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E & A CONSULTING GROUP, INC.

Engineering Answers

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

Inspector: Josh Ellington	E&A - P2018.109.002	Stage
Project Name:	Gallery 23 East CSW-201702253 (Mass Grading)	1
	3/2/2024	
Project Location:	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:	35%				
Utilities:	99%				
Overall Development:	55%				

RAIN FALL AMOUNTS	Amount in inches	Date inspected	Weather Conditions	Time	
					Week 1
Sunday:	0.00"				
Monday:	0.00"	2/26/2024	Partly cloudy 54	10:05 AM	
Tuesday:	0.00"				
Wednesday:	0.00"				
Thursday:	0.00"				
Friday:	0.00"				
Saturday:	0.00"				

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).

Grading for lot construction active (6/2020).

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

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Grading for lot construction active (6/2020).

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:

1.) 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

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

Yes

Create Corrective Action?


N/A

3.) Are waste materials (concrete, construction material, hazardous, etc.) being managed properly?																																																																																																																																									
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4.) Are construction entrances and adjacent streets being maintained adequately?																																																																																																																																									
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<p>Comments: The site was active during the last inspection for home construction.</p> <p>Based on the amount of lot construction active in the development as of the 4/26/23 inspection, Gallery 23 East will be inspected at the Stage 1 frequency. E&A inspector will monitor and adjust inspection frequency as necessary.</p>																																																																																																																																									
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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	Yes
Current Condition:	<p>Fair 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. DR Horton cleaned out the concrete washout prior to the inspection on 4/10/23. DR Horton cleaned out the concrete washout and the surrounding area prior to the 6/19/23 inspection. DR Horton removed the concrete washout and the concrete waste outside of the washout prior to the 10/16/23 inspection. DR Horton relocated the concrete washout to Block 7 Lot 1 prior to the 11/20/23 inspection. DR Horton removed the concrete waste from lots in Blocks 7, 8, and 9 prior to the 11/27/23 inspection.</p> <p>Any concrete waste outside of the pit should be removed.</p> <p>DR Horton was informed to complete by 2/19/24. Not done as of last inspection. DR Horton was reminded on 2/20/24.</p>				
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 (Outlet 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 2 Replat 3, Lot 16	Individual Lots	Block 2, Lot 16		Removed	
Current Condition:	Removed - Lot was added in error as of 5/10/23.				
Block 3 Replat 3, Lot 10	Individual Lots	Block 3, Lot 10		Removed	
Current Condition:	Removed - Lot was added in error as of 5/10/23.				
Block 3 Replat 2, Lots 1-7	Individual Lots	Block 3		Removed	
Current Condition:	Removed - Hubbell Homes sodded the lots prior to the 8/14/23 inspection, cleaned the streets and removed the portable toilet prior to the 8/21/23 inspection.				
Block 4 Replat 2, Lots 1-4	Individual Lots	Block 4		Removed	
Current Condition:	Removed - Hubbell Homes sodded the lots prior to the 8/14/23 inspection.				

