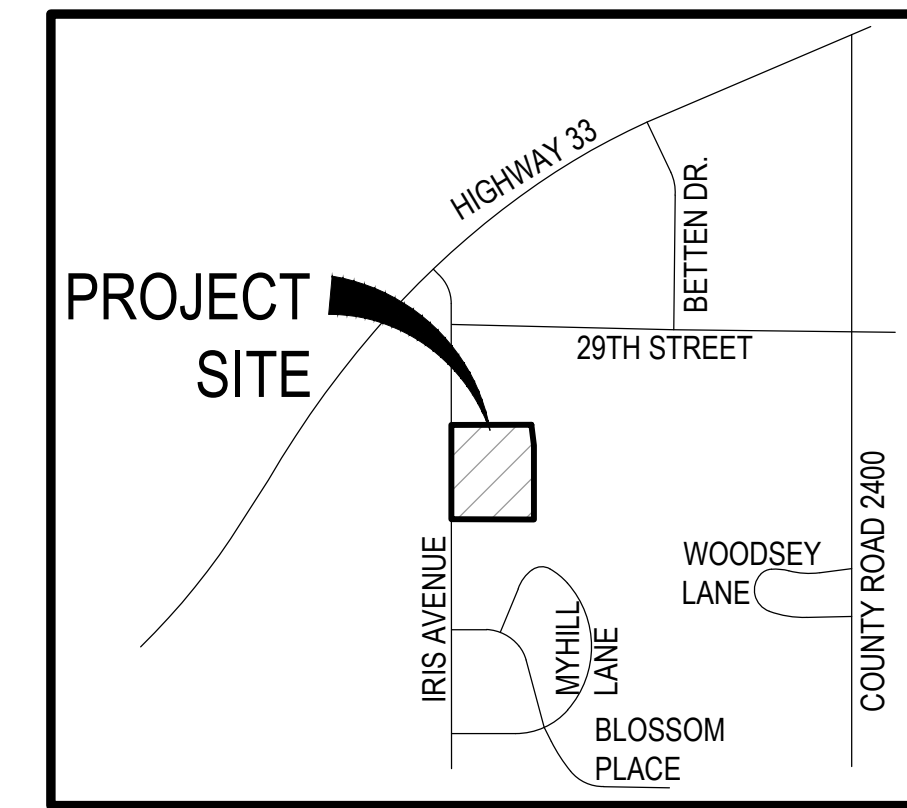


DITTMER WEST ESTATES

PRELIMINARY PLAT CRETE, NEBRASKA



VICINITY MAP

OWNER/DEVELOPER:
DITTMER & DITTMER, L.L.C.
RON DITTMER, MANAGING MEMBER
P.O. BOX 283
1600 W 12TH
CRETE, NE 68333
402-641-7740

ENGINEER:
E & A CONSULTING GROUP, INC.
RICHARD ONNEN
2077 N STREET, SUITE 400
LINCOLN, NE 68510
402-420-7217

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

LEGAL DESCRIPTION OF PRELIMINARY PLAT

A TRACT OF LAND BEING A PART OF OUTLOT 'A', DITTMER ESTATES ADDITION LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 4 EAST OF THE 6TH P.M., CITY OF CRETE, SALINE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 'A', DITTMER COMMERCIAL ADDITION; THENCE N89°55'08"E (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID OUTLOT 'A', DITTMER COMMERCIAL ADDITION, A DISTANCE OF 558.32 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'A', DITTMER COMMERCIAL ADDITION; THENCE S06°07'45"E, A DISTANCE OF 167.82 FEET; THENCE S00°04'52"E, A DISTANCE OF 494.46 FEET TO A POINT ON THE SOUTH LINE OF OUTLOT 'A', DITTMER ESTATES ADDITION, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF LOT 4, BLOCK 3, FARRINGTON ACRES ADDITION; THENCE N89°49'32"W ALONG THE SOUTH LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION, SAID LINE ALSO BEING THE NORTH LINE OF LOTS 3 AND 4, BLOCK 3, FARRINGTON ACRES ADDITION, A DISTANCE OF 516.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 3, FARRINGTON ACRES ADDITION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID OUTLOT 'F', FARRINGTON ACRES ADDITION; THENCE N89°35'43"W ALONG THE SOUTH LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION, SAID LINE ALSO BEING THE NORTH LINE OF SAID OUTLOT 'F', FARRINGTON ACRES ADDITION, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'F', FARRINGTON ACRES ADDITION, SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF IRIS AVENUE; THENCE N89°37'54"W CONTINUING ON THE SOUTH LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE N00°04'52"W ALONG THE WEST LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION, SAID LINE ALSO BEING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 658.56 FEET TO THE POINT OF BEGINNING.

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

LAND SURVEYOR'S CERTIFICATE

I, THOMAS B. CATLETT, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 502, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS, MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT, AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS IN NEBRASKA IN EFFECT AT THE TIME OF THIS SURVEY.

