

Crete Planning Commission
Monday, June 22, 2026 6:00 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 members will be recorded to determine the presence of a quorum for official actions.

3. **Items of Business**

- Action may be taken to discuss/limit discussion, to hear testimony in favor of or in opposition to, and to approve or disapprove any matter presented under this title.

3.A. Approve Meeting Minutes

3.A.1. May 25th, 2026 Planning Commission Meeting Minutes

3.B. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request. Parcel ID: 760144138 I1 to C2.

3.C. Consider a recommendation to the City Council on the proposed Zoning Change Request. Parcel ID: 760144138 I1 to C2

3.D. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request A Tract of Land Being 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,

3.E. Consider a recommendation to the City Council on the proposed Zoning Change Request A Tract of Land Being 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,

3.F. Public Hearing to hear testimony in favor of and in opposition to and answer questions in relation to amending the Future Land Use Map

3.G. Consider a recommendation to the City Council on amending the Future Land Use Map

4. **Petitions - Communications - Resident Concerns**

- Resident testimony may be limited to 3 minutes per person.
- Please do not repeat testimony that has already be heard.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

5. **Officers' Reports**

- Reports may be given by Officers, Departments, or Commission Members concerning the current operations of the City.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

6. Adjournment

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

May 25th, 2026 at 6:00 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

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

Present: 4, Absent: 5

City Administrator Tom Ourada was also present and did vote.

Also present: Building Inspector Trenton Griffin, City Clerk Nancy Tellez, and Blaine Spanjer

3. Items of Business

3.A. Approve Meeting Minutes

3.A.1. April 27th, 2026 Planning Commission Meeting Minutes

Scott Kuncel motioned and Tom Ourada seconded to approve the April 27th, 2026 Planning Commission minutes.

Carely Adame Ortiz : Aye, Justin Kozisek: Aye, Dave Jurena: Aye, Tom Ourada: Aye, Scott Kuncel: Aye

Aye: 5, No: 0

3.B. Public Hearing to hear testimony for or against the amendment to section 11-306.03 of the Crete Municipal Code Ordinance 2273 amend administrative subdivision procedure to include lot combinations.

Scott Kuncel motioned and Justin Kozisek seconded to open the Public Hearing at 6:02 p.m. to hear testimony for or against the amendment to section 11-306.03 of the Crete Municipal Code Ordinance 2273 to amend the administrative subdivision procedure to include lot combinations.

Carely Adame Ortiz : Aye, Tom Ourada: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncel: Aye

Aye: 5, No: 0

City Administrator and Planning Commission member Tom Ourada explained that when people purchase multiple lots they can have lot combinations and the county has handled that. In the past the City did not have a mechanism to do that. The City of Crete's current attorney Anna Burge has worked on this and stated that the City can do this as well. Ourada explained that it is cleaner if the City does it since the City has the power to undedicated easements cease and desist.

Planning Commission member Scott Kuncel asked if the City combines the property numbers under one and Ourada stated that the City does not the county still does. The City is able to make them into one lot through the administrative subdivision rules.

Justin Kozisek motioned and Carely Adame Ortiz seconded to close the Public Hearing at 6:07 p.m. to hear testimony for or against the amendment to section 11-306.03 of the Crete Municipal Code Ordinance 2273 to amend the administrative subdivision procedure to include lot combinations.

Carely Adame Ortiz : Aye, Tom Ourada: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncel: Aye

Aye: 5, No: 0

3.C. Consider a recommendation to the City Council on section 11-306.03 of the Crete Municipal Code Ordinance 2273 amend administrative subdivision procedure to include lot combinations.

Justin Kozisek motioned and Scott Kuncel seconded to make a recommendation to the City Council on section 11-306.03 of the Crete Municipal Code Ordinance 2273 to amend the administrative subdivision procedure to include lot combinations.

Carely Adame Ortiz : Aye, Tom Ourada: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncel: Aye

Aye: 5, No: 0

3.D. Public Hearing to hear testimony for or against the review of the Special Exception request for Lothrop Lake Estates Lot 2 3.02 Acres in R2 Lothrop Lake Circle Shouse home.

Scott Kuncel motioned and Carely Adame Ortiz second to open the Public Hearing at 6:08 p.m. to hear testimony for or against the review of the Special Exception request for Lothrop Lake Estates Lot 2 3.02 Acres in R2 Lothrop Lake Circle Shouse home.

Tom Ourada: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Carely Adame Ortiz : Aye, Scott Kuncel: Aye
Aye: 5, No: 0

City Administrator and Planning Commission member Tom Ourada stated that Shouses were approved and in A1 they are automatically approved and in R1 and R2 they are allowed by special exception. Shouse homes are allowed in this zoning jurisdiction, and seven different criteria have to be met. The Planning Commission looks at it and makes a recommendation and then the City Council has to look at it before it is a done deal and a special exception can happen. Ourada stated that this is not the only Shouse in that subdivision. Ourada stated that having the Planning Commission look at the special exceptions is of high value. Ourada stated that this special exception request is on over 3 acres and consistent with the neighborhood.

Justin Kozisek motioned and Scott Kuncel second to Close the Public Hearing at 6:12 p.m. to hear testimony for or against the review of the Special Exception request for Lothrop Lake Estates Lot 2 3.02 Acres in R2 Lothrop Lake Circle Shouse home.

Tom Ourada: Aye, Dave Jurena: Aye, Carely Adame Ortiz : Aye, Justin Kozisek: Aye, Scott Kuncel: Aye
Aye: 5, No: 0

3.E. Consider a recommendation to the City Council on the review of the Special Exception request for Lothrop Lake Estates Lot 2 3.02 Acres in R2 Lothrop Lake Circle Shouse home.

Justin Kozisek motioned and Carely Adame Ortiz second to recommend to the City Council the Special Exception request for Lothrop Lake Estates Lot 2 3.02 Acres in R2 Lothrop Lake Circle Shouse home.

Tom Ourada: Aye, Dave Jurena: Aye, Scott Kuncel: Aye, Carely Adame Ortiz : Aye, Justin Kozisek: Aye,
Aye: 5, No: 0

3.F. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request. Parcel ID: 760015422, Parcel ID: 760009325, Parcel ID: 760009392, Parcel ID: 760015414, Parcel ID: 760009376, Parcel ID: 760145770, Parcel ID: 760009317, Parcel ID: 760145849 I1 to C2

Justin Kozisek motioned and Carely Adame Ortiz seconded to open the Public Hearing at 6:14 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request. Parcel ID: 760015422, Parcel ID: 760009325, Parcel ID: 760009392, Parcel ID: 760015414, Parcel ID: 760009376, Parcel ID: 760145770, Parcel ID: 760009317, Parcel ID: 760145849 I1 to C2

Tom Ourada: Aye, Dave Jurena: Aye, Scott Kuncel: Aye, Carely Adame Ortiz : Aye, Justin Kozisek: Aye,
Aye: 5, No: 0

City Administrator and Planning Commission member Tom Ourada stated that this is Blaine Spanjer's request and he has dedicated some property and some of this we are going to get

more information from the City Engineer. This is the request to rezone from I1 to C2. The C2 is consistent with other C2 in the area and there is not an issue with spot or island zoning. Property owner Blaine Spanjer was present and answered questions. He stated that the plat actually needs to be changed a little bit and does not include one of the parcel ID because the road has to be dedicated and the other parcel Id but he is asking for the zoning change. Spanjer explained the area he is asking to be rezoned on the map and that it would be consistent with the buildings that are there.

Planning Commission member Scott Kuncel asked why there is a property on the middle of the road on the map. Ourada explained that the City owns that property and it is still zoned I2. Spanjer explained where that Parcel ID number was and that it is actually 10th Street. Ourada explained that this is not Spanjer asking for a property transfer but for rezoning. The City of Crete owns one of the parcels which is the street and that would be rezoned as well. Ourada stated that the changes to the City's GIS map will be addressed when the technician gets back from leave.

Justin Kozisek motioned and Carely Adame Ortiz seconded to Close the Public Hearing at 6:21 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request. Parcel ID: 760015422, Parcel ID: 760009325, Parcel ID: 760009392, Parcel ID: 760015414, Parcel ID: 760009376, Parcel ID: 760145770, Parcel ID: 760009317, Parcel ID: 760145849 I1 to C2
Tom Ourada: Aye, Dave Jurena: Aye, Scott Kuncel: Aye, Carely Adame Ortiz : Aye, Justin Kozisek: Aye,
Aye: 5, No: 0

3.G. Consider a recommendation to the City Council on the proposed Zoning Change Request. Parcel ID: 760015422, Parcel ID: 760009325, Parcel ID: 760009392, Parcel ID: 760015414, Parcel ID: 760009376, Parcel ID: 760145770, Parcel ID: 760009317, Parcel ID: 760145849 I1 to C2

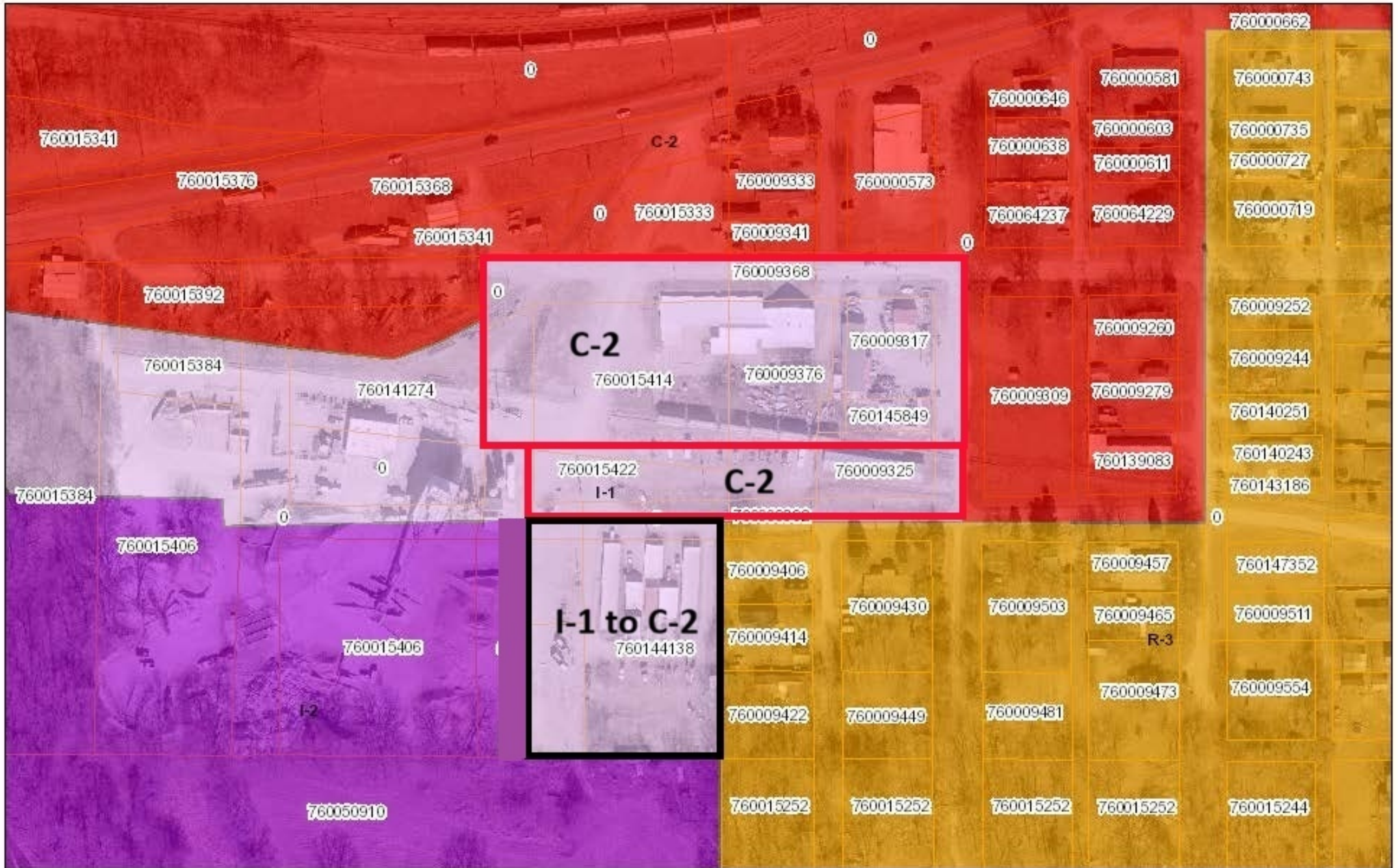
Scott Kuncel motioned and Justin Kozisek seconded to recommend to the City Council the proposed Zoning Change Request. Parcel ID: 760015422, Parcel ID: 760009325, Parcel ID: 760009392, Parcel ID: 760015414, Parcel ID: 760009376, Parcel ID: 760145770, Parcel ID: 760009317, Parcel ID: 760145849 I1 to C2
Tom Ourada: Aye, Dave Jurena: Aye, Scott Kuncel: Aye, Carely Adame Ortiz : Aye, Justin Kozisek: Aye,
Aye: 5, No: 0

4. Petitions - Communications - Resident Concerns

5. Officers' Reports

6. Adjournment

The meeting adjourned at 6:23 p.m.



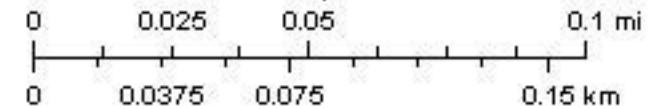
June 22, 2026
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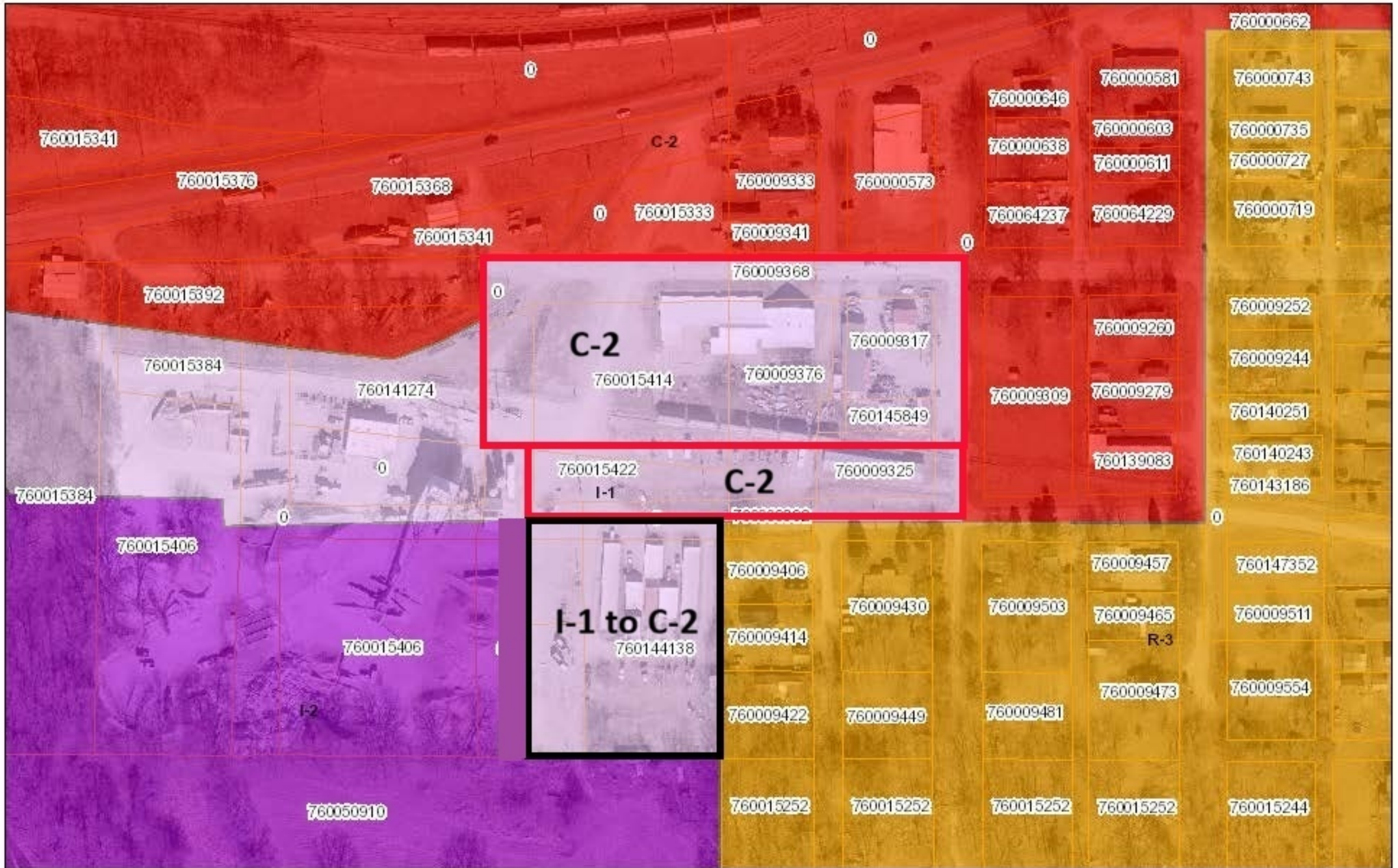
DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

