

E & A Consulting Group, Inc.
 10909 Mill Valley Road, Suite 100
 Omaha, NE 68154
 tel 402.895.4700
 fax 402.895.3599
 www.eacg.com



E & A CONSULTING GROUP, INC.

Engineering Answers

Zachary A. Jilek, CPESC, CISEC
 Environmental Services Dept. Manager

Inspector: Joe Manning	E&A - P2018.109.002	Stage
Project Name:	Gallery 23 East CSW-201702253 (Mass Grading) CSW-210802622 (Intersection Improvements)	2
For Week Ending:	5/8/2021	
Project Location:	County Road U and Lincoln Highway- Fremont, NE (Dodge County)	68025

	Gallery 23 East	Intersection Impr.			
Grading:	96%	100%			
Sanitary Sewer:	97%	N/A			
Storm Sewer:	95%	N/A			
Paving:	99%	100%			
Seeding:	1%	75%			
Utilities:	99%	N/A			
Overall Development:	45%	95%			

RAIN FALL AMOUNTS	Amount in inches	Date inspected	Weather Conditions	Time	
					Week 1
Sunday:	0.00"				
Monday	0.00"				
Tuesday	0.00"				
Wednesday	0.47"				
Thursday	0.00"				
Friday	0.00"				
Saturday	0.00"				
					Week 2
Sunday:	0.80"				
Monday	0.63"	5/3/2021	Cloudy 66/49	9:10 PM	
Tuesday	0.00"				
Wednesday	0.00"				
Thursday	0.00"				
Friday	0.00"				
Saturday	0.25"				
					Week 3
Sunday:	N/A				
Monday	N/A				
Tuesday	N/A				
Wednesday	N/A				
Thursday	N/A				
Friday	N/A				
Saturday	N/A				

Complaints:

Construction Sequencing:
 Which portion(s) (i.e. drainage basins) of the site have had a temporary or permanent cessation of grading, earthwork, or ground disturbance in the last 14 days?

Grading has begun on Gallery 23 East project in Phases I, II, and III (8/2017). Major cessation of grading has occurred on Gallery 23 East project and minor grading will occur on Gallery 23 East (8/30/2018). Grading for water installation on NW perimeter and along Rd 25 (10/23/18). Grading has temporarily ceased (1/10/19). Grading in the NE corner of site for sanitary installation (4/5/19). Grading for roads (6/4/19). Grading for utilities, storm, and roads throughout project (6/17/19). Excavation along southwest portion ROW for gas installation (6/18/19). Excavation in the southeast portion of the site for utilities (6/18/19). Excavation throughout the site for gas installation (6/24/19). Excavation for storm sewer (7/16/19) Trenching for utility installation throughout the site and excavation for sanitary lift station installation on the west side of the lake (8/26/19). Fine grading throughout the site in preparation for paving (09/09/19). Excavation in the northeast corner of the site for culvert installation (09/19/19). Trenching/excavation in the southeast portion of the site for utility installation (10/22/19). Trenching throughout site for utility installation (11/18/19). Minor trenching/excavation west of HWY 275 for communications/data installation (1/27/20).

Lift Station and Sanitary Force Main grading/excavation began (7/23/2018). Minor grading to be completed at a later date.

Water improvements grading/excavation has begun (10/9/18). Grading has temporarily ceased (1/10/19). Grading occurred in between Hwy 30 and Menards to still water main between last inspection (2/7/19) and current inspection (2/20/19), but grading had ceased at time of inspection. Grading along Hwy 275 (4/5/19). Grading for water main project has ceased (4/19/19)

Highway 30 intersection improvements has begun for culvert installation (10/02/19).

Grading for Highway 30 intersection improvements has begun (7/27/20). Fine grading occurred along the Highway 30 intersection improvements west of County Road Blvd U (8/31/20). Stockpiling on Block 1 Lot 9 (4/20/21).

Which portion(s) (i.e. drainage basins) of the site do not have grading, earthwork, or ground disturbance scheduled in the next 14 days? :

Grading has begun on Gallery 23 East project in Phases I, II, and III (8/2017). Major cessation of grading has occurred on Gallery 23 East project and minor grading will occur on Gallery 23 East (8/30/2018). Grading for water installation on NW perimeter and along Rd 25 (10/23/18). Grading has temporarily ceased (1/10/19). Grading in the NE corner of site for sanitary installation (4/5/19). Grading for roads (6/4/19). Grading for utilities, storm, and roads throughout project (6/17/19). Excavation along southwest portion ROW for gas installation (6/18/19). Excavation in the southeast portion of the site for utilities (6/18/19). Excavation throughout the site for gas installation (6/24/19). Excavation for storm sewer (7/16/19) Trenching for utility installation throughout the site and excavation for sanitary lift station installation on the west side of the lake (8/26/19). Fine grading throughout the site in preparation for paving (09/09/19). Excavation in the northeast corner of the site for culvert installation (09/19/19). Trenching/excavation in the southeast portion of the site for utility installation (10/22/19). Trenching throughout site for utility installation (11/18/19). Minor trenching/excavation west of HWY 275 for communications/data installation (1/27/20).

