

Planning Commission Meeting
Monday, July 24, 2023 7:00 PM
Crete City Hall
243 E 13th Street
Crete, NE 68333

1. **Open Meeting**

In accordance with Nebraska law, a copy of the Open Meetings Act can be found in the back of the council chambers. Items listed on the agenda may be considered in any order.

2. **Roll Call**

Attendance of Planning Commission members will be recorded to determine the presence of a quorum for official actions.

3. **Items of Business**

The Planning Commission may take action to hear testimony in favor of or in opposition to, discuss/limit discussion and take action to approve or disapprove a recommendation to the City Council on any matter presented under this title.

3.A. Approve Planning Commission Minutes

3.B. Consider a recommendation to the City Council on the Crete Senior Villas Preliminary Plat.

3.C. Consider a recommendation to the City Council on the Crete Senior Villas Final Plat.

4. **Officers' Reports**

Reports may be given by Department Heads, other Committees and Commission members concerning current operations of the City. Questions may be asked and answered. No action can be taken by the Planning Commission on matters presented under this title except to answer any question posed and to refer the matter for further action.

5. **Adjournment**

The Planning Commission will review the above matters and take such actions as they deem appropriate. The Planning Commission may enter into closed session to discuss any matter on this agenda when it is determined by the Commission that it is clearly necessary for protection of the public interest or the prevention of needless injury to the reputation of an individual and if such and individual has not requested a public meeting, or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session.

The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.

Disclaimers & Notices

- The Council may enter into closed session to discuss any matter on this agenda when it is determined that a closed session is clearly necessary for the protection of the public interest or the prevention of needless injury to the reputation of an individual (if such individual has not requested a public meeting) or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.
- The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.
- The complete agenda with attachments is available at www.crete.ne.gov.



CRETE PLANNING COMMISSION MEETING

June 26th, 2023 at 7:00 PM
Crete City Hall, 243 East 13th Street

MINUTES

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street
Post Office, 1242 Linden Avenue
City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

1. Open Meeting

2. Roll Call

Brent Cole:	Absent
Ryan Jindra:	Absent
Justin Kozisek:	Absent
Jeff Wenz:	Absent
Dave Jurena:	Present
Scott Kunch:	Present
Tom Ourada:	Present
Jay Quinn:	Present
Drew Rische:	Present
Jennifer Robison:	Present

Present: 6, Absent: 4.

Jay Quinn was not present during the roll call but arrived and voted when closing the first public hearing.

3. Items of Business

3.A. Approve Planning Commission Minutes

Approved Planning Commission Minutes Carried with a motion by Jennifer Robison and a second by Drew Rische.

Dave Jurena: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 4, No: 0

3.B. Public Hearing to hear testimony in favor of, in opposition to and to answer questions in relation to a proposed zoning change from C-1 to R-3 from Dittmer & Dittmer, LLC. a parcel of land being a portion of land located in the North 1/2, of the northeast 1/4 section 26, T8N, R4E of the 6th P.M., Crete, Saline County, Nebraska.

Opened Public Hearing at 7:01 p.m. to hear testimony in favor of, in opposition to and to answer questions in relation to a proposed zoning change from C-1 to R-3 from Dittmer & Dittmer, LLC. a parcel of land being a portion of land located in the North 1/2, of the northeast 1/4 section 26, T8N, R4E of the 6th P.M., Crete, Saline County, Nebraska. Carried with a motion by Scott Kuncl and a second by Drew Rische.

Dave Jurena: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 4, No: 0

Land owner Ron Dittmer stated that this is part of the process for a project to build a 55+ rent assisted facility. City Administrator Tom Ourada stated that as demonstrated by application for the zoning change, a small piece of the proposed project is zoned C-1. This proposed zoning change is from C-1 to R-3. Multifamily buildings allowed in R-3 but not C-1. Next month the preliminary and final plats for the project will be presented.

There were no other comments from the public.

Closed Public Hearing at 7:06 p.m. Carried with a motion by Scott Kuncl and a second by Drew Rische.

Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 5, No: 0

3.C. Consider a recommendation to the City Council on the Petition To Amend The Zoning Ordinance from Dittmer & Dittmer, L.L.C. on a parcel of land being a portion of land located in the North 1/2, of the northeast 1/4 section 26, T8N, R4E of the 6th P.M., Crete, Saline County, Nebraska.

Recommend to the City Council on the Petition To Amend The Zoning Ordinance from Dittmer & Dittmer, L.L.C. on a parcel of land being a portion of land located in the North 1/2, of the northeast 1/4 section 26, T8N, R4E of the 6th P.M., Crete, Saline County, Nebraska. Carried with a motion by Jennifer Robison and a second by Scott Kuncl.

Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 5, No: 0

3.D. Public Hearing to hear testimony in favor of, in opposition to and to answer questions in relation to a proposed zoning change from C-2 to R-3 from Crete Lumber & Farm Supply for Parcels 760009570, 76012991, 7601148366, all in blocks 21 and 168, Original Town, City of Crete, Saline County, Nebraska.

Opened Public Hearing at 7:11pm to hear testimony in favor of, in opposition to and to answer questions in relation to a proposed zoning change from C-2 to R-3 from Crete Lumber & Farm Supply for Parcels 760009570, 76012991, 7601148366, all in blocks 21 and 168, Original

Town, City of Crete, Saline County, Nebraska. Carried with a motion by Drew Rische and a second by Jay Quinn.

Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 5, No: 0

City Administrator Tom Ourada stated that years ago there had been a possibility for DHHS to have offices in that area so the zoning was changed to C-2. However, that never happened. Now the proposed zoning change is from C-2 to R-3 for multifamily dwellings. This does fit the characteristics of the existing area and neighborhood.

No other comments from the public.

Closed Public Hearing at 7:16 p.m. Carried with a motion by Drew Rische and a second by Jay Quinn.

Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 5, No: 0

3.E. Consider a recommendation to the City Council on the Petition To Amend The Zoning Ordinance from Crete Lumber & Farm Supply for Parcels 760009570, 76012991, 7601148366, all in blocks 21 and 168, Original Town, City of Crete, Saline County, Nebraska.

Recommend to the City Council on the Petition to Amend the Zoning Ordinance from Crete Lumber & Farm Supply on a proposed zoning change from C-2 to R-3 from Crete Lumber & Farm Supply for Parcels 760009570, 76012991, 7601148366, all in blocks 21 and 168, Original Town, City of Crete, Saline County, Nebraska. Carried with a motion by Jennifer Robison and a second by Drew Rische.

Dave Jurena: Aye, Scott Kuncl: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 5, No: 0

4. Officers' Reports

- Drew Rische asked if there would be apartment buildings being built on Blocks 21 and 168 because there is a need for housing options and this would help.

- City Administrator Tom Ourada commented that there will be a senior living apartment building built. The rent will be capped on these apartments.

- Some of the people moving into those apartments will be moving out of their homes and that will open up those homes for families.

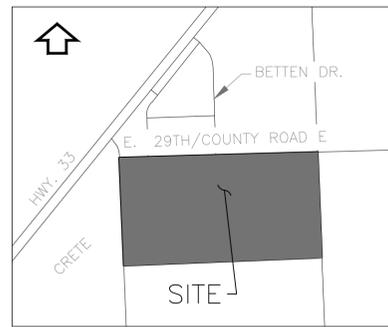
- City Administrator Tom Ourada commented that next month the preliminary and final plat will be presented including the utility info and Ron Dittmer mentioned that they will have the floor plan ready as well.

- Scott Kuncl asked the City Clerk/Treasurer Jerry Wilcox if they could all get updated planning commission member contact information.

5. Adjournment

The meeting adjourned at 7:20pm

A PRELIMINARY PLAT OF DITTMER ESTATES



VICINITY MAP
SCALE = 1:1000

COUNTY TREASURER'S CERTIFICATIONS

THIS IS TO CERTIFY THAT I FOUND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER _____ DATE _____

REVIEW OF SALINE COUNTY SURVEYOR

THIS PRELIMINARY PLAT OF DITTMER ESTATES WAS REVIEWED BY THE OFFICE OF SALINE COUNTY SURVEYOR ON THIS _____ DAY OF _____, 20____.

SALINE COUNTY SURVEYOR _____

LEGAL DESCRIPTION OF PRELIMINARY PLAT

A PARCEL OF LAND BEING A PORTION OF LAND LOCATED IN THE NORTH 1/2, OF THE NORTHEAST 1/4 SEC. 26, T8N, R4E OF THE 6TH P.M., CRETE, SALINE COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NE CORNER SEC. 26, T8N, R4E OF THE 6TH P.M.;

THENCE ON THE EAST LINE OF SAID N 1/2, S01°50'17"E, 60.00 FEET, ALL BEARINGS HEREON ARE RELATIVE THERETO;

THENCE DEPARTING SAID EAST LINE, S88°09'43"W, 75.00 FEET, TO A LINE 75 FEET WEST OF AND PARALLEL WITH SAID EAST LINE;

THENCE ON SAID PARALLEL LINE, S01°50'17"E, 220.65 FEET;

THENCE DEPARTING SAID PARALLEL LINE, N88°09'43"E, 30.00 FEET TO A LINE 45 FEET WEST OF AND PARALLEL WITH SAID EAST LINE;

THENCE ON SAID PARALLEL LINE, S01°50'17"E, 799.40 FEET;

THENCE DEPARTING SAID PARALLEL LINE, S88°09'22"W, 30.00 FEET TO A LINE 75 FEET WEST OF AND PARALLEL WITH SAID EAST LINE;

THENCE ON SAID PARALLEL LINE, S01°50'17"E, 239.34 FEET TO THE SOUTH LINE OF SAID N 1/2;

THENCE ON SAID SOUTH LINE, S88°12'03"W, 2563.48 FEET TO THE EAST R-O-W OF COUNTY ROAD #2350 ALSO BEING A LINE 33' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTH HALF;

THENCE ON SAID EAST R-O-W, N02°03'12"W, 1328.47 FEET TO THE NORTH LINE OF SAID NORTH 1/2;

THENCE ON SAID NORTH LINE, N88°23'46"E, 2643.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,426,036 SQUARE FEET OR 78.65 ACRES

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORDED TRANSFER OF THE LAND CONTAINED IN THE PRELIMINARY PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED OR WILL BE INSTALLED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

LYLE L. LOTH, L.S. #314

FOR REVIEW

OWNERS CERTIFICATION:

WE THE UNDERSIGNED, DITTMER & DITTMER, LLC, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS DITTMER ESTATES, AN ADDITION TO CRETE, NEBRASKA. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY NOTED HEREIN.

