Planning Commission Meeting
Monday, August 26, 2024 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 the Dittmer Commercial Preliminary Plat

   3.C. Consider the Dittmer Commercial 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 24th, 2024 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

Jay Quinn:	Absent
Drew Rische:	Absent
Carely Adame Ortiz:	Present
Ryan Jindra:	Present
Dave Jurena:	Present
Justin Kozisek:	Present
Scott Kuncl:	Present
Jennifer Robison:	Present
Jeff Wenz:	Present

Present: 7, Absent: 2.

City Administrator Tom Ourada was present but did not vote.

Also, present for the meeting were City Attorney Anna Burge, City Clerk Nancy Tellez, and Finance Director Wendy Thomas

3. Items of Business

3.A. Approve Planning Commission Minutes

Approved Planning Commission Minutes Carried with a motion by Scott Kuncl and a second by Justin Kozisek.
Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 7, No: 0

3.B. Public Hearing on Ordinance 2207 Home Occupation

The Public Hearing opened at 7:01 p.m.

Opened Public Hearing on Ordinance 2207 Home Occupation Carried with a motion by Scott Kuncl and a second by Jennifer Robison.
Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 7, No: 0

City Administrator Tom Ourada explained that this ordinance is to amend and for clarity on garage sales. City Attorney Anna Burge explained that she did research on what other communities do. Burge explained that Omaha and Kearney do have some restrictions on garage sales. Burge explained that changes under Section 1. Two definitions that are added on 11-211 are the following:

Garage Sale. The occasional sale of a variety of personal goods from a residence. This definition shall include garage sales, yard sales, moving sales and any similar form of sale. Occasional Sale.

In Section 2 is the Home Occupation Ordinance change. (3) Garage sales shall be allowed at residential homes, provided that the frequency of such sales at any one location shall not exceed one, lasting three days in length, during a continuous two-month period or four (4) sales during any twelve (12) month period. Items sold at the garage sale shall not include resale of new merchandise in quantities such that a reasonable person would assume the merchandise was purchased specifically for resale at the garage sale.

Candace Hohlfeld and Vi Preston who live in the neighborhood were present for the Public Hearing. Candace Hohlfeld asked if that was 4 garage sales total per year. Holfeld also asked about the regulations and who they would be enforced. Burge stated that with enforcement it is more observation. The City of Crete has an enforcement officer who would help to keep track of these. Burge explained that if that number is exceeded, then its stepping out of the limit and is turning in to a home occupation.

Hohlfeld asked what happens when people have that fifth garage sale. City Administrator Tom Ourada explained that there are a number of things that could happen. There is local ordinance enforcement and then there is also taking them to county court. Then there are fines imposed by the courts. It could be per incident, per day, or whatever the city seeks through the prosecutor and the judge. That's a last resort. It is something that the City has had to use on several occasions in the last few months, not with garage sales but with other ordinance infractions. Ourada stated that garage sale is very loose description of what some of the complaints are.

Planning Commission member Jennifer Robison asked if the City is receiving complaints. Ourada explained that they try to be reactive and not seek out issues.

7:29 p.m. Closed the Public Hearing

Closed Public Hearing on Ordinance 2207 Home Occupation Carried with a motion by Justin Kozisek and a second by Ryan Jindra.
Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 7, No: 0

3.C. Consider Ordinance 2207 Adding Garage sale limitations to City Code

Recommend to the City Council Ordinance 2207 Adding Garage sale limitations to City Code to once every 4 months 3 times per year. Carried with a motion by Jeff Wenz and a second by Ryan Jindra.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 7, No: 0

3.D. Public Hearing on Ordinance 2208 Amending Temporary Signs

Opened the Public Hearing on Ordinance 2208 Amending Temporary Signs at 7:31 p.m.

Opened the Public Hearing on Ordinance 2208 Amending Temporary Signs Carried with a motion by Scott Kuncl and a second by Ryan Jindra.
Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 7, No: 0

City Administrator Tom Ourada stated this has been contested for years. The most recent is from the Mayor. City Attorney Anna Burge looked at what other communities have done. Ourada stated that this would be billed for at least an hour minimum if someone from the City of Crete goes to remove the temporary sign.
Planning Commission member Jeff Wenz asked if the property was a rental who is responsible. Ourada stated that the landlord is responsible and there could be a lien on the property.
Ourada explained that Campaign Signs are governed by State Federal Law.
City Attorney Anna Burge explained that (5) All temporary signs advertising a garage sale may be place two (2) days prior to the start of the sale and must be picked up two (2) days after the sale is completed.
~~(5)~~ (6)The City may order the removal of any temporary sign not in compliance with this section. If the owner of the premises on which such sign is located or the owner of the sign fails to remove such sign, the City shall remove the sign at the owner's cost. Such costs may be assessed to the property. Any such removal shall result in the immediate cancellation of any outstanding temporary sign permit.

Closed the public hearing at 7:38 p.m.
Closed the Public Hearing on Ordinance 2208 Amending Temporary Signs Carried with a

motion by Scott Kuncl and a second by Justin Kozisek.
Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 7, No: 0

3.E. Consider Ordinance 2208 Amending Temporary Signs

Recommend to the City Council Ordinance 2208 Amending Temporary Signs Carried with a motion by Jeff Wenz and a second by Scott Kuncl.
Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 7, No: 0

3.F. Consider Pine Ridge 3rd Addition Preliminary Plat

Recommend to the City Council the Pine Ridge 3rd Addition Preliminary Plat Carried with a motion by Scott Kuncl and a second by Ryan Jindra.
Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 7, No: 0
John Zwingman and Tony Fitzgerald were present with the Preliminary and Final Plat for the Pine Ridge 3rd Addition and mentioned that since it was such a minor change, they are bringing both the preliminary and final plat.

3.G. Consider Pine Ridge 3rd Addition Final Plat

Recommend to the City Council the Pine Ridge 3rd Addition Final Plat Carried with a motion by Jennifer Robison and a second by Ryan Jindra.
Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye
Aye: 7, No: 0

4. Officers' Reports

Planning Commission Chairperson Dave Jurena stated that he was in City Administrator Tom Ourada’s office talking about zoning and specifically urban ag zoning. City Administrator Tom Ourada stated that they have a draft and they are looking through it with Jeff Ray with JEO and City Inspector Brad Bailey is also going through it. Ourada stated that there are lots of changes they would like to get done before it comes to the Planning Commission.

5. Adjournment

7:50 p.m.

CRETE NEBRASKA Community in Motion

243 E. 13th St. Crete NE 68333

Case #

Land Development, Planning and Zoning Application

		QTY	TOTAL	
Subdivision Development				Crete Municipal Code Article 3 Subdivisions
Application Fee	$100			
Preliminary Plat (plus City Attorney Fees)	$200	1	$200	Crete Municipal Code 11-306.01
Final Plat	$200	1	$200	Crete Municipal Code 11-306.02
Other Plats	$200			
Subdivision Review and Inspections	$250			City Engineer fees are in addition to listed fees
Recording Fee	$25			
Administrative Subdivision				City Municipal Code 11-306.03 Administrative Subdivisions
Subdivision Review and Inspections	$250			
Recording Fee	$25			
Zoning Change	$200			Crete municipal Code Chapter 11 Article 2
Special Exception	$200			Crete municipal Code Chapter 11-230
Variance Request	$150			Crete Municipal Code 11-213
Comprehensive Plan Amendment	$200			Future Land Use Map, Existing Land Use Map
	Total Fees		$400	City Attorney fees are in addition to listed fees

Owner Information

Name	Phone	Email	
Dittmer & Dittmer, L.L.C. (Ron Dittmer)	402-641-7740	rondittmer@gmail.com	
Street Address	**City**	**State**	**Zip**
1600 W 12th / P.O. Box 283	Crete	NE	68333
Signature		**Application Date**	

Applicant Information

Name	Phone	Email	
E & A Consulting Group, Inc. (Rick Onnen)	402-420-7217	ronnen@eacg.com	
Street Address	**City**	**State**	**Zip**
2077 'N' Street, Suite 400	Lincoln	NE	68510
Signature		**Application Date**	
		8/15/2024	

Description

This preliminary plat application, to be known as Dittmer Commercial, is located at the the southeast corner of Iris Avenue and 29th Street within the city limits of Crete. The property is currently zoned C-1. The proposed subdivision consists of solely commercial property. Detention for the area is shown in the southern portion of the development.

The final plat application, to be known as Dittmer Commercial Addition, is creating 1 commercial lot, 1 outlot for future commercial development and 1 outlot for open space and detention.

Refer to the application letters for more detail on both applications.

Subdivision Development Checklist

Pre Appplication Meeting Date 3/8/2024 Time 2:00 pm

Planning Commission Meeting Date _____ Time _____ ☐ Application Fee

City Council Meeting Date _____ Time _____

- ☐ Preliminary Plat physical and digital copies
- ☐ Name, Location, Legal description, Date
- ☐ Names of Adjoining Properties
- ☐ North Point and Graphics Scale
- ☐ Roads
- ☐ Existing Utilities and sizes
- ☐ Name, Location, Legal description, Date
- ☐ Proposed Utility System
- ☐ Contours at intervals 2' or 5'
- ☐ Proposed improvement or grading
- ☐ Location of existing buildings
- ☐ Proposed Easements, Dedications
- ☐ Filing Fees
- ☐ Improvement schedule and restrictive covenants
- ☐ Notification of County Planning Commission
- ☐ Notification of School Board
- ☐ Final Plat one original and two mylar copies
- ☐ Date, title, Name, Location of Subdivision
- ☐ Graphics Scale and North Arrow
- ☐ Monuments 1" diameter maximum 30" length
- ☐ Dimensions, angles and bearings, legal description of the property
- ☐ Names of Adjoining Properties
- ☐ Location and dimensions of easements
- ☐ Purpose for which sites are dedicated or reserved
- ☐ Surveyor Certification as to the accuracy of plat
- ☐ Certification signed and acknowledged by all parties holding title
- ☐ Certification recording the approval of the Planning Commission
- ☐ Certification recording the approval of the City Council
- ☐ Detailed Construction plans of all required public improvements approved by and engineer
- ☐ Posted bond or certified check to the City of Crete in sufficient amount to complete the required improvements as approved by and engineer

Administrative Subdivision Checklist

Pre Appplication Meeting Date _____ Time _____

City Council Meeting Date _____ Time _____ ☐ Application Fee

- ☐ Name
- ☐ Date
- ☐ Title
- ☐ Location
- ☐ Names of abutting streets
- ☐ New lots, block numbers, setback lines
- ☐ Graphic Scale and true North Point
- ☐ Monuments
- ☐ Dimensions
- ☐ Legal description
- ☐ Certification
- ☐ Signed by all parties holding Title
- ☐ Protective covenants
- ☐ Have owners requested annexation
- ☐ Utility easements shown
- ☐ Final Plat Original & 2 Mylar's

Zoning Change or Comprehensive Plan Amendment

Pre Application Meeting Date _____ Time _____ ☐ Scaled Survey Drawing

Publish and Post Date _____ Time _____ ☐ Application Fee

Planning Commission Meeting Date _____ Time _____

City Council Meeting Date _____ Time _____

Parcel # and Current Zoning _____ Requested Zoning _____

Special Exception Request

Pre Application Meeting Date _____ Time _____ ☐ Application Fee

City Council Meeting Date _____ Time _____

With this application variances are being requested to the zoning and subdivision regulations.

1. To allow private roadways within the development.
   (Article 3 Subdivision Regulations, 11-307, (12))
2. To allow cross parking to meet required parking requirements within Lots 2 through 7.
   (Article 5 Supplementary Regulations, 11-508, (2)(C))
3. To allow the sidewalk on the east side of Iris Avenue to be installed when street is improved to city design standards.
   (Article 5 Supplementary Regulations, 11-524, (2)(b))
4. To allow the sidewalk to be located on the north side of Big Mac Drive only.
   (Article 5 Supplementary Regulations, 11-524, (2)(b))

Parking for the commercial uses will be provided by stalls adjacent to the drives and private roadways within the development. Due to the limited area caused by grade change and detention facilities, providing a 50' wide public access and utility easement over the private roadways maximizes the potential of the area. The parking within the commercial area will meet the overall parking requirements within Lots 2 through 7. Granting the variances listed will not affect the existing adjacent developed properties or the future development to the east. The private roadways will only be located within the commercial property and shall be public streets once adjacent to the future residential development.

The initial construction for the development will be those improvements required for Lot 1. A detention cell will be constructed within Outlot A as part of the initial construction. The cell is sized to manage runoff from the commercial area and proposed future residential development to the east. A separate application for the final plat of Lot 1 has also been submitted to be processed along with this preliminary plat application.

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

Sincerely,
E & A CONSULTING GROUP, INC.

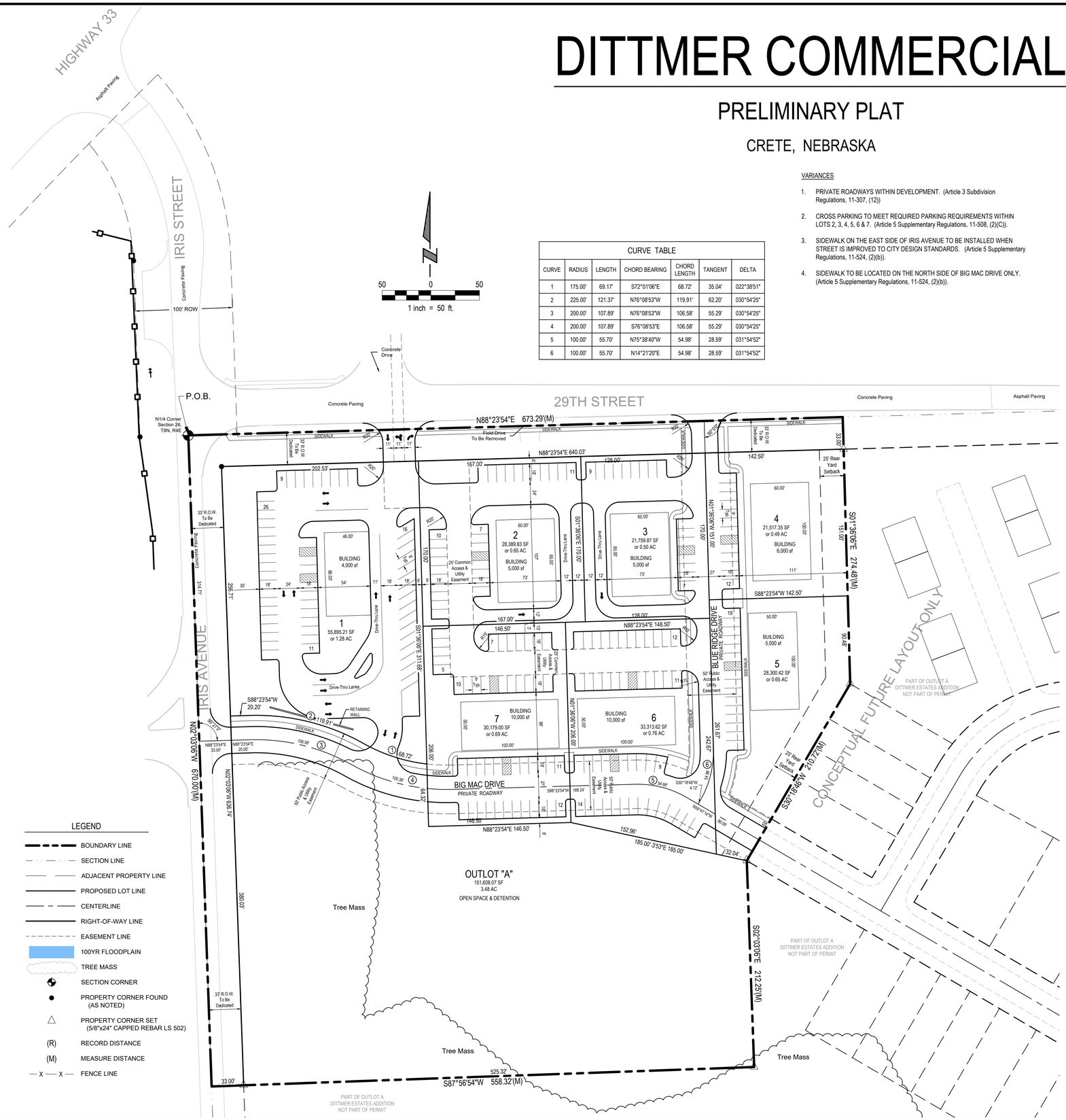
Richard Onnen
Project Manager

Cc: Ron Dittmer
Enc: Application Form for Preliminary Plat
Application Fee of $200.00 (Provided by Ron Dittmer)
Legal Description
3 – Full Size Copies of Sheets 1 through 4 of 4
10 – 11x17 Copies of Sheets 1 through 4 of 4
3 Copies of Drainage Study
Electronic Copy of Submittal Emailed to City

DITTMER COMMERCIAL

PRELIMINARY PLAT

CRETE, NEBRASKA



1 inch = 50 ft.

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"

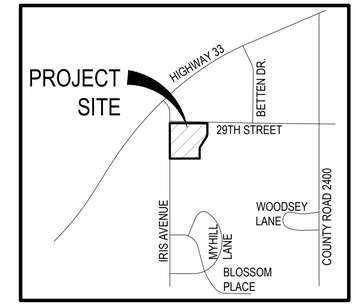
VARIANCES

1. PRIVATE ROADWAYS WITHIN DEVELOPMENT. (Article 3 Subdivision Regulations, 11-307, (12))
2. CROSS PARKING TO MEET REQUIRED PARKING REQUIREMENTS WITHIN LOTS 2, 3, 4, 5, 6 & 7. (Article 5 Supplementary Regulations, 11-508, (2)(C)).
3. SIDEWALK ON THE EAST SIDE OF IRIS AVENUE TO BE INSTALLED WHEN STREET IS IMPROVED TO CITY DESIGN STANDARDS. (Article 5 Supplementary Regulations, 11-524, (2)(b)).
4. SIDEWALK TO BE LOCATED ON THE NORTH SIDE OF BIG MAC DRIVE ONLY. (Article 5 Supplementary Regulations, 11-524, (2)(b)).

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



VICINITY MAP

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

1. THIS PRELIMINARY PLAT CONTAINS 9.22 ACRES.
2. THIS PRELIMINARY PLAT INCLUDES 7 COMMERCIAL LOTS AND 1 OUTLOT FOR DETENTION AND OPEN SPACE.
3. ZONING IS C-1.
4. SETBACKS SHALL MEET THE THE C-1 ZONING REQUIREMENTS.
5. RIGHT-OF-WAY ADJACENT TO 29TH STREET AND IRIS STREET SHALL BE DEDICATED TO THE CITY OF CRETE AT TIME OF FINAL PLAT.
6. 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.
7. PERPENDICULAR PARKING SHALL BE PERMITTED ALONG PRIVATE ROADWAYS.
8. PUBLIC ACCESS SHALL BE GRANTED OVER THE 25 FOOT WIDE DRIVEWAYS AS SHOWN.
9. ALL OUTLOTS SHALL BE MAINTAINED BY AN ASSOCIATION OF THE COMMERCIAL PROPERTY OWNERS.
10. UTILITY EASEMENTS TO BE PROVIDED AS REQUIRED.
11. SANITARY SEWER TO BE 8" PIPE TO THE EXISTING MANHOLE LOCATED AT IRIS STREET AND HIGHWAY 33.
12. WATER TO BE 6" PIPE CONNECTED TO THE EXISTING WATER MAIN LOCATED ON THE NORTH SIDE OF 29TH STREET.
13. TOPOGRAPHIC GRADING CONTOURS ARE AT NAVD 1988.
14. ALL LOT LINES ARE CONCEPTUAL AND FINAL PLATS MAY SHOW DIFFERENT LOT DIMENSIONS.
15. 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

_____
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

_____ ATTEST_____
MAYOR CITY CLERK

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
- — X — X — FENCE 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.eacg.com
State of NE Certificate of Authorization #CA0008
E & A CONSULTING GROUP, INC.
Engineering Answers

DITTMER COMMERCIAL
PRELIMINARY PLAT
CRETE, NEBRASKA

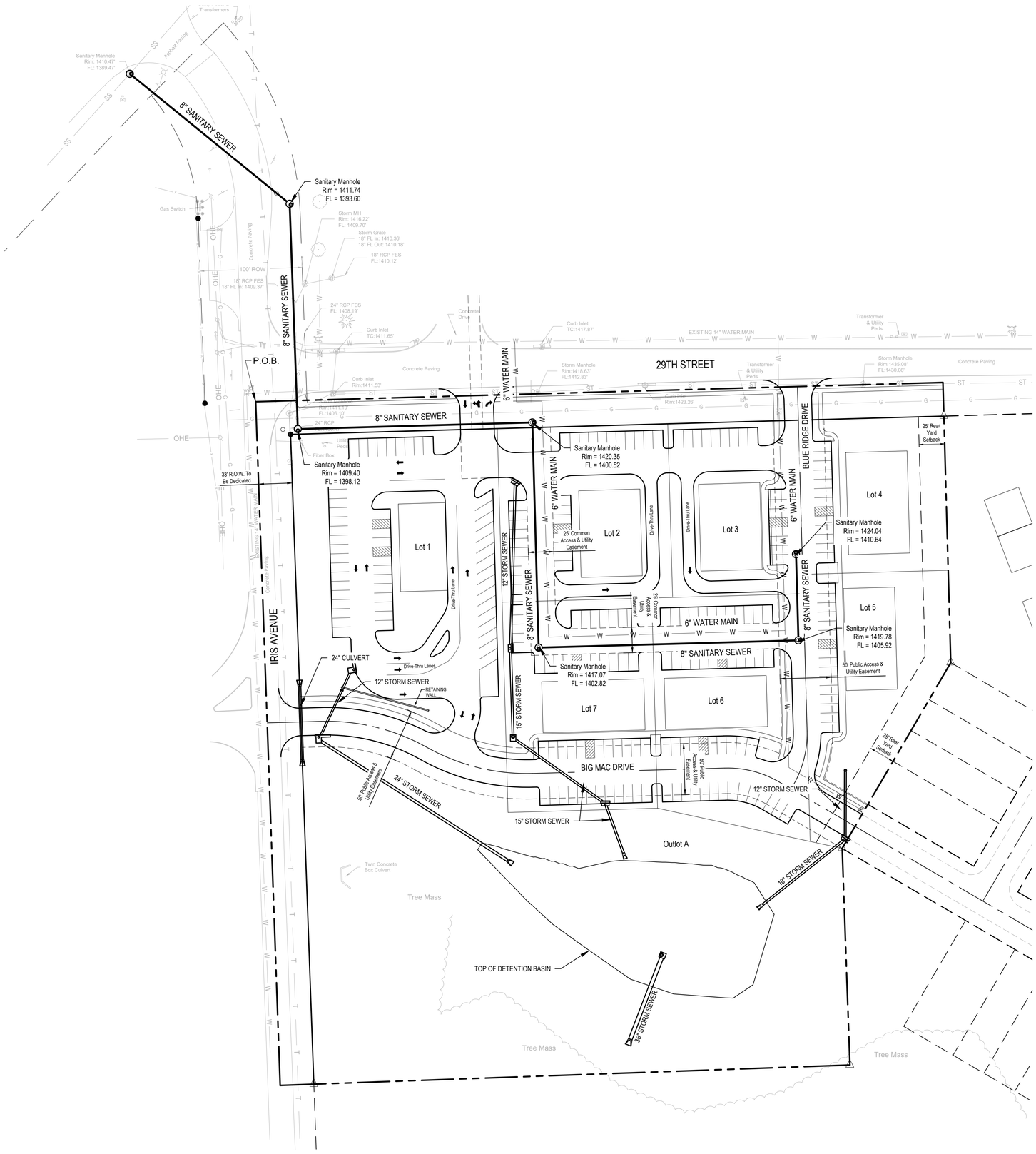
SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

Revision	Date	Description

Proj No:	2022.289.001
Date:	08/15/2024
Designed By:	MLK, JJ
Drawn By:	MLK, JJ
Scale:	AS SHOWN
Sheet:	1 of 4

Marcus Kinning 8/15/2024 1:18 PM K:\Projects\2022\289p01\Planning & Plating\Plating\Prelim Plat\PP - LAYOUT-000.dwg



50 0 50

1 inch = 50 ft.

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
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Engineering Answers

DITTMER COMMERCIAL
PRELIMINARY PLAT

CRETE, NEBRASKA

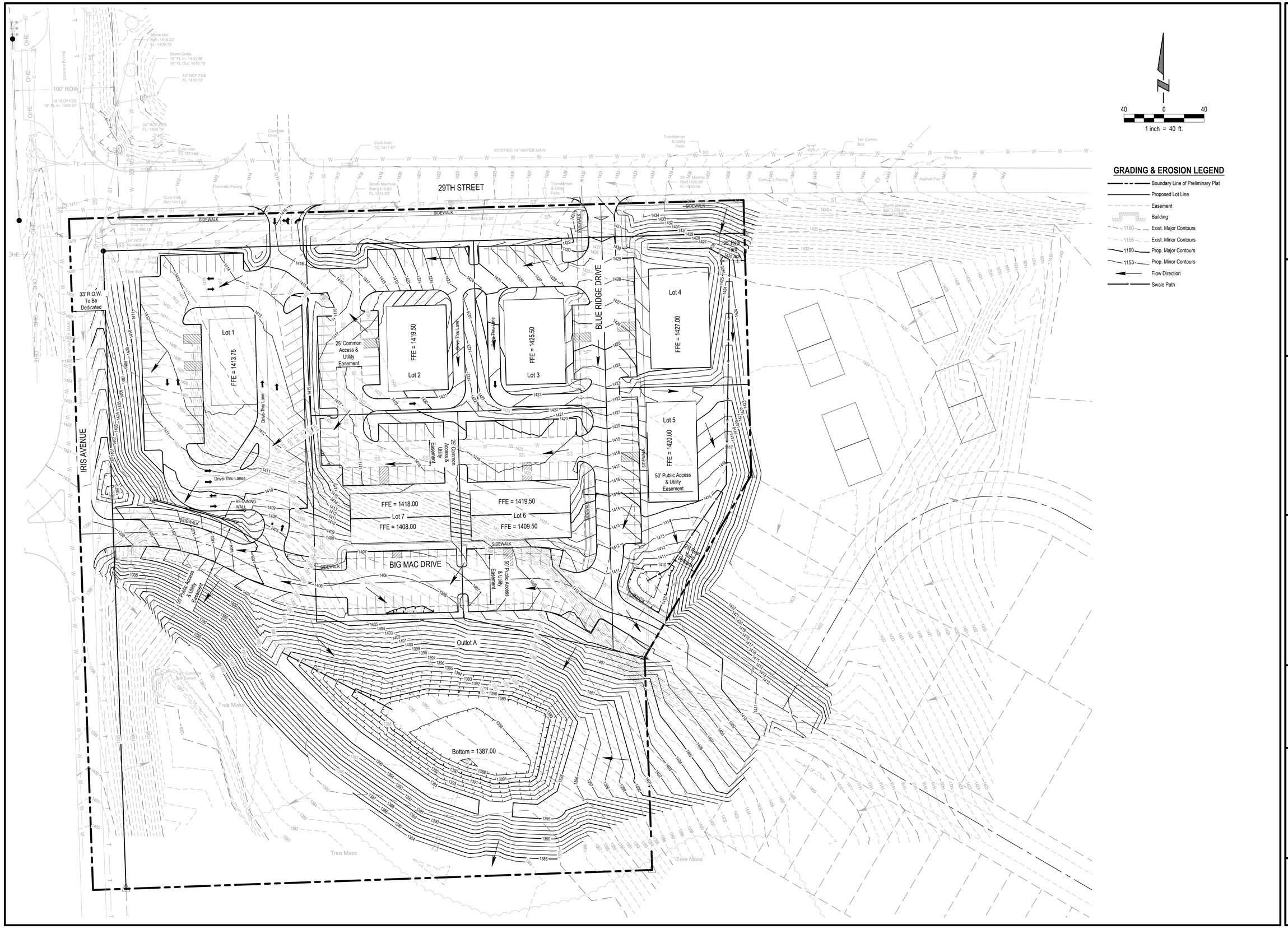
UTILITY PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

Revision		
	Date	Description
1		

Proj No:	2022.289.001
Date:	08/15/2024
Designed By:	MLK, JJ
Drawn By:	MLK, JJ
Scale:	AS SHOWN
Sheet:	2 of 4

Marcus Kinning 8/15/2024 1:19 PM K:\Projects\2022\289p01\Engineering\CAD Files\Plat Exhibits\Prelim Plat\SHT-PLAT-1000.dwg



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

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Engineering Answers

DITTMER COMMERCIAL
PRELIMINARY PLAT
CRETE, NEBRASKA

GRADING PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

Revision		
	Date	Description
1		

Proj No:	2022.289.001
Date:	08/15/2024
Designed By:	MLK, JJ
Drawn By:	MLK, JJ
Scale:	AS SHOWN
Sheet:	3 of 4

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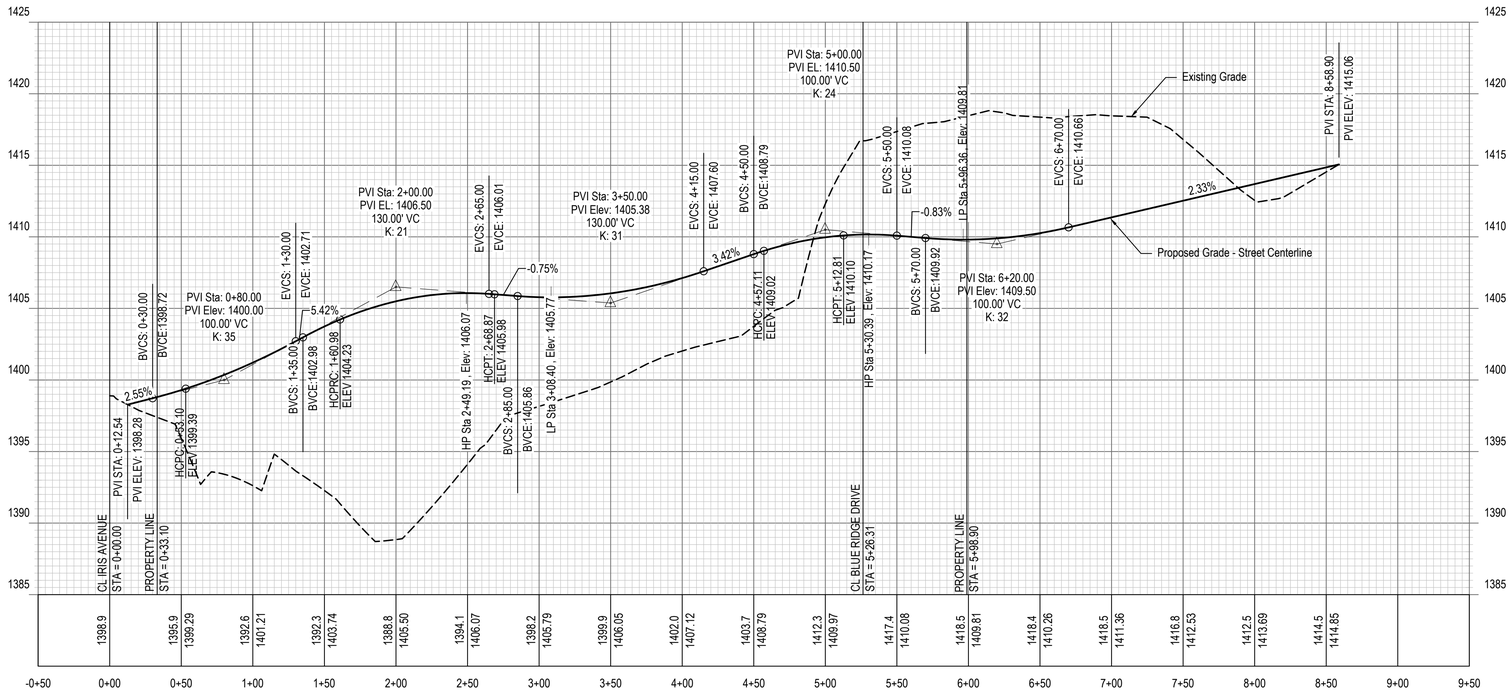
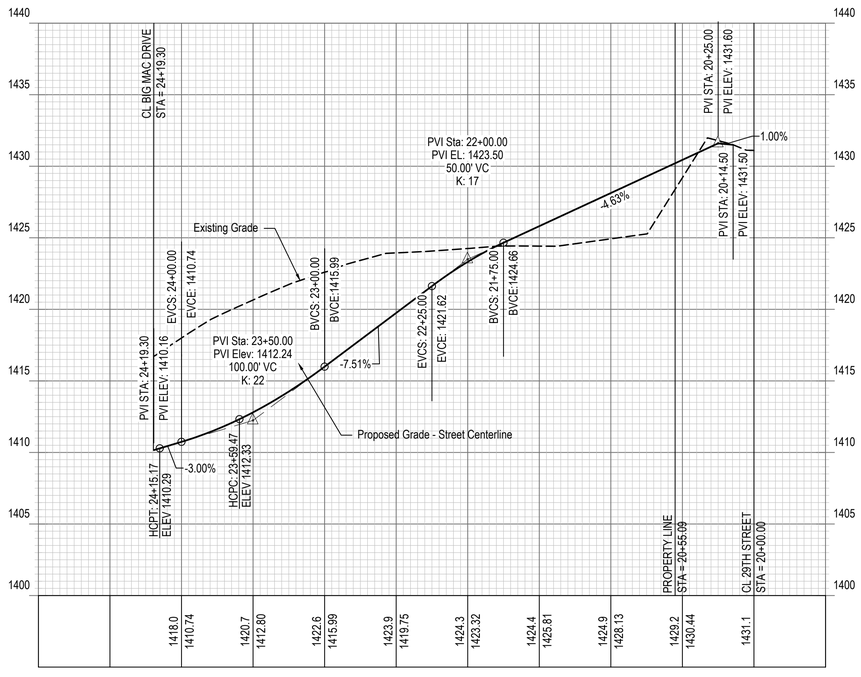
BIG MAC DRIVE



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

BLUE RIDGE DRIVE



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DITTMER COMMERCIAL
PRELIMINARY PLAT

CRETE, NEBRASKA

PROFILE SHEET

PRELIMINARY
NOT FOR
CONSTRUCTION

Revision		
	Date	Description

Proj No:	2022.289.001
Date:	08/15/2024
Designed By:	MLK_JJ
Drawn By:	MLK_JJ
Scale:	AS SHOWN
Sheet:	4 of 4

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PRELIMINARY DRAINAGE REPORT

FOR

DITTMER COMMERCIAL

Iris Ave. & 29th St.
Crete, Nebraska

Prepared By:

E & A Consulting Group, Inc.
2077 N Street, Suite 400
Lincoln, NE 68510
Ph. 402-895-4700

State of Nebraska Certificate of Authorization # CA0008

E & A Project Number: P2022.289.001

August 15, 2024

Preliminary

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G. HY-8 Culvert Analysis
H. National Wetland Viewer Map

Preliminary

1. Executive Summary

Dittmer Commercial is a new commercial development encompassing approximately 9 acres within the City of Crete municipal limits. The approximate location is 29th Street and Iris Avenue (reference Appendix A - Site Vicinity Map). The preliminary plat, construction drawings and final plat were submitted to the City of Crete for review and approval.

