HASTINGS
DEVELOPMENT SERVICES

BUILDING PERMIT GUIDELINES - DWELLING

1. **Property Improvement Statement from County Assessor's Office**

2. **Complete set of construction plans, drawn to scale, including:**
   - A. **Site plan**
     - i. Setbacks from property pins in feet (front, side and rear yards)
     - ii. Driveway approach(es) (width)
     - iii. Erosion Control Plan
     - iv. Lot Dimensions and Easement(s)
     - v. Location and width of sidewalk(s)
     - vi. Landscaping (one tree required; sod/grass required)
     - vii. Location and size of decks and porches
     - viii. If geothermal well (heat pump) indicate type and location. (see attached)
   - B. **Floor plan(s)**
     - i. Radon Mitigation System (passive or active)
     - ii. Room dimensions; Door swing; Room's use (Kitchen, Bath, etc.)
     - iii. Smoke detector(s)
     - iv. Ventilation (fresh air, attic, crawl space)
     - v. Lighting (one-line plan); Electrical (one-line plan); Plumbing (one-line plan)
     - vi. HVAC
     - vii. Basement floor plan
   - C. **Construction Details**
     - i. Footing/Foundation (reinforcement, anchors, materials)
     - ii. Stairs (rise, run, handrail, guardrail, headroom)
     - iii. Wall (framing, sheathing, insulation, fasteners, veneer, etc.)
     - iv. Braced wall panel locations
     - v. Floor (framing, sheathing, span, material, etc)
     - vi. Roof-ceiling (framing, sheathing, vents, shingles, etc)
   - D. **Window and Door Schedule (size, area, egress)**
     - i. Doors (swing; size; type-hollow, fire, solid, etc)
     - ii. Windows (size, area, safety glass,etc)
   - E. **Elevations (front, rear, left, right)**
   - F. **Well Permit – Geothermal (Contact Jenny Sidlo, Hastings Utilities 462.3664)**
   - G. **Rescheck based on 2003 International Energy Code**
     www.energycodes.gov/rescheck - Rescheck or prescriptive

3. **Assessments**
   - A. **Street (Contact City Treasurer 461.2310)**
   - B. **Water and Sewer (Contact Ron Sekora, Hastings Utilities 462.3653)**

4. **Certificate of Occupancy**
   - A. **Prior to occupying home, call for final inspection**
     - i. Post-construction radon test results
     - ii. All sidewalks and landscaping complete
     - iii. Dwelling complete and ready for occupancy

5. **Call Digger's Hotline at 1-800-331-5666 to locate utilities/services or 811 (cell)**

220 North Hastings Avenue
Inspection: (402) 461-2302
Health: (402) 461-2305

P.O. Box 1085

Hastings, Nebraska 68902-1085
Planning: (402) 461-2345
Fax: (402) 461-2304

EQUAL HOUSING OPPORTUNITY

www.cityofhastings.org

Typical Site Plan

Name: _____

Address: _____

Phone: _____

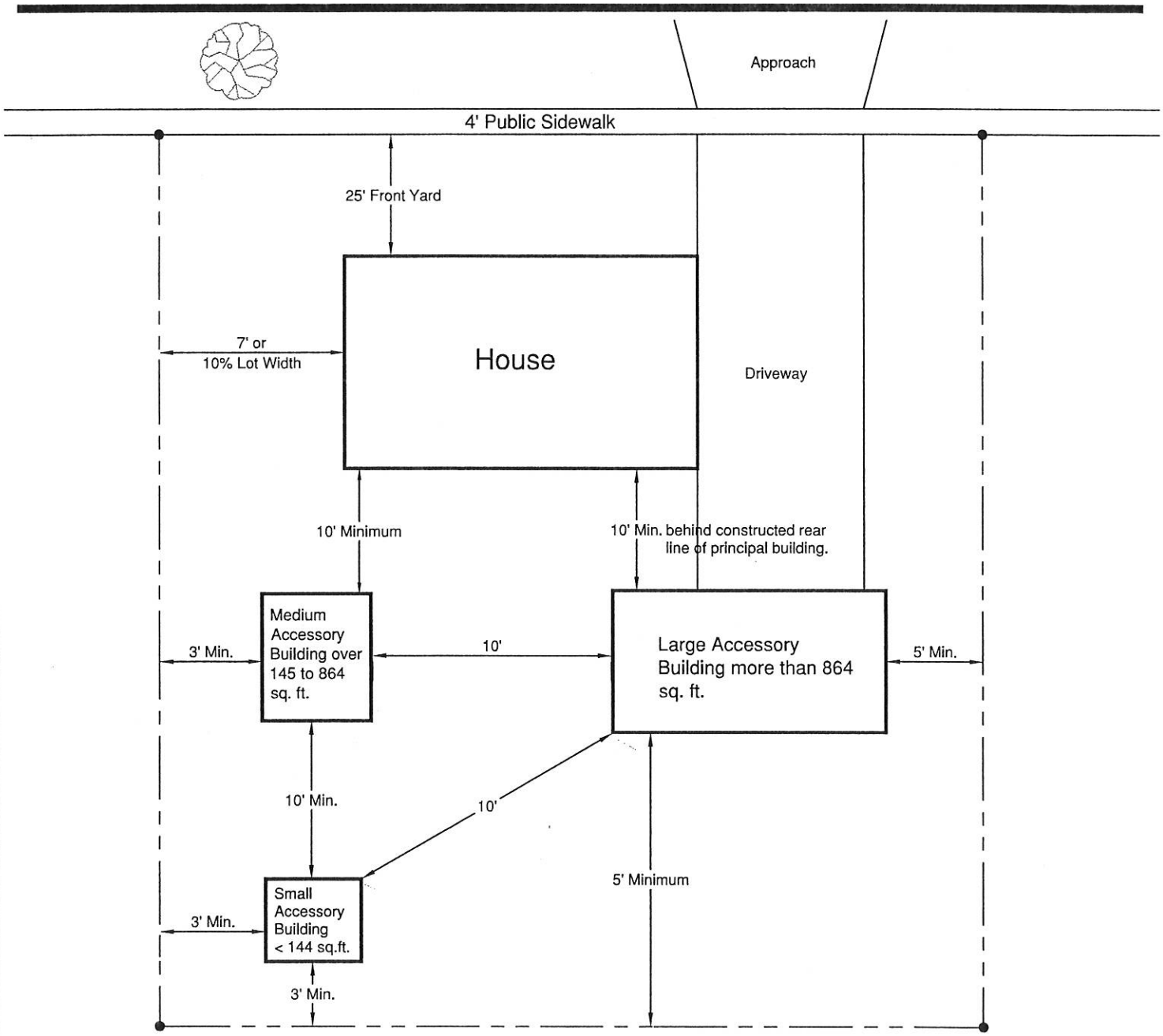
Email: _____

☐ Corner Lot

☐ Interior Lot

Zoning District _____

_____ Street / Ave.



☐ Alley

Site Plan

Name: _____

Address: _____

Phone: _____

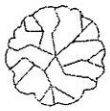
Email: _____

☐ Corner Lot

☐ Interior Lot

Zoning District _____

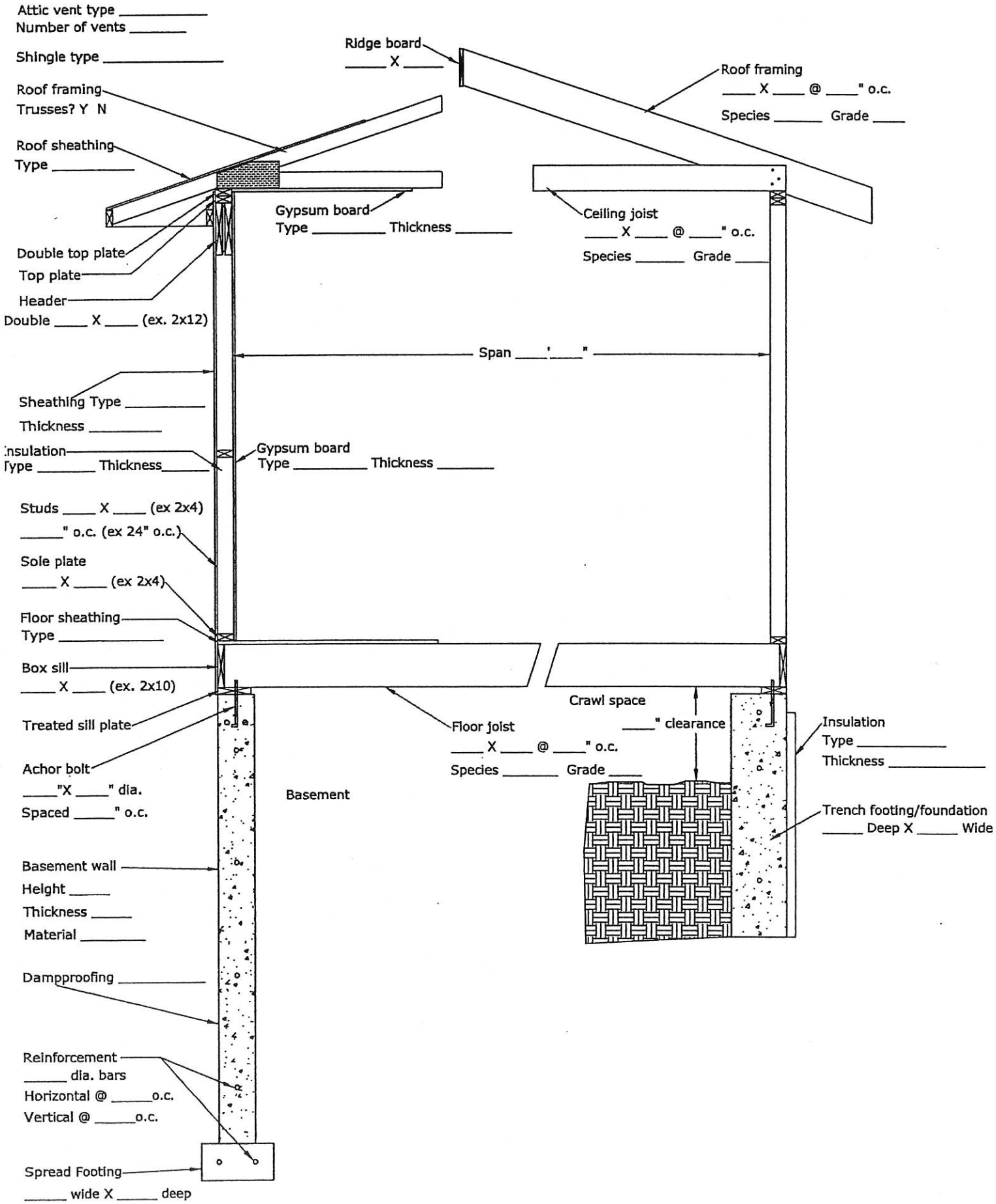
_____ Street / Ave.



