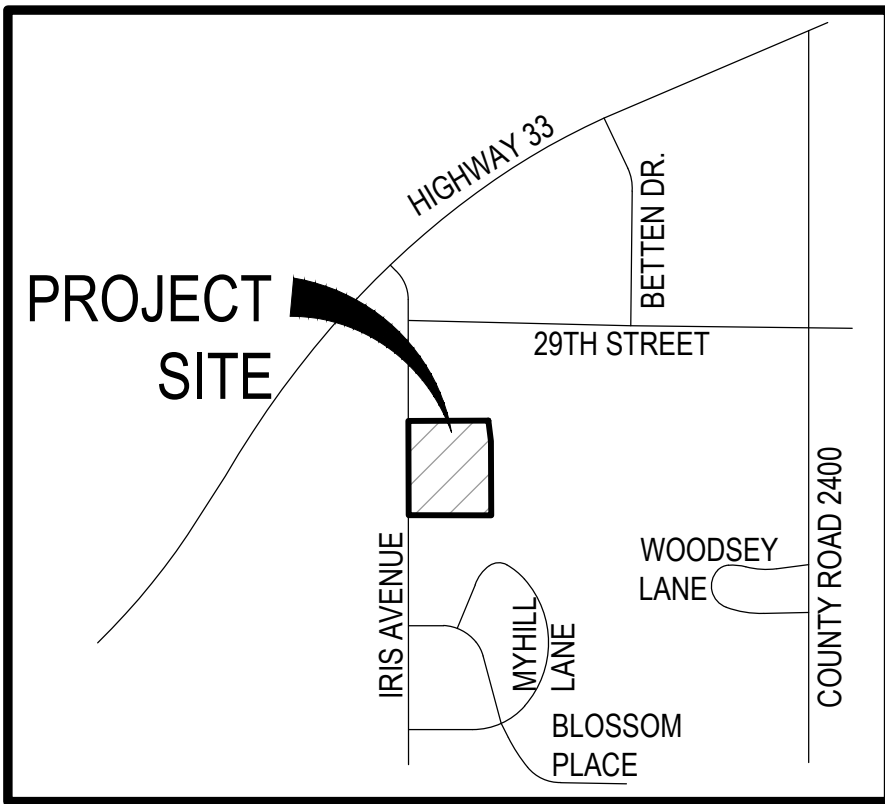
Revisions per Comments

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DITTMER WEST ESTATES

PRELIMINARY PLAT

CRETE, NEBRASKA



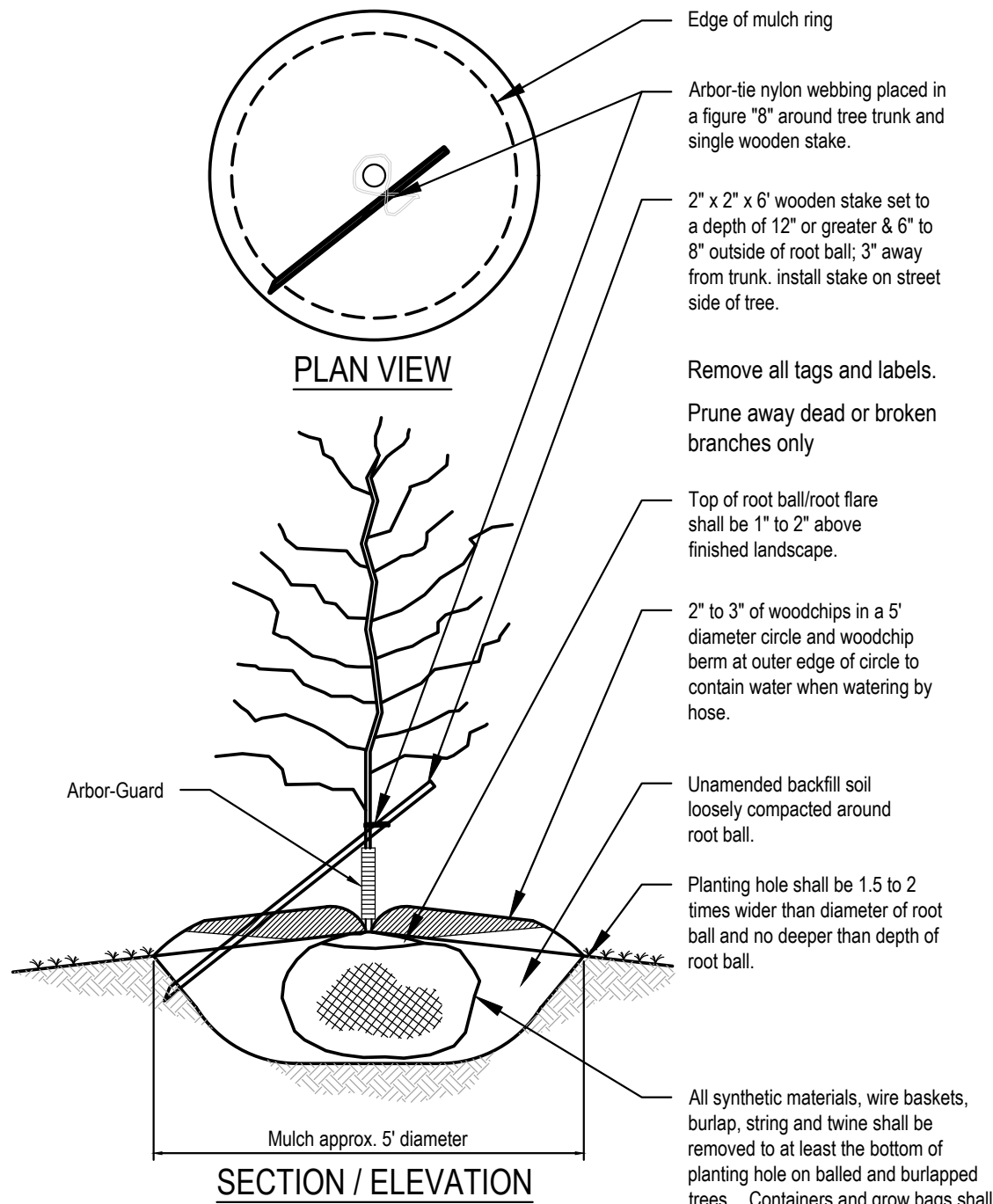
VICINITY MAP

STREET TREE PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	DESIGN		LOCATION
						WIDTH	HEIGHT	
GKO	9	Ginkgo biloba	Ginkgo	2"	B & B	35'	45'	Iris Avenue (East Side)
GSL	3	Tilia cordata 'Greenspire'	Greenspire Linden	2"	B & B	30'	40'	Wolf Creek Drive (North Side)
LOK	3	Quercus lyrata	Lyrata Oak	2"	B & B	35'	40'	Wolf Creek Drive (South Side)
HLO	4	Quercus ellipsoidalis	Hills Oak	2"	B & B	35'	40'	Kates Lane (West Side)
JTL	4	Syringa reticulata	Japanese Tree Lilac	2"	B & B	20'	25'	Deer Ridge Drive (South Side)
PSM	5	Acer truncatum x platanoides 'Warrenred'	Pacific Sunset Maple	2"	B & B	25'	25'	Deer Ridge Drive (North Side)
MSG	6	Liquidambar styraciflua	Moraine Sweetgum	2"	B & B	35'	40'	Kates Lane (East Side)

Preliminary Plans
Not for Construction

CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	TANGENT	CHORD LENGTH	DELTA
1	300.00'	169.46'	N16°06'04"E	87.06'	167.22	32°21'52"