Block 4 Replat 2, Lots 5-7	Individual Lots	Block 4		Removed	
Current Condition:	Removed - Hubbell Homes sodded the lots prior to the 8/14/23 inspection.				
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. Lot 13 was sodded prior to the 5/24/23 inspection. Hubbell Homes cleaned the street in front of the lot prior to the 10/9/23 inspection. Sidewalk installation began prior to the 12/4/23 inspection.				
Block 4 Replat 2, Lots 17-19	Individual Lots	Block 4	7/6/2023	Active	No
Current Condition:	Active - Hubbell Homes began construction on the lots prior to the inspection on 7/06/23. Due to the grade of the lots, no BMPs will be recommended at this time. Dirt pile was observed in the right of way during the 9/18/23 inspection. The dirt pile was removed prior to the 9/25/23 inspection. Streets were scraped prior to the 1/11/24 inspection. As of 2/26/24, maintenance for concrete waste removal will be found under Blk 4 Replat 2 Lots 23-25.				
Block 4 Replat 2, Lots 20-22	Individual Lots	Block 4	7/31/2023	Active	Yes
Current Condition:	Active - Hubbell Homes began construction on the lots prior to the inspection on 7/31/23. Due to the grade of the lots, no BMPs will be recommended at this time. Streets were scraped prior to the 1/11/24 inspection. Hubbell Homes relocated the portable toilets to these lots prior to the 2/26/24 inspection. The portable toilets should be secured. Hubbell Homes was informed to complete by 7/24/23. Not done as of last inspection. Hubbell Homes was reminded on 9/11/23, 10/9/23, 11/6/23, 12/4/23, 1/5/24, 2/13/24				
Block 4 Replat 2, Lots 23-25	Individual Lots	Block 4	11/6/2023	Active	Yes
Current Condition:	Active - Hubbell Homes graded the lots prior to the 11/6/23. Due to the grade of the lots, no BMPs will be recommended at this time. Streets were scraped prior to the 1/11/24 inspection. Concrete waste should be removed from the lot. Hubbell Homes was informed to complete by 10/16/23. Not done as of last inspection. Hubbell Homes was reminded on 11/6/23, 12/4/23, 1/5/24, 2/13/24				
Block 5 Replat 2, Lots 1-6	Individual Lots	Block 5	8/28/2023	Active	No
Current Condition:	Good Condition - Hubbell Homes began grading prior to the 8/28/23 inspection. E&A inspector will monitor for BMP installation as necessary. Hubbell Homes moved the dirt pile away from Christine Drive prior to the 10/30/23 inspection. The maintenance recommendation from Block 5 Replat 2, Lots 7-9 to secure the portable toilet will now apply to these lots. Streets were scraped prior to the 1/11/24 inspection. As of 2/26/24, maintenance for portable toilets will be found under Blk 4 Replat 2 Lots 20-22.				
Block 5 Replat 2, Lots 7-9	Individual Lots	Block 5		Removed	
Current Condition:	Removed - Hubbell Homes sodded the lots prior to the inspection on 12/11/23.				
Block 5 Replat 2, Lots 10-13	Individual Lots	Block 5		Removed	
Current Condition:	Removed - Hubbell Homes sodded the lots and cleaned the streets prior to the inspection on 7/06/23.				
Block 6, Lot 23	Individual Lots	Block 6		Removed	
Current Condition:	Removed - Hubbell Homes sodded the lot prior to the 6/5/23 inspection.				
Block 6, Lot 26	Individual Lots	Block 6		Removed	
Current Condition:	Removed - Hubbell Homes sodded the lot prior to the 5/24/23 inspection.				
Block 6, Lot 27	Individual Lots	Block 6		Removed	
Current Condition:	Removed - T.J.L Consulting Inc. sodded the lot prior to the inspection on 9/11/23.				
Block 7, Lot 16	Individual Lots	Block 7	12/18/2023	Active	No
Current Condition:	Good Condition - DR Horton began foundation work prior to the 12/18/23 inspection. DR Horton secured a portable toilet on Block 6 Lot 10 prior to the 12/18/23 inspection. DR Horton installed straw wattles along the perimeter of the site and scraped the streets prior to the inspection on 2/5/24. Additional street cleaning is still necessary. Street cleaning maintenance is found under STR as of 2/13/24.				
Block 7, Lot 17	Individual Lots	Block 7	12/18/2023	Active	No
Current Condition:	Good Condition - DR Horton began foundation work prior to the 12/18/23 inspection. DR Horton installed straw wattles along the perimeter of the lot prior to the inspection on 2/5/24.				
Block 7, Lot 18	Individual Lots	Block 7	12/18/2023	Active	No
Current Condition:	Good Condition - DR Horton began foundation work prior to the 12/18/23 inspection. DR Horton installed straw wattles at the back of the lot prior to the 12/18/23 inspection.				
Block 7, Lot 19	Individual Lots	Block 7	12/18/2023	Active	No
Current Condition:	Good Condition - DR Horton began foundation work prior to the 12/18/23 inspection. DR Horton installed straw wattles at the back of the lot prior to the 12/18/23 inspection.				
Block 7, Lot 20	Individual Lots	Block 7	11/13/2023	Active	No

