

# #613 PLANNING BASICS

## Component I Planning Module

# 4



### CHAPTER OBJECTIVES:

After completing this chapter, you will be able to . . .

- Explain how the Component 1 affects a municipality's official plan.
- List the criteria that must be met to use a Component 1 planning module.
- Evaluate a scenario and determine if planning is required and if a Component 1 may be used for the proposed development.
- Explain the local agency SEO's role in evaluating the soils and site conditions to determine whether the site is generally suitable for onlot sewage disposal.
- Explain when a developer may request a residual tract waiver.
- List the criteria that defines marginal conditions.
- List the options for ensuring that the long-term sewage disposal needs will be met for a proposal.



### TEACHING METHOD:

- Self-study



### ESTIMATED TIME:

- 2 hours

**MATERIALS / RESOURCES:**

- Computer with Internet access—[www.seotraining.org](http://www.seotraining.org)
- Chapter Materials—All chapter materials are available at [www.seotraining.org](http://www.seotraining.org), Cont. Ed. Course Material, Courses, #613, Chapter 4.
  - ✓ Chapter Study Materials
    - Self-study guide (viewed on the Internet)
    - Workbook (print book)
    - Answer key (viewed on the Internet)
  - ✓ Chapter Resources
    - Sewage Facilities Act (Act 537 at [www.library.dep.state.pa.us/dsweb/Get/Document-70481/3800-BK-DEP1416.pdf](http://www.library.dep.state.pa.us/dsweb/Get/Document-70481/3800-BK-DEP1416.pdf))
    - Title 25 regulations (book or at [www.pacode.com/secure/data/025/025toc.html](http://www.pacode.com/secure/data/025/025toc.html))
    - Component 1 instructions
    - Component 1 form
    - Component 1 checklist
    - Kathy Miles Component 1 Files
    - Does Planning Need to be Completed? flowchart



## CHECKLISTS

The checklists below are to help you organize your training activities. All the listed activities should be completed prior to moving to the next chapter.



## WORKBOOK ACTIVITIES:

- \_\_\_\_\_ 4-1: Criteria for Component 1
- \_\_\_\_\_ 4-2: Terminology for Counting Lots for Planning
- \_\_\_\_\_ 4-3: Planning Using a Component 1
- \_\_\_\_\_ 4-4: Sample Component 1 – Kathy Miles

## ANSWER KEY:

The workbook activity answers can be found at [www.seotraining.org](http://www.seotraining.org), Cont. Ed. Course Material, Courses, #613, Chapter 4, Chapter Study Materials, Answer Key.



## TESTING:

([www.seotraining.org](http://www.seotraining.org), Cont. Ed. Material, Courses, #613, Course Quiz)

When you complete all the chapters, you may take the online course quiz. To successfully complete the self-study portion of Course #613, you must complete the course quiz. There is no minimum passing score. The score will be for your reference to measure your knowledge of the content.

## NAVIGATING THE COURSE MATERIAL:

Don't close out of the PDF documents when you want to go get another file. Instead, use the back arrow in the navigation bar at the top of the screen. It is also helpful to open two separate windows: one with the self-study guide and one with the resources. This way you won't have to close the self-study guide to access the resources.



Go to the **Chapter 4 Self-Study Guide** to begin the chapter.



**EXERCISE 4-1: Criteria for Component 1**

*Review Title 25, Section 71.55(a) of the regulations and use this information to help you fill in the blanks below.*

A Component 1 is used to plan those subdivisions that qualify for an exception to the requirement to revise the official plan. For a Component 1 to be used, the following criteria must be met:

- 1) The proposed subdivision must be for detached \_\_\_\_\_ - \_\_\_\_\_ homes served by individual onlot sewage systems.
- 2) The subdivision must consist of \_\_\_\_ lots or less.
- 3) The subdivision has been determined to have soils and site conditions \_\_\_\_\_ for onlot sewage systems.
- 4) When counting the number of lots in a subdivision, **all** existing lots created **since May 15**, \_\_\_\_\_ \* must be counted, as well as any leftover or residual land. This combined number cannot be more than 10 lots.

