

E & A Consulting Group, I+1106:1279nc.  
 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: Josh Ellington	<b>E&amp;A - P2018.109.002</b>	Stage
Project Name:	<b>Gallery 23 East</b>	3
For Week Ending:	<b>CSW-201702253 (Mass Grading)</b>	
Project Location:	<b>7/9/2022</b>	
	<b>County Road U and Lincoln Highway- Fremont, NE (Dodge County)</b>	<b>68025</b>

	Gallery 23 East			
Grading:	96%			
Sanitary Sewer:	97%			
Storm Sewer:	95%			
Paving:	99%			
Seeding:	1%			
Utilities:	99%			
Overall Development:	45%			

RAIN FALL AMOUNTS	Amount in inches	Date inspected	Weather Conditions	Time	
					<b>Week 1</b>
Sunday:	0.01"				
Monday	0.00"				
Tuesday	0.00"				
Wednesday	0.31"				
Thursday	0.03"				
Friday	0.00"				
Saturday	0.00"				
					<b>Week 2</b>
Sunday:	0.00"				
Monday	0.00"	6/20/2022	Sunny 85/61	12:35 PM	
Tuesday	0.00"				
Wednesday	0.00"				
Thursday	0.00"				
Friday	0.00"				
Saturday	0.00"				
					<b>Week 3</b>
Sunday:	0.00"				
Monday	0.00"				
Tuesday	0.00"				
Wednesday	0.00"				
Thursday	0.00"				
Friday	0.00"				
Saturday	0.00"				
					<b>Week 4</b>
Sunday:	0.00"				
Monday	0.00"				
Tuesday	0.00"				
Wednesday	0.00"				
Thursday	0.00"				
Friday	0.16"				
Saturday	0.00"				
					<b>Week 5</b>
Sunday:	0.00"				
Monday	0.44"				
Tuesday	0.00"				
Wednesday	0.04"				
Thursday	0.02"				
Friday	0.48"				
Saturday	0.00"				

**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 (10/23/2018). Grading has temporarily ceased (1/10/2019). Grading in the NE corner of site for sanitary installation (4/5/2019). Grading for roads (6/4/2019). Grading for utilities, storm, and roads throughout project (6/17/2019). Excavation along southwest portion ROW for gas installation (6/18/2019). Excavation in the southeast portion of the site for utilities (6/18/2019). Excavation throughout the site for gas installation (6/24/2019). Excavation for storm sewer (7/16/2019) Trenching for utility installation throughout the site and excavation for sanitary lift station installation on the west side of the lake (8/26/2019). Fine grading throughout the site in preparation for paving (9/09/2019). Excavation in the northeast corner of the site for culvert installation (9/19/2019). Trenching/excavation in the southeast portion of the site for utility installation (10/22/2019). Trenching throughout site for utility installation (11/18/2019). Minor trenching/excavation west of HWY 275 for communications/data installation (1/27/2020).

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 (10/9/2018). Grading has temporarily ceased (1/10/2019). Grading occurred in between HWY 30 and Menards to still water main between last inspection (2/7/2019) and current inspection (2/20/2019), but grading had ceased at time of inspection. Grading along HWY 275 (4/5/2019). Grading for water main project has ceased (4/19/2019)

Highway 30 intersection improvements have begun for culvert installation (10/02/2019).

Grading for Highway 30 intersection improvements has begun (7/27/2020). Fine grading occurred along the Highway 30 intersection improvements west of County Road Blvd U (8/31/2020). Stockpiling on Block 1 Lot 9 (4/20/2021). Disturbance along Eastgate Road entrance (8/26/2021). Landscaping along Eastgate Road entrance (10/11/2021).

**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 (10/23/2018). Grading has temporarily ceased (1/10/2019). Grading in the NE corner of site for sanitary installation (4/5/2019). Grading for roads (6/4/2019). Grading for utilities, storm, and roads throughout project (6/17/2019). Excavation along southwest portion ROW for gas installation (6/18/2019). Excavation in the southeast portion of the site for utilities (6/18/2019). Excavation throughout the site for gas installation (6/24/2019). Excavation for storm sewer (7/16/2019) Trenching for utility installation throughout the site and excavation for sanitary lift station installation on the west side of the lake (8/26/2019). Fine grading throughout the site in preparation for paving (9/09/2019). Excavation in the northeast corner of the site for culvert installation (9/19/2019). Trenching/excavation in the southeast portion of the site for utility installation (10/22/2019). Trenching throughout site for utility installation (11/18/2019). Minor trenching/excavation west of HWY 275 for communications/data installation (1/27/2020).