The preliminary and final plat include a portion of the overall property. At this time, only the commercial development is moving forward.

Sanitary service for the commercial portion of the development is proposed to gravity sewer to the northwest. The City of Crete has expressed limiting development on this branch main to ensure that adequate capacity is maintained in the sanitary sewer trunk for future growth along Highway 33. The remainder of the property will be sewered by a sanitary sewer lift station to be installed by the City of Crete in conjunction with future platting.

This site is adjacent to a tributary of Walnut Creek. According to the FEMA Flood Insurance Rate Maps, Panel 31109C0390F, there is no floodplain within the developing property. A wetland delineation was not completed but from aerial imagery the tributary is likely under the jurisdiction of the U.S. Army Corps of Engineers. Development improvements are proposed immediately adjacent to the channel; so, wetland disturbance is not anticipated as part of this development.

The commercial development will be graded to drain to the south into a proposed extended dry detention basin. The pond will utilize a multi-stage outlet structure to attenuate the post-development runoff rates to below the pre-development flow rates. The proposed pond design also accounts for managing runoff from 10 acres adjacent to the commercial development which is programed for future residential development. Pond design has been sized with the future buildout taken into account. The City of Crete has no post-development water quality standards at this time.

This report presents a hydrology study of existing conditions and the proposed development with incorporated Best Management Practices (BMPs) for storm water management.

Preliminary

2. Pre-Developed Site

2.1.1 Existing Usage of Land

The existing site consists of mostly grass and woods along the unnamed stream.

2.1.2 Wetlands and Preservation of Natural Areas

The Supreme Court decision in Sackett v. EPA (2023) changed the U.S. Army Corps of Engineers jurisdiction. However, it is likely that the channel and adjacent banks are jurisdictional based on aerial imagery.

Construction activity is not planned within potential jurisdictional areas. If conflict is unavoidable, proper permitting will be obtained prior to disturbance. For additional information please reference Appendix H, National Wetland Viewer.

2.1.3 Site Soil Information

Soil classification for stormwater runoff calculations is referenced from the USDA National Cooperative Soil Survey. The user selected site is comprised of the following soils: Burchard Clay Loam, Malmo Silty Clay Loam, Pawnee Clay Loam, and Wymore Silty Clay Loam. The survey also classified the project area's only hydrologic soil Type as Type D. For additional information on soil type please reference Appendix B, Soil Information.

2.1.4 Existing Topography

Existing site topography was provided by Catlett Surveying. Catlett Surveying has been working on this property for many years based on an assumed local coordinate system. This approach limits the ability to correlate field survey with publicly available GIS data for a comprehensive look at the drainage areas. However, field survey data was supplemented with 2022 LiDAR data obtained from United States Geological Survey (USGS) to establish the general drainage boundaries beyond the limits of the Catlett Surveying's data.

2.1.5 Pre-Development Site Hydrology

The majority of the site flows south/southwest and discharges directly to the unnamed stream. A twin 3' x 5' concrete box culvert takes the water across Iris Avenue to the west. Minimal perimeter areas of the site drain to the north onto 29th Street and eventually into the existing storm sewer system. The following assumptions were made in the calculation of pre-development runoff.

Preliminary

Table 1.0 – Referenced NOAA Atlas 14 Rainfall for Crete, Nebraska

24-Hour Design Rainfall	
Storm Event	**Rainfall (inches)**
2-Year	2.98
10-Year	4.40
100-Year	7.31

Table 2.0 – SCS Curve Numbers for Pre-Development Runoff

SCS Method Curve Numbers (CN)	
Land Classification	**CN**
	C
Woods & Grass - Good	79
Pavement - Impervious	98

The following table summarizes the calculated pre-development runoff. For a visual representation of areas please reference Appendix C, Pre-Development Drainage Map. For details on calculated flows, reference Appendix F, PCSMP HydroCAD Software Model Report.

Table 3.0 – Pre-Development Runoff per Area Summary

Pre-Development Area (ID)	Area (acres)	CN	Time of Concentration (min)	2-YR Peak Flow (cfs)	10-YR Peak Flow (cfs)	100-YR Peak Flow (cfs)
EX-A	17.791	80	14.1	30.21	58.13	116.97

3. Post Developed Site

3.1.1 Proposed Usage of Land

The proposed usage will be seven commercial lots. The first phase of development includes an approximately 4,000 square foot building with parking and perimeter drive access. The second phase includes five 5,000 square foot buildings and one 6,000 square foot building to the east of the first building. Approximately 8 acres of the total 19 acres is anticipated to be developed.

3.1.2 Post-Development Site Hydrology

The commercial development will consist of buildings, private roadways, and parking lots. A conceptual layout was used for analysis and buildings are assumed to have gable roofs. Table 2.2a from the TR-55 was used to approximate the curve numbers for the proposed post-development conditions.

Preliminary

Basin A includes private and public stormwater runoff collected from the roofs, parking lots, and drives through a series of area and curb inlets. The stormwater runoff is conveyed to the southeast corner of the drive from 29th Street, and in the southwest corner of the parking lots. South of the proposed development is a basin with a swale from the southwest lots and a culvert from the southeast corner feeding into it. The basin then outlets to the unnamed stream.

The following assumptions were made in the pipe sizing calculations. See Appendix F, Preliminary Pipe Sizing Calculations for the sub-basin map and calculations.

Table 4.0 – Summary of Assumptions for Pipe Sizing Calculations

Pipe Sizing Calculations		
Time of Concentration, Minimum (min.)	**Storm Event (Yr)**	**Rainfall Intensity (in/hr)**
8	10	6.55
	100	9.96

Table 5.0 – Rational Method C-Values for Post Development Runoff

Rational Method C-Values	
Land Classification	**C**
Urban District - Industrial	0.80
Unimproved – Flat	0.10
Unimproved Average	0.25
Suburban	0.40

The following tables summarize the calculated Post Development runoff and assumptions made for calculations. For a visual representation of areas please see Appendix D, Post-Development Drainage Map. For details on calculated flows, reference Appendix F, HydroCAD Software Model Report.

Table 6.0 – SCS Curve Numbers for Post Development Runoff

Land Classification	**CN**
	D
Pavement – Impervious	98
1/8 Acre Lot	92
1/4 Acre Lot	87
>75% Grass Cover - Good	80
Woods & Grass - Good	79

Preliminary

Table 7.0 – Post Development Runoff per Area Summary

Post-Development Area (ID)	Area (acres)	CN	Time of Concentration (min)	2-Year Peak Flow (cfs)	10-Year Peak Flow (cfs)	100-Year Peak Flow (cfs)
A1	14.21	89	10.9	40.12	66.37	118.03
A2	4.96	79	8.0	12.26	21.80	41.08

The following table compares the pre-development and post-development runoff rates.

Table 8.0 – Hydrologic Summary for Pre- & Post-Development Conditions

	Peak Runoff Rate (CFS)		
Pre-Development*	2-Year	10-Year	100-Year
EX-A – Generated [1S]	30.21	58.13	116.97
Post-Development*			
A1 – Generated [1S]	40.12	66.37	118.03
A1 – Attenuated (Pond A1) [1P]	18.68	45.56	83.39
A2 – Generated [2S]	12.26	21.80	41.08
Impact Point A – Generated [1L]	22.48	58.02	112.90

*Sub-basin ID – Flow Method (Desc.) [HydroCAD ID]

3.1.3 Culverts

Iris Avenue is a rural section roadway. A proposed private street connection to Iris Avenue will include a culvert pipe to convey ditch drainage under the intersection. Culvert C1 analyzed the headwater during the minor and major events adjacent to Iris Avenue. The contributing area to this culvert has been delineated to include roughly the western half of the Walmart parking lot and 29th Street. For details on calculated flows, reference Appendix G, HY-8 Culvert Analysis.

Table 9.0 – Culvert Summary of Area and Runoff

Culvert	Size	Storm Event	Top of Roadway Elevation (ft.)	Peak Flow (cfs)	HW Elevation (ft.)
C1	24" RCP	10-Year	1400.00	16.30	1398.75
		100-Year		30.70	1400.19

Preliminary

3.1.4 Basin Design

There is one basin designed for the proposed commercial development. Pond A1 will receive the majority of runoff from the commercial development, and a portion of the runoff from the future residential to the east. Full buildout of these units was used when calculating flows and water surface elevations. For more information, reference Appendix F, HydroCAD software model report.

Table 10.0 – Pond Multi Stage Outlet Structures

Pond Multi Stage Outlet Structure Information										
	Outlet Pipe		**Low Flow**		**Weir**		**Rim**		**Spillway**	
Pond ID	Size (in.)	Elev. (ft)	Size (in.)	Elev. (ft)	Size (in.) W x H	Elev. (ft)	Size (in.)	Elev. (ft)	Length (ft)	Elev. (ft)
A1	36	1386.00	3.0	1386.50	20” x 27”	1390.30	36 x 36	1393.00	14	1394.00

Table 11.0 – Pond Water Surface Elevation (Ft.)

Pond ID	2-Year	10-Year	100-Year	Spillway Elev.	Top of Pond
A1	1391.39	1392.29	1393.48	1394.00	1395.00

4. Post Construction Stormwater Management Plan (PCSMP)

4.1 Jurisdiction and Requirements

The City of Crete has no post-development storm water treatment requirements.

5. References

1. Agriculture, U. S. (n.d.). *Web Soil Survey*. Retrieved from Natural Resources Conservation Service: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

2. County, L. (n.d.). *Lancaster-Lincoln Geographic Information Systems*. Retrieved from: https://opendata.lincoln.ne.gov/datasets

3. Division, L. o. (2004 - 2014). *City of Lincoln Flood and Water Quality Protection Manual .* Lincoln, NE: City of Lincoln. Retrieved from https://lincoln.ne.gov/city/ltu/watershed/dcm/

Preliminary

6. Appendices

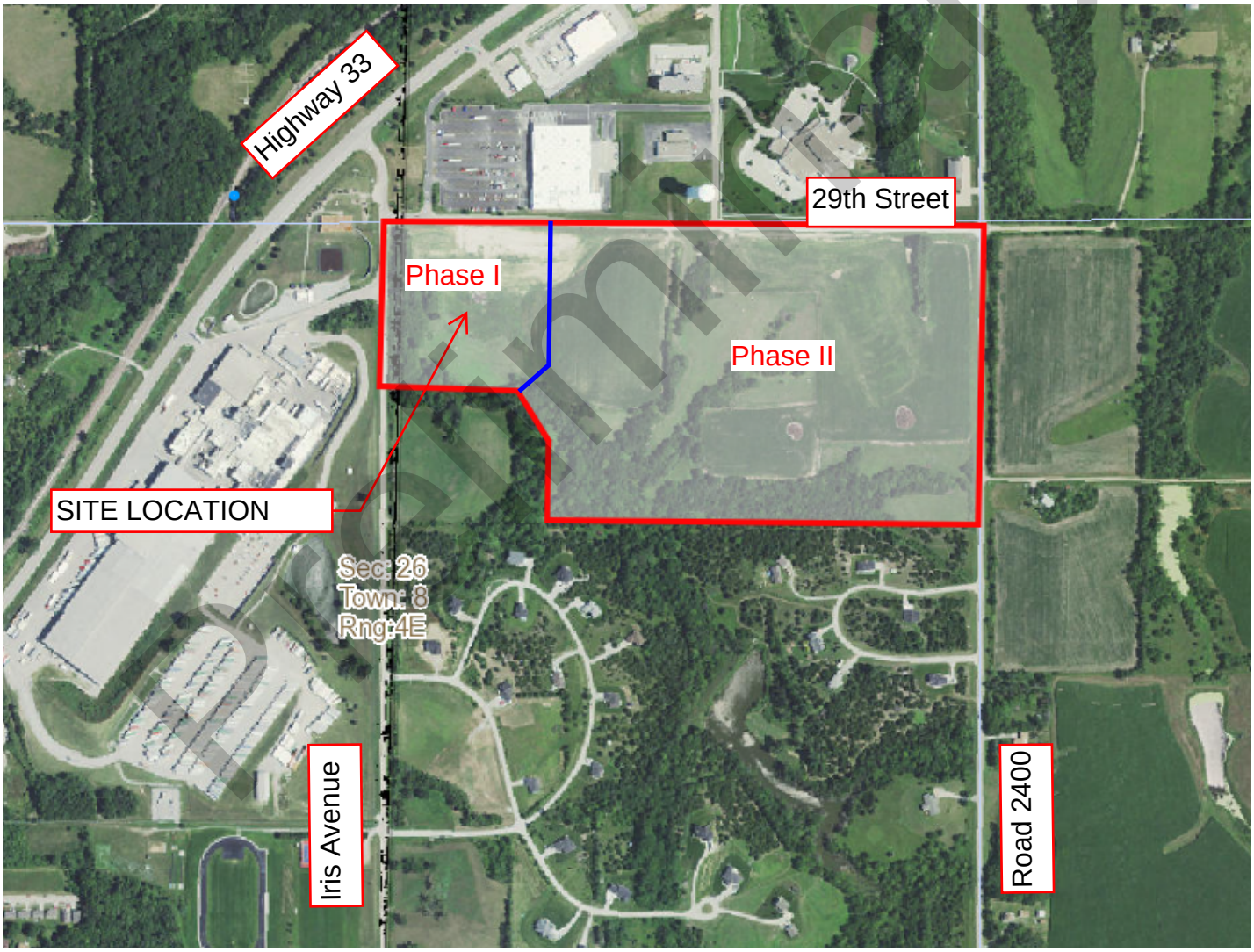
Preliminary

APPENDIX A: SITE VICINITY MAP

Preliminary

Dittmer Commercial Addition Site Map

29th Street & Iris Avenue, Crete Nebraska



Preliminary

APPENDIX B: SOIL INFORMATION

Preliminary

United States Department of Agriculture

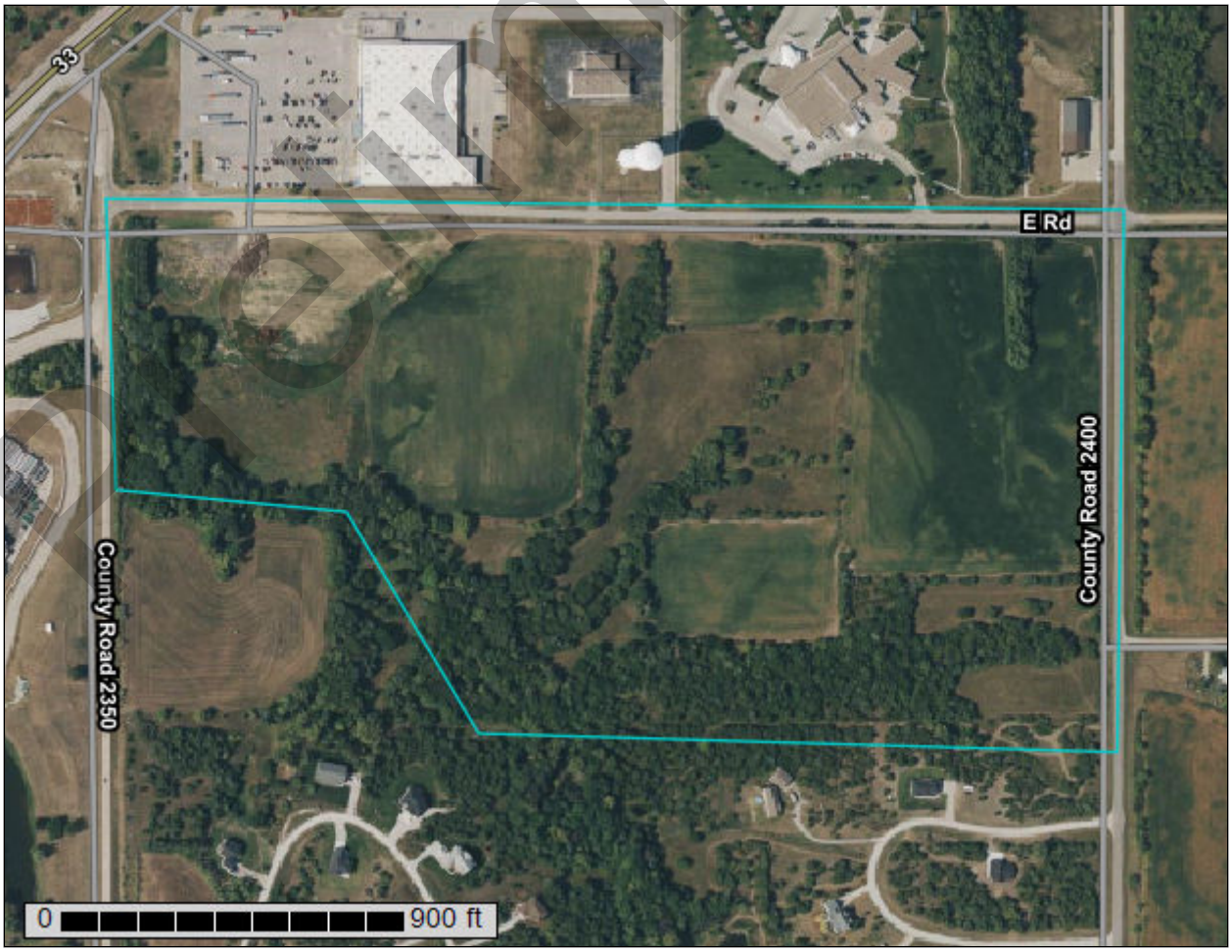
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

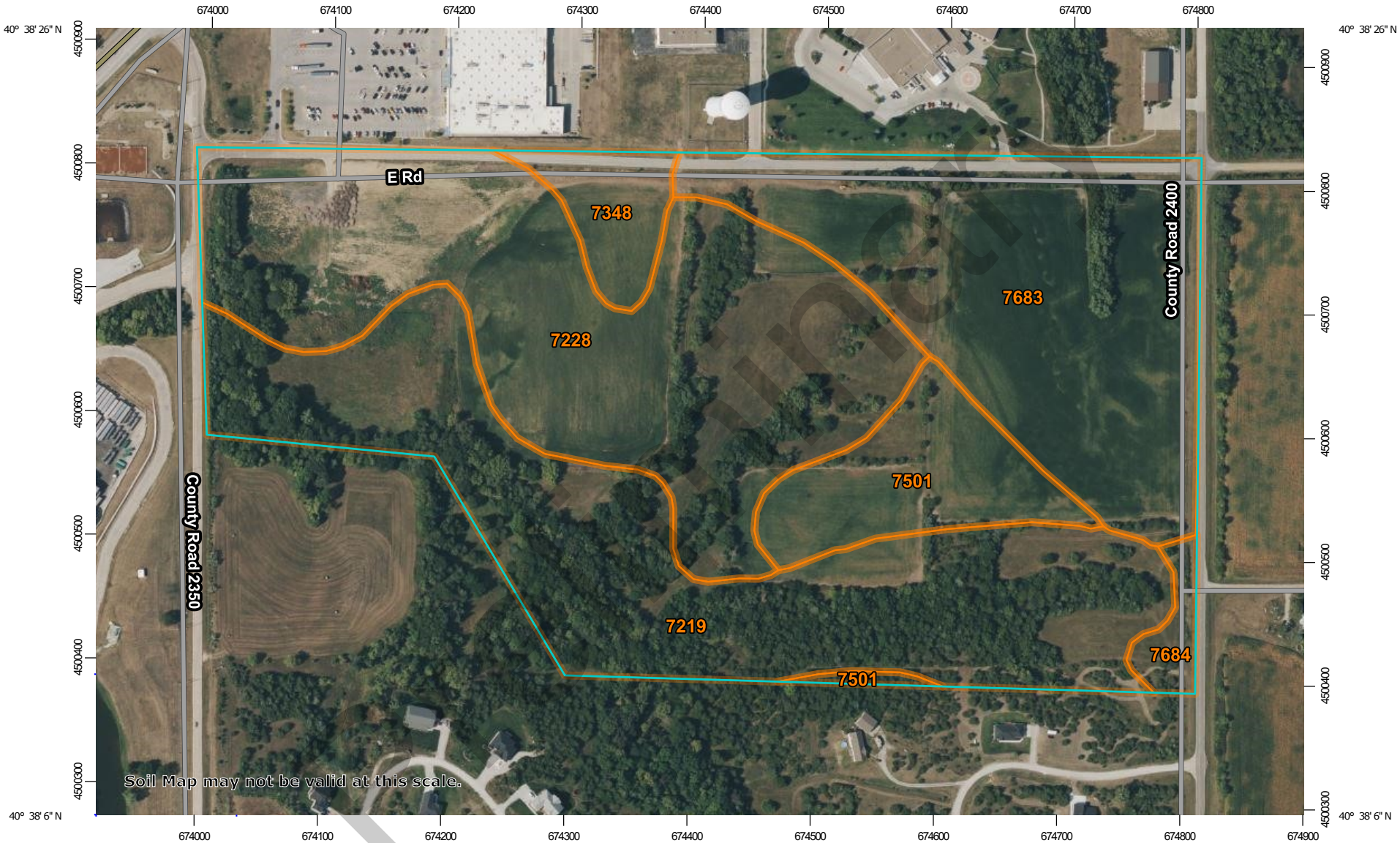
Custom Soil Resource Report for Saline County, Nebraska

Preliminary



May 8, 2024

Custom Soil Resource Report
Soil Map



Map Scale: 1:4,480 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Saline County, Nebraska
Survey Area Data: Version 23, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 21, 2021—Aug 28, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Preliminary

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7219	Burchard clay loam, 11 to 17 percent slopes, eroded	22.7	30.4%
7228	Burchard clay loam, 6 to 11 percent slopes, eroded	24.8	33.2%
7348	Malmo silty clay loam, 3 to 6 percent slopes, eroded	2.4	3.2%
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	5.6	7.5%
7683	Wymore silty clay loam, 3 to 6 percent slopes	18.2	24.3%
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	1.0	1.3%
Totals for Area of Interest		**74.7**	**100.0%**

Map Unit Descriptions

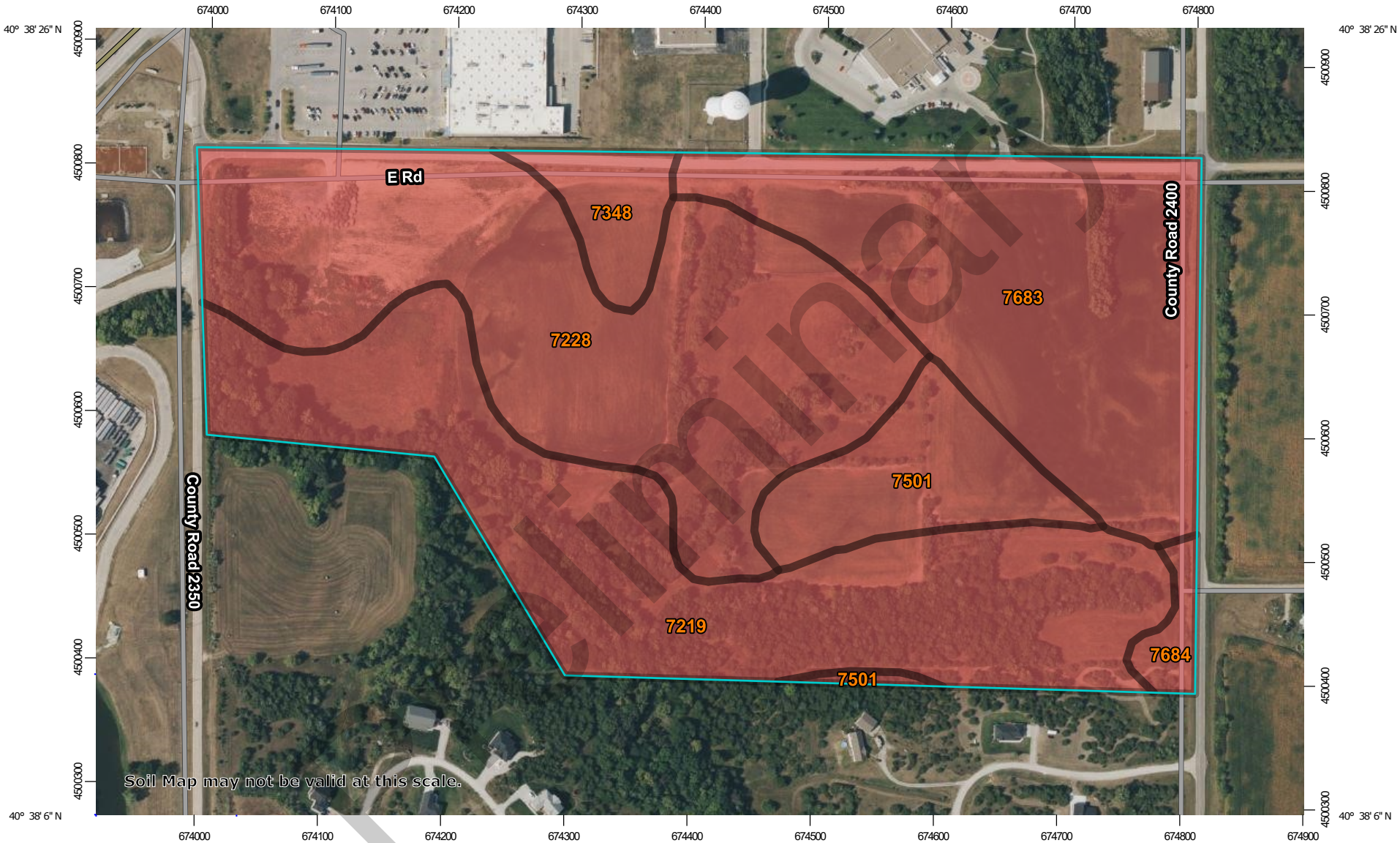
The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

Preliminary

Custom Soil Resource Report
Map—Hydrologic Soil Group



Map Scale: 1:4,480 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Saline County, Nebraska
Survey Area Data: Version 23, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 21, 2021—Aug 28, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Preliminary

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7219	Burchard clay loam, 11 to 17 percent slopes, eroded	D	22.7	30.4%
7228	Burchard clay loam, 6 to 11 percent slopes, eroded	D	24.8	33.2%
7348	Malmo silty clay loam, 3 to 6 percent slopes, eroded	D	2.4	3.2%
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	D	5.6	7.5%
7683	Wymore silty clay loam, 3 to 6 percent slopes	D	18.2	24.3%
7684	Wymore silty clay loam, 3 to 6 percent slopes, eroded	D	1.0	1.3%
Totals for Area of Interest			**74.7**	**100.0%**

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

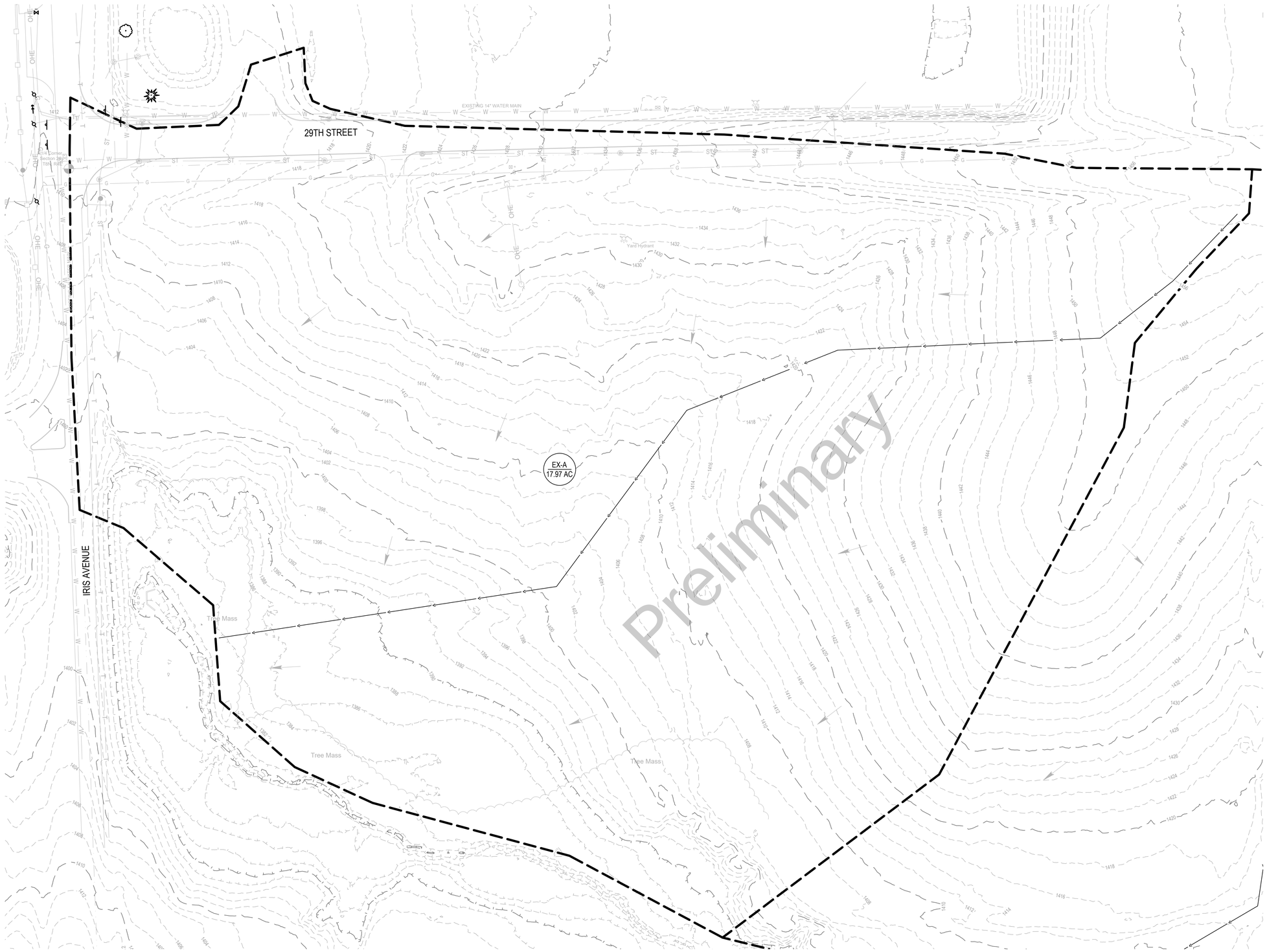
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Preliminary

APPENDIX C: PRE-DEVELOPMENT DRAINAGE MAP

Preliminary



GRADING & EROSION LEGEND

- Property Line
- Adjacent Property Line
- Easement
- Building
- 1160 Exist. Major Contours
- 1156 Exist. Minor Contours
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DITTMER COMMERCIAL ADDITION
DRAINAGE REPORT

CRETE, NEBRASKA

PRE DRAINAGE SHEET

Revision		
	Date	Description

Proj No:	2022.289.001
Date:	08/13/2024
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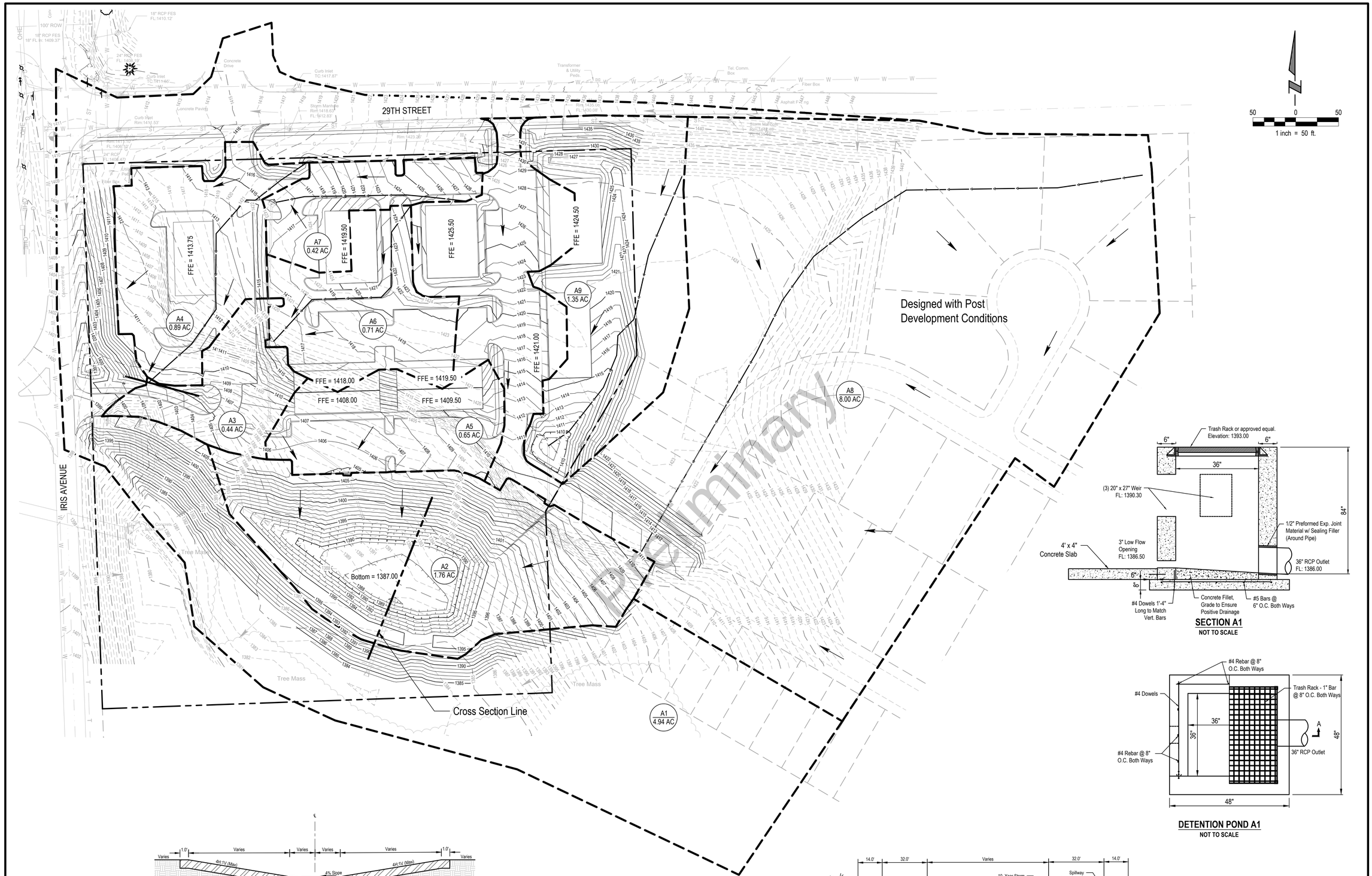
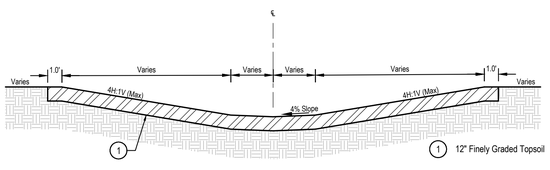
APPENDIX D: POST DEVELOPMENT DRAINAGE MAP