Zoning Boundaries

- | | | | | |
|-----|-----|-----|-----|-------------------------|
| A-1 | C-2 | I-2 | R-2 | Corp Limits |
| C-1 | C-3 | P | R-3 | 2-mile ETJ |
| | I-1 | R-1 | R-4 | Parcels (Saline County) |

1:2,944





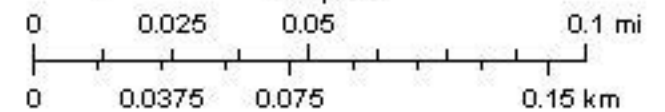
June 22, 2026
13:07 PM

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1:2,944

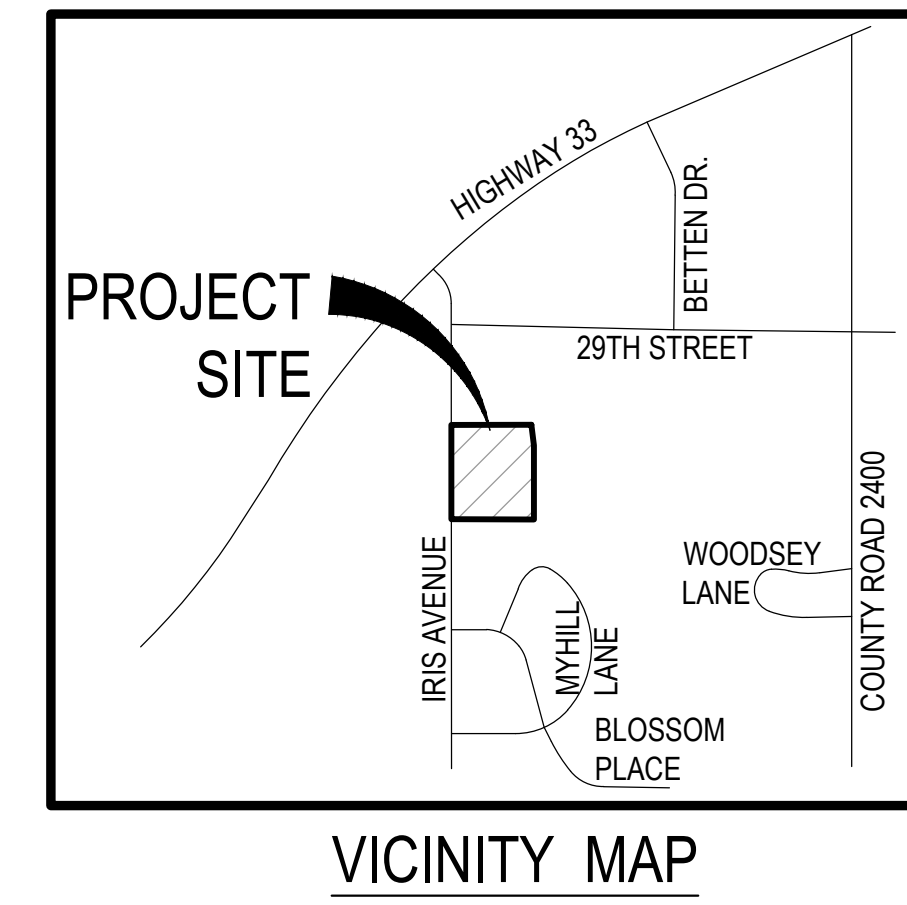
Zoning Boundaries

- | | | | | |
|-----|-----|-----|-----|-------------------------|
| A-1 | C-2 | I-2 | R-2 | Corp Limits |
| C-1 | C-3 | P | R-3 | 2-mile ETJ |
| | I-1 | R-1 | R-4 | Parcels (Saline County) |



DITTMER WEST ESTATES

PRELIMINARY PLAT CRETE, NEBRASKA



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

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

SURVEYOR:
CATLETT SURVEYING
THOMAS CATLETT
13650 S. 150TH COURT
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 ESTATES 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 _____

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 - 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

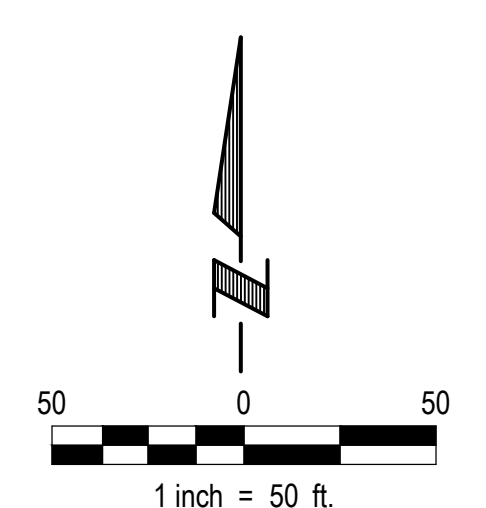
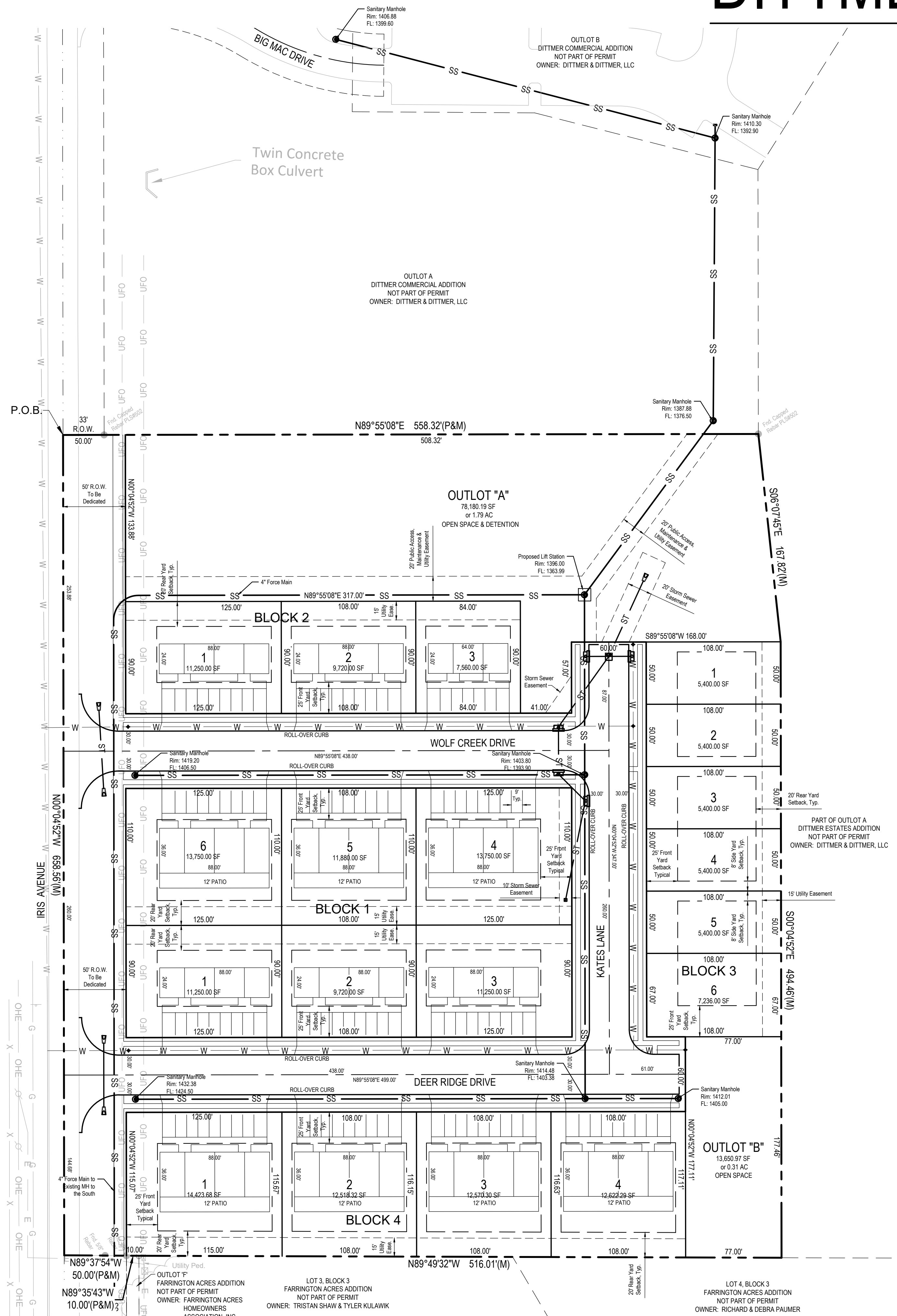
THIS PRELIMINARY PLAT OF "DITTMER WEST ESTATES" AS DESCRIBED HAS BEEN APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA ON THE