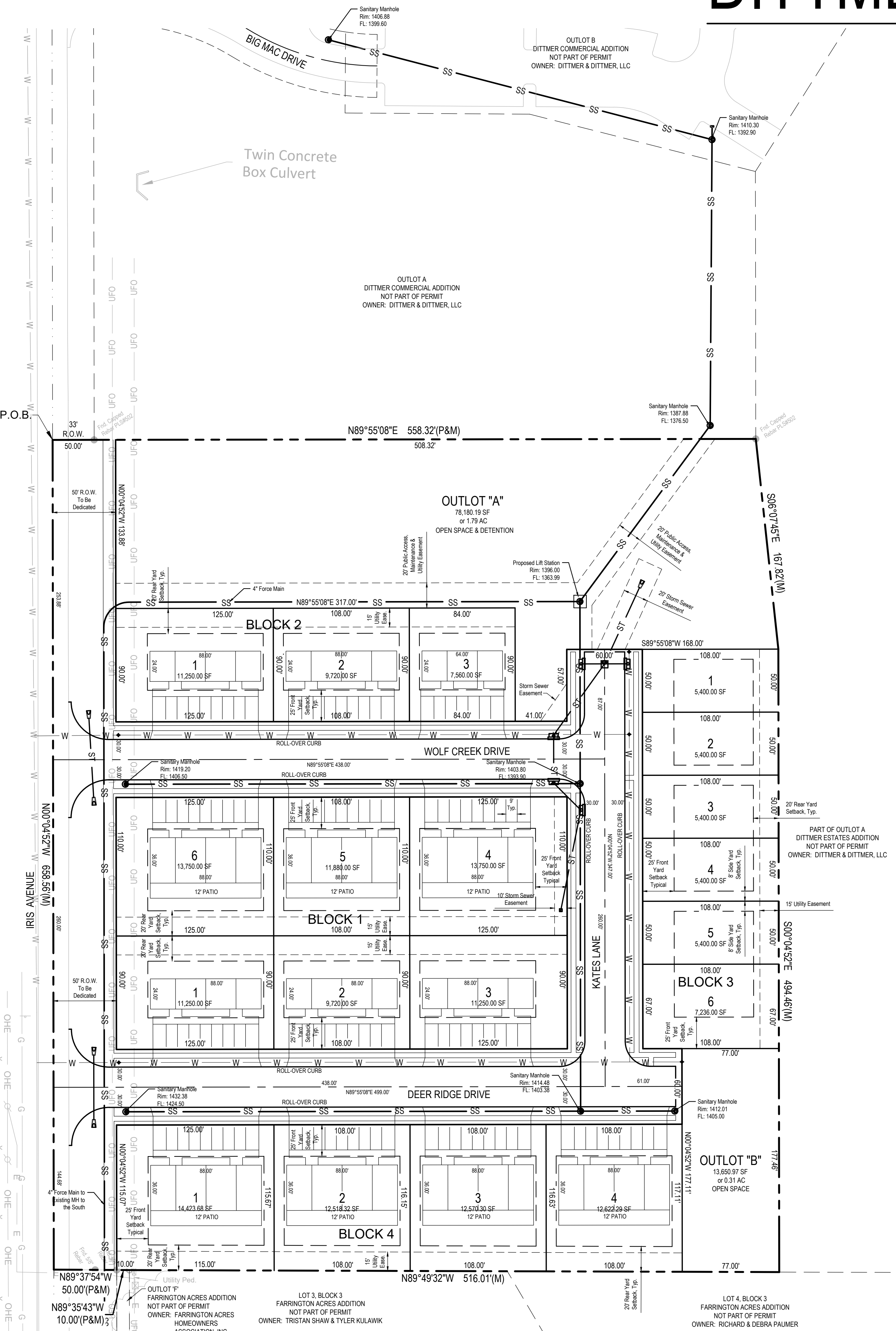
THOMAS B. CATLETT
NEBRASKA P.L.S. #502

DATE _____

*Preliminary Plans
Not for Construction*

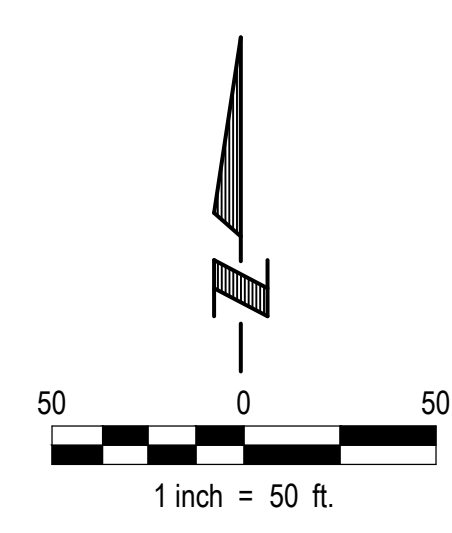
GENERAL NOTES

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



LEGEND

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



CITY OF CRETE PLANNING COMMISSION APPROVAL

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

DAVE JURENA, COMMISSION CHAIR _____ TOM OURADA, ZONING ADMINISTRATOR _____

CITY OF CRETE CITY COUNCIL APPROVAL

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