Preliminary

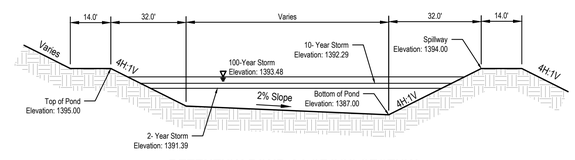


SECTION A1
NOT TO SCALE

DETENTION POND A1
NOT TO SCALE



WATER QUALITY GRASS SWALE CROSS SECTION
NOT TO SCALE



DETENTION POND A1 CROSS SECTION
NOT TO SCALE

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
2077 N Street, Suite 400 Lincoln, NE 68510-1068
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www.eacg.com
State of NE Certificate of Authorization #CA0008
E & A CONSULTING GROUP, INC.
Engineering Answers

DITTMER COMMERCIAL ADDITION
DRAINAGE REPORT
CRETE, NEBRASKA

POST DRAINAGE EXHIBIT

PRELIMINARY
NOT FOR CONSTRUCTION

Revision	Date	Description
1		

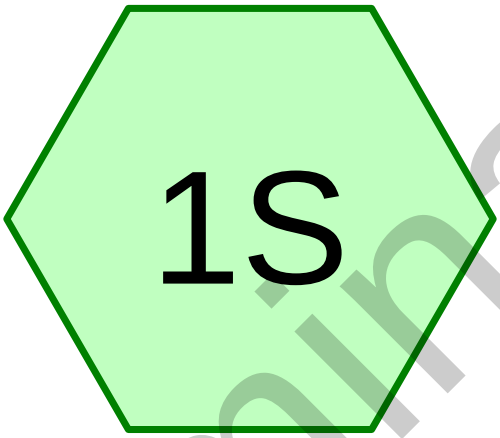
Proj No:	2022.289.001
Date:	08/13/2024
Designed By:	RPO
Drawn By:	JLJ
Scale:	AS SHOWN
Sheet:	2 of 3

Jordan Jurgens 8/13/2024 12:10 PM K:\Projects\2022\289\001\Engineering\CAD\Field\Drainage Study\POST-DRN-000.dwg

APPENDIX E:

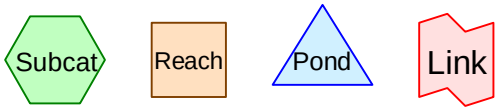
HYDROCAD SOFTWARE MODEL REPORT

Preliminary



EX-A

Preliminary



Routing Diagram for Pre-000
Prepared by E&A Consulting Group, Printed 8/15/2024
HydroCAD® 10.20-3g s/n 13223 © 2023 HydroCAD Software Solutions LLC

Project Notes

Rainfall events imported from "Temporary Basins.hcp"

Preliminary

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	Type II 24-hr		Default	24.00	1	3.04	2
2	10-Year	Type II 24-hr		Default	24.00	1	4.48	2
3	100-Year	Type II 24-hr		Default	24.00	1	7.33	2

Preliminary

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.957	98	Paved parking, HSG C (1S)
17.014	79	Woods/grass comb., Good, HSG D (1S)
17.971	**80**	**TOTAL AREA**

Preliminary

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.957	HSG C	1S
17.014	HSG D	1S
0.000	Other	
17.971		**TOTAL AREA**

Preliminary

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: EX-A Runoff Area=17.971 ac 5.33% Impervious Runoff Depth>1.17"
Flow Length=1,265' Tc=14.1 min CN=80 Runoff=30.21 cfs 1.745 af

Total Runoff Area = 17.971 ac Runoff Volume = 1.745 af Average Runoff Depth = 1.17"
94.67% Pervious = 17.014 ac 5.33% Impervious = 0.957 ac

Preliminary

Summary for Subcatchment 1S: EX-A

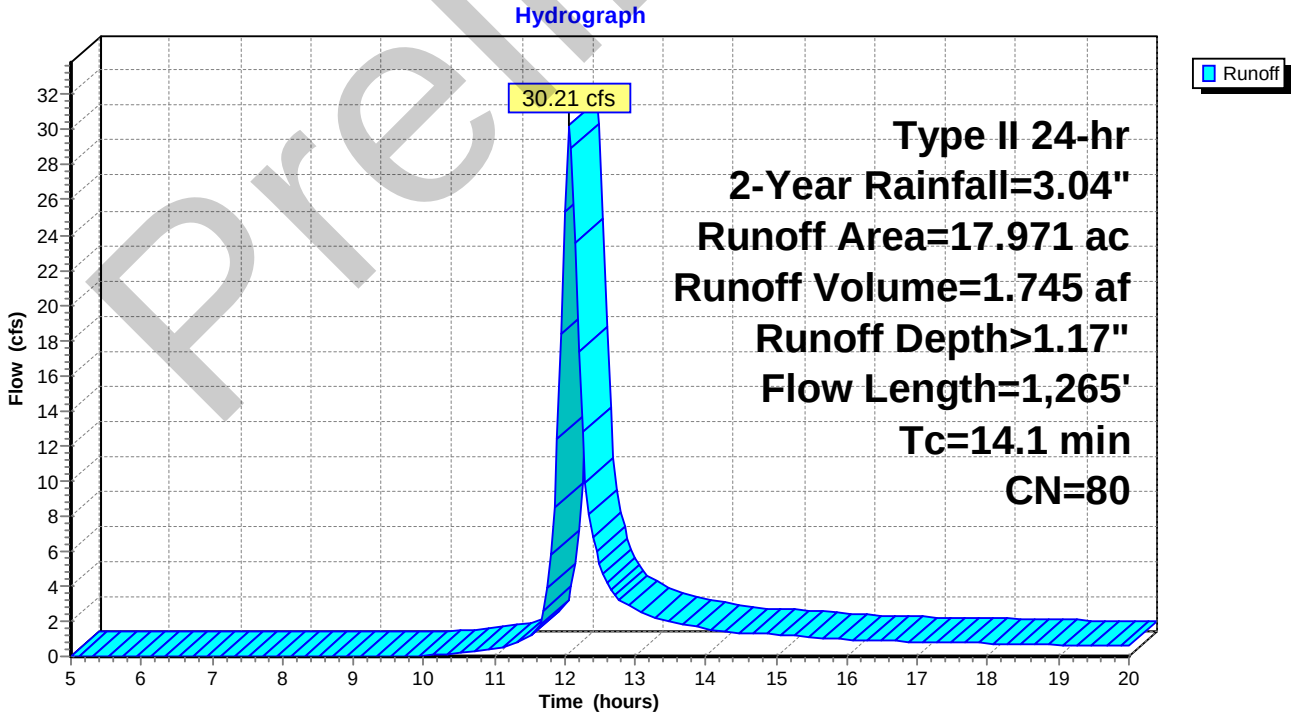
Runoff = 30.21 cfs @ 12.07 hrs, Volume= 1.745 af, Depth> 1.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=3.04"

Area (ac)	CN	Description
17.014	79	Woods/grass comb., Good, HSG D
0.957	98	Paved parking, HSG C
17.971	80	Weighted Average
17.014		94.67% Pervious Area
0.957		5.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.1	100	0.0257	0.18		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.04"
0.5	100	0.0434	3.35		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.9	285	0.1076	5.28		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
3.6	780	0.0500	3.60		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
14.1	1,265	Total			

Subcatchment 1S: EX-A



Preliminary

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: EX-A Runoff Area=17.971 ac 5.33% Impervious Runoff Depth>2.25"
Flow Length=1,265' Tc=14.1 min CN=80 Runoff=58.13 cfs 3.374 af

Total Runoff Area = 17.971 ac Runoff Volume = 3.374 af Average Runoff Depth = 2.25"
94.67% Pervious = 17.014 ac 5.33% Impervious = 0.957 ac

Preliminary

Summary for Subcatchment 1S: EX-A

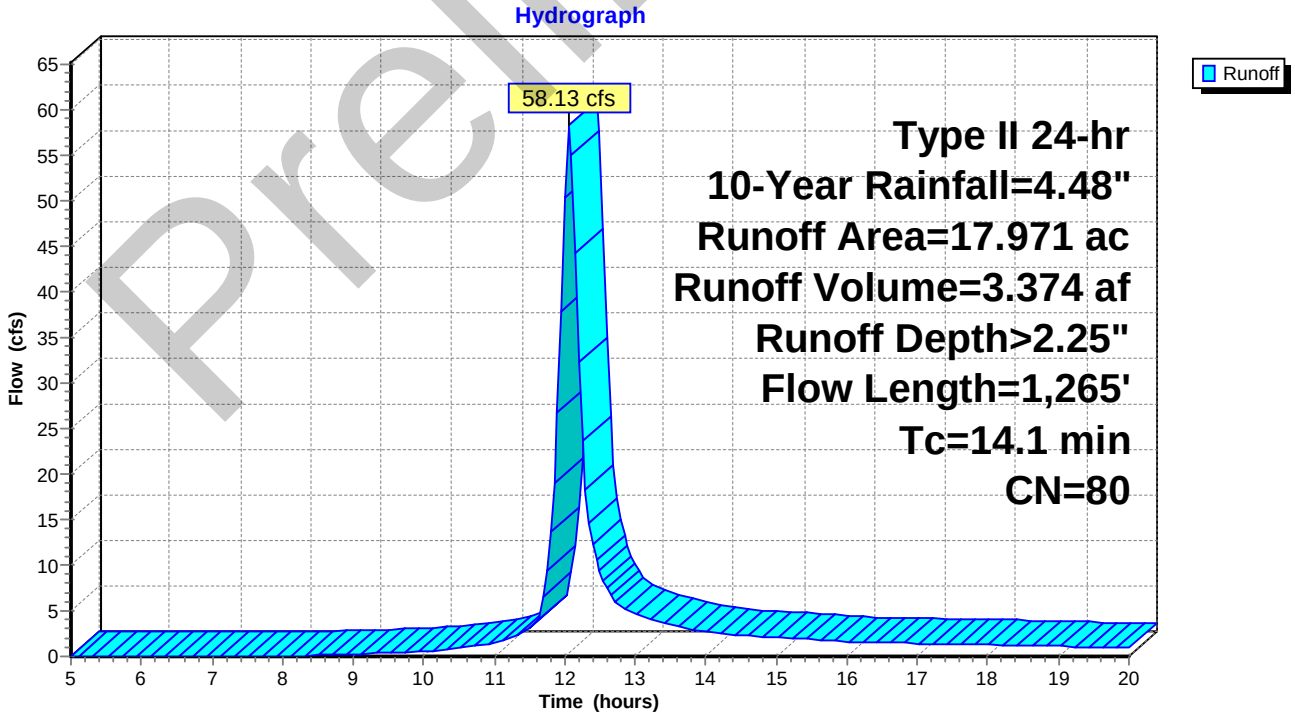
Runoff = 58.13 cfs @ 12.06 hrs, Volume= 3.374 af, Depth> 2.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=4.48"

Area (ac)	CN	Description
17.014	79	Woods/grass comb., Good, HSG D
0.957	98	Paved parking, HSG C
17.971	80	Weighted Average
17.014		94.67% Pervious Area
0.957		5.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.1	100	0.0257	0.18		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.04"
0.5	100	0.0434	3.35		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.9	285	0.1076	5.28		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
3.6	780	0.0500	3.60		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
14.1	1,265	Total			

Subcatchment 1S: EX-A



Preliminary

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: EX-A Runoff Area=17.971 ac 5.33% Impervious Runoff Depth>4.66"
Flow Length=1,265' Tc=14.1 min CN=80 Runoff=116.97 cfs 6.974 af

Total Runoff Area = 17.971 ac Runoff Volume = 6.974 af Average Runoff Depth = 4.66"
94.67% Pervious = 17.014 ac 5.33% Impervious = 0.957 ac

Preliminary

Summary for Subcatchment 1S: EX-A

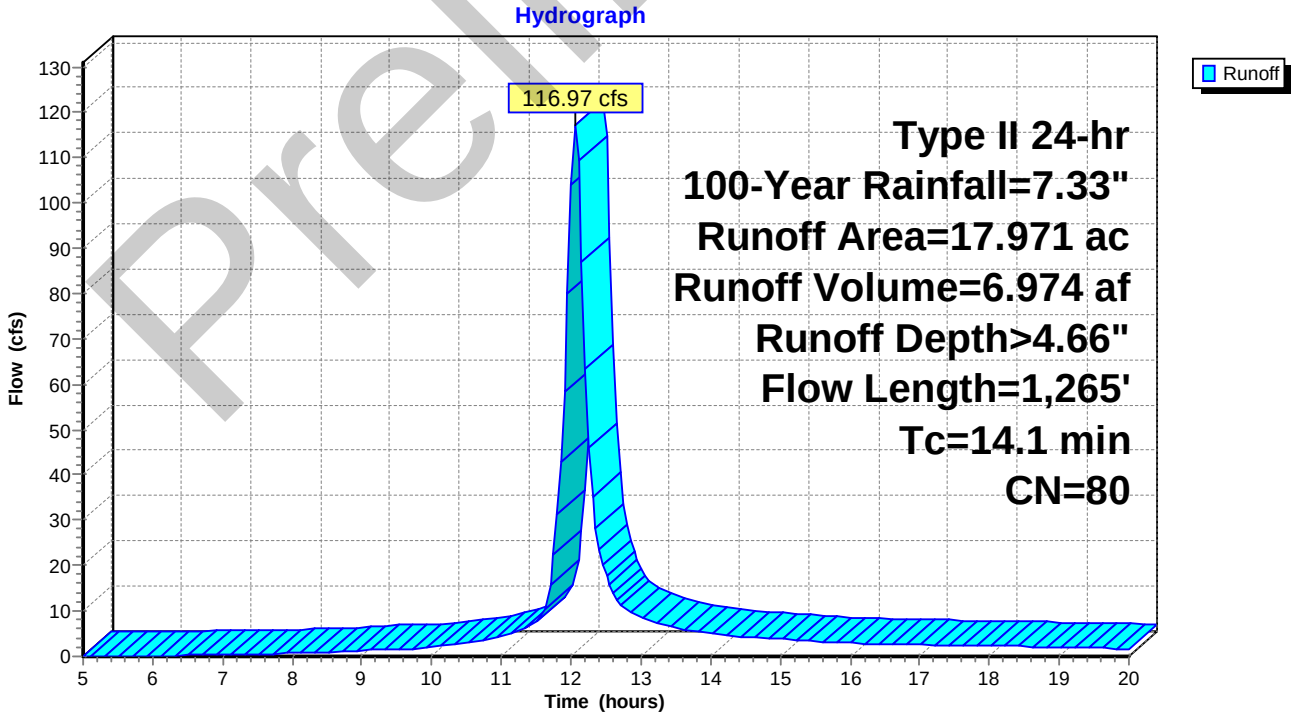
Runoff = 116.97 cfs @ 12.06 hrs, Volume= 6.974 af, Depth> 4.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=7.33"

Area (ac)	CN	Description
17.014	79	Woods/grass comb., Good, HSG D
0.957	98	Paved parking, HSG C
17.971	80	Weighted Average
17.014		94.67% Pervious Area
0.957		5.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.1	100	0.0257	0.18		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.04"
0.5	100	0.0434	3.35		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.9	285	0.1076	5.28		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
3.6	780	0.0500	3.60		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
14.1	1,265	Total			

Subcatchment 1S: EX-A



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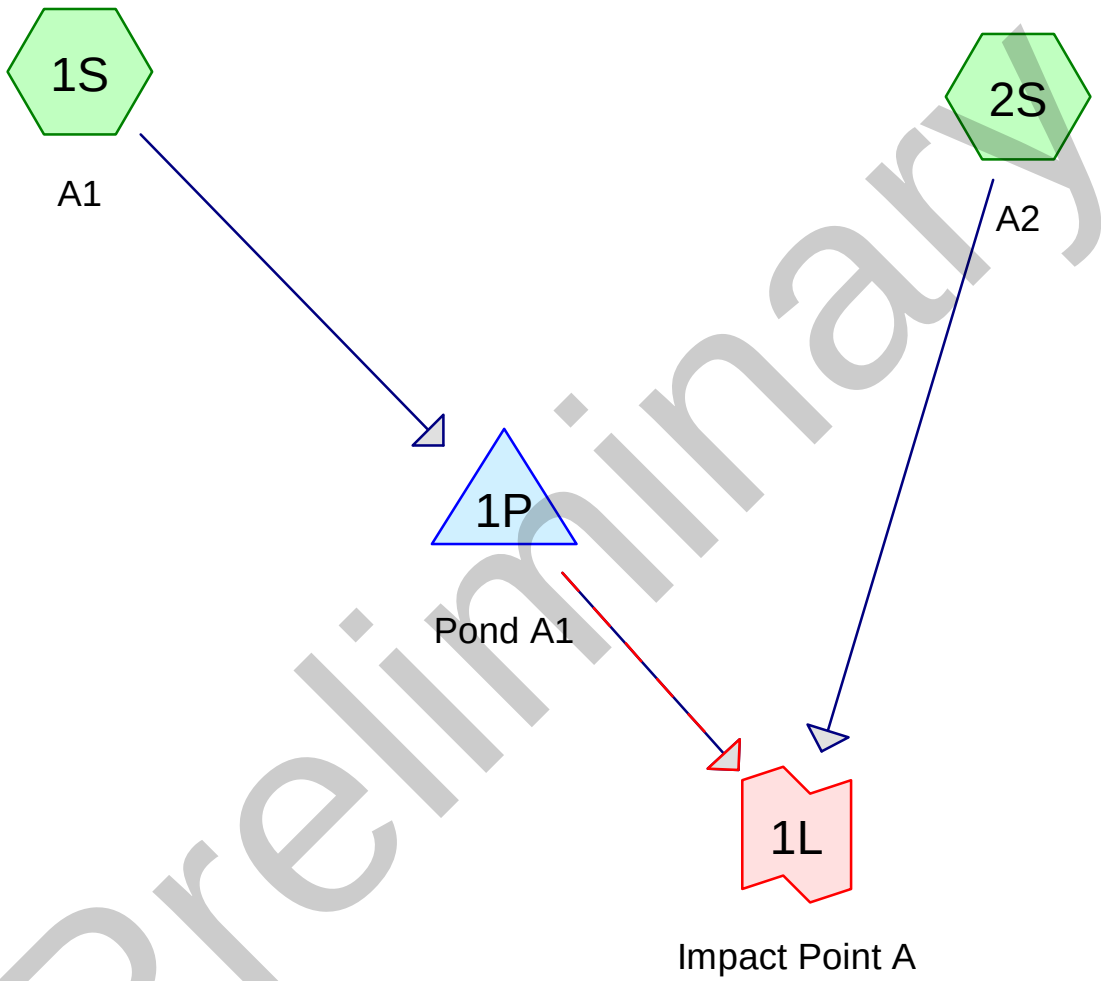
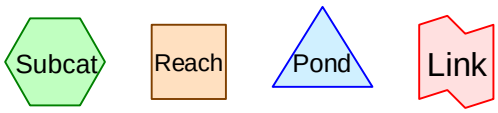


Preliminary



Routing Diagram for Post-000
Prepared by E&A Consulting Group, Printed 8/15/2024
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Project Notes

Rainfall events imported from "Pre-000.hcp"

Preliminary

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	Type II 24-hr		Default	24.00	1	3.04	2
2	10-Year	Type II 24-hr		Default	24.00	1	4.48	2
3	100-Year	Type II 24-hr		Default	24.00	1	7.33	2

Preliminary

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.389	87	1/4 acre lots, 38% imp, HSG D (1S)
1.261	92	1/8 acre lots, 65% imp, HSG D (1S, 2S)
6.557	80	>75% Grass cover, Good, HSG D (1S, 2S)
0.828	98	Paved parking, HSG C (2S)
5.295	98	Paved parking, HSG D (1S)
1.840	79	Woods/grass comb., Good, HSG D (2S)
19.170	**88**	**TOTAL AREA**

Preliminary

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	1P	1,386.00	1,382.00	180.0	0.0222	0.011	0.0	36.0	0.0	

Preliminary

Time span=5.00-60.00 hrs, dt=0.05 hrs, 1101 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: A1 Runoff Area=14.330 ac 49.19% Impervious Runoff Depth=1.94"
Tc=10.9 min CN=89 Runoff=40.12 cfs 2.312 af

Subcatchment 2S: A2 Runoff Area=4.840 ac 24.40% Impervious Runoff Depth=1.55"
Tc=8.0 min CN=84 Runoff=12.26 cfs 0.625 af

Pond 1P: Pond A1 Peak Elev=1,391.39' Storage=39,217 cf Inflow=40.12 cfs 2.312 af
Primary=18.68 cfs 2.312 af Secondary=0.00 cfs 0.000 af Outflow=18.68 cfs 2.312 af

Link 1L: Impact Point A Inflow=22.48 cfs 2.937 af
Primary=22.48 cfs 2.937 af

Total Runoff Area = 19.170 ac Runoff Volume = 2.937 af Average Runoff Depth = 1.84"
57.07% Pervious = 10.940 ac 42.93% Impervious = 8.230 ac

Preliminary

Summary for Subcatchment 1S: A1

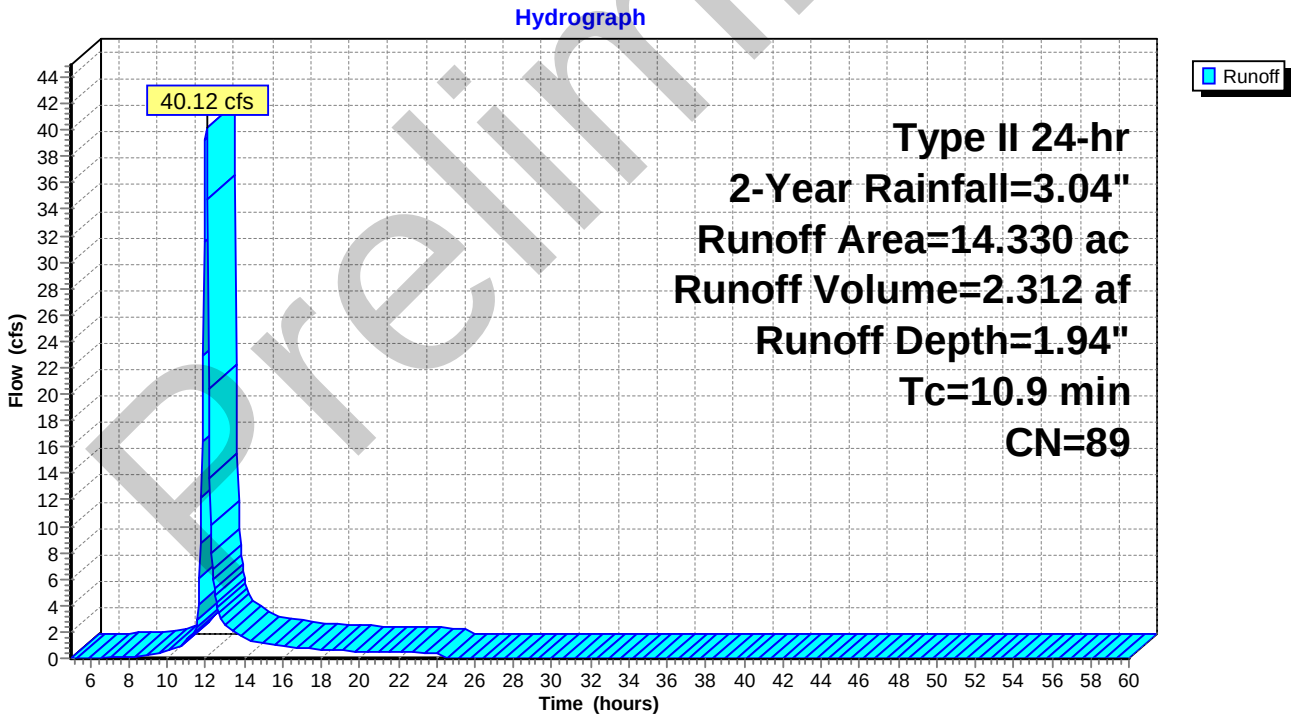
Runoff = 40.12 cfs @ 12.02 hrs, Volume= 2.312 af, Depth= 1.94"
Routed to Pond 1P : Pond A1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=3.04"

Area (ac)	CN	Description
5.295	98	Paved parking, HSG D
0.718	92	1/8 acre lots, 65% imp, HSG D
3.389	87	1/4 acre lots, 38% imp, HSG D
4.928	80	>75% Grass cover, Good, HSG D
14.330	89	Weighted Average
7.280		50.81% Pervious Area
7.050		49.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9					**Direct Entry,**

Subcatchment 1S: A1



Preliminary

Summary for Subcatchment 2S: A2

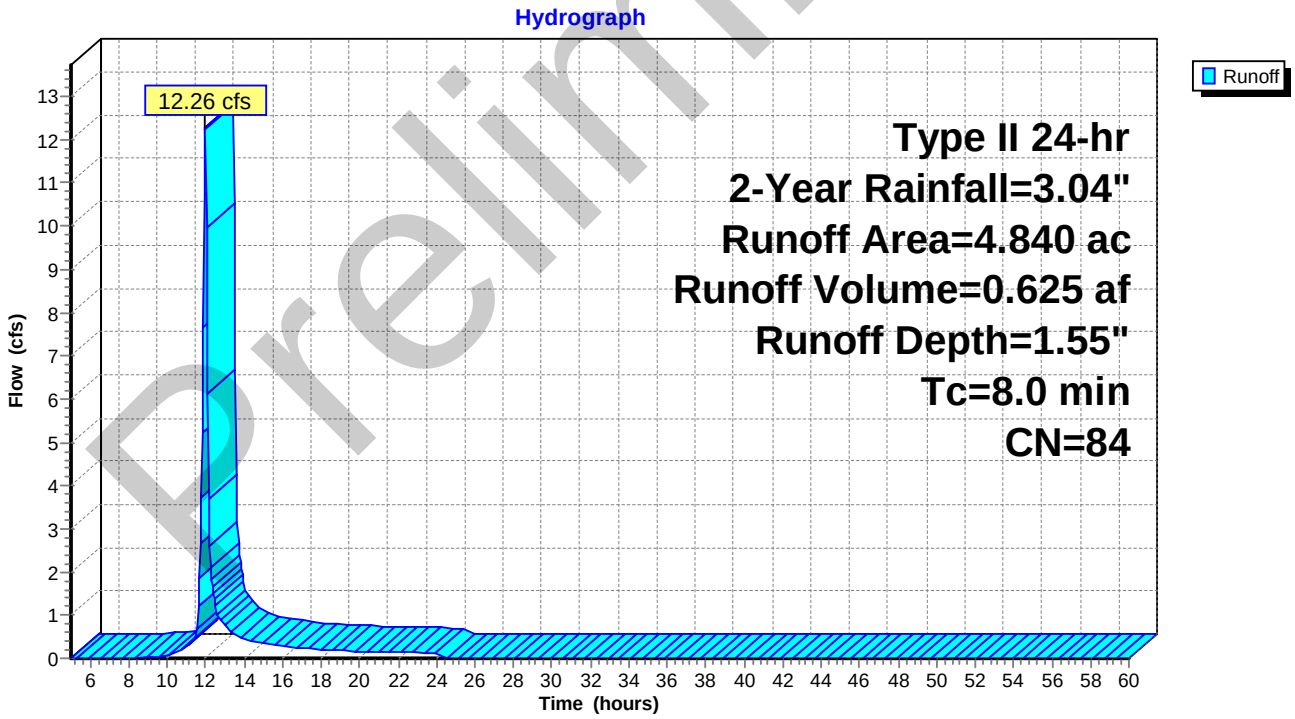
Runoff = 12.26 cfs @ 12.00 hrs, Volume= 0.625 af, Depth= 1.55"
Routed to Link 1L : Impact Point A

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=3.04"

Area (ac)	CN	Description
0.828	98	Paved parking, HSG C
0.543	92	1/8 acre lots, 65% imp, HSG D
1.629	80	>75% Grass cover, Good, HSG D
1.840	79	Woods/grass comb., Good, HSG D
4.840	84	Weighted Average
3.659		75.60% Pervious Area
1.181		24.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.0					**Direct Entry,**

Subcatchment 2S: A2



Preliminary

Summary for Pond 1P: Pond A1

WQCV- 24626
Opening- 2.66 to 3.2 inches

[44] Hint: Outlet device #2 is below defined storage

Inflow Area = 14.330 ac, 49.19% Impervious, Inflow Depth = 1.94" for 2-Year event
Inflow = 40.12 cfs @ 12.02 hrs, Volume= 2.312 af
Outflow = 18.68 cfs @ 12.17 hrs, Volume= 2.312 af, Atten= 53%, Lag= 8.7 min
Primary = 18.68 cfs @ 12.17 hrs, Volume= 2.312 af
Routed to Link 1L : Impact Point A
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Link 1L : Impact Point A

Routing by Stor-Ind method, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 1,391.39' @ 12.17 hrs Surf.Area= 15,210 sf Storage= 39,217 cf

Plug-Flow detention time= 314.1 min calculated for 2.312 af (100% of inflow)
Center-of-Mass det. time= 314.1 min (1,128.7 - 814.6)

Volume	Invert	Avail.Storage	Storage Description
#1	1,387.00'	175,416 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,387.00	40	0	0
1,388.00	4,725	2,383	2,383
1,389.00	9,749	7,237	9,620
1,390.00	11,912	10,831	20,450
1,391.00	14,257	13,085	33,535
1,392.00	16,727	15,492	49,027
1,393.00	19,358	18,043	67,069
1,394.00	22,151	20,755	87,824
1,395.00	26,517	24,334	112,158
1,396.00	100,000	63,259	175,416

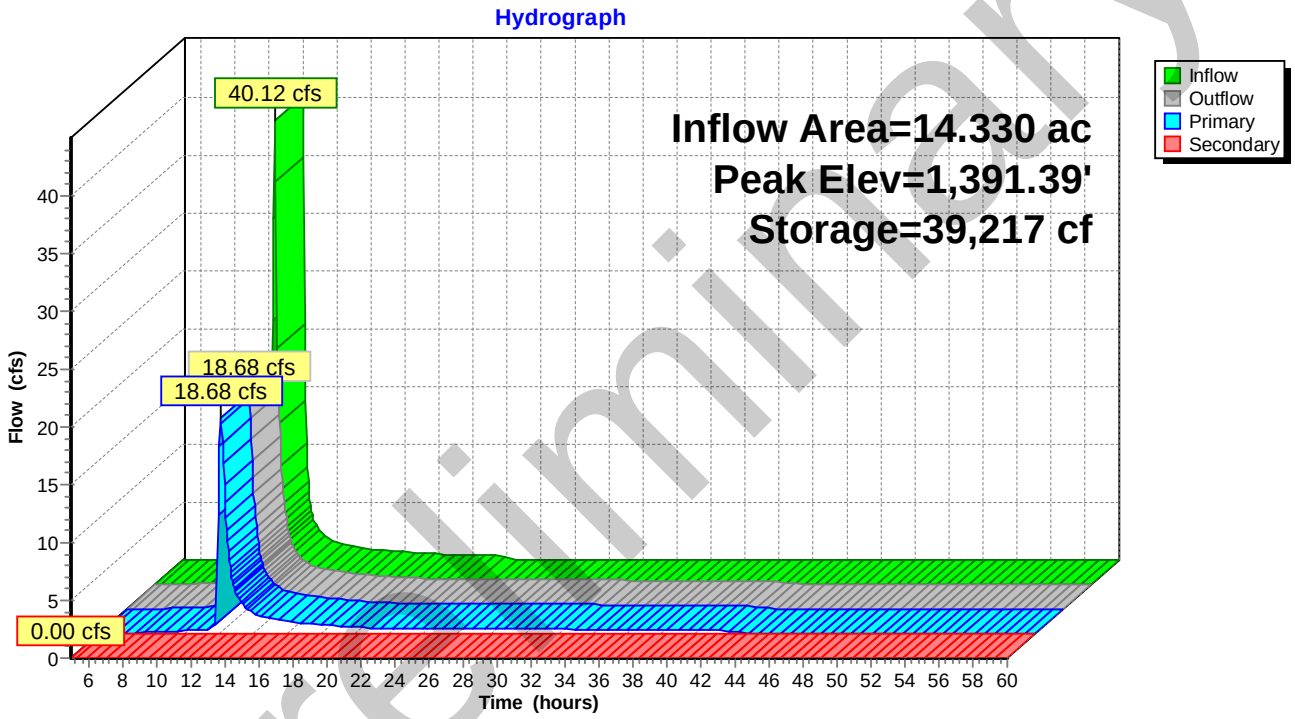
Device	Routing	Invert	Outlet Devices
#1	Primary	1,386.00'	**36.0" Round Culvert** L= 180.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1,386.00' / 1,382.00' S= 0.0222 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 7.07 sf
#2	Device 1	1,386.50'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	1,390.30'	**20.0" W x 27.0" H Vert. Orifice/Grate X 3.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	1,393.00'	**36.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 in 48.0" x 48.0" Grate (56% open area) Limited to weir flow at low heads
#5	Secondary	1,394.00'	**14.0' long x 14.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.64 2.67 2.70 2.65 2.64 2.65 2.65 2.63

Preliminary

Primary OutFlow Max=18.35 cfs @ 12.17 hrs HW=1,391.37' (Free Discharge)
└─**1=Culvert** (Passes 18.35 cfs of 66.98 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.52 cfs @ 10.49 fps)
  ├─**3=Orifice/Grate** (Orifice Controls 17.83 cfs @ 3.32 fps)
  └─**4=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=1,387.00' (Free Discharge)
└─**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: Pond A1