____ DAY OF _____, 2026

DAVE BAUER, MAYOR

ATTEST
NANCY TELLEZ, CITY CLERK

*Preliminary Plans
Not for Construction*



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

E & A CONSULTING GROUP, INC.
Engineering Answers

DITTMER WEST ESTATES
PRELIMINARY PLAT

DITTMER WEST ESTATES
PRELIMINARY PLAT

SITE & UTILITY 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/MLJ/MLB/ML

Scale: AS SHOWN

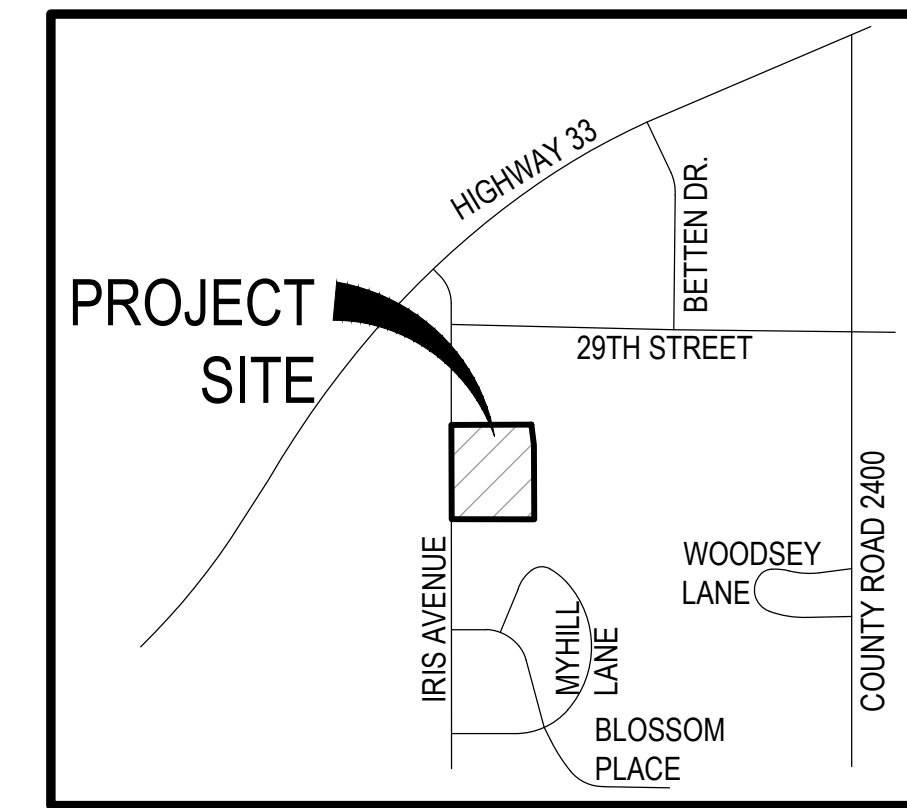
Sheet: 1 of 4

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Jacob Lawton

DITTMER WEST ESTATES

PRELIMINARY PLAT CRETE, NEBRASKA

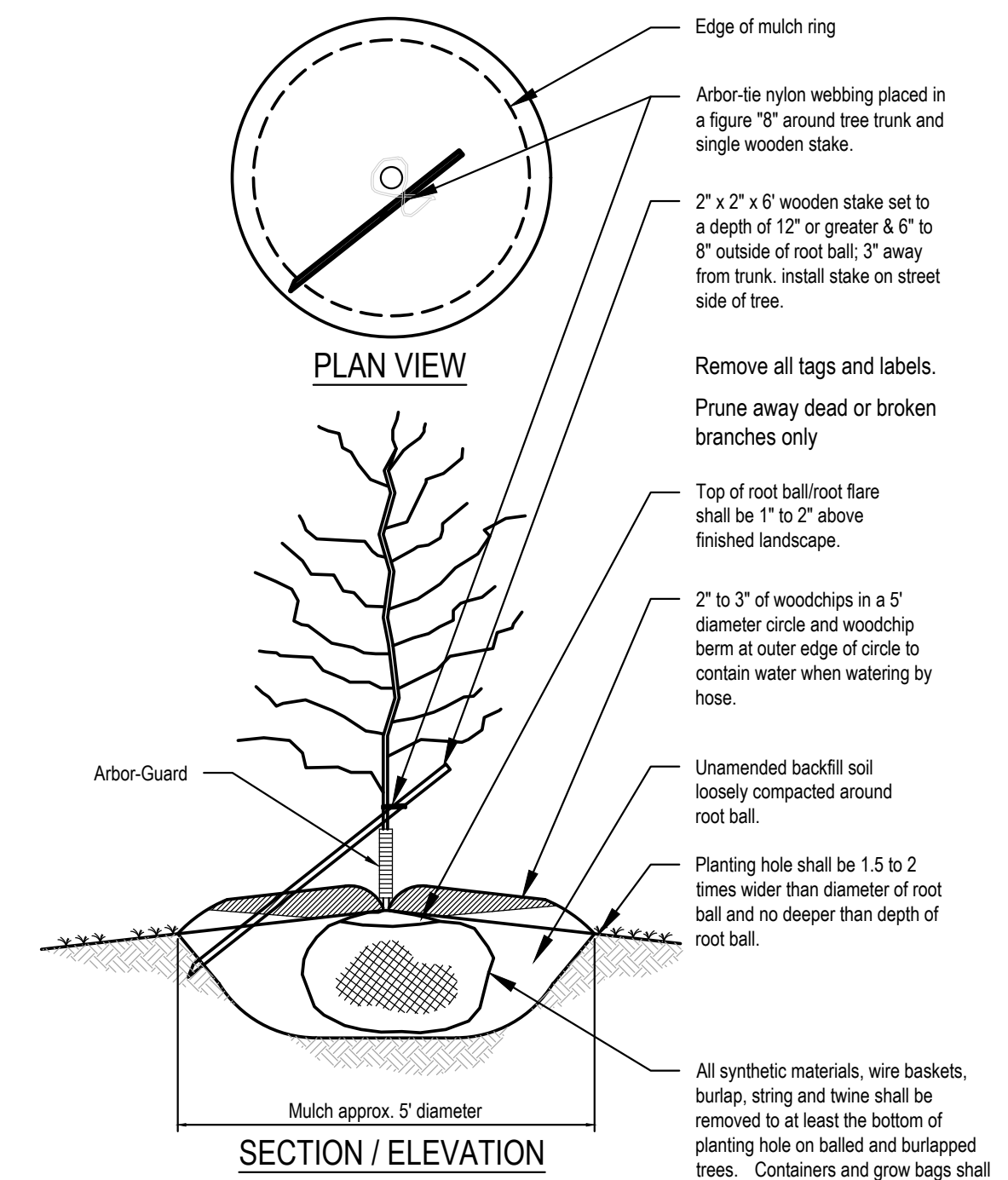
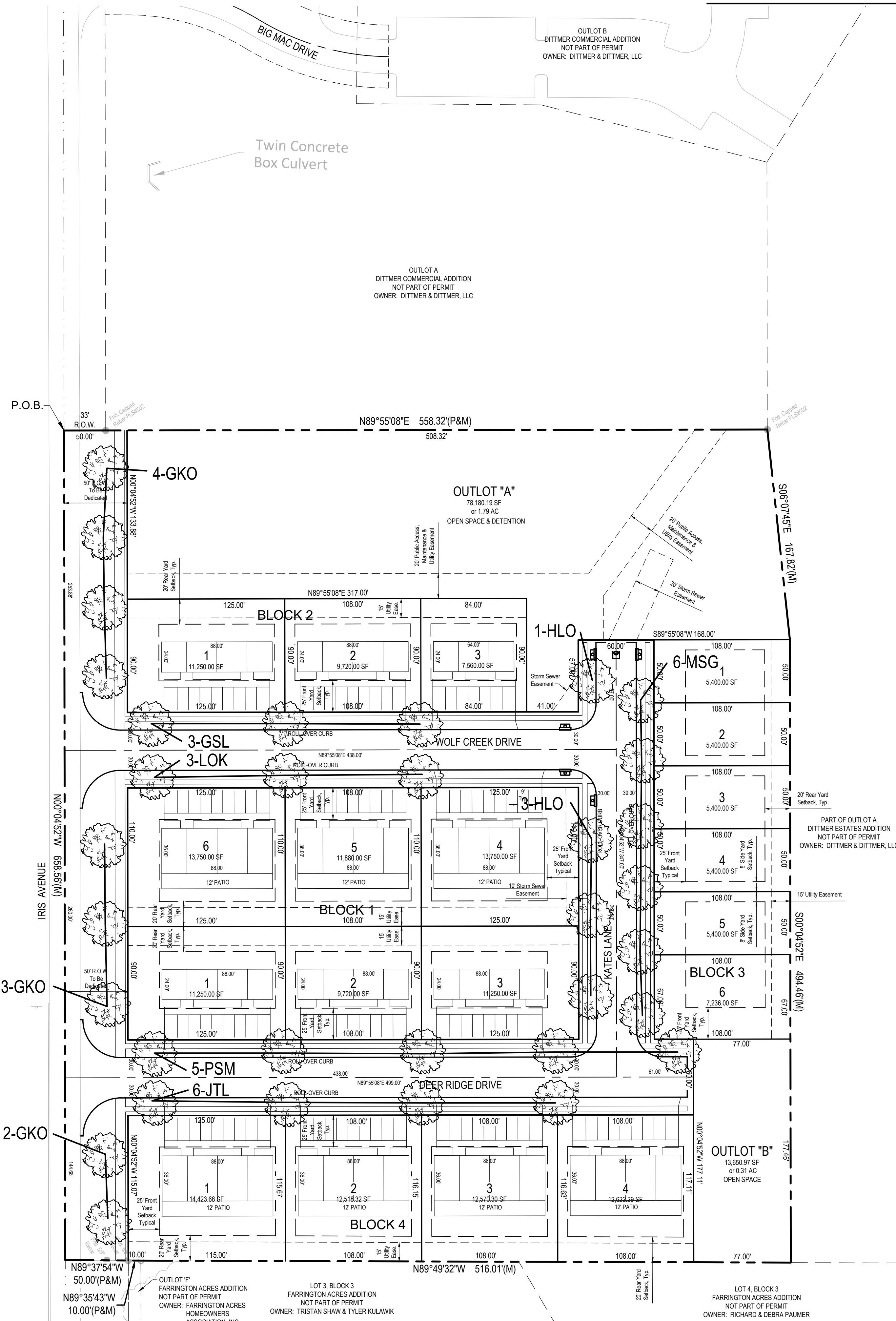


VICINITY MAP

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

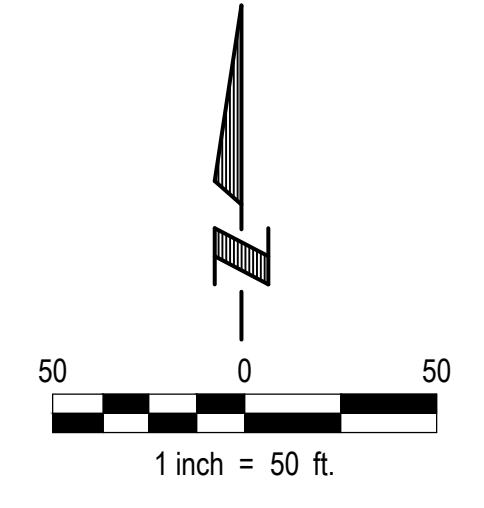


DECIDUOUS TREE PLANTING DETAIL FOR STREET TREES NOT TO SCALE

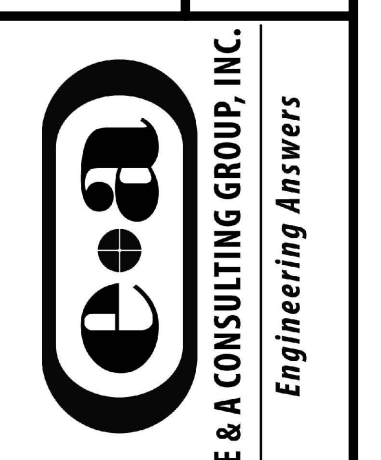
LEGEND

- 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.
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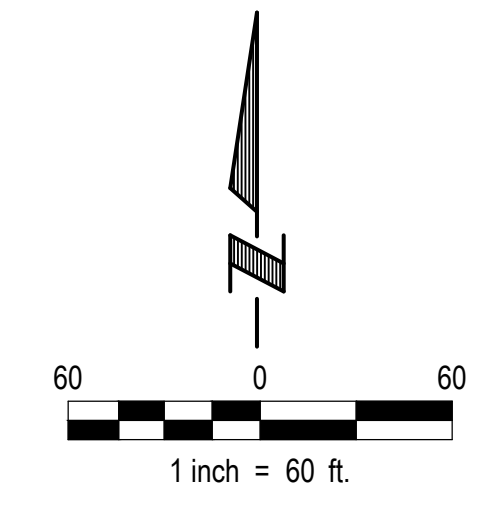
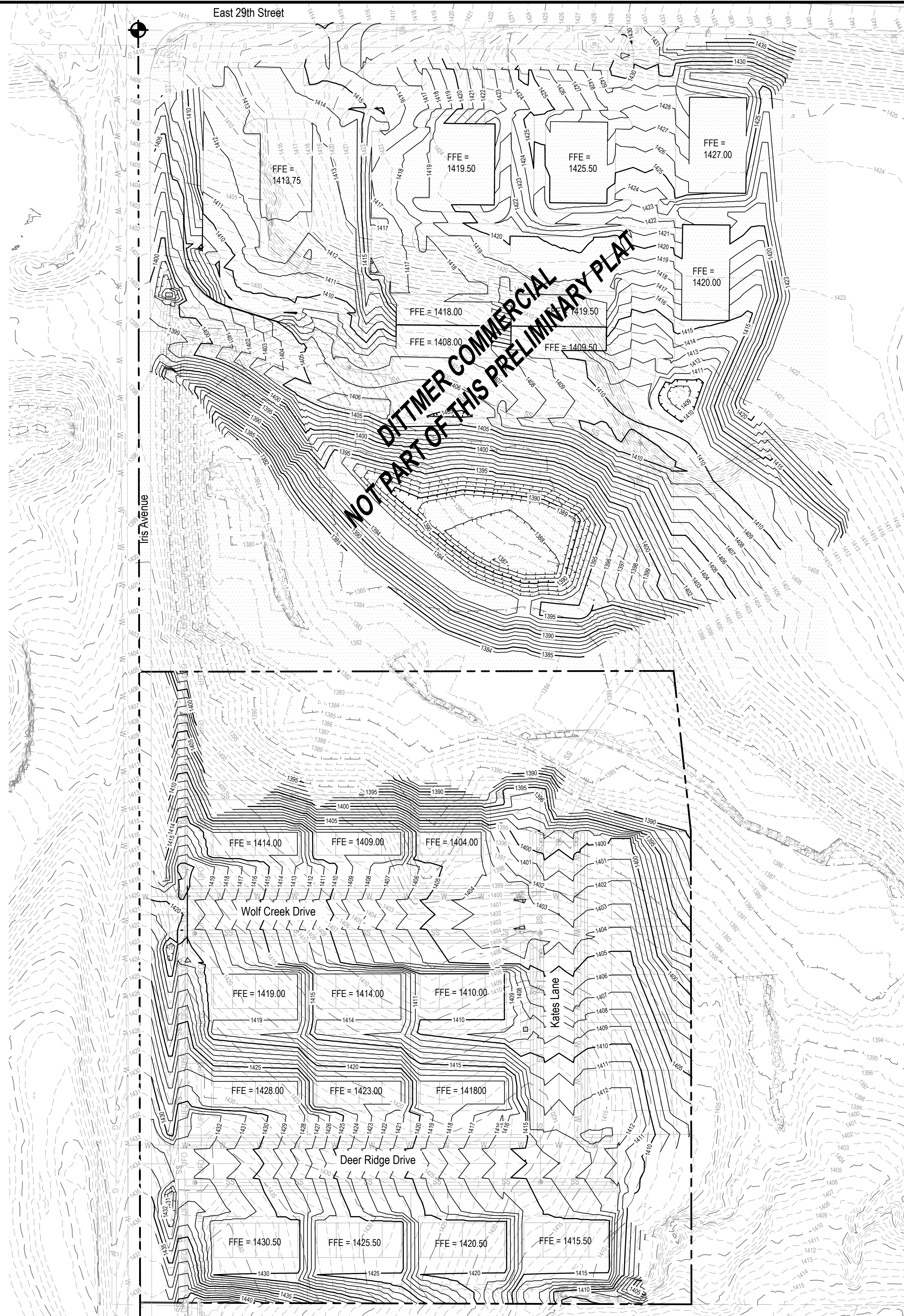
DITTMER WEST ESTATES
PRELIMINARY PLAT

STREET TREE PLAN

Revision	Description	Date
1	AS SHOWN	06/05/2026
2	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\Plant\Plat\Estab\Plat\Map\Map.dwg - SHEETS-000.dwg

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



LEGEND

	Property Line
	Easement
	Existing Contours
	Proposed Contours

**Preliminary Plans
Not for Construction**

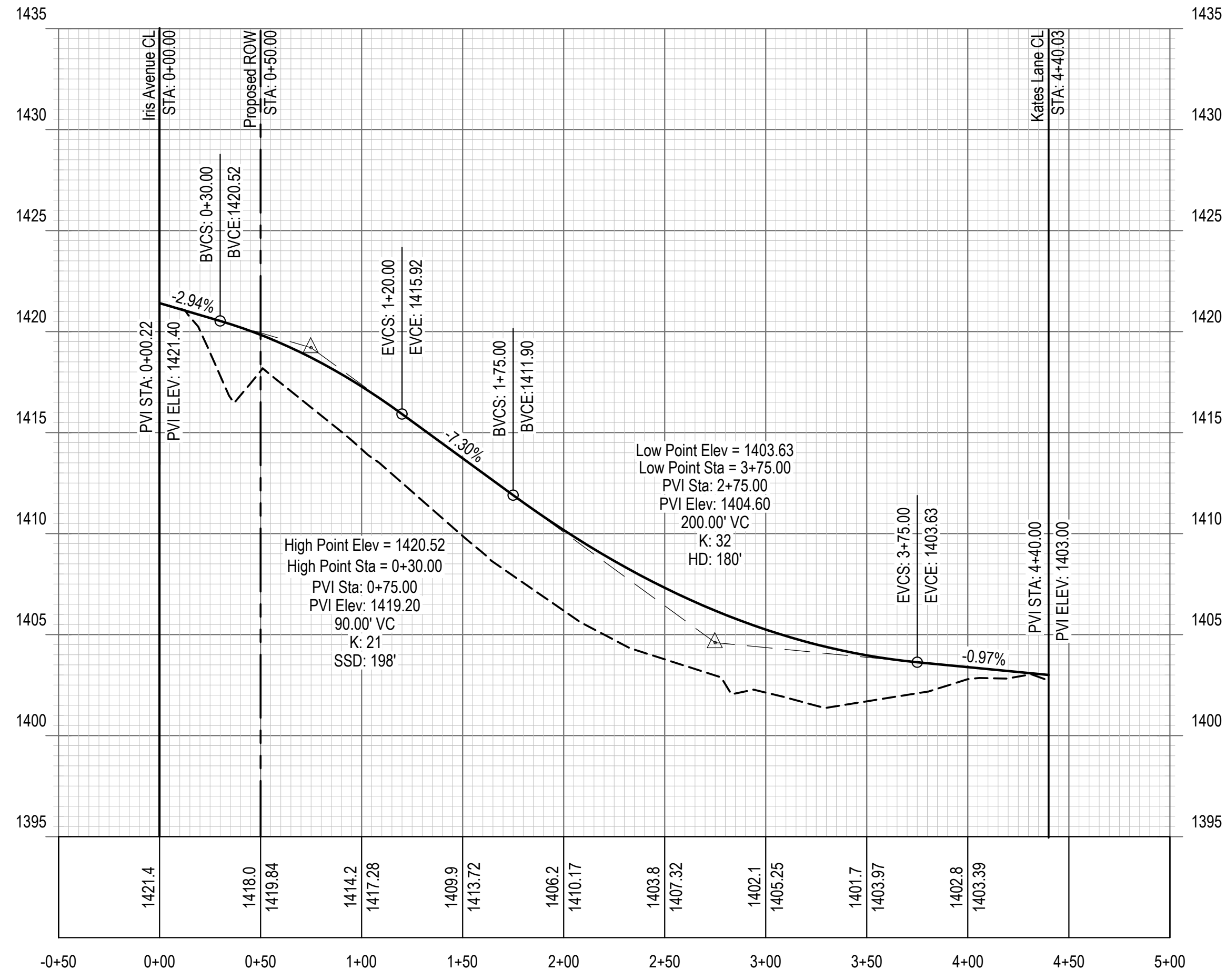
SURVEY NOTE:
The design of this project is based on a topographic survey provided to E & A Consulting Group, Inc. (E&A) by the client. E&A accepts no responsibility for actual field conditions of topographic features and any negative effects on the design and construction of this project. The Contractor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

