

CHAPTER 4 — WORKBOOK ANSWER KEY

EXERCISE 4-1: Criteria for Component I

- 1) single-family
- 2) 10
- 3) generally suitable
- 4) 1972
- 5) consistent

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

- 1) lot
- 2) residual tract

EXERCISE 4-3: Planning Using A Component I

SCENARIO #1

- 1) Yes. A subdivision is being proposed.
- 2) Yes.
- 3) 10

Number of Lots Being Proposed 9

Add Residual Land Parcel/Lot 1

Add Number of Previous Lots 0

(Developed from present/parent tract as it appeared on May 15, 1972)

Total Number of Lots = 10

- 4) Yes

- 5) Yes. The total number of lots created since May 15, 1972, adds up to 10, and they are all detached single-family homes served by onlot sewage systems.

Additional Explanation: The lot subdivided in 1968 is not included in counting lots because it was subdivided before May 15, 1972. The "parent tract" is the term used to describe how the property looked as of May 15, 1972. In this scenario, the parent tract is the 45-acre tract containing the farmhouse. Count the lots currently proposed to be subdivided (9) and then add the residual tract of land remaining from the currently proposed subdivision (1 lot).

SCENARIO #2

- 1) Yes. A subdivision is being proposed.
- 2) No. The total number of lots created since 1972, including the proposed new lots and the residual land, adds up to 11 lots. A Component 1 may only be used if the total number of lots equals 10 or fewer and meets the other criteria.

Number of Lots Being Proposed	<u>6</u>
Add Residual Land Parcel/Lot	<u>1</u>
Add Number of Previous Lots	<u>4</u>

(Developed from present/parent tract as it appeared on May 15, 1972)

Total Number of Lots = 11

SCENARIO #3

- 1) Yes. A subdivision is being proposed.
- 2) No. To qualify for a Component 1, the subdivision must be for a detached single-family residence. The duplex (multi-family) and commercial facilities proposed in this scenario do not qualify for a Component 1.

SCENARIO #4

- 1) Yes. A subdivision is being proposed.
- 2) No. Although the total number of lots subdivided since 1972 adds up to 10, the total number of lots on the farmstead, including the acreage from the lots subdivided in 1971, uses up 27.5 acres of the original 50-acre parent tract. This leaves 22.5 acres of residual land. When the residual land (1 lot) is added to the proposed lots (5) and subdivided lots since 1972 (5), the combined number of lots adds up to 11. Therefore, this scenario would not meet the criteria for a Component 1.

Number of Lots Being Proposed 5
Add Residual Land Parcel/Lot 1
Add Number of Previous Lots 5

(Developed from present/parent tract as it appeared on May 15, 1972)

Total Number of Lots = 11

SCENARIO #5

- 1) Yes. Using the definitions of a lot and a subdivision, it can be determined that the proposed building site would create two building sites on one lot, which would be considered a subdivision. Therefore, planning is required under this scenario even if there is no physical subdivision of land.
- 2) Yes. Even though the land is not being officially subdivided, the landowner would complete a Component 1 because the total number of lots would be 9, and the proposal meets all of the other criteria for a Component 1.

Number of Lots Being Proposed 1*
Add Residual Land Parcel/Lot 1
Add Number of Previous Lots 7

(Developed from present/parent tract as it appeared on May 15, 1972)

Total Number of Lots = 9

* For the purposes of counting lots for a Component 1, the residual land counts as one lot and the new-detached single-family dwelling on the same lot counts as another.

SCENARIO #6

- 1) Yes. Using the definitions of a lot and a subdivision, it can be determined that the proposed building site would create two building sites on one lot, which would be considered a subdivision. Therefore, planning is required under this scenario even if there is no physical subdivision of land.
- 2) No. Eleven lots do not meet the criteria for a Component 1.

Number of Lots Being Proposed	<u>1*</u>
Add Residual Land Parcel/Lot	<u>1</u>
Add Number of Previous Lots	<u>9</u>
<i>(Developed from present/parent tract as it appeared on May 15, 1972)</i>	

Total Number of Lots = 11

* For the purposes of counting lots for a Component 1, the residual land counts as one lot and the new-detached single-family dwelling on the same lot counts as another.

SCENARIO #7

- 1) No. The lot was originally planned for a detached single-family dwelling. Therefore, regardless of the size of the proposed system, no additional planning is needed. The homeowner can begin the site testing and evaluation process to obtain a permit to install an onlot sewage system.
- 2) Not applicable. A Component 1 was previously completed in 2005. No further planning required.

SCENARIO #8

- 1) Yes. The change in use from a detached single-family home to a commercial facility is a newly discovered fact. Therefore, planning is required.
- 2) No. A commercial facility does not qualify for a Component 1.

SCENARIO #9

- 1) Yes. The increase in flow is 400 gpd and the total anticipated flow is 800 gpd. The increase in flow and the anticipated flow trigger planning.
- 2) No. The structure is now considered a multi-family dwelling and does not qualify for a Component 1.

EXERCISE 4-4: Sample Component I—Kathy Miles

- 1) The Component 1 was used for the Miles project because the subdivision proposal called for detached single-family dwellings with onlot systems on fewer than 10 lots. In this case, two new lots are proposed, and three lots were subdivided from the original May 15, 1972, parent tract in 1989. On the plot plan these three lots are labeled as Lot #1, Lot #2, and Lot #3. Lot #4 and Lot #5 are the two new proposed lots. The vacant residue land left over from the currently proposed subdivision will count as a lot, even though it is not proposed to be developed at this time.

Number of Lots Being Proposed	<u>2</u>
Add Residual Land Parcel/Lot	<u>1</u>
Add Number of Previous Lots	<u>3</u>
<i>(Developed from present/parent tract as it appeared on May 15, 1972)</i>	

Total Number of Lots = 6

- 2) A) Section G: Sign all site testing documents
- B) Section H: Check off the following:
- 1) H1. Is generally suitable for onlot disposal.
 - 2) H2. Nothing to check.
 - 3) H3. Check all boxes.