DECIDUOUS TREE PLANTING DETAIL FOR STREET TREES NOT TO SCALE

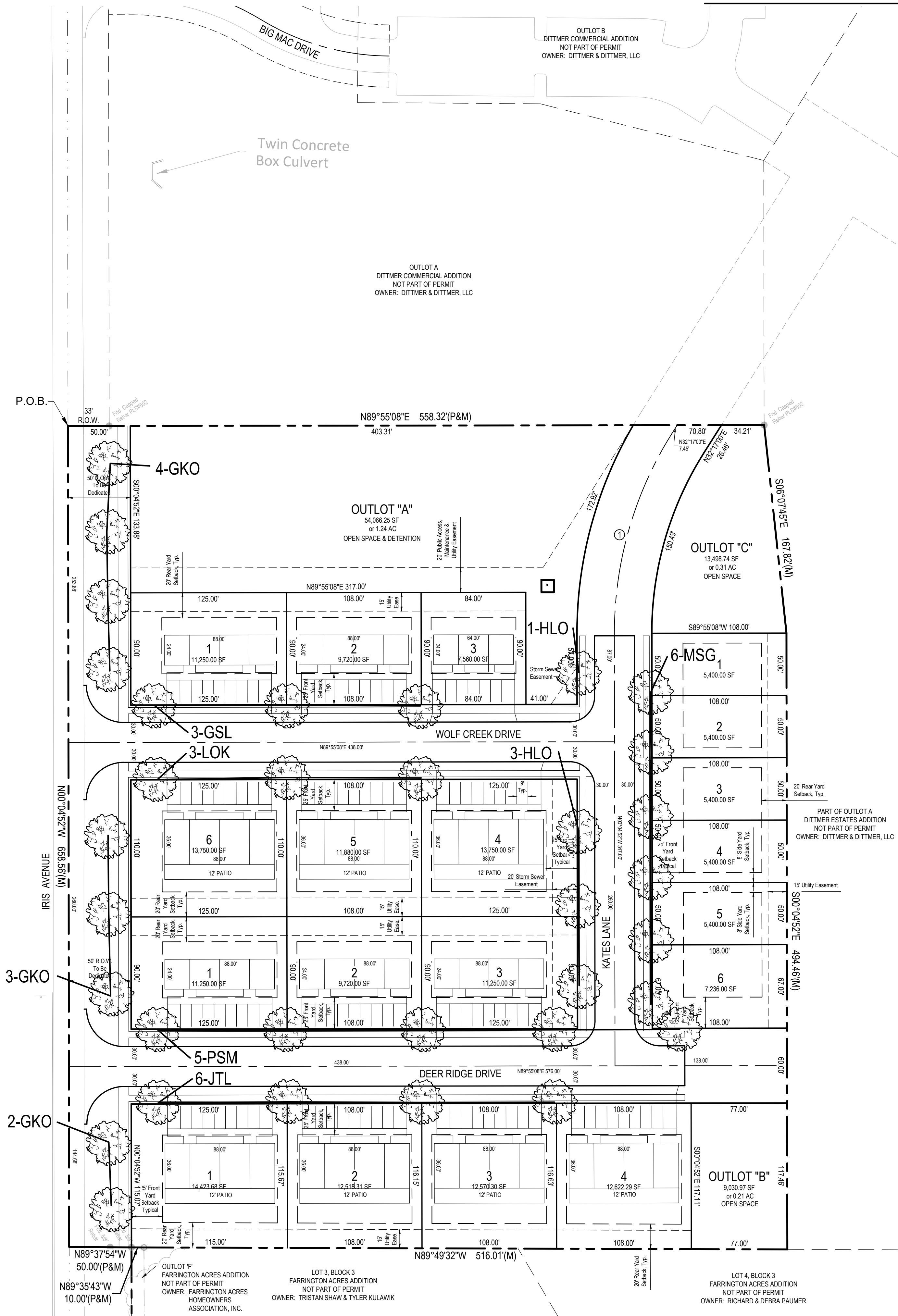
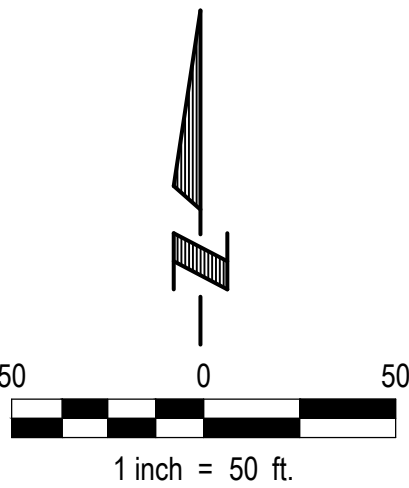
NOTES:

- 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 ARE APPROXIMATE AND MAY CHANGE DUE TO DRIVEWAY PLACEMENT.



LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- 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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DITTMER WEST ESTATES
PRELIMINARY PLAT

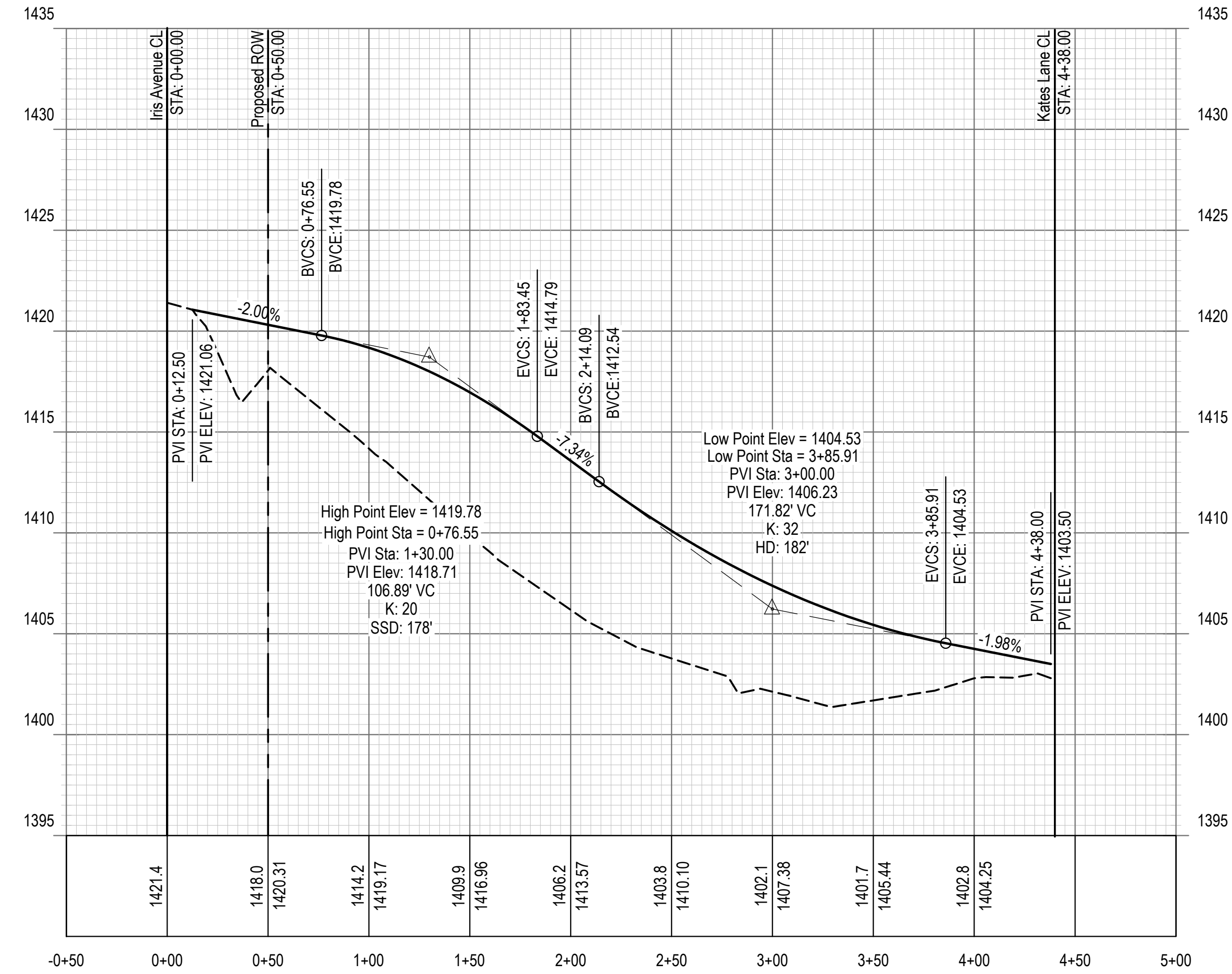
STREET TREE PLAN

Proj No:	Revisions		Date	Description
	By	Check		
P2022.289.004	06/05/2026	MLX/DB	3/12/2026	Revisions per Comments
Designed By:	MLX/DB	AS SHOWN	2	4
Drawn By:	MLX/DB	AS SHOWN	2	4
Scale:	AS SHOWN	AS SHOWN	2	4
Sheet:	2	4	2	4