LOT 1 SHALL HAVE ACCESS TO EAST 29TH STREET.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:

BUILDING SETBACKS SHALL BE 20 FEET FRONT, 5 FEET SIDE AND 20 FEET REAR FOR ALL LOTS WITHIN THIS PLAT.

DITTMER & DITTMER, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
RON DITTMER, MANAGING MEMBER

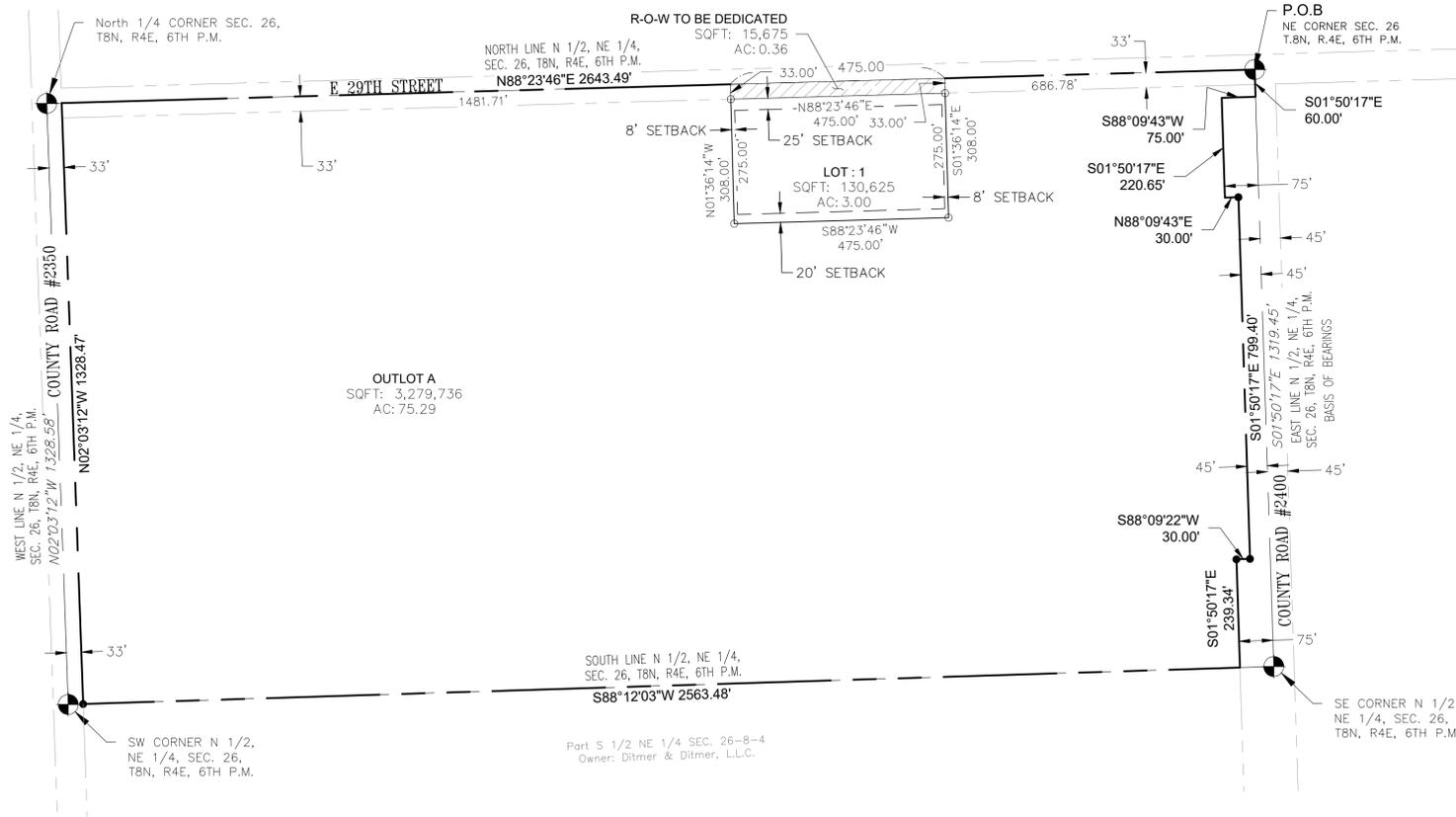
ACKNOWLEDGE OF NOTARY:

STATE OF NEBRASKA)
SALINE COUNTY) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME RON DITTMER, MANAGING MEMBER OF DITTMER & DITTMER, LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THE FOREGOING PLAT AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____.



MONUMENT SYMBOL LEGEND

- PORTION OF EAST 29TH STREET TO BE DEDICATED TO THE PUBLIC
- FOUND PROPERTY CORNER
- FOUND SECTION CORNER
- R-O-W RIGHT OF WAY

ZONING INFORMATION

CURRENT ZONING: C-1 AND R-3

Total Lots = 1
Total Outlots = 1
Total Acres = 78.65

BUILDING SETBACK RESTRICTIONS

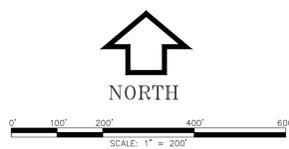
FRONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - SMALLER OF 20 FEET OR 20% OF LOT DEPTH FEET

OWNER:

DITTMER & DITTMER, LLC
1600 W. 12TH
CRETE, NE 68333

ENGINEER/SURVEYOR:

NATHANIEL BURNETT/LYLE L. LOTH
REGA ENGINEERING GROUP INC.
601 OLD CHENEY RD., SUITE 'A'
LINCOLN, NE 68512 (402) 484-7342



PROJECT
231057

REGA
ENGINEERING

601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402) 484-7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

DITTMER ESTATES
PRELIMINARY PLAT
CRETE, SALINE COUNTY, NEBRASKA

DATE: 04/18/2023
DESIGNED BY: FBS
DRAWN BY: FBS
CHECKED BY: LLL/NPB

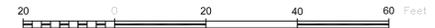
SHEET NO.

1 of 3

A PRELIMINARY PLAT OF DITTMER ESTATES



NORTH
SCALE 1" = 20'



