



CITY OF LA VISTA
BOARD OF ADJUSTMENT

STAFF REPORT

VARIANCE REQUEST
WATKINS CONCRETE BLOCK CO.

DATE OF BOA MEETING:

June 5, 2013

SUBJECT:

Variance to the Flood Plain District (Overlay District) of the La Vista Zoning Ordinance,
Section 5.18.22 regarding Nonconforming Use

PROPERTY INFORMATION

APPLICANT:

Watkins Concrete Block Co.
14306 Giles Road
Omaha, NE 68138

PROPERTY OWNER:

Watkins Concrete Block Co.
14306 Giles Road
Omaha, NE 68138

SUBJECT PROPERTY:

Tax Lot 8A4, Section 13, T14N, R11E, 6th P.M.,
Sarpy County, Nebraska

ZONING:

I-2, FF/FW - Heavy Industrial, Flood Plain Districts (Overlay District)
and the Gateway Corridor Overlay

DEFINITIONS

(from Section 2 of Zoning Ordinance)

5.18.25 Definitions “Floodplain” – Any land area susceptible to being inundated by water from any source (see definition of “flooding”).

“Flood or Flooding” – A general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) the overflow of inland waters; or
- (2) the unusual and rapid accumulation of runoff of surface waters from any source.

(Ordinance No. 1083, 2-17-09)

BACKGROUND

Description of Request:

1. Watkins Concrete Block is an industrial business located at the northeast corner of 144th Street and Giles Road. The existing facility produces concrete masonry units for general building construction.
2. The request is to allow Watkins Concrete Block Company to expand their existing production facility to accommodate a new piece of production equipment. The existing building is approximately 22,465 square feet and was constructed in 1979. The request is to add approximately 4,636 square feet.
3. According to the applicant’s engineer, the original building was in compliance with the regulations at the time it was constructed; it was not within a designated floodplain. In 2010, the Federal Emergency Management Agency (FEMA) issued new National Flood Insurance Program flood maps. The new maps identify the property as within a designated flood zone, and the flood elevation is higher than the existing finished floor elevation (the regulations require the lowest *finished* floor elevation to be at least one-foot above the flood plain elevation). The floor of the proposed addition to the building is designed to be at the same elevation as the existing building, and therefore does not meet the new flood plain elevation requirement.
4. *Additional information has been provided by the applicant; see letter from Joseph D. Foley, P.E., dated February 14, 2013; Elevation Certificate; colored flood plain boundary map and other material in the enclosed packet.*

5. Section 5.18.22, Nonconforming Use, of the Flood Plain District regulations governs this type of request, as follows:

5.18.22 NONCONFORMING USE

5.18.22.01 A structure or the use of a structure or premises which was lawful before the passage or amendment of flood plain regulations, but which is not in conformity with the provisions of these regulations may be continued subject to the following conditions:

1. No such structure of use shall be expanded, changed, enlarged or altered in a way which increases its nonconformity.

(Remainder of section does not apply.)

CONDITIONS FOR VARIANCES

Section 5.18, Flood Plain Districts (Overlay District), of the Zoning Ordinance govern the procedures and conditions for granting a variance to the flood plain regulations, and state the following:

5.18.20 VARIANCE PROCEDURES

- 5.18.20.01 The Board of Adjustment as established by the City of La Vista, Nebraska, shall hear and decide appeals and requests for variances from the requirements of these regulations.
- 5.18.20.02 The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Chief Building Official in the enforcement or administration of these regulations.
- 5.18.20.03 Any person aggrieved by the decision of the Board of Adjustment or any taxpayer may appeal such decision to the District Court of Sarpy County as provided in Section 19-912, R.R.S. Nebraska 1943.
- 5.18.20.04 In passing upon such applications, the Board of Adjustment shall consider all technical evaluation, all relevant factors, standards specified in other sections of these regulations, and:
1. The danger that materials may be swept onto other lands to the injury of others;
 2. The danger to life and property due to flooding or erosion damage;

3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
6. The compatibility of the proposed use with existing and anticipated development;
7. The relationship of the proposed use to the Comprehensive Plan and Flood Plain Management Program for that area;
8. The safety of access to the property in times of flood for ordinary and emergency vehicles;
9. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site; and
10. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities, such as sewer, gas, electrical, water systems, and streets and bridges.

5.18.21 CONDITIONS FOR VARIANCES

- 5.18.21.01 Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half (1/2) acre or less in size if contiguous to or surrounded by lots with existing structures constructed below the base flood level, providing the requirements of Sections 5.18.21.02 through 5.18.21.05 below have been fully considered. As the lot size increases beyond one-half (1/2) acre, the technical justification required for issuing the variance increases.
- 5.18.21.02 Variances shall not be issued within any designated floodway if any increase in flood levels along the floodway profile during the base flood discharge would result.
- 5.18.21.03 Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

- 5.18.21.04 Variances shall only be issued upon:
1. A showing of good and sufficient cause;
 2. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

5.18.21.05 Any applicant to whom a variance is granted shall be given a written notice from the Building Inspector that the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as twenty-five dollars (\$25.00) for one-hundred dollars (\$100) of insurance coverage, and that such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by these regulations.

