

**BOARD OF COUNTY COMMISSIONERS**  
**SARPY COUNTY, NEBRASKA**

**RESOLUTION FLOOD PLAIN DEVELOPMENT**  
**Nathan Jensen, 20710 S. Hwy 50 Springfield, Sarpy County, NE**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2007); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve applications for development permits within any Flood Plain District; and

WHEREAS, Rebecca Horner, Planning Director has reviewed Nathan Jensen's application for a Flood Plain Development Permit for compliance with the Zoning Regulations on the property legally described in the attached Exhibit A; and,

WHEREAS, said application includes an elevation certificate which is in compliance with Section 30, Flood Plain District of Zoning Regulations and further, the Natural Resources District has no objection to the development permit; and,

WHEREAS, the Planning Director has made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Director report, the elevation certificate, the Natural Resources District comments and the site plan of the subject property.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF

COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved.

Dated this 21<sup>st</sup> day of September, 2010.

Moved by Rich Jansen seconded by Rusty Hike, that the above Resolution be adopted. Carried.

YEAS:

[Signature]  
Rich Jansen  
[Signature]  
Tom Richard

NAYS:

none

ABSENT:

Pat Thomas

ABSTAIN:

none



Debra Voughtaling  
County Clerk

Approved as to form:

[Signature]  
County Attorney

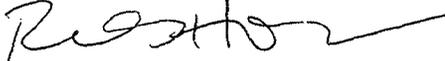
Sarpy County Board of Commissioners Report  
Staff Report Prepared: September 12, 2010  
County Board Meeting Date: September 21, 2010

Subject	Type	By
Floodplain Development Permit for fill on Tax Lots 01, P2B, P3, located in the SW ¼ of Section 11, T12N, R11E, in Sarpy County, NE.	Resolution	Rebecca Horner, AICP Planning Director

This is a request for approval of a floodplain development permit at 20710 S. Highway 50 to allow fill on the property.

- Comprehensive Development Plan
  - The Sarpy County Development Structure Plan indicates this area as Greenway.
  
- Zoning
  - The existing zoning is IL, Light Industrial.
  - The property owner would like to place fill on the property in order to raise the grade for potential future structures.
  - Staff became aware that the property owner had placed fill on the property without a floodplain development permit in the summer 2010. A violation letter was issued and the property owner submitted an application to allow the existing fill on the property. The property owner submitted a Ph report to show that the fill had an adequate Ph for the floodplain.
  - There is no limit to the amount of fill placed in the Platte River Watershed but the request must be found to not substantially impact the floodplain.
  - Planning Department and Papio Missouri River Natural Resources District staff reviewed the permit request and found it in conformance with the Floodplain Development Regulations.
  
- Natural Resources
  - The Natural Resources District has no objection to the request. Their comments are attached.
  
- Recommendation
  - For the reasons stated above I recommend approval to the floodplain development permit to place fill on Tax Lot 01, P2B, P3, located in the SW ¼ of Section 11, T12N, R11E, in Sarpy County, NE., generally known as 20710 S. Highway 50.

Respectfully submitted by:



Rebecca Horner, AICP  
Planning Director

September 7, 2010

Rebecca Horner, Director  
Sarpy County Planning Department  
1210 Golden Gate Drive  
Papillion, NE 68046

SEP 9 2010

SARPY COUNTY  
PLANNING DEPARTMENT



RE: Jensen Gardens, Inc. – 20714 South Highway 50 Application for Floodplain Development

Dear Ms. Horner:

The District received information regarding the proposed grading on the Jensen Gardens, Inc. property located at 20714 Springfield, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0170 G, effective December 2, 2005, this property is located in the Zone AE floodplain of the Platte River. The base flood elevation on this property is determined to be 1027.0 feet (NAVD 1988).

The District has reviewed the grading plan prepared by Lamp Rynearson & Associates, Inc., dated August 6, 2010. This project consists only of grading activities; no buildings are to be constructed at this time. The District has no objections to this project. If you have any questions or concerns, please contact me at 444-6222 or at [llaster@papionrd.org](mailto:llaster@papionrd.org).

Sincerely,

Lori Ann Laster  
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\Documents\Floodplain Development Permits\Reach 10-11100907-Jensen Gardens.docx

Reach: 10-1



# SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPPILLION, NE 68046  
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: [PLANNING@SARPY.COM](mailto:PLANNING@SARPY.COM)

## FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit complete Flood Plain Development Permit Application
2. Submit Non-Refundable Fee of \$100.00 made payable to Sarpy County Treasurer
3. 2 full size site/construction plan drawing
4. 6 reduced size site/construction plan drawings (8.5 x 11)
5. A Construction Drawing Elevation Certificate (From registered professional engineer or architect.)