Current Condition:	Good Condition - DR Horton began foundation work prior to the 11/13/23 inspection. DR Horton installed straw wattles at the back of the lot prior to the 11/13/23 inspection.				
Block 7, Lot 21	Individual Lots	Block 7	11/6/2023	Active	No
Current Condition:	Good Condition - DR Horton began grading the lot prior to the 11/6/23 inspection. DR Horton partially installed straw wattles at the back of the lot prior to the 11/6/23 inspection. DR Horton began foundation work prior to the 11/13/23 inspection. DR Horton cleaned the street prior to the 12/11/23 inspection.				
Block 7, Lot 22	Individual Lots	Block 7	10/23/2023	Active	No
Current Condition:	Good Condition - DR Horton began construction on the lot prior to the 10/23/23 inspection. DR Horton installed wattles at the back of the lot prior to the 10/30/23 inspection. DR Horton reinstalled straw wattles at the back of the lot prior to the 11/27/23 inspection.				
Block 7, Lot 23	Individual Lots	Block 7	7/6/2023	Active	No
Current Condition:	Good Condition - DR Horton installed wattles around the lot prior to the inspection on 7/06/23. DR Horton removed the straw wattles along the back of the lot and began construction on the lot prior to the 10/23/23 inspection. DR Horton reinstalled straw wattles along the back of the lot prior to the 10/30/23 inspection. DR Horton reinstalled straw wattles at the back of the lot prior to the 11/27/23 inspection.				
Block 7, Lot 24	Individual Lots	Block 7	7/6/2023	Active	No
Current Condition:	Good Condition - DR Horton installed wattles around the lot prior to the inspection on 7/06/23. DR Horton began grading the lot prior to the 10/2/23 inspection. DR Horton removed the straw wattles along the back of the lot and began construction on the lot prior to the 10/23/23 inspection. DR Horton reinstalled straw wattles along the back of the lot prior to the 10/30/23 inspection. DR Horton reinstalled straw wattles at the back of the lot prior to the 11/27/23 inspection. Dirt piles were observed in the ROW during the 12/29/23 inspection. DR Horton removed the dirt pile prior to the 1/11/24 inspection.				
Block 7, Lot 25	Individual Lots	Block 7	7/6/2023	Active	No
Current Condition:	Good Condition - DR Horton installed wattles around the lot prior to the inspection on 7/06/23. DR Horton began excavating the lot prior to the 10/2/23 inspection. DR Horton reinstalled straw wattles along the back of the lot prior to the 11/27/23 inspection. As of 12/4/23, straw wattles along the south side of the lot are no longer necessary due to the flat grade along the south. DR Horton removed the debris from around the lot prior to the 12/29/23 inspection. Dirt piles were observed in the ROW during the 1/5/24 inspection. DR Horton removed the dirt pile prior to the 1/11/24 inspection.				
Block 8, Lot 1	Individual Lots	Block 8	8/7/2023	Active	Yes
Current Condition:	Fair Condition - DR Horton began construction on the lot prior to the 8/7/23 inspection. DR Horton installed a waste container prior to the inspection on 8/14/23. DR Horton installed straw wattles prior to the 9/11/23 inspection. DR Horton removed the straw wattles debris from the ROW prior to the 11/6/23 inspection. Dirt piles were observed in the ROW during the 1/5/24 inspection. DR Horton removed the dirt pile prior to the 1/11/24 inspection. Straw wattles should be reinstalled along the north side of the lot. DR Horton was informed to complete by 2/3/24. Not done as of the last inspection. DR Horton was reminded on 2/13/24.				
Block 9, Lot 1	Individual Lots	Block 9		Removed	
Current Condition:	Removed - DR Horton sodded the lot prior to the 12/18/23 inspection.				
Block 10, Lot 1	Individual Lots	Block 10, Lot 1		Removed	
Current Condition:	Removed - DR Horton sodded the lot prior to the 11/20/23 inspection.				
Block 10, Lot 2	Individual Lots	Block 10, Lot 2		Removed	
Current Condition:	Removed - DR Horton sodded the lot prior to the 5/24/23 inspection.				
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. DR Horton began construction on the lot prior to the inspection on 4/19/23. DR Horton removed the straw wattles at the back of the lot prior to the 12/11/23 inspection.				
Block 10, Lot 5	Individual Lots	Block 10, Lot 5		Removed	
Current Condition:	Removed - DR Horton sodded the lot prior to the inspection on 7/06/23.				
Block 10, Lot 6	Individual Lots	Block 10, Lot 6		Removed	
Current Condition:	Removed - DR Horton sodded the lot prior to the inspection on 11/6/23.				
Block 10, Lot 7	Individual Lots	Block 10, Lot 7		Removed	
Current Condition:	Removed - DR Horton sodded the lot prior to the 12/18/23 inspection.				
Block 10, Lot 8	Individual Lots	Block 10, Lot 8	6/5/2023	Active	No
Current Condition:	Good Condition - DR Horton began excavating prior to the 6/5/2023 inspection. DR Horton installed straw wattles around the lot prior to the 6/12/23 inspection.				
Block 10, Lot 9	Individual Lots	Block 10, Lot 9		Removed	
Current Condition:	Removed - DR Horton sodded the lot prior to the 11/20/23 inspection.				
Block 10, Lot 10	Individual Lots	Block 10, Lot 10		Removed	