DAVE BAUER, MAYOR _____ ATTEST NANCY TELLEZ, CITY CLERK _____

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



DITTMER WEST ESTATES
PRELIMINARY PLAT

SITE & UTILITY PLAN

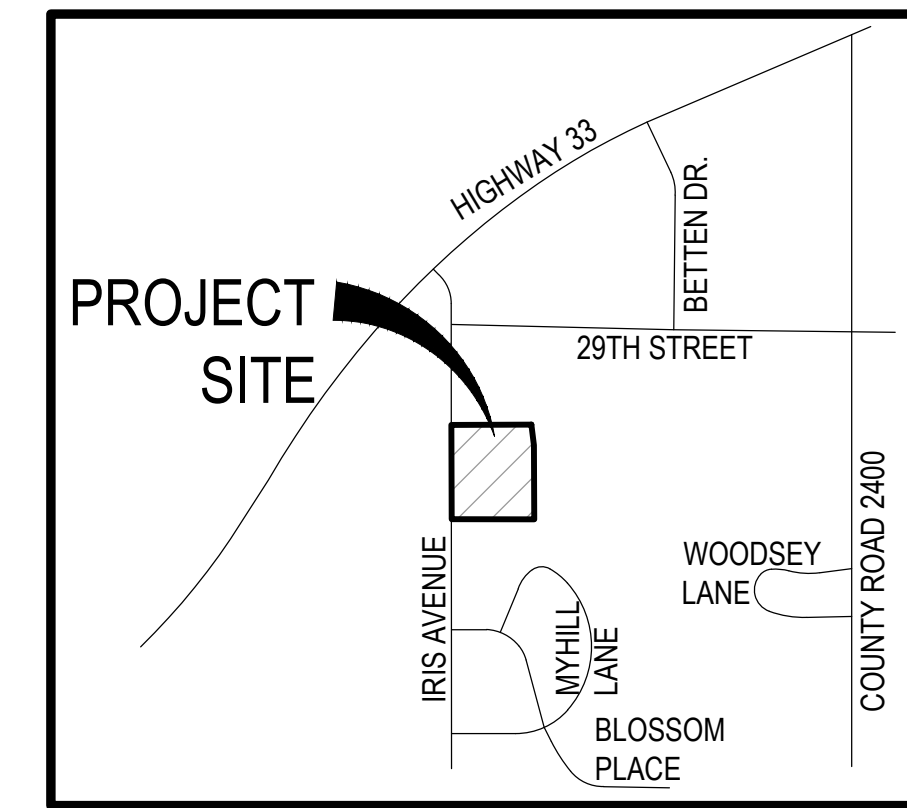
Revision	Description	Date
1	Initial Design	06/05/2026

Proj No: P2022-289-004
 Date: 06/05/2026
 Designed By: MLK/DB
 Drawn By: MLK/JUL/MLB
 Scale: AS SHOWN
 Sheet: 1 of 4

K:\Projects\2022\289\04\Engineering\CAD\Final\Site\Utilities\Site & Utility Plan.dwg - SHEETS-000.dwg 6/5/2026 10:58 AM Jacob Lawton

