



E & A CONSULTING GROUP, INC.

Engineering Answers

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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