DECISION

Motion by _____ to approve the variance request, as proposed and presented to the City of La Vista Board of Adjustment on June 5, 2013, based on the following finding of these facts (see items 5.18.21.02 through 5.18.22.04 above):

5.18.21.02 : _____

5.18.21.03 : _____

5.18.21.04 : 1. _____

2. _____

3. _____

Second: _____

Vote: Ayes _____ Nays _____

* * * * *

If motion to approve fails:

Motion by _____ to deny the variance request, as proposed and presented to the City of La Vista Board of Adjustment on June 5, 2013, as the Board could not find sufficient justification as required by Section 5.18.21 of the Zoning Ordinance.

Second: _____

Vote: Ayes _____ Nays _____





PLANNING & ZONING APPLICATION

CITY OF LA VISTA

8116 PARK VIEW BLVD., LA VISTA, NE 68128

402-331-4343

Check Application/s Submitted:

- | | | |
|---|---|---|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Administrative Plat | <input type="checkbox"/> Preliminary P. U. D. |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Preliminary Plat* | <input type="checkbox"/> Final P.U.D. |
| <input type="checkbox"/> Zoning/Subdivision Amendment | <input type="checkbox"/> Revised Preliminary Plat | <input type="checkbox"/> Building Design Review |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Conditional Use Permit Amendment | <input type="checkbox"/> Replat or Small Tract Sub. | <input checked="" type="checkbox"/> Other: <u>Flood Plain</u> |
| <input type="checkbox"/> Tower Development Permit | <input type="checkbox"/> Vacation of Plat | <u>Variance</u> |

*A pre-application meeting is required prior to submittal.

A. General Information

1. APPLICANT

Name: Watkins Concrete Block Co. Contact: Geary Combs
 Address: 19306 Giles Road
 City/State/Zip: Omaha, NE 68138
 Phone/Fax: (402) 896-0900 / (402) 896-8611
 Email address: Geary.C@watkinsconcreteblock.com

2. PROPERTY OWNER (If not the same as applicant above):

Name: _____ Contact: _____
 Address: _____
 City/State/Zip: _____
 Phone/Fax: _____
 Email address: _____

3. ENGINEER/SURVEYOR OR ARCHITECT:

Name: GP Architecture, LLC Contact: Ralph Glaelbach
 Address: 1708 Childs Road East
 City/State/Zip: Bellvue, NE 68005
 Phone/Fax: (402) 934-7749
 Email address: rqlaelbach@cox.net

4. PRIMARY PROJECT CONTACT (applicant, representative, or other):

Name: Watkins Concrete Block Co. Contact: Geary Combs
Address: 14306 Giles Road
City/State/Zip: Omaha, NE 68138
Phone/Fax: (402) 896-0900 / (402) 896-8611
Email address: Geary C@watkinsconcreteblock.com

- If more than one property owner or developer is involved, please attach additional names and addresses to this application.
- The contact person will receive all staff correspondence.

Twelve additional, pre-folded (8.5 x 11) copies of each site plan/plot is required with your submittal.

Please note that your application will not be accepted or there may be a delay in processing by the Community Development Department if any of the required information or materials are missing or improperly presented. In order to ensure that a complete application is provided and to avoid unnecessary delays in processing, please remember to submit the appropriate submittal requirements, i.e., signed application, fees, exhibits and/or site plans, special studies if applicable and signed checklist. If you have any questions regarding this application or required materials, please contact the Community Development Department at (402) 331-4343 between 8:00 a.m. and 4:30 p.m., Monday through Thursday, and on Friday, 8:00 a.m. to Noon.

5. Certification:

An application may be filed only by the owner(s) of the property or by a person with the power of attorney from the owner authorizing the application, or by the attorney-at-law representing the owner.

Indicate your authority.

- ☐ I (We) (am) (are) the sole owner(s) of the property.
- ☐ I have the power of attorney from the property owner(s) authorizing the application and a copy of the authorization is attached.
- ☐ I am the attorney at law representing the owner(s) and a copy of the authorization is attached.

Watkins Concrete Block Co., Inc.
by Geary L. Combs, Vice President Geary L. Combs 14306 Giles Rd
Signature Print Name Address

Signature

Print Name

Address

NOTE: ALL APPLICATIONS MUST HAVE THE CURRENT PROPERTY OWNER'S SIGNATURE(S), OR THE PERSON WITH THE PROPER POWER OF ATTORNEY SIGNATURE, NOTARIZED BY A CERTIFIED NOTARY PUBLIC (ATTACH IF NECESSARY)

6. Affiliated Application:

An applicant may wish to increase the property considered under this application to include surrounding

owners. By signing below, an adjoining property owner can state their intent to be party to this application (attach additional sheet if necessary). A legal description must also be attached for each property owner.