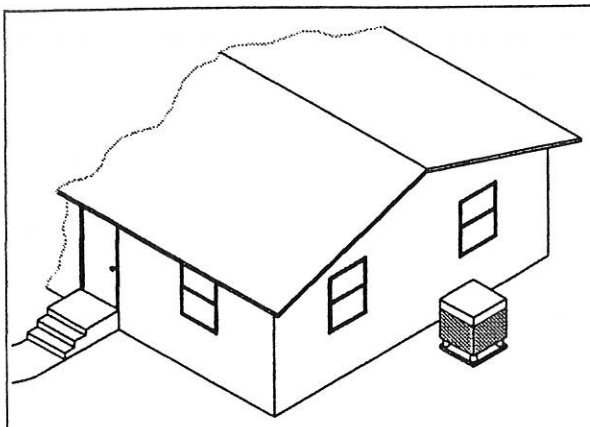
4' Public Sidewalk

☐ Alley

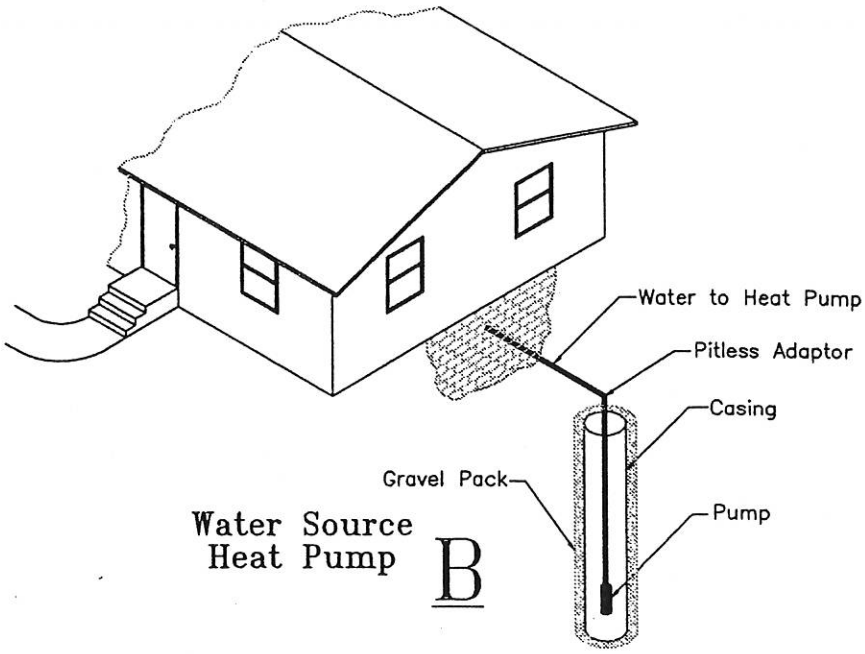
Sample Construction Detail



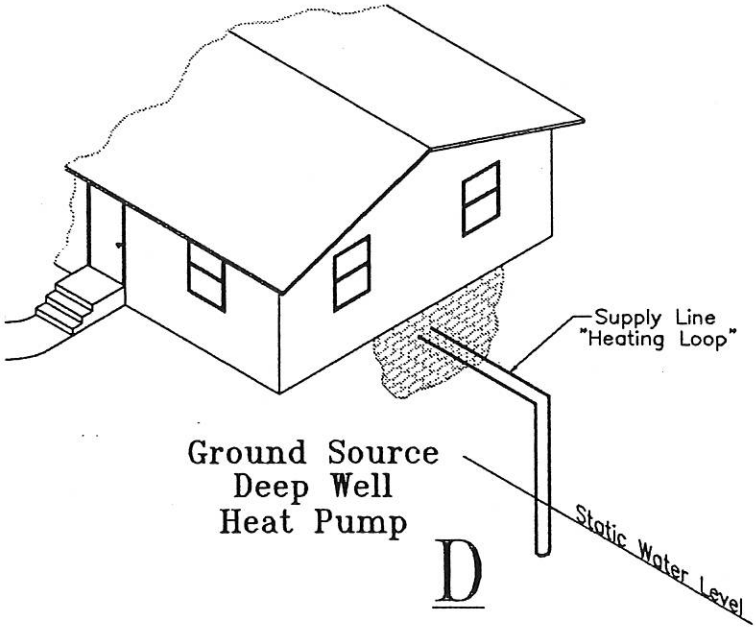
Typical Heat Pumps



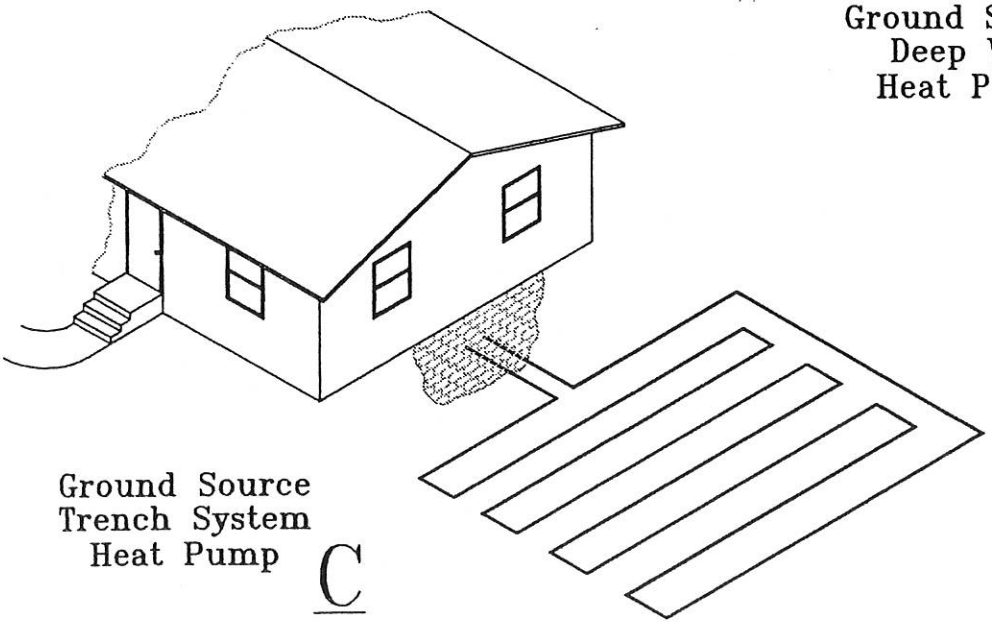
Air Source
Heat Pump
A



Water Source
Heat Pump
B



Ground Source
Deep Well
Heat Pump
D



Ground Source
Trench System
Heat Pump
C

D:/Hu99/Engineering/Drawings/Admin/Ron/HeatPump.dwg

HASTINGS UTILITIES

PROCEDURE FOR UTILITY SERVICES TO A NEW DWELLING

Water and Sewer: All water and sewer mains are installed by one of three ways.

(1) A District – The property owners are assessed the cost over a period of years.

(2) A developer installs the mains and the cost of the water and sewer main installation is included in the cost of the lot when you purchase it.

(3) Hastings Utilities, at Hastings Utilities option, installs the water and sewer mains, and the costs are recovered by the Out-Of-District Fee. This fee is based on the previous year's average costs to install an 8" main. This frontage fee is adjusted annually.

Frontage fees must be paid on the lot(s) where the building will be constructed prior to obtaining a building permit. **Contact Ron Sekora, Coordinating Engineer (463-1371 ext. 253) to check if there are any water or sewer frontage fees due.**

The installation of water and sewer services from the mains to the dwelling is the homeowner's responsibility and will be as set forth in the City of Hastings plumbing code. The above frontage fees do not include any tapping, meter, or service line charges. **It is the responsibility of the homeowner and the developer to field verify the depth of the sewer main and/or sewer stub.**

Gas: Gas mains are installed into a development along the street at no cost to the property owner. The only cost to the homeowner is for the service line from the property line to the meter set. This is installed by the Gas Department at $3.00/ft for service lines up to 1¼" in diameter. Time and material will be charged for services 2" in diameter and larger. **Contact Sekora (463-1371 ext. 253)** as soon as you plan to build so that you can sign an order form for the installation of the gas service. The service will not be installed until the basement has been backfilled and the area tamped properly 3 feet each side of the proposed meter set location. This will give the Gas Dept. a solid base to install the new plastic gas service and meter. If a meter set sinks and has to be dug up, it will be at the expense of the contractor or homeowner. **Four to six weeks notice is needed before the service will be installed,** so it is important to contact Hastings Utilities as soon as possible to get on the list of services to be installed. No air conditioners or venting of appliances will be allowed above or 2 feet either side of the gas meter.

Electric: There are 3 ways for a service to be installed.

Underground: In an area of established underground electric power the homeowner's electrician is responsible for furnishing and installing the underground cable from Hastings Utilities meter pedestal to the electric panel in the dwelling.

Overhead: Overhead cable will be provided from a Hastings Utilities pole to the service entrance riser, on the building, at no expense to the owner. If more than one secondary pole must be installed, to reach the riser, the homeowner will be required to have the other pole(s) installed by their electrician.

Underground in an overhead area: If an underground service line is preferred, instead of the overhead service cable, Hastings Utilities will set a meter pedestal, next to the existing power pole, for a one-time cost of $350.00. The homeowner's electrician is responsible for furnishing and installing the underground cable from Hastings Utilities meter pedestal to the dwelling.

Meters: Once it has been determined that utilities will be needed for the new dwelling, the owner must stop in the Hastings Utilities Business Office to sign for the gas, water, and electric meters. This may be done as soon as the building permit has been issued so that there will not be a delay in getting service when it is needed. A deposit is usually required. **No meters will be set until all gas, water, sewer, and electric systems have been inspected and tagged by the appropriate city inspectors.**

ANY DAMAGE TO HASTINGS UTILITIES STRUCTURES, ABOVE OR BELOW GROUND, WILL BE THE RESPONSIBILITY OF THE PERMIT HOLDER

POSTMASTER
HASTINGS POST OFFICE
CENTRAL PLAINS DISTRICT

UNITED STATES
POSTAL SERVICE

DEAR DEVELOPER/CONTRACTOR/HOMEOWNER;

The U. S. Postal Service has certain requirements that must be followed before mail delivery to new construction residential dwellings or business locations in either city or rural areas can be initiated.

For this reason it is important to contact the Hastings Post Office, before completing construction, for information regarding the type of mail delivery that can be made at your building location. It is important that mailboxes not be erected until we are contacted regarding mail box location and mail box height.

Please contact the Delivery Supervisor at the Hastings Post Office for assistance. ***Our phone number is 463-3107***. Your cooperation is appreciated.

Thank You,

Dana A. Ferguson
Postmaster

300 N. Kansas Ave.
Hastings, NE 68901-9998
(402) 463-3107

The Commercial Driveway Application Checklist included hereafter (a clear photocopy is permissible) shall accompany the application to facilitate review by the Public Works Department.

DRIVEWAY APPLICATION CHECKLIST

⌉Residential ⌉Commercial

1. This property is legally described as Lot _____, Block _____,

   _____ Subdivision,

   Section _____, Township ____ North, Range ____ East, City of Hastings, Nebraska.

2. The commonly known street address: _____

3. Name and/or Use of property: _____

4. Driveway dimensions: (reference: *Figure D-2 Driveway Design and Location Standards)*

   a. Distance from property line to centerline of driveway _____

   b. Distance from closest side street curb to near edge of driveway _____ (minimum 55')

   c. Throat width of driveway approach (W) _____

   d. Radii dimensions (R) _____

   e. Total curb cut dimension (W + R + R) _____

5. Parking lot dimensions: (reference: *Figure PL-1 Parking Lot Design Standards)*

   a. Angle of Parking _____

   b. Stall Width _____

   c. Stall Depth _____

   d. Aisle Widths _____

6. Special Considerations:

   a. Vehicle waiting storage requirements are: _____ (reference: *Table VS-1 Driveway Design and Location Standards).*

   b. Sight distances: Speed _____ mph Required sight distance _____ feet (reference: *Figure SD-4 Appendix A*).

(6) General instructions for driveway permit application.

(a) General.

Application for driveway permits are made to the City of Hastings Development Service Department.

The application shall include the address and legal description of the property served by the proposed driveway approach, the property owner's name, length of proposed curb cuts, the name, signature and telephone number the representative of the property owner authorized to make decisions concerning the driveway approach binding on the property owner.

(b) Application for driveways serving single family and two-family dwellings.