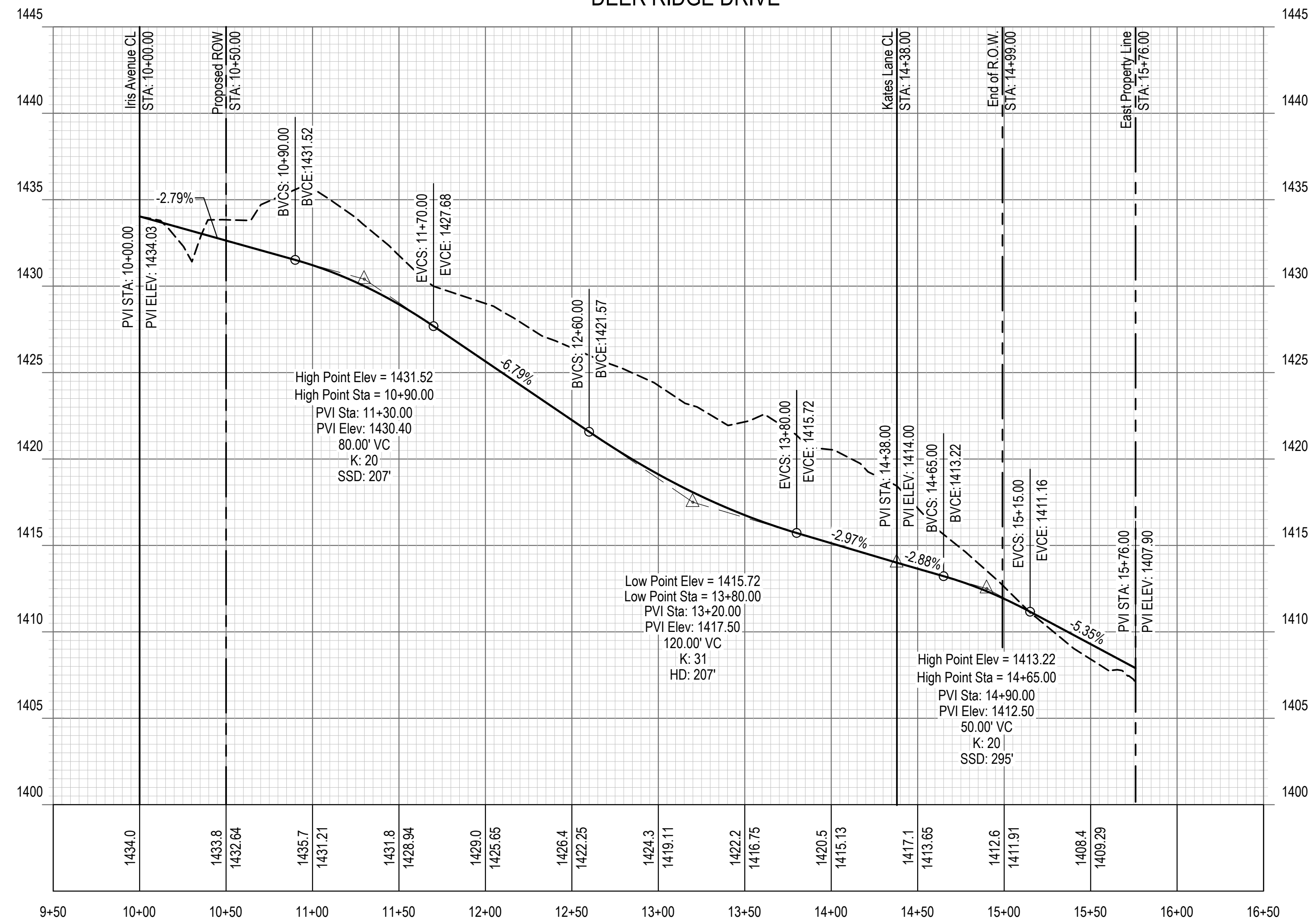
Proj No: P2022.289.004 Date: 06/05/2025 Designed By: MLK/DB Drawn By: MLK/JLW/BLF Scale: AS SHOWN Sheet: 3 of 4	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Revisions</th> <th style="width: 90%;">Description</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td></td> </tr> </tbody> </table>	Revisions	Description	1		DITTMER WEST ESTATES PRELIMINARY PLAT GRADING PLAN	<p style="text-align: center;">E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services</p> <p style="text-align: center; font-size: small;">2077 N Street, Suite 400, Lincoln, NE 68510-1068 Phone: 402.420.7217 www.eag.com State of NE Certificate of Authorization #CA0008</p>
Revisions	Description						
1							

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

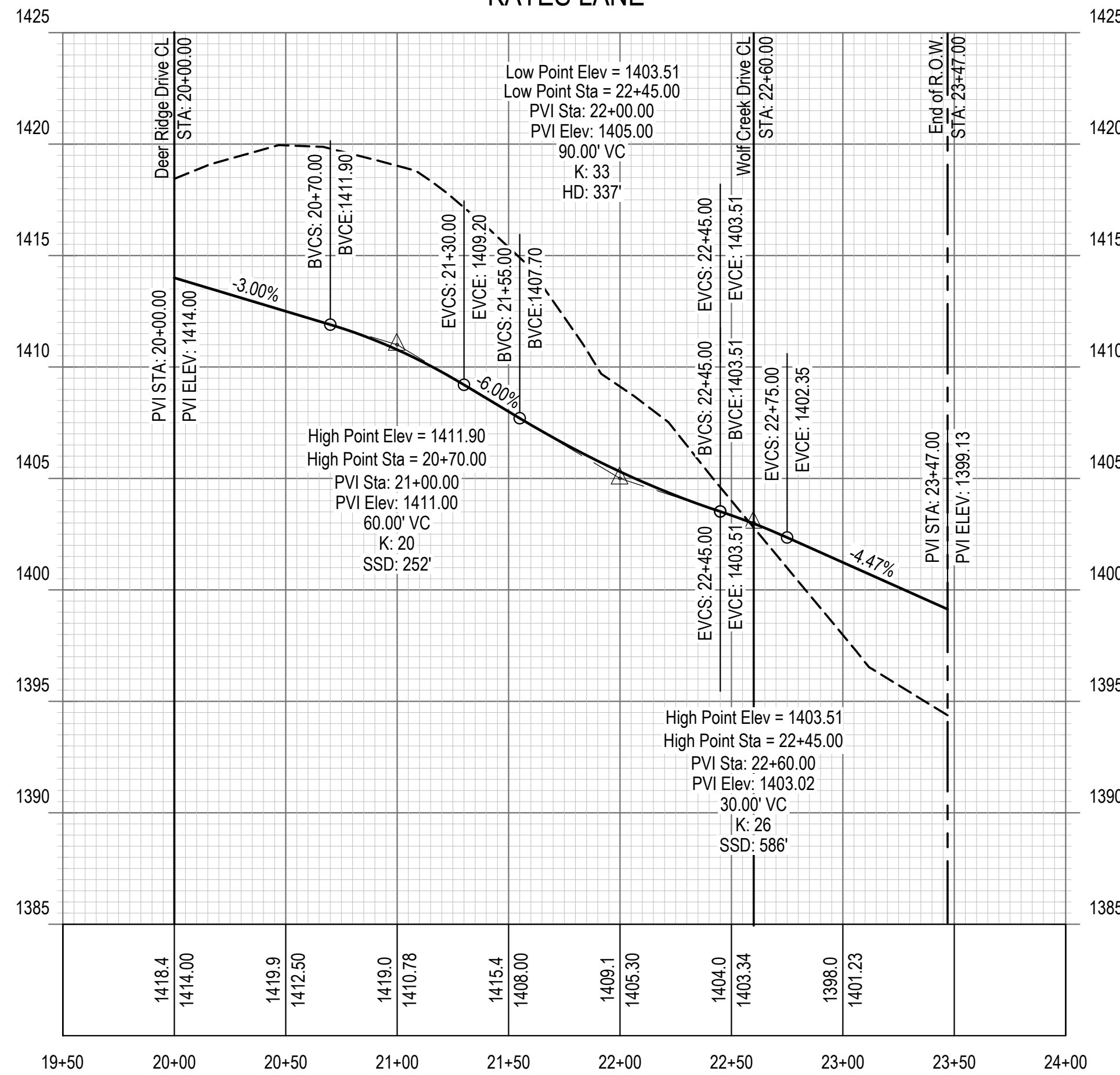
WOLF CREEK DRIVE



DEER RIDGE DRIVE



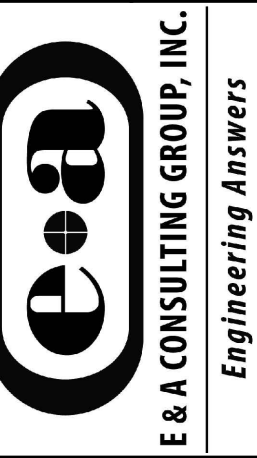
KATES LANE



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

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services



DITTMER WEST ESTATES
PRELIMINARY PLAT

STREET PROFILES

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

Jacob Lawton

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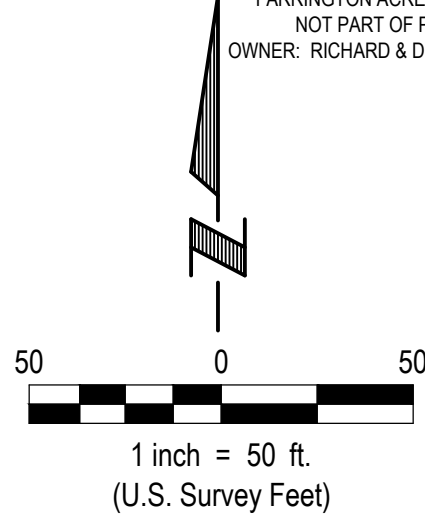
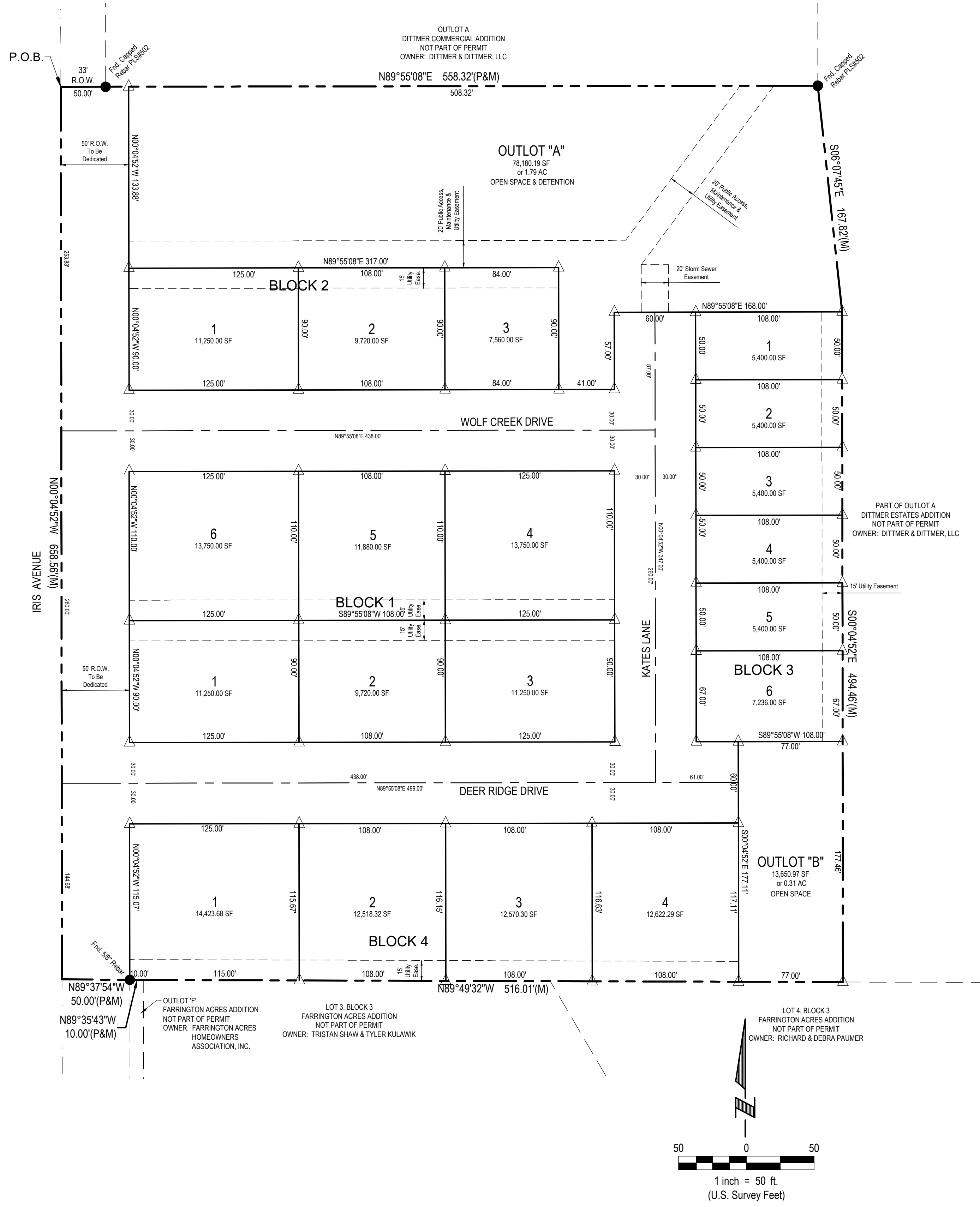
CRETE, NEBRASKA

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 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 WEST ESTATES 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 STREETS SHOWN THEREON ARE HEREBY DEDICATED TO THE PUBLIC.
THE RIGHT OF WAY SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC.

THE PUBLIC ACCESS, MAINTENANCE AND UTILITY EASEMENT SHOWN ON THE FOREGOING PLAT IS HEREBY GRANTED TO THE CITY OF CRETE, NEBRASKA FOR THE PURPOSE OF MAINTAINING, REPAIRING, OR REPLACING THE SANITARY SEWER AND SANITARY SEWER LIFT STATION.

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

TERRY A. DITTMER, MEMBER
RONALD W. DITTMER, MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF _____ } SS
ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME TERRY A. DITTMER, MEMBER AND RONALD W. DITTMER, MEMBER OF DITTMER & DITTMER, LLC, PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION OF THE FOREGOING PLAT AND THEY ACKNOWLEDGED THE SAME TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC
MY COMMISSION EXPIRES THE _____ DAY OF _____, _____

LEGEND

- ▲ SET CORNER 5/8"x24" CAPPED REBAR (PLS 502)
- MONUMENTS FOUND (AS SHOWN)
- SECTION CORNER
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- RIGHT OF WAY
- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- CENTER LINE

TOTAL LOTS = 19
TOTAL OUTLOTS = 2
TOTAL ACRES = 8.69

SURVEYOR'S CERTIFICATE

I, THOMAS B. CATLETT, A PROFESSIONAL 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 WEST 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 AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BEING HEREIN KNOWN AS DITTMER WEST ESTATES ADDITION:

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT "A", DITTMER WEST ESTATES ADDITION; THENCE N89°55'08"E (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID OUTLOT "A", DITTMER WEST ESTATES ADDITION, A DISTANCE OF 558.32 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "A", DITTMER WEST ESTATES 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 WEST 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 WEST 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 NORTHEAST CORNER OF OUTLOT "F", FARRINGTON ACRES ADDITION; THENCE N89°35'43"W ALONG THE SOUTH LINE OF SAID OUTLOT "A", DITTMER WEST 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 WEST 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°04'32"W ALONG THE WEST LINE OF SAID OUTLOT "A", DITTMER WEST 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.
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
CATLETT SURVEYING
13650 S. 150TH COURT
BENNET, NE 68317
P.L.S. #502
CRETE, NEBRASKA

APPROVAL OF CRETE PLANNING COMMISSION

THIS PLAT OF DITTMER WEST ESTATES ADDITION WAS APPROVED BY THE CRETE PLANNING COMMISSION ON THIS _____ DAY OF _____, 2024

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

APPROVAL OF CRETE CITY COUNCIL

THIS PLAT OF DITTMER WEST ESTATES ADDITION WAS APPROVED BY THE CRETE CITY COUNCIL ON THIS _____ DAY OF _____, 2024

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

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
2077N Street, Suite 400 • Lincoln, NE 68510-1088
Phone: 402-420-7217
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DITTMER WEST ESTATES
ADDITION
FINAL PLAT
CRETE, NEBRASKA

FINAL PLAT

Proj No.	Description
P2022.289.004	
Date	Date
06/05/2026	
Designed By:	MLK
Drawn By:	MLK
Scale:	1" = 50'
Sheet:	1 of 1

Marcia Krimm 6/4/2026 3:55 PM K:\Projects\2022\289\4\Planning & Planning\Planning\Final Plat\FP West-SHEETS-004.dwg



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
Final Plat	\$200	1	\$200
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	1	\$200
Special Exception	\$200		Crete municipal Code Chapter 11 Article 2
Variance Request	\$150		Crete municipal Code Chapter 11-230
Comprehensive Plan Amendment	\$200		Crete Municipal Code 11-213
			Future Land Use Map, Existing Land Use Map
Total Fees		\$600	City Attorney fees are in addition to listed fees

Owner Information

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

Applicant Information

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

Description

This preliminary plat application, to be known as Dittmer West Estates, is located East of Iris Avenue and South of 29th Street within the city limits of Crete. The proposed subdivision consists of 4-plex townhomes and single family attached units. A sanitary sewer lift station is being shown to provide service to the proposed residential, the commercial development to the north and to the future development to the east.