PROJECT
231057

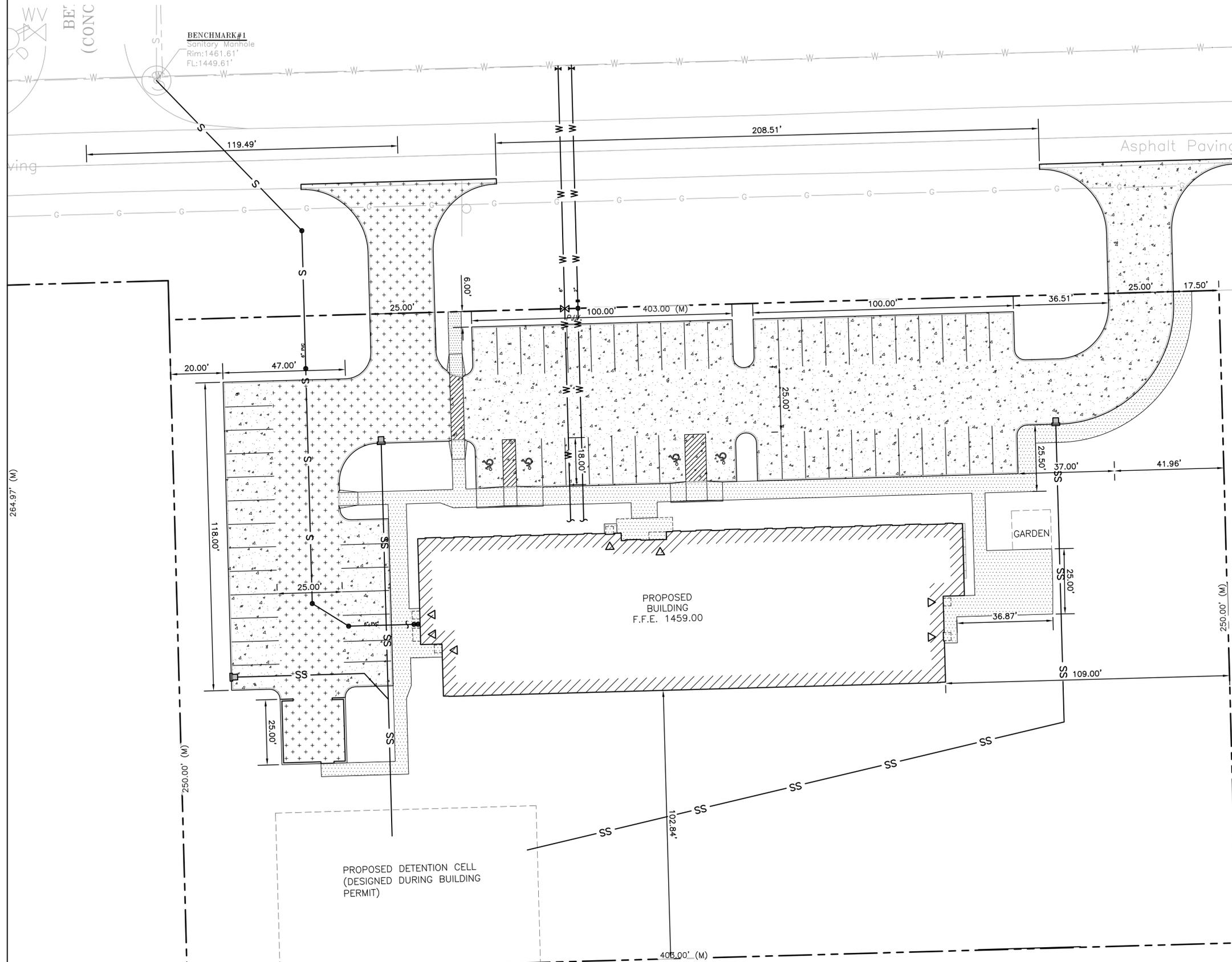
**REGA
ENGINEERING**

601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402).484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

LEGEND

- 7" THICK CONCRETE
- 6" THICK CONCRETE
- 4" THICK SIDEWALK
- PROPERTY LINE
- EXPANSION JOINT
- SANITARY SEWER LINE
- WATER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM SEWER INLET



DITTMER ESTATES
PRELIMINARY PLAT-SITE UTILITY PLAN
CRETE, SALINE COUNTY, NEBRASKA

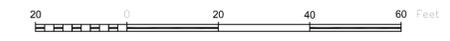
DATE: 04/18/2023
 DESIGNED BY: FBS
 DRAWN BY: FBS
 CHECKED BY: LLL/NPB

SHEET NO.
2 of 3

A PRELIMINARY PLAT OF DITTMER ESTATES



NORTH
SCALE 1" = 20'



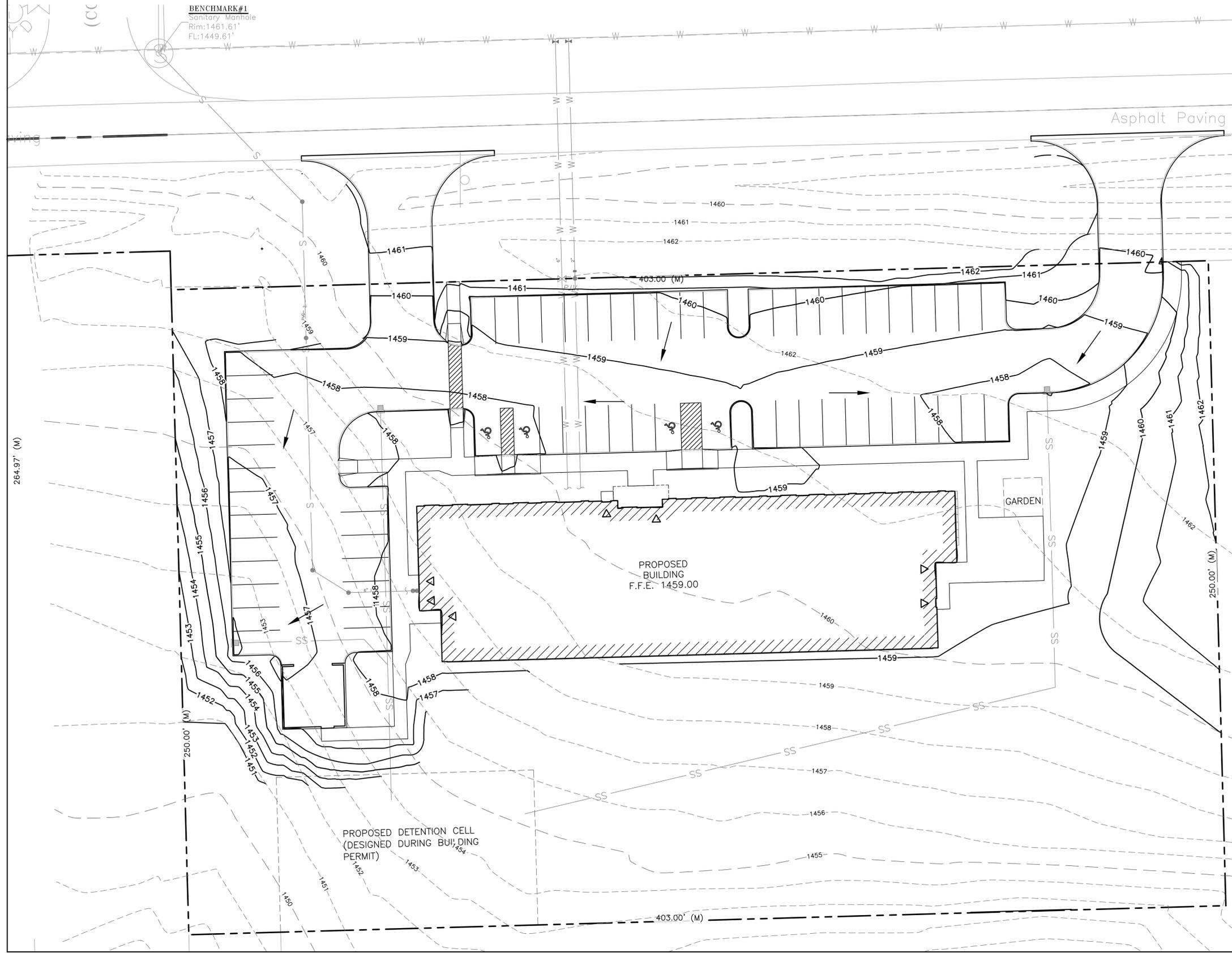
PROJECT
231057

REGA ENGINEERING
601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402).484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