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 (10/9/2018). Grading has temporarily ceased (1/10/2019). Grading occurred in between HWY 30 and Menards to still water main between last inspection (2/7/2019) and current inspection (2/20/2019), but grading had ceased at time of inspection. Grading along HWY 275 (4/5/2019). Grading for water main project has ceased (4/19/2019)

Highway 30 intersection improvements have begun for culvert installation (10/02/2019).

Grading for Highway 30 intersection improvements has begun (7/27/2020). Fine grading occurred along the Highway 30 intersection improvements west of County Road Blvd U (8/31/2020). Stockpiling on Block 1 Lot 9 (4/20/2021). Disturbance along Eastgate Road entrance (8/26/2021). Landscaping along Eastgate Road entrance (10/11/2021).

**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 (9/19/2018). Seeding around banks of E side of lake (11/6/2018). Seeding for Highway 30 Intersection Improvements (10/18/2020). Reseeding along the Highway 30 Improvements (3/15/2021).

**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

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

No

**Create Corrective Action?**

No - See Findings BMP Section (CW on Lots 1-10, Block 1, Replat 2 and Block 7 Lot 6).

**Are construction entrances and adjacent streets being maintained adequately?**

No

**Create Corrective Action?**

No - See BMPs Section.

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

Yes

**Create Corrective Action?**

N/A

**Comments:****Comments:**

The site was active during the last inspection for home construction.

Lift Station, Sanitary Force Main, and the Intersection Improvements projects are closed.

Water Improvements project is closed.

Highway 30 intersection improvements project is closed.

As of 11/12/2020, E&A was not hired by White Lotus Group to inspect Lot 2 Replat 1.

Due to overall site stabilization and the number of currently active lots, Gallery 23 East will be inspected on a monthly basis as of 12/08/21. E&A inspector will monitor site activity and increase inspection frequency as necessary.


**Findings / Corrective Actions (Date):****Findings / Corrective Actions (Date):**

1.) See BMP section for required maintenance.

Unique Name	Type	Location	Projected Install Date	Status	Maintenance
<b>Gallery 23 East</b>					
CE 1	Construction Entrance	County Road Blvd U		Removed	
<b>Current Condition:</b>	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	
<b>Current Condition:</b>	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	
<b>Current Condition:</b>	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
<b>Current Condition:</b>	Pending - Culvert protection will be installed at a later date.				
CP #2	Culvert protection	Southeast corner	8/30/2018	Pending	No
<b>Current Condition:</b>	Pending - Culvert protection will be installed at a later date.				
CW	Concrete Washout	Northeast corner of site		Removed	
<b>Current Condition:</b>	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
<b>Current Condition:</b>	Pending - Ditch wattle checks will be installed when grading has ended.				
DW #2	Ditch Wattle Checks	Southwest corner	8/30/2018	Pending	No
<b>Current Condition:</b>	Pending - Ditch wattle checks will be installed when grading has ended.				
DW #3	Ditch Wattle Checks	Southeast corner	8/30/2018	Active	No
<b>Current Condition:</b>	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	
<b>Current Condition:</b>	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	
<b>Current Condition:</b>	Removed - Thompson Construction removed the diversion ditch prior to inspection on 9/19/18.				
DD #3	Diversion Ditch	SW corner of lake		Removed	
<b>Current Condition:</b>	Removed - Thompson Construction removed the diversion ditch prior to inspection on 9/19/18.				
DD #4	Diversion Ditch	S Side of lake		Removed	
<b>Current Condition:</b>	Removed - Thompson Construction removed the diversion ditch prior to inspection on 9/19/18.				
DD #5	Diversion Ditch	E side of lake		Removed	
<b>Current Condition:</b>	Removed - Thompson Construction removed the diversion ditch prior to inspection on 9/19/18.				
DD #6	Diversion Ditch	NE corner of lake		Removed	
<b>Current Condition:</b>	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	
<b>Current Condition:</b>	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
<b>Current Condition:</b>	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
<b>Current Condition:</b>	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	