Signature	Print Name	Address

B. Project Information:

1. Subdivision Name: _____
2. Project Location: _____ 1/4 SW 1/4 Section 13, T 14, R 11, Sarpy County, Nebraska
General Location: NE of 144th & Giles Road
3. Project/Property Address (if known): 14300 Giles Road
4. Area: _____ (acres)
5. Future Land Use Designation (Comprehensive Plan): Manufacturing
6. Proposed Land Use Designation (if applicable): Manufacturing
7. Existing Zoning Designation: (attach additional sheet if necessary)

Zoning	Acres	Lots	Units	Density
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total	_____	_____	_____	_____

8. Proposed Zoning Designation: (attach additional sheet if necessary)

Zoning	Acres	Lots	Units	Density
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total	_____	_____	_____	_____

9. Present Use of the Land: Manufacturing
10. Proposed Request: Manufacturing

11. If commercial/industrial/office or multi-family residential:

- a. Number & Type of units/buildings: _____
- b. Total building coverage (footprint): _____ square feet.
- c. Total Open Space: _____ square feet.
- d. Total paved impervious area: _____ square feet

- e. Total building floor area: _____ gross square feet.
- f. Total number of parking spaces: Provided _____ Covered _____ Uncovered _____
- g. Total number of persons employed or intended to be regularly employed on the site during the maximum working shift _____.

12. Building Height: _____ feet _____ stories.

13. If single family residential:

- a. Number of units/lots: _____
- b. Minimum lot frontage as measured at building setback line: _____
- c. Minimum lot size: _____ square feet
- d. Average lot size: _____ square feet

14. Attach Legal Description of Property and Surveyor's Certificate.

15. Attach list of Property Owners located with 300 feet of proposed project. (Must be prepared by a title company and in label-ready format).

16. Attach site plan and/or other documents that illustrate this request.

17. Include appropriate application fee.

18. For public hearing presentation, overhead transparencies or other approved form of projected illustrations identical to any display boards being used are required.

For Office Use Only

Project Case Number _____ Planning Commission _____

Published _____

Action: _____

Date Complete Application Received _____ City Council _____

Published: _____

Action: _____

Check Number/Amount _____ Posted on Property: _____

Notice to School District: _____

Other Comment(s): _____



**LAMP RYNEARSON
& ASSOCIATES**
ENGINEERS | SURVEYORS | PLANNERS

14710 W. Dodge Rd., Ste. 100
Omaha, Nebraska 68154
[P] 402.496.2498
[F] 402.496.2730
www.LRA-Inc.com

February 14, 2013

Mr. Doug Whitehead
Nebco, Inc.
1815 Y Street
Lincoln, NE 68501

REFERENCE: Watkins Block
 FEMA Update
 LRA Job No. 0106037.01-040

Deár Mr. Whitehead:

This letter is meant to be a brief update to our 2006 letter outlining the then current and proposed flood plain information for the Watkins site. We have attached a copy of the current FEMA Firm map for the site as a reference. Based on the current map, the east building has a current 100 year flood elevation of 1062. If the building was improved and the value of the improvements was to be greater than 50% of the existing value, the current flood plain requirements would need to be met. The finish floor elevation of the east building is 1060.65. In addition, for planning purposes, the current floodway line is approximately 125 feet from the north side of the existing building.

If you should have any questions about the above information, please feel free to give me a call.

Sincerely,

LAMP, RYNEARSON & ASSOCIATES, INC.

Joseph D. Foley, P.E.
Senior Project Manager

Enclosure

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Leaving a Legacy of Enduring Improvements to Our Communities - PURPOSE STATEMENT

ENGINEERS SURVEYORS PLANNERS

WATKINS CONCRETE BLOCK COMPANY
PROPOSED PRODUCTION FACILITY EXPANSION

Watkins Concrete Block Company is looking at expanding their existing production facility in the area of 144th and Giles Road to accommodate a new piece of production equipment. The existing production facility produces concrete masonry units for general building construction for distribution in the greater Omaha metropolitan area and surrounding area.

The existing building where the production facility is located is approximately 22,465 square feet in size and was originally constructed in 1979. What is being planned is to add approximately 4,636 square feet to the existing building (thus increasing the size of the building by approximately 20 %) for this new piece of production equipment. The issue at hand deals primarily with the new flood plain elevations that were issued in recent years. The original facility construction as constructed was at the time in compliance with the flood plain requirements when the building was constructed. However, with the new flood plain datum that has been issued in recent years, the flood plain elevation is now slightly higher than the existing finish floor elevation. This change in the flood plain elevation has now apparently caused the facility to become a lawful non-conforming use structure located within the new flood plain boundaries. Based on what is understood of the City of La Vista requirements, a non-conforming use structure cannot be added to without the issuance of a variance from the Code requirements.

Since the building cannot be added onto by rule with the new floodplain designation, what is being requested is a variance to Section 5.18 of the La Vista Zoning Ordinances to allow the non-conforming structure to be expanded to allow for the use of the new production equipment that is planned for the facility. The additional building space that is planned is an open area with no additional improvements inside the building except for the floor slab and the new equipment planned for the facility that will be slightly elevated from the floor structure.

