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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)	2
Project Location:	4/8/2023 County Road U and Lincoln Highway- Fremont, NE (Dodge County)	68025

	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	
					Week 1
Sunday:	0.19"				
Monday	0.00"	3/27/2023	Mostly Sunny 40/14	10:05 AM	
Tuesday	0.00"				
Wednesday	0.00"				
Thursday	0.08"				
Friday	0.00"				
Saturday	0.00"				
					Week 2
Sunday:	0.00"				
Monday	0.00"				
Tuesday	0.00"				
Wednesday	0.00"				
Thursday	0.03"				
Friday	0.00"				
Saturday	0.00"				
					Week 3
Sunday:	N/A				
Monday	N/A				
Tuesday	N/A				
Wednesday	N/A				
Thursday	N/A				
Friday	N/A				
Saturday	N/A				

Complaints:	None
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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 and BMP Section.

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.

Based on the amount of lot construction active in the development as of the 12/13/22 inspection, Gallery 23 East will be inspected at the Stage 2 frequency. E&A inspector will monitor and adjust inspection frequency as necessary.

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


1.) See BMP section for required maintenance.

2.) Waste storage containers should be emptied when the full line is reached and any litter should be picked up. All developers were informed to complete by 9/13/22. 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.				
CIP 1	Curb Inlet protection	Sammy Road		Removed	
Current Condition:	Removed - DR Horton removed the inlet protection prior to the inspection on 1/17/23.				
CIP 2	Curb Inlet protection	Sammy Road	11/30/2022	Active	No
Current Condition:	Good Condition - DR Horton installed inlet protection north of Lot 4 Block 12 prior to the inspection on 11/30/22.				
CIP 3	Curb Inlet protection	East 18th Avenue	1/17/2023	Active	No
Current Condition:	Good Condition - DR Horton installed inlet protection south of Lot 15 Block 6 prior to the inspection on 1/17/23.				
CIP 4	Curb Inlet protection	Kara Way	1/17/2023	Active	No
Current Condition:	Good Condition - DR Horton installed inlet protection south of Lot 21 Block 6 prior to the inspection on 1/17/23.				
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	Block 9, Lot 1	9/6/2022	Active	No
Current Condition:	Good Condition - DR Horton installed a concrete washout prior to the inspection on 9/06/22. DR Horton removed the concrete washout and installed a new washout with a berm and plastic liner prior to the inspection on 3/13/23.				
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.				
Block 1 Replat 2, Lots 1-10	Individual Lots	Block 2, Replat 2 (Northeast corner of site)		Removed	
Current Condition:	Removed - The Home Company sodded the lots prior to the inspection on 7/11/22.				
Block 2 Replat 3, Lot 16	Individual Lots	Block 2, Lot 16	5/23/2022	Active	Yes
Current Condition:	Active - 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. Not done as of the last inspection.				
Block 3 Replat 3, Lot 10	Individual Lots	Block 3, Lot 10	5/23/2022	Active	Yes
Current Condition:	Active - 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. Not done as of the last inspection.				
Block 3 Replat 2, Lots 1-7	Individual Lots	Block 3	10/5/2022	Active	Yes
Current Condition:	Active - Hubbell Homes began construction on the lots prior to the inspection on 10/05/22. Due to the grade of the lots, no BMPs will be recommended at this time. Hubbell Homes secured the portable toilets on the lots prior to the inspection on 11/30/22. Hubbell Homes removed the portable toilets from the lots prior to the inspection on 2/15/23. Hubbell Homes placed two portable toilets on site prior to the inspection on 3/13/23. 1.) The street in front of the lots should be cleaned. 2.) The portable toilets should be secured. 1.) Hubbell Homes was informed to complete by 12/28/22. Not done as of the last inspection. Hubbell Homes was reminded on 3/15/23 2.) Hubbell Homes was informed to complete by 3/20/23. Not done as of the last inspection.				
Block 3 Replat 2, Lots 9-12	Individual Lots	Block 3		Removed	
Current Condition:	Removed - Hubbell Homes sodded the lots prior to the inspection on 7/11/22.				
Block 3 Replat 2, Lots 13-16	Individual Lots	Block 3		Removed	
Current Condition:	Removed - Hubbell Homes sodded the lots prior to the inspection on 7/11/22.				
Block 4 Replat 2, Lots 8-12	Individual Lots	Block 4		Removed	
Current Condition:	Removed - Hubbell Homes sodded the lots and removed portable toilets prior to the inspection on 10/05/22.				
Block 4 Replat 2, Lots 1-4	Individual Lots	Block 4	11/30/2022	Active	Yes
Current Condition:	Active - Hubbell Homes began construction on the lots prior to the inspection on 11/30/22. Due to the grade of the lots, no BMPs will be recommended at this time. The street in front of the lots should be cleaned. Hubbell Homes was informed to complete by 12/28/22. Not done as of the last inspection. Hubbell Homes was reminded on 3/15/23				
Block 4 Replat 2, Lots 5-7	Individual Lots	Block 4	10/5/2022	Active	Yes
Current Condition:	Active - Hubbell Homes began construction on the lots prior to the inspection on 10/05/22. Due to the grade of the lots, no BMPs will be recommended at this time. The street in front of the lots should be cleaned. Hubbell Homes was informed to complete by 12/28/22. Not done as of the last inspection. Hubbell Homes was reminded on 3/15/23				