LEGEND

- - - - - PROPERTY LINE
- - - - - 1460 EXISTING CONTOURS
- - - - - 1460 PROPOSED CONTOURS
- DIRECTION OF FLOW



DITTMER ESTATES
PRELIMINARY PLAT GRADING
CRETE, SALINE COUNTY, NEBRASKA

DATE: 04/18/2023
 DESIGNED BY: FBS
 DRAWN BY: FBS
 CHECKED BY: LLL/NPB

SHEET NO.
3 of 3

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

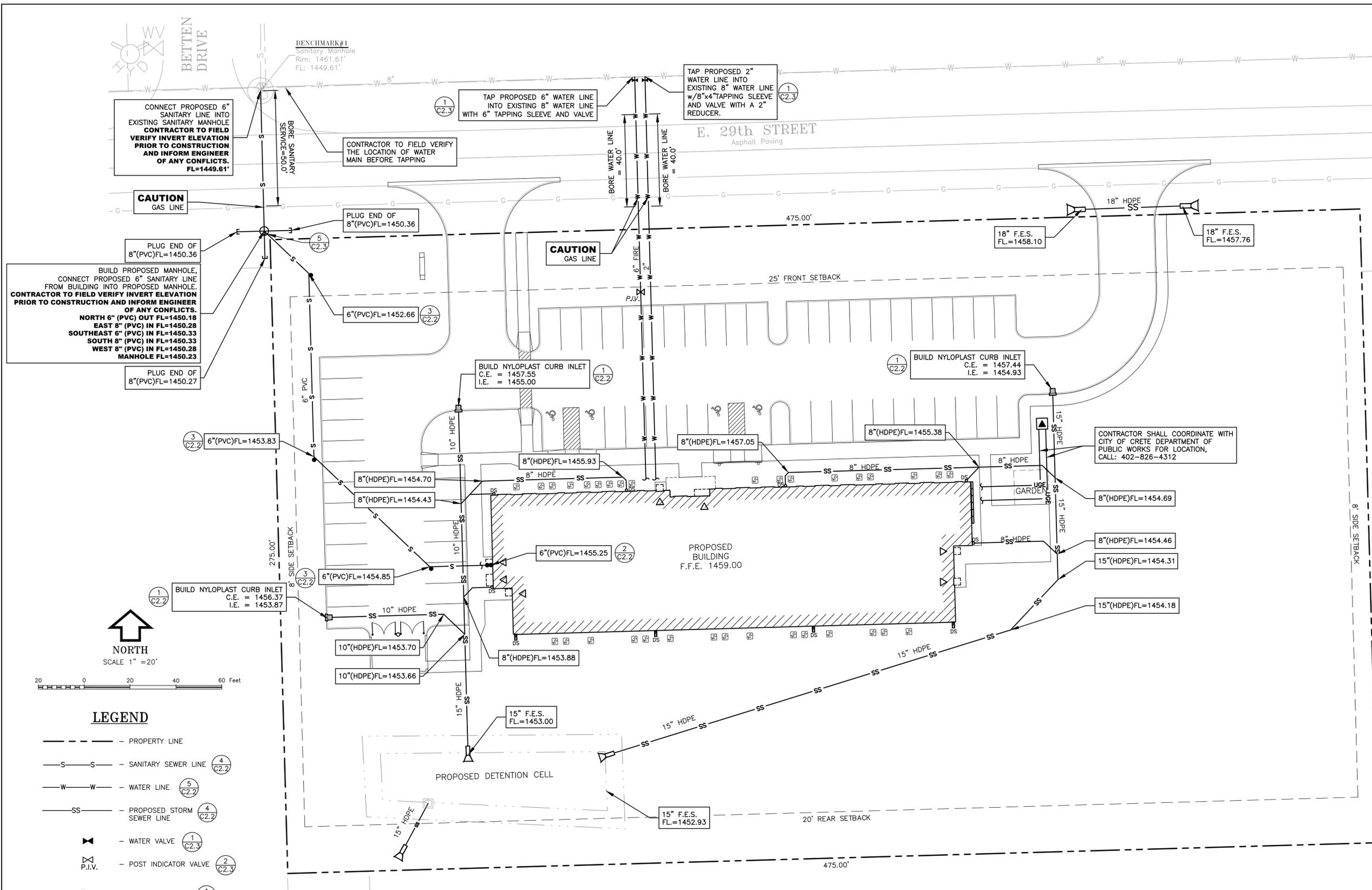
ISSUED FOR	DATE
90% REVIEW	06/30/23

CRETE SENIOR VILLAS
E 29th ST & BETTEN DRIVE
CRETE, NE 68333



SHEET NO.

C1.4



CONNECT PROPOSED 6" SANITARY LINE INTO EXISTING SANITARY MANHOLE. CONTRACTOR TO FIELD VERIFY INVERT ELEVATION PRIOR TO CONSTRUCTION AND INFORM ENGINEER OF ANY CONFLICTS. FL=1449.61'

CONTRACTOR TO FIELD VERIFY THE LOCATION OF WATER MAIN BEFORE TAPPING

TAP PROPOSED 2" WATER LINE INTO EXISTING 8" WATER LINE w/8"x4" TAPPING SLEEVE AND VALVE WITH A 2" REDUCER.

CAUTION
GAS LINE

CAUTION
GAS LINE

CONTRACTOR SHALL COORDINATE WITH CITY OF CRETE DEPARTMENT OF PUBLIC WORKS FOR LOCATION, CALL: 402-826-4312



LEGEND

- - - - - PROPERTY LINE
- S-S- - SANITARY SEWER LINE (4) (C2.2)
- W-W- - WATER LINE (5) (C2.2)
- SS-SS- - PROPOSED STORM SEWER LINE (4) (C2.2)
- ⊗ - WATER VALVE (1) (C2.3)
- ⊗ - P.I.V. (2) (C2.3)
- ☐ - PROPOSED STORM SEWER INLET (1) (C2.2)
- - SANITARY CLEANOUT (3) (C2.2) (2) (C2.2)
- DS - DOWN SPOUTS WITH CONCRETE SPLASH BLOCKS (SEE ARCHITECTURAL PLANS)
- ▲ - TRANSFORMER
- ⊕ - A/C UNITS
- ⊙ - SANITARY MAHOLE (4) (C2.3)

SHEET NOTES:

1. ALL UTILITIES TERMINATE 5'-0" OUTSIDE BUILDING. FOR CONTINUATION INSIDE BUILDING, SEE MECH./ELEC. PLANS.

GENERAL UTILITY NOTES:

1. CONSTRUCTION FOR UTILITIES SHALL INCLUDE THE EXCAVATION OF ALL MATERIALS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS AND THE CITY OF CRETE SPECIFICATIONS; ALL NECESSARY SHEETING, SHORING AND BRACING; AND ANY PUMPING THAT MAY BE NECESSARY TO KEEP THE TRENCH FACE FROM WATER.
2. CONSTRUCTION FOR UTILITIES AND STRUCTURES SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF PAVEMENT, DRIVEWAY, AND SIDEWALK. DISPOSAL OF SURPLUS MATERIALS, BORROW, MAINTENANCE AND PROTECTION OF EXCAVATION, AND THE RESTORATION OF ALL SURFACES TO A SATISFACTORY CONDITION.
3. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF PIPES OR FITTINGS AND ARE FROM PROPERTY LINES, CENTERLINES OF DRIVEWAYS, BACK OF CURBS, AND EDGES OF SIDEWALK OR FACES OF WALLS.
4. UTILITY CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE SYSTEM PRIOR TO CONSTRUCTION.

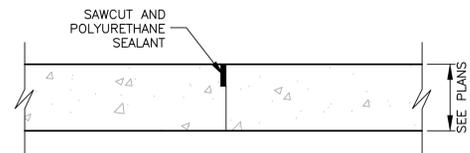
BENCHMARK

BENCHMARK #1: SANITARY SEWER MANHOLE FOUND NORTHWEST OF SITE, EAST SIDE OF BETTEN DRIVE RIM ELEVATION = 1449.61

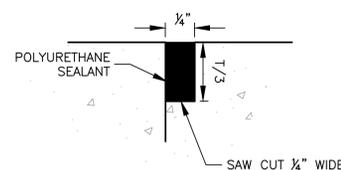


UTILITY PLAN

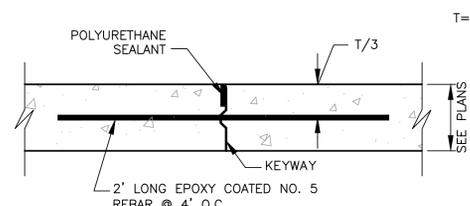
- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION



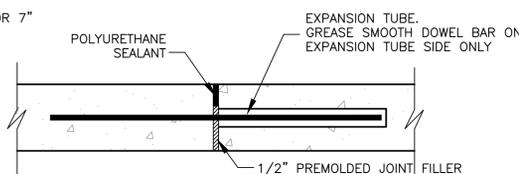
LONGITUDINAL/TRANSVERSE JOINT



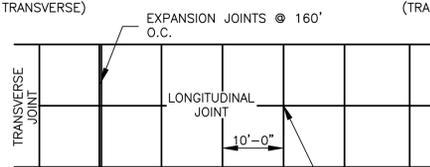
SAW CUT AND JOINT SEALANT



CONSTRUCTION JOINT
(LONGITUDINAL AND TRANSVERSE)



EXPANSION JOINT
(TRANSVERSE JOINT)

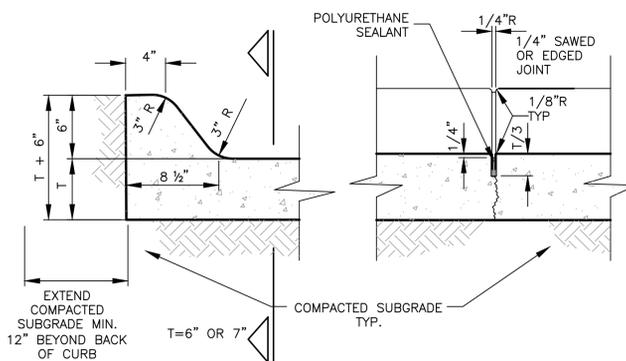


CONCRETE PAVING

NOTES:

1. PROVIDE EXPANSION JOINT IN CONCRETE PAVEMENT AND CURB AND GUTTER AT THE SAME LOCATION.
2. CONTRACTOR SHALL SEAL JOINTS WITH POLYURETHANE SEALANT, MEETING NDOT APPROVED PRODUCTS LIST.
3. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER, PRIOR TO CONSTRUCTION, A CONCRETE PAVEMENT JOINTING PLAN FOR REVIEW AND APPROVAL. MAXIMUM SPACING ON A TRANSVERSE JOINT SHALL BE DETERMINED BY THE THICKNESS OF PAVEMENT, CONTACT ENGINEER.

1 CONCRETE PAVING JOINT DETAILS
C2.0 NO SCALE



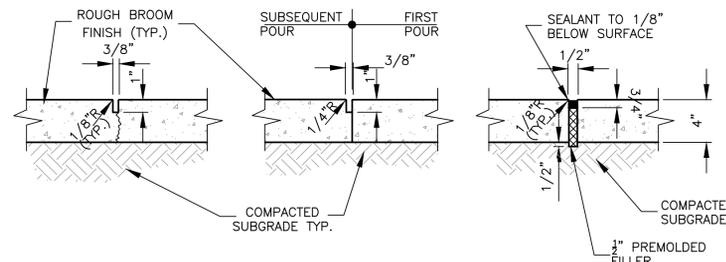
INTEGRAL CURB SECTION

SECTION CONTRACTION JOINT

NOTES:

1. CONTRACTOR SHALL SEAL JOINTS WITH POLYURETHANE SEALANT, MEETING NDOT APPROVED PRODUCTS LIST.

2 INTEGRAL CURB DETAIL
C2.0 NO SCALE



CONTRACTION JOINT

CONSTRUCTION JOINT

EXPANSION JOINT

MAXIMUM SPACING = WIDTH OF THE WALK UNLESS INDICATED OTHERWISE ON PLANS

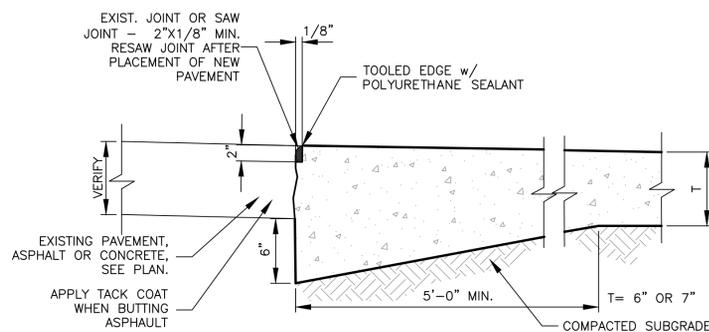
USE ONLY WHERE CONSTRUCTION JOINTS WOULD OCCUR

SPACE AS SHOWN ON LAYOUT PLAN (@ 40' MAX.) AND WHERE ABUTTING ALL STRUCTURES, PAVEMENT AND CURBS

NOTES:

1. WHEN ABUTTING EXISTING SIDEWALK, MATCH EXISTING PATTERN LOCATION OF CONTROL AND EXPANSION JOINTS UNLESS OTHERWISE INDICATED.
2. PROVIDE 1/2" E.J. WITH SEALANT WHEN ABUTTING BACK OF CURB AND STRUCTURES.
3. ALL SIDEWALKS SLOPE AT 2% AWAY FROM BUILDING OR TOWARD CURBS UNLESS SHOWN OTHERWISE.
4. CONTRACTOR SHALL SEAL JOINTS WITH POLYURETHANE SEALANT, MEETING NDOT APPROVED PRODUCTS LIST.