The reason that this variance is being requested is that it is felt that the current Owner should not be penalized for having a previously permitted and legal facility deemed non-conforming by a change outside of their control in a determination of a new/revised flood plain elevation which would preclude the expansion of an existing building by a fraction of the original building size and thus affecting the growth of an existing company. The size, use and function of the building are such that the expansion of the building is not detrimental by the following criteria as established within the Zoning Ordinance:

1. The materials and equipment utilized within the proposed addition are heavy in weight or anchored and will not be swept onto other lands and does not pose a danger to others
2. The addition does not present a danger to life and property due to flooding or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner is limited.
4. The importance of the services provided by the proposed facility to the community is important in providing construction materials for the local building community.
5. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use is limited due to the expanse of the flood plain area located on their existing property, as well as the proposed expanded use needs to be in continuity with the existing building use.
6. The proposed use is compatible with existing and anticipated development;
7. The proposed addition/use is compatible with the Comprehensive Plan and Flood Plain Management Program for that area;
8. Access to the property will be safely accessible in times of flood for ordinary and emergency vehicles;

9. Due to the variance in change to the new flood plain elevation, the expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site is expected to be minimal; and
10. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities, such as sewer, gas, electrical, water systems, and streets and bridges should be minimal if not non-existent.

ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>Watkins Concrete Block Co. Inc.</u>		FOR INSURANCE COMPANY USE	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>14306 Giles Road</u>		Policy Number	
City <u>Omaha</u> State <u>NE</u> ZIP Code <u>68138</u>		Company NAIC Number	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Tax Lots 8A4, Section 13, Township 14 North, Range 11 East, 6th P.M., Sarpy County, NE (see attached maps)</u>			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Non-Residential</u>			
A5. Latitude/Longitude: Lat. <u>41.17881</u> Long. <u>-96.13654</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983			
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.			
A7. Building Diagram Number <u>2</u>			
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:	
a) Square footage of crawlspace or enclosure(s) <u>1840</u> sq ft		a) Square footage of attached garage <u>NA</u> sq ft	
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>NA</u>	
c) Total net area of flood openings in A8.b <u>0</u> sq in		c) Total net area of flood openings in A9.b <u>NA</u> sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>La Vista, City of 310192</u>		B2. County Name <u>Sarpy</u>		B3. State <u>NE</u>	
B4. Map/Panel Number <u>31153C/0042</u>	B5. Suffix <u>H</u>	B6. FIRM Index Date <u>May 3, 2010</u>	B7. FIRM Panel Effective/ Revised Date <u>May 3, 2010</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>1062.5</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ / _____ / _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: PID - MK0674 Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>1054.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>1061.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>NA</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>1061.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>1060.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>1061.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>NA</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form.
☒ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name <u>Warren R Headlee</u>		License Number <u>NE - 620</u>	
Title <u>Survey Project Manager</u>		Company Name <u>Lamp, Rynearson & Associates, Inc.</u>	
Address <u>14710 West Dodge Re., Ste. 100</u>		City <u>Omaha</u>	State <u>NE</u>
Signature <u>Warren R Headlee</u>		ZIP Code <u>68154</u>	Telephone <u>402-496-2498</u>
Date <u>02/22/2013</u>			



ELEVATION CERTIFICATE, page 2

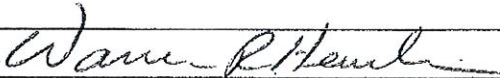
IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 14306 Giles Road			Policy Number:
City Omaha	State NE	ZIP Code 68138	Company NAIC Number:

SECTION D -- SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments Building has 2 concrete pits within it. Both pits have sump pumps. The square footage of both pits is 1840 square feet as indicated in section A8. The bottom elevation of both pits is 1054.0 as indicated in section C2a. C2e (lowest elevation of machinery) is an electrical switch box panel located inside the buildings west wall, just east of the electrical transformer outside the buildings west wall.

Signature



Date 02/22/2013

SECTION E -- BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions),

the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F -- PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.**SECTION G -- COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8-G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

☐ Check here if attachments.

BUILDING PHOTOGRAPHS

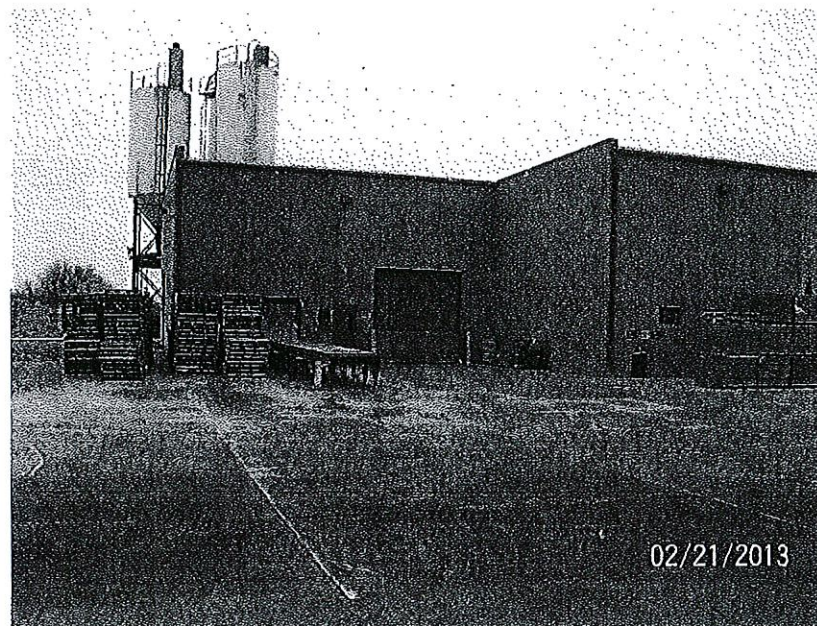
See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 14306 Giles Road			Policy Number:
City Omaha	State NE	ZIP Code 68138	Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



West face and southwest corner of building.