Lift Station and Sanitary Force Main grading/excavation began (7/23/2018). Minor grading to be completed at a later date.

Water improvements grading/excavation has begun (10/9/18). Grading has temporarily ceased (1/10/19). Grading occurred in between Hwy 30 and Menards to still water main between last inspection (2/7/19) and current inspection (2/20/19), but grading had ceased at time of inspection. Grading along Hwy 275 (4/5/19). Grading for water main project has ceased (4/19/19)

Highway 30 intersection improvements has begun for culvert installation (10/02/19).

Grading for Highway 30 intersection improvements has begun (7/27/20). Fine grading occurred along the Highway 30 intersection improvements west of County Road Blvd U (8/31/20). Stockpiling on Block 1 Lot 9 (4/20/21).

What temporary or permanent stabilization measures listed in this section are being implemented?

Existing vegetation (8/30/2018). Seeding and matting in ditch for sanitary lift main (9/19/18). Seeding around banks of E side of lake (11/6/18). Seeding for Highway 30 Intersection Improvements (10/18/20). Reseeding along the Highway 30 Improvements (3/15/21).

Checklist Questions:

Are receiving waters adjacent to the project free of any significant signs of erosion or sediment that would be associated with the construction activity?

Yes

Create Corrective Action?

N/A

Have disturbed areas been seeded or otherwise stabilized as required? List inactive portions of the project and if stabilization measure are adequate or needed to prevent erosion.

Yes

Create Corrective Action?

N/A - Luxa seeded along the Highway 30 intersection improvements. Seeding along highway was inadequate. ROW was reseeded prior to the inspection on 3/15/21. E&A inspector will continue to monitor.

Are waste materials (concrete, construction material, hazardous, etc.) being managed properly?

No

Create Corrective Action?

No - See Findings Section and Findings Section (CW on Lots 1-10, Block 1, Replat 2).

Are construction entrances and adjacent streets being maintained adequately?

No

Create Corrective Action?

No - See BMP Section and Findings Section (#5).

Is dust associated with the construction activity adequately controlled on the site?

Yes

Create Corrective Action?

N/A

Comments:

Comments:

The site was inactive during the last inspection for the Gallery 23 East project. Building Construction has begun in northeast corner of the site as of the 8/26/19 inspection.

Lift Station and Sanitary Force Main projects are closed.

Water Improvements project is closed.

Highway 30 intersection improvements project was inactive during the last inspection.

Findings / Corrective Actions (Date):

Findings / Corrective Actions (Date):

1. See BMP section for required maintenance.

2. The areas of the intersection improvements where work has ceased should be stabilized. Jim Hammitt was informed to contact Luxa on 10/06/20. Luxa seeded along the intersection improvements and along the Highway 30 ditch prior to the inspection on 10/18/20. The seeding along the highway is not sufficient coverage as of the inspection on 3/08/21. Commercial Seeding re-seeded the area along the highway improvements prior to the inspection on 3/15/21. **E&A inspector will continue to monitor the vegetation growth as of the 5/03/21 inspection.**

3. Trackout was observed on Eastgate Road from the RTG Lot. Trackout should be cleaned from the street. White Lotus Group was informed to complete by 1/12/21. No trackout was observed from the lot during the inspection on 3/08/21. Trackout was observed during the inspection on 3/15/21. Ronco Construction was informed to clean the street by 3/16/21. Not done as of the last inspection. Ronco Construction was reminded on 4/21/21.

4. A pile of trash and construction debris was observed to the west of the main entrance along Eastgate Road. The construction observer was contacted to have this removed by 3/15/21. Not done as of the last inspection.