### PLANNING STAFF USE ONLY:

APPLICATION NO.: FPO 10-0019  
 DATE RECEIVED: 8-12-10  
 CP DESIGNATION: \_\_\_\_\_  
 ZONING DESIGNATION: \_\_\_\_\_  
 FEE: \$ 100 RECEIPT NO. 006301  
 RECEIVED BY: SR + RH  
 NOTES: \_\_\_\_\_

AUG 13 2010

SARPY COUNTY  
PLANNING DEPARTMENT

### PROPERTY OWNER INFORMATION: (If multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: NATHAN D. JENSEN

E-MAIL: nate@jensengardens.com

ADDRESS: 20710 S. HWY 50

CITY/STATE/ZIP: SPRINGFIELD, NE 68059

MAILING (IF DIFFERENT)

ADDRESS: 7014 S. 133 RD CIRCLE

CITY/STATE/ZIP: OMAHA, NE 68138

PHONE: 402-253-8880

FAX: 402-253-3904

### ENGINEER INFORMATION:

NAME: LAMP, RYNEARSON + ASSOCIATES

E-MAIL: Scott.Oswald@lra-inc.com

ADDRESS: 14710 W. DODGE RD

CITY/STATE/ZIP: OMAHA, NE 68154

MAILING (IF DIFFERENT)

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: 402-496-2498

FAX: 402-496-2730

### CONSTRUCTION INFORMATION: This individual/company is responsible for meeting construction standards.

NAME: NATHAN D. JENSEN

E-MAIL: nate@jensengardens.com

ADDRESS: 20710 S. HWY 50

CITY/STATE/ZIP: SPRINGFIELD, NE 68059

PHONE: 402-253-8880

FAX: 402-253-3904

**PROPOSED DEVELOPMENT INFORMATION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.) **PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

SITE GRADING FOR LANDSCAPE OPERATIONS.

**PROJECT SITE INFORMATION:** Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PROPERTY ADDRESS: 20710 S HWY 50  
ASSESSORS PARCEL NUMBER(S) 010399216  
SUB DIVISION: n/a LOT: T201, T2P3B  
NAME OF WATERWAY: PLATTE RIVER  
PROPERTY LIES WITHIN: FLOODWAY: \_\_\_\_\_ FLOOD FRINGE: X  
LOWEST FLOOR ELEVATION IS TO BE N/A FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)  
TAX LOTS 01 + P2B + P3B 11-12-11 (12.35AC)

**ADDITIONAL INFORMATION:** Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.  
SEE ATTACHED GRADING PLAN.

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

1. County Board will hold a public hearing and make a final decision on the Flood Plain Development Permit.
2. After the Flood Plain Permit Approval please provide a signed resolution to the Building Department to begin the Building Permit Process. **PLEASE NOTE** prior to the final inspection a Finished Construction Elevation Certificate will be required by the Building Department.

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Special Use Permit process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

[Signature]  
Owner Signature (or authorized agent)

8/16/10  
Date

\_\_\_\_\_  
Owner Signature (or authorized agent)

\_\_\_\_\_  
Date

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <b>Nathan Jensen - Jensen Gardens, Inc</b>	For Insurance Company Use
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <b>20714 South Hwy 50</b>	Policy Number
City <b>Springfield</b> State <b>NE</b> ZIP Code <b>68059</b>	Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <b>TL 01, P2B &amp; P3 in SW1/4Section 11, T12N, R11E of the 6<sup>th</sup> PM, Sarpy County NE</b>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <b>Commercial</b>	
A5. Latitude/Longitude: Lat. <b>41-01'18.9"N</b> Long. <b>96-09'22.7"W</b>	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 <b>NA</b>	
A8. For a building with a crawlspace or enclosure(s): <b>NA</b>	A9. For a building with an attached garage: <b>NA</b>
a) Square footage of crawlspace or enclosure(s) _____ sq ft	a) Square footage of attached garage _____ sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____
c) Total net area of flood openings in A8.b _____ sq in	c) Total net area of flood openings in A9.b _____ sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <b>Sarpy County 31153C</b>		B2. County Name <b>Sarpy</b>		B3. State <b>NE</b>	
B4. Map/Panel Number <b>31153C0170</b>	B5. Suffix <b>G</b>	B6. FIRM Index Date <b>5-3-2010</b>	B7. FIRM Panel Effective/Revised Date <b>12-2-2005</b>	B8. Flood Zone(s) <b>AE</b>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <b>1027</b>
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 (Describe) _____					
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 (Describe) _____					
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. Use the same datum as the BFE.  
Benchmark Utilized **NA** Vertical Datum **NAVD88**  
Conversion/Comments **None**

Check the measurement used.