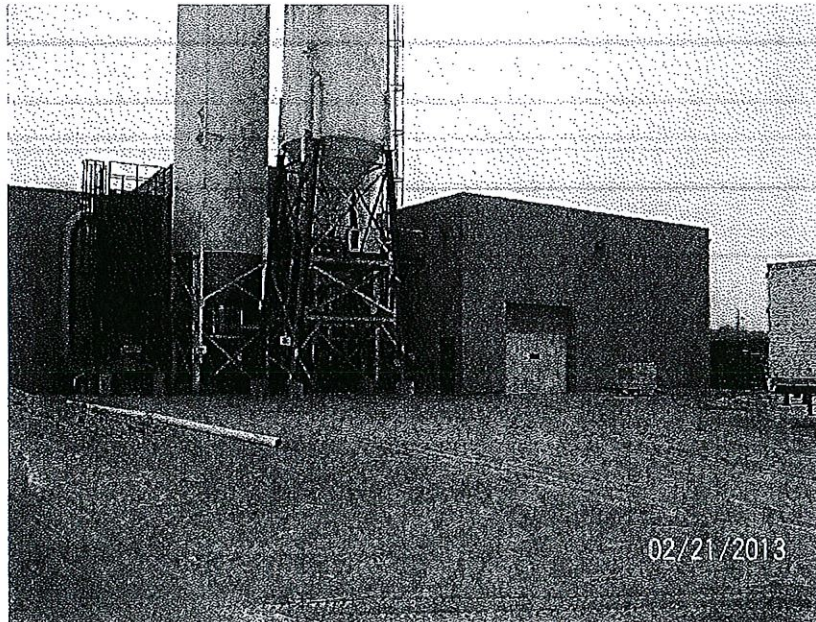


West face and northwest corner of building.

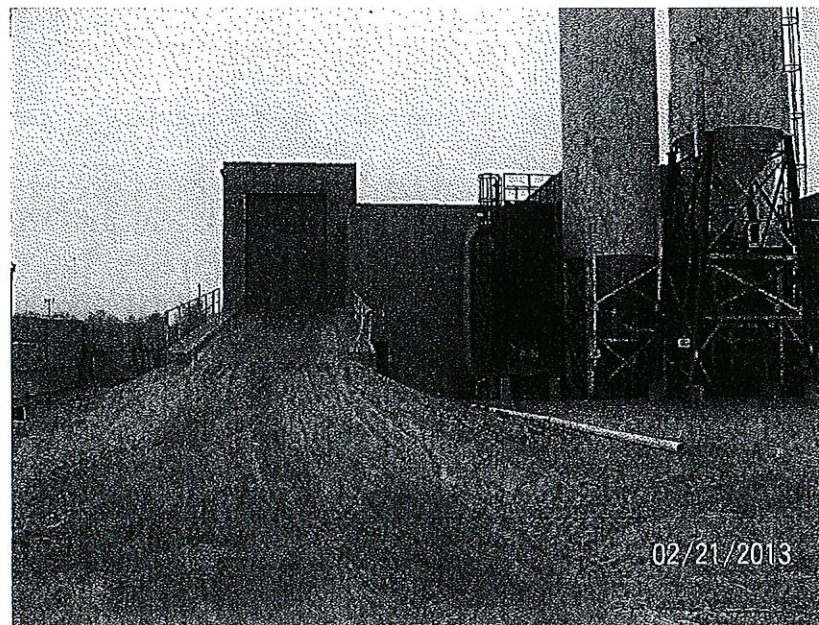
BUILDING PHOTOGRAPHS
 Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or R.O. Route and Box No. 14306 Giles Road			Policy Number:
City Omaha	State NE	ZIP Code 68138	Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



North face and northwest corner of building.