Block 4 Replat 2, Lots 13-16	Individual Lots	Block 4	10/5/2022	Active	No
Current Condition:	Active - Hubbell Homes began construction on the lots prior to the inspection on 10/05/22. Due to the grade of the lots, no BMPs will be recommended at this time.				
Block 5 Replat 2, Lots 10-13	Individual Lots	Block 5	10/5/2022	Active	No
Current Condition:	Active - Hubbell Homes began construction on the lots prior to the inspection on 10/05/22. Due to the grade of the lots, no BMPs will be recommended at this time.				
Block 6, Lot 9	Individual Lots	Block 6		Removed	
Current Condition:	Removed - Hubbell Homes sodded the lot prior to the inspection on 8/8/22.				
Block 6, Lot 23	Individual Lots	Block 6	1/3/2022	Active	No
Current Condition:	Good Condition - Hubbell Homes began construction on the lot prior to the inspection on 1/03/22. Hubbell Homes removed the concrete waste from the lot prior to the inspection on 8/8/22. Hubbell Homes secured the portable toilet prior to the inspection on 10/05/22. No evidence of vehicular access was observed on the lot during the inspection on 10/05/22. Due to the front of the lot being flat, straw wattles will no longer be recommended as of 10/05/22. The street was cleaned prior to the inspection on 10/05/22. Hubbell Homes emptied the waste storage and secured a portable toilet on the lot prior to the inspection on 11/01/22.				
Block 6, Lot 24	Individual Lots	Block 6		Removed	
Current Condition:	Removed - Jeff Whearden Homes sodded the lot prior to the inspection on 1/03/22.				
Block 6, Lot 25	Individual Lots	Block 6		Removed	
Current Condition:	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	Active	No
Current Condition:	Active - Hubbell Homes began construction on the lot prior to the inspection on 1/03/22. Hubbell Homes cleaned the street in front of the lot prior to the inspection on 7/11/22. Hubbell Homes emptied the waste storage and removed litter from the lot prior to the inspection on 8/8/22. No evidence of vehicular access was observed on the lot during the inspection on 10/05/22. Due to the front of the lot being flat, straw wattles will no longer be recommended as of 10/05/22.				
Block 6, Lot 27	Individual Lots	Block 6	11/1/2022	Active	No
Current Condition:	Active - T.J.L Consulting Inc. began construction on the lot prior to the inspection on 11/01/22. A portable toilet was secured on the lot prior to the inspection on 11/01/22. Due to the lot being flat, no BMPs will be recommended at this time. The portable toilet was removed prior to the inspection on 12/27/22.				
Block 7, Lot 6	Individual Lots	Block 7		Removed	
Current Condition:	Removed - Rick Walkup Construction sodded the lot and removed the portable toilet prior to the inspection on 9/27/21.				
Block 10, Lot 1	Individual Lots	Block 10, Lot 1	11/1/2022	Active	No
Current Condition:	Good Condition - DR Horton installed straw wattles around the lot prior to the inspection on 11/01/22.				
Block 10, Lot 2	Individual Lots	Block 10, Lot 2	11/1/2022	Active	Yes
Current Condition:	Fair Condition - DR Horton installed straw wattles around the lot prior to the inspection on 11/01/22. DR Horton began construction on the lot prior to the inspection on 12/13/22. DR Horton placed a portable toilet across the street on Lot 18 Block 6 prior to the inspection on 12/27/22. The portable toilet should be secured. DR Horton was informed to complete by 1/03/23. Not done as of the last inspection.				