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

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

Certifier's Name <b>Mike McIntosh</b>	License Number <b>E-10695</b>
Title <b>Senior Project Manager</b>	Company Name <b>Lamp, Ryneason &amp; Associates</b>
Address <b>14710 West Dodge Road</b>	City <b>Omaha</b> State <b>NE</b> ZIP Code <b>68154</b>
Signature	Date <b>8/13/2010</b> Telephone <b>402-496-2498</b>



**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
20714 South Hwy 50  
City Springfield State NE ZIP Code 68059

For Insurance Company Use
Policy Number
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 There is no proposed building for this elevation certificate. Please see Civil Grading Plan for proposed work.



8/13/2010

Signature

Date

Check here if attachments

**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's or Owner's Authorized Representative's Name

Mike McIntosh

Address 14710 West Dodge Road

City Omaha

State NE

ZIP Code 68154

Signature

Date 8/13/2010

Telephone 402-496-2498

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 and G9.

- 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
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- 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 (PR) Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_
- G10. Community's design flood elevation \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

Local Official's Name \_\_\_\_\_ Title \_\_\_\_\_

Community Name \_\_\_\_\_ Telephone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

Check here if attachments



# ADDITIONAL INFORMATION

**SARPY COUNTY BOARD OF COMMISSIONERS**

**FLOOD PLAIN DEVELOPMENT PERMIT**



20714 S. HWY 50  
Springfield, NE 68059  
Office: 894-2300 Fax: 894-5299 [www.jensengardens.com](http://www.jensengardens.com)  
*Nursery & Tree Farm*  
*Landscape . . . Design . . . Build . . . Maintain*

AUG 16 2010

SARPY COUNTY  
PLANNING DEPARTMENT

Letter of Intent:

We are applying for a grading permit for our nursery to increase drainage, create a **clean, dry** area to display our Nursery products. The grade the way it is now is puddling & muddy, and continues to hold water several days after it rains. The mud and ruts are keeping us from displaying our products as well as getting our trucks and equipment muddy. Despite washing and cleaning, mud is tracked over our property and roadways. Also during muddy conditions our equipment is not accessible so items are simply left in an unorganized fashion based on access without getting stuck rather than put away where they belong.

In conclusion, successful grading would greatly help us clean up our lot, park our equipment and containers in a neat orderly fashion, keep our roads clean, keep our equipment clean, and increase sales of landscape materials.

Respectfully Submitted:

President: Jensen Gardens Inc

**402-253-8880**

[www.jensengardens.com](http://www.jensengardens.com)

[nate@jensengardens.com](mailto:nate@jensengardens.com)

**Thank You**



**Dave Heineman**  
Governor

# STATE OF NEBRASKA

DEPARTMENT OF ENVIRONMENTAL QUALITY

**Michael J. Linder**

*Director*

Suite 400, The Atrium

1200 'N' Street

P.O. Box 98922

Lincoln, Nebraska 68509-8922

Phone (402) 471-2186

FAX (402) 471-2909

website: [www.deq.state.ne.us](http://www.deq.state.ne.us)

AUG - 6 2010

Nate Jensen  
Jensen Gardens  
20714 South Hwy 50  
Springfield, Nebraska 68059

RE: Illegal Disposal Complaint Investigation  
Complaint 061010-DM-1050 / TWM Complaint 59-468

Dear Mr. Jensen:

On July 21, 2010, Nebraska Department of Environmental Quality (NDEQ), Waste Management Section staff conducted a complaint investigation at Jensen Gardens located at 20714 South Hwy 50, Springfield, NE. The purpose of the inspection was to follow up on a complaint regarding the improper disposal of material on the property. The allegations of improper disposal could not be substantiated as a result of the complaint investigation.

Every effort should be made to directly haul solid wastes to a permitted facility. Operations to sort or remove wastes at your location could entail needing a Material Recovery Permit from our Department. We believe this is not your intent.