The change of zone request is over this preliminary plat and is requesting R-3 zoning from C-2 zoning. The final plat application, to be known as Dittmer West Estates Addition, is creating 36 residential lots and 2 outlots for open space. The placement of the lift station will be located within Outlot 'A'.

Refer to the application letter for more detail on the applications.

Subdivision Development Checklist

Pre Application Meeting Date 3/17/2026 Time 9:30 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 Application 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 _____

CHANGE OF ZONE FROM 'C-2' TO 'R-3'

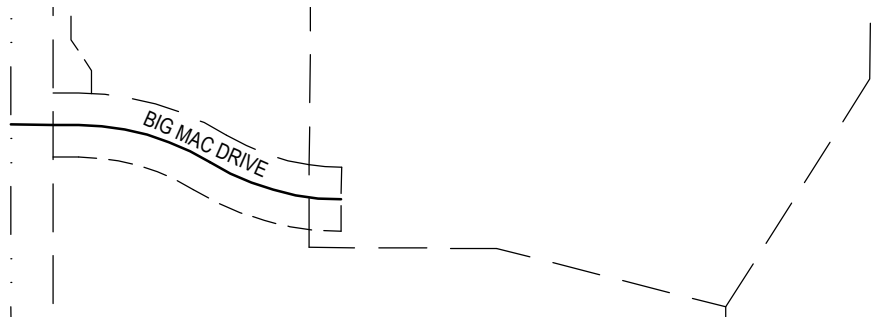
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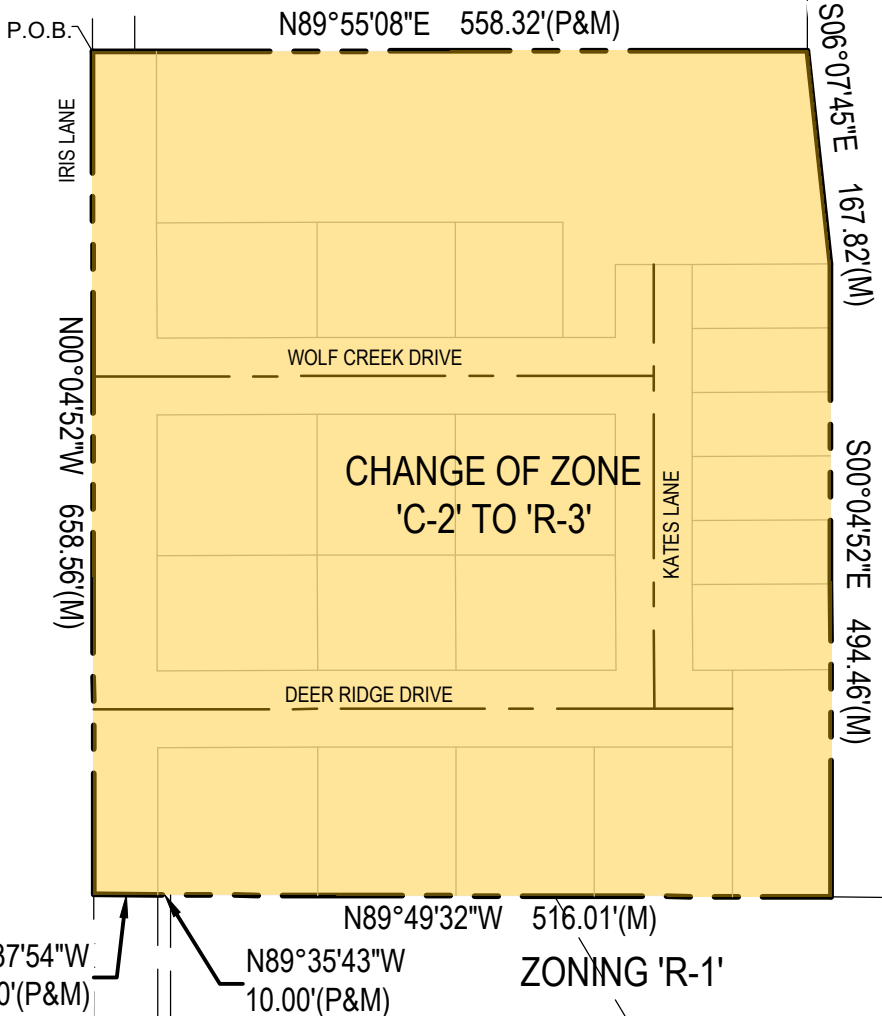
 E & A CONSULTING GROUP, INC. Engineering Answers	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 2077 N Street, Suite 400 Lincoln, NE 68510-1068 Phone: 402.420.7217 State of NE Certificate of Authorization #CA0008		CHANGE OF ZONE 'C-2' TO 'R-3' DITTMER WEST ESTATES CRETE, NEBRASKA
	Job No.: P2022.289.004 Date: 06/04/2026		
	Drawn by: MLK	Scale: NONE	



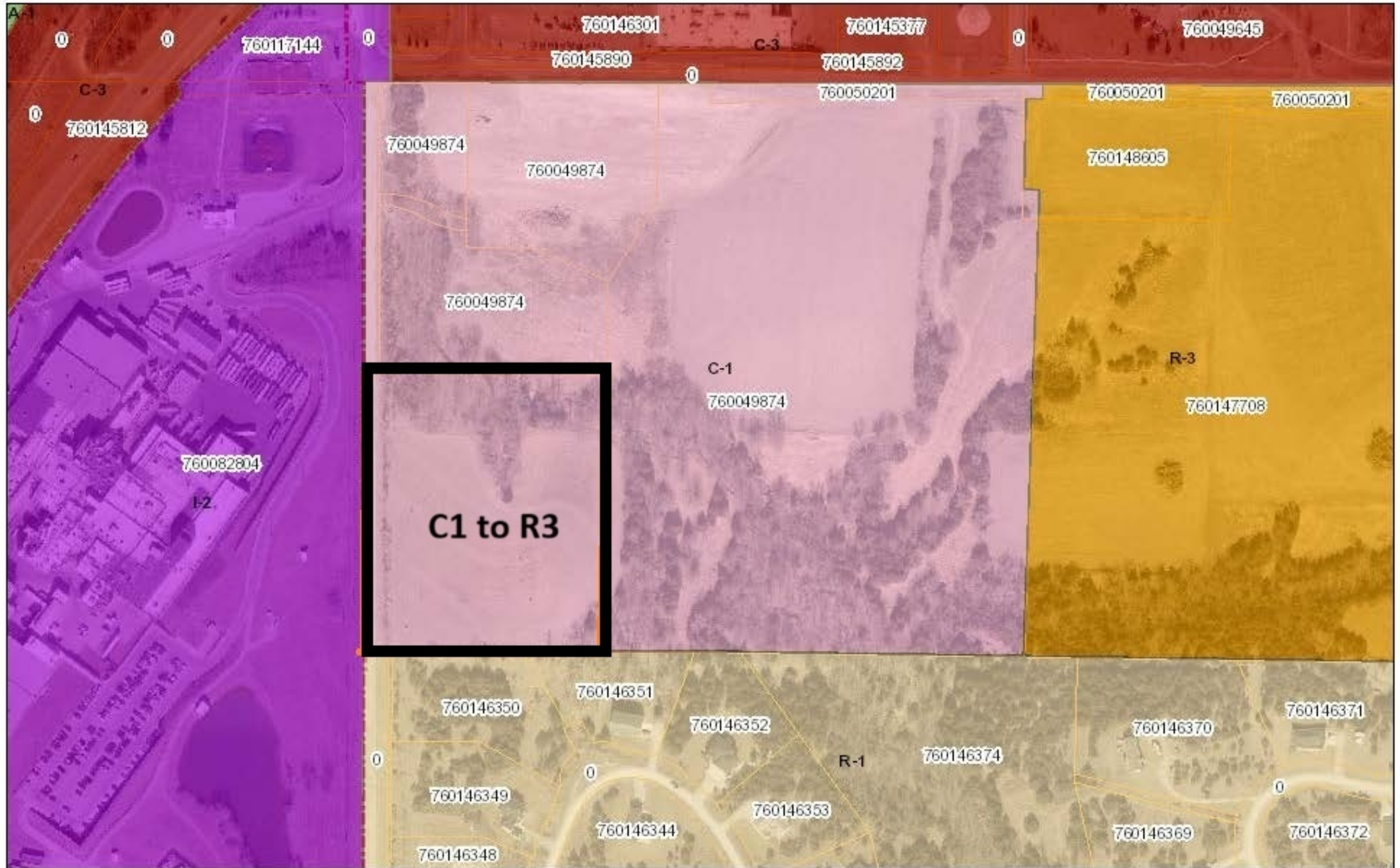
ZONING 'C-2'

ZONING 'I-2'

ZONING 'C-2'



 E & A CONSULTING GROUP, INC. <i>Engineering Answers</i>	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services <small>2077 N Street, Suite 400 Lincoln, NE 68510-1068 Phone: 402.420.7217 State of NE Certificate of Authorization #CA0008</small>		CHANGE OF ZONE 'C-2' TO 'R-3' DITTMER WEST ESTATES CRETE, NEBRASKA
	Job No.: P2022.289.004 Date: 06/04/2026		
	Drawn by: MLK	Scale: 1" = 150'	



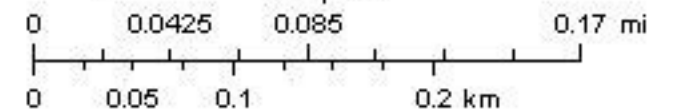
June 22, 2026
14:04 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

Zoning Boundaries

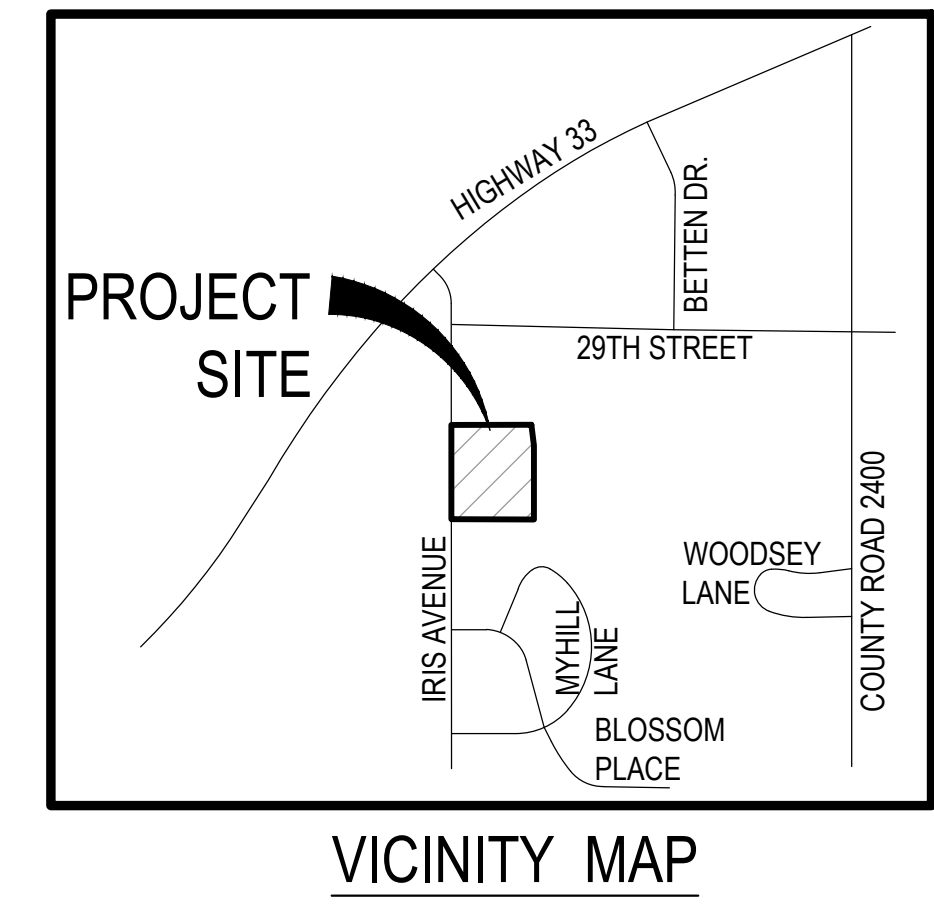
- | | | | | |
|-----|-----|-----|-----|-------------------------|
| A-1 | C-2 | I-2 | R-2 | Corp Limits |
| C-1 | C-3 | P | R-3 | 2-mile ETJ |
| | I-1 | R-1 | R-4 | Parcels (Saline County) |

1:5,039



DITTMER WEST ESTATES

PRELIMINARY PLAT CRETE, NEBRASKA



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

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

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

VICINITY MAP

LEGAL DESCRIPTION OF PRELIMINARY PLAT

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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.