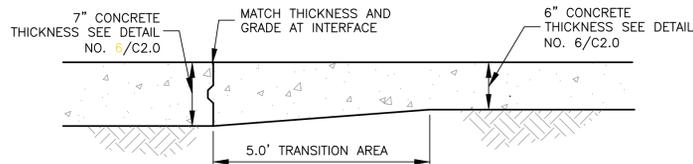
3 CONCRETE SIDEWALK JOINT DETAILS
C2.0 NO SCALE



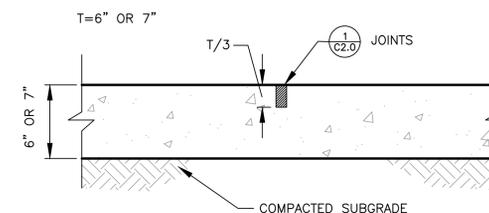
NOTES:

1. CONTRACTOR SHALL SEAL JOINTS WITH POLYURETHANE SEALANT, MEETING NDOT APPROVED PRODUCTS LIST.

4 THICKENED EDGE CONCRETE PAVEMENT
C2.0 NO SCALE



5 TRANSITION SECTION
C2.0 NO SCALE



NOTES:

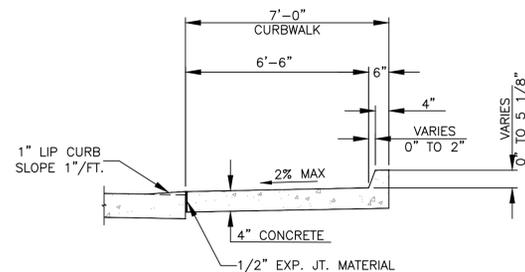
1. CONTRACTOR SHALL SEAL JOINTS WITH POLYURETHANE SEALANT, MEETING NDOT APPROVED PRODUCTS LIST.

6 6" OR 7" CONCRETE PAVEMENT
C2.0 NO SCALE

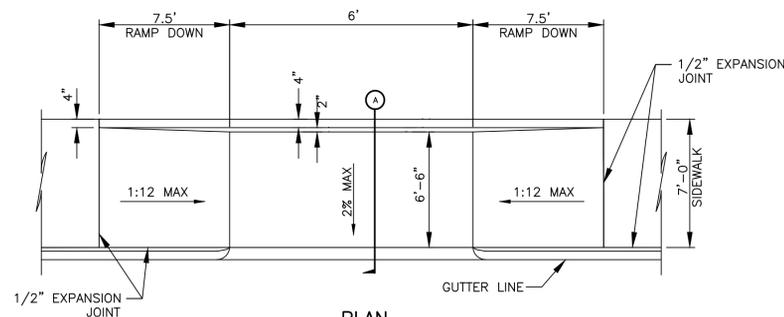
CRETE SENIOR VILLAS
E 29th ST & BETTEN DRIVE
CRETE, NE 68333



- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

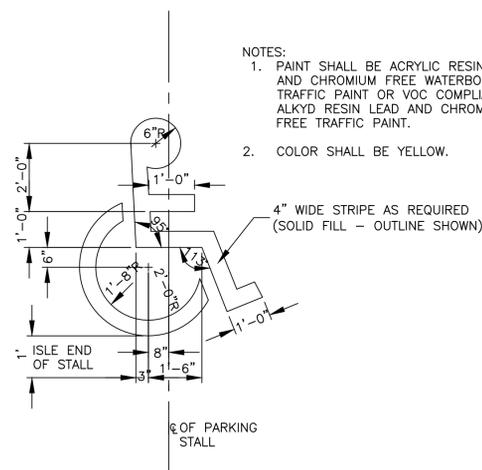


SECTION A



PLAN

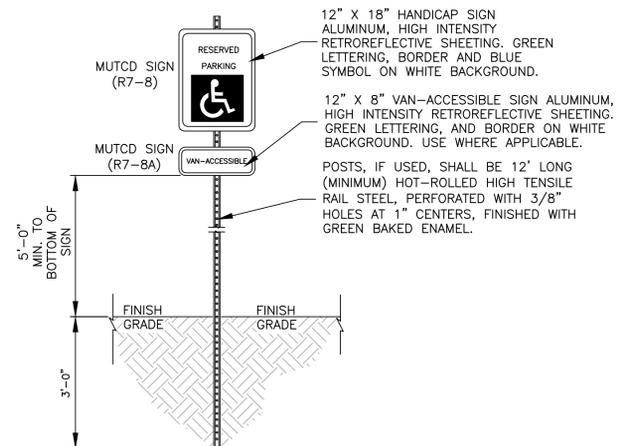
1 SIDEWALK RAMP DETAIL
C2.1 NO SCALE



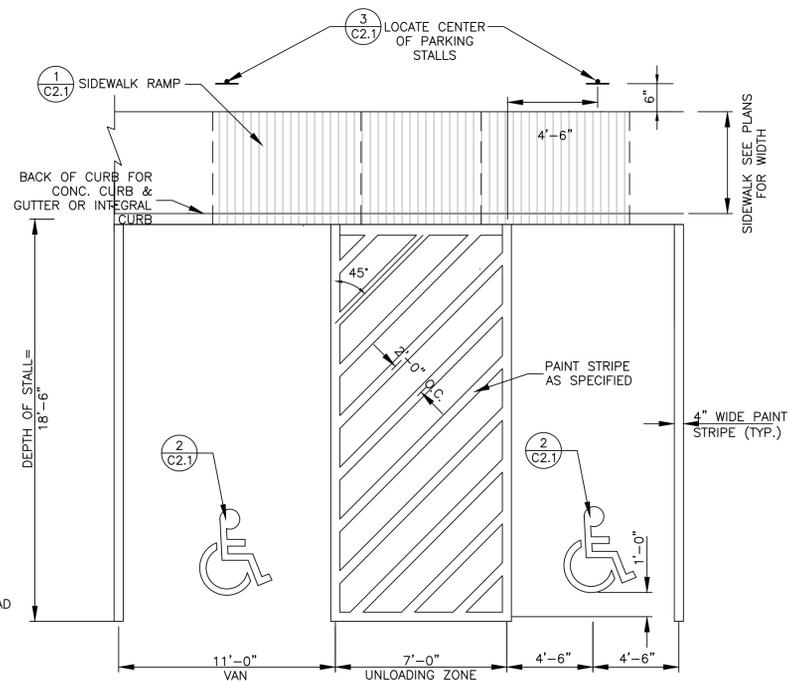
NOTES:

1. PAINT SHALL BE ACRYLIC RESIN LEAD AND CHROMIUM FREE WATERBORNE TRAFFIC PAINT OR VOC COMPLIANT ALKYD RESIN LEAD AND CHROMIUM FREE TRAFFIC PAINT.
2. COLOR SHALL BE YELLOW.