Please be advised that it is a violation to dispose of solid waste after October 1, 1993 at a location other than a solid waste management facility holding a current permit issued by the department pursuant to the Integrated Solid Waste Management Act (Neb. Rev. Stat. §81-1506(3)(d)).

Questions or concerns related to this letter should be directed to Donnie Zach at (402) 471-4210.

Sincerely,

Jeffery L. Edwards  
Compliance Unit Supervisor  
Waste Management Section



# Nebraska Department of Environmental Quality

To: File – IIS# 96470

Through: Jeff Edwards, Compliance Unit Supervisor *J.E.*

From: Donnie Zach, Program Specialist *DZ*

Date: 7/23/10

Subject: Burial/Disposal complaint at Jensen Gardens  
Complaint #061010-DM-1050 / IWM #59-468

NDEQ received a complaint on 6/10/10 alleging that Jensen Gardens was stockpiling white goods, power poles, and miscellaneous junk and then burying it on-site.

I conducted a site visit to Jensen Gardens located at 20714 South Hwy 50, Springfield, NE on 7/21/10 at approximately 10:30 a.m. Upon entering the offices, I was met by Nate Jensen. I explained the nature of my visit and asked if he was the owner of Jensen Gardens. He replied that he was part owner of the business. I asked if we could view the property and Mr. Jensen and I walked around the site.

We viewed a roll-off container containing metal materials that Mr. Jensen said was metal for recycling. He said that they will collect all the recyclable metal together. I asked if he ever accepts waste or appliances at the site. He replied that they have several roll-off containers that are used at job sites when landscaping and that they will sometimes rent these roll-offs out. He said that the roll-offs are brought back to the Jensen Gardens property and occasionally will contain things that need to be disposed at the landfill. I asked Mr. Jensen if he had ever buried any appliances or disposed of any waste on the property. He replied that they had not.

We viewed a large pile of trees, branches, and shrubs. Mr. Jensen explained that they take their branches and tree debris to Terry Hughes trees service near the Sarpy County landfill.

We viewed several piles of material including, dirt, rock, mulch, and concrete. Mr. Jensen said that they have been trying to screen the rock and concrete so that they can use the material in projects.

I spent approximately 10 minutes walking the perimeter of the property looking for any signs of disposal or burial of appliances or waste. I did not view any waste material being improperly disposed.

Prior to leaving the site, Mr. Jensen wanted me to view some piles of material on the northwest portion of the property. The piles of material appeared to consist of rocks and small

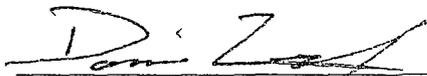
broken/crushed concrete. Mr. Jensen explained that he received the material from the county roads department as they wanted to get rid of it. He said that the material works well as a base for stone and patio projects. I informed him that I didn't see a problem with him accepting and stockpiling the material for his use.

I informed Mr. Jensen that I did not see any evidence at that time regarding the disposal of appliances and waste. I told him that we would send him a letter and a copy of my memo regarding my site visit.

Attachment I: Sarpy County Assessor Property Details

Attachment II: Aerial view of property

Attachment III: Photographs (4)



Donnie Zach, Program Specialist

7-23-10

Date



# Midwest

# Laboratories, Inc.®

13611 "B" Street • Omaha, Nebraska 68144-3693 • (402) 334-7770 • FAX (402) 334-9121  
www.midwestlabs.com

### REPORT OF ANALYSIS

For: (22031) JENSEN GARDENS  
(000)253-8880

Date Reported: 07/07/10  
Date Received: 06/28/10

Report Number  
10-187-2270

Mail to: **JENSEN GARDENS  
NATE JENSEN  
20714 S HWY 50  
SPRINGFIELD NE 68059**

CONCRETE WASH OUT

Lab number: 1729777    Sample ID: 1

Analysis	Level Found	Units	Detection Limit	Method	Analyst-Date	Verified Date
Grain Size-Complete	see attached			ASTM D422	mjs-07/06	mjs-07/06

For questions contact

*Heather Ramig*  
Heather Ramig  
Client Service Representative  
heather@midwestlabs.com (402)829-9891

The result(s) issued on this report only reflect the analysis of the sample(s) submitted. For applicable test parameters, Midwest Laboratories is in compliance with NELAC requirements.

This report and its contents are for the exclusive and confidential use of our clients and may not be reproduced in whole or in part, nor may any reference be made to the results of the analysis by any advertising, news release, or other public communication without the prior written consent of Midwest Laboratories.



