City of Omaha Planning Department

APPLICATION

ZONING

[ ] Rezoning from ___ to ___  [ ] Other

[ ] Special Use Permit  [ ] Conditional Use Permit

Base Zoning District: _____________

Property Owner: Ruth Taylor

Applicant: Sandra Delgado

Representative: Melvin Melendez

Contact: Nebraska Realty

Postal Address (or General Location if no address has been assigned): 5819 S. 1411 W. Omaha NE 68107

Legal Description: Persons & Berry's Add Lot 24 Block 1 Lots 23

82 x 124

Proposed Use Type: Daycare Center  Existing Use Type: Home Daycare

Building and Parking Information:

a. Total Site Area 10,163 Sq. Ft.
b. Building Coverage 1,514 Sq. Ft.
c. Building Coverage (b+a) 1,514 %
d. Maximum Building Height 20 Ft.
e. Total Floor Area 820 Sq. Ft.
f. Floor Area Ratio (e+a) 1.4

g. Total Paved Area 820 Sq. Ft.
h. Impervious Coverage (b+g+a) 12.2%
i. Number of Parking Stalls 8

Landscaping Information:

j. Total Area of Street Yard 4,109 Sq. Ft.
k. Street Yard Landscaped Area 4,109 %
l. Street Yard Landscaped Area (k+j) 4,109 %
m. Parking Lot Area 220 Sq. Ft.
c. Interior Lot Landscaping (n+m) 220 %

Residential Uses Only:

p. Total Number of Units for Multi-Family: 2

q. Density (e+p) 5,084 Sq. Fl./Unit

r. Total Floor Area of Any Incidental Office or Commercial Use 198 Sq. Ft.

If you have any questions about this application, please contact the Current Planning Division at 402-444-5150.

Sandra Delgado

Applicant Signature

If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.

6-3-2019

Date

6/3/2019 | 12:54 PM CDT

Date

1/23/2014
Emely’s Child Care LLC
5819 South 14th St. Omaha, NE 68108
SandraRivera871@gmail.com (Owner’s Email)
(402) 216-8690

Our Mission Statement:
Emely’s Child Care LLC will provide quality, loving care in educated-based environment which gives a child’s love for learning and respects for themselves, others, and their community.

Service and Hours:
Above all, Emely’s Child Care LLC will give young children (ages 6 weeks through 13 years) with quality, loving care Monday through Friday from 6 a.m. to 6 p.m. We will implement our philosophy and activities to give strong development of your child with focus on healthy cognitive, social, emotional growth.

Emely’s Child Care LLC is committed to exceeding equal staff to student ratios and square footage requirements. We will maintain a clean, beautiful indoor learning environment, as well as safe indoor and outdoor playing spaces. We will manage enrollment, so our staff is empowered to deliver individualized care.

Location and Traffic:
Our location near 13th street will serve our business exceedingly well. Emely’s Child Care LLC is located near a few elementary schools like Gomez Elementary. The traffic in our area is not busy, which will service you as you are trying to get to your destination. Although, traffic could be busier throughout the hours of 8 am and 4:30 pm.

Staffing and Expansion Plan:
Upon opening our doors for business, Emely’s Child Care LLC will employ our team members of 5 to be equipped to serve 4 infants, 6 toddlers, and 12 preschoolers. As we our expecting to grow, we will anticipate having a total of 29 children enrolled.
PLOT PLAN
LOT# 24 & 25 PERSONS
& BERRY'S ADDITION
1" = 10.00'
CODE:
R4 ZONING
FRONT: 35'
SIDE: 5'
REAR: 25'
MAX BUILDING COVERAGE IS 40%
MAX IMPERVIOUS IS 50%

PERVERIOUS: 15,252 SQUARE FEET

IMPERVIOUS:
EXISTING HOUSE: 1104 SQUARE FT
EXISTING DRIVEWAY/WALK: 600 SQ

ADDITION- GARAGE: 2974 SQUARE FT
ADDITION DRIVEWAY: 642 SQUARE FT

BUILDING COVERAGE: 29.13%
IMPERVIOUS COVERAGE: 38.00%
**DRAWING** DESIGNED PER INTERNATIONAL RESIDENTIAL CODE 2008 EDITION.