2 HANDICAP PAVEMENT SYMBOL
C2.1 NO SCALE



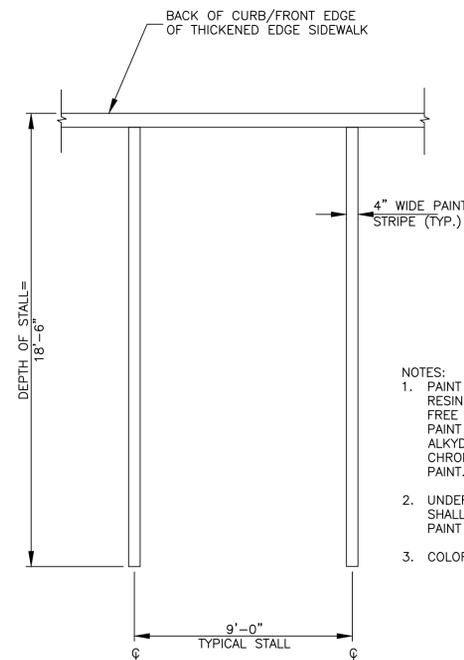
3 HANDICAP SIGN
C2.1 NO SCALE



NOTES:

1. PAINT SHALL BE ACRYLIC RESIN LEAD AND CHROMIUM FREE WATERBORNE TRAFFIC PAINT OR VOC COMPLIANT ALKYD RESIN LEAD AND CHROMIUM FREE TRAFFIC PAINT.
2. UNDER NO CIRCUMSTANCES SHALL FACE OF CURB BE PAINT STRIPPED.
3. PLACE SIGN 36" BEHIND BACK OF CURB IF NO SIDEWALK IS PRESENT.
4. COLOR SHALL BE YELLOW

4 HANDICAP PARKING STALL PAINT STRIPING
C2.1 NO SCALE



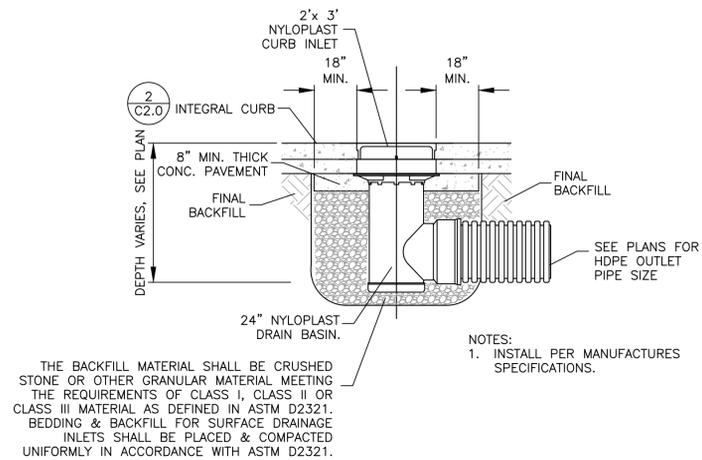
NOTES:

1. PAINT SHALL BE ACRYLIC RESIN LEAD AND CHROMIUM FREE WATERBORNE TRAFFIC PAINT OR VOC COMPLIANT ALKYD RESIN LEAD AND CHROMIUM FREE TRAFFIC PAINT.
2. UNDER NO CIRCUMSTANCES SHALL FACE OF CURB BE PAINT STRIPPED.
3. COLOR SHALL BE YELLOW.

5 PARKING STALL PAINT STRIPING
C2.1 NO SCALE

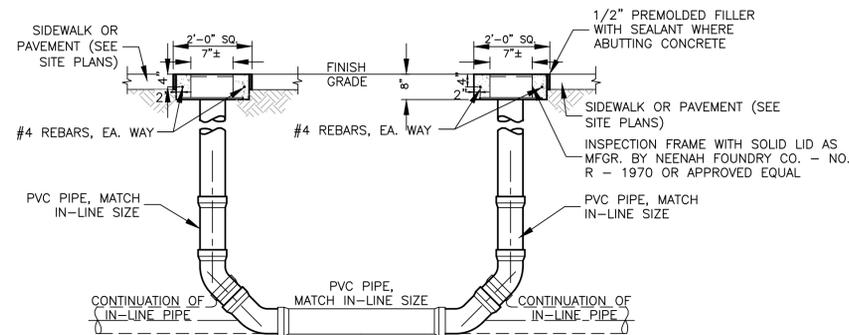
CRETE SENIOR VILLAS
E 29th ST & BETTEN DRIVE
CRETE, NE 68333





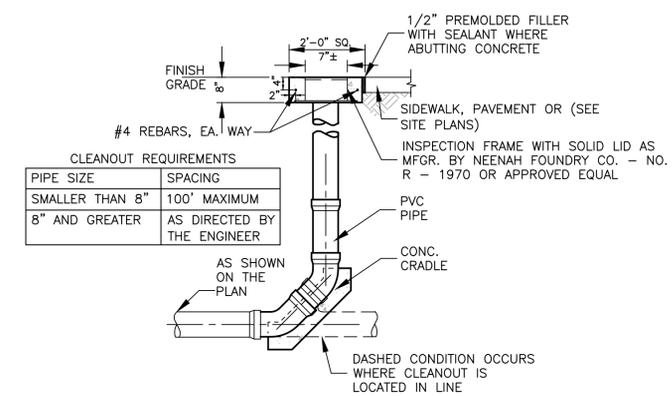
THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

1 NYLOPLAST CURB INLET
C2.2 NO SCALE

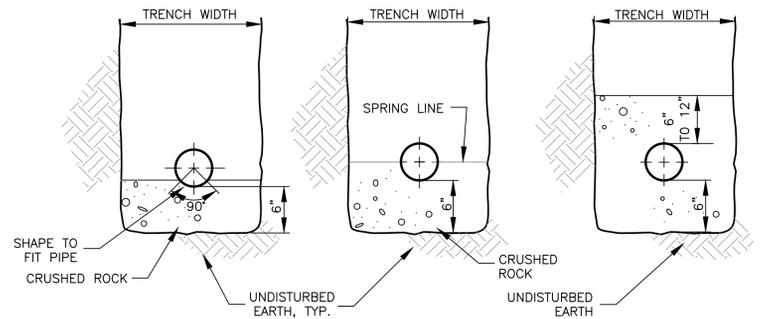


NOTES:
1. TOP OF CLEANOUT SHALL BE FLUSH WITH GROUND.
ALL CONCRETE SHALL BE 3500 PSI.

2 DOUBLE CLEANOUT DETAIL
C2.2 NO SCALE



3 CLEANOUT DETAIL
C2.2 NO SCALE



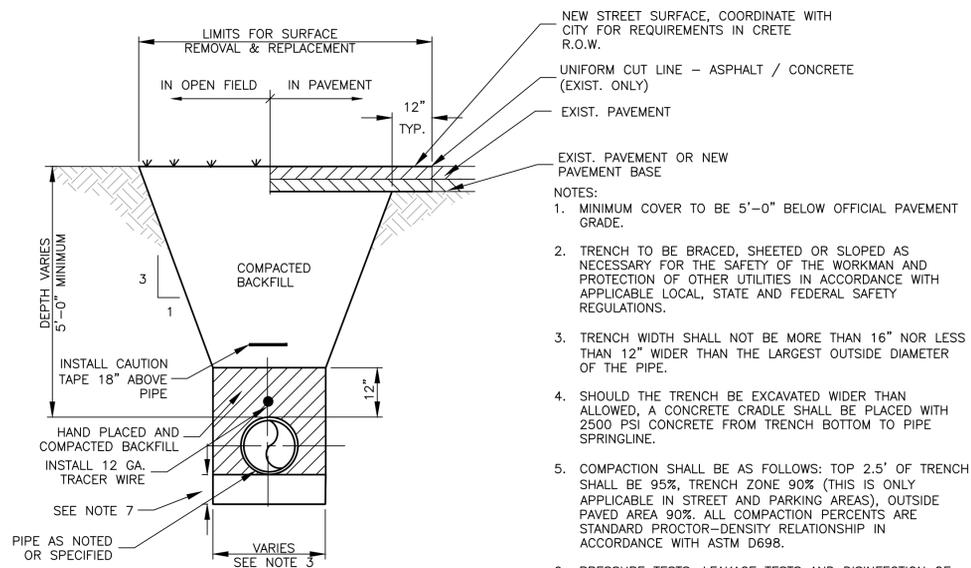
DIP OR RCP **ABS OR PVC (COMPOSITE WALL)** **ABS, PVC, OR HDPE (SOLID WALL)**

NOTES:

- TRENCH WIDTH: MINIMUM = PIPE O.D. PLUS 1'-4"
MAXIMUM = PIPE O.D. PLUS 2'-0"
- CRUSHED ROCK FOR PIPE BEDDING FOR PIPES 15 INCHES IN DIAMETER AND SMALLER SHALL CONFORM TO GRADATIONS AS FOLLOWS:

SIEVE SIZE	PERCENTAGE PASSING
3/4 INCH	100
3/8 INCH	60 ± 15
NO. 4	30 ± 15
NO. 10	15 ± 10
NO. 200	5 ± 5
- CRUSHED ROCK FOR PIPE BEDDING SHALL BE SUBSIDIARY TO THE COST OF THE PIPE. IF UNSTABLE TRENCH BOTTOM SUBGRADE CONDITIONS ARE ENCOUNTERED, ADDITIONAL CRUSHED ROCK FOR BEDDING AND EXTENT SHALL BE AS DIRECTED BY THE ENGINEER. THE COST, MEASUREMENT, AND PAYMENT FOR ADDITIONAL CRUSHED ROCK FOR UNSTABLE TRENCH BOTTOM SUBGRADE PIPE BEDDING CONDITIONS SHALL BE PAID FOR PER TON OF CRUSHED ROCK PLACED.
- TRENCH SHALL BE BRACED, SHEETED OR SLOPED AS NECESSARY FOR THE SAFETY OF WORKMEN AND PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- HDPE SHOWN IS FOR DRAINAGE AND NOT WELL FIELD. WHEN APPLICABLE, SEE MECHANICAL PLANS FOR WELL FIELD INFORMATION.