Application for driveway permits for single and two-family dwelling units may be approved by the Development Services Department when it is determined that the site plan drawn on the application is in conformance with these standards and the regulations of the City. Only one such driveway may be approved for each dwelling unit unless the application meets the requirements for circular drives as illustrated in Figure D-1. One additional driveway for a single buildable lot may be approved on non-major streets when a written request and drawing as set forth herein is submitted indicating the justification for such additional drive and when the same is approved by the Director of Public Works.

(c) Application for driveways in conjunction with building activity.

Application for driveways in conjunction with building activities shall be filed at the time of application for the associated building permit. The issuance of the driveway permit and payment of fees however, need not coincide with the issuance of the building permit.

(d) Multi-family, commercial and industrial uses.

Applications for driveway permits for all driveways, other than single or two-family dwellings, shall include three (3) copies of a site plan which shows the following items:

1. Scale drawing (1" = 20') with north arrow indicated.
2. Property lines and setback lines of property served, with dimensions.
3. Building and structure lines (note overhead or drive-in door locations).
4. Parking lot layout, with dimensions of aisles and stalls.
5. Parking lot barriers.
6. Adjacent roadways and sidewalks.
7. The proposed driveways, with dimensions.
8. Location of physical features of the property (i.e. trees, poles, inlets, manholes, valves, utilities, existing drives or curb cut locations, and service connections, within the public right-of-way).
9. Proposed traffic volume and vehicle type using the driveways.
10. Curb shall be ground or total removal and replacement shall be determined by Street Superintendent or authorized representative.

(Ord. No. 4233-11/2009)

This standard shall apply to all private roadways located within the City of within the zoning jurisdiction of the City of Hastings.
(Ord. No. 4233-11/2009)

38-405. Driveway design standards.

(1) General.

This standard shall apply to all residential and commercial driveways located within the City and commercial driveways located outside the City Limits but within the zoning jurisdiction of the City.

Construction of any driveway shall require and be subject to the conditions of a driveway permit issued through the Department of Development Services. Requirements for permit applications are covered herein.

(2) Policies.

(a) General.

It is the policy of the City of Hastings to promote the maximum safe and efficient travel of persons on the public right-of-way and to preserve the maximum capacity of the roadway to accommodate such travel.

The issuance, denial, modification and revocation of driveway approach permits and the ordering of the removal, reconstruction, relocation, or alteration of any driveway approach may be used to implement this policy.

Driveway approaches shall be designed so that under the specific conditions for the property:

(i) Reasonable access from the roadway is afforded.

(ii) Horizontal separation from other approaches and roadway intersections is the maximum attainable.

(iii) The area and number of points where conflicts between vehicles using the approach, through vehicles using the roadway and pedestrians using the sidewalks is kept to a minimum.

(iv) Speed differential between vehicles using the approach and vehicles on the roadway is kept as low as possible.

(v) The driver entering or leaving the approach has the maximum unobstructed view of other vehicles using the roadway.

(vi) The maximum safety and efficiency of the right and left turning vehicles using the approach is afforded.

(vii) The frequency at which vehicles must stop or substantially reduce speed on the roadway because of actions of vehicles entering or leaving the driveway approach is kept to a minimum.

(viii) The maximum safety, efficiency and capacity of the roadway is promoted.

(b) Costs of construction.

The Owner of the property served by the driveway approach shall pay all costs for constructing the driveway approach; required additional turn lanes; pavement widening; median construction or reconstruction; alteration of manholes, storm sewer inlets, water valves or fire hydrants; relocation of power poles or light poles; and alteration of any other public utilities affected by the construction of the driveway approach. Street Department will address asphalt replacement adjacent to driveway approach at no cost to applicant.

(c) Number of driveway approaches.

Guidelines for the number of driveway approaches to be permitted are as follows:

Subdivisions

(i) For single and two-family dwelling units, only one driveway approach per dwelling will be permitted unless the application meets the requirements for a circular driveway as set forth in Figure D-1. One additional driveway approach for a property may be granted on a non-major street when a site drawing and written request indicating the justification for such additional drive is submitted and such request is approved by the Director of Public Works or designated representative.

(ii) Only one two-way commercial driveway approach or one pair of one-way commercial driveway approaches should be permitted to a property having less than 400 feet of frontage and taking access from a major street.

(iii) Commercial driveway access to a major street from adjoining properties having a total frontage of less than 200 feet should be consolidated where possible. Jointly used driveways are encouraged along major streets to obtain maximum spacing of driveway approaches. These joint use driveways should provide at least a 50 feet deep access easement between the property owners.

(iv) For property located on a corner, commercial driveway access should be limited to one driveway approach. If the property is located at the intersection of a major street and a local or collector street, the driveway approach should be located on the local or collector street to reduce potential conflicts. If desirable horizontal separation of the driveway approach from the intersection and other approaches is attainable, and the land use warrants additional access, an access to both streets may be permitted.

(3) Design.

(a) General.

Driveways used for commercial or industrial purposes, except those leading to loading docks or vehicle access doors, shall be designed such that vehicles can leave and enter the roadway in a forward motion.

Driveways to residential properties which have more than three garage units or parking stalls shall be designed such that vehicles can leave and enter the roadway in a forward motion.

(b) Location.

Driveways shall be located to provide maximum separation from other drive approaches and roadway intersections to minimize impeding vehicle traffic on the roadway. Minimum and standard dimensions for driveway approach separation, clearances from roadway intersections and offsets at T-intersections or median openings are shown on Figure D-2. The minimum values shown in this figure are the smallest dimensions which shall be permitted. The standard values shall be used to the extent possible within the property frontage.

(c) Sight Distance.

Unobstructed sight distances as set forth in Figure SD-3 and SD-4 of APPENDIX A, shall be provided at all driveway approaches for vehicular and pedestrian traffic safety. Fences, walls, signs or other obstructions shall not be placed in the public street and shall not be placed in the sight triangles as set forth in Figures, SD-3, and SD-4. Chain link fences shall not be allowed in front yards.

(d) Driveway approach geometry.

Driveway throat widths, return radii or tapers, and angles are shown in Figure D-2 for the various land uses and street classifications. Typical driveway approach details are shown in Figure D-3.

(e) Driveway approach grades.

The driveway approach surface shall meet the sidewalk at sidewalk grade. The sidewalk grade shall be established by the Public Works Department or in conformance with approved subdivision layout plan. Normal sidewalk cross-slope through the driveway approach shall be 2%. Where the walk abuts the curb, the cross-slope shall not exceed 2%. No more than 8% slope (ADA) into the street from the outside edge of sidewalk (nearest to street) will be permitted.

The owner or the owner's representative shall notify the Street Superintendent and request grade stakes for the driveway approach and inspection of the work before concrete is poured. The Public Works Department and/or Development Services Department shall be notified at least two working days in advance to give time to schedule any inspections. Work done without prior inspection shall be removed if the completed construction is not in accordance with terms of the permit.

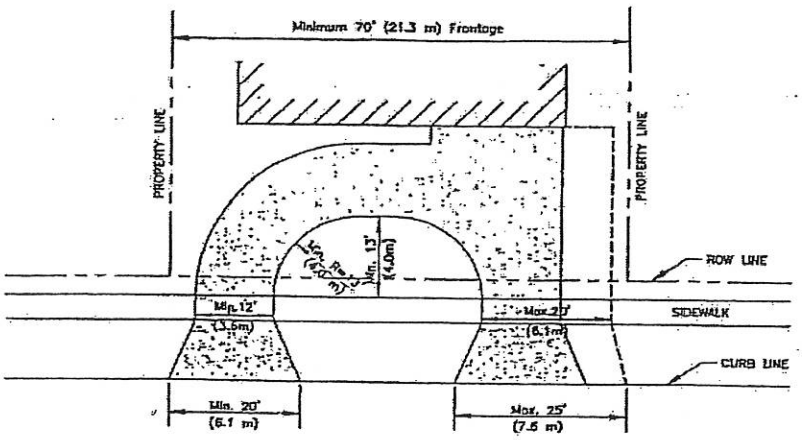
(f) Driveway approach cross-section and construction.

Driveway approaches on paved roadways shall be surfaced with concrete from the roadway edge to the property line. The minimum thickness of driveway approaches for single or two-family dwellings is 6 inches from the roadway edge back to the property line.

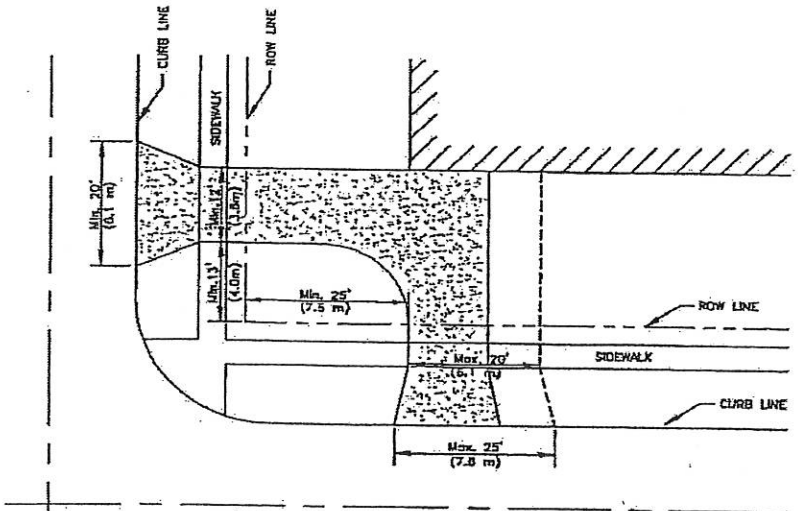
The minimum thickness of commercial driveway approaches is 6 inches from the roadway edge to the property line. The Public Works Department may require a greater thickness for commercial driveways depending on the geometry of the approaches, anticipated traffic volumes and number of trucks using the driveway.

Along roadways improved with a rural-type cross-section and parallel ditch, a drainage culvert shall be installed under the driveway approach. The length, size, grade and location of the culvert shall be determined by the Public Works Department. The culvert is to be purchased by the property owner and installed by the City.

Driveway approaches shall be constructed in conformance with *City of Hastings Standard Specifications for Municipal Construction.*



CIRCULAR DRIVEWAY



CIRCULAR DRIVEWAY - CORNER LOT

NOTE: THE MAXIMUM TOTAL WIDTH OF THE TWO CURB-CUTS FOR A CIRCULAR DRIVE APPROACH SHALL BE 45' (13.7 m)