*\* This is the accepted date when planning was required under Chapter 71 of the regulations.*

- 5) The proposal must be \_\_\_\_\_ with the municipality's official plan.



Return to the **Chapter 4 Self-Study Guide**.



**EXERCISE 4-2: Terminology for Counting Lots for Planning Modules**

*Using the referenced documents, locate the term that matches the definition provided.*

- 1) What is a \_\_\_\_\_?

Title 25, Section 71.1, defines this as a part of a subdivision or a parcel of land used as a building site or intended to be used for building purposes, whether immediate or future, which would not be further subdivided. Whenever a lot is used for a multiple-family dwelling or for commercial, institutional, or industrial purposes, the lot shall be deemed to have been subdivided into an equivalent number of single-family residential lots as determined by estimated sewage flows.

- 2) What is a \_\_\_\_\_?

Component 1, Section A. 3, uses this term to describe any land left over from the proposed subdivision.

- 3) What is a **parent tract**?

The term used to describe a piece of land as it existed on May, 15, 1972.



Return to the **Chapter 4 Self-Study Guide**.

**EXERCISE 4-3: Planning Using a Component I**

*Read each scenario and review the accompanying sketch. Decide if planning must be completed. If yes, then note if the proposal is for detached single-family homes or a commercial or multiple-family dwelling. If it is a detached single-family dwelling, record the number of lots you calculated for the scenario. Finally, decide if the scenario qualifies for a Component 1.*

**PLANNING MUST BE COMPLETED WHEN ...**

- **New Land Development**
  - ✓ Subdivision of land
  - ✓ Equivalent subdivision of land
- **Official Plan Found to be Inadequate**
  - ✓ Use of retaining tanks (not for repairs)
- **Newly Discovered or Changed Facts**
- **DEP Permit Required Under Clean Streams Law**

**Scenario #1**

A landowner with 45 acres is proposing to subdivide his land into nine 3-acre lots for detached single-family homes using onlot sewage disposal. On the remaining acreage sits a farmhouse from the 1800s as well as a 5-acre lot with a detached single-family residence that was subdivided in 1968.



**Cont. Scenario #1**

- 1) Is sewage facilities planning required? YES or NO
- 2) Is the proposal for a detached single-family dwelling?  
YES or NO
- 3) If yes (detached single-family dwelling), count the lots in the proposal for planning purposes.

**To Determine the Total Number of Lots:**

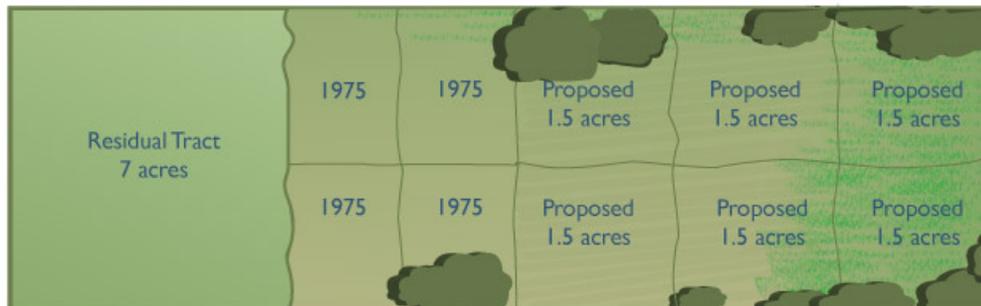
Number of Lots Being Proposed \_\_\_\_\_  
 Add Residual Land Parcel/Lot + \_\_\_\_\_  
 Add Number of Previous Lots + \_\_\_\_\_  
*(Developed from present/parent tract as it appeared on May 15, 1972)*

**Total Number of Lots** \_\_\_\_\_

- 4) 10 lots or fewer? YES or NO
- 5) Does this scenario qualify for a Component 1? YES or NO

**Scenario #2**

A landowner is proposing to subdivide his land into six 1.5-acre lots for detached single-family homes using onlot sewage disposal. Because a previous owner had subdivided a portion of the parent tract into four 1-acre lots in 1975, the current landowner will have 7 acres of residual land remaining.