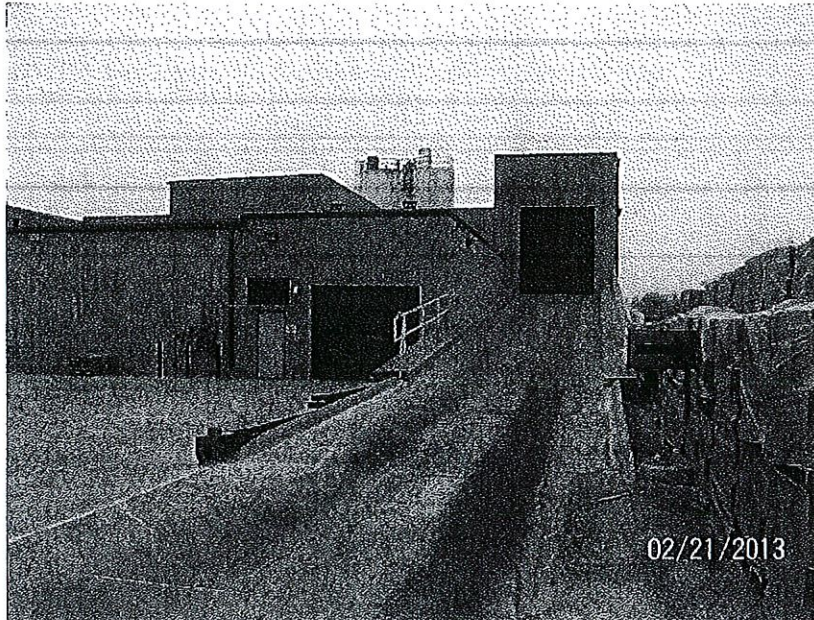
North face and northeast corner of building.

BUILDING PHOTOGRAPHS

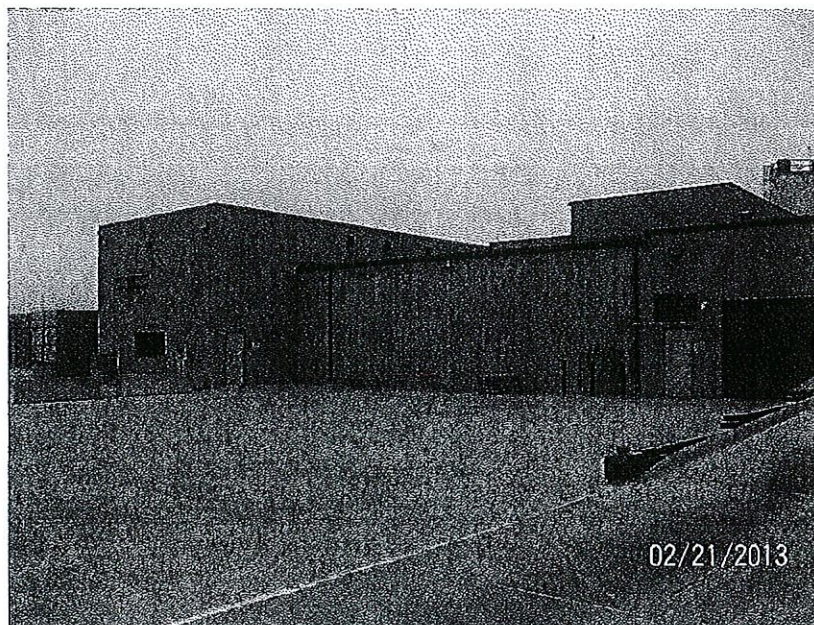
Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 14306 Gles Road			Policy Number:
City Omaha	State NE	ZIP Code 68138	Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



South face and southeast corner of building.