DITTMER WEST ESTATES

PRELIMINARY PLAT CRETE, NEBRASKA

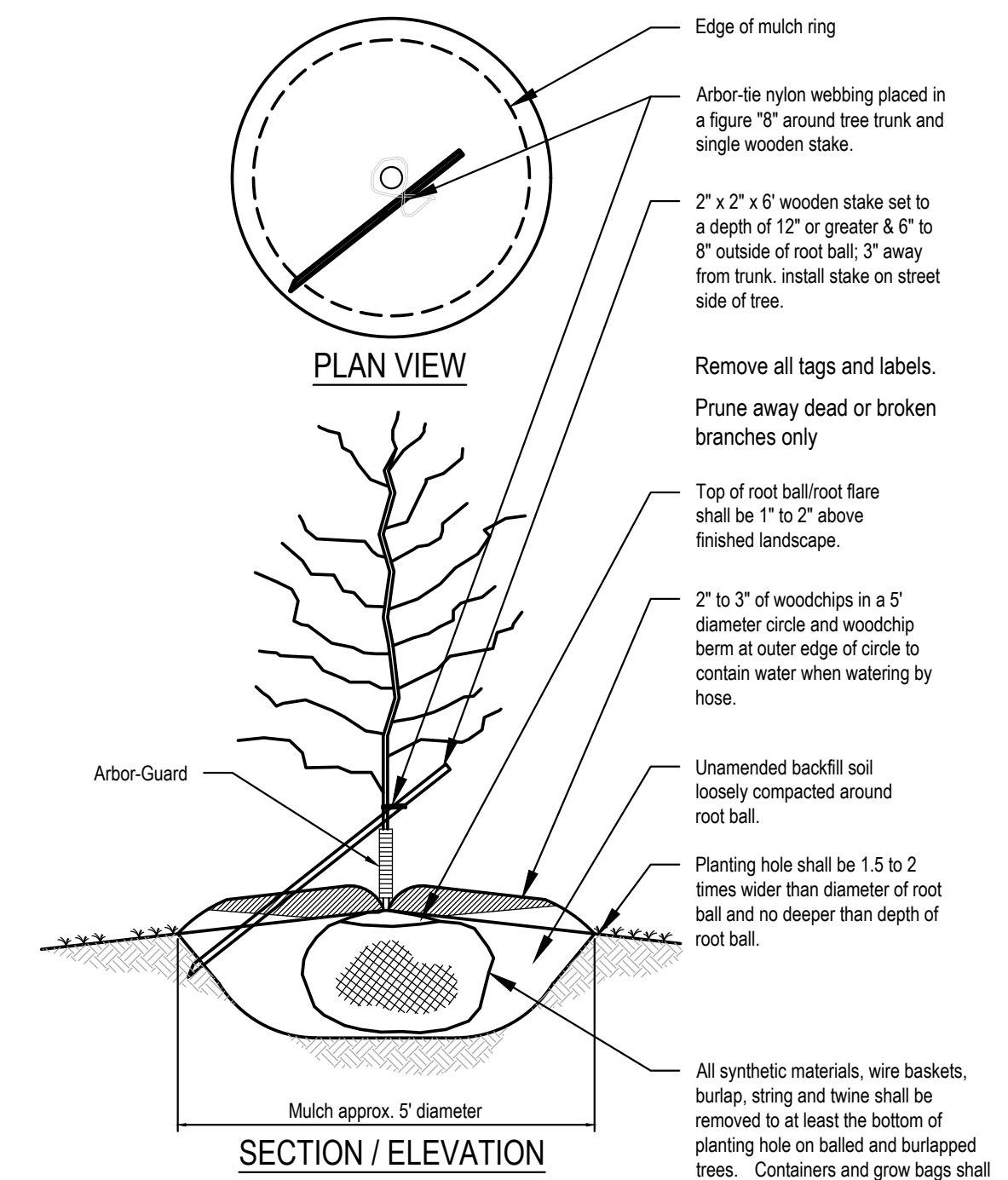
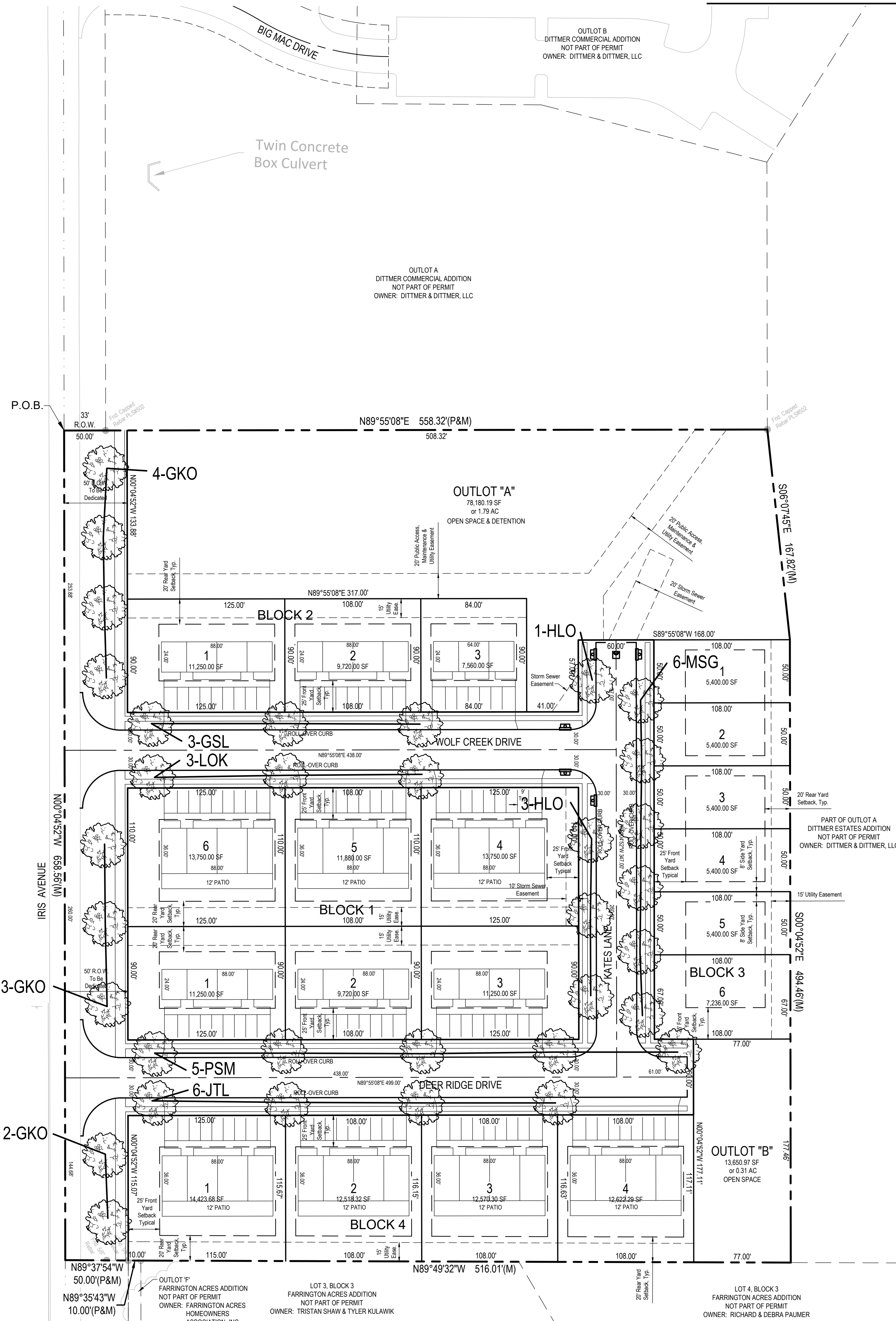