5. Ronco Construction was stockpiling dirt on Block 1 Lot 9 from grading activities on Lot 2 Replat 1. A construction entrance should be installed or access to this lot should be blocked. Ronco Construction was informed to complete by 4/27/21. **Not done as of the last inspection.**

Unique Name	Type	Location	Projected Install Date	Status	Maintenance
Gallery 23 East					
CE 1	Construction Entrance	County Road Blvd U		Removed	
Current Condition:	Removed - Thompson Construction removed the construction entrance in preparation for paving prior to inspection on 9/9/19.				
CE 2	Construction Entrance	County Road 25/Highway 30		Removed	
Current Condition:	Removed - Pruss was removing the construction entrance during inspection on 6/18/19 in preparation for paving.				
CE 3	Construction Entrance	NE Corner - Hwy 30 & Christine Drive		Removed	
Current Condition:	Removed - The construction entrance was removed as a part of the Highway 30 intersection improvements prior to the inspection on 8/05/20. E&A inspector will monitor and recommend reinstallation at a later date if necessary.				
CP #1	Culvert protection	Central portion of site	8/30/2018	Pending	No
Current Condition:	Pending - Culvert protection will be installed at a later date.				
CP #2	Culvert protection	Southeast corner	8/30/2018	Pending	No
Current Condition:	Pending - Culvert protection will be installed at a later date.				
CW	Concrete Washout	Northeast corner of site		Removed	
Current Condition:	Removed - The concrete washout pits were removed prior to inspection on 10/21/19. No paving is underway at this time. E&A will monitor the need for reinstallation.				
DW #1	Ditch Wattle Checks	Middle Central	8/30/2018	Pending	No
Current Condition:	Pending - Ditch wattle checks will be installed when grading has ended.				
DW #2	Ditch Wattle Checks	Southwest corner	8/30/2018	Pending	No
Current Condition:	Pending - Ditch wattle checks will be installed when grading has ended.				
DW #3	Ditch Wattle Checks	Southeast corner	8/30/2018	Active	No
Current Condition:	Good Condition - Wattles checks were installed on the southeast side of the site prior to 8/30/2018.				
DD #1	Diversion Ditch	NW Corner of Lake		Removed	
Current Condition:	Removed - The diversion ditch was removed during regrading/paving in the area prior to inspection on 12/30/19.				
DD #2	Diversion Ditch	W side of Lake		Removed	
Current Condition:	Removed - Thompson Construction removed the diversion ditch prior to inspection on 9/19/18.				
DD #3	Diversion Ditch	SW corner of lake		Removed	
Current Condition:	Removed - Thompson Construction removed the diversion ditch prior to inspection on 9/19/18.				
DD #4	Diversion Ditch	S Side of lake		Removed	
Current Condition:	Removed - Thompson Construction removed the diversion ditch prior to inspection on 9/19/18.				
DD #5	Diversion Ditch	E side of lake		Removed	
Current Condition:	Removed - Thompson Construction removed the diversion ditch prior to inspection on 9/19/18.				
DD #6	Diversion Ditch	NE corner of lake		Removed	
Current Condition:	Removed - The diversion ditch was removed during regrading/paving in the area prior to inspection on 12/30/19.				
DD #7	Diversion Ditch	N side of lake		Removed	