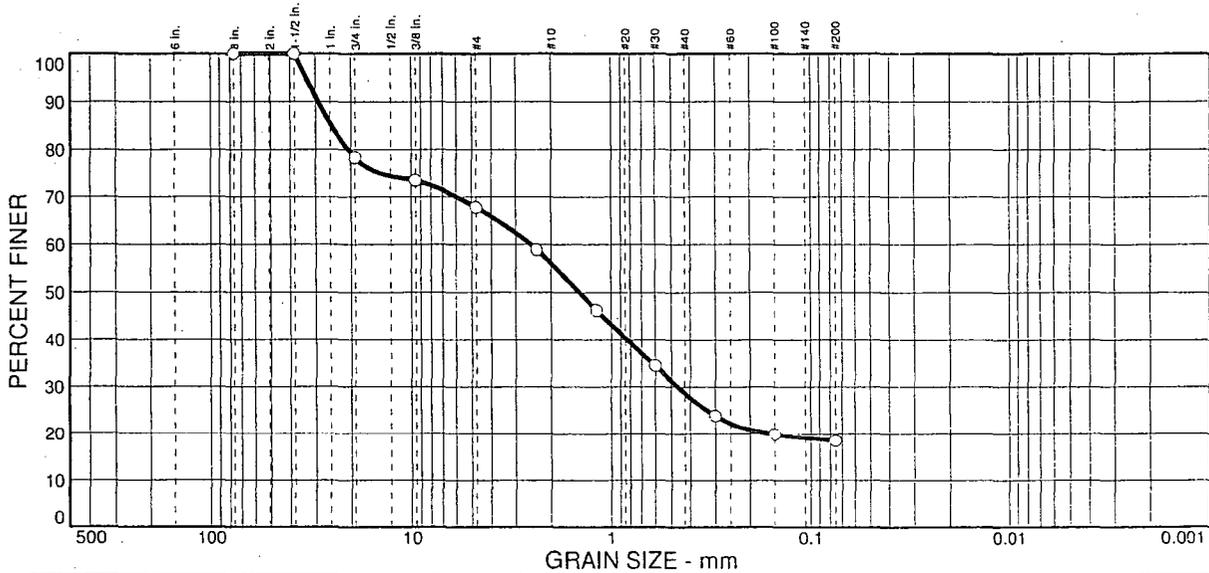
## Particle Size Distribution Report

**Project:** CONCRETE WASH OUT  
**Client:** JENSEN GARDENS

**Report No.:** 10-187-2270

**Sample No:** 1729777 DUP      **Source of Sample:**  
**Location:** 1 DUP

**Date:** 07/06/2010  
**Elev./Depth:**



% COBBLES	% GRAVEL		% SAND			% FINES	
	CRS.	FINE	CRS.	MEDIUM	FINE	SILT	CLAY
0.0	21.7	10.5	11.7	27.5	10.2	18.4	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3 in.	100.0		
1.5 in.	100.0		
.75 in.	78.3		
.375 in.	73.5		
#4	67.8		
#8	58.9		
#16	46.2		
#30	34.5		
#50	23.8		
#100	19.8		
#200	18.4		

**Soil Description**

**Atterberg Limits**  
 PL=                      LL=                      PI=

**Coefficients**  
 D<sub>85</sub>= 24.9                      D<sub>60</sub>= 2.53                      D<sub>50</sub>= 1.44  
 D<sub>30</sub>= 0.462                      D<sub>15</sub>=                      D<sub>10</sub>=  
 C<sub>u</sub>=                      C<sub>c</sub>=

**Classification**  
 USCS=                      AASHTO=

**Remarks**

\* (no specification provided)

Figure

Report Number:

10-183-2207

Account:

22031

Page: 1 of 1



**Midwest**

**Laboratories, Inc.**

Date Reported:

07/02/10

Date Received:

06/28/10

13611 B Street • Omaha, Nebraska 68144-3693 • (402) 334-7770 • FAX (402) 334-9121 • www.midwestlabs.com

**JENSEN GARDENS  
NATE JENSEN  
20714 S HWY 50  
SPRINGFIELD NE 68059**

CONCRETE WASH OUT

Analysis Performed	As Received	Units	Detection Limit	Method	Analyst Date	Verifier Date
Lab number: 1729778 Sample ID: 1						
pH	11.8	S.U.		EPA 9045	jcb/07-01	cmw/07-02

For questions contact

Heather Ramig  
Client Service Representative  
heather@midwestlabs.com (402)829-9891