VICINITY MAP

STREET TREE PLANT SCHEDULE

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

Preliminary Plans
Not for Construction

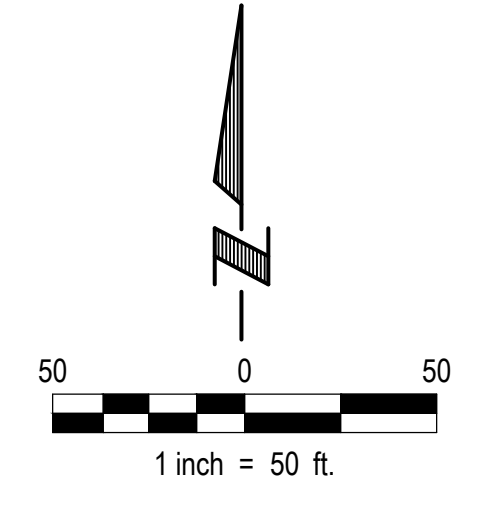


DECIDUOUS TREE PLANTING DETAIL FOR STREET TREES NOT TO SCALE

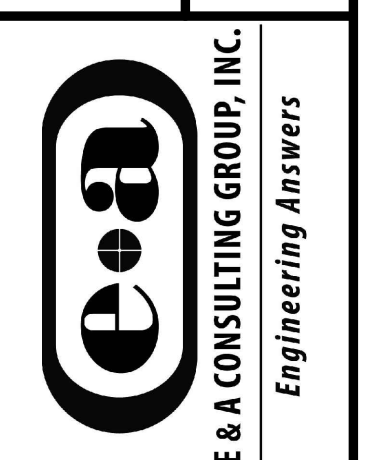
LEGEND

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

- NOTES:
- UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS TO ALL UTILITIES WHICH EXIST ON OR NEAR THE PROJECT SITE. PRIOR TO PLANTING, THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-331-5666 TO HAVE UTILITIES MARKED.
 - CITY ORDINANCE REQUIRES THAT PLANTED TREES HAVE MINIMUM TRUNK DIAMETER OF 2" FOR LARGE CANOPY TREES AND 1-1/2" FOR ORNAMENTAL TREES.
 - STREET TREE LOCATIONS ARE APPROXIMATE AND MAY CHANGE DUE TO DRIVEWAY PLACEMENT.



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



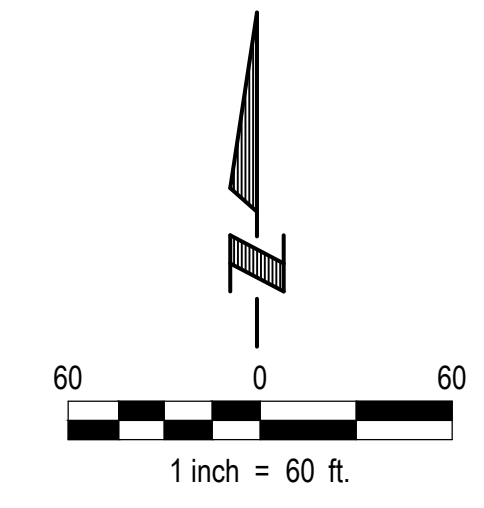
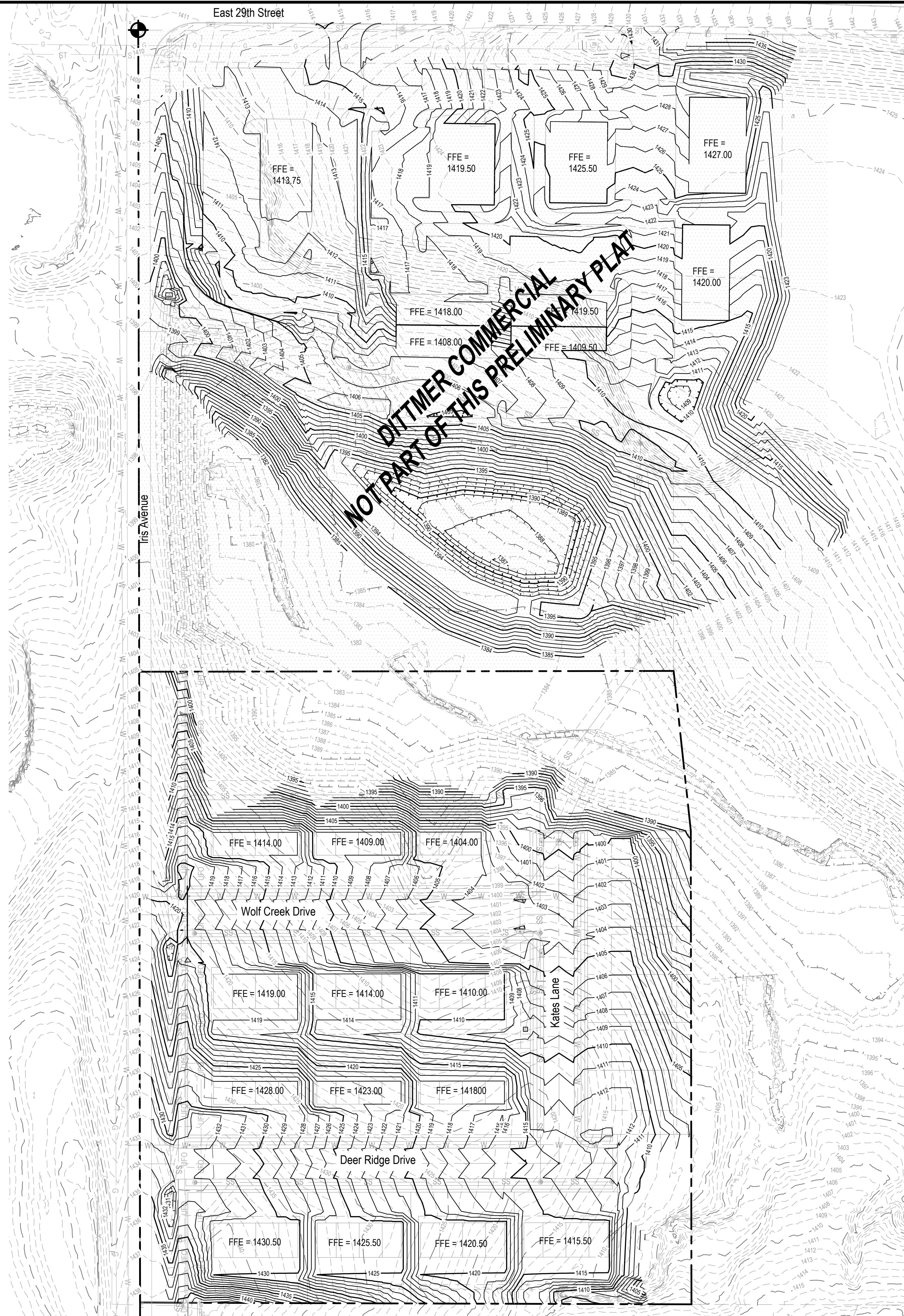
DITTMER WEST ESTATES
PRELIMINARY PLAT