Block 10, Lot 3	Individual Lots	Block 10, Lot 3	11/1/2022	Active	No
Current Condition:	Good Condition - DR Horton installed straw wattles around the lot prior to the inspection on 11/01/22.				
Block 10, Lot 4	Individual Lots	Block 10, Lot 4	11/1/2022	Active	No
Current Condition:	Good Condition - DR Horton installed straw wattles around the lot prior to the inspection on 11/01/22.				
Block 10, Lot 5	Individual Lots	Block 10, Lot 5	11/1/2022	Active	No
Current Condition:	Good Condition - DR Horton installed straw wattles around the lot prior to the inspection on 11/01/22. DR Horton began construction on the lot prior to the inspection on 12/13/22.				
Block 10, Lot 11	Individual Lots	Block 10, Lot 11	2/15/2023	Active	No
Current Condition:	Good Condition - DR Horton installed straw wattles around the lot prior to the inspection on 2/15/23.				
Block 11, Lot 1	Individual Lots	Block 11, Lot 1	11/1/2022	Active	No
Current Condition:	Good Condition - DR Horton installed straw wattles around the lot prior to the inspection on 11/01/22. DR Horton began construction on the lot prior to the inspection on 12/13/22.				
Block 11, Lot 2	Individual Lots	Block 11, Lot 2	12/13/2022	Active	No
Current Condition:	Active - DR Horton began construction on the lot prior to the inspection on 12/13/22.				
Block 12, Lot 1	Individual Lots	Block 12, Lot 1	12/13/2022	Active	Yes
Current Condition:	Fair Condition - DR Horton began construction on the lot and installed straw wattles around the perimeter of the lot prior to the inspection on 12/13/22. 1.) The wattles along the front of the lot should be repaired. 2.) The street in front of the lot should be cleaned. 1.) DR Horton was informed to complete by 1/03/23. Not done as of the last inspection. 2.) DR Horton was informed to complete by 12/28/22. Not done as of the last inspection.				
Block 12, Lot 2	Individual Lots	Block 12, Lot 2	12/13/2022	Active	No
Current Condition:	Good Condition - DR Horton began construction on the lot and installed straw wattles around the perimeter of the lot prior to the inspection on 12/13/22.				
Block 12, Lot 3	Individual Lots	Block 12, Lot 3	12/13/2022	Active	No
Current Condition:	Good Condition - DR Horton began construction on the lot and installed straw wattles around the perimeter of the lot prior to the inspection on 12/13/22.				
Block 12 Replat 3, Lot 4	Individual Lots	Block 12 Replat 3, Lot 4		Removed	
Current Condition:	Removed - DR Horton sodded the lot prior to the inspection on 12/13/22.				

Block 13 Replat 3, Lot 1	Individual Lots	Block 13 Replat 3, Lot 1		Removed	
Current Condition:	Removed - DR Horton sodded the lot prior to the inspection on 12/13/22.				
Block 13 Replat 3, Lot 2	Individual Lots	Block 13 Replat 3, Lot 2		Removed	
Current Condition:	Removed - DR Horton sodded the lot prior to the inspection on 11/30/22.				
Block 13 Replat 3, Lot 3	Individual Lots	Block 13 Replat 3, Lot 3		Removed	
Current Condition:	Removed - DR Horton sodded the lot prior to the inspection on 11/30/22.				
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.				
Certification Statement:	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.				
Inspector Signature:				Reviewed By:	