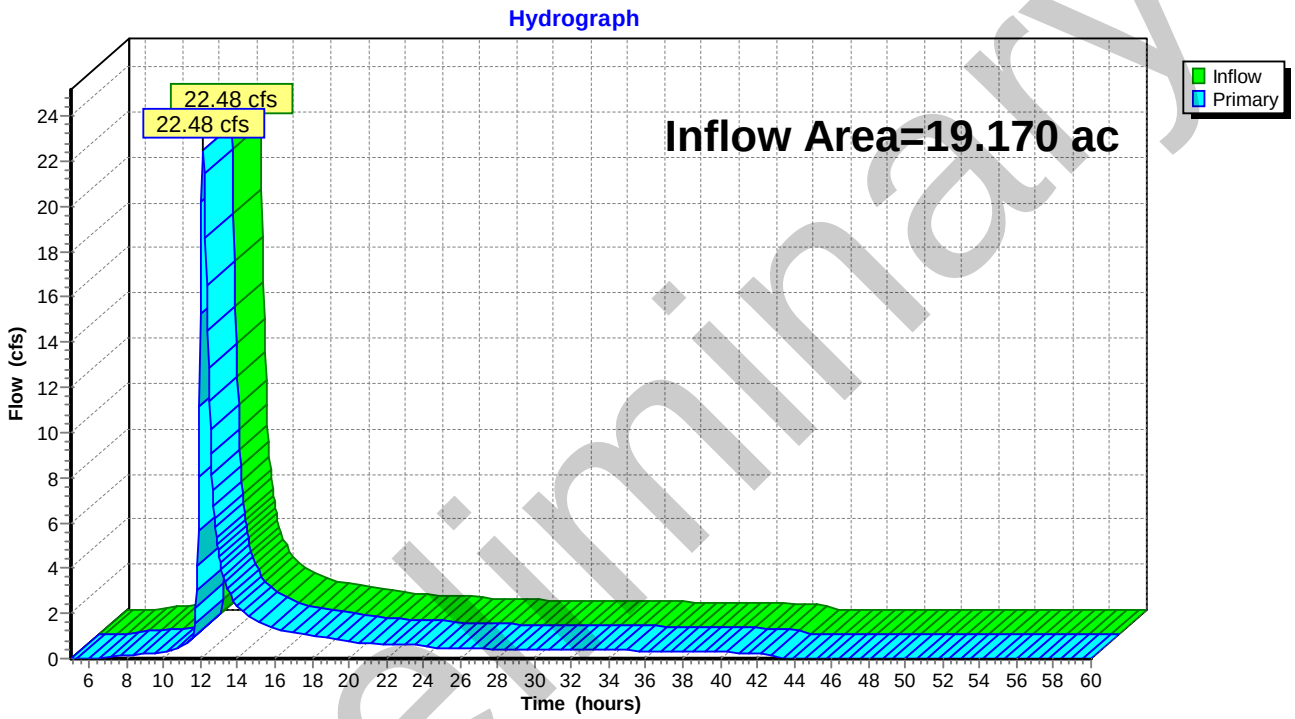
Preliminary

Summary for Link 1L: Impact Point A

Inflow Area = 19.170 ac, 42.93% Impervious, Inflow Depth = 1.84" for 2-Year event
Inflow = 22.48 cfs @ 12.12 hrs, Volume= 2.937 af
Primary = 22.48 cfs @ 12.12 hrs, Volume= 2.937 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs

Link 1L: Impact Point A



Preliminary

Time span=5.00-60.00 hrs, dt=0.05 hrs, 1101 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: A1 Runoff Area=14.330 ac 49.19% Impervious Runoff Depth>3.28"
Tc=10.9 min CN=89 Runoff=66.37 cfs 3.912 af

Subcatchment 2S: A2 Runoff Area=4.840 ac 24.40% Impervious Runoff Depth=2.80"
Tc=8.0 min CN=84 Runoff=21.80 cfs 1.129 af

Pond 1P: Pond A1 Peak Elev=1,392.29' Storage=53,958 cf Inflow=66.37 cfs 3.912 af
Primary=45.56 cfs 3.912 af Secondary=0.00 cfs 0.000 af Outflow=45.56 cfs 3.912 af

Link 1L: Impact Point A Inflow=58.02 cfs 5.041 af
Primary=58.02 cfs 5.041 af

Total Runoff Area = 19.170 ac Runoff Volume = 5.041 af Average Runoff Depth = 3.16"
57.07% Pervious = 10.940 ac 42.93% Impervious = 8.230 ac

Preliminary

Summary for Subcatchment 1S: A1

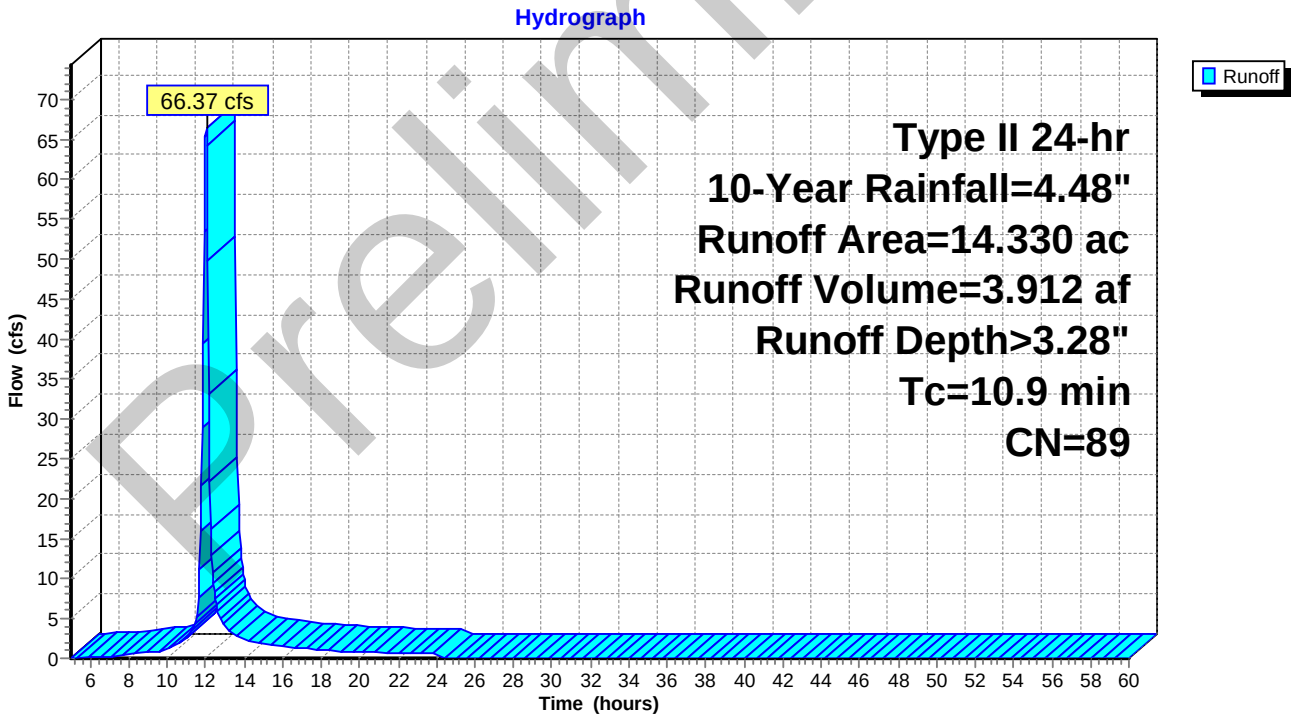
Runoff = 66.37 cfs @ 12.02 hrs, Volume= 3.912 af, Depth> 3.28"
Routed to Pond 1P : Pond A1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=4.48"

Area (ac)	CN	Description
5.295	98	Paved parking, HSG D
0.718	92	1/8 acre lots, 65% imp, HSG D
3.389	87	1/4 acre lots, 38% imp, HSG D
4.928	80	>75% Grass cover, Good, HSG D
14.330	89	Weighted Average
7.280		50.81% Pervious Area
7.050		49.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9					**Direct Entry,**

Subcatchment 1S: A1



Preliminary

Summary for Subcatchment 2S: A2

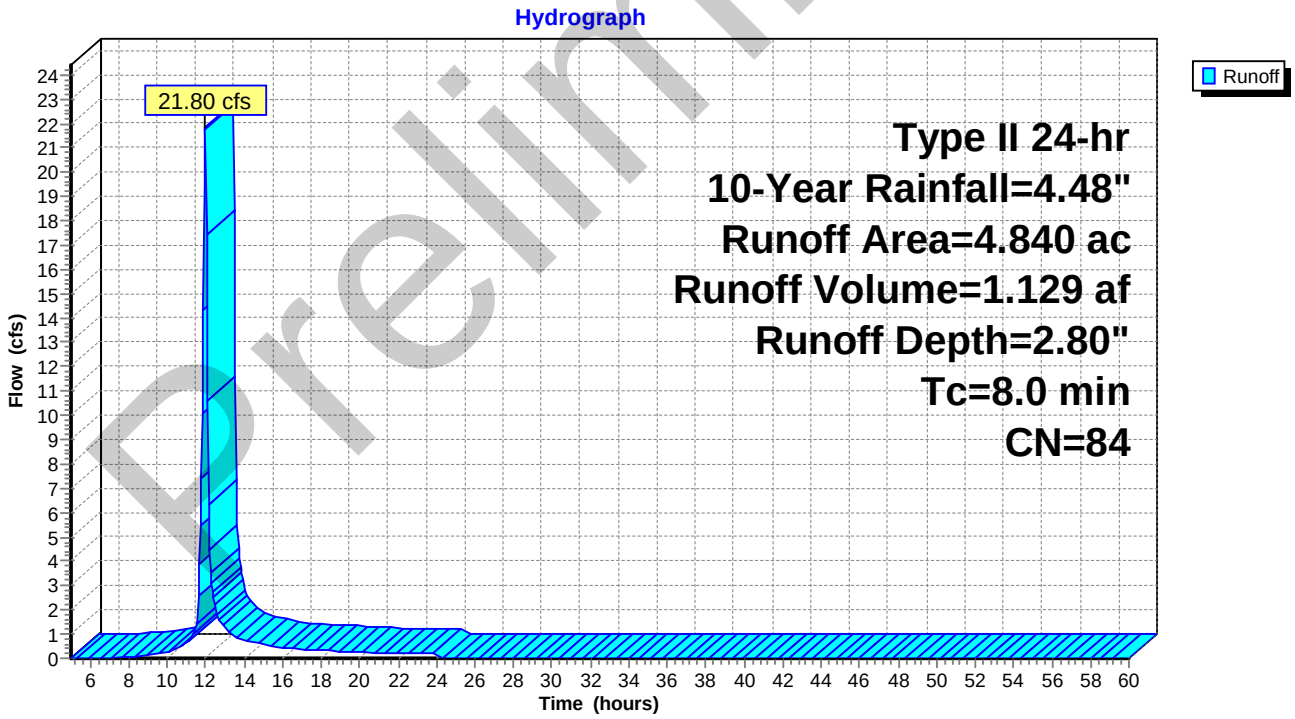
Runoff = 21.80 cfs @ 11.99 hrs, Volume= 1.129 af, Depth= 2.80"
Routed to Link 1L : Impact Point A

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=4.48"

Area (ac)	CN	Description
0.828	98	Paved parking, HSG C
0.543	92	1/8 acre lots, 65% imp, HSG D
1.629	80	>75% Grass cover, Good, HSG D
1.840	79	Woods/grass comb., Good, HSG D
4.840	84	Weighted Average
3.659		75.60% Pervious Area
1.181		24.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.0					**Direct Entry,**

Subcatchment 2S: A2



Preliminary

Summary for Pond 1P: Pond A1

WQCV- 24626
Opening- 2.66 to 3.2 inches

[44] Hint: Outlet device #2 is below defined storage

Inflow Area = 14.330 ac, 49.19% Impervious, Inflow Depth > 3.28" for 10-Year event
Inflow = 66.37 cfs @ 12.02 hrs, Volume= 3.912 af
Outflow = 45.56 cfs @ 12.12 hrs, Volume= 3.912 af, Atten= 31%, Lag= 5.7 min
Primary = 45.56 cfs @ 12.12 hrs, Volume= 3.912 af
Routed to Link 1L : Impact Point A
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Link 1L : Impact Point A

Routing by Stor-Ind method, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 1,392.29' @ 12.12 hrs Surf.Area= 17,486 sf Storage= 53,958 cf

Plug-Flow detention time= 201.1 min calculated for 3.912 af (100% of inflow)
Center-of-Mass det. time= 201.1 min (1,000.8 - 799.8)

Volume	Invert	Avail.Storage	Storage Description
#1	1,387.00'	175,416 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,387.00	40	0	0
1,388.00	4,725	2,383	2,383
1,389.00	9,749	7,237	9,620
1,390.00	11,912	10,831	20,450
1,391.00	14,257	13,085	33,535
1,392.00	16,727	15,492	49,027
1,393.00	19,358	18,043	67,069
1,394.00	22,151	20,755	87,824
1,395.00	26,517	24,334	112,158
1,396.00	100,000	63,259	175,416

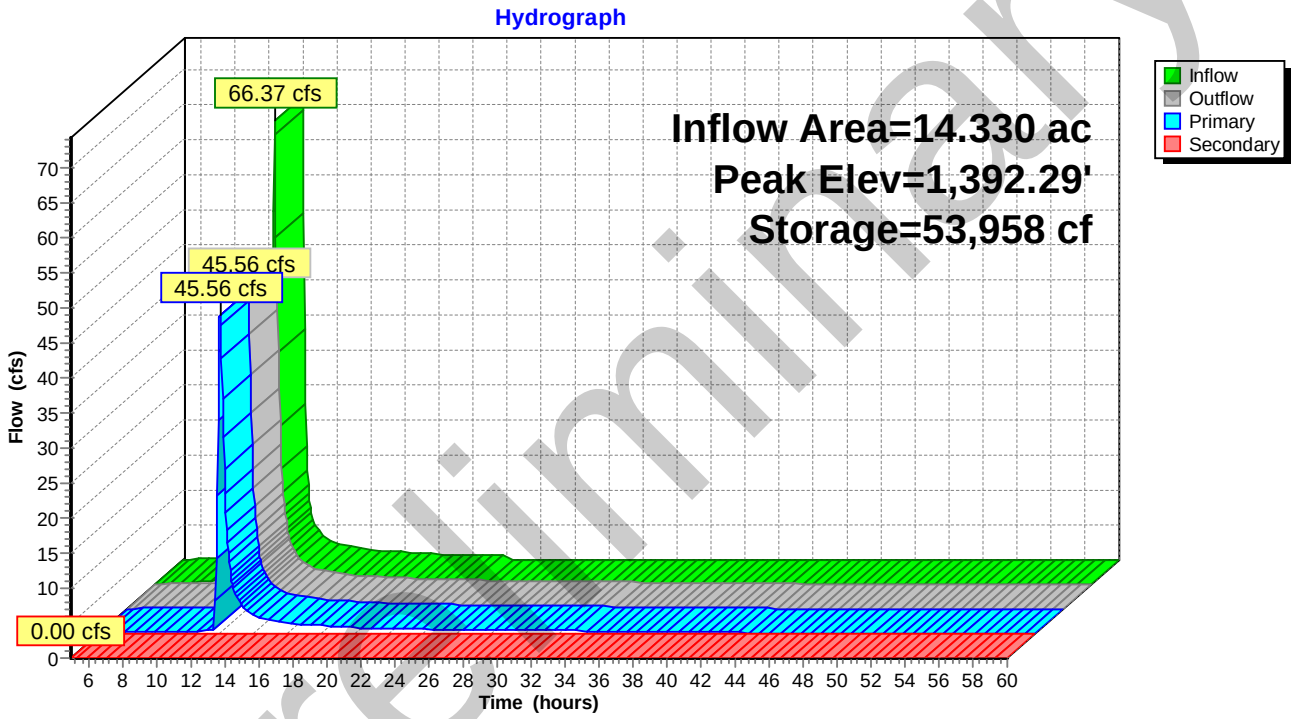
Device	Routing	Invert	Outlet Devices
#1	Primary	1,386.00'	**36.0" Round Culvert** L= 180.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1,386.00' / 1,382.00' S= 0.0222 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 7.07 sf
#2	Device 1	1,386.50'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	1,390.30'	**20.0" W x 27.0" H Vert. Orifice/Grate X 3.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	1,393.00'	**36.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 in 48.0" x 48.0" Grate (56% open area) Limited to weir flow at low heads
#5	Secondary	1,394.00'	**14.0' long x 14.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.64 2.67 2.70 2.65 2.64 2.65 2.65 2.63

Preliminary

Primary OutFlow Max=44.90 cfs @ 12.12 hrs HW=1,392.27' (Free Discharge)
└─**1=Culvert** (Passes 44.90 cfs of 74.33 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.56 cfs @ 11.44 fps)
  ├─**3=Orifice/Grate** (Orifice Controls 44.34 cfs @ 4.50 fps)
  └─**4=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=1,387.01' (Free Discharge)
└─**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: Pond A1



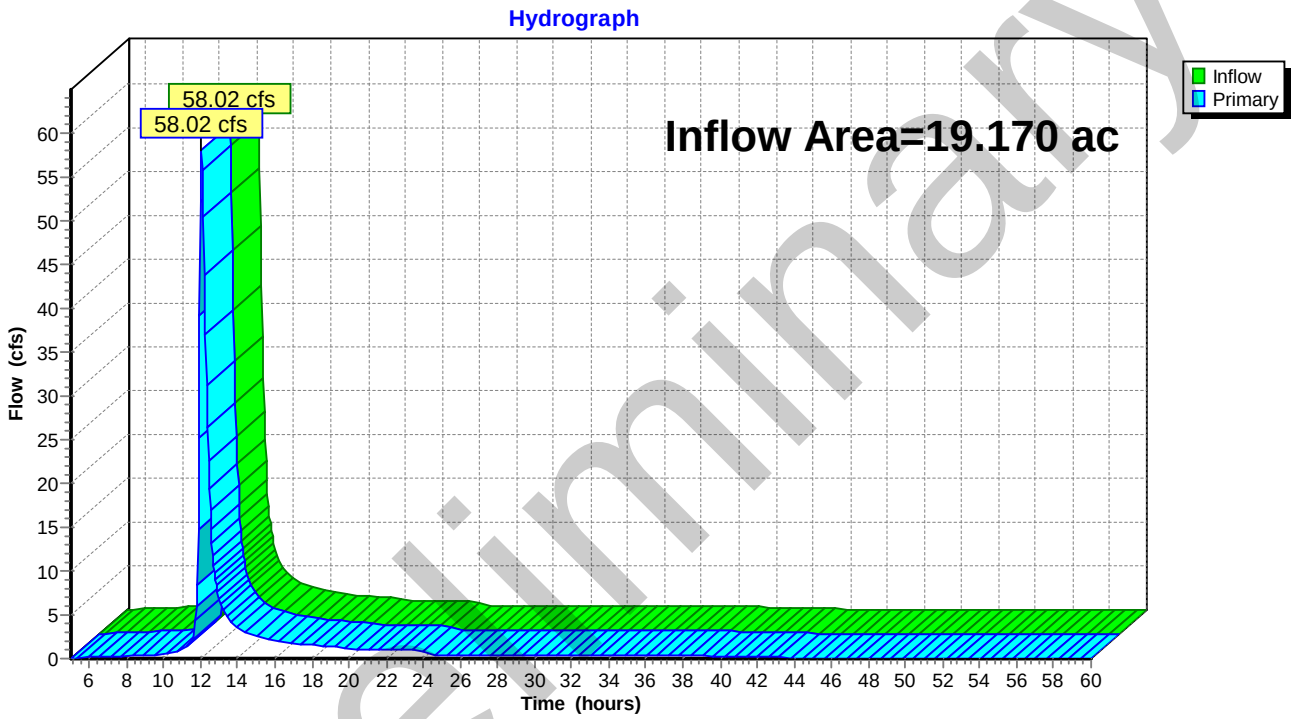
Preliminary

Summary for Link 1L: Impact Point A

Inflow Area = 19.170 ac, 42.93% Impervious, Inflow Depth > 3.16" for 10-Year event
Inflow = 58.02 cfs @ 12.06 hrs, Volume= 5.041 af
Primary = 58.02 cfs @ 12.06 hrs, Volume= 5.041 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs

Link 1L: Impact Point A



Preliminary

Time span=5.00-60.00 hrs, dt=0.05 hrs, 1101 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: A1 Runoff Area=14.330 ac 49.19% Impervious Runoff Depth>6.00"
Tc=10.9 min CN=89 Runoff=118.03 cfs 7.170 af

Subcatchment 2S: A2 Runoff Area=4.840 ac 24.40% Impervious Runoff Depth>5.45"
Tc=8.0 min CN=84 Runoff=41.08 cfs 2.199 af

Pond 1P: Pond A1 Peak Elev=1,393.48' Storage=76,706 cf Inflow=118.03 cfs 7.170 af
Primary=83.39 cfs 7.170 af Secondary=0.00 cfs 0.000 af Outflow=83.39 cfs 7.170 af

Link 1L: Impact Point A Inflow=112.90 cfs 9.369 af
Primary=112.90 cfs 9.369 af

Total Runoff Area = 19.170 ac Runoff Volume = 9.369 af Average Runoff Depth = 5.87"
57.07% Pervious = 10.940 ac 42.93% Impervious = 8.230 ac

Preliminary

Summary for Subcatchment 1S: A1

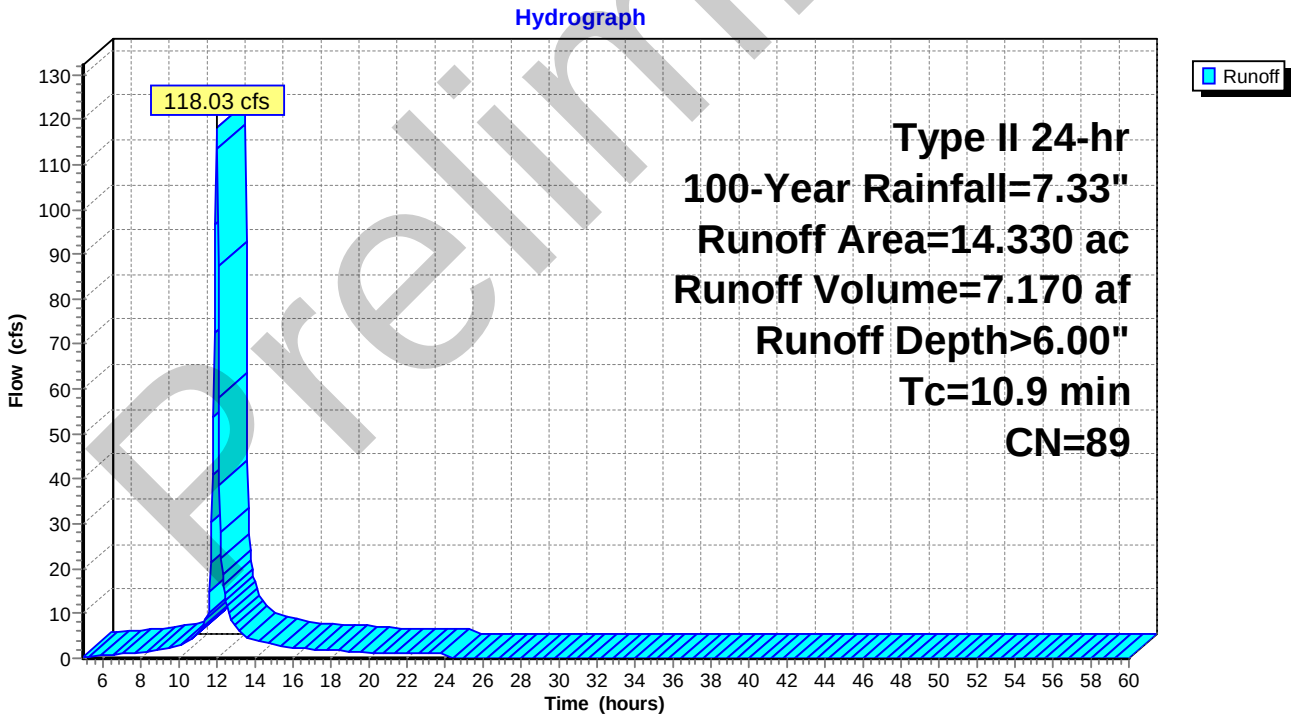
Runoff = 118.03 cfs @ 12.02 hrs, Volume= 7.170 af, Depth> 6.00"
Routed to Pond 1P : Pond A1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=7.33"

Area (ac)	CN	Description
5.295	98	Paved parking, HSG D
0.718	92	1/8 acre lots, 65% imp, HSG D
3.389	87	1/4 acre lots, 38% imp, HSG D
4.928	80	>75% Grass cover, Good, HSG D
14.330	89	Weighted Average
7.280		50.81% Pervious Area
7.050		49.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9					**Direct Entry,**

Subcatchment 1S: A1



Preliminary

Summary for Subcatchment 2S: A2

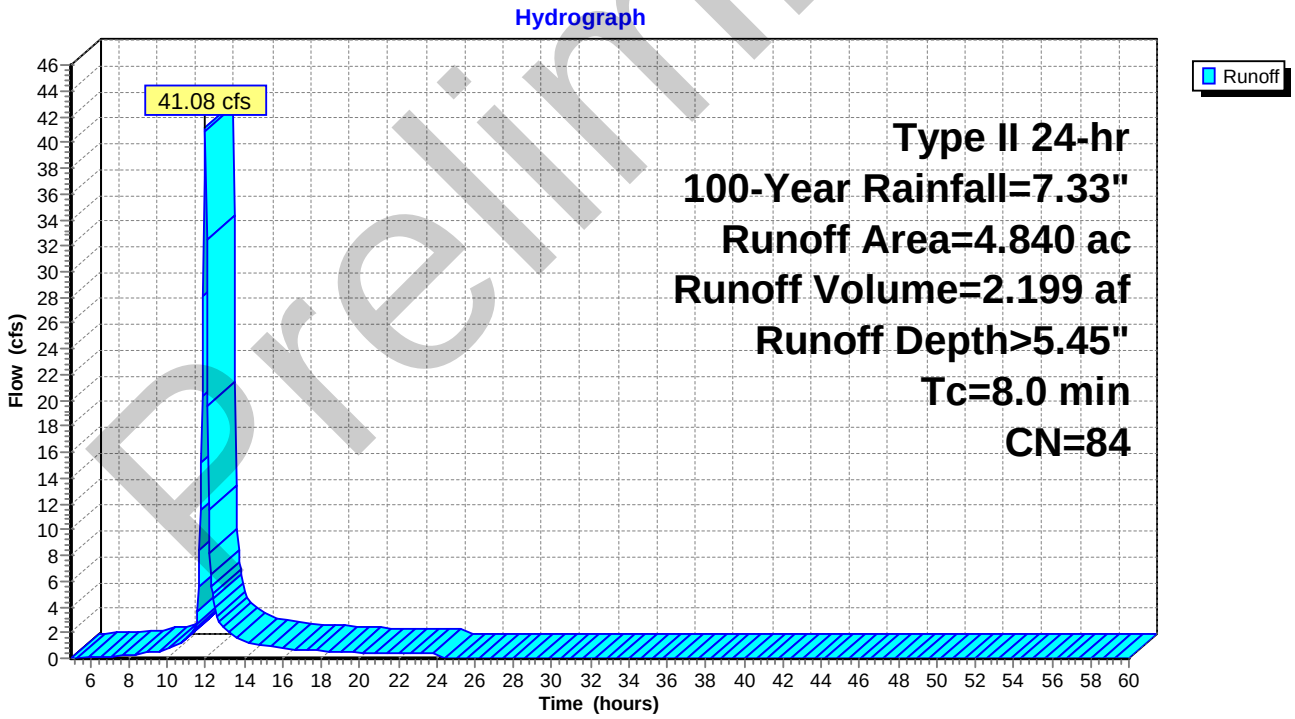
Runoff = 41.08 cfs @ 11.99 hrs, Volume= 2.199 af, Depth> 5.45"
Routed to Link 1L : Impact Point A

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=7.33"

Area (ac)	CN	Description
0.828	98	Paved parking, HSG C
0.543	92	1/8 acre lots, 65% imp, HSG D
1.629	80	>75% Grass cover, Good, HSG D
1.840	79	Woods/grass comb., Good, HSG D
4.840	84	Weighted Average
3.659		75.60% Pervious Area
1.181		24.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.0					**Direct Entry,**

Subcatchment 2S: A2



Preliminary

Summary for Pond 1P: Pond A1

WQCV- 24626
Opening- 2.66 to 3.2 inches

[82] Warning: Early inflow requires earlier time span
[44] Hint: Outlet device #2 is below defined storage

Inflow Area = 14.330 ac, 49.19% Impervious, Inflow Depth > 6.00" for 100-Year event
Inflow = 118.03 cfs @ 12.02 hrs, Volume= 7.170 af
Outflow = 83.39 cfs @ 12.12 hrs, Volume= 7.170 af, Atten= 29%, Lag= 5.8 min
Primary = 83.39 cfs @ 12.12 hrs, Volume= 7.170 af
Routed to Link 1L : Impact Point A
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Link 1L : Impact Point A

Routing by Stor-Ind method, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
Peak Elev= 1,393.48' @ 12.11 hrs Surf.Area= 20,702 sf Storage= 76,706 cf

Plug-Flow detention time= 125.4 min calculated for 7.163 af (100% of inflow)
Center-of-Mass det. time= 126.2 min (911.4 - 785.2)

Volume	Invert	Avail.Storage	Storage Description
#1	1,387.00'	175,416 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,387.00	40	0	0
1,388.00	4,725	2,383	2,383
1,389.00	9,749	7,237	9,620
1,390.00	11,912	10,831	20,450
1,391.00	14,257	13,085	33,535
1,392.00	16,727	15,492	49,027
1,393.00	19,358	18,043	67,069
1,394.00	22,151	20,755	87,824
1,395.00	26,517	24,334	112,158
1,396.00	100,000	63,259	175,416

Device	Routing	Invert	Outlet Devices
#1	Primary	1,386.00'	**36.0" Round Culvert** L= 180.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1,386.00' / 1,382.00' S= 0.0222 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 7.07 sf
#2	Device 1	1,386.50'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	1,390.30'	**20.0" W x 27.0" H Vert. Orifice/Grate X 3.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	1,393.00'	**36.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 in 48.0" x 48.0" Grate (56% open area) Limited to weir flow at low heads
#5	Secondary	1,394.00'	**14.0' long x 14.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60

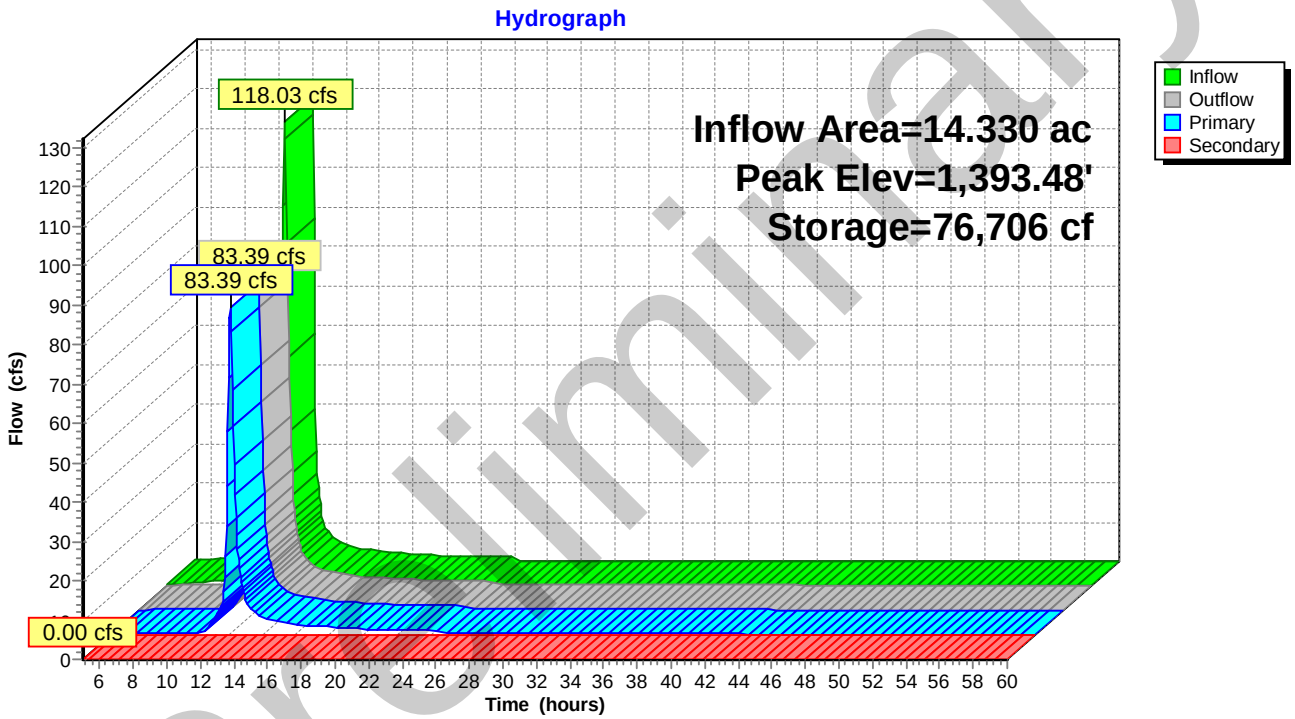
Preliminary

Coef. (English) 2.64 2.67 2.70 2.65 2.64 2.65 2.65 2.63

Primary OutFlow Max=83.02 cfs @ 12.12 hrs HW=1,393.45' (Free Discharge)
└─**1=Culvert** (Inlet Controls 83.02 cfs @ 11.75 fps)
  ├─**2=Orifice/Grate** (Passes < 0.62 cfs potential flow)
  ├─**3=Orifice/Grate** (Passes < 76.04 cfs potential flow)
  └─**4=Orifice/Grate** (Passes < 11.86 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=1,387.09' (Free Discharge)
└─**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: Pond A1



Preliminary

APPENDIX F:

PRELIMINARY PIPE SIZING CALCULATIONS

Preliminary

E & A CONSULTING GROUP, INC.