STREET TREE PLAN

Revision	Description	Date
1	AS SHOWN	06/05/2026

Proj No: P2022-289-004
 Date: 06/05/2026
 Designed By: MLK/DB
 Drawn By: MLK/JUL/MLF
 Scale: AS SHOWN
 Sheet: 2 of 4
 Jacob Lawton 6/20/26 10:56 AM K:\Projects\2022\289\04\Engineering\CAD\Planting\Detail\Planting\MapP\Sheet - SHEETS-000.dwg





LEGEND

	Property Line
	Easement
	Existing Contours
	Proposed Contours

*Preliminary Plans
Not for Construction*

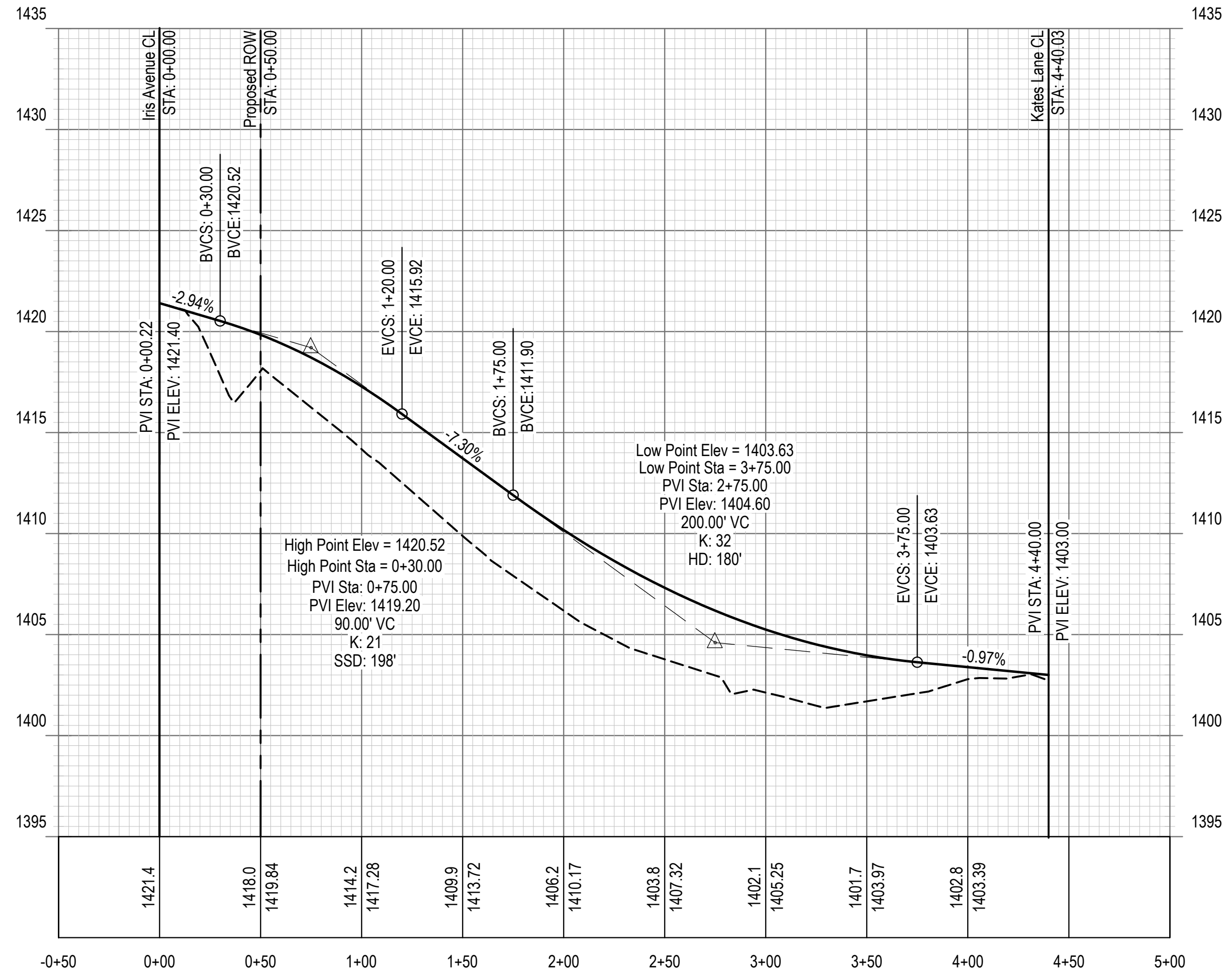
SURVEY NOTE:
The design of this project is based on a topographic survey provided to E & A Consulting Group, Inc. (E&A) by the client. E&A accepts no responsibility for actual field conditions of topographic features and any negative effects on the design and construction of this project. The Contractor shall field verify all elevations, vertical and horizontal control before beginning work.