4 PIPE ENVELOPE
C2.2 NO SCALE

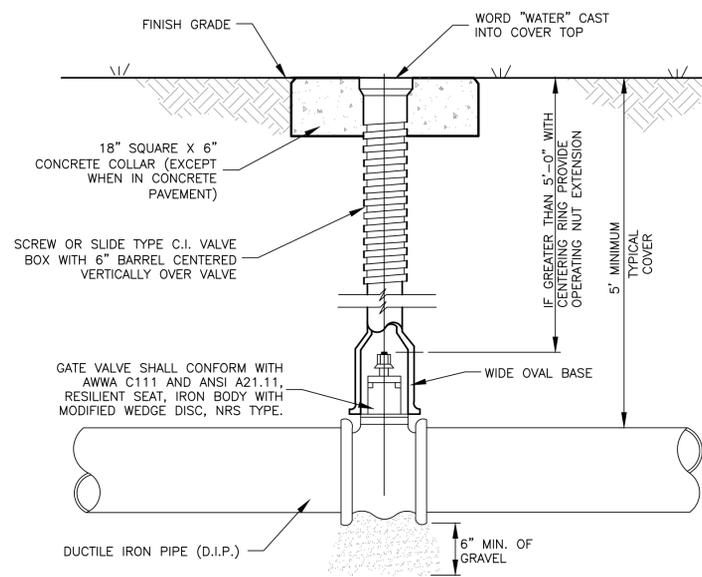


- NEW STREET SURFACE, COORDINATE WITH CITY FOR REQUIREMENTS IN CRETE R.O.W.
- UNIFORM CUT LINE - ASPHALT / CONCRETE (EXIST. ONLY)
- EXIST. PAVEMENT
- EXIST. PAVEMENT OR NEW PAVEMENT BASE
- NOTES:
- MINIMUM COVER TO BE 5'-0" BELOW OFFICIAL PAVEMENT GRADE.
 - TRENCH TO BE BRACED, SHEETED OR SLOPED AS NECESSARY FOR THE SAFETY OF THE WORKMAN AND PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
 - TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE LARGEST OUTSIDE DIAMETER OF THE PIPE.
 - SHOULD THE TRENCH BE EXCAVATED WIDER THAN ALLOWED, A CONCRETE CRADLE SHALL BE PLACED WITH 2500 PSI CONCRETE FROM TRENCH BOTTOM TO PIPE SPRINGLINE.
 - COMPACTION SHALL BE AS FOLLOWS: TOP 2.5' OF TRENCH SHALL BE 95%, TRENCH ZONE 90% (THIS IS ONLY APPLICABLE IN STREET AND PARKING AREAS), OUTSIDE PAVED AREA 90%. ALL COMPACTION PERCENTS ARE STANDARD PROCTOR-DENSITY RELATIONSHIP IN ACCORDANCE WITH ASTM D698.
 - PRESSURE TESTS, LEAKAGE TESTS AND DISINFECTION OF ALL WATER LINES SHALL BE AS REQUIRED BY LOCAL STANDARDS AND REQUIREMENTS.
 - IN LIEU OF HAND PLACED AND COMPACTED BACKFILL, ALL WATER LINES 3" OR BIGGER SHALL BE BEDDED WITH CRUSHED ROCK 6" BELOW TO 1" ABOVE TOP OF PIPE.

5 PIPE ENVELOPE-WATER
C2.2 NO SCALE

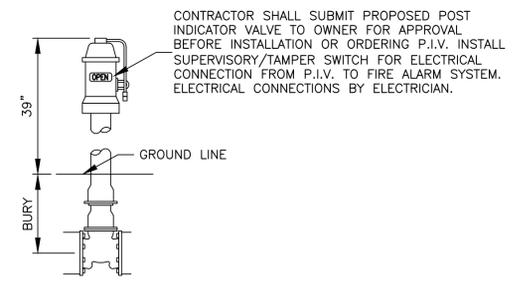


- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION



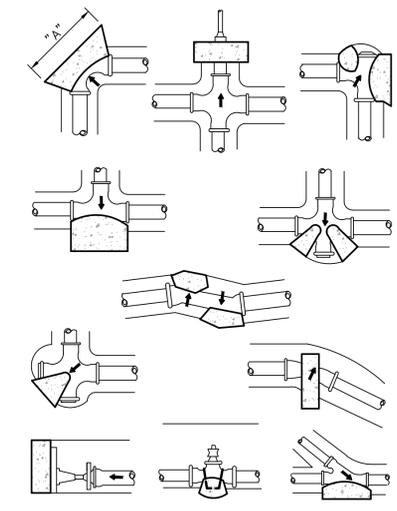
- NOTES:
1. FITTING SHALL BE WRAPPED WITH 8 MIL MINIMUM THICKNESS POLYETHYLENE.
 2. REDUCERS SHALL BE REQUIRED FOR CASES WHERE VALVE IS DOWN SIZED FROM PIPING.

1 WATER VALVE BOX
C2.3 NO SCALE



CONTRACTOR SHALL SUBMIT PROPOSED POST INDICATOR VALVE TO OWNER FOR APPROVAL BEFORE INSTALLATION OR ORDERING P.I.V. INSTALL SUPERVISORY/TAMPER SWITCH FOR ELECTRICAL CONNECTION FROM P.I.V. TO FIRE ALARM SYSTEM. ELECTRICAL CONNECTIONS BY ELECTRICIAN.

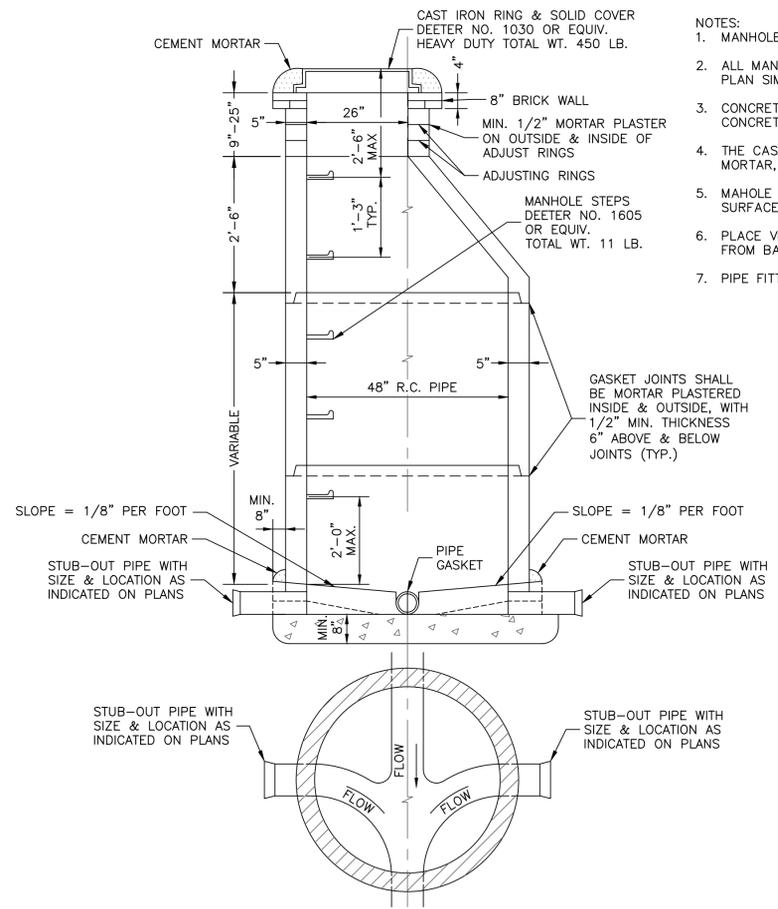
2 POST INDICATOR VALVE DETAIL
C2.3 NO SCALE



PIPE SIZE	BEARING AREA OF BLOCK "A" SQ. FT.				
	TEE & END	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	4.9	6.9	3.8	1.9	1.0
6	8.4	11.8	6.4	3.3	1.8
8	13.7	19.3	10.5	5.4	2.7
10	19.4	27.3	14.9	7.7	3.9
12	26.3	37.0	20.2	10.3	5.3

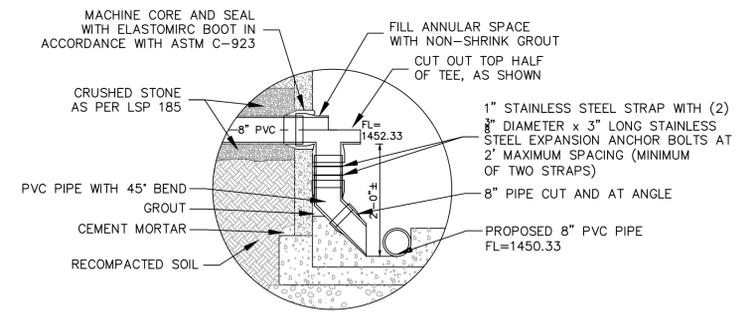
- NOTES:
1. ARROW INDICATES DIRECTION OF THRUST.
 2. BEAR THRUST BLOCKS AGAINST UNDISTURBED EARTH.
 3. DO NOT EXTEND CONCRETE BEYOND BELL FITTING, OR RESTRICT MECHANICAL JOINT BOLT REMOVAL.
 4. REQUIRED THRUST BLOCK AREAS "A" ARE BASED ON A SOIL BEARING PRESSURE OF 2000 PSF AND A DESIGN PRESSURE OF 250 PSI.

3 TYPICAL THRUST BLOCKING
C2.3 NO SCALE



- NOTES:
1. MANHOLES SHALL BE CONSTRUCTED OF CONCRETE.
 2. ALL MANHOLES ARE TO BE CONSTRUCTED CIRCULAR IN PLAN SIMILAR TO DRAWING.
 3. CONCRETE IN MANHOLE SHALL BE NDOT CLASS 47-B CONCRETE.
 4. THE CAST IRON MANHOLE RING SHALL SET IN A BED OF MORTAR, AND CAREFULLY ADJUST TO PROPOSED GRADE.
 5. MAHOLE FLOOR SHALL BE FINISHED TO A SMOOTH SURFACE.
 6. PLACE VERTICAL SIDE OF TAPER SECTION FARTHEST FROM BACK OF CURB.
 7. PIPE FITTINGS SHALL BE SOLVENT WELDED.