Engineer's Preliminary Pipe Sizing Calculations
Dittmer Commercial
Crete, NE

Project No: 2022.289.001
8/15/2024

Proposed Preliminary Pipe Sizing Calculations

Minor Storm System Conveyance Analysis														Major Storm System Conveyance Analysis						
Minor Storm Average Return Frequency						10	Years							Major Storm Average Return Frequency					100 Years	
Location (Parcel)	Area, A	Coefficient, C	A*C	Sum, A*C	Time of Concentration, Tc	Intensity, I	Runoff, Qr	Pipe Slope, Sp	Pipe Length, L	Pipe Diameter D	Pipe Capacity Qp	Pipe Velocity Vp	Time in Section Tp	Intensity I100	Flow, Q100	Overflow Route Slope	Street Width	Street Capacity	Overflow + Pipe Capacity	Comments
	acre				min	in/hr	cfs	ft/ft	ft	in	cfs	f/s	min	in/hr	cfs	ft/ft	ft	cfs	cfs	
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(23)	(24)
Basin A1																				
A9	1.35	0.33	0.45	0.45	12.2	5.82	2.6	0.0200	65	12	5.0	6.4	0.17	10.96	4.94	0.025	6		5.0	Sump Condition - Swale
A8-9	8.00	0.51	4.10	4.55	12.4	5.78	26.3	0.0800	105	18	29.7	16.8	0.10	10.89	49.52	0.15	27		29.7	Sump Condition - Private Roadway
A7	0.42	0.92	0.38	0.38	8.0	7.00	2.7	0.0100	165	12	3.6	4.5	0.61	13.20	5.07	0.02	27		3.6	Sump Condition - Parking Lot
A6-7	0.71	0.89	0.63	1.02	8.6	6.79	6.9	0.0300	215	15	11.2	9.1	0.39	12.81	13.06	0.2	27		11.2	Sump Condition - Parking Lot
A5-7	0.65	0.91	0.59	1.61	9.0	6.67	10.7	0.0800	50	15	18.3	14.9	0.06	12.57	20.24	0.25	45		18.3	Sump Condition - Private Roadway
A4	0.89	0.87	0.78	0.78	8.0	7.00	5.4	0.0270	50	12	5.9	7.5	0.11	13.20	10.26	0.25	30		5.9	Sump Condition - Parking Lot
A3-4	0.44	0.76	0.33	1.11	8.1	6.96	7.7	0.0050	220	24	16.0	5.1	0.72	13.13	14.60	0.025	27		16.0	On Grade - Private Roadway
Culvert on Iris Ave	8.78	0.36	3.12	3.12	15.2	5.23	16.3													Culvert under Big Mac Drive

Preliminary

CURB INLET DESIGN COMPUTATIONS

HEC 12 METHOD

Date: 45519.0
Calculated by: Jordan Jurgens

Project Dittmer Commercial
Project No. 2022.289.001

Design Storm = 10 Year

LOCATION		DISCHARGE													INLET CAPTURE					REMARKS
Inlet Id.	Drainage Basin Id.	Area (A) acres	Runoff Coefficent (C)	Time of Concentration (Tc) minutes	Intensity (I) in/hr	Direct Runoff cfs	Previous By-Pass cfs	Cross Over cfs	Total Gutter Flow (Q) cfs	Paving Slope (S) ft/ft	Cross Slope (S_x) ft/ft	Depth (d) feet	Curb Height ft	Gutter Spread (T) ft	Inlet Type	Opening Length ft	Efficiency	Intercepted (Qi) cfs	By-Passed (Q-Qi) cfs	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)
	A9	1.35	0.33	12	5.9	2.6			2.6						18" Grate Inlet	4				Sump Condition - Grass Area
	A8	8.00	0.51	12	5.8	23.8			23.8	0.000	0.030	5.63	0.50	187.8	NDOT Inlet	4	100%	23.8	0.0	Sump Condition - Private Roadway
	A7	0.42	0.92	8	7.0	2.7			2.7	0.000	0.030	0.26	0.50	8.6	NDOT Inlet	4	100%	2.7	0.0	Sump Condition - Parking Lot
	A6	0.71	0.89	9	6.9	4.3			4.3	0.000	0.024	0.35	0.50	14.8	NDOT Inlet	4	100%	4.3	0.0	Sump Condition - Parking Lot
	A5	0.65	0.91	9	6.7	4.0			4.0	0.000	0.030	0.33	0.50	11.2	NDOT Inlet	4	100%	4.0	0.0	Sump Condition - Private Roadway
	A4	0.89	0.87	8	7.1	5.5			5.5	0.000	0.060	0.41	0.50	6.9	NDOT Inlet	4	100%	5.5	0.0	Sump Condition - Parking Lot
C1	A3	0.44	0.76	8	7.0	2.4			2.4	0.025	0.030	0.19	0.50	6.5	NDOT Inlet	8	91%	2.2	0.2	On Grade - Private Roadway

Column 9, **Cross Over**: This column may utilized to account for additional flow received by the inlet that crossed over from the opposite side of the crown.

Column 13 - Depth (d) at Gutter Upstream of Inlet

Notes:

Sheet

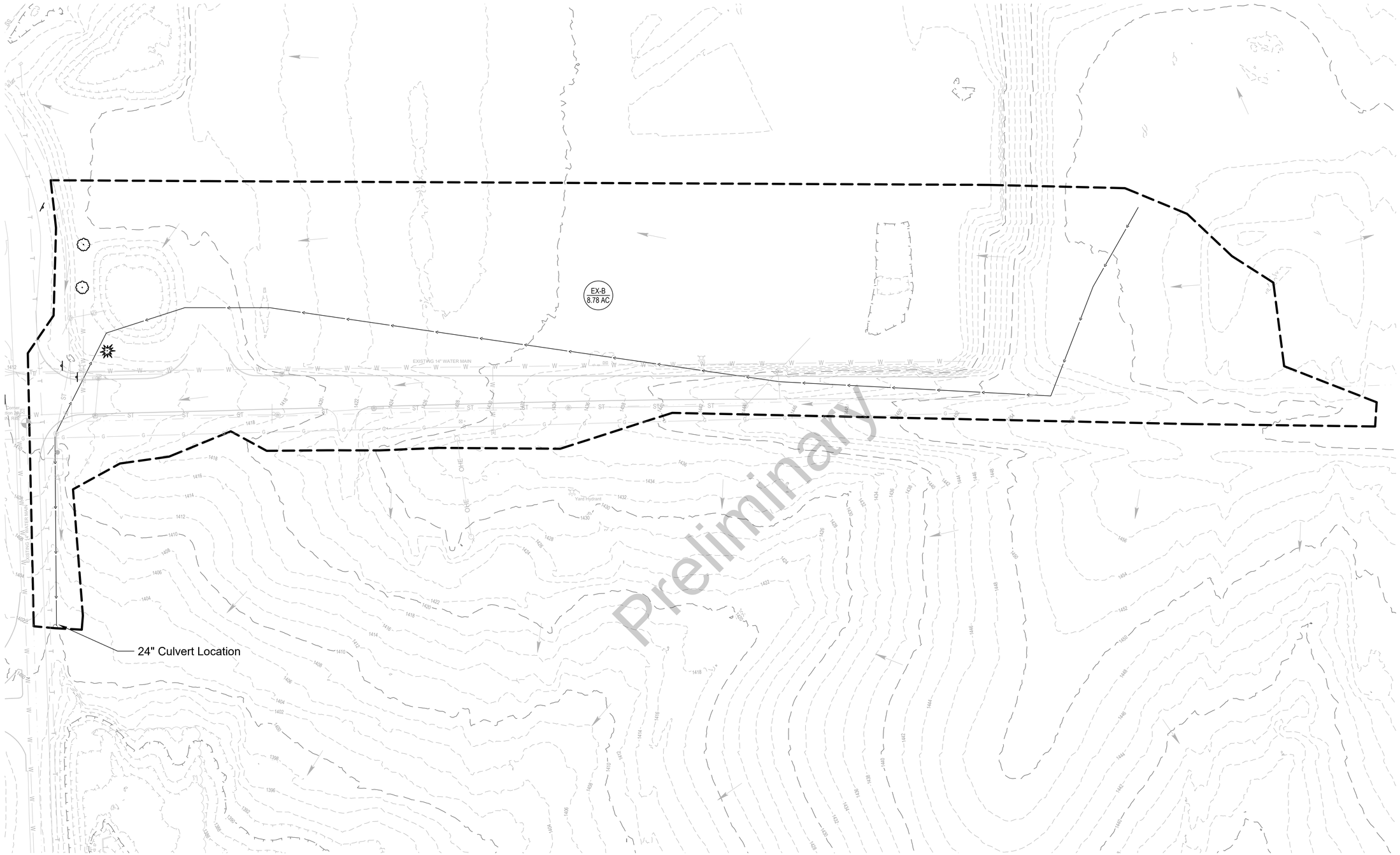
1 of 1

Preliminary

APPENDIX G:

HY-8 CULVERT ANALYSIS

Preliminary



50 0 50

1 inch = 50 ft.

GRADING & EROSION LEGEND

- Property Line
- Adjacent Property Line
- Easement
- Building
- 1160 Exist. Major Contours
- 1156 Exist. Minor Contours
- 1160 Prop. Major Contours
- 1153 Prop. Minor Contours
- Flow Direction

E & A CONSULTING GROUP, INC.
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2077 N Street, Suite 400 Lincoln, NE 68510-1068
Phone: 402.420.7217
www.eacg.com
State of NE Certificate of Authorization #CA0008
E & A CONSULTING GROUP, INC.
Engineering Answers

DITTMER COMMERCIAL ADDITION
DRAINAGE REPORT

CRETE, NEBRASKA

CULVERT DRAINAGE EXHIBIT

Revision		
	Date	Description
1		

Proj No:	2022.289.001
Date:	08/13/2024
Designed By:	RPC
Drawn By:	JLJ
Scale:	AS SHOWN
Sheet:	3 of 3

Jordan Jurgens 8/15/2024 10:57 AM K:\Projects\2022\289\001\Engineering\CAD Files\Drainage Study\PRE_DRN-000.dwg

HY-8 Culvert Analysis Report

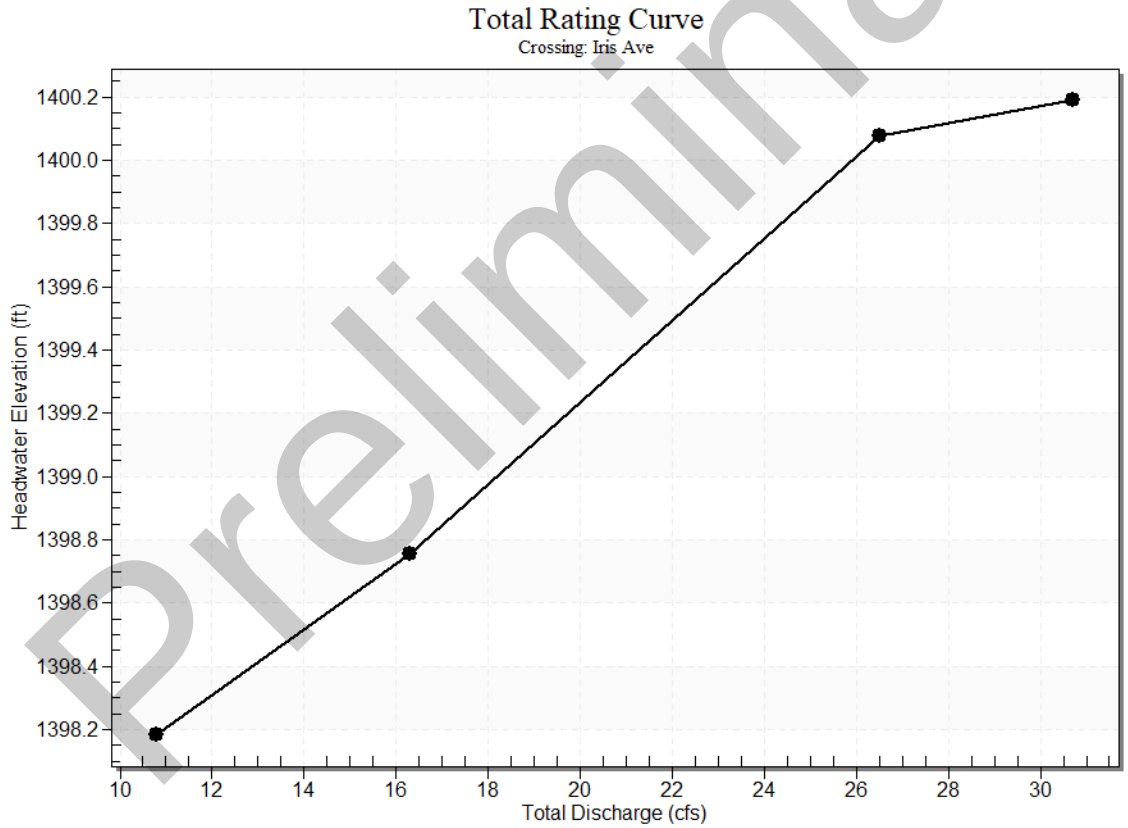
Crossing Discharge Data

Discharge Selection Method: Recurrence

Table 1 - Summary of Culvert Flows at Crossing: Iris Ave

Headwater Elevation (ft)	Discharge Names	Total Discharge (cfs)	Culvert 1 Discharge (cfs)	Roadway Discharge (cfs)	Iterations
1398.18	2 year	10.80	10.80	0.00	1
1398.75	10 year	16.30	16.30	0.00	1
1400.08	50 year	26.50	25.19	1.28	13
1400.19	100 year	30.70	25.79	4.89	6
1400.00	Overtopping	24.75	24.75	0.00	Overtopping

Rating Curve Plot for Crossing: Iris Ave



Preliminary

Culvert Data: Culvert 1

Table 1 - Culvert Summary Table: Culvert 1

Disc	Total	Culv	Head	Inle	Out	Fl	Nor	Crit	Ou	Tail	Outl	Tail

harge Names	Discharge (cfs)	ert Discharge (cfs)	water Elevation (ft)	t Control Depth (ft)	let Control Depth (ft)	ow Type	mal Depth (ft)	ical Depth (ft)	tlet Depth (ft)	water Depth (ft)	et Velocity (ft/s)	water Velocity (ft/s)
2 year	10.80 cfs	10.80 cfs	1398.18	1.68	0.0*	1-S2n	0.62	1.18	0.66	0.31	11.92	4.95
10 year	16.30 cfs	16.30 cfs	1398.75	2.25	0.0*	5-S2n	0.77	1.46	0.84	0.40	13.08	5.68
50 year	26.50 cfs	25.19 cfs	1400.08	3.58	0.864	5-S2n	0.98	1.77	1.09	0.53	14.35	6.66
100 year	30.70 cfs	25.79 cfs	1400.19	3.69	0.963	5-S2n	1.00	1.78	1.11	0.57	14.43	6.98

* Full Flow Headwater elevation is below inlet invert.

Culvert Barrel Data

Culvert Barrel Type Straight Culvert

Inlet Elevation (invert): 1396.50 ft,

Outlet Elevation (invert): 1393.60 ft

Culvert Length: 65.06 ft,

Culvert Slope: 0.0446

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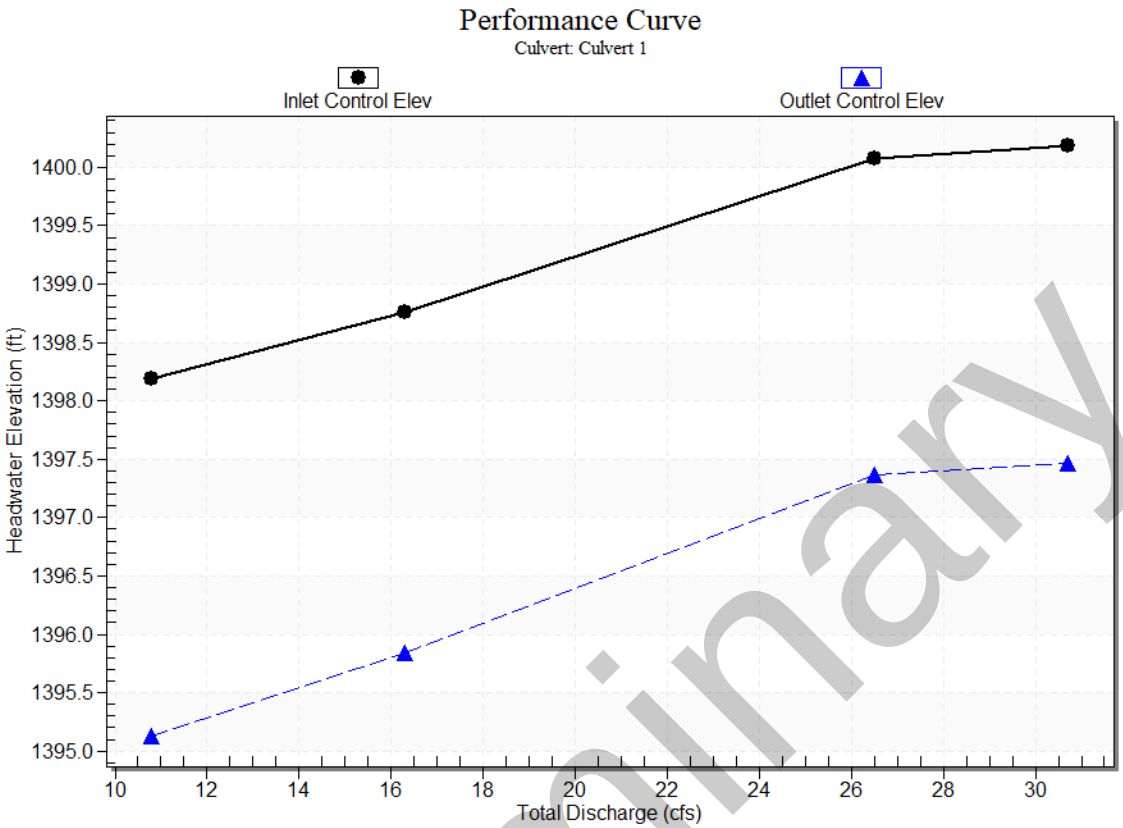
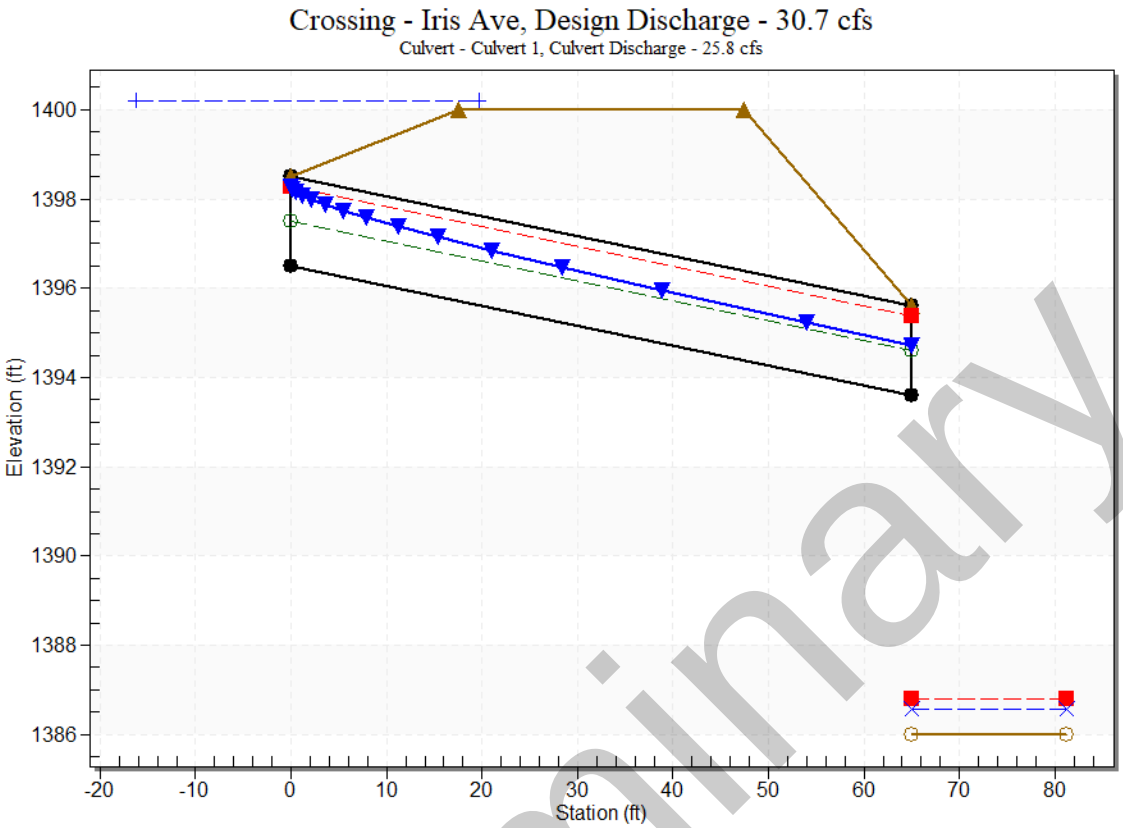
Culvert Performance Curve Plot: Culvert 1



Preliminary

Water Surface Profile Plot for Culvert: Culvert 1



Site Data - Culvert 1

Site Data Option: Culvert Invert Data

Inlet Station: 0.00 ft

Inlet Elevation: 1396.50 ft

Outlet Station: 65.00 ft

Outlet Elevation: 1393.60 ft

Number of Barrels: 1

Culvert Data Summary - Culvert 1

Barrel Shape: Circular

Barrel Diameter: 2.00 ft

Barrel Material: Concrete

Embedment: 0.00 in

Barrel Manning's n: 0.0120

Preliminary

Culvert Type: Straight

Inlet Configuration: Beveled Edge (1:1) (Ke=0.2)

Inlet Depression: None

Tailwater Data for Crossing: Iris Ave

Table 2 - Downstream Channel Rating Curve (Crossing: Iris Ave)

Flow (cfs)	Water Surface Elev (ft)	Velocity (ft/s)	Depth (ft)	Shear (psf)	Froude Number
10.80	1386.31	0.31	4.95	1.96	1.66
16.30	1386.40	0.40	5.68	2.49	1.71
26.50	1386.53	0.53	6.66	3.28	1.78
30.70	1386.57	0.57	6.98	3.56	1.80

Tailwater Channel Data - Iris Ave

Tailwater Channel Option: Trapezoidal Channel

Bottom Width: 6.00 ft

Side Slope (H:V): 3.00 (_:1)

Channel Slope: 0.1000

Channel Manning's n: 0.0400

Channel Invert Elevation: 1386.00 ft

Roadway Data for Crossing: Iris Ave

Roadway Profile Shape: Constant Roadway Elevation

Crest Length: 30.00 ft

Crest Elevation: 1400.00 ft

Roadway Surface: Paved

Roadway Top Width: 30.00 ft

Preliminary

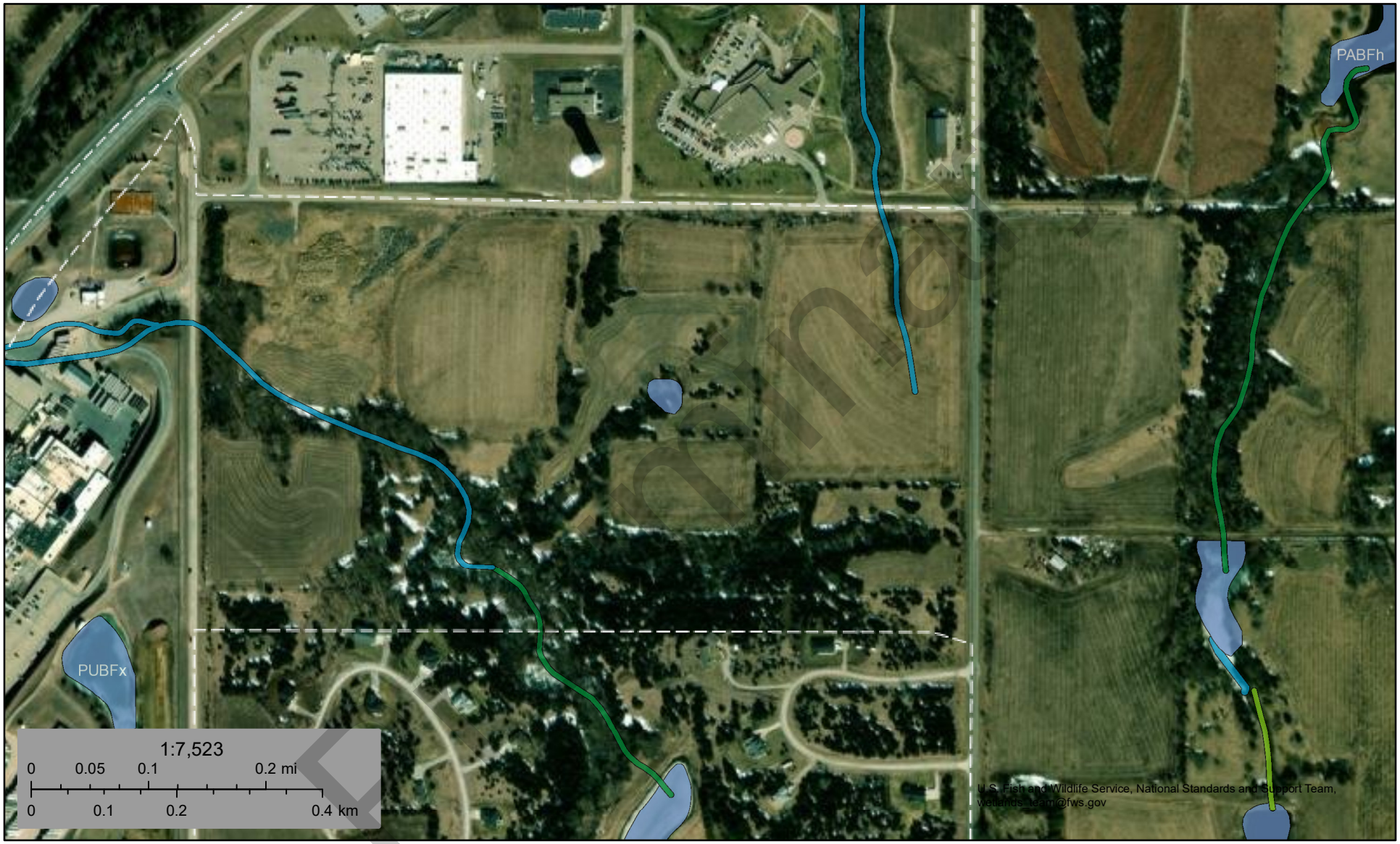
APPENDIX H:

NATIONAL WETLAND VIEWER MAP

Preliminary

U.S. Fish and Wildlife Service
National Wetlands Inventory

Dittmer Commercial Addition



August 15, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

DITTMER COMMERCIAL

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:

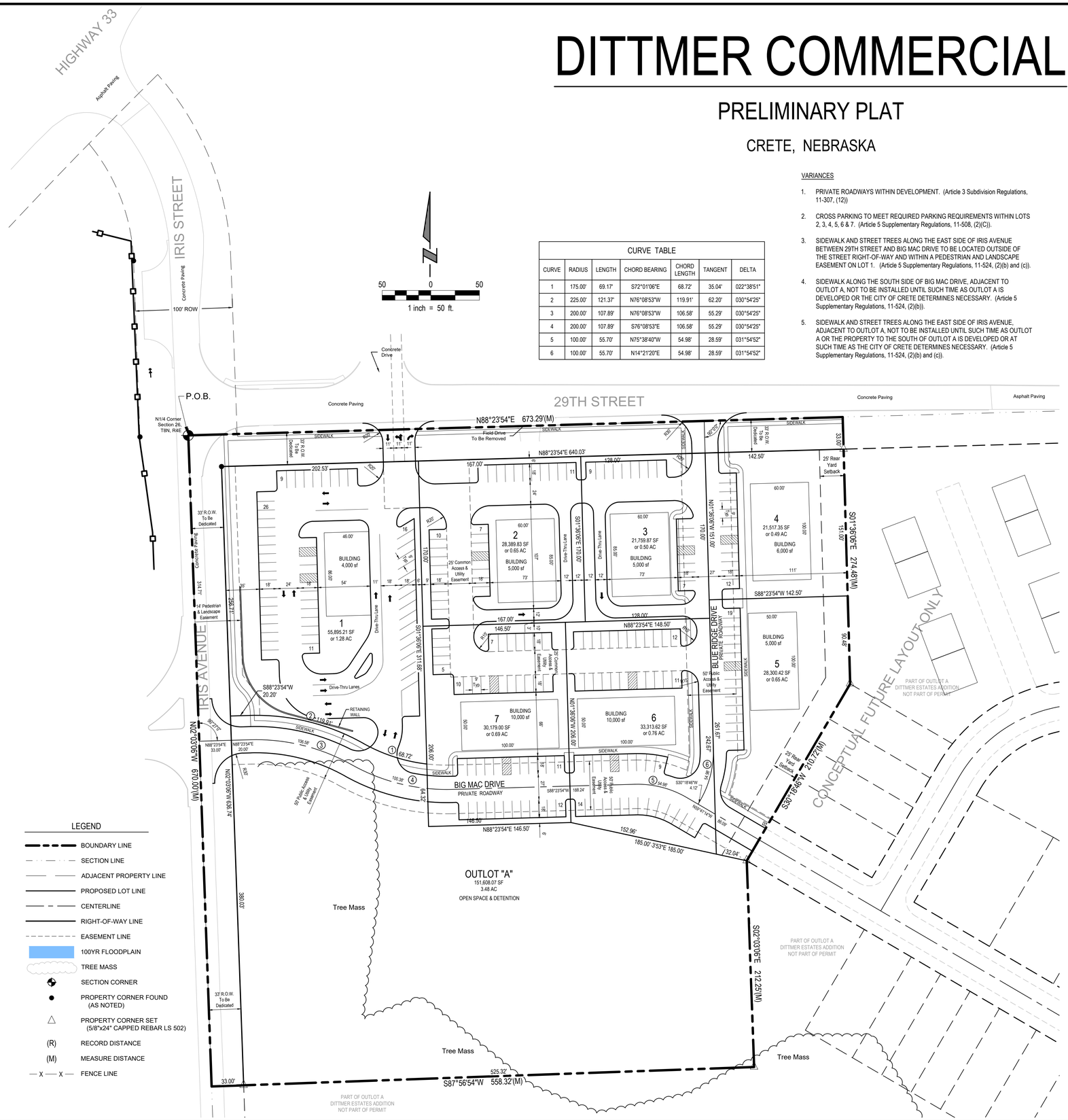
BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 26; THENCE N88°23'54"E (AN ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID NE1/4 OF SECTION 26, A DISTANCE OF 673.29 FEET; THENCE S01°36'06"E, A DISTANCE OF 274.48 FEET; THENCE S30°18'46"W, A DISTANCE OF 210.72 FEET; THENCE S02°03'06"E, A DISTANCE OF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

DITTMER COMMERCIAL

PRELIMINARY PLAT

CRETE, NEBRASKA

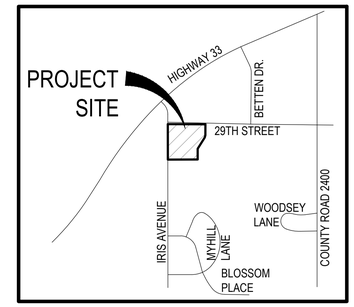


CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT	DELTA
1	175.00'	69.17'	S72°01'06"E	68.72'	35.04'	022°38'51"
2	225.00'	121.37'	N76°08'53"W	119.91'	62.20'	030°54'25"
3	200.00'	107.89'	N76°08'53"W	106.58'	55.29'	030°54'25"
4	200.00'	107.89'	S76°08'53"E	106.58'	55.29'	030°54'25"
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"

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



VICINITY MAP

VARIANCES

1. PRIVATE ROADWAYS WITHIN DEVELOPMENT. (Article 3 Subdivision Regulations, 11-307, (12))
2. CROSS PARKING TO MEET REQUIRED PARKING REQUIREMENTS WITHIN LOTS 2, 3, 4, 5, 6 & 7. (Article 5 Supplementary Regulations, 11-508, (2)(C)).
3. 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)).
4. 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)).
5. 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)).