CIRCULAR DRIVEWAYS
for One and Two-Family
Dwelling Units

FIGURE D-1

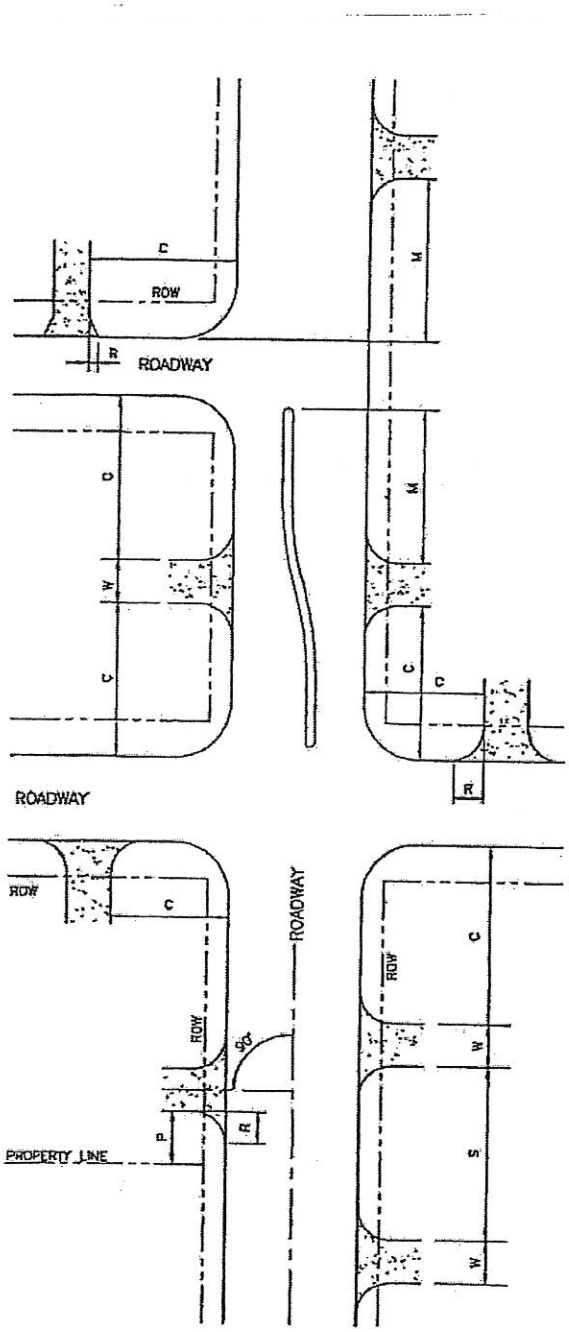


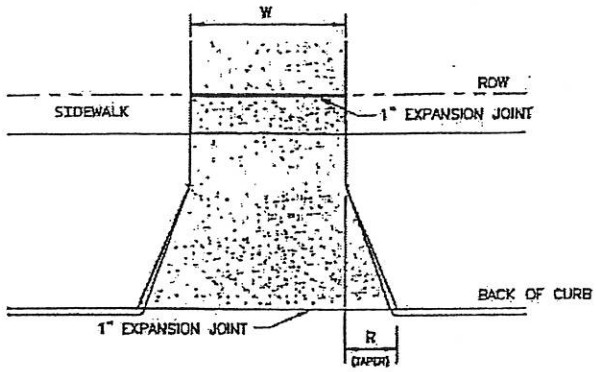
FIGURE D-2

DRIVEWAY DIMENSIONS

	THROAT WIDTH - W		RETURN RADIUS - R	
	TWO-WAY	ONE-WAY	MAJOR ST.	LOCAL/COLL
Single or Two-Family	10' to 25'	-	2.5' to 5'	2.5' to 5'
Multiple Dwelling:				
Less than 20 Stalls	20' to 25'	15' to 20'	15'	15'
20 or More Stalls	25'	15' to 20'	15' to 20'	15'
Commercial				
Less than 150 veh/hr	25' to 35'	15' to 20'	15' to 20'	15'
150 veh/hr or more	30' to 40'	20' to 22'	25'	20' to 25'
Truck Access	30' to 40'	20' to 25'	25'	20' to 25'

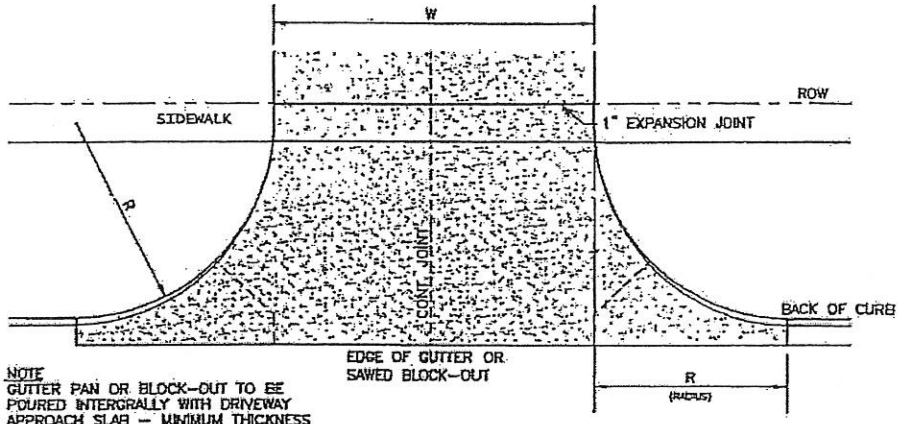
DRIVEWAY SPACING & CLEARANCES

ELEMENT	ROADWAY CLASSIFICATION			
	MAJOR STREET		LOCAL/COLLECTOR	
	MINIMUM	STANDARD	MINIMUM	STANDARD
Driveway Separation - S				
Commercial	30'	150' Min.	20'	50'
Single or Two-Family	5'	150' Min.	5'	50'
Intersection Clearances - C				
Major - Major	55'	150' Min.	-	-
Major - Local/Collector	55'	150' Min.	55'	150'
Local/Collector-Local/Coll		150' Min.	42'	55'
T-Intersection or Median Opening Offset - M	75'	75'	-	-
Property Line Offset - P	R	30'	R	10'



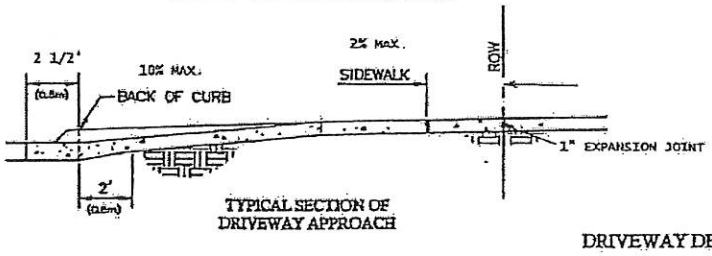
NOTE:
FOR DIMENSIONS "W" AND "R" SEE FIGURE D-2

PLAN OF
RESIDENTIAL DRIVEWAY APPROACH



NOTE
GUTTER PAN OR BLOCK-OUT TO BE POURED INTERGRALLY WITH DRIVEWAY APPROACH SLAB – MINIMUM THICKNESS = ROADWAY PAVEMENT THICKNESS TO 2' (0.6 m) BACK OF CURB.

PLAN OF
COMMERCIAL DRIVEWAY APPROACH



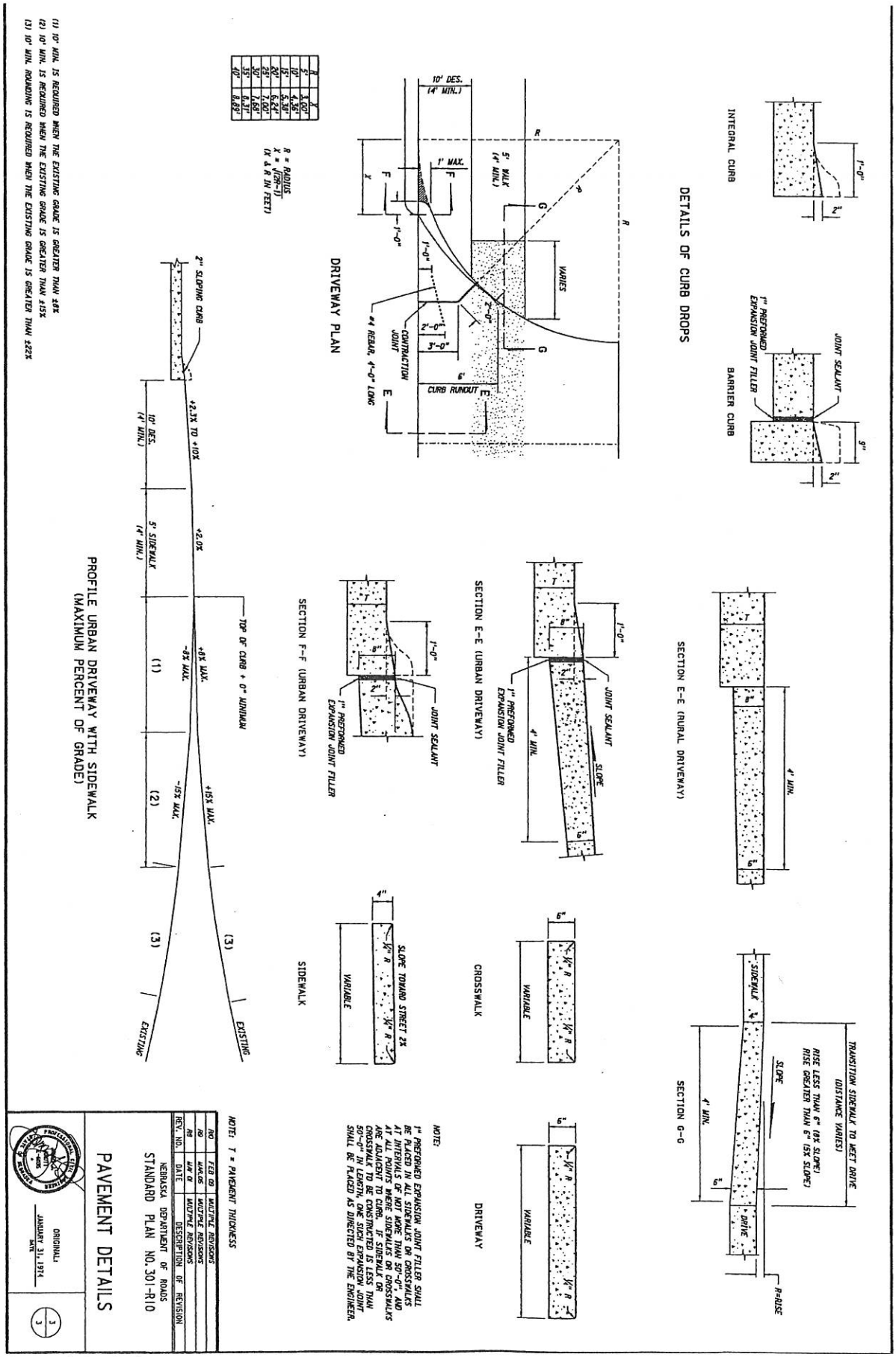
TYPICAL SECTION OF
DRIVEWAY APPROACH

DRIVEWAY DETAILS

FIGURE D-3

MINIMUM 6" CONCRETE TO PROPERTY LINE

47B OR 6 1/2 SACK ABX (OR AS APPROVED BY CITY ENGINEER)



(g) Internal circulation.

In order to protect through traffic movement on the roadway, driveways shall project into the property a sufficient distance to provide for the normal turning radius of the types of vehicles to be accommodated. Driveway approach approval will be withheld if parking lots do not conform to the *Parking Lot Design Standards* and do not provide adequate circulation and waiting vehicle storage of drive-in facilities on the property. On-property waiting vehicle storage requirements for the various types of drive-thru facilities are shown in Table VS-1:

APPENDIX F

RADON CONTROL METHODS

(The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.)

SECTION AF101
SCOPE

AF101.1 General. This appendix contains requirements for new construction in *jurisdictions* where radon-resistant construction is required.

Inclusion of this appendix by *jurisdictions* shall be determined through the use of locally available data or determination of Zone 1 designation in Figure AF101 and Table AF101(1).

SECTION AF102
DEFINITIONS

AF102.1 General. For the purpose of these requirements, the terms used shall be defined as follows:

DRAIN TILE LOOP. A continuous length of drain tile or perforated pipe extending around all or part of the internal or external perimeter of a *basement* or crawl space footing.

RADON GAS. A naturally occurring, chemically inert, radioactive gas that is not detectable by human senses. As a gas, it can move readily through particles of soil and rock, and can accumulate under the slabs and foundations of homes where it can easily enter into the living space through construction cracks and openings.

SOIL-GAS-RETARDER. A continuous membrane of 6-mil (0.15 mm) polyethylene or other equivalent material used to retard the flow of soil gases into a building.

SUBMEMBRANE DEPRESSURIZATION SYSTEM. A system designed to achieve lower submembrane air pressure relative to crawl space air pressure by use of a vent drawing air from beneath the soil-gas-retarder membrane

SUBSLAB DEPRESSURIZATION SYSTEM (Active). A system designed to achieve lower subslab air pressure relative to indoor air pressure by use of a fan-powered vent drawing air from beneath the slab.