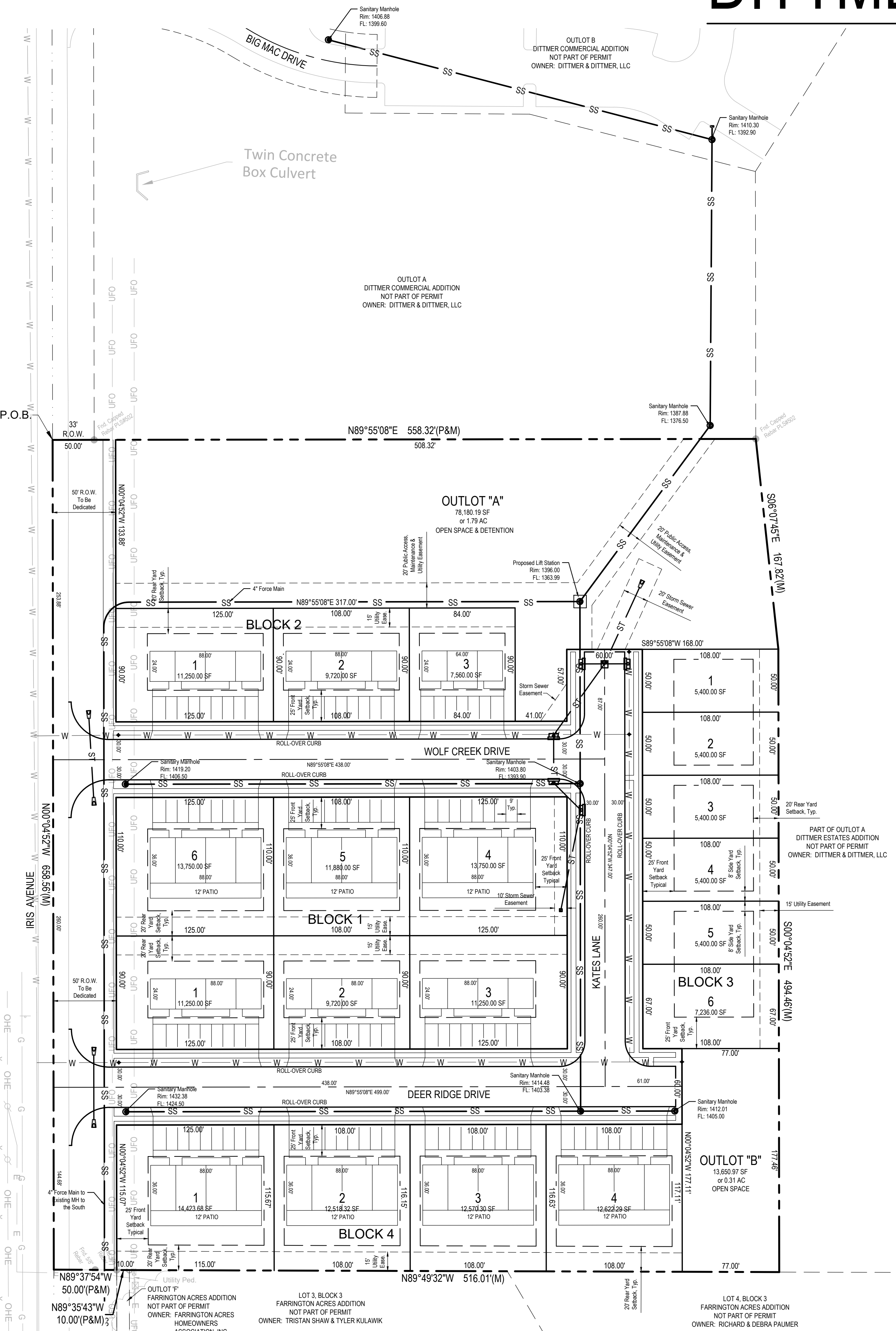
THOMAS B. CATLETT
NEBRASKA P.L.S. #502

DATE _____

*Preliminary Plans
Not for Construction*

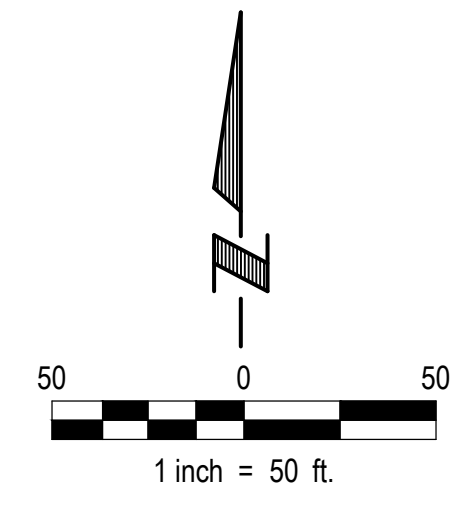
GENERAL NOTES

- 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

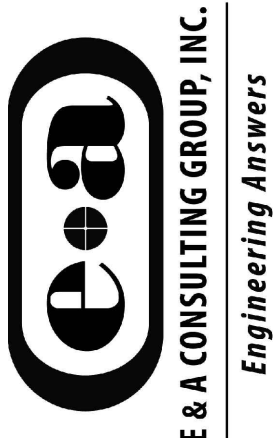
THIS PRELIMINARY PLAT OF "DITTMER WEST ESTATES" AS DESCRIBED HAS BEEN APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA ON THE

____ 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

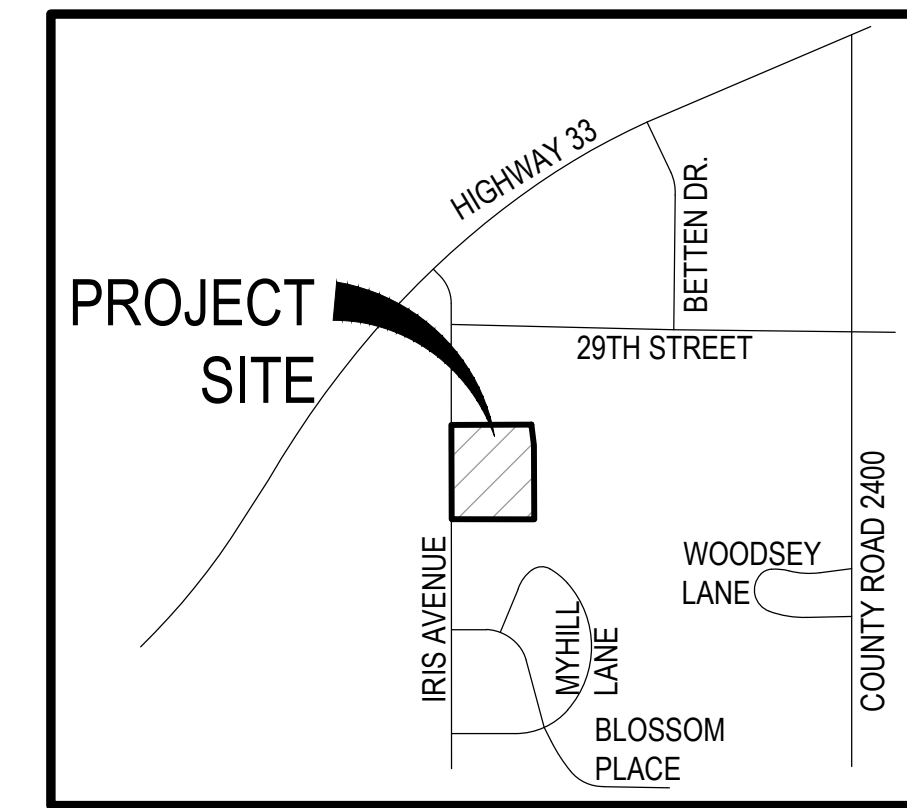
Revision	Description	Date
1	Initial Issue	06/05/2026

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

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DITTMER WEST ESTATES

PRELIMINARY PLAT CRETE, NEBRASKA

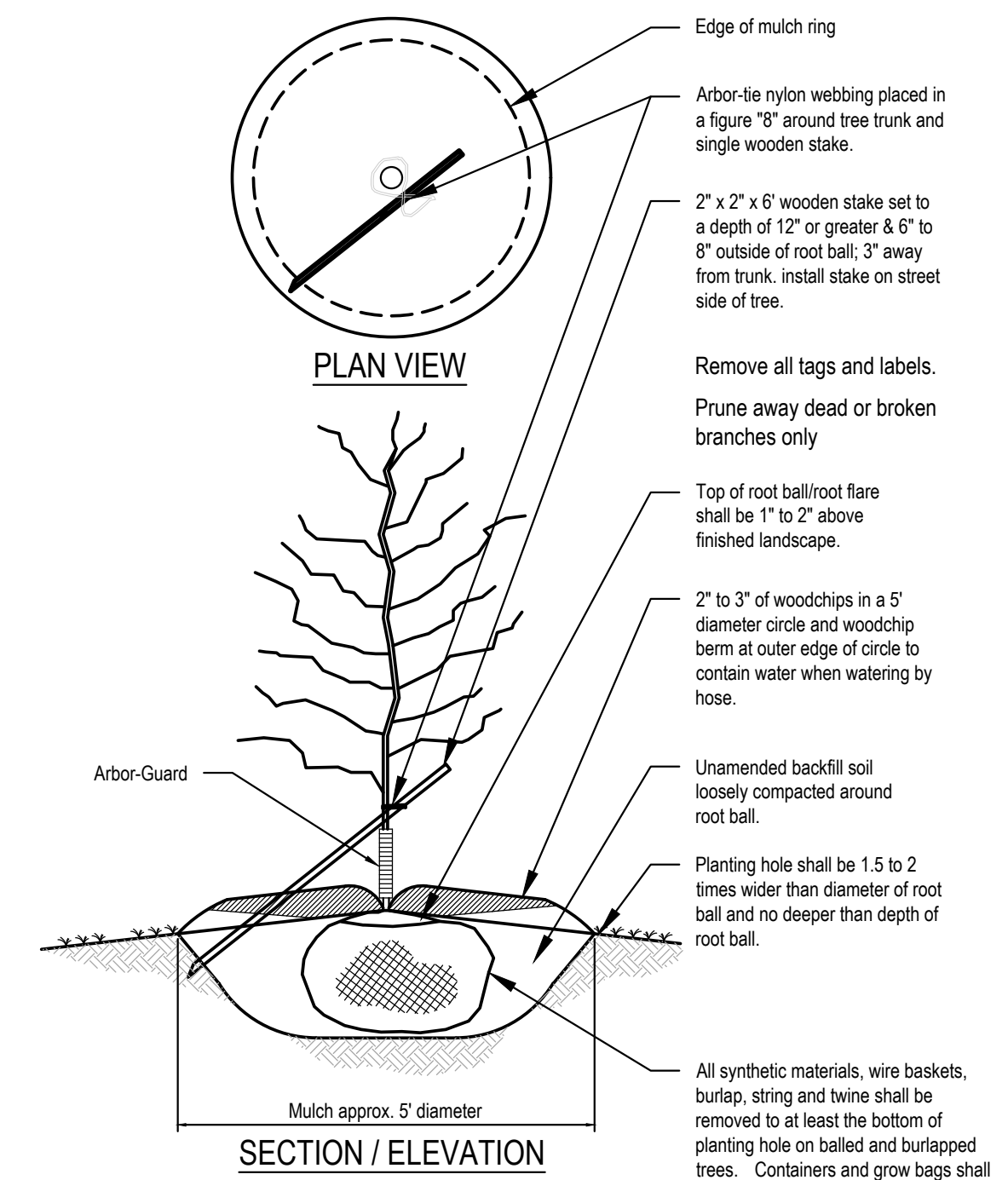
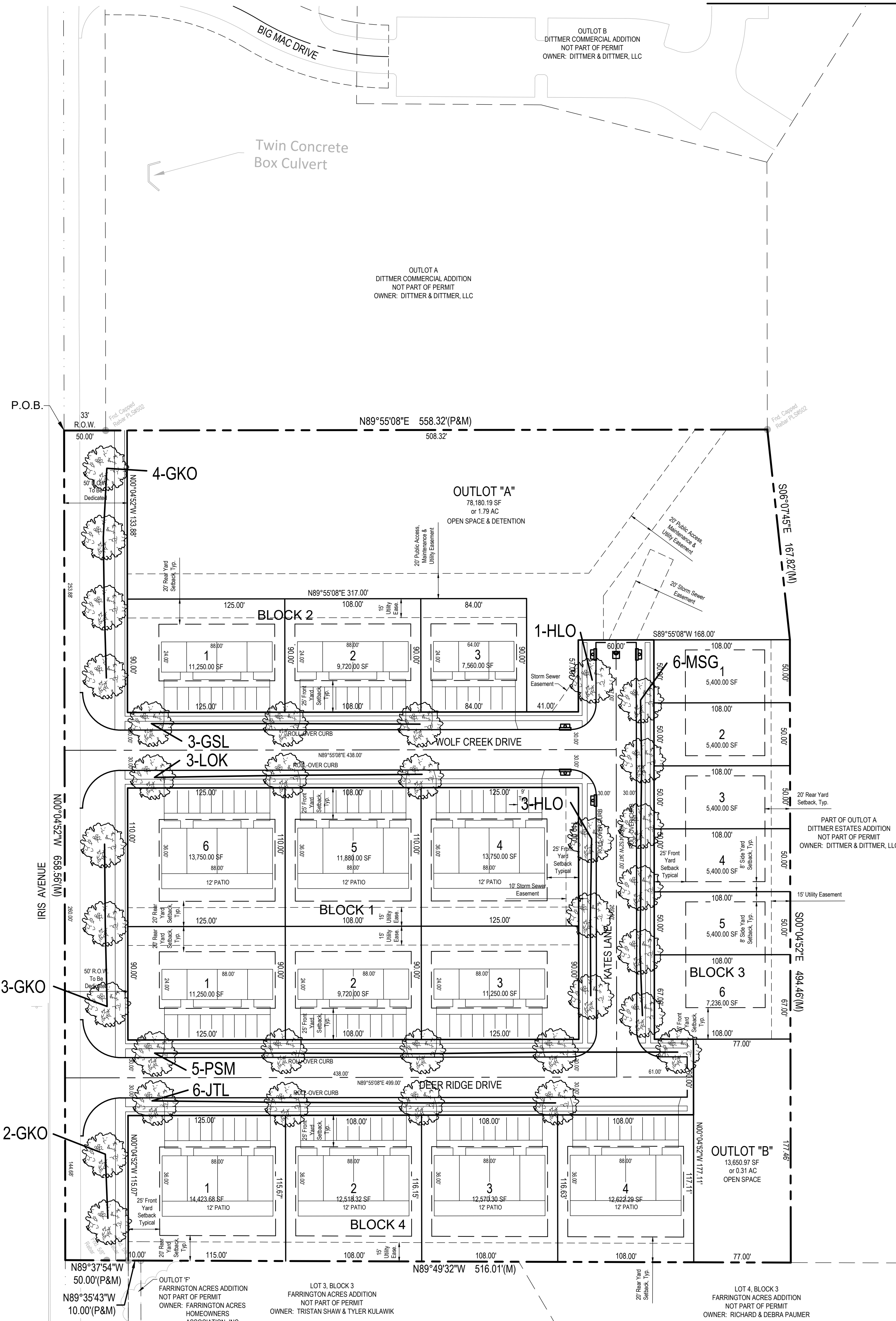


VICINITY MAP

STREET TREE PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	DESIGN		LOCATION
						WIDTH	HEIGHT	
GKO	9	Ginkgo biloba	Ginkgo	2"	B & B	35'	45'	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

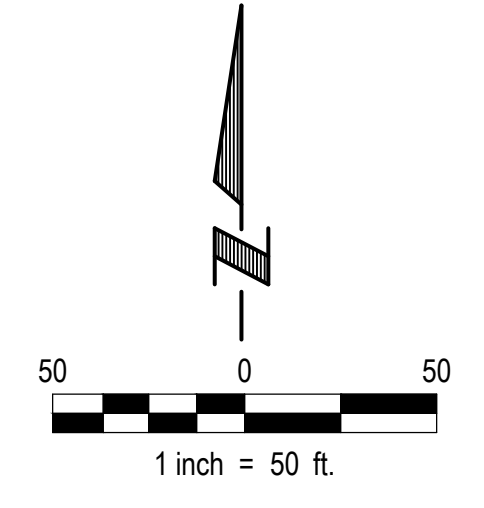


DECIDUOUS TREE PLANTING DETAIL FOR STREET TREES NOT TO SCALE

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.