- 1) Is sewage facilities planning required? YES or NO
- 2) If yes, does the scenario qualify for a Component 1?  
YES or NO

**Scenario #3**

A landowner with 30 acres is proposing a subdivision of two lots to place a convenience store on 6 acres and a duplex on 4 acres. The property already contains six 1-acre lots with detached single-family residences that he subdivided in 1990. The store and the duplex will use onlot sewage disposal.



- 1) Is sewage facilities planning required? YES or NO
- 2) If yes, does the scenario qualify for a Component 1?  
YES or NO

**Scenario #4**

A landowner is proposing further subdivisions on his family farmstead. He would like to subdivide part of his original 50 acres into five 1.5-acre lots. These lots are proposed for detached single-family homes using onlot sewage disposal. His father had previously subdivided part of the farm with five 2-acre lots in 1985 and five 2-acre lots in 1971.



- 1) Is sewage facilities planning required? YES or NO
- 2) If yes, does the scenario qualify for a Component 1?  
YES or NO

### Scenario #5

In 1995, a landowner subdivided her 15 acres with seven 1-acre lots with onlot systems. On the remaining 8 acres sits an existing three-bedroom residence with an onlot system. The landowner would like to add a second home on this residual land for her daughter. She is not planning on subdividing the land any further.



- 1) Is sewage facilities planning required? YES or NO
- 2) If yes, does the scenario qualify for a Component 1?  
YES or NO

### Scenario #6

In 1993, a landowner subdivided her 15 acres with nine 1-acre lots with onlot systems. On the remaining 6 acres sits an existing three-bedroom residence with an onlot system. The landowner would like to add a second home on this residual land for her daughter. She is not planning on subdividing the land any further.

- 1) Is sewage facilities planning required? YES or NO
- 2) If yes, does the scenario qualify for a Component 1?  
YES or NO

**Scenario #7**

In 2005, a Component 1 was used to plan a small subdivision. The planning was approved by the municipality and DEP, but the home was not built at that time. Now, the homeowner is proposing to build an eight-bedroom home (900 gpd) on the lot.

- 1) Is sewage facilities planning required? YES or NO
- 2) If yes, does the scenario qualify for a Component 1?  
YES or NO

**Scenario #8**

In 2002, a Component 1 was used to plan a subdivision of two lots, each with a detached single-family home. The planning was approved by the municipality and DEP. A home was built on one lot but never on the other lot. Now, the owner of the vacant two-acre lot from the approved subdivision is proposing to build a convenience store (400 gpd).

- 1) Is sewage facilities planning required? YES or NO
- 2) If yes, does the scenario qualify for a Component 1?  
YES or NO

**Scenario #9**

A homeowner would like to add an in-law's quarters to an existing detached single-family home.

- 1) Is sewage facilities planning required? YES or NO
- 2) If yes, does the scenario qualify for a Component 1?  
YES or NO





To view the answers for the exercises in this workbook, go to [www.seotraining.org](http://www.seotraining.org), Cont. Ed. Course Material, Courses, #613, **Chapter 4**, Chapter Study Materials, **Answer Key**.



Return to the **Chapter 4 Self-Study Guide**.



### KEY POINTS

- Component 1 is a request for an exception to the requirement to revise a municipality’s official plan.
- The official plan does not need to be revised to reflect onlot sewage systems approved through a Component 1 planning module. However, there is still required paperwork, and site testing must be completed and approved.
- Component 1 planning modules are restricted to detached single-family homes served by individual onlot sewage systems in developments with 10 or fewer lots (based on lot records since May 15, 1972).
- The local agency SEO’s primary responsibility with a Component 1 is to determine if the site is generally suitable for onlot sewage systems.
- A residual tract waiver may be granted when the residual tract has no plans for development or the tract has an onlot sewage disposal system that meets the long-term sewage needs of the lot and does not violate Act 537.
- When marginal conditions are present on a proposed site, the municipality must ensure that the long-term disposal needs of the lot will be met.