ne1call.com
Nebraska 811
 know what's below.
 Dial: 811 Call before you dig.

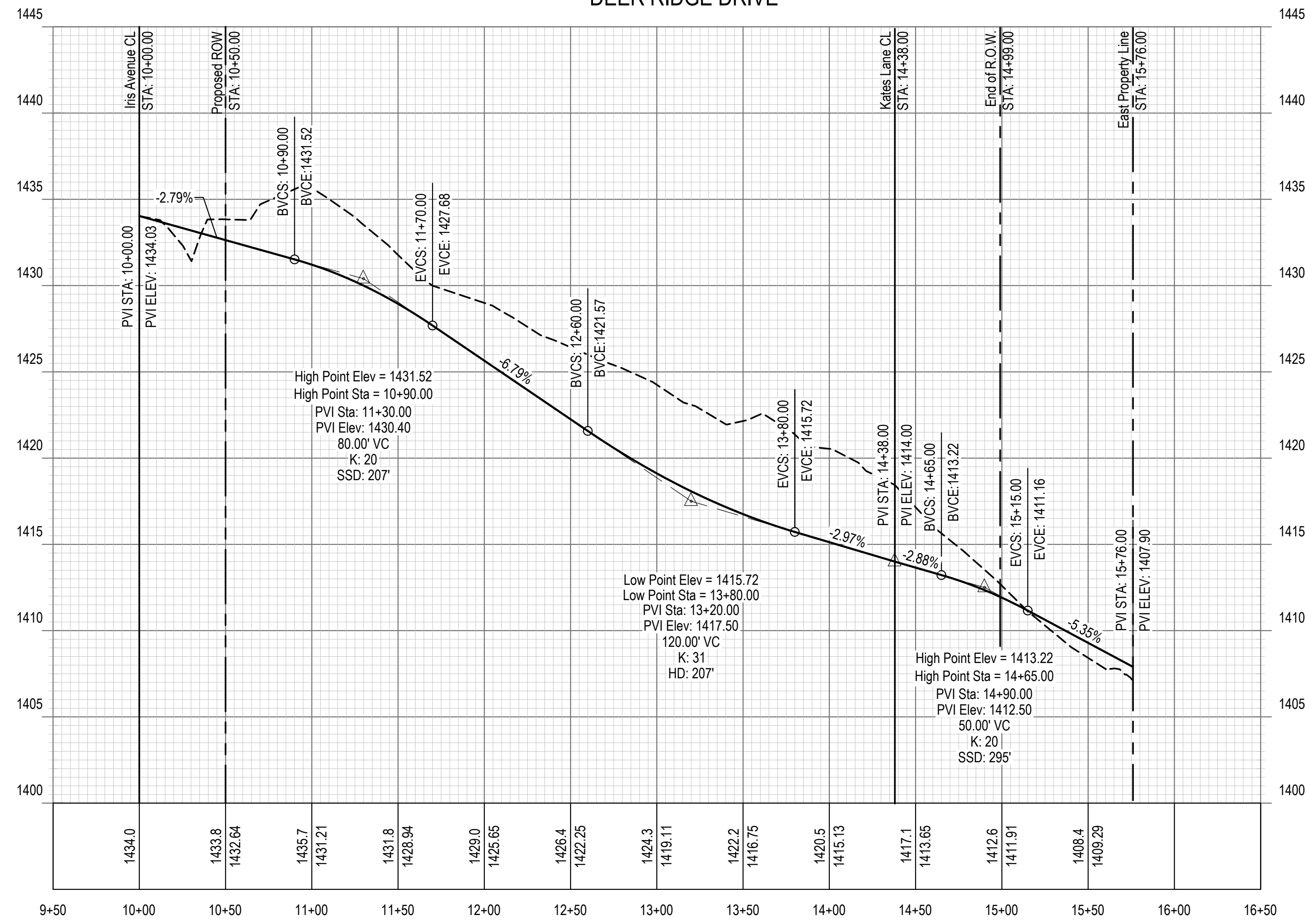
Proj No: P2022.289.004 Date: 06/05/2025 Designed By: MLK/DB Drawn By: MLK/JLW/MLF Scale: AS SHOWN Sheet: 3 of 4	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Revisions</th> <th style="width: 10%;">Date</th> <th style="width: 80%;">Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Revisions	Date	Description				DITTMER WEST ESTATES PRELIMINARY PLAT GRADING PLAN	<div style="text-align: center;">  E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 2077 N Street, Suite 400, Lincoln, NE 68510-1068 Phone: 402.420.7217 www.eag.com State of NE Certificate of Authorization #CA0008 </div>
Revisions	Date	Description							