SUBSLAB DEPRESSURIZATION SYSTEM (Passive). A system designed to achieve lower subslab air pressure relative to indoor air pressure by use of a vent pipe routed through the *conditioned space* of a building and connecting the subslab area with outdoor air, thereby relying on the convective flow of air upward in the vent to draw air from beneath the slab.

SECTION AF103
REQUIREMENTS

AF103.1 General. The following construction techniques are intended to resist radon entry and prepare the building for post-construction radon mitigation, if necessary (see Figure AF102). These techniques are required in areas where designated by the *jurisdiction*.

AF103.2 Subfloor preparation. A layer of gas-permeable material shall be placed under all concrete slabs and other floor systems that directly contact the ground and are within the walls of the living spaces of the building, to facilitate future installation of a subslab depressurization system, if needed. The gas-permeable layer shall consist of one of the following:

1. A uniform layer of clean aggregate, a minimum of 4 inches (102 mm) thick. The aggregate shall consist of material that will pass through a 2-inch (51 mm) sieve and be retained by a $^1/_4$-inch (6.4 mm) sieve.
2. A uniform layer of sand (native or fill), a minimum of 4 inches (102 mm) thick, overlain by a layer or strips of geotextile drainage matting designed to allow the lateral flow of soil gases.
3. Other materials, systems or floor designs with demonstrated capability to permit depressurization across the entire subfloor area.

AF103.3 Soil-gas-retarder. A minimum 6-mil (0.15 mm) [or 3-mil (0.075 mm) cross-laminated] polyethylene or equivalent flexible sheeting material shall be placed on top of the gas-permeable layer prior to casting the slab or placing the floor assembly to serve as a soil-gas-retarder by bridging any cracks that develop in the slab or floor assembly, and to prevent concrete from entering the void spaces in the aggregate base material. The sheeting shall cover the entire floor area with separate sections of sheeting lapped at least 12 inches (305 mm). The sheeting shall fit closely around any pipe, wire or other penetrations of the material. All punctures or tears in the material shall be sealed or covered with additional sheeting.

AF103.4 Entry routes. Potential radon entry routes shall be closed in accordance with Sections AF103.4.1 through AF103.4.10.

AF103.4.1 Floor openings. Openings around bathtubs, showers, water closets, pipes, wires or other objects that penetrate concrete slabs, or other floor assemblies, shall be filled with a polyurethane caulk or equivalent sealant applied in accordance with the manufacturer's recommendations.

AF103.4.2 Concrete joints. All control joints, isolation joints, construction joints, and any other joints in concrete slabs or between slabs and foundation walls shall be sealed with a caulk or sealant. Gaps and joints shall be cleared of loose material and filled with polyurethane caulk or other elastomeric sealant

applied in accordance with the manufacturer's recommendations.

AF103.4.3 Condensate drains. Condensate drains shall be trapped or routed through nonperforated pipe to daylight.

AF103.4.4 Sumps. Sump pits open to soil or serving as the termination point for subslab or exterior drain tile loops shall be covered with a gasketed or otherwise sealed lid. Sumps used as the suction point in a subslab depressurization system shall have a lid designed to accommodate the vent pipe. Sumps used as a floor drain shall have a lid equipped with a trapped inlet.

AF103.4.5 Foundation walls. Hollow block masonry foundation walls shall be constructed with either a continuous course of *solid masonry*, one course of masonry grouted solid, or a solid concrete beam at or above finished ground surface to prevent the passage of air from the interior of the wall into the living space. Where a brick veneer or other masonry ledge is installed, the course immediately below that ledge shall be sealed. Joints, cracks or other openings around all penetrations of both exterior and interior surfaces of masonry block or wood foundation walls below the ground surface shall be filled with polyurethane caulk or equivalent sealant. Penetrations of concrete walls shall be filled.

AF103.4.6 Dampproofing. The exterior surfaces of portions of concrete and masonry block walls below the ground surface shall be dampproofed in accordance with Section R406.

AF103.4.7 Air-handling units. Air-handling units in crawl spaces shall be sealed to prevent air from being drawn into the unit.

Exception: Units with gasketed seams or units that are otherwise sealed by the manufacturer to prevent leakage.

AF103.4.8 Ducts. Ductwork passing through or beneath a slab shall be of seamless material unless the air-handling system is designed to maintain continuous positive pressure within such ducting. Joints in such ductwork shall be sealed to prevent air leakage.

Ductwork located in crawl spaces shall have all seams and joints sealed by closure systems in accordance with Section M1601.4.1.

AF103.4.9 Crawl space floors. Openings around all penetrations through floors above crawl spaces shall be caulked or otherwise filled to prevent air leakage.

AF103.4.10 Crawl space access. Access doors and other openings or penetrations between *basements* and adjoining crawl spaces shall be closed, gasketed or otherwise filled to prevent air leakage.

AF103.5 Passive submembrane depressurization system. In buildings with crawl space foundations, the following components of a passive submembrane depressurization system shall be installed during construction.

Exception: Buildings in which an *approved* mechanical crawl space ventilation system or other equivalent system is installed.

AF103.5.1 Ventilation. Crawl spaces shall be provided with vents to the exterior of the building. The minimum net area of ventilation openings shall comply with Section R408.1.

AF103.5.2 Soil-gas-retarder. The soil in crawl spaces shall be covered with a continuous layer of minimum 6-mil (0.15 mm) polyethylene soil-gas-retarder. The ground cover shall be lapped a minimum of 12 inches (305 mm) at joints and shall extend to all foundation walls enclosing the crawl space area.

AF103.5.3 Vent pipe. A plumbing tee or other *approved* connection shall be inserted horizontally beneath the sheeting and connected to a 3- or 4-inch-diameter (76 or 102 mm) fitting with a vertical vent pipe installed through the sheeting. The vent pipe shall be extended up through the building floors, and terminate at least 12 inches (305 mm) above the roof in a location at least 10 feet (3048 mm) away from any window or other opening into the *conditioned spaces* of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

AF103.6 Passive subslab depressurization system. In *basement* or slab-on-grade buildings, the following components of a passive subslab depressurization system shall be installed during construction.

AF103.6.1 Vent pipe. A minimum 3-inch-diameter (76 mm) ABS, PVC or equivalent gas-tight pipe shall be embedded vertically into the subslab aggregate or other permeable material before the slab is cast. A "T" fitting or equivalent method shall be used to ensure that the pipe opening remains within the subslab permeable material. Alternatively, the 3-inch (76 mm) pipe shall be inserted directly into an interior perimeter drain tile loop or through a sealed sump cover where the sump is exposed to the subslab aggregate or connected to it through a drainage system.

The pipe shall be extended up through the building floors, and terminate at least 12 inches (305 mm) above the surface of the roof in a location at least 10 feet (3048 mm) away from any window or other opening into the *conditioned spaces* of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

AF103.6.2 Multiple vent pipes. In buildings where interior footings or other barriers separate the subslab aggregate or other gas-permeable material, each area shall be

fitted with an individual vent pipe. Vent pipes shall connect to a single vent that terminates above the roof or each individual vent pipe shall terminate separately above the roof.

AF103.7 Vent pipe drainage. All components of the radon vent pipe system shall be installed to provide positive drainage to the ground beneath the slab or soil-gas-retarder.

AF103.8 Vent pipe accessibility. Radon vent pipes shall be accessible for future fan installation through an *attic* or other area outside the *habitable space*.

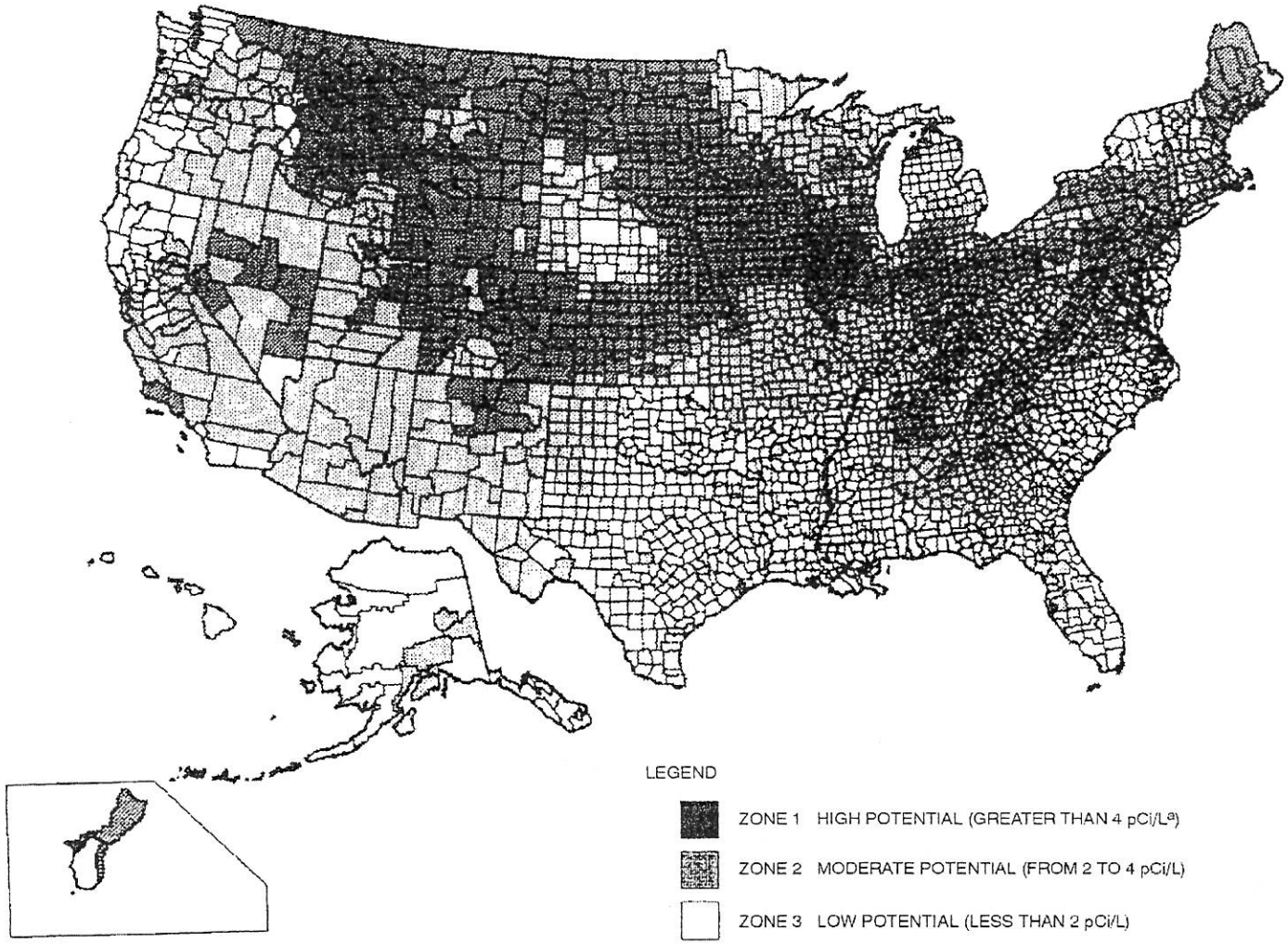
Exception: The radon vent pipe need not be accessible in an *attic* space where an *approved* roof-top electrical supply is provided for future use.

AF103.9 Vent pipe identification. All exposed and visible interior radon vent pipes shall be identified with at least one *label* on each floor and in accessible *attics*. The *label* shall read: "Radon Reduction System."