4 SANITARY SEWER MANHOLE
C2.3 NO SCALE



5 DROP DETAIL ON SANITARY SEWER MANHOLE INSIDE
C2.3 NO SCALE

CRETE SENIOR VILLAS
 E 29th ST & BETTEN DRIVE
 CRETE, NE 68333

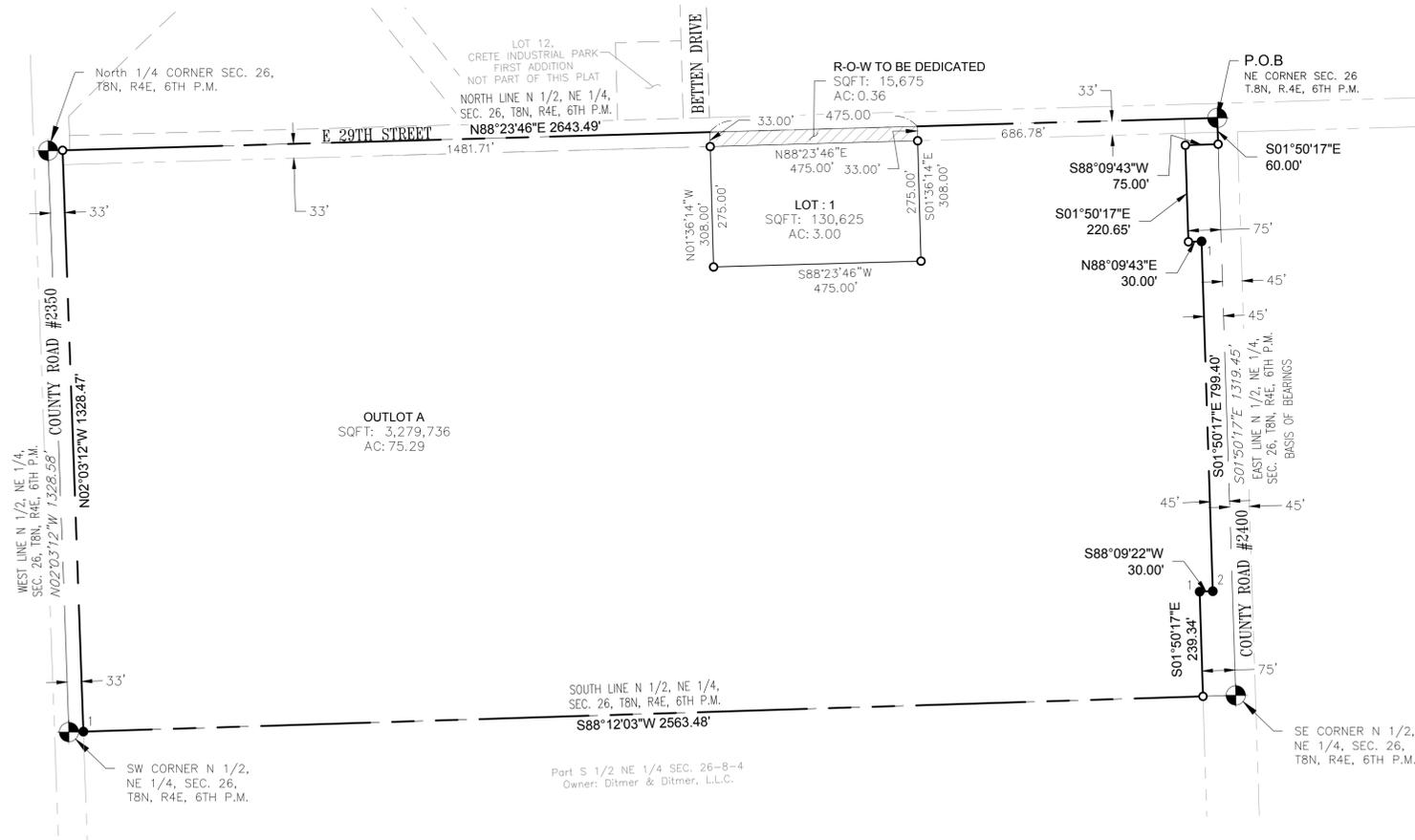


A FINAL PLAT OF DITTMER ESTATES ADDITION

LOCATED IN THE NE 1/4 SEC. 26, T.8N., R.4E., 6TH P.M.,
CITY OF CRETE, SALINE COUNTY, NEBRASKA



VICINITY MAP
SCALE = 1:1000



COUNTY TREASURER'S CERTIFICATIONS

THIS IS TO CERTIFY THAT I FOUND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER _____ DATE _____

REVIEW OF SALINE COUNTY SURVEYOR

THIS FINAL PLAT OF DITTMER ESTATES ADDITION WAS REVIEWED BY THE OFFICE OF SALINE COUNTY SURVEYOR ON THIS _____ DAY OF _____, 20____.

SALINE COUNTY SURVEYOR _____

LEGAL DESCRIPTION OF FINAL PLAT

A PARCEL OF LAND BEING A PORTION OF LAND LOCATED IN THE NORTH 1/2, OF THE NORTHEAST 1/4 SEC. 26, T8N, R4E OF THE 6TH P.M., CRETE, SALINE COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NE CORNER SEC. 26, T8N, R4E OF THE 6TH P.M.;

THENCE ON THE EAST LINE OF SAID N 1/2, S01°50'17"E, 60.00 FEET, ALL BEARINGS HEREON ARE RELATIVE THERETO;

THENCE DEPARTING SAID EAST LINE, S88°09'43"W, 75.00 FEET, TO A LINE 75 FEET WEST OF AND PARALLEL WITH SAID EAST LINE;

THENCE ON SAID PARALLEL LINE, S01°50'17"E, 220.65 FEET;

THENCE DEPARTING SAID PARALLEL LINE, N88°09'43"E, 30.00 FEET TO A LINE 45 FEET WEST OF AND PARALLEL WITH SAID EAST LINE;

THENCE ON SAID PARALLEL LINE, S01°50'17"E, 799.40 FEET;

THENCE DEPARTING SAID PARALLEL LINE, S88°09'22"W, 30.00 FEET TO A LINE 75 FEET WEST OF AND PARALLEL WITH SAID EAST LINE;

THENCE ON SAID PARALLEL LINE, S01°50'17"E, 239.34 FEET TO THE SOUTH LINE OF SAID N 1/2;

THENCE ON SAID SOUTH LINE, S88°12'03"W, 2563.48 FEET TO THE EAST R-O-W OF COUNTY ROAD #2350 ALSO BEING A LINE 33' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTH HALF;

THENCE ON SAID EAST R-O-W, N02°03'12"W, 1328.47 FEET TO THE NORTH LINE OF SAID NORTH 1/2;

THENCE ON SAID NORTH LINE, N88°23'46"E, 2643.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,426,036 SQUARE FEET OR 78.65 ACRES

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED OR WILL BE INSTALLED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

LYLE L. LOTH, L.S. #314

FOR REVIEW

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, DITTMER & DITTMER, LLC, OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS, TO BE NUMBERED AND NAMED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS DITTMER ESTATES ADDITION, AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT. WE DO FURTHER DEDICATE THE EASEMENTS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES (WHICH INCLUDE BUT NOT LIMITED TO SANITARY SEWER, STORM SEWER, WATER, ELECTRICAL, TELEPHONE AND CABLE TELEVISION), OVER UPON OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT, THE CONSTRUCTION OR LOCATION OF ANY BUILDINGS OR TREES SHALL BE PROHIBITED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHT HEREIN GRANTED.

WITNESS MY HAND THIS _____ DAY OF _____, 2023.

DITTMER & DITTMER, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
RON DITTMER, MANAGING MEMBER

ACKNOWLEDGE OF NOTARY:

STATE OF NEBRASKA }
SALINE COUNTY } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME RON DITTMER, MANAGING MEMBER OF DITTMER & DITTMER, LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THE FOREGOING PLAT AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____.

APPROVAL OF CRETE CITY COUNCIL

THIS PLAT OF DITTMER ESTATES ADDITION WAS APPROVED BY THE CRETE CITY COUNCIL ON THIS _____ DAY OF _____, 202__.

ATTEST: _____ MAYOR

APPROVAL OF CRETE CITY PLANNING BOARD

THIS PLAT OF DITTMER ESTATES ADDITION WAS APPROVED BY THE CRETE PLANNING BOARD ON THIS _____ DAY OF _____, 202__.

ATTEST: _____ CHAIRPERSON

MONUMENT SYMBOL LEGEND

PORTION OF EAST 29TH STREET TO BE DEDICATED TO THE PUBLIC

- SET (3/4"x24" Bar w/ LS 314 Cap)
- 1 ● FOUND REBAR WITH CAP STAMPED "LS 570"
- 2 ● FOUND NO. 5 REBAR

Total Lots = 1
Total Outlots = 1
Total Acres = 78.65

PROJECT
231057

REGA
ENGINEERING

601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402).484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

DITTMER ESTATES ADDITION
FINAL PLAT
CRETE, SALINE COUNTY, NEBRASKA

DATE: 06/26/2023

DESIGNED BY: FBS

DRAWN BY: RDR

CHECKED BY: LLL/NPB

SHEET NO.

1 of 1