Current Condition:	Removed - The diversion ditch was removed during regrading/paving in the area prior to inspection on 12/30/19.				
EB #2	Erosion Blanket	Northeast corner	8/30/2018	Pending	No
Current Condition:	Pending - Erosion control matting and seeding will be installed when grading has ended.				
EB #3	Erosion Blanket	Around Lake (Outlot B)	8/30/2018	Pending	No
Current Condition:	Pending - Erosion control matting and seeding will be installed when grading has ended.				
IP 1	Inlet Protection	Area Inlet in SE portion of the site		Removed	
Current Condition:	Removed - The area east of the area inlet naturally stabilized prior to the 8/05/20 inspection. Inlet Protection no longer needed at this time.				
IP 2	Curb Inlet protection	W Curb inlet on Christine Dr		Removed	
Current Condition:	Removed - The Home Company sodded lots 1-8 prior to the inspection on 6/10/20. Inlet protection is no longer required.				
IP 3	Curb Inlet protection	E Curb inlet on Christine Dr		Removed	
Current Condition:	Removed - The Home Company sodded lots 1-8 prior to the inspection on 6/10/20. Inlet protection is no longer required.				
Lots 1-10, Block 2, Replat 2	Individual Lots	Block 1, Replat 2 (Northeast corner of site)		Removed	
Current Condition:	Removed - Block 2 was mistakenly identified as Block 1				
Lots 1-10, Block 1, Replat 2	Individual Lots	Block 2, Replat 2 (Northeast corner of site)	1/11/2021	Active	Yes
Current Condition:	<p>Fair Condition - The Home Company removed the portable toilet and sodded the Villas prior to the inspection on 7/27/20. The Home Company began construction on Lots 9 and 10 prior to the inspection on 1/11/21. The Home Company secured the portable toilet prior to the inspection on 3/15/21. The Home Company began excavating lots 1 and 2 prior to the inspection on 4/7/21.</p> <p>1.) Silt fence or straw wattles should be installed along the south side of Lots 9 and 10. 2.) The streets surrounding the lots should be cleaned. 3.) Silt fence should be installed along the backs of Lots 1-2 and 9-10. 4.) Concrete waste should be removed from Lots 1 and 2.</p> <p>1.) The Home Company was informed to complete by 3/15/21. Not done as of the last inspection. The Home Company was reminded on 4/21/21. 2.) The Home Company was informed to complete by 3/09/21. Not done as of the last inspection. The Home Company was reminded on 4/21/21. 3.) The Home Company was informed to complete by 4/27/21. Not done as of the last inspection. 4.) The Home Company was informed to complete by 4/27/21. Not done as of the last inspection.</p>				
Lots 2 & 3, Block 7	Individual Lots	Block 7		Removed	
Current Condition:	Removed - The Home Company sodded lots 2 & 3 prior to the inspection on 6/10/20.				
Lot 6, Block 7	Individual Lots	Block 7	3/24/2021	Active	Yes
Current Condition:	<p>Fair Condition - Rick Walkup Construction began construction on the lot prior to the inspection on 3/24/21. Rick Walkup Construction secured a portable toilet on the lot prior to the inspection on 3/24/21. Rick Walkup Construction removed the dirt piles from the ROW prior to the inspection on 4/7/21.</p> <p>The street in front of the lot should be cleaned.</p> <p>Rick Walkup Construction was informed to complete by 3/25/21. Not done as of the last inspection.</p>				
Lot 24, Block 6	Individual Lots	Block 6	4/20/2021	Pending	Yes
Current Condition:	<p>Pending - Jeff Wearden Homes began construction on the lot prior to the inspection on 4/20/21.</p> <p>1.) Silt fence should be installed along the back of the lot. 2.) Concrete waste should be removed from the lot. 3.) The street in front of the lot should be cleaned.</p> <p>1.) Jeff Wearden Homes was informed to complete by 4/27/21. Not done as of the last inspection. 2.) Jeff Wearden Homes was informed to complete by 4/27/21. Not done as of the last inspection. 3.) Jeff Wearden Homes was informed to complete by 4/21/21. Not done as of the last inspection.</p>				
SB #1	Sediment Basin	Central portion of site	8/30/2018	Pending	No
Current Condition:	Pending - Basin will be installed once grading has commenced at a later date and when deemed necessary				
SB #2	Sediment Basin	Southeast corner	8/30/2018	Pending	No
Current Condition:	Pending - Basin will be installed once grading has commenced at a later date and when deemed necessary				
SF #1	Silt Fence	Southeast corner	8/30/2018	Pending	No
Current Condition:	Pending - Silt Fence will be installed at a later date when deemed necessary				
SF #2	Silt Fence	Northeast corner	8/30/2018	Pending	No
Current Condition:	Pending - Silt Fence will be installed at a later date when deemed necessary				
STR	Street cleaning	Off-Site	In Place	Active	No
Current Condition:	Good Condition - The streets near CE 2 were clean at time of inspection on 7/8/19. The streets were clean at the time of the inspection on 10/05/20.				
SWPPP Sign	Signs	2 Entrances	10/9/2018	Active	No

Current Condition:	Good Condition - Inspector installed 1 of 2 SWPPP signs during inspection on 10/9/18. Other SWPPP sign will be installed at the County Rd U Blvd entrance at a later date. The E&A inspector reinstalled the SWPPP sign during inspection on 9/19/19. The E&A inspector reinstalled the SWPPP sign during the 2/24/20 inspection. The E&A inspector reinstalled the SWPPP sign prior to the inspection on 3/31/20. The SWPPP sign was removed during the Highway 30 Intersection Improvements prior to the inspection on 8/17/20. E&A inspector will reinstall as construction allows. E&A inspector reinstalled the SWPPP sign during the inspection on 8/31/20.
---------------------------	---

Intersection Improvements

SF 1	Silt Fence	West of Gallery East Drive culvert	12/9/2019	Pending	No
Current Condition:	Pending - Silt Fence will be installed at a later date. Per conversation with Jim Hammitt on 4/1/20 the silt fence no longer needs to be installed due to imminent regrading.				
SF 2	Silt Fence	West of Farm Field Road culvert	12/9/2019	Pending	No
Current Condition:	Pending - Silt Fence will be installed at a later date. Per conversation with Jim Hammitt on 4/1/20 the silt fence no longer needs to be installed due to imminent regrading.				
SF 3	Silt Fence	East of Farm Field Road culvert	8/31/2020	Active	No
Current Condition:	Good Condition - Luxa installed two silt fence ditch checks, one between the two north entrances of the development and one at the east end of the intersection improvements prior to the inspection on 8/31/20.				

Inspector Signature: 

Reviewed By: 