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:

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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

INDEX OF SHEETS

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

GENERAL NOTES

1. THIS PRELIMINARY PLAT CONTAINS 9.22 ACRES.
2. THIS PRELIMINARY PLAT INCLUDES 7 COMMERCIAL LOTS AND 1 OUTLOT FOR DETENTION AND OPEN SPACE.
3. ZONING IS C-1.
4. SETBACKS SHALL MEET THE THE C-1 ZONING REQUIREMENTS.
5. RIGHT-OF-WAY ADJACENT TO 29TH STREET AND IRIS STREET SHALL BE DEDICATED TO THE CITY OF CRETE AT TIME OF FINAL PLAT.
6. 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.
7. PERPENDICULAR PARKING SHALL BE PERMITTED ALONG PRIVATE ROADWAYS.
8. PUBLIC ACCESS SHALL BE GRANTED OVER THE 25 FOOT WIDE DRIVEWAYS AS SHOWN.
9. ALL OUTLOTS SHALL BE MAINTAINED BY AN ASSOCIATION OF THE COMMERCIAL PROPERTY OWNERS.
10. UTILITY EASEMENTS TO BE PROVIDED AS REQUIRED.
11. SANITARY SEWER TO BE 8" PIPE TO THE EXISTING MANHOLE LOCATED AT IRIS STREET AND HIGHWAY 33.
12. WATER TO BE 6" PIPE CONNECTED TO THE EXISTING WATER MAIN LOCATED ON THE NORTH SIDE OF 29TH STREET.
13. TOPOGRAPHIC GRADING CONTOURS ARE AT NAVD 1988.
14. ALL LOT LINES ARE CONCEPTUAL AND FINAL PLATS MAY SHOW DIFFERENT LOT DIMENSIONS.
15. 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

_____ ATTEST_____
DAVE BAUER, MAYOR NANCY TELLEZ, CITY CLERK

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

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
2077 N Street, Suite 400 Lincoln, NE 68510-1068
Phone: 402.420.7217
www.eacg.com
State of NE Certificate of Authorization #CA0008
E & A CONSULTING GROUP, INC.
Engineering Answers

DITTMER COMMERCIAL PRELIMINARY PLAT

CRETE, NEBRASKA

SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

Revision	Date	Description
1		

Proj No:	2022.289.001
Date:	08/15/2024
Designed By:	MLK, JJ
Drawn By:	MLK, JJ
Scale:	AS SHOWN
Sheet:	1 of 5

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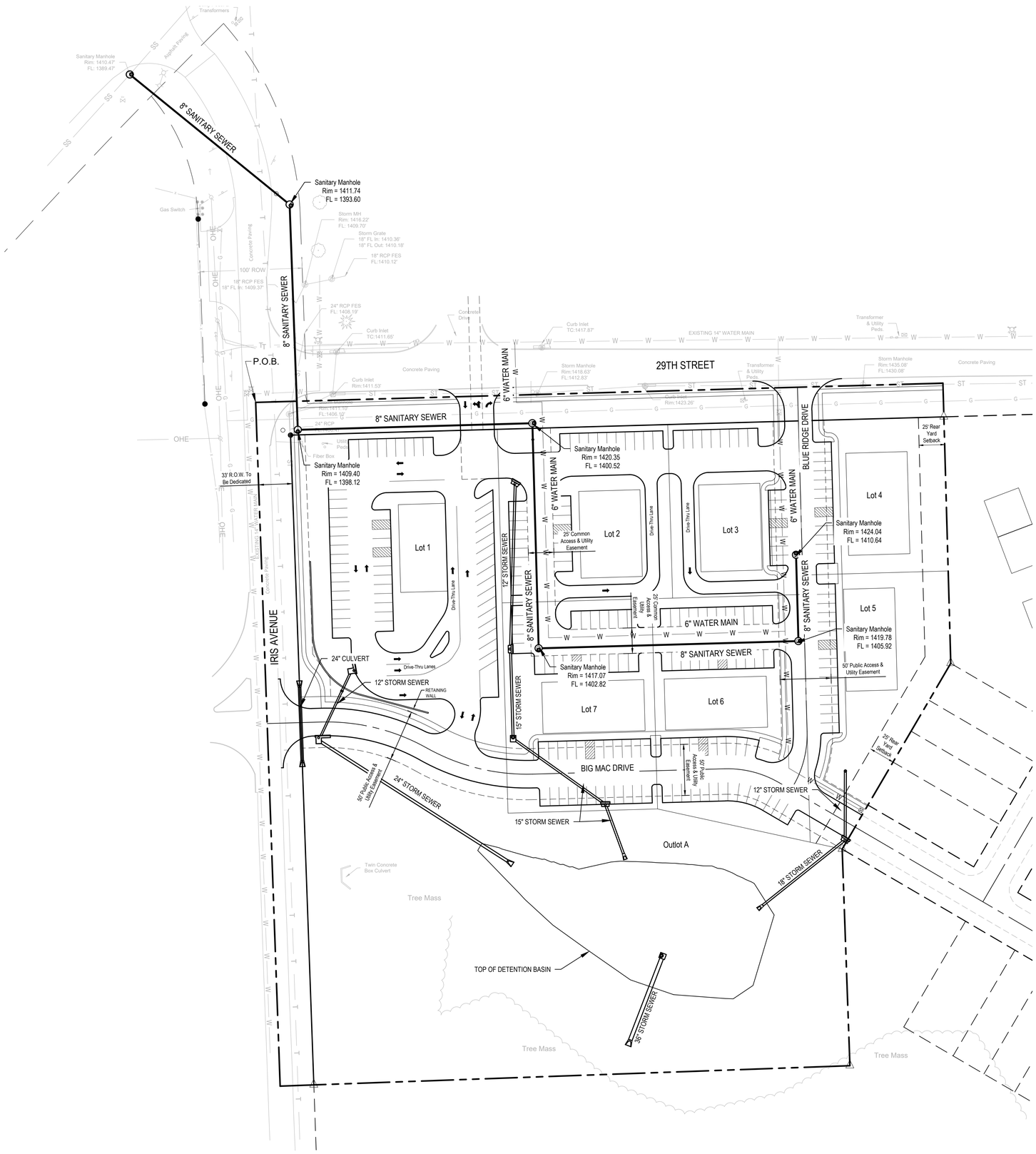

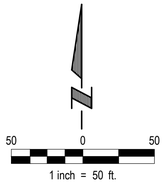

UTILITY LEGEND

- Boundary Line of Preliminary Plat
- Proposed Lot Line
- Easement Line

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DITTMER COMMERCIAL
PRELIMINARY PLAT

CRETE, NEBRASKA

UTILITY PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

Revision	
Date	Description

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Sheet:	2 of 5

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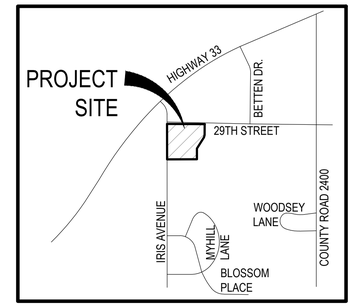
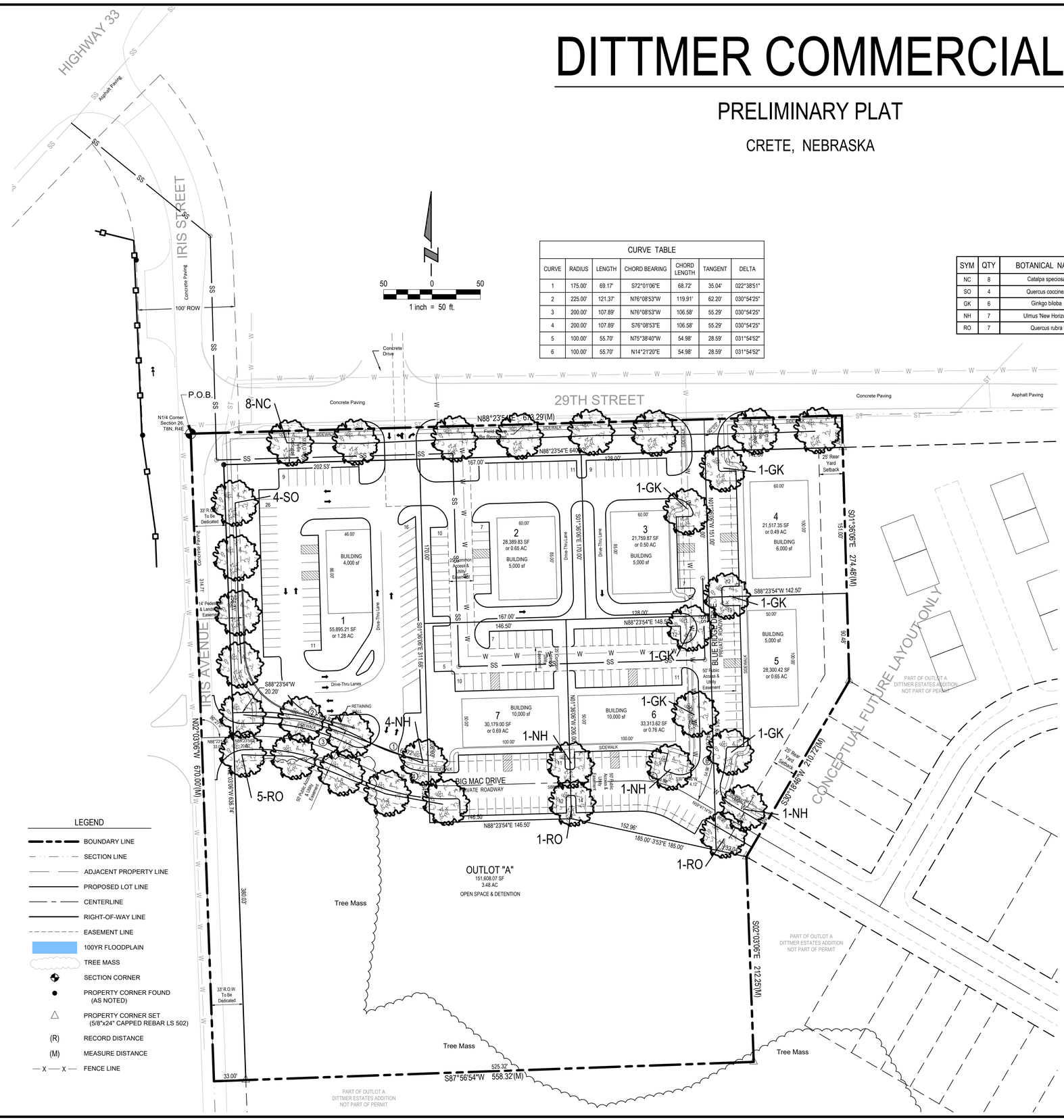
DITTMER COMMERCIAL

PRELIMINARY PLAT

CRETE, NEBRASKA



VICINITY MAP



CURVE TABLE						
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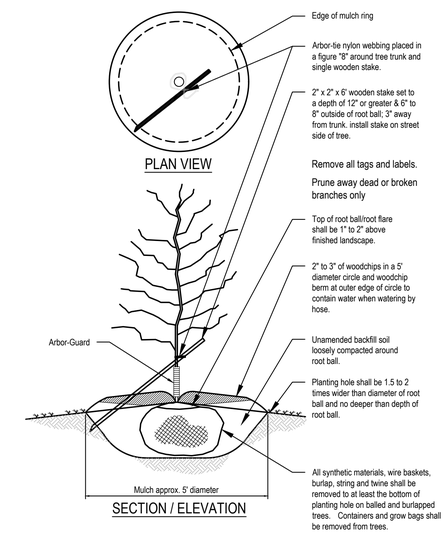
6	100.00'	55.70'	N14°21'20"E	54.98'	28.59'	031°54'52"

STREET TREE PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	DESIGN WIDTH	DESIGN HEIGHT	LOCATION
NC	8	Catalpa speciosa	Northern Catalpa	2"	B & B	35'	50'	29th Street (South Side)
SO	4	Quercus coccinea	Scarlet Oak	2"	B & B	60'	40'	Iris Avenue (East Side between 29th Street and Big Mac Drive)
GK	6	Ginkgo biloba	Gingko	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)



DECIDUOUS TREE PLANTING DETAIL FOR STREET TREES

NOT TO SCALE

NOTES:

1. 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.
2. CITY ORDINANCE REQUIRES THAT PLANTED TREES HAVE MINIMUM TRUNK DIAMETER OF 2" FOR LARGE CANOPY TREES AND 1-1/2" FOR ORNAMENTAL TREES.
3. STREET TREE LOCATIONS

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
- — X — X — FENCE LINE

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Nebraska 811
know what's below.
Call before you dig.
Dial: 811

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DITTMER COMMERCIAL
PRELIMINARY PLAT

CRETE, NEBRASKA

STREET TREE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

Revision	Date	Description
1		

Proj No:	2022.289.001
Date:	08/15/2024
Designed By:	MLK, JJ
Drawn By:	MLK, JJ
Scale:	AS SHOWN
Sheet:	3 of 5

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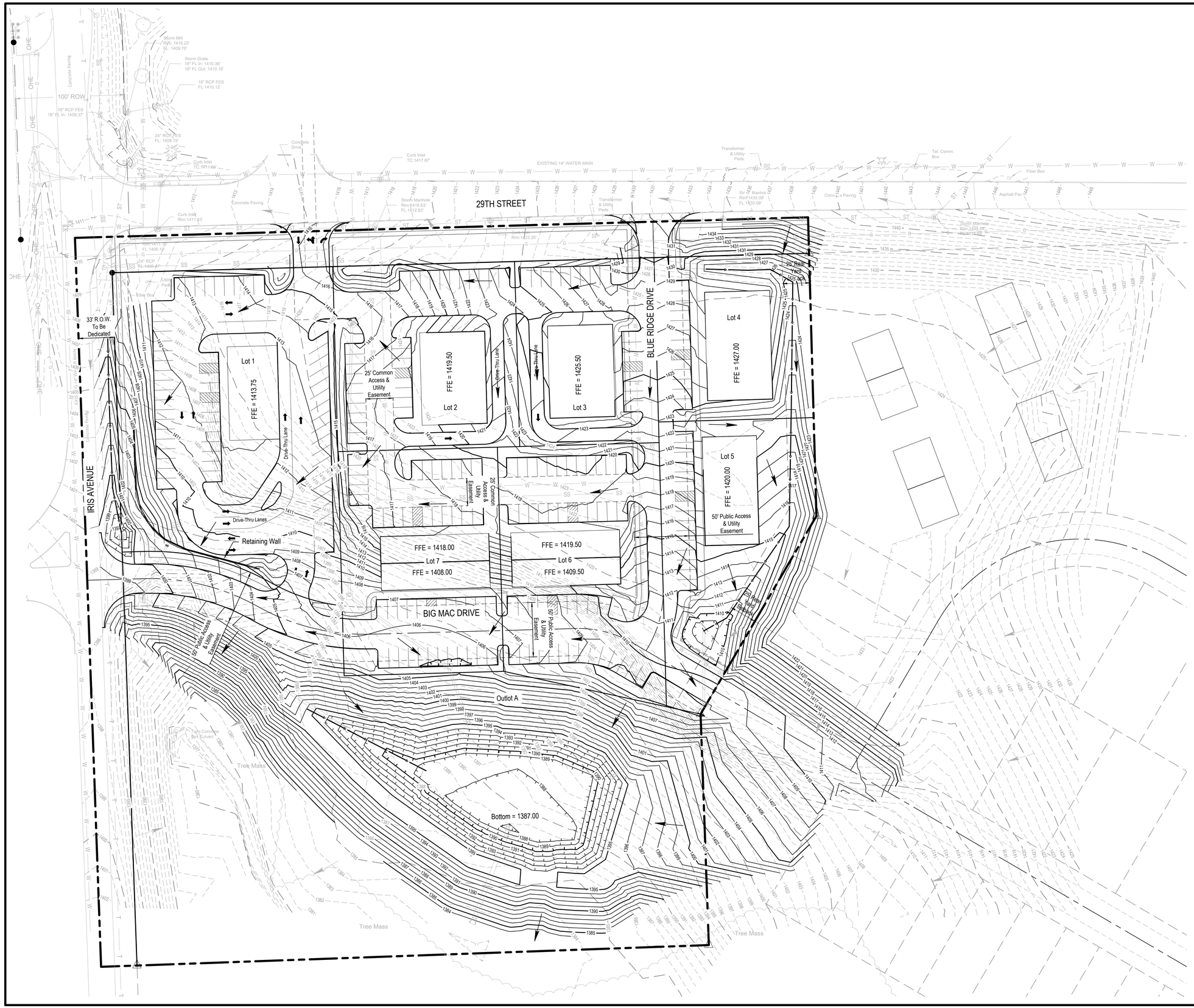
Marcia Kinning



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

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DITTMER COMMERCIAL
PRELIMINARY PLAT
CRETE, NEBRASKA

GRADING PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

Revision		
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Designed By:	MLK, JJ
Drawn By:	MLK, JJ
Scale:	AS SHOWN
Sheet:	4 of 5

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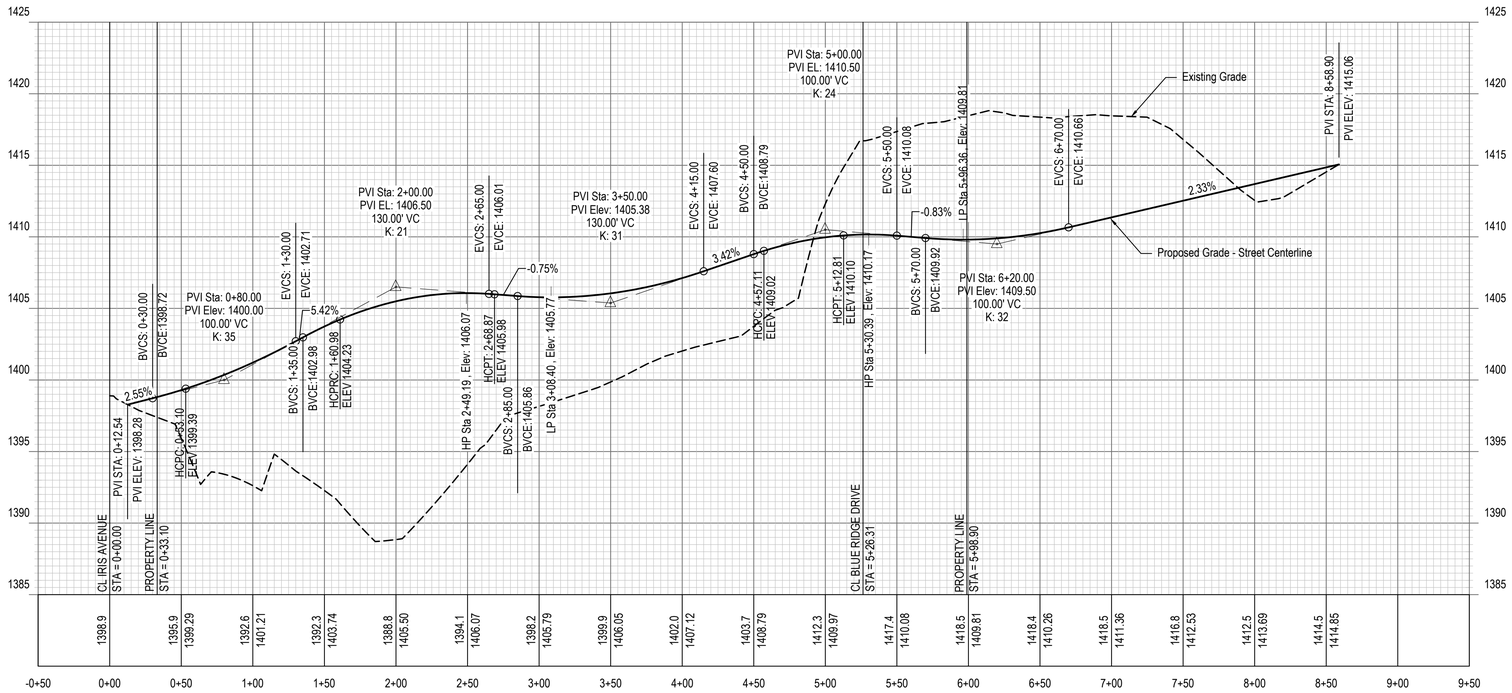
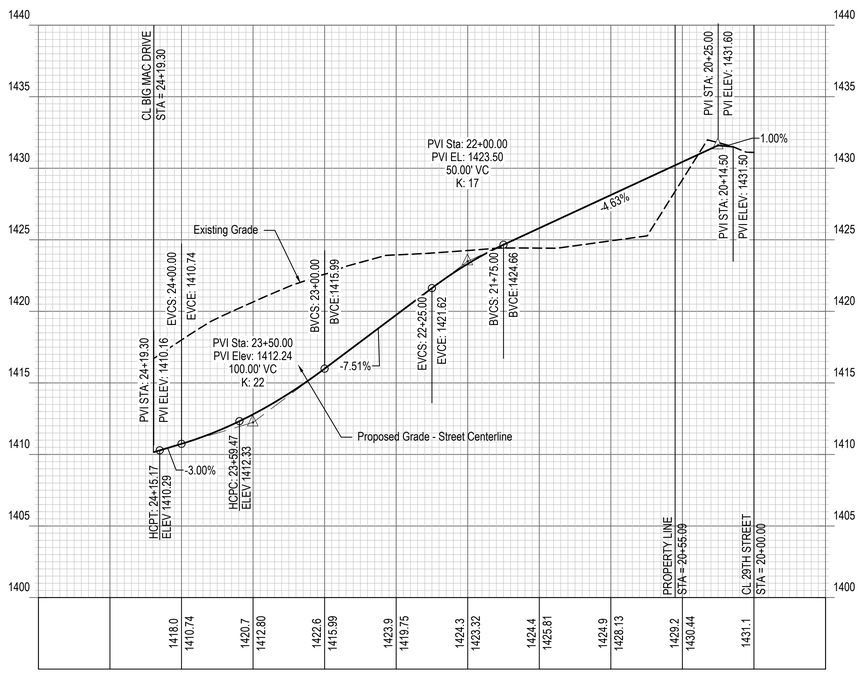
BIG MAC DRIVE

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



BLUE RIDGE DRIVE



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DITTMER COMMERCIAL
PRELIMINARY PLAT

CRETE, NEBRASKA

PROFILE SHEET

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Date	Revision Description

Proj No: 2022.289.001
Date: 08/15/2024
Designed By: MLK, JJ
Drawn By: MLK, JJ
Scale: AS SHOWN
Sheet: 5 of 5

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E & A CONSULTING GROUP, INC.
Engineering Answers
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402.420.7217
eacg.com

August 23, 2024

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

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

Dear Tom,

With the comments received from and the discussions with the City of Crete staff, we are submitting a revision to the variances being requested. The following reflects the revisions also made to the preliminary plat drawings which are also being submitted for reference.

Variances being requested:

1. To allow private roadways within the development.
   (Article 3 Subdivision Regulations, 11-307, (12))
2. To allow cross parking to meet required parking requirements within Lots 2 through 7.
   (Article 5 Supplementary Regulations, 11-508, (2)(c))
3. To allow the 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))
4. To allow the sidewalk along the south side 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))
5. To allow the 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 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))

To the set of drawings, a street tree plan has been added showing street trees along the private roadways and public streets.

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

Sincerely,
E & A CONSULTING GROUP, INC.

Richard Onnen
Project Manager

Cc: Ron Dittmer

E & A CONSULTING GROUP, INC.
Engineering Answers
2077 N St, Ste 400 | Lincoln, NE 68510
402.420.7217
eacg.com

August 15, 2024

Mr. Tom Ourada
City Administrator
City of Crete
243 East 13th 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 29th 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 29th 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 29th Street into the development.

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

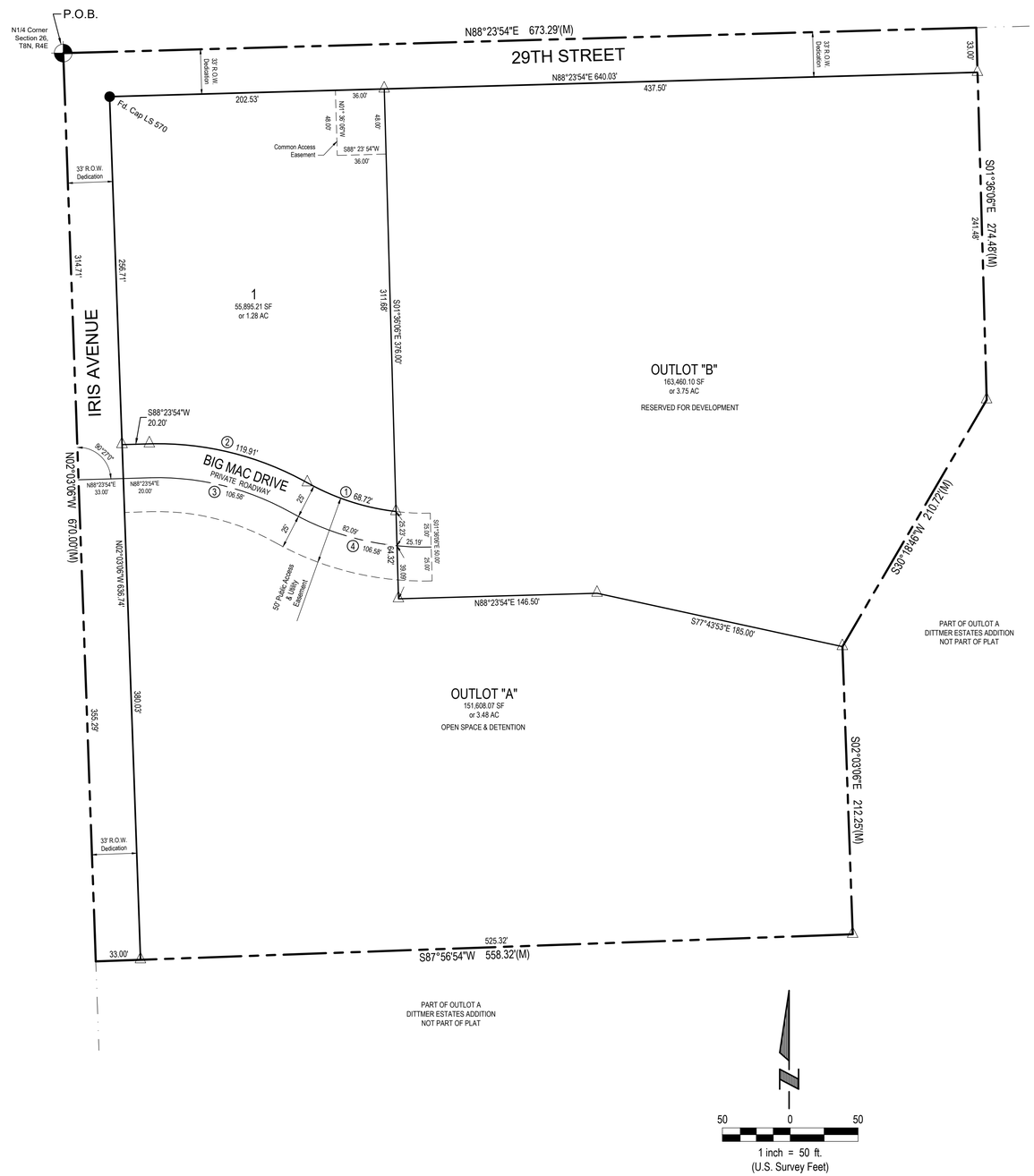
Please contact us if you have questions or require additional information.
Sincerely,
E & A CONSULTING GROUP, INC.

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

DITTMER COMMERCIAL ADDITION

FINAL PLAT



DEDICATION

KNOW ALL PERSONS 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 STREET, TO BE NUMBERED AND NAMED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS DITTMER COMMERCIAL ADDITION, AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR USE, THE STREETS AS SHOWN ON THE FINAL PLAT. WE DO FURTHER DEDICATE THE EASEMENTS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE OF PUBLIC SERVICE UTILITIES, 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.

THE RIGHT OF WAY SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC.

THE PUBLIC ACCESS EASEMENT SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

THE COMMON ACCESS EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF THE OWNERS OF LOT 1 AND OUTLOT B AND THEY ARE HEREBY GRANTED THE RIGHT OF SUCH USE.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

CITY OF CRETE, NEBRASKA, ITS SUCCESSORS, ASSIGNS, AND PERMITTEES ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

WITNESS OUR HAND THIS _____ DAY OF _____, 2024

_____

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

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
} SS
COUNTY OF _____ }

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC,

PERSONALLY CAME RON DITTMER, MANAGING MEMBER of DITTMER & DITTMER, LLC, PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THE FORGOING 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 EXPIRIES THE _____ DAY OF _____, _____

SURVEYOR'S CERTIFICATE

I, THOMAS B. CATLETT, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO CERTIFY THAT I HAVE ACCURATELY SURVEYED THE FOLLOWING SUBDIVISION AND THAT THE SURVEY WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY SURVEYS, AND THAT PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED AT EACH OF THE FINAL PLAT CORNERS, AS SHOWN ON THE FINAL 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 AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BEING HEREIN KNOWN AS DITTMER COMMERCIAL ADDITION:

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.

ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS SHOWN OTHERWISE, AND ARE IN FEET OR DECIMALS OF A FOOT.

SIGNED THIS _____ DAY OF _____, 20_____.

_____

THOMAS B. CATLETT LS#502
CATLETT SURVEYING
13650 S. 150TH COURT
BENNET, NE 68317

LEGEND

- SET CORNER 5/8"x24" CAPPED REBAR (LS 502)
- MONUMENTS FOUND (AS SHOWN)
- SECTION CORNER
- (M) MEASURED DISTANCE
- R.O.W. RIGHT OF WAY
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- CENTER LINE

TOTAL LOTS = 1
TOTAL OUTLOTS = 2
TOTAL ACRES = 9.51

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"

APPROVAL OF CRETE PLANNING COMMISSION

THIS PLAT OF DITTMER COMMERCIAL WAS APPROVED BY THE CRETE PLANNING COMMISSION ON THIS

_____ DAY OF _____, 2024

ATTEST: _____
COMMISSION CHAIR

APPROVAL OF CRETE CITY COUNCIL

THIS PLAT OF DITTMER COMMERCIAL WAS APPROVED BY THE CRETE CITY COUNCIL ON THIS

_____ DAY OF _____, 2024.

ATTEST: _____
MAYOR

E & A CONSULTING GROUP, INC.
Engineering ● Planning ● Environmental & Field Services
2077 N Street, Suite 400 Lincoln, NE 68510-1068
Phone: 402.420.7217
www.eacg.com
State of NE Certificate of Authorization #CA0008
E & A CONSULTING GROUP, INC.
Engineering Answers

DITTMER COMMERCIAL ADDITION
FINAL PLAT
CRETE, NEBRASKA

FINAL PLAT

No.	Date	Description

Proj No: 2022-289.001
Date: 08/15/2024
Designed By: MLK
Drawn By: MLK
Scale: 1" = 50'
Sheet: 1 of 1

Marcia Kinning 8/14/2024 4:33 PM K:\Projects\2022\289p01\Planning & Platting\Plat\Final Plat\FP - LAYOUT-000.dwg

DITTMER COMMERCIAL ADDITION

LEGAL DESCRIPTION OF FINAL 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.

NTC Ownership Cert with Liens Report

Our File # 0332459
TO: Dittmer & Dittmer, L.L.C., a Nebraska limited liability company
Dittmer & Dittmer, LLC

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 56, hereby certifies that the records of Saline County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

Legal Description:
Outlot A, Dittmer Estates Addition, City of Crete, Saline County, Nebraska

Grantee in Last Deed of Record:
Vesting Docs
Dittmer & Dittmer, L.L.C., a Nebraska limited liability company

Liens of Record:
None

Tax Parcel ID#: **760049874**
County: Saline
State: NE

Date: **July 29, 2024, at 8:00 am**

Nebraska Title Company

By

Registered Abstracter

Please direct inquiries to: Niki Henkel

DITTMER COMMERCIAL ADDITION

PAVING & STORM SEWER PLAN

29TH STREET & IRIS AVENUE
CRETE, NEBRASKA

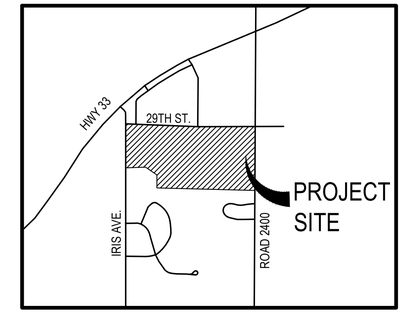
GENERAL NOTES:

1. All project products, material bonds, and reserves shall conform to the City of Crete Infrastructure and Material Specifications, the contractor shall pay all permit fees and other associated fees required to successfully complete the project. Any costs shall be considered as incidental to the project.
2. The Contractor shall be responsible for securing all permits necessary for working within the public right-of-way and coordination of inspections of work needing approval by City of Crete.
3. All Elevations are referenced to USGS North American Vertical Datum (NAVD)88.
4. The contractor shall furnish and maintain all necessary barricades, warning signs, lights, and flagman as per the City of Crete traffic control guidelines for street construction, maintenance, and utility operations and as directed by the Engineer.
5. Access to the adjacent property must be maintained at all times. The Contractor shall be responsible for coordinating their work with the owner and site improvement contractors.
6. The existence and location of underground utility pipes and structures shown on these plans were obtained by a search of available records to the best of our knowledge constitutes all known facilities. However, the Contractor is required to take due precautionary measures to protect any existing utilities of structures located at the work site. It is the Contractor's responsibility to contact Nebraska One Call (811) @ 1-800-331-5666 at least 72 hours in advance of any excavation for the mark-out of the location of utilities and notification of commencement of work.
7. Before excavating for the contract, the Contractor shall field verify location of underground utilities. Contractor shall make exploration excavations and locate existing underground utilities sufficiently ahead of construction to permit revisions to plan if revisions are necessary because of actual location of existing facilities. Contractor shall notify Project Engineer and City Inspector of any discrepancies between existing conditions and the construction plans.
8. Contractor is required to take precautionary measures to protect the existing utility lines and any other existing improvements located within the project limits. Contractor is responsible for the repairs of any damage caused by their actions to existing conditions.
9. All spoil material shall be removed from the Street ROW, Utility Easement, or Access Easement by the Contractor. Spoil material shall be deposited within the site development boundary in areas designated by the Developer's Engineer. The material shall be stockpiled or spread as directed by the Developer. No separate payment shall be made for disposal of spoil material; it shall be considered subsidiary to the pride bid.
10. Contractor shall leave the site clean and smooth graded.
11. Contractor shall re-seed all disturbed grass areas to match existing grass.
12. A portable restroom facility shall be provided on-site during construction activities.
13. On-site fueling must comply with Local, State and Federal requirements.
14. A concrete truck washout shall be provided by Contractor, following completion of paving project, Contractor shall remove concrete washout and restore surrounding area to original grades.
15. Construction may require the disturbance of existing drainage and erosion control measures. The contractor shall make himself aware of the existing drainage and erosion control measures prior to bidding this work. A copy of the grading and erosion control plan CSW-202408924 can be found at: https://ecmp.nebraska.gov/publicaccess/viewer.aspx?&MyQueryID=513. The function of these items must be maintained throughout construction with emphasis placed on restoring their integrity prior to any rainfall event. Erosion control improvements have been constructed on this site, including terraces, silt fence, diversion dikes, and temporary sediment basins. The contractor shall be responsible for prompt reconstruction of any erosion control improvements disturbed by his operations. All disturbed erosion control improvements shall be fully reconstructed at the end of each working day prior to leaving the site.
16. Installation, maintenance and removal of erosion control BMP's shall be performed in accordance with the Nebraska Department of Environment and Energy requirements. Contractor is required to maintain erosion control BMP's during sequence of construction. Following completion of utility construction activities, Contractor must inspect erosion control BMP's and repair or replace all BMP's to original working condition.
17. Prior to moving off the job the Contractor shall notify the Developer and request a Final Walk-Through of the construction site.
18. Pavement removals and replacement shall extend to the limits of existing joints.
19. Pavement replacement shall be completed in accordance with City of Crete Infrastructure and Material Specifications. Replacement pavement thickness shall match existing. If actual thickness is different from plans, Contractor shall contact Engineer.

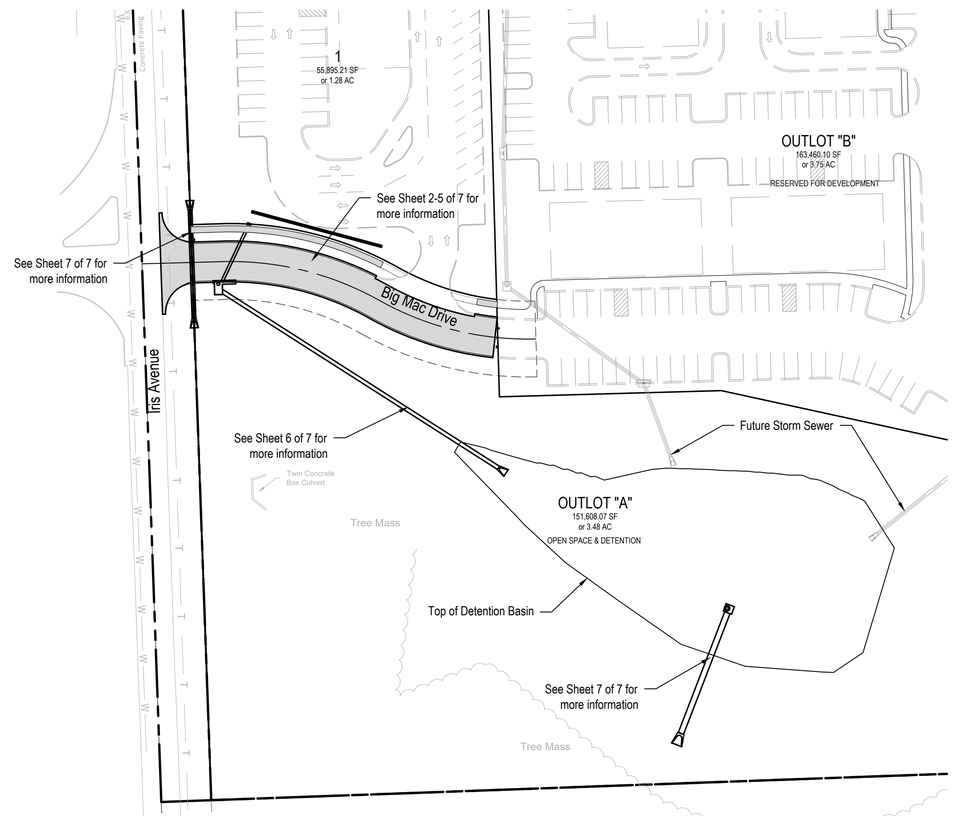
LEGEND

- Property Line
- Interior Property Line
- Easement
- Road Centerline
- Adjacent Property Line
- UGW — Exist. Buried Water Main
- UGC — Exist. Buried Communication Line
- UGE — Exist. Buried Power Line
- G — Exist. Buried Gas Line
- X — Existing Fence

50 0 50
1 inch = 50 ft.