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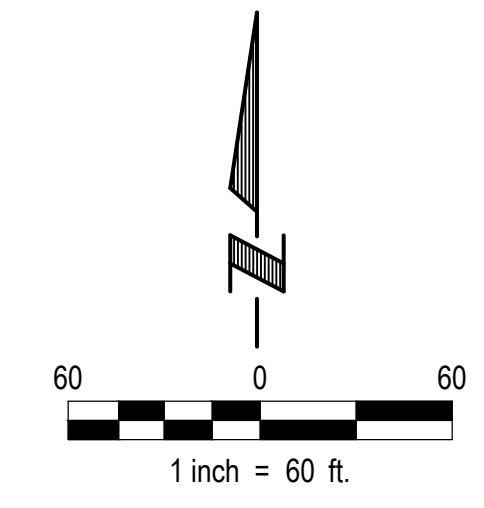
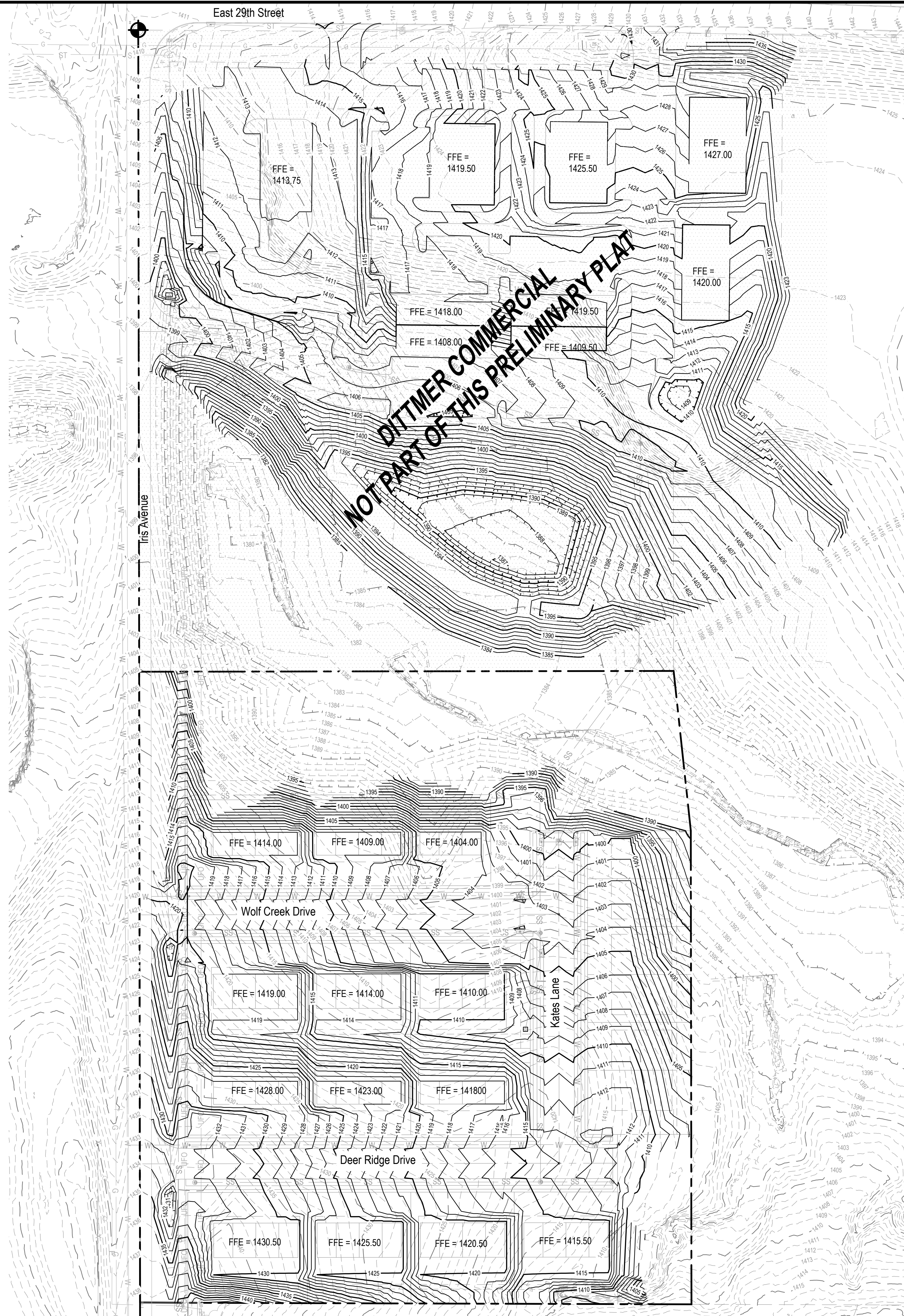
DITTMER WEST ESTATES
PRELIMINARY PLAT

STREET TREE PLAN

Revision	Description	Date
1	Initial Issue	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

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LEGEND

	Property Line
	Easement
	Existing Contours
	Proposed Contours

*Preliminary Plans
Not for Construction*

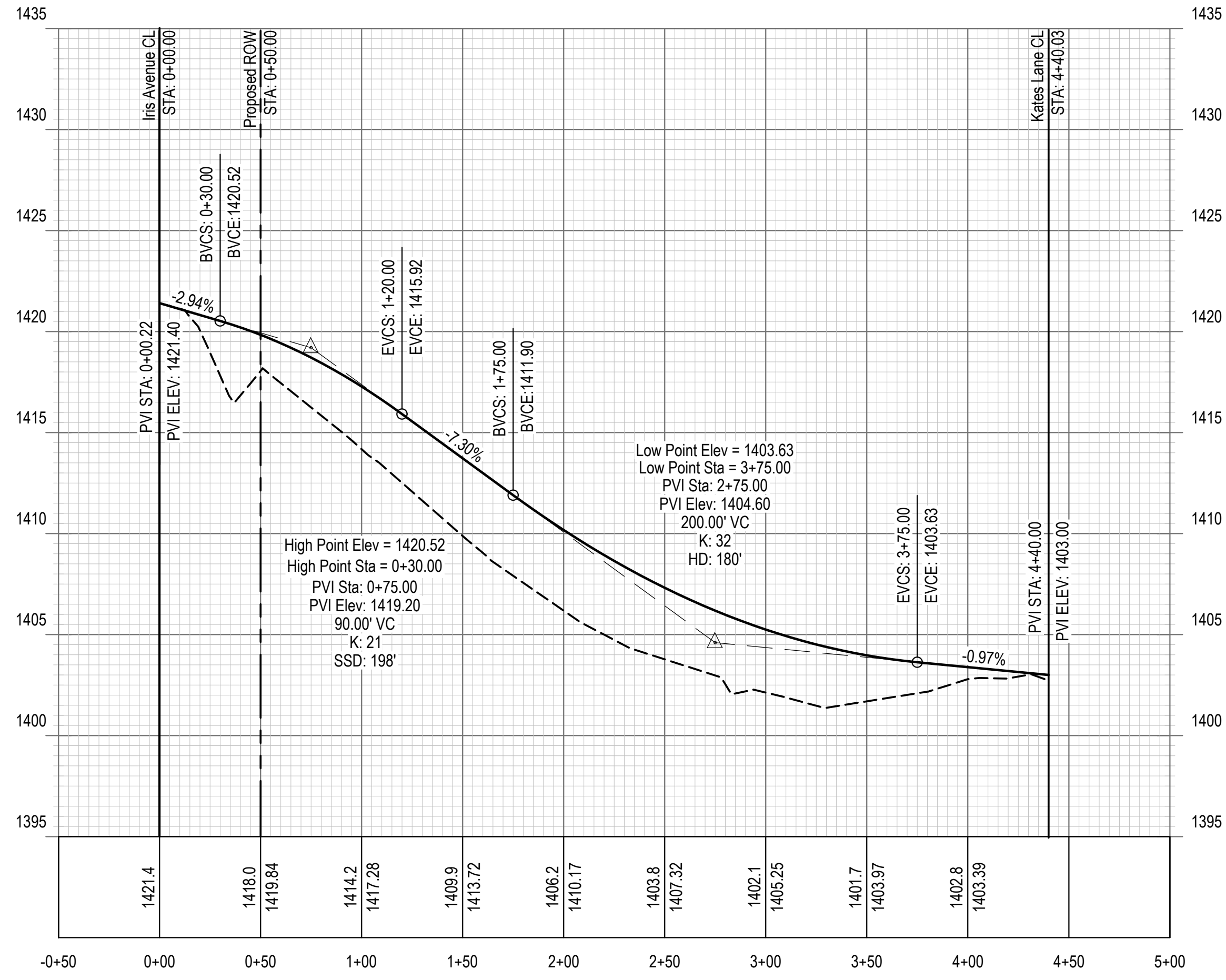
SURVEY NOTE:
The design of this project is based on a topographic survey provided to E & A Consulting Group, Inc. (E&A) by the client. E&A accepts no responsibility for actual field conditions of topographic features and any negative effects on the design and construction of this project. The Contractor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

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

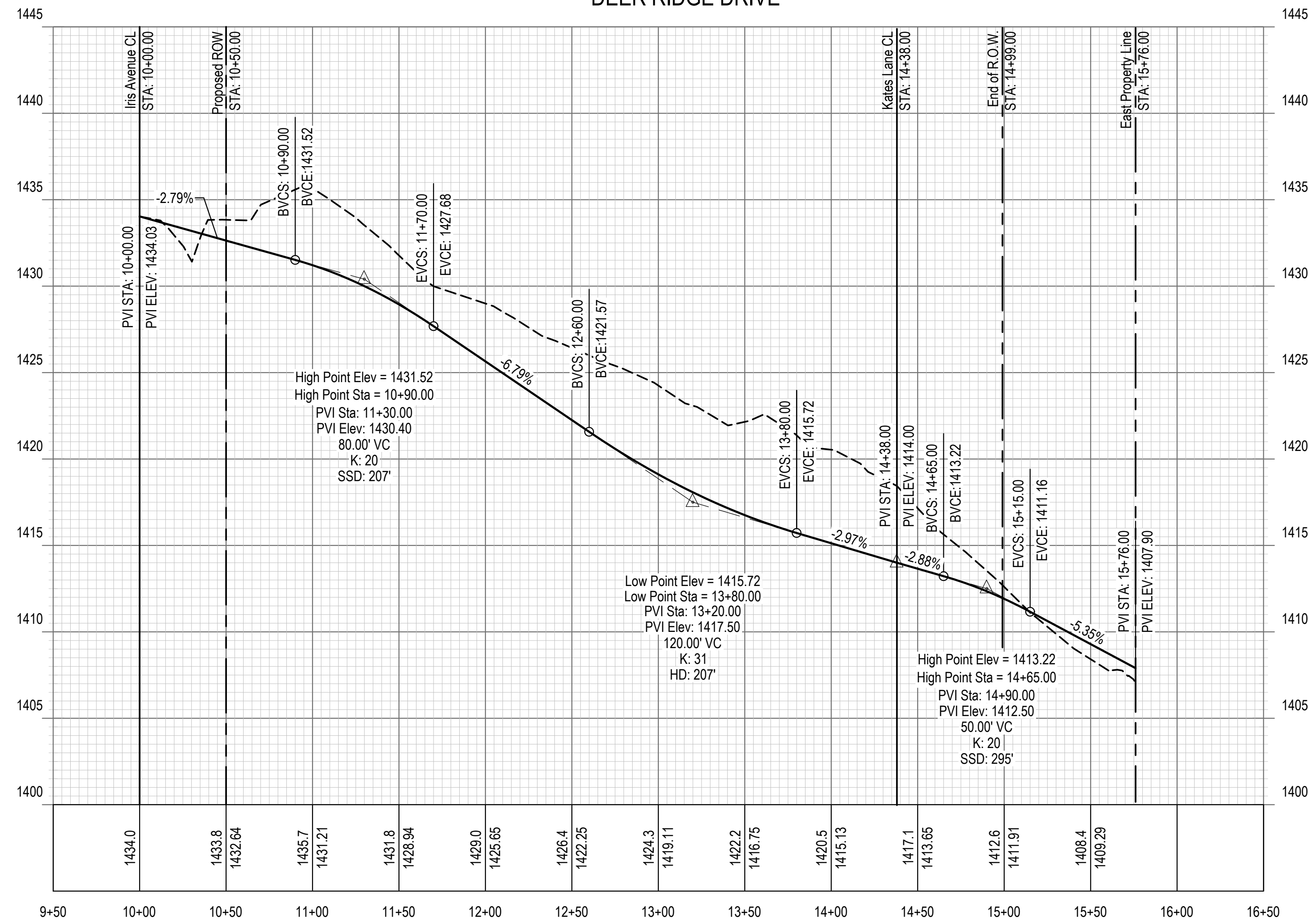
Proj No: P2022.289.004 Date: 06/05/2025 Designed By: MLK/DB Drawn By: MLK/JLW/BLF Scale: AS SHOWN Sheet: 3 of 4	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Revisions</th> <th style="width: 10%;">Date</th> <th style="width: 80%;">Description</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">06/05/2025</td> <td>AS SHOWN</td> </tr> </tbody> </table>	Revisions	Date	Description	1	06/05/2025	AS SHOWN	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							
1	06/05/2025	AS SHOWN							

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

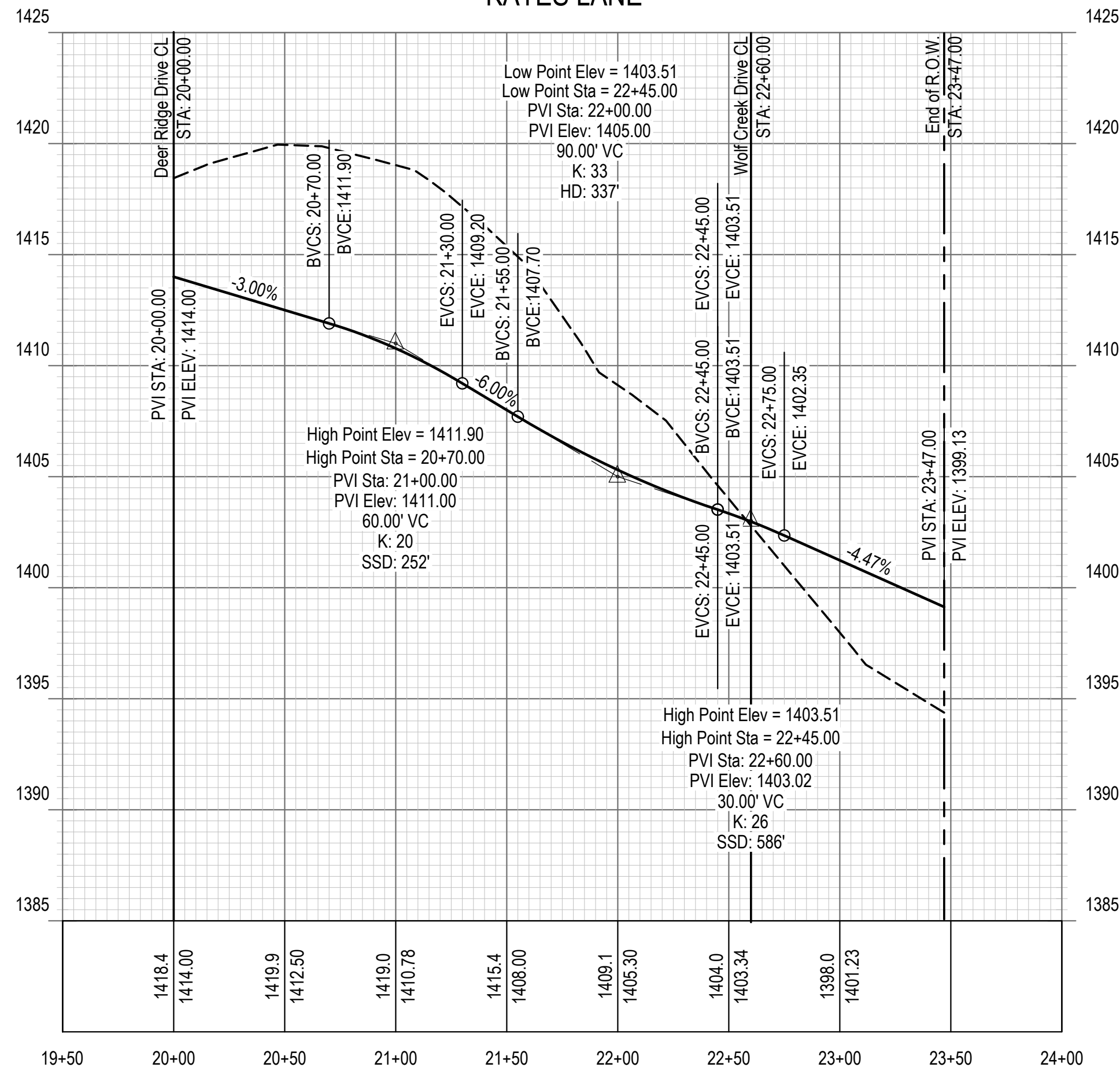
WOLF CREEK DRIVE



DEER RIDGE DRIVE



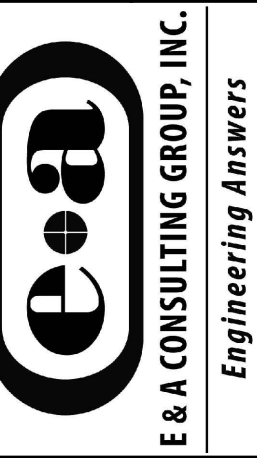
KATES LANE



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

Preliminary Plans
Not for Construction

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services



DITTMER WEST ESTATES
PRELIMINARY PLAT

STREET PROFILES

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

Jacob Lawton

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CRETE, NEBRASKA

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



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)	1	\$200	Crete Municipal Code 11-306.01
Final Plat	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	1	\$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		\$600	City Attorney fees are in addition to listed fees

Owner Information

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

Applicant Information

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

Description

This preliminary plat application, to be known as Dittmer West Estates, is located East of Iris Avenue and South of 29th Street within the city limits of Crete. The proposed subdivision consists of 4-plex townhomes and single family attached units. A sanitary sewer lift station is being shown to provide service to the proposed residential, the commercial development to the north and to the future development to the east.