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

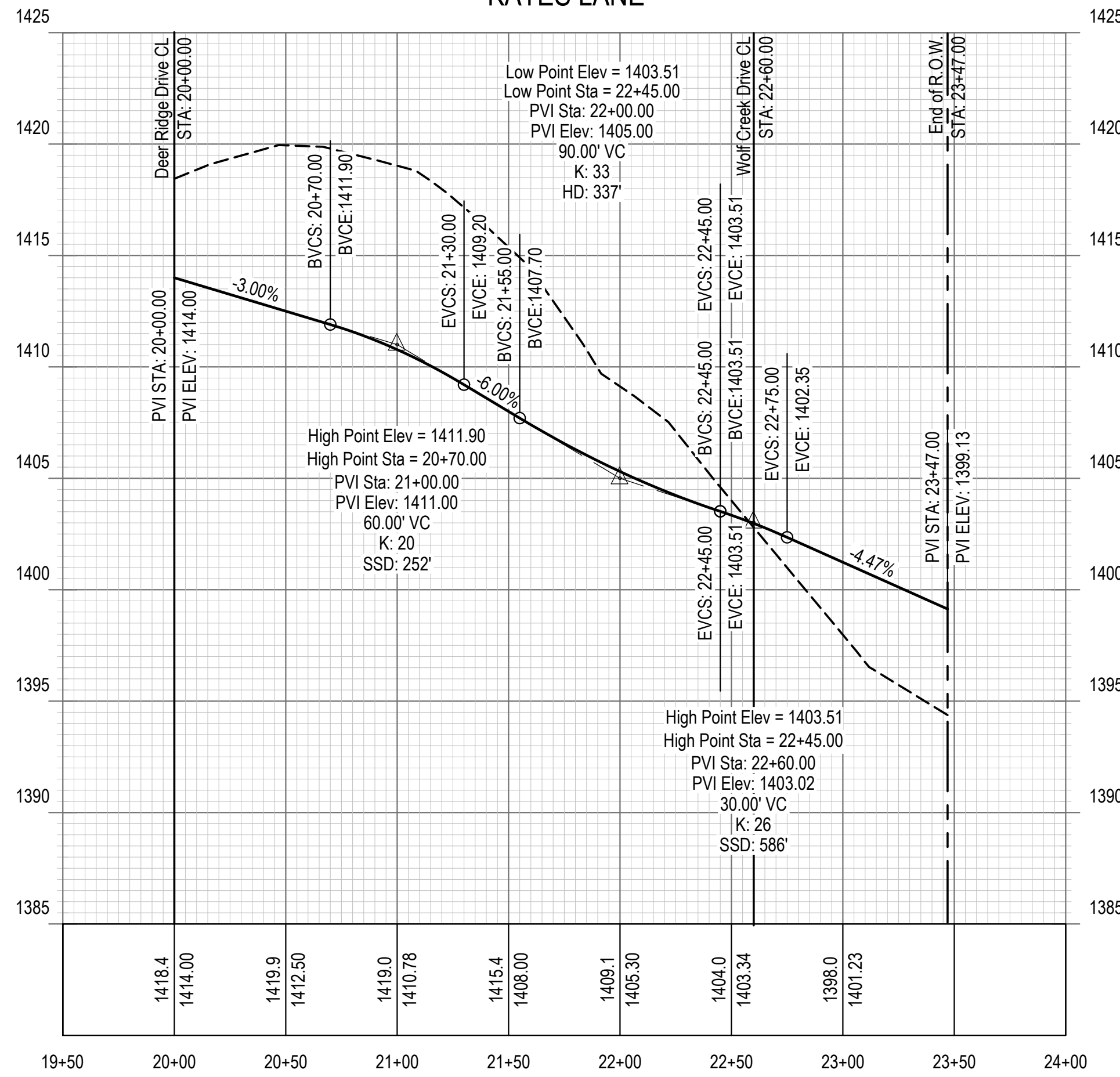
WOLF CREEK DRIVE



DEER RIDGE DRIVE

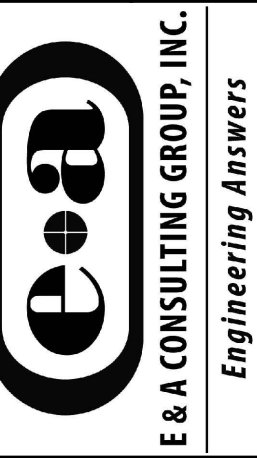


KATES LANE



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

Preliminary Plans
Not for Construction



Revisions	Description

Proj No: P2022-289-004
Date: 06/05/2026
Designed By: MLK/DB
Drawn By: MLK/JUL/MLF
Scale: AS SHOWN
Sheet: 4 of 4