**DESIGN LOADS:**
- **FLOOR:** 450 PSF, LIVE & 15 PSF, DEAD
- **ROOF:** 50 PSF, LIVE & 15 PSF, DEAD
- **CEILING:** 25 PSF, LIVE & 15 PSF, DEAD
- **ASSUMED SOIL SWELL CAPACITY:** 50% SOIL TEST 1,800 PSI

**NOTE:** ANY SPECIALTY LOADING WILL Need TO BE CONFIRMED BEFORE CONSTRUCTION. SO PROPER ADJUSTMENTS CAN BE MADE TO THE DESIGN.

**FOUNDATION AND CONCRETE:**
- **FOUNTAINING OVER A RISE MUST BE SEALED BY A STRUCTURAL ENGINEER.**
- **PLACEMENT FOOTING BELOW FLOODLINE.**
- **ANCHOR BOLTS MUST BE AT LEAST 3" IN DIAMETER AND MUST EXTEND AT LEAST 1" INTO MOLDING CONCRETE.**
- **MINIMUM 2" DIA. ANCHOR BOLTS PER PLATE SECTION.**
- **ANCHOR BOLTS MUST BE SPACED NO MORE THAN 6" ON CENTER.**
- **ONE ANCHOR BOLT MUST BE LOCATED NOT MORE THAN 12" FROM EACH END OF THE PLATE SECTION.**
- **ALL PLATES ON BOLTS MUST REST ON CONCRETE THAT IS IN DIRECT CONTACT WITH THE EARTH.**
- **WOOD OR BRICK FLOOR CONCRETE**
- **500 PSF CONCRETE FOR SLABS AND FOOTING: 3000 PSF FOR FOUNDATION WALLS.**
- **6500 PSF FOR GARAGE SLAB AND EXTERIOR ELEVATION STEPS.**
- **REINFORCING STEEL SHALL BE DEFORMED, NYLON, AND CONFORM TO ASTM A 615 GRADE 60.**

**CABINETRY:**
- **UNLESS NOTED OTHERWISE, ALL FRAMING MEMBER SHALL HAVE THE FOLLOWING CHARACTERISTICS:**
  - PB 4 1,000 PSI
  - PB 4 1,400 PSI
- **CONTRACTOR TO CONFIRM THE SIZE, SPACING AND STRESS CHARACTERISTIC OF ALL FRAMING AND STRUCTURAL MEMBERS TO MEET YOUR LOCAL CODES REQUIREMENTS.**
- **SUBFLOORING IS ATTACHED TO THE FLOOR.**
- **HOLES IN ALL MEMBERS ARE TO BE COMPLETE BY FULL DRYWALL.**
- **LET'S ANY DRAINAGE, BRACING OR PUMPING SHEDDING.**
- **ALL SIZES OF CABINETRY ARE TO MEET ASTM SPECIFICATION A AS GRADE 8 OR A201.**
- **STEEL COLUMNS ARE 3" INSIDE DIAMETER UNCOOLED.**

**HEATING, VENTILATION AND AIR CONDITIONING:**
- **EQUIPMENT TO BE PLACED IN A DRY AND BREEZY AREA.**
- **THE MAXIMUM SPAN OF A CANTILEVER IS 10" WHEN USING PIECE WOOL, UNLESS DESIGNED BY A PROFESSIONAL ENGINEER.**

**CODE:**
- **RA ZONING:**
  - FRONT: 75'
  - SIDE: 85'
  - REAR: 25'
  - MAX BUILDING COVERAGE IS 40%

**MAX IMPERVIOUS IS 50%**

**14TH STREET**

**PLOT PLAN**

LOT #24 & 25 PERSONS & BERRY'S ADDITION

1" = 10.00'