VICINITY MAP

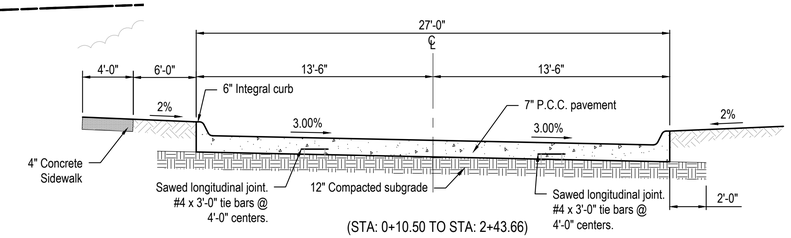


PRIVATE PAVING APPROXIMATE QUANTITIES

ITEM	DESCRIPTION	UNIT	QUANTITY
1	7" PCC PAVEMENT W/INTEGRAL CURB	SY	701
2	DETENTION POND CONCRETE OUTLET STRUCTURE	EA	1
3	36" RCP FLARED END SECTION	EA	1
4	36" RCP CULVERT PIPE	LF	88
5	24" RCP FLARED END SECTION	EA	3
6	24" RCP CULVERT PIPE	LF	72
7	8' NDOT CURB INLET	EA	1
8	24" RCP PIPE	LF	220
9	15" RCP PIPE	LF	53
10	4" PCC SIDEWALK	SF	572
11	15" STORM SEWER PLUG	EA	1
12	END OF ROAD MARKER SIGN	EA	3
13	STOP SIGN	EA	1
14	CONCRETE HEADER	LF	27

INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	PAVING PLAN & PROFILE
3	PAVING PLAN
4	PAVING SPOT ELEVATIONS
5	PAVING DETAILS
6	STORM PLAN & PROFILE - 1
7	STORM PLAN & PROFILE - 2



27' DRIVE - TYPICAL SECTION
NOT TO SCALE

BENCHMARK:

BENCHMARK #1:	NW Section Corner Found Mag Nail
ELEV:	1410.6900
BENCHMARK #2:	Storm Manhole on NE Corner of Property; South Side of 29th Street
ELEV:	1444.4800

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State of NE Certificate of Authorization #CA0008
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DITTMER COMMERCIAL ADDITION
PAVING & STORM
CRETE, NEBRASKA

COVER SHEET

PRELIMINARY NOT FOR CONSTRUCTION

Revisions		
No.	Date	Description

Proj No:	2022.289.001
Date:	08/12/2024
Designed By:	RPO
Drawn By:	BLE
Scale:	AS SHOWN
Sheet:	1 of 7

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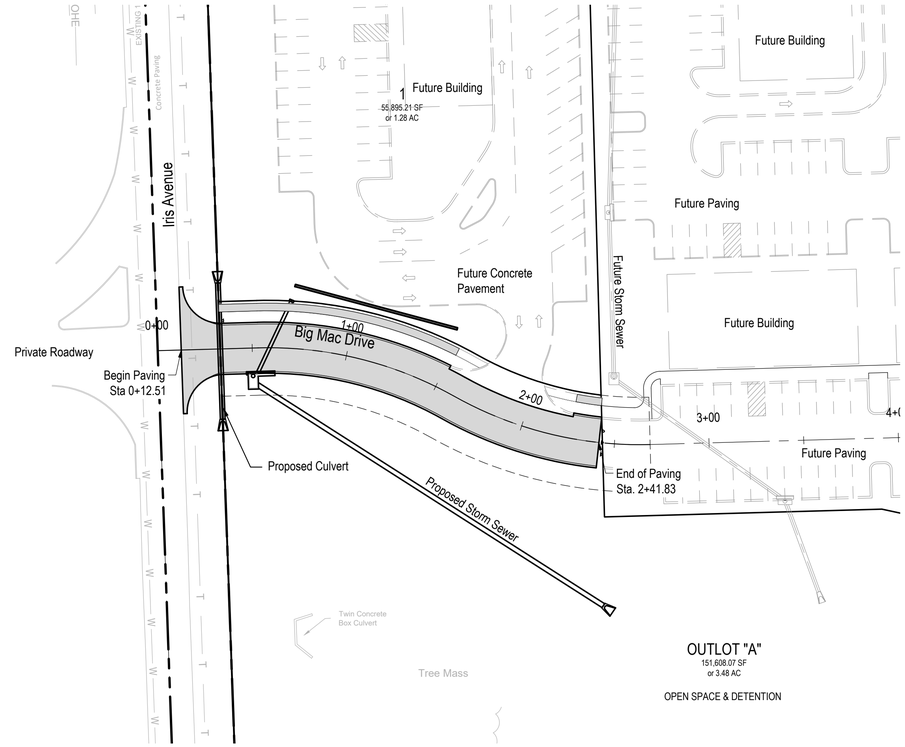


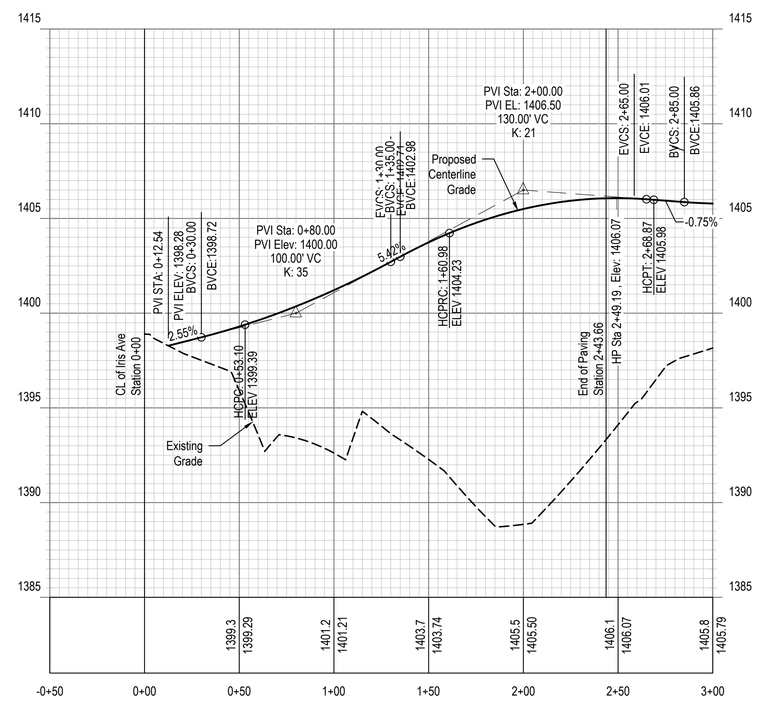
Big Mac Drive

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

40 0 40
1 inch = 40 ft.

LEGEND

- Property Line
- Adjacent Property Line
- Easement
- 7" PCC Pavement



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BENCHMARK:

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DITTMER COMMERCIAL ADDITION
PAVING & STORM
CRETE, NEBRASKA

PAVING PLAN & PROFILE

PRELIMINARY
NOT FOR CONSTRUCTION

Revisions		
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Proj No:	2022.289.001
Date:	08/12/2024
Designed By:	RPO
Drawn By:	BLF
Scale:	AS SHOWN
Sheet:	2 of 7

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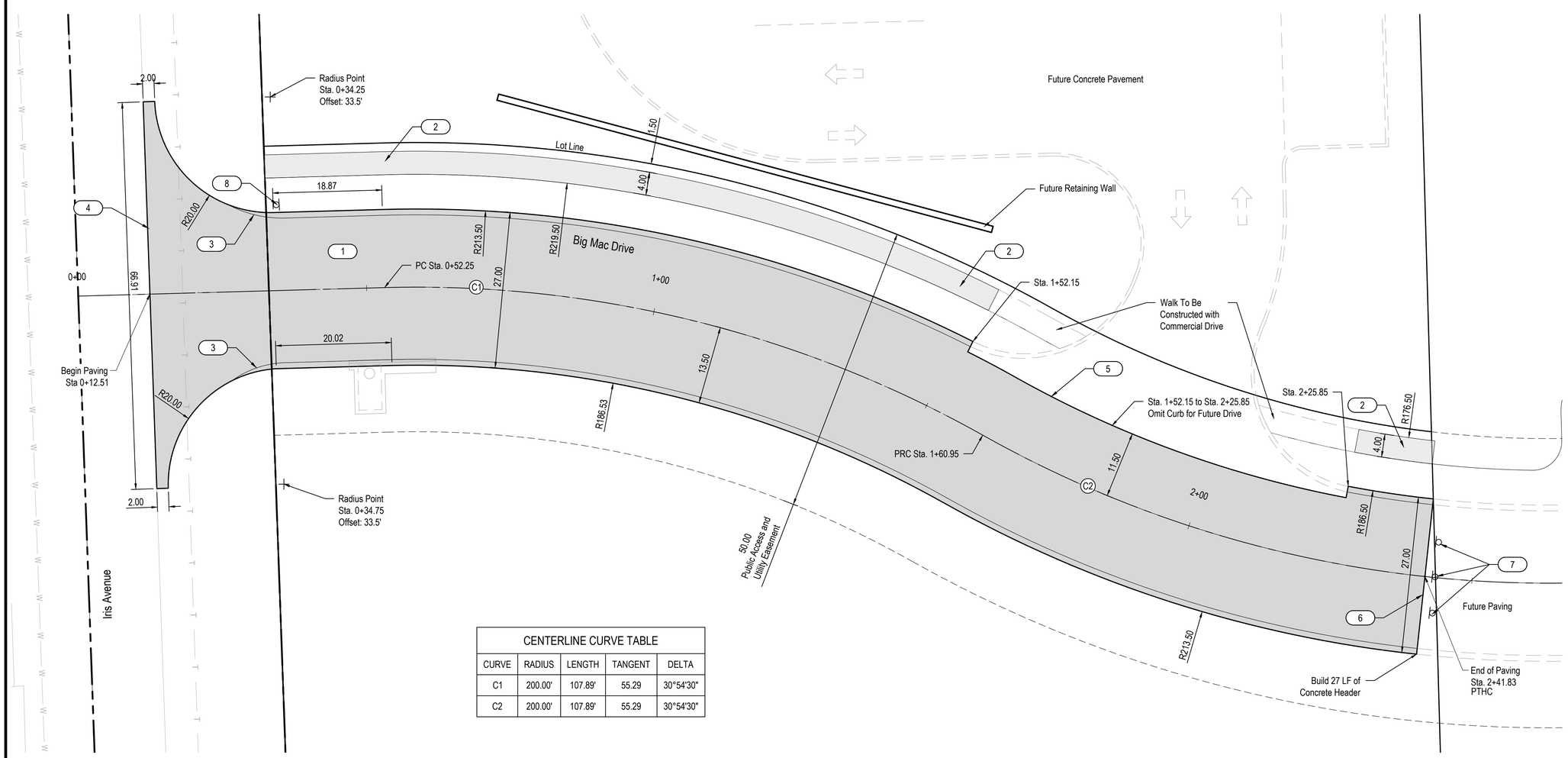

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	200.00'	107.89'	55.29	30°54'30"
C2	200.00'	107.89'	55.29	30°54'30"

#	PAVING BUILD NOTES
1	7" Concrete Pavement with Integral Curb
2	4" Concrete Sidewalk
3	8' Curb Taper
4	Match Existing, Install Tie Bars at 4'
5	O.C. Omit Curb For Drive
6	Construct Concrete Header
7	Install End of Road Marker
8	Install Stop Sign

LEGEND

- Property Line
- Adjacent Property Line
- Easement
- 7" PCC Pavement

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BENCHMARK:

BENCHMARK #1: NW Section Corner Found Mag Nail

ELEV: 1410.6900

BENCHMARK #2: Storm Manhole on NE Corner of Property; South Side of 29th Street

ELEV: 1444.4800

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DITTMER COMMERCIAL ADDITION
PAVING & STORM
CRETE, NEBRASKA

PAVING PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

Revisions		
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Proj No:	2022.289.001
Date:	08/12/2024
Designed By:	RPO
Drawn By:	BLF
Scale:	AS SHOWN
Sheet:	3 of 7

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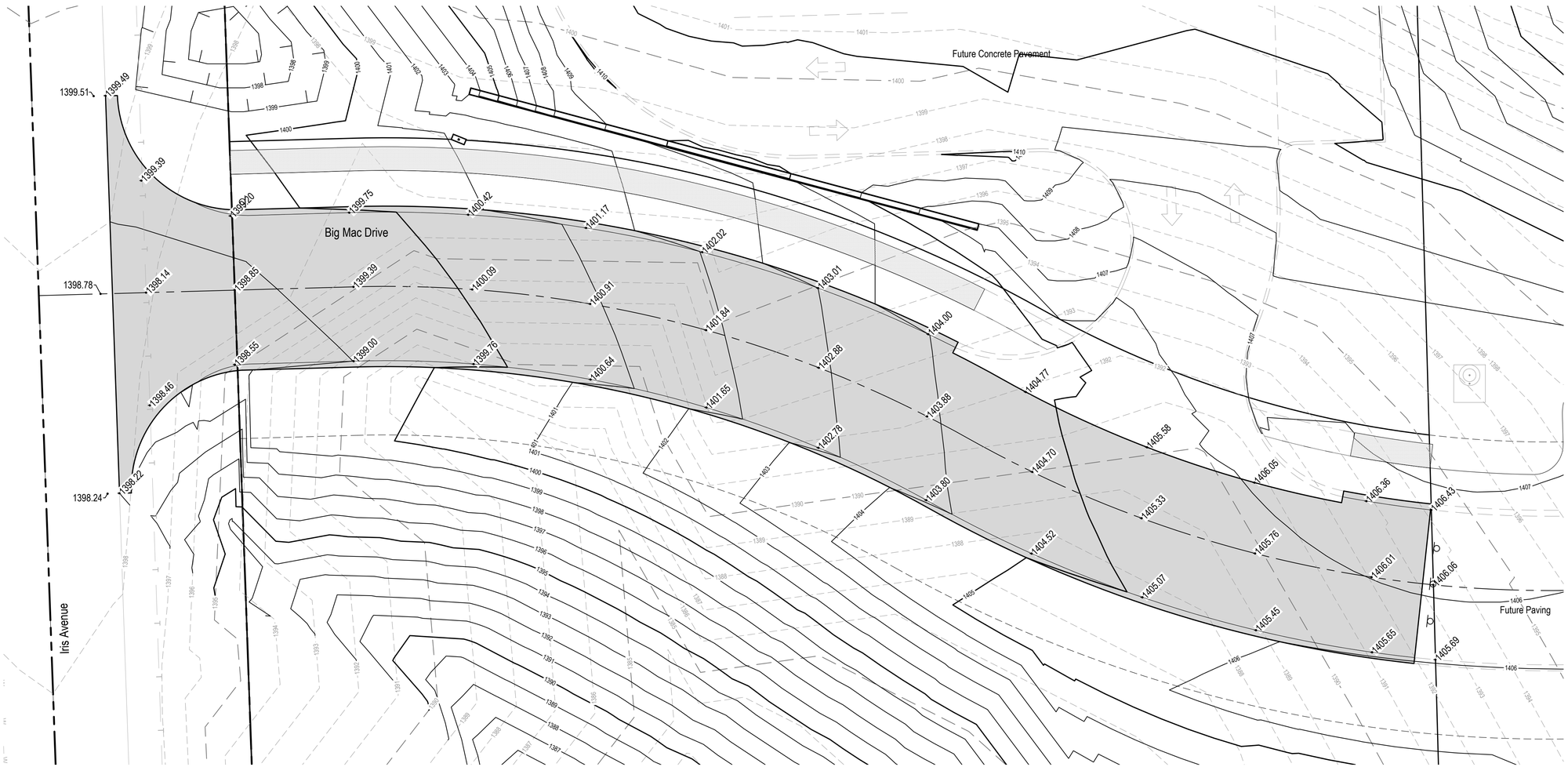

20 0 20

1 inch = 20 ft.

LEGEND

- Property Line
- Adjacent Property Line
- Easement
- 7" PCC Pavement
- 1220.00 Proposed Elevations
- 1160 Exist. Major Contours
- 1156 Exist. Minor Contours
- 1160 Prop. Major Contours
- 1153 Prop. Minor Contours

Note: Spot elevations reflect top of pavement slab.

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BENCHMARK:

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Engineering Answers

DITTMER COMMERCIAL ADDITION
PAVING & STORM
CRETE, NEBRASKA

PAVING SPOT ELEVATIONS

PRELIMINARY NOT FOR CONSTRUCTION

Revisions		
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Designed By:	RPO
Drawn By:	BLF
Scale:	AS SHOWN
Sheet:	4 of 7

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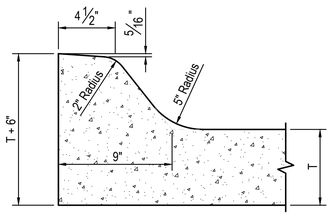
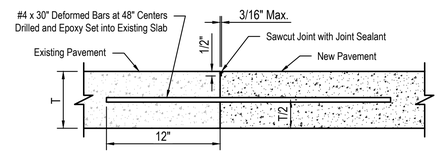


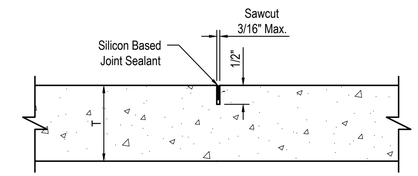
6" INTEGRAL CURB DETAIL

NOT TO SCALE



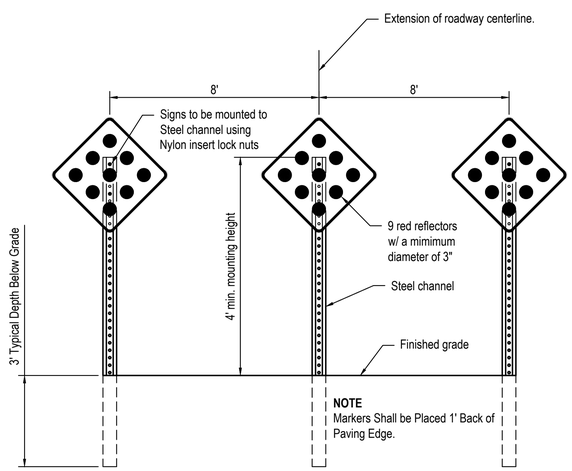
TIE BAR DETAIL

NOT TO SCALE



SAWED CONTRACTION JOINT

NOT TO SCALE



END OF ROAD MARKER

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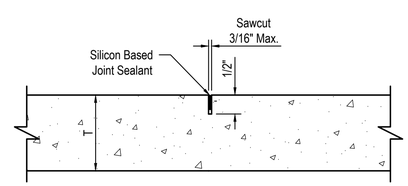

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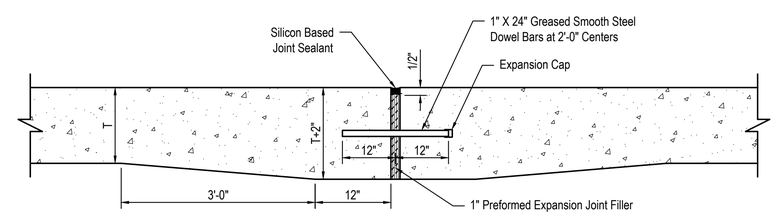

EXPANSION JOINT

NOT TO SCALE

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DITTMER COMMERCIAL ADDITION
PAVING & STORM
CRETE, NEBRASKA

PAVING DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION

No.	Date	Revisions Description

Proj No:	2022.289.001
Date:	08/12/2024
Designed By:	RPD
Drawn By:	BLE
Scale:	AS SHOWN
Sheet:	5 of 7

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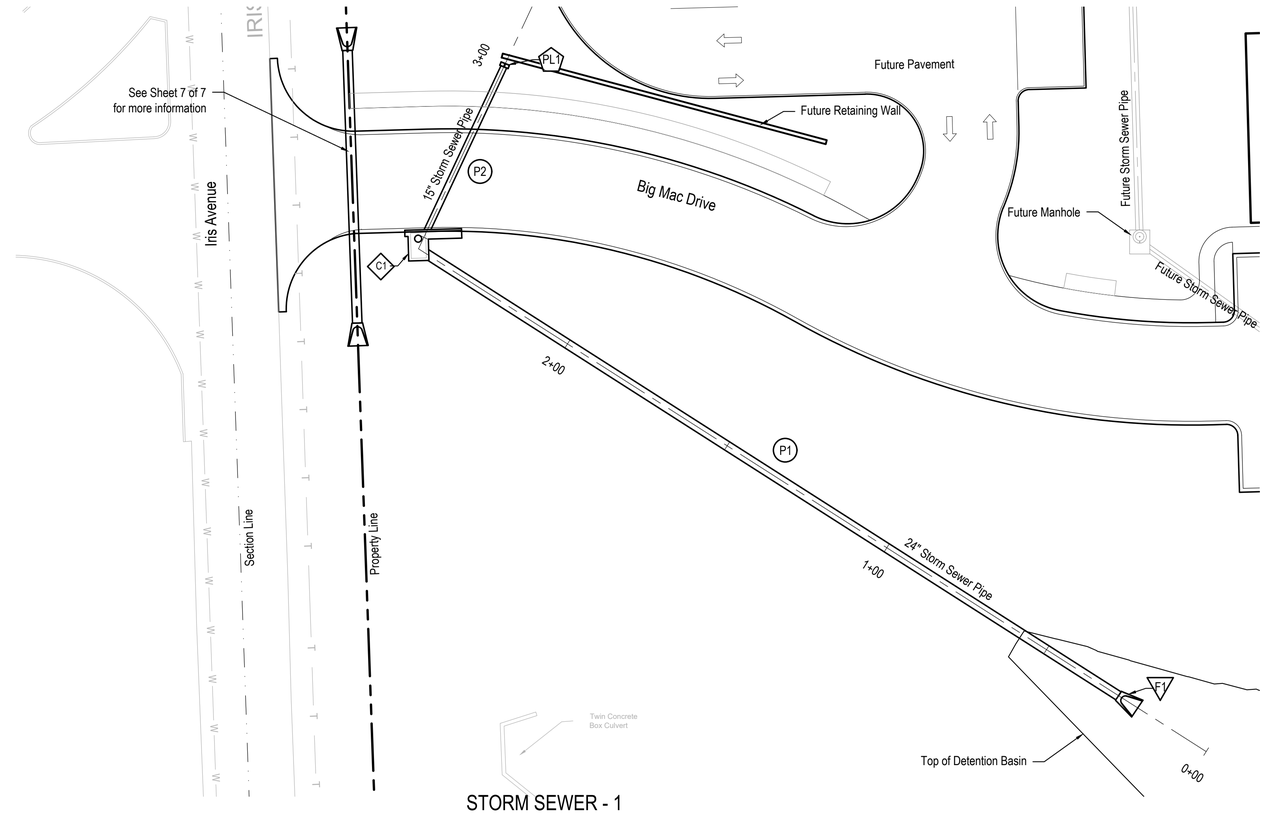

STORM SEWER - 1

BENCHMARK:

BENCHMARK #1:	NW Section Corner Found Mag Nail
ELEV:	1410.6900
BENCHMARK #2:	Storm Manhole on NE Corner of Property; South Side of 29th Street
ELEV:	1444.4800

20 0 20
1 inch = 20 ft.

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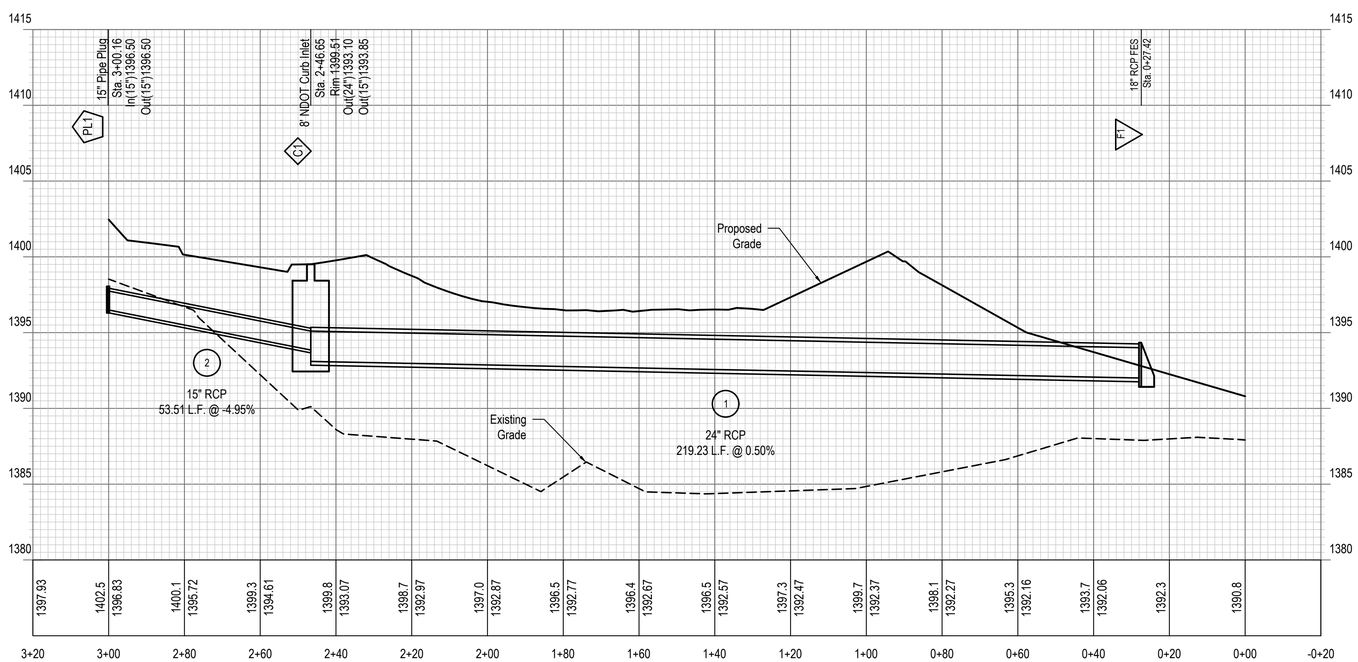
Scale: Horiz. 1"=50'
Vert. 1"=10'



CONSTRUCT NDOT CURB INLET

ID	Storm Sta.	Type	Details	Coordinates
C1	2+46.65	8' NDOT Curb Inlet	RIM = 1399.51 INV OUT = 1393.10 (24") INV OUT = 1393.85 (15")	N: 12324.4229 E: 9966.6391

CONSTRUCT STORM SEWER DRAIN PIPE

ID	Start Structure	End Structure	Dia.	Length	Slope
1	C1	F1	24"	219.23	0.50%
2	C1	PL1	15"	53.51	-4.95%

CONSTRUCT FLARED END SECTION

ID	Storm Sta.	Size	Details	Coordinates
F1	0+27.42	24" RCP FES	INV IN = 1392.00 (24")	N: 12206.4338 E: 10151.4083

INSTALL STORM SEWER PLUG

ID	Sanitary Sta.	Coordinates	Flowline
PL1	3+00.16	N: 12372.87 E: 9989.3618	FL = 1396.50 (15") INV = 1396.50 (15")

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STORM PLAN & PROFILE - 1

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Revisions		
	Date	Description

Proj No:	2022.269.001
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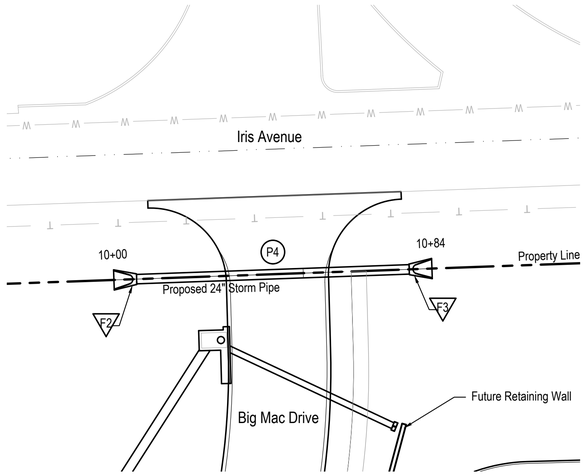
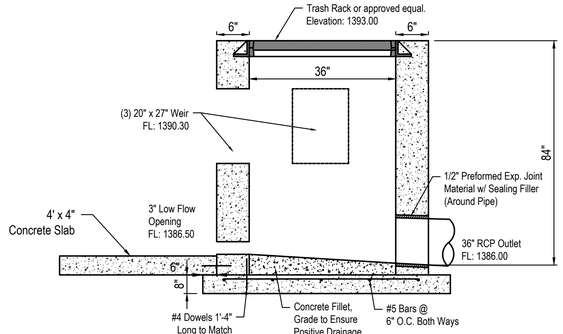


STORM CULVERT - 1



SECTION A1

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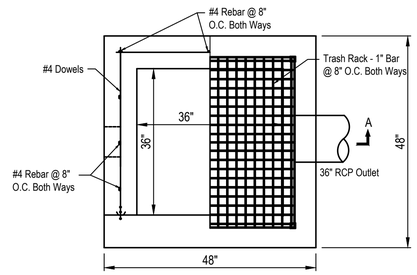

DETENTION POND A1

NOT TO SCALE

BENCHMARK:

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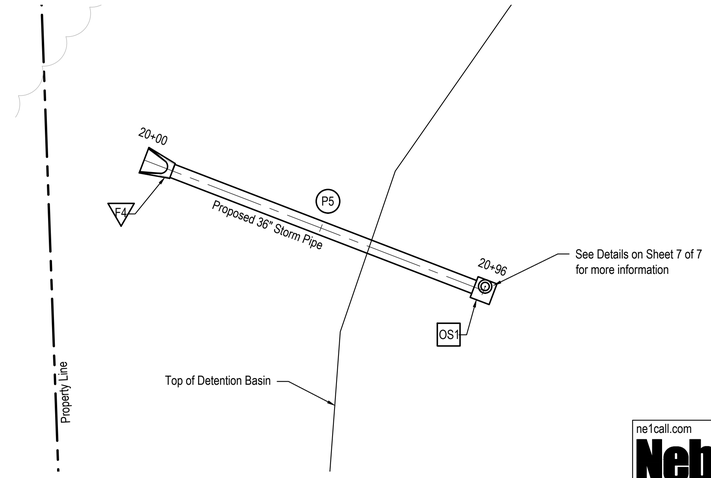
ELEV:	1410.6900
BENCHMARK #2:	Storm Manhole on NE Corner of Property; South Side of 29th Street
ELEV:	1444.4800

20 0 20

1 inch = 20 ft.



STORM CULVERT - 2

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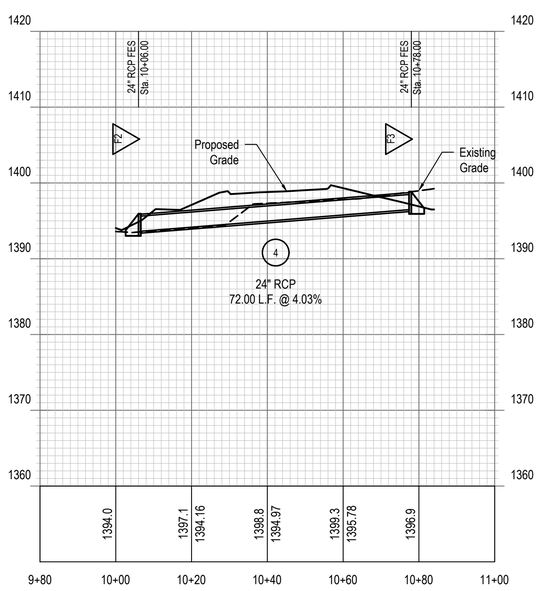


CONSTRUCT FLARED END SECTION

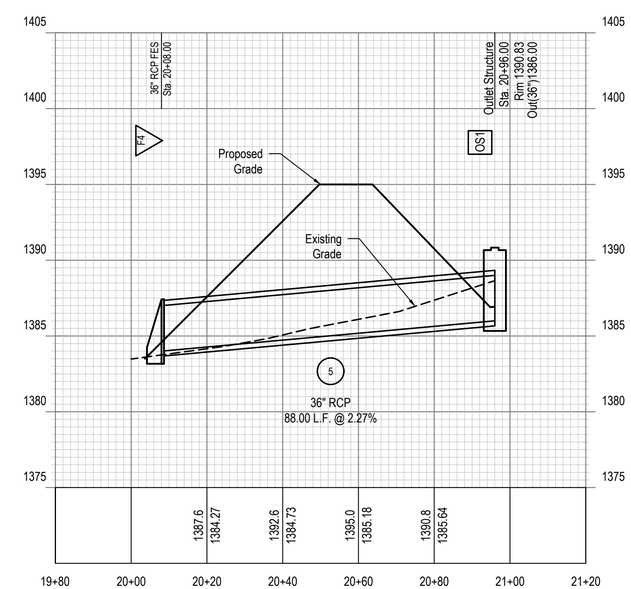
ID	Storm Sta.	Size	Details	Coordinates
F2	10+06.00	24" RCP FES	INV IN = 1393.60 (24")	N: 12304.8235 E: 9950.4760
F3	10+78.00	24" RCP FES	INV OUT = 1396.50 (24")	N: 12376.7767 E: 9947.8984
F4	20+08.00	36" RCP FES	INV IN = 1384.00 (36")	N: 12031.2096 E: 10271.7887

CONSTRUCT STORM SEWER STRUCTURE

ID	Description (Type)	Details	Northing	Easting
OS1	Detention Pond Outlet Structure	RIM = 1390.83 INV OUT = 1386.00 (36")	12113.3408	10303.3869

CONSTRUCT STORM SEWER PIPE

ID	Start Structure	End Structure	Dia.	Length	Slope
P4	F3	F2	24"	72.00	4.03%
P5	OS1	F4	36"	88.00	2.27%



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DITTMER COMMERCIAL
ADDITION
PAVING & STORM

CRETE, NEBRASKA

STORM PLAN &
PROFILE - 2

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CONSTRUCTION

Revisions		
	Date	Description
A1		

Proj No:	2022.269.001
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DITTMER COMMERCIAL ADDITION

SANITARY SEWER PLAN

29TH STREET & IRIS AVENUE
CRETE, NEBRASKA

GENERAL NOTES:

1. All project products, material bonds, and reserves shall conform to the City of Crete Infrastructure and Material Specifications, the contractor shall pay all permit fees and other associated fees required to successfully complete the project. Any costs shall be considered as incidental to the project.
2. The Contractor shall be responsible for securing all permits necessary for working within the public right-of-way and coordination of inspections of work needing approval by City of Crete.
3. All Elevations are referenced to USGS North American Vertical Datum (NAVD)88.
4. The contractor shall furnish and maintain all necessary barricades, warning signs, lights, and flagman as per the City of Crete traffic control guidelines for street construction, maintenance, and utility operations and as directed by the Engineer.
5. Access to the adjacent property must be maintained at all times. The Contractor shall be responsible for coordinating their work with the owner and site improvement contractors.
6. The existence and location of underground utility pipes and structures shown on these plans were obtained by a search of available records to the best of our knowledge constitutes all known facilities. However, the Contractor is required to take due precautionary measures to protect any existing utilities of structures located at the work site. It is the Contractor's responsibility to contact Nebraska One Call (811) @ 1-800-331-5666 at least 72 hours in advance of any excavation for the mark-out of the location of utilities and notification of commencement of work.
7. Before excavating for the contract, the Contractor shall field verify location of underground utilities. Contractor shall make exploration excavations and locate existing underground utilities sufficiently ahead of construction to permit revisions to plan if revisions are necessary because of actual location of existing facilities. Contractor shall notify Project Engineer and City Inspector of any discrepancies between existing conditions and the construction plans.
8. Contractor is required to take precautionary measures to protect the existing utility lines and any other existing improvements located within the project limits. Contractor is responsible for the repairs of any damage caused by their actions to existing conditions.
9. All spoil material shall be removed from the Street ROW, Utility Easement, or Access Easement by the Contractor. Spoil material shall be deposited within the site development boundary in areas designated by the Developer's Engineer. The material shall be stockpiled or spread as directed by the Developer. No separate payment shall be made for disposal of spoil material; it shall be considered subsidiary to the pride bid.
10. Contractor shall leave the site clean and smooth graded.
11. Contractor shall re-seed all disturbed grass areas to match existing grass.
12. A portable restroom facility shall be provided on-site during construction activities.
13. On-site fueling must comply with Local, State and Federal requirements.
14. A concrete truck washout shall be provided by Contractor, following completion of paving project, Contractor shall remove concrete washout and restore surrounding area to original grades.
15. Construction may require the disturbance of existing drainage and erosion control measures. The contractor shall make himself aware of the existing drainage and erosion control measures prior to bidding this work. A copy of the grading and erosion control plan CSW-202408924 can be found at: https://ecmp.nebraska.gov/publicaccess/viewer.aspx?&MyQueryID=513. The function of these items must be maintained throughout construction with emphasis placed on restoring their integrity prior to any rainfall event. Erosion control improvements have been constructed on this site, including terraces, silt fence, diversion dikes, and temporary sediment basins. The contractor shall be responsible for prompt reconstruction of any erosion control improvements disturbed by his operations. All disturbed erosion control improvements shall be fully reconstructed at the end of each working day prior to leaving the site.
16. Installation, maintenance and removal of erosion control BMP's shall be performed in accordance with the Nebraska Department of Environment and Energy requirements. Contractor is required to maintain erosion control BMP's during sequence of construction. Following completion of utility construction activities, Contractor must inspect erosion control BMP's and repair or replace all BMP's to original working condition.
17. Prior to moving off the job the Contractor shall notify the Developer and request a Final Walk-Through of the construction site.
18. Pavement removals and replacement shall extend to the limits of existing joints.
19. Pavement replacement shall be completed in accordance with City of Crete Infrastructure and Material Specifications. Replacement pavement thickness shall match existing. If actual thickness is different from plans, Contractor shall contact Engineer.