<b>Current Condition:</b>	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	
<b>Current Condition:</b>	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	
<b>Current Condition:</b>	Removed - The Home Company sodded lots 1-8 prior to the inspection on 6/10/20. Inlet protection is no longer required.				
Block 1 Replat 2, Lots 1-10	Individual Lots	Block 2, Replat 2 (Northeast corner of site)	1/11/2021	Active	Yes
<b>Current Condition:</b>	<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. The Home Company removed the concrete waste from Lots 1 and 2 prior to the inspection on 5/17/21. The Home Company sodded Lots 9 and 10 and stood up and resecured the portable toilet prior to the inspection on 9/13/21. The Home Company removed the portable toilet prior to the inspection on 1/03/22.</p> <p>1.) The streets surrounding the lots should be cleaned. 2.) Silt fence should be installed along the backs of Lots 1-2 or all lots should be stabilized.</p> <p>1.) 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, 6/10/21, 7/21/21, 9/02/21, 10/25/21, 4/26/22, <b>6/20/22</b> 2.) The Home Company was informed to complete by 4/27/21. Not done as of the last inspection. The Home Company was reminded on 6/10/21, 7/21/21, 9/02/21, 10/25/21, 4/26/22, <b>6/20/22</b></p>				
Block 3 Replat 2, Lots 9-12	Individual Lots	Block 3	6/9/2021	Active	No
<b>Current Condition:</b>	Active - Hubbell Homes began construction on Lots 9-12 prior to the inspection on 6/09/21. Due to the vegetation surrounding the lots and the grade in the area, no BMPs will be recommended at this time. E&A inspector will monitor.				
Block 3 Replat 2, Lots 13-16	Individual Lots	Block 3	6/9/2021	Pending	Yes
<b>Current Condition:</b>	<p>Pending - Hubbell Homes began construction on Lots 13-16 prior to the inspection on 6/09/21. The streets were cleaned by rain prior to the inspection on 8/30/21. Hubbell Homes removed the portable toilet prior to the inspection on 1/03/22. <b>Minor concrete waste was observed during the inspection on 6/20/22; however, E&amp;A inspector will monitor for its removal.</b></p> <p>1.) Silt fence or straw wattles should be installed along the front of the lots. 2.) The street in front of the lots should be cleaned.</p> <p>1.) The E&amp;A inspector will make an attempt to identify the builder and inform them to complete by 7/16/21. Not done as of the last inspection. Hubbell Homes was informed to complete by 8/20/21. Not done as of the last inspection. Hubbell Homes was reminded on 9/02/21, 10/26/21, 2/01/22, 3/30/22, <b>6/20/22</b> 2.) Hubbell Homes was informed to complete by 2/01/22. Not done as of the last inspection. Hubbell Homes was reminded on 3/30/22, <b>6/20/22</b></p>				
Block 4 Replat 2, Lots 8-12	Individual Lots	Block 4	8/13/2021	Active	No
<b>Current Condition:</b>	<b>Good</b> Condition - Hubbell Homes began construction on Lots 8-12 prior to the inspection on 8/13/21. Due to the vegetation surrounding the lots and the grade in the area, no BMPs will be recommended at this time. E&A inspector will monitor. Hubbell Homes secured a portable toilet on Lot 9 prior to the inspection on 8/13/21. <b>Hubbell Homes stood up and secured the two portable toilets prior to the inspection on 6/20/22.</b>				
Block 6, Lot 9	Individual Lots	Block 6	8/13/2021	Active	Yes
<b>Current Condition:</b>	<p>Active - Hubbell Homes began construction on the lot prior to the inspection on 8/13/21. Due to the grade of the lot and the surrounding vegetation no BMPs will be recommended at this time. E&amp;A inspector will monitor. The street in front of the lot was cleaned prior to the inspection on 1/03/22.</p> <p><b>The street in front of the lot should be cleaned.</b></p> <p><b>Hubbell Homes was informed to complete by 6/27/22.</b></p>				
Block 6, Lot 23	Individual Lots	Block 6	1/3/2022	Pending	Yes