Current Condition:	Removed - DR Horton sodded the lot prior to the 10/16/23 inspection.				
Block 10, Lot 11	Individual Lots	Block 10, Lot 11		Removed	
Current Condition:	Removed - DR Horton sodded the lot prior to the 8/14/23 inspection.				
Block 10, Lot 12	Individual Lots	Block 10, Lot 12		Removed	
Current Condition:	Removed - DR Horton sodded the lot prior to the 12/18/23 inspection.				
Block 11, Lot 1	Individual Lots	Block 11, Lot 1		Removed	
Current Condition:	Removed - DR Horton sodded the lot prior to the 11/20/23 inspection.				
Block 11, Lot 2	Individual Lots	Block 11, Lot 2		Removed	
Current Condition:	Removed - DR Horton sodded the lot prior to the inspection on 4/19/23.				
Block 12, Lot 1	Individual Lots	Block 12, Lot 1		Removed	
Current Condition:	Removed - DR Horton sodded the lot prior to the inspection on 4/19/23.				
Block 12, Lot 2	Individual Lots	Block 12, Lot 2		Removed	
Current Condition:	Removed - DR Horton sodded the lot prior to the 5/24/23 inspection.				
Block 12, Lot 3	Individual Lots	Block 12, Lot 3		Removed	
Current Condition:	Removed - DR Horton sodded the lot prior to the 5/24/23 inspection.				
STR	Street cleaning	Off-Site	In Place	Active	Yes
Current Condition:	<p>Fair Condition - DR Horton cleaned the streets prior to the 2/19/24 inspection.</p> <p>Streets along all active lots should be cleaned.</p> <p>DR Horton and Hubbell Homes were informed to complete by 2/06/24. Not done as of last inspection. DR Horton and Hubbell Homes were reminded on 2/13/24.</p>				
SWPPP Sign	Signs	Gallery East Drive	10/9/2018	Active	No
Current Condition:	<p>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 reinstalled the SWPPP sign during the inspection on 8/31/20.</p>				
WS X	Waste Storage	On Site	11/6/2023	Active	Yes
Current Condition:	<p>Fair Condition - Hubbell Homes installed several waste storage containers on their lots prior to the 11/6/23 inspection. Hubbell Homes emptied the waste storage containers prior to the 11/20/23 inspection. Hubbell Homes emptied the waste storage containers prior to the 12/11/23 inspection. DR Horton installed waste storage containers prior to the 1/11/24 inspection. Hubbell Homes emptied the waste storage containers prior to the 1/29/24 inspection. DR Horton emptied the waste storage containers prior to the 2/12/24 inspection.</p> <p>Empty waste storage containers and remove any debris from lots.</p> <p>DR Horton was informed to complete by 2/26/24.</p>				
Certification Statement:	<p>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.</p>				
Inspector Signature:			Reviewed By:	