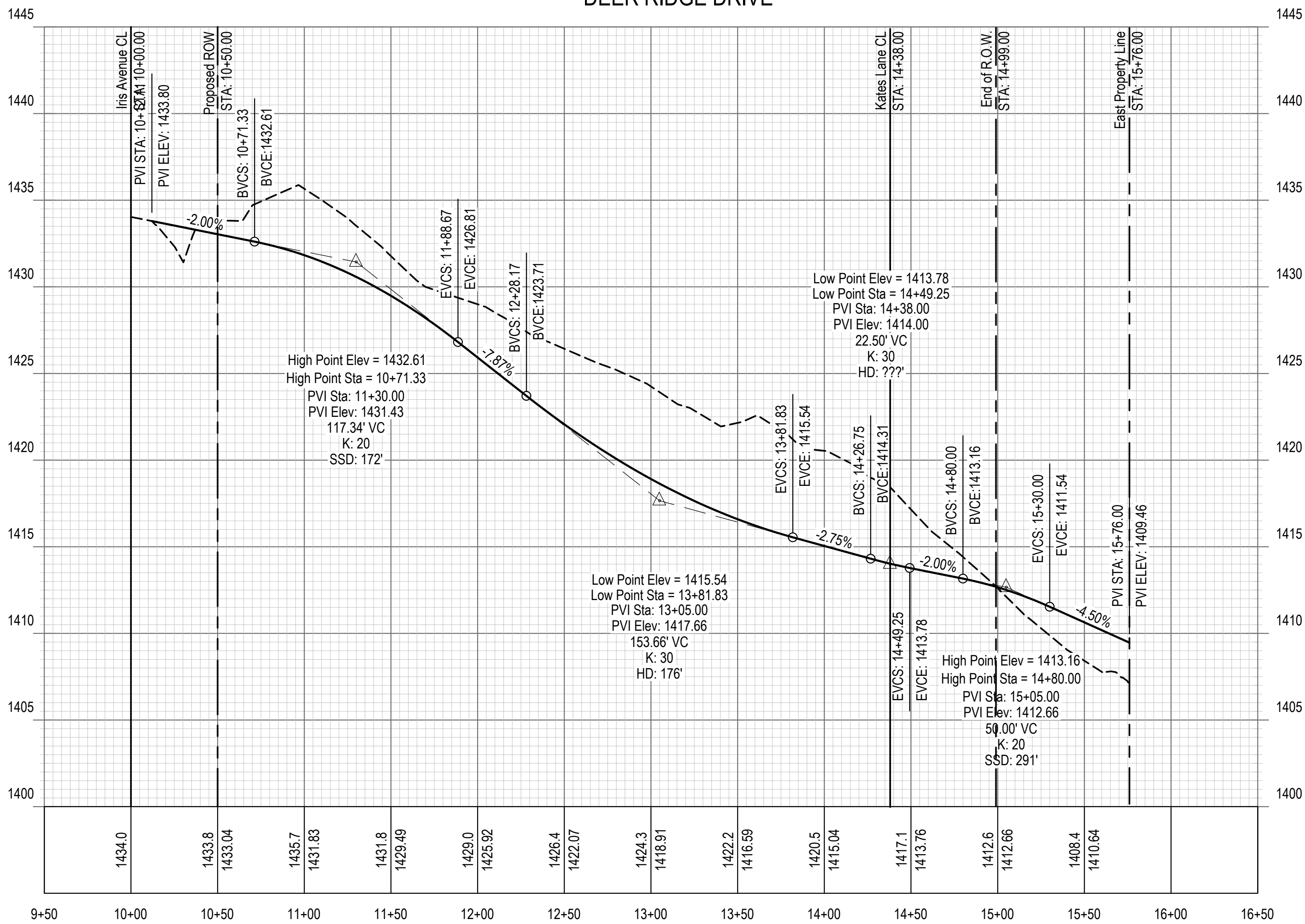
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Scale: Horiz. 1"=50'
Vert. 1"=5'