<b>Current Condition:</b>	Pending - Hubbell Homes began construction on the lot prior to the inspection on 1/03/22.  1.) The street in front of the lot should be cleaned. 2.) Silt fence or straw wattles should be installed along the front of the lot or vehicular access to the lot should be restricted. 3.) Concrete waste should be removed from the lot. <b>4.) Waste storage should be emptied.</b>  1.) Hubbell Homes was informed to complete by 3/29/22. Not done as of the last inspection. <b>Hubbell Homes was reminded on 6/20/22.</b> 2.) Hubbell Homes was informed to complete by 4/04/22. Not done as of the last inspection. <b>Hubbell Homes was reminded on 6/20/22.</b> 3.) Hubbell Homes was informed to complete by 4/04/22. Not done as of the last inspection. <b>Hubbell Homes was reminded on 6/20/22.</b> <b>4.) Hubbell Homes was informed to complete by 6/27/22.</b>				
Block 6, Lot 24	Individual Lots	Block 6		Removed	
<b>Current Condition:</b>	Removed - Jeff Whearden Homes sodded the lot prior to the inspection on 1/03/22.				
Block 6, Lot 25	Individual Lots	Block 6		Removed	
<b>Current Condition:</b>	Removed - Rick Walkup Construction sodded the lot prior to the inspection on 6/20/22.				
Block 6, Lot 26	Individual Lots	Block 6	1/3/2022	Pending	Yes
<b>Current Condition:</b>	Pending - Hubbell Homes began construction on the lot prior to the inspection on 1/03/22.  1.) The street in front of the lot should be cleaned. 2.) Silt fence or straw wattles should be installed along the front of the lot or vehicular access to the lot should be restricted.  1.) Hubbell Homes was informed to complete by 3/29/22. Not done as of the last inspection. <b>Hubbell Homes was reminded on 6/20/22.</b> 2.) Hubbell Homes was informed to complete by 4/04/22. Not done as of the last inspection. <b>Hubbell Homes was reminded on 6/20/22.</b>				
Block 7, Lot 6	Individual Lots	Block 7		Removed	
<b>Current Condition:</b>	Removed - Rick Walkup Construction sodded the lot and removed the portable toilet prior to the inspection on 9/27/21.				
Block 2 Replat 3, Lot 16	Individual Lots	Block 2, Lot 16	5/23/2022	Active	Yes
<b>Current Condition:</b>	<b>Active</b> - An unknown builder began construction on the lot prior to the inspection on 5/23/22. Due to the grade of the lot and the surrounding vegetation, no BMPs will be recommended at this time. E&A inspector will monitor.  The street should be cleaned on the southeast corner of the lot.  E&A inspector will inform when the builder is identified.				
Block 3 Replat 3, Lot 10	Individual Lots	Block 3, Lot 10	5/23/2022	Active	Yes
<b>Current Condition:</b>	<b>Active</b> - An unknown builder began construction on the lot prior to the inspection on 5/23/22. Due to the grade of the lot and the surrounding vegetation, no BMPs will be recommended at this time. E&A inspector will monitor.  The street should be cleaned on the southeast corner of the lot.  E&A inspector will inform when the builder is identified.				
SB #1	Sediment Basin	Central portion of site	8/30/2018	Pending	No
<b>Current Condition:</b>	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
<b>Current Condition:</b>	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
<b>Current Condition:</b>	Pending - Silt Fence will be installed at a later date when deemed necessary.				
SF #2	Silt Fence	Northeast corner	8/30/2018	Pending	No
<b>Current Condition:</b>	Pending - Silt Fence will be installed at a later date when deemed necessary.				
STR	Street cleaning	Off-Site	In Place	Active	No
<b>Current Condition:</b>	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
<b>Current Condition:</b>	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.				

<b>Certification Statement:</b>	I certify, under penalty of law, that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information including the possibility of fines and imprisonment for knowing violations.
<b>Inspector Signature:</b> 	<b>Reviewed By:</b> 