LEGEND

- Property Line
- Interior Property Line
- Easement
- Road Centerline
- Adjacent Property Line
- Proposed Water Main
- UGW — Exist. Buried Water Main
- Exist. Buried San. Sewer
- Proposed San. Sewer
- Proposed San. Sewer Service Lateral
- Proposed Storm Sewer
- UGC — Exist. Buried Communication Line
- UGE — Exist. Buried Power Line
- G — Exist. Buried Gas Line
- X — Existing Fence

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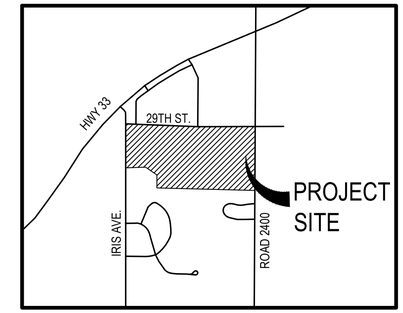
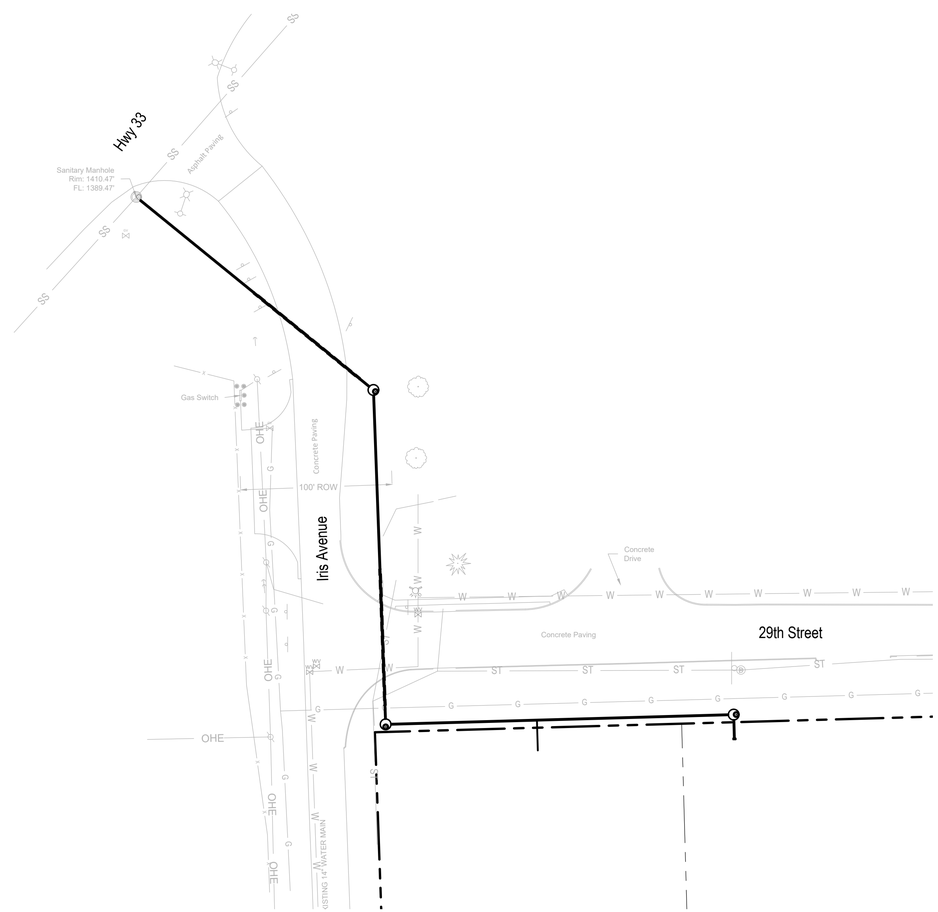
1 inch = 50 ft.



VICINITY MAP



SANITARY SEWER APPROXIMATE QUANTITIES			
ITEM	DESCRIPTION	UNIT	QUANTITY
1	CRUSHED ROCK FOUNDATION MATERIAL	CY	4
2	8" SANITARY SEWER	LF	489
3	8" C900 CERTA-LOK RESTRAINED JOINT PIPE	LF	180
4	TAP EXISTING MH & REBUILD INVERT	EA	1
5	SANITARY SEWER MH (TYPE "S")	EA	3
6	SANITARY SEWER MH (TYPE "S")	VF	50
7	INSTALL 8" SANITARY SEWER PLUG	EA	1
8	BORING FOR C900 CERTA-LOK RESTRAINED JOINT PIPE	LF	180

SANITARY SEWER NOTES:

1. Sanitary sewer construction shall be performed in accordance with the Nebraska Department of Environment and Energy, and all approved addenda.
2. For Details of Sanitary Sewer Construction, Refer to the City of Crete Infrastructure and Material Specifications.
3. Location and Elevations of improvements to be met (or avoided) by work to be done shall be confirmed by the Contractor through field explorations prior to construction. Contractor shall report to the Engineer or City Inspector any discrepancies between his measurements and these plans.
4. Sanitary sewer must be separated by at least 10' (3.48m) horizontally from any existing or proposed parallel water mains, measured edge to edge.
5. At all water main crossings, sanitary sewer shall be laid at such an elevation that the top of the sanitary sewer is at least 18 inches below the bottom of the water main. In those instances where the bottom of the water main is less than 18 inches above the top of the sanitary sewer shall be constructed using a 20 ft. length of PVC pressure pipe, meeting the requirements of AWWA C900 DR 18, pressure rating 150 psi, centered on the water main.
6. Utility contractor is responsible for installation of the adjusting riser above the concrete cone section and the installation of the manhole frame and cover. Contractor shall pressure test from the adjusting riser down to the invert. Adjusting rings and external frame seal to be installed by utility contractor.

BENCHMARK:

BENCHMARK #1:	NW Section Corner Found Mag Nail
ELEV:	1410.6900
BENCHMARK #2:	Storm Manhole on NE Corner of Property; South Side of 29th Street
ELEV:	1444.4800

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DITTMER COMMERCIAL ADDITION
SANITARY SEWER PLAN
CRETE, NEBRASKA

COVER SHEET

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No.	Date	Description

Proj No: 2022.289.001
Date: 08/09/2024
Designed By: RPO
Drawn By: JLJ
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CONSTRUCT SANITARY SEWER MANHOLE

ID	Sanitary Sta.	Type	Details	Coordinates	V.F.
M1	2+01.74		RIM = 1411.74 INV IN = 1393.60 (8") INV OUT = 1393.50 (8")	N: 12849.3050 E: 9938.1452	18.238
M2	4+22.51		RIM = 1409.40 INV IN = 1398.12 (8") INV OUT = 1398.02 (8")	N: 12628.6782 E: 9946.1744	11.378

INSTALL SANITARY SEWER PIPE

ID	Size	Length	Slope
P1	8"	100.00	2.00%
P3	8"	11.74	2.00%
P4	8"	118.26	2.00%
P6	8"	12.51	2.00%

BORE C900 CERTA-LOK RESTRAINED JOINT PIPE

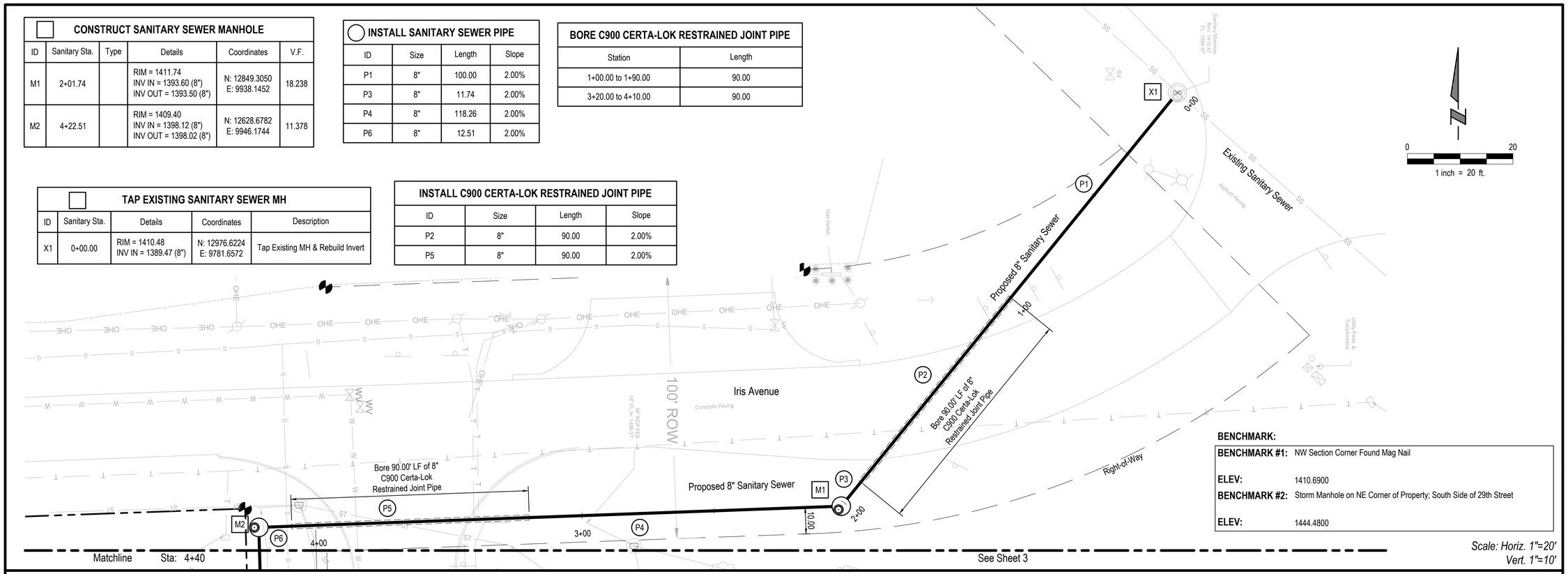
Station	Length
1+00.00 to 1+90.00	90.00
3+20.00 to 4+10.00	90.00

TAP EXISTING SANITARY SEWER MH

ID	Sanitary Sta.	Details	Coordinates	Description
X1	0+00.00	RIM = 1410.48 INV IN = 1389.47 (8")	N: 12976.6224 E: 9781.6572	Tap Existing MH & Rebuild Invert

INSTALL C900 CERTA-LOK RESTRAINED JOINT PIPE

ID	Size	Length	Slope
P2	8"	90.00	2.00%
P5	8"	90.00	2.00%



BENCHMARK:

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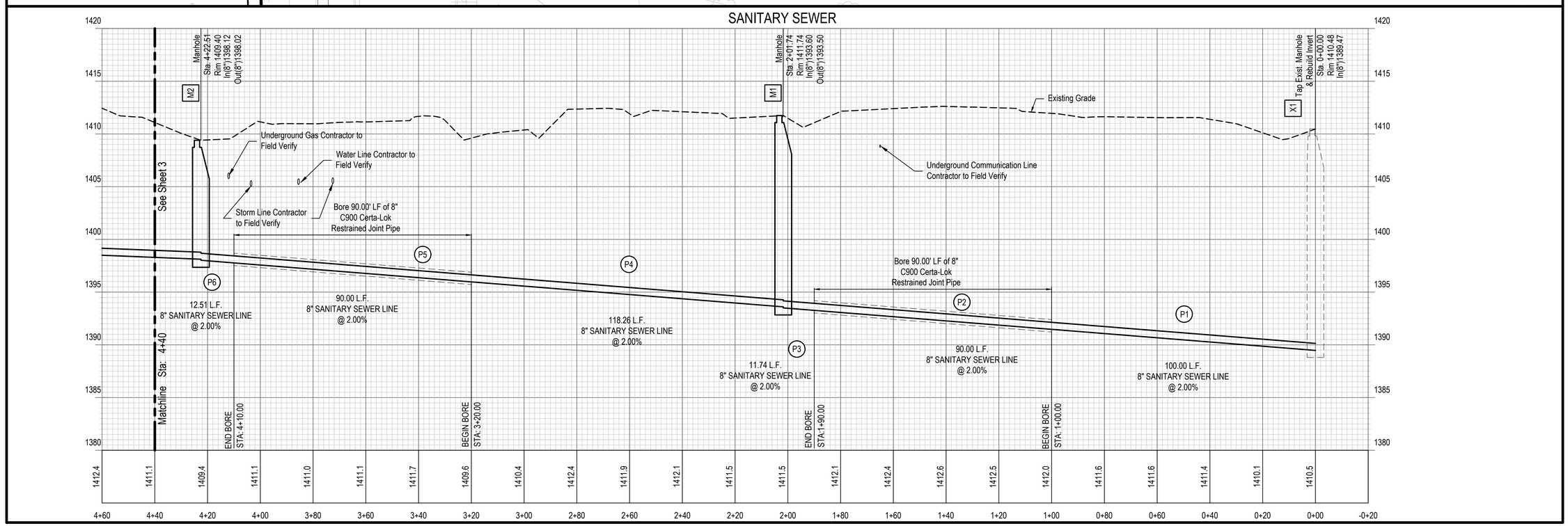
ELEV:	1444.4800

Scale: Horiz. 1"=20'
Vert. 1"=10'



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SANITARY SEWER PLAN
CRETE, NEBRASKA

SAN. SEWER PLAN & PROFILE

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No.	Date	Description

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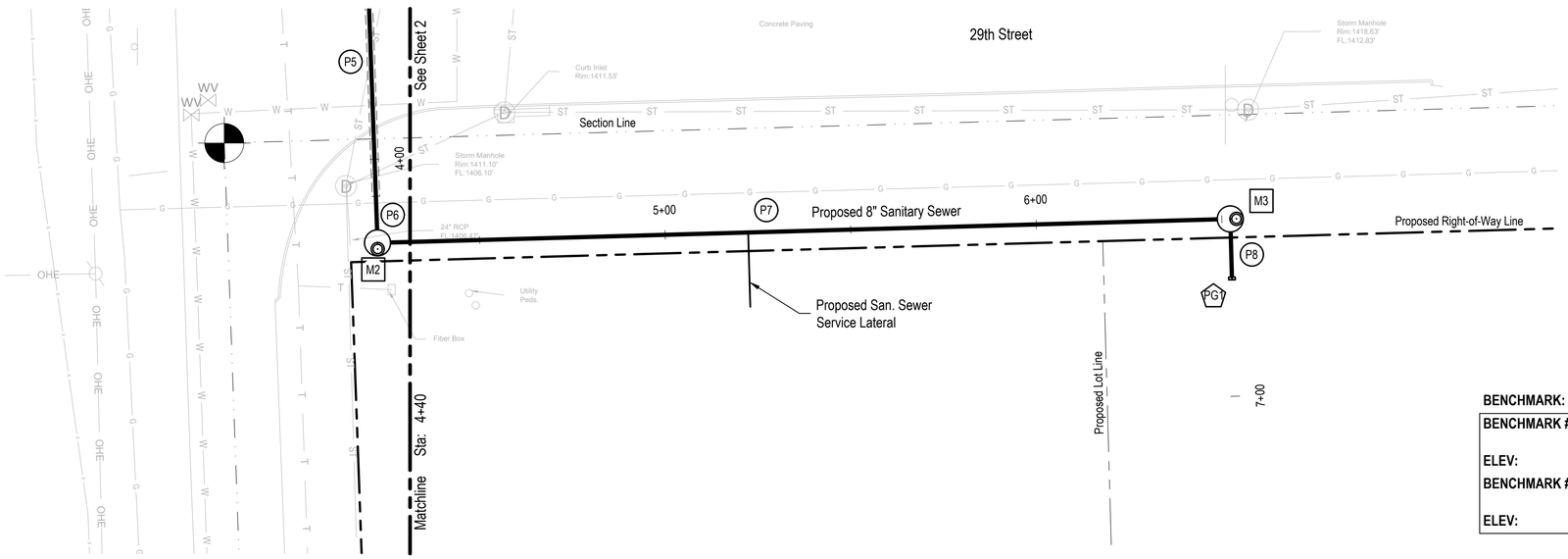

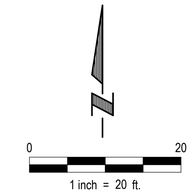

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ELEV:	1444.4800

SANITARY SEWER

Scale: Horiz. 1"=20'
Vert. 1"=10'

CONSTRUCT SANITARY SEWER MANHOLE

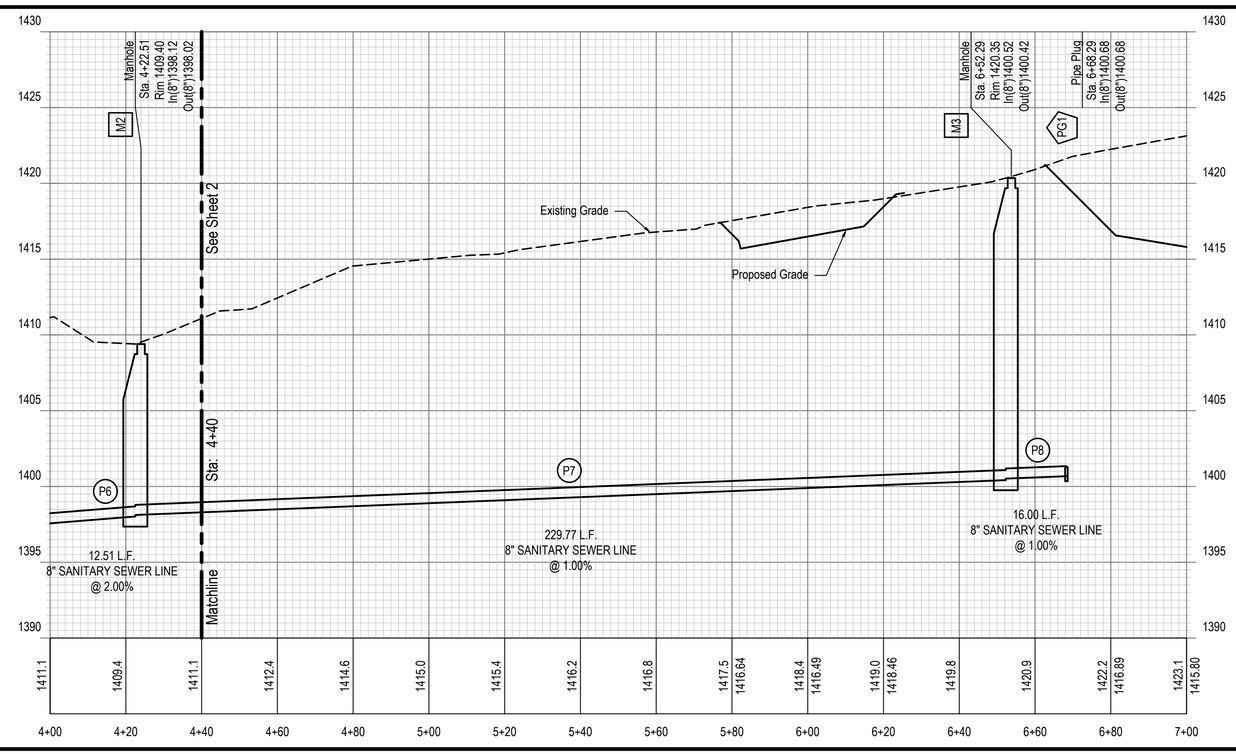
ID	Sanitary Sta.	Type	Details	Coordinates	V.F.
M2	4+22.51		RIM = 1409.40 INV IN = 1398.12 (8") INV OUT = 1398.02 (8")	N: 12628.6782 E: 9946.1744	11.378
M3	6+52.29		RIM = 1420.35 INV IN = 1400.52 (8") INV OUT = 1400.42 (8")	N: 12635.1006 E: 10175.8591	19.928

INSTALL SANITARY SEWER PIPE

ID	Size	Length	Slope
P7	8"	229.77	1.00%
P8	8"	16.00	1.00%

INSTALL SANITARY SEWER PLUG

ID	Sanitary Sta.	Coordinates	Flowline
PG1	6+68.29	N: 12619.11 E: 10176.3064	FL = 1400.68 (8") INV = 1400.68 (8")



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DITTMER COMMERCIAL ADDITION
SANITARY SEWER PLAN

CRETE, NEBRASKA

SAN. SEWER PLAN & PROFILE

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Sheet: 3 of 4

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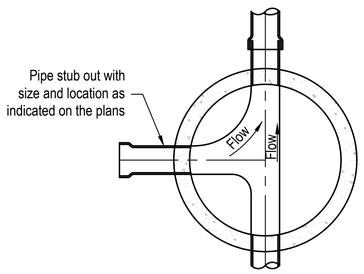
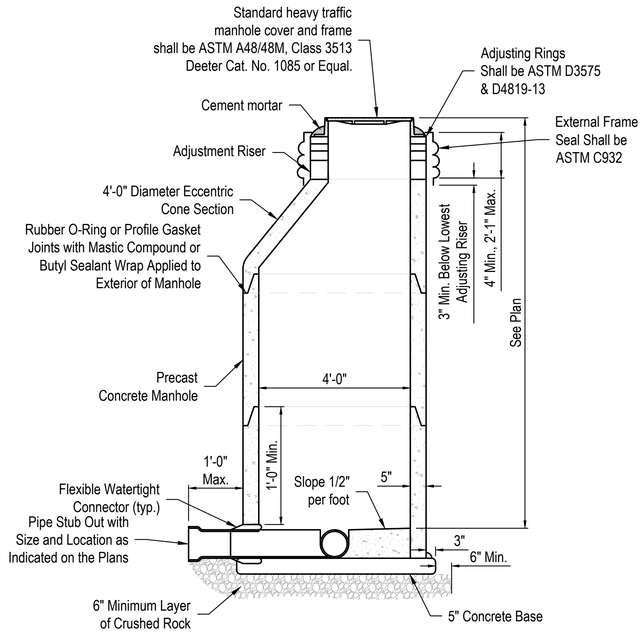
MANHOLE NOTES:

1. All manholes are to be constructed circular in plan as shown on the drawings.
2. The cast iron manhole ring shall be set in a bed of mortar and carefully adjusted to proposed grade.
3. Manhole ring and cover shall be ASTM.
4. Manhole floor shall be finished to a smooth surface.



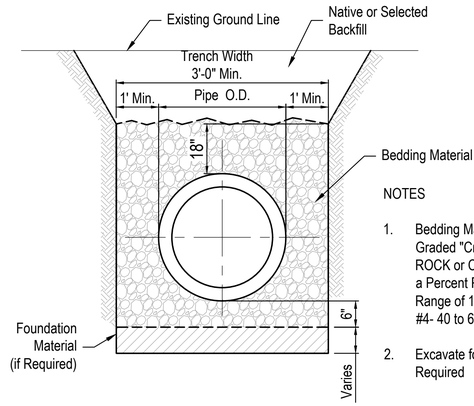
PLAN VIEW



SECTION VIEW

STANDARD 48" MANHOLE DETAIL

NOT TO SCALE



NOTES

1. Bedding Material Shall be a Well Graded "Crusher Run" Crushed ROCK or Crushed Concrete with a Percent Passing Gradation Range of 1"-100, 3/4"-90 to 100, #4- 40 to 60, and #200 - 0 to 10.
2. Excavate for Pipe Bells as Required

PIPE BEDDING DETAIL FOR SAN. SEWER

NOT TO SCALE

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DITTMER COMMERCIAL ADDITION
SANITARY SEWER PLAN
CRETE, NEBRASKA

SANITARY DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

No.	Date	Description

Proj No: 2022.289.001
Date: 08/09/2024
Designed By: RPO
Drawn By: JLJ
Scale: AS SHOWN
Sheet: 4 of 4

Brennan Ferguson 8/15/2024 11:27 AM K:\Projects\2022\289.001\Engineering\CAD Files\Sanitary Sewer\SHT-SAN-000.dwg

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2077 N St, Ste 400 | Lincoln, NE 68510
402.420.7217
eacg.com

August 23, 2024

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

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

Dear Tom,

With the comments received from and the discussions with the City of Crete staff, we are submitting a revision to the variances being requested. The following reflects the revisions also made to the preliminary plat drawings which are also being submitted for reference.

Variances being requested:

1. To allow private roadways within the development.
   (Article 3 Subdivision Regulations, 11-307, (12))
2. To allow cross parking to meet required parking requirements within Lots 2 through 7.
   (Article 5 Supplementary Regulations, 11-508, (2)(c))
3. To allow the 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))
4. To allow the sidewalk along the south side 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))
5. To allow the 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 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))

To the set of drawings, a street tree plan has been added showing street trees along the private roadways and public streets.

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

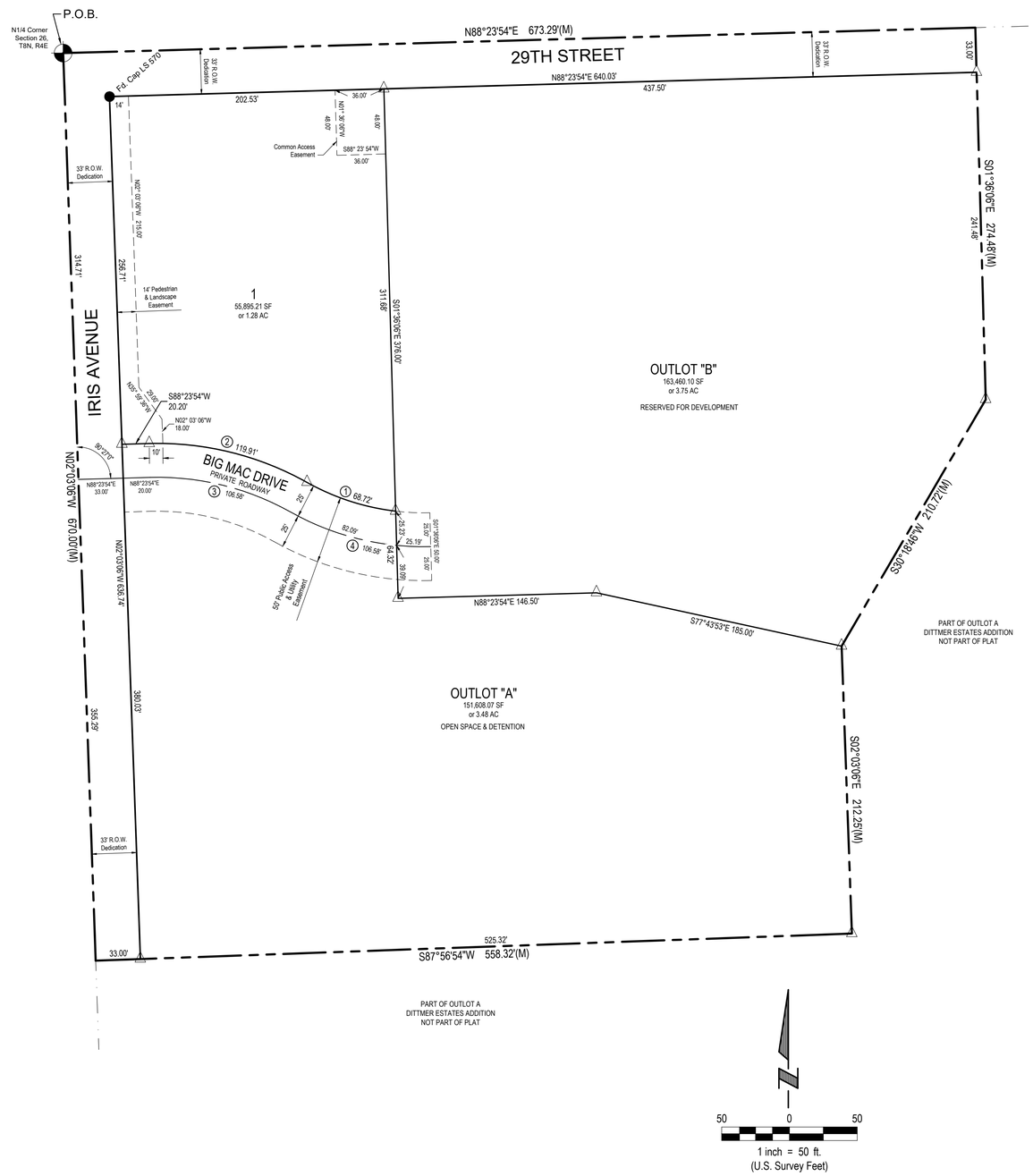
Sincerely,
E & A CONSULTING GROUP, INC.

Richard Onnen
Project Manager

Cc: Ron Dittmer

DITTMER COMMERCIAL ADDITION

FINAL PLAT



DEDICATION

KNOW ALL PERSONS 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 STREET, TO BE NUMBERED AND NAMED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS DITTMER COMMERCIAL ADDITION, AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR USE, THE STREETS AS SHOWN ON THE FINAL PLAT. WE DO FURTHER DEDICATE THE EASEMENTS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE OF PUBLIC SERVICE UTILITIES, 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.

THE RIGHT OF WAY SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC.

THE PUBLIC ACCESS EASEMENT SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

THE COMMON ACCESS EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF THE OWNERS OF LOT 1 AND OUTLOT B AND THEY ARE HEREBY GRANTED THE RIGHT OF SUCH USE.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

CITY OF CRETE, NEBRASKA, ITS SUCCESSORS, ASSIGNS, AND PERMITTEES ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

WITNESS OUR HAND THIS _____ DAY OF _____, 2024

_____

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

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
} SS
COUNTY OF _____ }

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC,

PERSONALLY CAME RON DITTMER, MANAGING MEMBER of DITTMER & DITTMER, LLC, PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THE FORGOING 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 EXPIRIES THE _____ DAY OF _____, _____

SURVEYOR'S CERTIFICATE

I, THOMAS B. CATLETT, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO CERTIFY THAT I HAVE ACCURATELY SURVEYED THE FOLLOWING SUBDIVISION AND THAT THE SURVEY WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY SURVEYS, AND THAT PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED AT EACH OF THE FINAL PLAT CORNERS, AS SHOWN ON THE FINAL 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 AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BEING HEREIN KNOWN AS DITTMER COMMERCIAL ADDITION:

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.

ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS SHOWN OTHERWISE, AND ARE IN FEET OR DECIMALS OF A FOOT.

SIGNED THIS _____ DAY OF _____, 20_____.

_____

THOMAS B. CATLETT LS#502
CATLETT SURVEYING
13650 S. 150TH COURT
BENNET, NE 68317

LEGEND

- SET CORNER 5/8"x24" CAPPED REBAR (LS 502)
- MONUMENTS FOUND (AS SHOWN)
- SECTION CORNER
- (M) MEASURED DISTANCE
- R.O.W. RIGHT OF WAY
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- CENTER LINE

TOTAL LOTS = 1
TOTAL OUTLOTS = 2
TOTAL ACRES = 9.51

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"

APPROVAL OF CRETE PLANNING COMMISSION

THIS PLAT OF DITTMER COMMERCIAL WAS APPROVED BY THE CRETE PLANNING COMMISSION ON THIS

_____ DAY OF _____, 2024

ATTEST: _____
DAVE JURENA, COMMISSION CHAIR

APPROVAL OF CRETE CITY COUNCIL

THIS PLAT OF DITTMER COMMERCIAL WAS APPROVED BY THE CRETE CITY COUNCIL ON THIS

_____ DAY OF _____, 2024.

ATTEST: _____
DAVE BAUER, MAYOR

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DITTMER COMMERCIAL ADDITION
FINAL PLAT
CRETE, NEBRASKA

FINAL PLAT

No.	Date	Description

Proj No: 2022-288.001
Date: 08/15/2024
Designed By: MLK
Drawn By: MLK
Scale: 1" = 50'
Sheet: 1 of 1

Marcia Kinning 8/23/2024 3:26 PM K:\Projects\2022\288p01\Planning & Platting\Plating\Final Plat\FP - LAYOUT-000.dwg