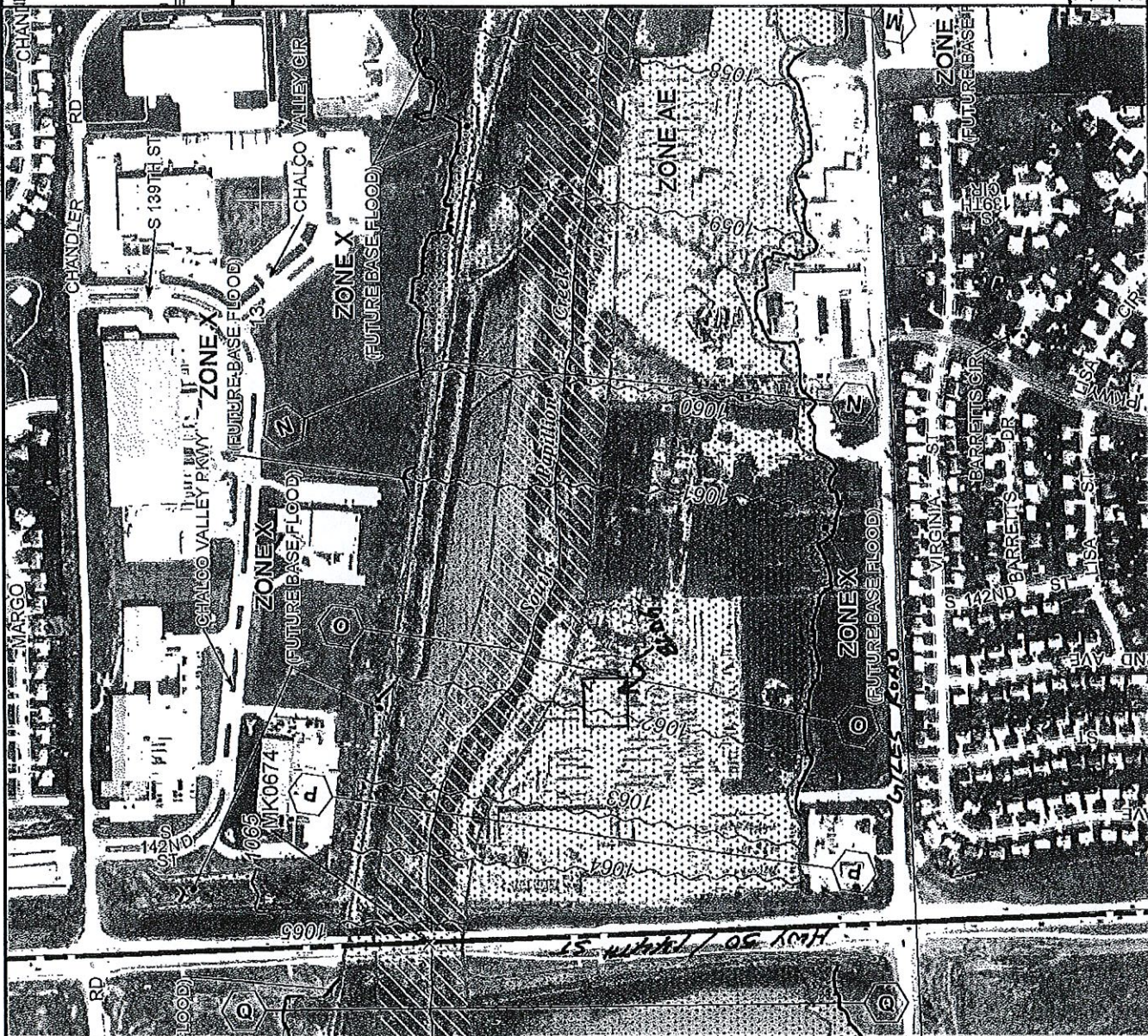


South face and southwest corner of building.

Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0042H

FIRM

FLOOD INSURANCE RATE MAP
SARPY COUNTY,
NEBRASKA
AND INCORPORATED AREAS

PANEL 42 OF 255

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SARPY COUNTY	310180	0042	H
LA VISTA, CITY OF	310182	0042	H