AF103.10 Combination foundations. Combination *basement*/crawl space or slab-on-grade/crawl space foundations shall have separate radon vent pipes installed in each type of foundation area. Each radon vent pipe shall terminate above the roof or shall be connected to a single vent that terminates above the roof.

AF103.11 Building depressurization. Joints in air ducts and plenums in un*conditioned spaces* shall meet the requirements of Section M1601. Thermal envelope air infiltration requirements shall comply with the energy conservation provisions in Chapter 11. Fireblocking shall meet the requirements contained in Section R302.11.

AF103.12 Power source. To provide for future installation of an active submembrane or subslab depressurization system, an electrical circuit terminated in an *approved* box shall be installed during construction in the *attic* or other anticipated location of vent pipe fans. An electrical supply shall also be accessible in anticipated locations of system failure alarms.



a. pCi/L standard for picocuries per liter of radon gas. The U.S. Environmental Protection Agency (EPA) recommends that all homes that measure 4 pCi/L and greater be mitigated.

The EPA and the U.S. Geological Survey have evaluated the radon potential in the United States and have developed a map of radon zones designed to assist building officials in deciding whether radon-resistant features are applicable in new construction.

The map assigns each of the 3,141 counties in the United States to one of three zones based on radon potential. Each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon-control methods. The radon zone designation of highest priority is Zone 1. Table AF101 lists the Zone 1 counties illustrated on the map. More detailed information can be obtained from state-specific booklets (EPA-402-R-93-021 through 070) available through State Radon Offices or from EPA Regional Offices.

FIGURE AF101
EPA MAP OF RADON ZONES

TABLE AF101(1)
HIGH RADON-POTENTIAL (ZONE 1) COUNTIES[a]

ALABAMA
Calhoun
Clay
Cleburne
Colbert
Coosa
Franklin
Jackson
Lauderdale
Lawrence
Limestone
Madison
Morgan
Talladega

CALIFORNIA
Santa Barbara
Ventura

COLORADO
Adams
Arapahoe
Baca
Bent
Boulder
Chaffee
Cheyenne
Clear Creek
Crowley
Custer
Delta
Denver
Dolores
Douglas
El Paso
Elbert
Fremont
Garfield
Gilpin
Grand
Gunnison
Huerfano
Jackson
Jefferson
Kiowa
Kit Carson
Lake
Larimer
Las Animas
Lincoln
Logan
Mesa
Moffat
Montezuma
Montrose
Morgan
Otero
Ouray
Park
Phillips
Pitkin
Prowers
Pueblo
Rio Blanco
San Miguel
Summit
Teller
Washington
Weld
Yuma

CONNECTICUT
Fairfield
Middlesex
New Haven
New London

GEORGIA
Cobb
De Kalb
Fulton
Gwinnett

IDAHO
Benewah
Blaine
BoiseBonner
Boundary
Butte
Camas
Clark
Clearwater
Custer
Elmore
Fremont
Gooding
Idaho
Kootenai
Latah
Lemhi
Shoshone
Valley

ILLINOIS
Adams
Boone
Brown
Bureau
Calhoun
Carroll
Cass
Champaign
Coles
De Kalb
De Witt
Douglas
Edgar
Ford
Fulton
Greene
Grundy
Hancock
Henderson
Henry
Iroquois
Jersey
Jo Daviess
Kane
Kendall
Knox
La Salle
Lee
Livingston
Logan
Macon
Marshall
Mason
McDonough
McLean
Menard
Mercer
Morgan
Moultrie
Ogle
Peoria
Piatt
Pike
Putnam
Rock Island
Sangamon
Schuyler
Scott
Stark
Stephenson
Tazewell
Vermilion
Warren
Whiteside
Winnebago
Woodford

INDIANA
Adams
Allen
Bartholomew
Benton
Blackford
Boone
Carroll
Cass
Clark
Clinton
De Kalb
Decatur
Delaware
Elkhart
Fayette
Fountain
Fulton
Grant
Hamilton
Hancock
Harrison
Hendricks
Henry
Howard
Huntington
Jay
Jennings
Johnson
Kosciusko
LaGrange
Lawrence
Madison
Marion
Marshall
Miami
Monroe
Montgomery
Noble
Orange
Putnam
Randolph
Rush
Scott
Shelby
St. Joseph
Steuben
Tippecanoe
Tipton
Union
Vermillion
Wabash
Warren
Washington
Wayne
Wells
White
Whitley

IOWA
All Counties

KANSAS
Atchison
Barton
Brown
Cheyenne
Clay
Cloud
Decatur
Dickinson
Douglas
Ellis
Ellsworth
Finney
Ford
Geary
Gove
Graham
Grant
Gray
Greeley
Hamilton
Haskell
Hodgeman
Jackson
Jewell
Johnson
Kearny
Kingman
Kiowa
Lane
Leavenworth
Lincoln
Logan
Marion
Marshall
McPherson
Meade
Mitchell
Nemaha
Ness
Norton
Osborne
Ottawa
Pawnee
Phillips
Pottawatomie
Pratt
Rawlins
Republic
Rice
Riley
Rooks
Rush
Saline
Scott
Sheridan
Sherman
Smith
Stanton
Thomas
Trego
Wallace
Washington
Wichita
Wyandotte

KENTUCKY
Adair
Allen
Barren
Bourbon
Boyle
Bullitt
Casey
Clark
Cumberland
Fayette
Franklin
Green
Harrison
Hart
Jefferson
Jessamine
Lincoln
Marion
Mercer
Metcalfe
Monroe
Nelson
Pendleton
Pulaski
Robertson
Russell
Scott
Taylor
Warren
Woodford

MAINE
Androscoggin
Aroostook
Cumberland
Franklin
Hancock
Kennebec
Lincoln
Oxford
Penobscot
Piscataquis
Somerset
York

MARYLAND
Baltimore
Calvert
Carroll
Frederick
Harford
Howard
Montgomery
Washington

MASS.
Essex
Middlesex
Worcester

MICHIGAN
Branch
Calhoun
Cass
Hillsdale
Jackson
Kalamazoo
Lenawee
St. Joseph
Washtenaw

MINNESOTA
Becker
Big Stone
Blue Earth
Brown
Carver
Chippewa
Clay
Cottonwood
Dakota
Dodge
Douglas
Faribault
Fillmore
Freeborn
Goodhue
Grant
Hennepin
Houston
Hubbard
Jackson
Kanabec
Kandiyohi
Kittson
Lac Qui Parle
Le Sueur
Lincoln
Lyon
Mahnomen
Marshall
Martin
McLeod
Meeker
Mower
Murray
Nicollet
Nobles
Norman
Olmsted
Otter Tail
Pennington
Pipestone
Polk
Pope
Ramsey
Red Lake
Redwood
Renville
Rice
Rock
Roseau
Scott
Sherburne
Sibley
Stearns
Steele
Stevens
Swift
Todd
Traverse
Wabasha
Wadena
Waseca
Washington
Watonwan
Wilkin
Winona
Wright
Yellow Medicine

MISSOURI
Andrew
Atchison
Buchanan
Cass
Clay
Clinton
Holt
Iron
Jackson
Nodaway
Platte

MONTANA
Beaverhead
Big Horn
Blaine
Broadwater
Carbon
Carter
Cascade
Chouteau
Custer
Daniels
Dawson
Deer Lodge
Fallon
Fergus
Flathead
Gallatin
Garfield
Glacier
Granite
Hill
Jefferson
Judith Basin
Lake
Lewis and Clark
Madison
McCone
Meagher
Missoula
Park
Phillips
Pondera
Powder River
Powell
Prairie
Ravalli
Richland
Roosevelt
Rosebud
Sanders
Sheridan
Silver Bow
Stillwater
Teton
Toole
Valley
Wibaux
Yellowstone

(continued)

TABLE AF101(1)—continued
HIGH RADON-POTENTIAL (ZONE 1) COUNTIES[a]

NEBRASKA
Adams
Boone
Boyd
Burt
Butler
Cass
Cedar
Clay
Colfax
Cuming
Dakota
Dixon
Dodge
Douglas
Fillmore
Franklin
Frontier
Furnas
Gage
Gosper
Greeley
Hamilton
Harlan
Hayes
Hitchcock
Hurston
Jefferson
Johnson
Kearney
Knox
Lancaster
Madison
Nance
Nemaha
Nuckolls
Otoe
Pawnee
Phelps
Pierce
Platte
Polk
Red Willow
Richardson
Saline
Sarpy
Saunders
Seward
Stanton
Thayer
Washington
Wayne
Webster
York

NEVADA
Carson City
Douglas
Eureka
Lander
Lincoln
Lyon
Mineral
Pershing
White Pine

NEW HAMPSHIRE
Carroll

NEW JERSEY
Hunterdon
Mercer
Monmouth
Morris
Somerset
Sussex
Warren

NEW MEXICO
Bernalillo
Colfax
Mora
Rio Arriba
San Miguel
Santa Fe
Taos

NEW YORK
Albany
Allegany
Broome
Cattaraugus
Cayuga
Chautauqua
Chemung
Chenango
Columbia
Cortland
Delaware
Dutchess
Erie
Genesee
Greene
Livingston
Madison
Onondaga
Ontario
Orange
Otsego
Putnam
Rensselaer
Schoharie
Schuyler
Seneca
Steuben
Sullivan
Tioga
Tompkins
Ulster
Washington
Wyoming
Yates

N. CAROLINA
Alleghany
Buncombe
Cherokee
Henderson
Mitchell
Rockingham
Transylvania
Watauga

N. DAKOTA
All Counties

OHIO
Adams
Allen
Ashland
Auglaize
Belmont
Butler
Carroll
Champaign
Clark
Clinton
Columbiana
Coshocton
Crawford
Darke
Delaware
Fairfield
Fayette
Franklin
Greene
Guernsey
Hamilton
Hancock
Hardin
Harrison
Holmes
Huron
Jefferson
Knox
Licking
Logan
Madison
Marion
Mercer
Miami
Montgomery
Morrow
Muskingum
Perry
Pickaway
Pike
Preble
Richland
Ross
Seneca
Shelby
Stark
Summit
Tuscarawas
Union
Van Wert
Warren
Wayne
Wyandot

PENNSYLVANIA
Adams
Allegheny
Armstrong
Beaver
Bedford
Berks
Blair
Bradford
Bucks
Butler
Cameron
Carbon
Centre
Chester
Clarion
Clearfield
Clinton
Columbia
Cumberland
Dauphin
Delaware
Franklin
Fulton
Huntingdon
Indiana
Juniata
Lackawanna
Lancaster
Lebanon
Lehigh
Luzerne
Lycoming
Mifflin
Monroe
Montgomery
Montour
Northampton
Northumberland
Perry
Schuylkill
Snyder
Sullivan
Susquehanna
Tioga
Union
Venango
Westmoreland
Wyoming
York

RHODE ISLAND
Kent
Washington

S. CAROLINA
Greenville

S. DAKOTA
Aurora
Beadle
Bon Homme
Brookings
Brown
Brule
Buffalo
Campbell
Charles Mix
Clark
Clay
Codington
Corson
Davison
Day
Deuel
Douglas
Edmunds
Faulk
Grant
Hamlin
Hand
Hanson
Hughes
Hutchinson
Hyde
Jerauld
Kingsbury
Lake
Lincoln
Lyman
Marshall
McCook
McPherson
Miner
Minnehaha
Moody
Perkins
Potter
Roberts
Sanborn
Spink
Stanley
Sully
Turner
Union
Walworth
Yankton

TENNESEE
Anderson
Bedford
Blount
Bradley
Claiborne
Davidson
Giles
Grainger
Greene
Hamblen
Hancock
Hawkins
Hickman
Humphreys
Jackson
Jefferson
Knox
Lawrence
Lewis
Lincoln
Loudon
Marshall
Maury
McMinn
Meigs
Monroe
Moore
Perry
Roane
Rutherford
Smith
Sullivan
Trousdale
Union
Washington
Wayne
Williamson
Wilson