The change of zone request is over this preliminary plat and is requesting R-3 zoning from C-2 zoning. The final plat application, to be known as Dittmer West Estates Addition, is creating 36 residential lots and 2 outlots for open space. The placement of the lift station will be located within Outlot 'A'.

Refer to the application letter for more detail on the applications.

Subdivision Development Checklist

Pre Application Meeting Date 3/17/2026 Time 9:30 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 Application 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 _____

CHANGE OF ZONE FROM 'C-2' TO 'R-3'

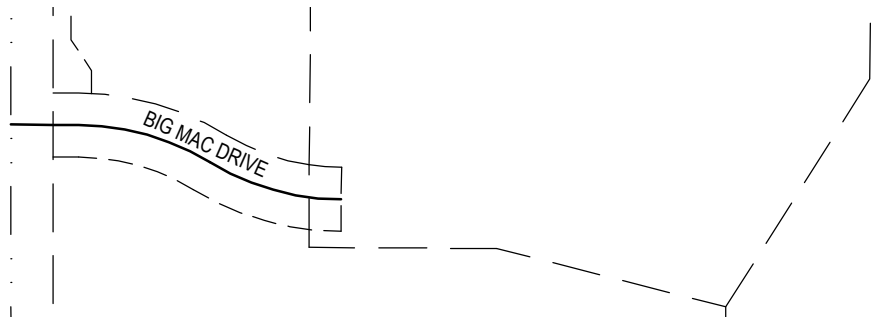
LEGAL DESCRIPTION

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 NORTHEAST CORNER OF OUTLOT 'F', FARRINGTON ACRES ADDITION; THENCE N89°35'43"W ALONG THE SOUTH LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION, SAID LINE ALSO BEING THE NORTH LINE OF SAID OUTLOT 'F', FARRINGTON ACRES ADDITION, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'F', FARRINGTON ACRES ADDITION, SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF IRIS AVENUE; THENCE N89°37'54"W CONTINUING ON THE SOUTH LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE N00°04'52"W ALONG THE WEST LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION, SAID LINE ALSO BEING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 658.56 FEET TO THE POINT OF BEGINNING.

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

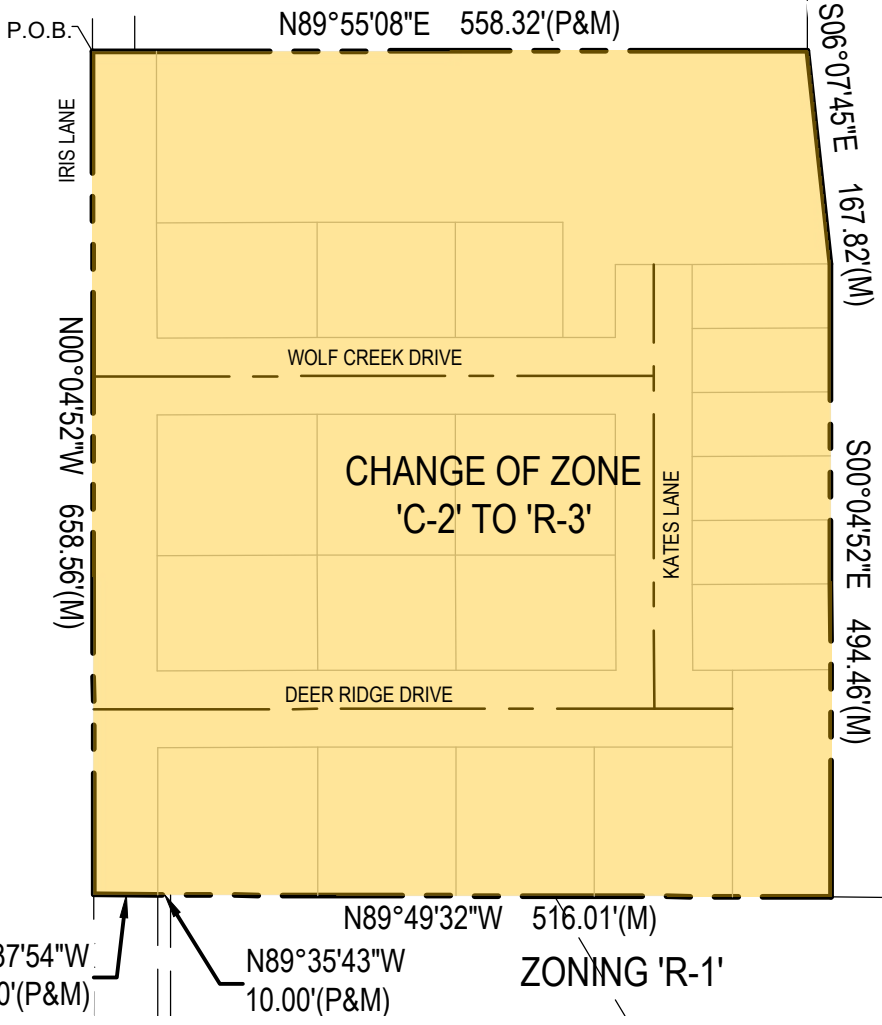
 E & A CONSULTING GROUP, INC. Engineering Answers	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 2077 N Street, Suite 400 Lincoln, NE 68510-1068 Phone: 402.420.7217 State of NE Certificate of Authorization #CA0008		CHANGE OF ZONE 'C-2' TO 'R-3' DITTMER WEST ESTATES CRETE, NEBRASKA
	Job No.: P2022.289.004	Date: 06/04/2026	
Drawn by: MLK	Scale: NONE	Sht: 1 of 2	



ZONING 'C-2'

ZONING 'I-2'

ZONING 'C-2'



 E & A CONSULTING GROUP, INC. <i>Engineering Answers</i>	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 2077 N Street, Suite 400 Lincoln, NE 68510-1068 Phone: 402.420.7217 State of NE Certificate of Authorization #CA0008		CHANGE OF ZONE 'C-2' TO 'R-3' DITTMER WEST ESTATES CRETE, NEBRASKA
	Job No.: P2022.289.004 Date: 06/04/2026		
	Drawn by: MLK	Scale: 1" = 150'	



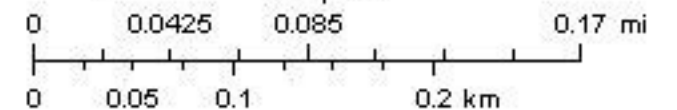
June 22, 2026
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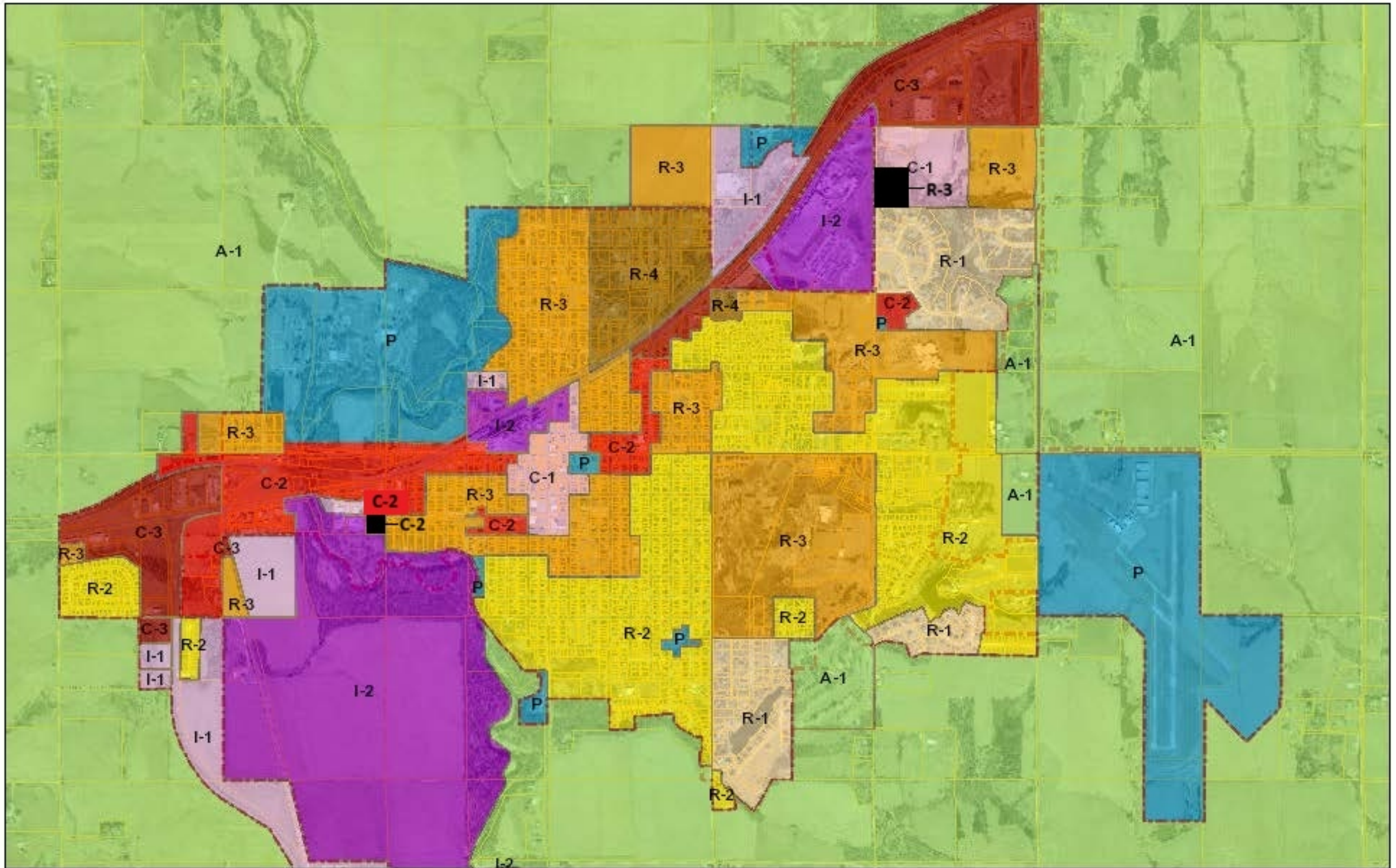
DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

Zoning Boundaries

- | | | | | |
|-----|-----|-----|-----|-------------------------|
| A-1 | C-2 | I-2 | R-2 | Corp Limits |
| C-1 | C-3 | P | R-3 | 2-mile ETJ |
| | I-1 | R-1 | R-4 | Parcels (Saline County) |

1:5,039





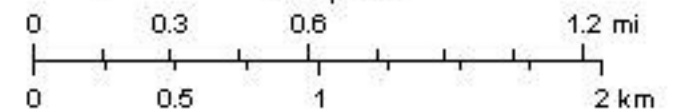
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14:06 PM

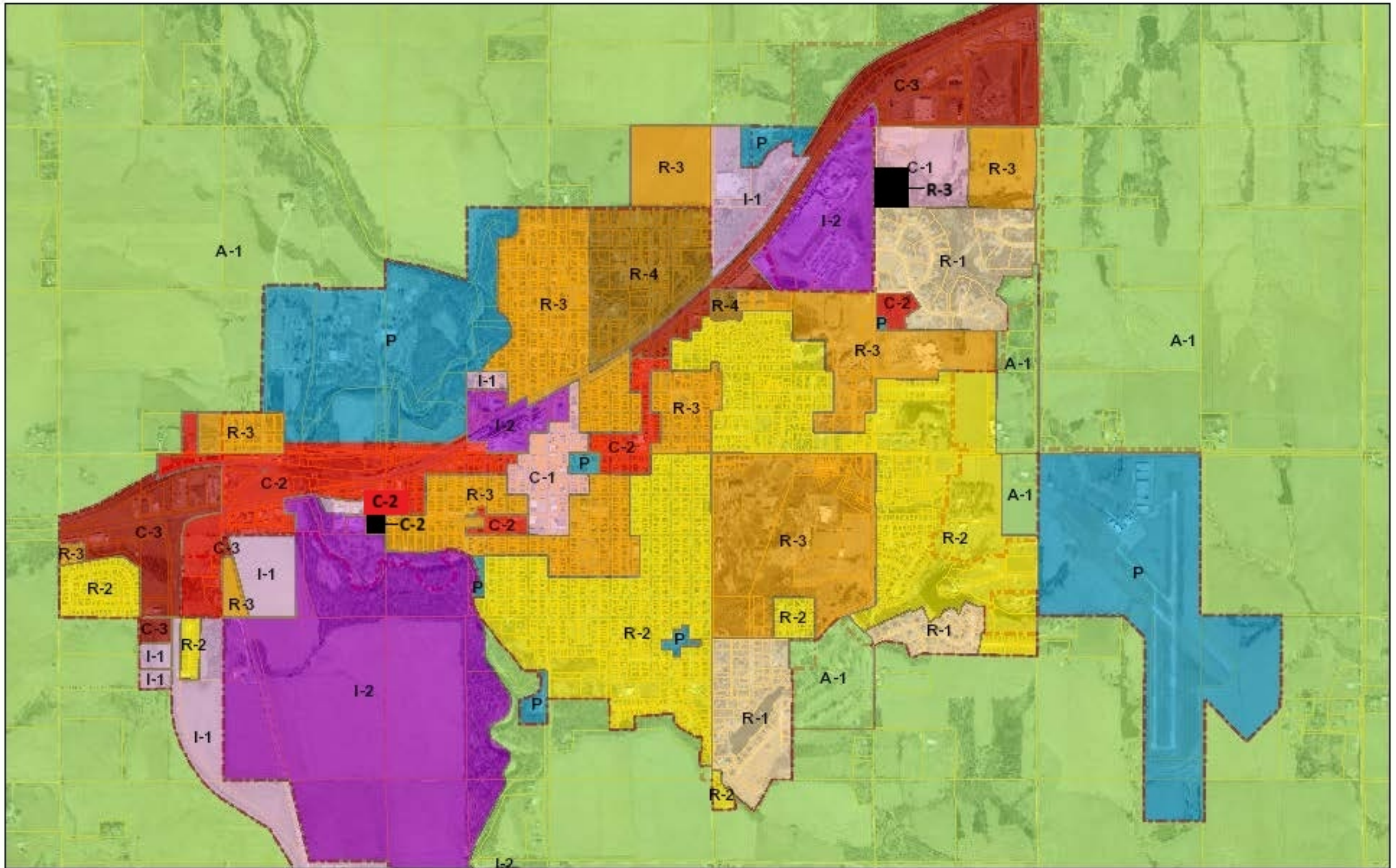
DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:35,469

Zoning Boundaries

- | | | | | | | | | | |
|--|-----|--|-----|--|-----|--|-------------------------|--|-------------|
| | A-1 | | C-2 | | I-2 | | R-2 | | Corp Limits |
| | C-1 | | C-3 | | P | | R-3 | | 2-mile ETJ |
| | I-1 | | R-1 | | R-4 | | Parcels (Saline County) | | |





June 22, 2026
14:06 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:35,469

Zoning Boundaries

- | | | | | | | | | | |
|--|-----|--|-----|--|-----|--|-------------------------|--|-------------|
| | A-1 | | C-2 | | I-2 | | R-2 | | Corp Limits |
| | C-1 | | C-3 | | P | | R-3 | | 2-mile ETJ |
| | I-1 | | R-1 | | R-4 | | Parcels (Saline County) | | |