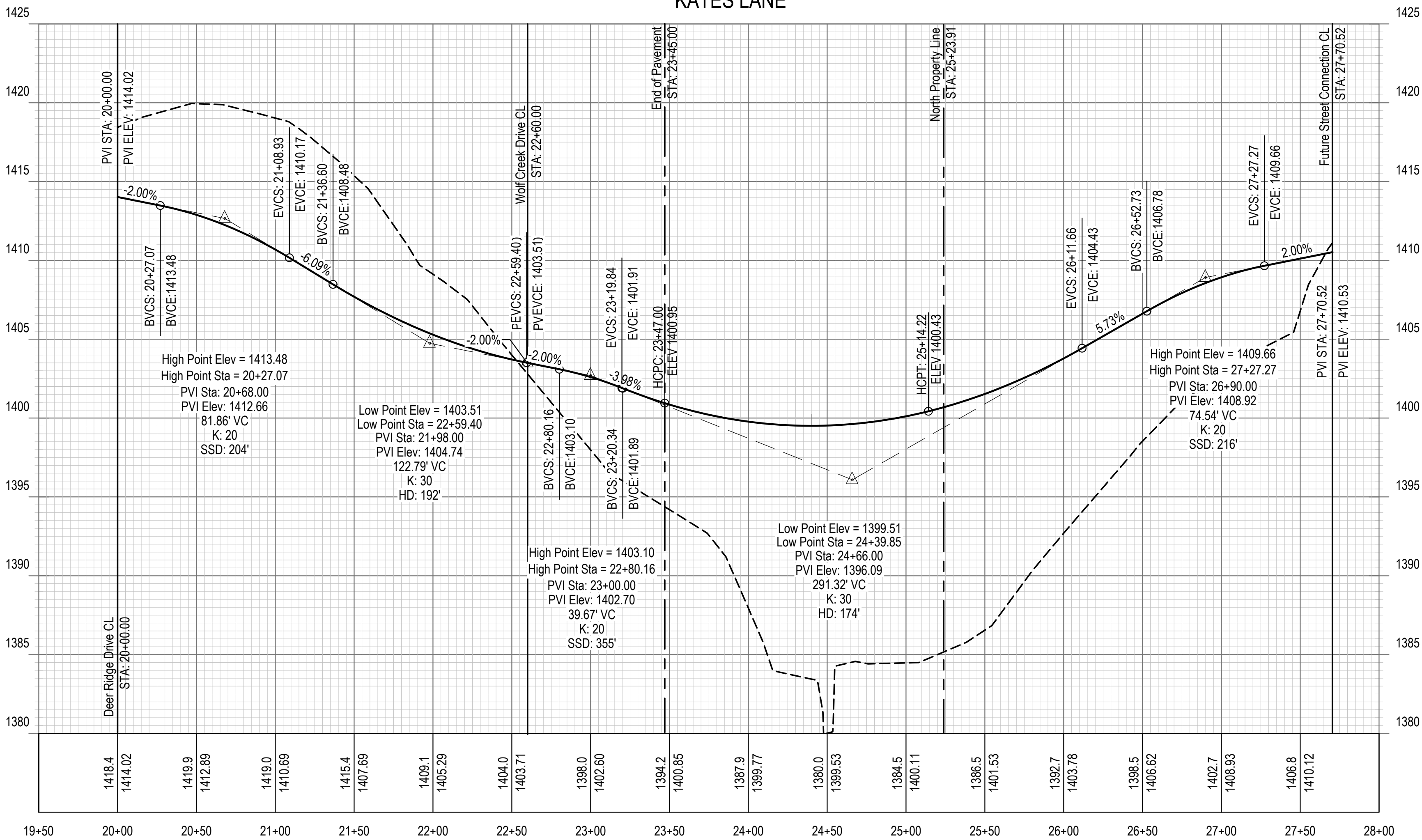
WOLF CREEK DRIVE



DEER RIDGE DRIVE



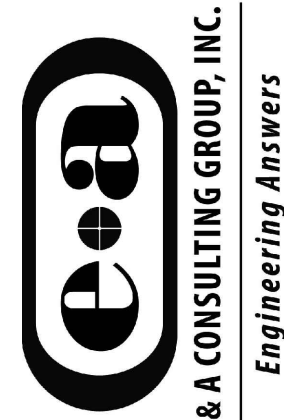
KATES LANE



DESIGN SPEED TABLE			
Street Name	Design Speed (mph)	Minimum K-Value	
		Crest	Sag
Wolf Creek Drive	25	20	30
Deer Ridge Drive	25	20	30
Kates Lane	25	20	30

Preliminary Plans
Not for Construction

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DITTMER WEST ESTATES
PRELIMINARY PLAT

STREET PROFILES

Revisions	
Δ	Description
1/23/2025	Revisions per Comments
Drawn By: MLK/DB	
Scale: AS SHOWN	
Sheet: 4 of 4	

Proj No: P2022.289.004
Date: 06/05/2025
Designed By: MLK/DB
Drawn By: MLK/DB
Scale: AS SHOWN
Sheet: 4 of 4

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Phone: 402.420.7217
www.eag.com
State of NE Certificate of Authorization #CA0008

CRETE, NEBRASKA