UTAH
Carbon
Duchesne
Grand
Piute
Sanpete
Sevier
Uintah

VIRGINIA
Alleghany
Amelia
Appomattox
Augusta
Bath
Bland
Botetourt
Bristol
Brunswick
Buckingham
Buena Vista
Campbell
Chesterfield
Clarke
Clifton Forge
Covington
Craig
Cumberland
Danville
Dinwiddie
Fairfax
Falls Church
Fluvanna
Frederick
Fredericksburg
Giles
Goochland
Harrisonburg
Henry
Highland
Lee
Lexington
Louisa
Martinsville
Montgomery
Nottoway
Orange
Page
Patrick
Pittsylvania
Powhatan
Pulaski
Radford
Roanoke
Rockbridge
Rockingham
Russell
Salem
Scott
Shenandoah
Smyth
Spotsylvania
Stafford
Staunton
Tazewell
Warren
Washington
Waynesboro
Winchester
Wythe

WASHINGTON
Clark
Ferry
Okanogan
Pend Oreille
Skamania
Spokane
Stevens

W. VIRGINIA
Berkeley
Brooke
Grant
Greenbrier
Hampshire
Hancock
Hardy
Jefferson
Marshall
Mercer
Mineral
Monongalia
Monroe
Morgan
Ohio
Pendleton
Pocahontas
Preston
Summers
Wetzel

WISCONSIN
Buffalo
Crawford
Dane
Dodge
Door
Fond du Lac
Grant
Green
Green Lake
Iowa
Jefferson
Lafayette
Langlade
Marathon
Menominee
Pepin
Pierce
Portage
Richland
Rock
Shawano
St. Croix
Vernon
Walworth
Washington
Waukesha
Waupaca
Wood

WYOMING
Albany
Big Horn
Campbell
Carbon
Converse
Crook
Fremont
Goshen
Hot Springs
Johnson
Laramie
Lincoln
Natrona
Niobrara
Park
Sheridan
Sublette
Sweetwater
Teton
Uinta
Washakie

a. The EPA recommends that this county listing be supplemented with other available State and local data to further understand the radon potential of a Zone 1 area.

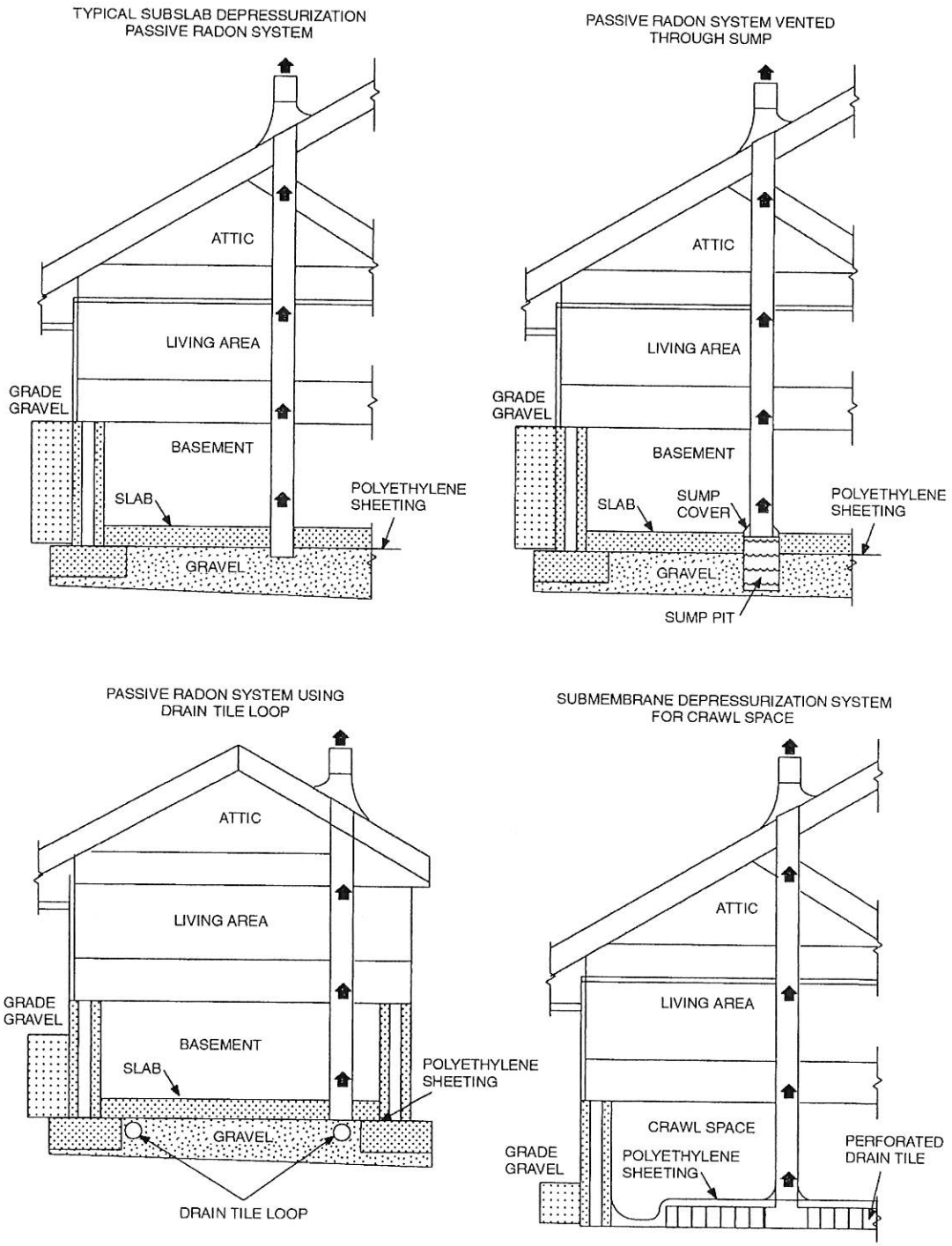


FIGURE AF102
RADON-RESISTANT CONSTRUCTION DETAILS FOR FOUR FOUNDATION TYPES

HASTINGS
Nebraska

Office Use Only
Building Permit #_____
Received By _____

Individual Lot
Notice of Intent (NOI)
For Coverage under the Federal Clean Water Act

For Construction Activity that is Part of a Larger Common Plan of Development or Sale

Submission of this form supersedes any prior Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) for the lot indicated in the application and fulfills the notification and discharge authorization procedures for individual lots, as required by Hastings Municipal Code, Chapter 42 – Storm Water Management, Construction Site Discharges for Erosion and Sediment Control. The applicant assumes sole responsibility for the building phase of development for this lot.

At the time of application, 2 copies of this form are required:
One copy will be retained by the City of Hastings; One copy will be retained by the Applicant

I. Applicant Information

Name of Applicant: _____ Legal Interest in the Land: _____
Company Name: _____
24-hour Contact Person: _____ Phone: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____

Lot Owner (if different from Applicant)

Name: _____ Phone: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____

II. Legal Description

Name of Subdivision: _____ Lot No.: ____ Block No: ____
Construction Site Address: _____
City: _____ State: _____ Zip Code: _____

III. Construction Activity Information

Estimated Start Date	Estimated Completion Date	Estimated Disturbed Acreage
_____	_____	_____

IV. Certification

I certify under penalty of law, that I am familiar with and agree to comply with the terms and conditions provided in this Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) and that I am solely responsible for the individual lot covered by this NOI and SWPPP. I understand that the City of Hastings is authorized to inspect the site at reasonable times pursuant to Hastings Municipal Code, Chapter 42.

Signature: _____ **Date:** _____

Individual Lot SWPPP
(Stormwater Pollution Prevention Plan
For Coverage under the Federal Clean Water Act

For Construction Activity that is Part of a Larger Common Plan of Development or Sale

HASTINGS
Nebraska

Initial on each line to indicate that you have read and understand the following:

1. ____ **Select one A, B, C or Own Site Plan,** annotated as needed, in order to fulfill the SWPPP requirements set forth in Hastings Municipal Code, Chapter 42.

☐ **Site Plan A**
☐ **Site Plan B**
☐ **Site Plan C**
☐ **Own Site Plan** (provide with permit application)

2. ____ All BMPs will be constructed, installed, and maintained according to the minimum standards and specifications set forth in the NPDES States General Permit, or otherwise approved by the City Engineer, and will be in place and in working order prior to any construction activity.

3. ____ BMPs will be installed, operated and maintained to protect lakes, rivers, streams, ponds, and wetlands from sedimentation and a spill prevention plan will be followed for any spills or illicit discharges that may leave the site.

4. ____ Proposed BMPs are shown on the attached Site Plan. The construction details, application schedule, procedures, operations, and maintenance of the proposed BMPs are in conformance with the NPDES States General Permit.

5. ____ If applicable, any features of the site that are vulnerable to erosion, as well as BMPs implemented for these features are shown on the attached Site Plan.

6. ____ All BMPs will be inspected by qualified personnel at least once every fourteen calendar days during active construction and within twenty-four hours after any storm event greater than 0.5 inches during a 24-hour period. Any necessary repairs or clean-up to maintain the effectiveness of the BMPs shall be made prior to the next storm event whenever practicable. If implementation before the next storm event is impracticable, the situation will be documented in the Site Plan and alternative BMPs will be implemented as soon as possible.

7. ____ Sediment deposited into or upon any street, alley, sidewalk, public way, storm drainage system, or public ground will be removed within 48 hrs. A contingency plan will be implemented for unforeseen erosion or sediment problems, including emergency situations caused by storms.

8. ____ Following any construction activity, final or temporary stabilization shall be completed as soon as practicable, but in no case more than fourteen days, to the surface of all perimeter controls, topsoil stockpiles, and any other disturbed or graded areas on the project site which are not being used for material storage, or on which actual construction activity is not being performed.

9. ____ Either the lot will be stabilized by the builder at the end of construction, or the homeowner will be informed of the need for final stabilization.

10. ____ This form will either be posted at the construction site or made available upon request within a reasonable time.

HASTINGS
Nebraska

Instructions for Completing the Individual Lot Notice of Intent (NOI) Form for Coverage under the Federal Clean Water Act

Preface
These instructions explain how to fill out the Individual Lot Notice of Intent (NOI) form, as well as explain its purpose. It also will help provide builders and lot owners with a quick listing of the essential items necessary to minimize erosion and sediment impacts from construction activity (see site map on the back of these instructions).
Soil erosion is a major contributor to pollution in our waterways. Uncontrolled sediment can move off-site through ditches, storm drains or across other property and be deposited in a creek, stream or wetland. Sediment can clog storm drains and pose a safety hazard on streets. The Environmental Protection Agency (EPA) and the Nebraska Department of Environmental Quality enacted programs to address these problems. Through these agencies, the City of Hastings is required to implement a local erosion and sediment control program which includes an ordinance and enforcement capabilities for managing construction site stormwater runoff.
Erosion and sediment control during construction activity is important. Not only is it the law, but implementing Best Management Practices (BMPs) for the building professional can save time, money and worry, and protect natural resources. Additionally, practicing erosion prevention instead of erosion repair may help avoid problems such as negative publicity or private party lawsuits, fines and stop work orders.

Who Must File an Individual Lot Notice of Intent (NOI) Form?
You must file for an Individual Lot Notice of Intent (NOI) if your construction activity will disturb LESS than one acre AND is part of a larger common plan of development.