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

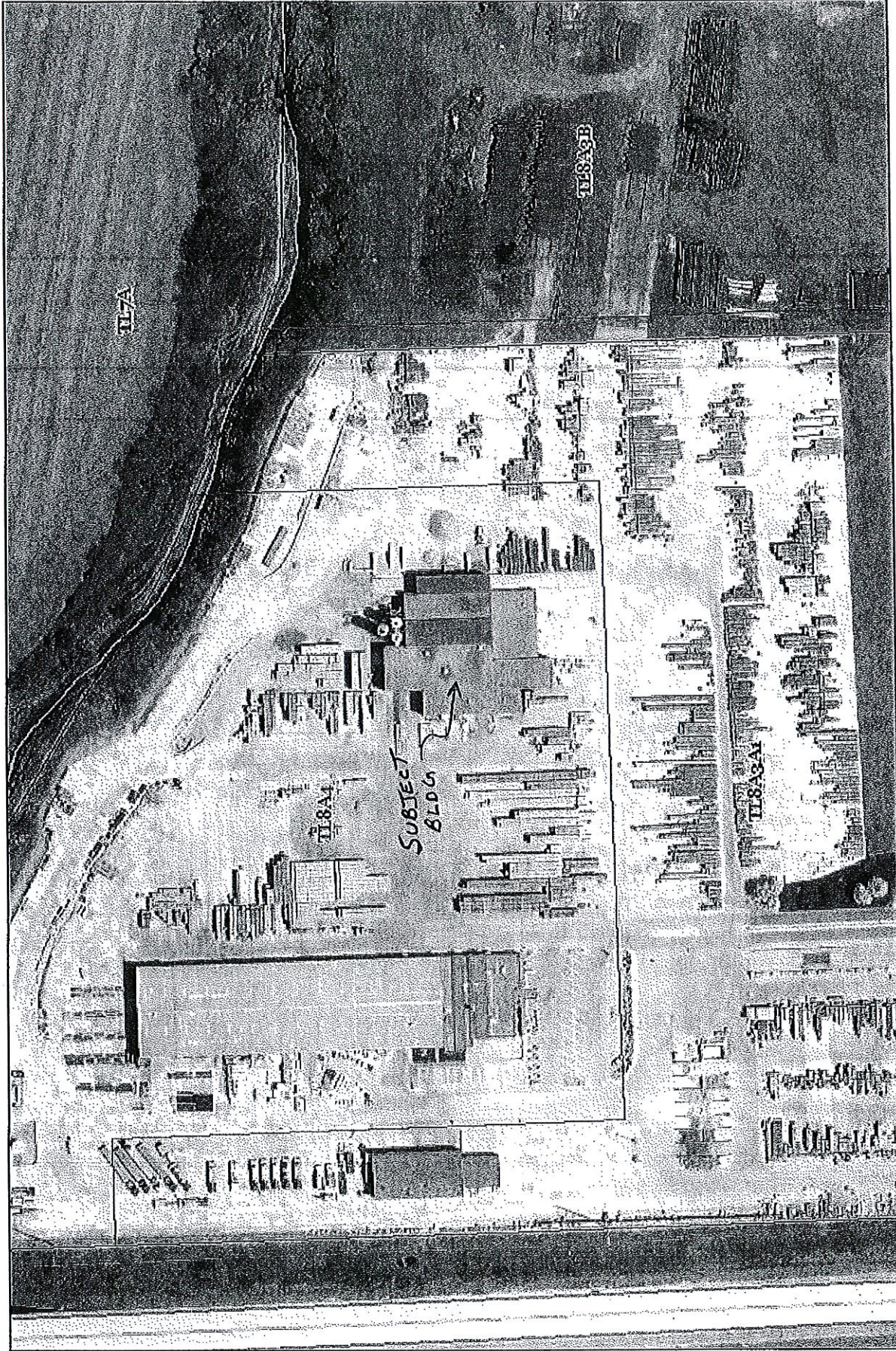


MAP NUMBER
31153C0042H
MAP REVISED
MAY 3, 2010

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Watkins Block



Disclaimer: This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

Map Scale
1 inch = 151 feet
2/22/2013

COMMERCIAL APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

CITY OF LA VISTA, 8116 PARK VIEW BLVD, LA VISTA, NE 68128-2198

I. LOCATION OF BUILDING AND PERMITS REQUIRED

Address: 14306 Giles Road Zoning District I-2 Heavy Industrial
 Subdivision 1411-13-SW-00000-000-7L844 Lot # _____ Lot Size 29.38 Acres
 Applicant Watkins Concrete Block Co.

Permit	Check ✓	Number	Date	Fee Paid	Name of Sub-Contractor
Building Permit	X				
Electrical					
Curb Cut					
Sidewalk					
Sewer Tap Fee					
Sewer Connection Fee					
Plumbing					
Mechanical					
Plan Review	X				
Other					
Certificate of Occupancy					XXXXXXXXXXXXXXXXXXXX
TOTAL PAID					

II. IDENTIFICATION (to be completed by ALL APPLICANTS)

Owner or Lessee Watkins Concrete Block Co.
 Address 14306 Giles Road, Omaha, NE 68138 (402) 896-0900
Number and Street City State Zip Phone

Contractor _____
 Address _____
Number and Street City State Zip Phone

Architect or Engineer GP Architecture, LLC / Ralph Gladbach, Architect
 Address 1708 Childs Road East, Bellevue, NE 68005 (402) 934-7749
Number and Street City State Zip Phone

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application. I agree to conform to all applicable laws of this jurisdiction. As this permit application pertains to new construction, the undersigned also hereby gives permission to the building inspector and his/her lawfully appointed assistant(s) for entry upon the premises described above for the purpose of monitoring the construction for which the building permit was granted. Furthermore, the undersigned grants rights of entry to the property to representatives of the Sarpy County Assessor's Office for the purpose of obtaining information necessary to determine the proper valuation of the premises for property tax purposes.

Ralph Gladbach Per/on behalf of Watkins Concrete Block Co.
Signature of Applicant (Architect) Complete Address/City/State/Zip

4/8/13

Date

Reviewed by _____ Approval Date _____

Building Inspector

III. DESCRIPTION

Type of Improvement

1. _____ New building
2. X Addition
3. _____ Improvement
4. _____ Repair - Replacement
5. _____ Modification

Size of Structure

Length _____ Width _____
Square Footage 22,465 S.F. (Existing)
4,636 S.F. (New)

Ownership

6. X Private (Individual, Corporation, Non-Profit Institution, Etc.)
7. _____ Public (Federal, State, Local or Other Political Subdivisions)

Cost

8. TOTAL estimated Cost of Structure (Less Plumbing, Heating & Air, and Electrical)

\$ 370,000

Type of Construction III-B (2006 IBC)

Use Group Group F-2 (2006 IBC)

Basement Walls/foundation None - Grade Beam / Pile Foundation

IV. SELECTED CHARACTERISTICS OF BUILDING

For New Buildings and Additions, complete items E-J below:

E. Principal Type of Frame

☒ Masonry (Load Bearing)
☐ Wood Frame
☒ Structural Steel
☐ Reinforced Concrete
☐ Other, specify _____

F. Principal Type of Heating

☒ Gas
☐ Oil
☐ Electricity
☐ Coal
☐ Other, specify _____

G. Type of Sewage Disposal

☒ Public or Private Company
☐ Private (Septic Tank, etc.)

H. Type of Water Supply

☒ Public or Private Company
☐ Private (Well, cistern)

I. Type of Mechanical

Will there be Air-conditioning?

☐ Yes ☒ No

J. Number of Off-Street Parking Spaces

Enclosed _____

Outdoors Existing - No new spaces planned

Will there be an Elevator?

☐ Yes ☒ No

V. PLAN REVIEW RECORD (For Building Inspector's Use Only)

Plan Review Required	Date Application Rec'd	Received By	Approval Date
Building			
Plumbing			
Electrical			
Other			

VII. ZONING PLAN NOTES

Site Zoned for:

Manufacturing

Use:

Manufacturing of concrete masonry products.

Front Yard: _____

Side Yard _____ Side Yard _____

Rear Yard _____

Variance Required: _____ Yes _____ No

(g:/...forms/bldg dept/commercial building permit)