What is a Larger Common Plan?
Typically lots in a subdivision are considered to be part of a larger common plan of development. The developer obtained a permit to discharge stormwater associated with construction activity from the overall site to waters of the United States through a National Pollutant Discharge Elimination System (NPDES) permit.
The original permit for the subdivision cannot be closed until all land disturbing activity on the site is complete OR someone else obtains an (NOI) for all or a portion (e.g. an Individual Lot) of a subdivision. An owner/builder that has purchased one of those lots must submit an Individual Lot NOI to comply with federal, state and local regulations, unless the original owner/developer retains that responsibility. Your site is not part of a larger common plan if your site had a home and a new home is being built on the same site or if your site is an infill home among existing older homes. If you are not sure whether your site is part of a larger common plan, contact the City of Hastings, Development Services Dept. at (402) 461-2368.

***See Small Lot Coverage Determination Fact Sheet.**

So what is expected of me as a builder or lot owner?
Persons signing this form should be familiar with Stormwater Management Ordinance requirements applicable for the City of Hastings. Local erosion and sediment control requirements can be found on the City of Hastings website www.cityofhastings.org. The completed form also serves as transfer of responsibility from the prior owner of the property (developer) to the new owner of the parcel. All responsibility regarding installation and maintenance of sediment control measures is solely the responsibility of the new owner.

Where to file an Individual Lot NOI Form
Individual Lot NOIs must be filed at the Development Services Department (located at 220 N Hastings Avenue, Hastings NE, 68901) when obtaining a building permit.

Completing the Form
Please print legibly and complete all spaces on the form, abbreviate if necessary to stay within the space allowed for each item and provide two copies. The applicant must complete both sides of the form and will select one of three possible site plans or create a site specific plan with sediment controls.

Section I – Applicant Information/Mailing Address
Give the legal name of the person, firm, public organization, or any other entity that is performing the construction of the site. The responsible party is the legal entity that controls the site rather than the job site supervisor. Do not use an informal name. Give the name and phone number of a contact person who is responsible for addressing these requirements. Enter the complete address and telephone number of the applicant. Correspondence will be mailed to this address.

Section II - Site Location Information
Enter the official or legal name of the subdivision including lot and block numbers, and the complete address including city, state and zip code.

Section III - Construction Activity Information
Enter the project start date, estimated completion date, and the disturbed acreage for the lot. Provide dates as month day year using two digits for the month and day and four digits for the year (example: October 1, 1993 would be 10/01/1993).

Section IV - Certification
By signing the form the owner indicates that they are solely responsible for the requirements for erosion and sediment control for the lot and will comply with the terms and conditions stated on the form.

Erosion And Sediment Control
Site Plan for Individual Lots
Type A

Not to Scale

NOTES:
Reduce sediment leaving your construction site by implementing Best Management Practices (BMPs) such as:

Limit mud track-out into private or public streets by parking on paved streets or driveways whenever possible. If necessary, utilize a temporary crushed rock drive.

Clean up any mud that has been tracked off the construction site within 48 hours.

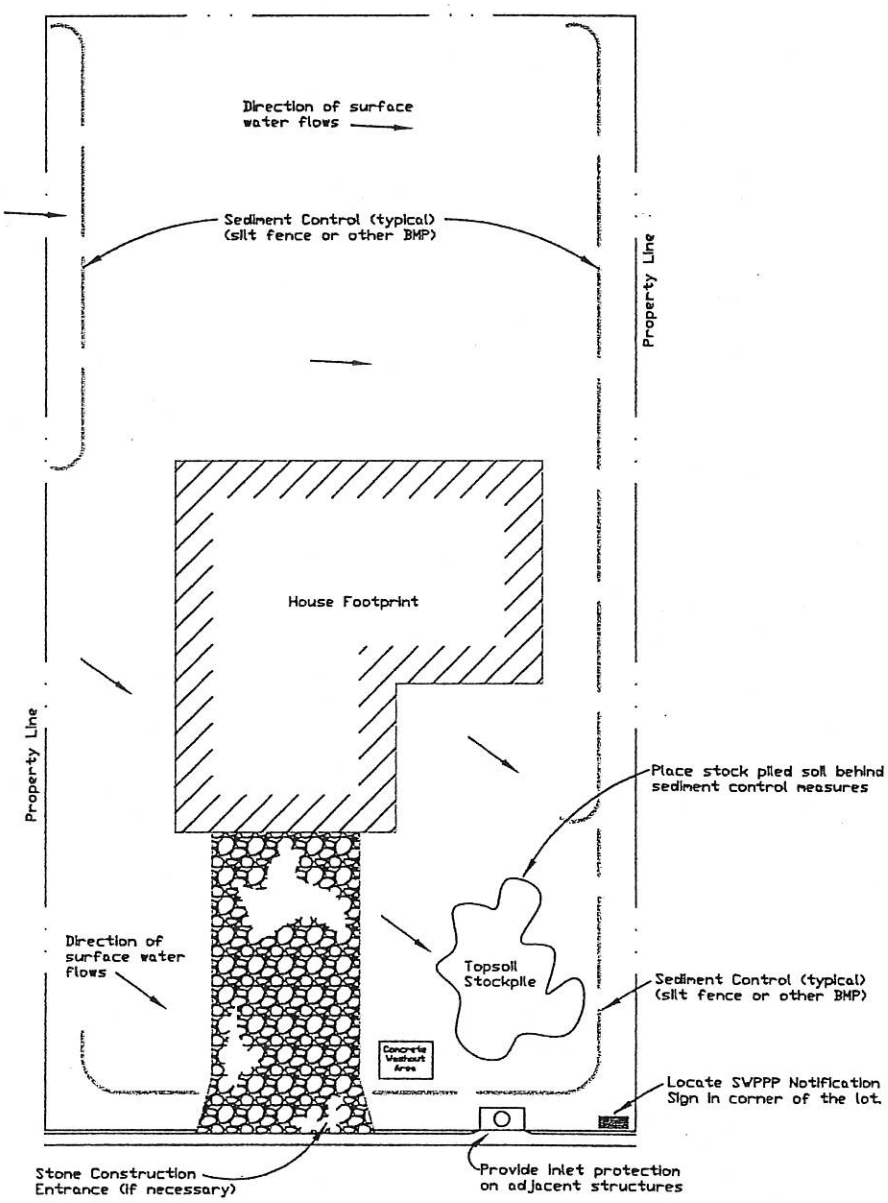
Implement sediment controls along the lower sides of the property to protect adjacent waterways, storm drains, and neighboring property from sedimentation.

Keep a clean site. Dispose of construction waste materials and debris in a dumpster or containment device. Store all hazardous materials indoors.

Stake and Anchor your portable toilet and keep away from storm drain inlets.

Inspect your site bi-weekly and after rain events to identify any potential problems and keep your Best Management Practices repaired and in good working order.

For more information on erosion and sediment control BMPs, contact the City of Hastings, Storm Water Management Program. 402-461-2339



*Clean Streets No sediment in the street.

DISCLAIMER: The City of Hastings incurs no liability for the use or misuse of this site plan.

HASTINGS
ENGINEERING DEPT

Erosion Sediment Control Site Plan for Individual Lots "Type A"

Project		
Proj. No.		
Description: Erosion Sediment Control Site Plan for Indvidual Lots "Type A"		
Design By: J.T.G.	Date: 8/2010	Contractor
Drawn By: J.T.G.	Approved By	Drn. No.

Erosion And Sediment Control Site Plan for Individual Lots Type B

Not to Scale

NOTES:
Reduce sediment leaving your construction site by implementing Best Management Practices (BMPs) such as:

Limit mud track-out into private or public streets by parking on paved streets or driveways whenever possible. If necessary, utilize a temporary crushed rock drive.

Clean up any mud that has been tracked off the construction site within 48 hours.

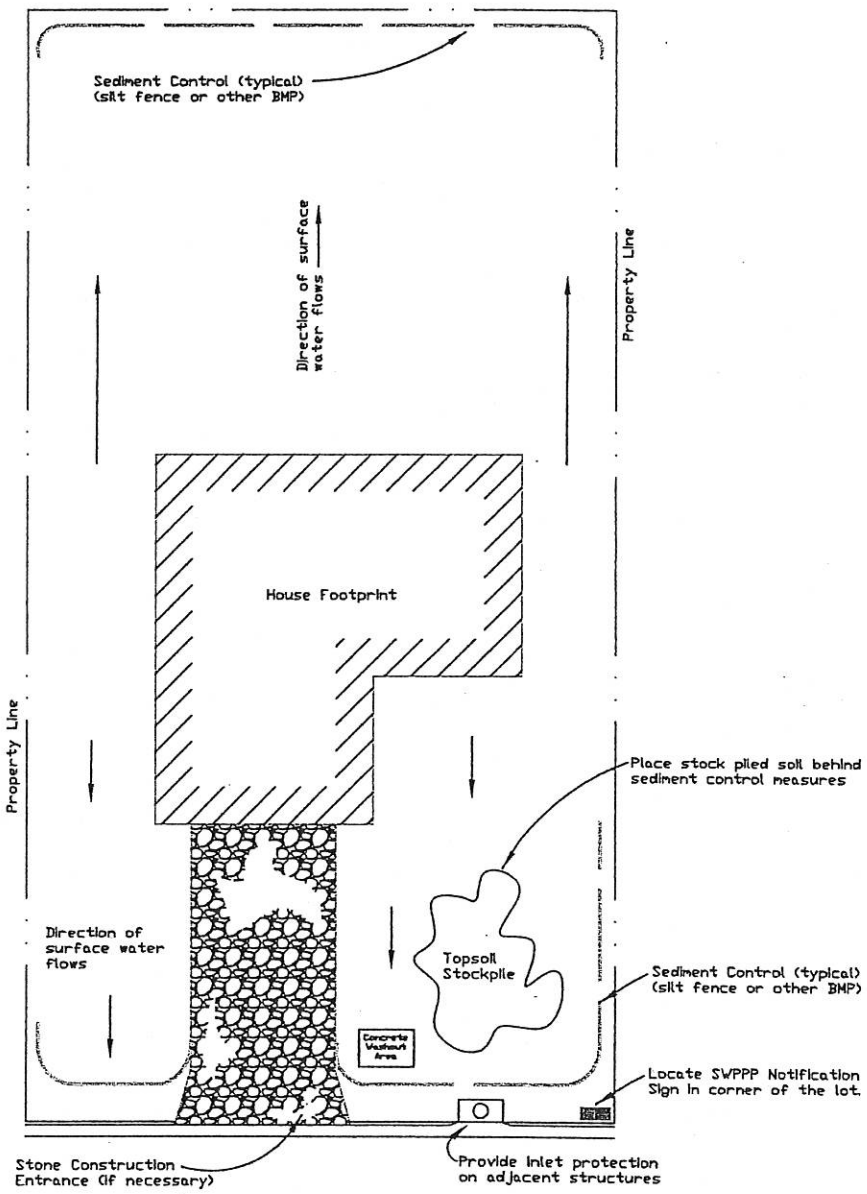
Implement sediment controls along the lower sides of the property to protect adjacent waterways, storm drains, and neighboring property from sedimentation.

Keep a clean site. Dispose of construction waste materials and debris in a dumpster or containment device. Store all hazardous materials indoors.

Stake and Anchor portable toilet and keep away from any storm drain inlets.

Inspect your site bi-weekly and after rain events to identify any potential problems and keep your Best Management Practices repaired and in good working order.

For more information on erosion and sediment control BMPs, contact the City of Hastings, Storm Water Management Program. 402-461-2339



*Clean Streets No sediment in the street.

DISCLAIMER: The City of Hastings incurs no liability for the use or misuse of this site plan.

HASTINGS ENGINEERING DEPT

Erosion Sediment Control Site Plan for Individual Lots "Type B"

Project		
Proj. No.		
Description: Erosion Sediment Control Site Plan for Indvidual Lots "Type B"		
Design By: J.T.G.	Date: 8/2010	Contractor
Drawn By: J.T.G.	Approved By	Drn. No.